



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, November 6, 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 November 6, 2025 agenda.

2. Audience Comments -

If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called.

3. Approval of Minutes

a. October 2, 2025 Meeting Minutes

4. Action Items -

a. Review and Approval 2026 Meeting Dates

Requested Motion: Motion to approve the presented meeting dates as presented/as amended.

b. Certificate of Appropriateness for Restoration No. 25126: 3401 Casablanca Avenue

Moshe Gershuny, Bay Glass and Window, Inc., for Brian Jordan and Daniela Pesci are requesting a Certificate of Appropriateness for replacement of exterior windows on the locally designated structure at 3401 Casablanca Avenue.

c. Certificate of Appropriateness for Demolition No. 25134: 2107 Pass-a-Grille Way

Fabian Rangel, Hillcrest Contracting, LLC for Keith and Britney Goan requests a Certificate of Appropriateness for demolition of a single-family residences on the property that is considered a contributing resource to the Pass-a-Grille Historic District.

d. Certificate of Appropriateness for Demolition No. 25135: 103 24th Avenue
Michael and Gina Pezza requests a Certificate of Appropriateness to demolish a single-family structure that is considered a contributing resource to the Pass-a-Grille Historic District.

5. Discussion Items

a. Design Review: 2808 Pass-A-Grille Way

Design review for a new single-family residence built to the House-Medium standard of the Pass-A-Grille Overlay District on the subject property.

6. Information Items -

a. Design Guidebook: Front content

Staff is including an early draft of the design guidebook front content for Historic Preservation Board review. Staff requests the Board review the content prior to the December meeting, return with recommended changes, and submit photos of preferred historic and newly-constructed buildings for inclusion in the design guidebook (if not already submitted).

b. Standing item: Update on City-owned historic resources

7. Next Meeting: December 4, 2025

8. Adjournment -

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

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

The public is cordially invited to attend this meeting.

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

DRAFT HISTORIC PRESERVATION BOARD MINUTES

October 2, 2025 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Danielle Dashiell, Member
Sean Hurley, Member
Holly Young, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Attorney Chloe Berryman, City Attorney's Office; Ginny Keeter-Bodkin, Deputy Clerk; Gil Martinez, Senior Planner; Lynn Rosetti, Contract Planner

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

1. Approval of the Agenda –

Vice Chair Hockensmith asked to add an update on the Gulf Beaches Historical Museum events. Senior Planner Brandon Berry asked to add an update on 100 Pass-A-Grille Way.

Motion: Chair Loughery moved and Vice Chair Hockensmith seconded the approval of the October 2, 2025 agenda as amended; the motion carried 5-0.

2. Audience Comments – No one came forward for comment.

3. Approval of Minutes – a. **Regular meeting minutes September 4, 2025**

Motion: Member Young moved, and Member Dashiell seconded the approval of the September 4, 2025 minutes as presented; the motion carried 5-0.

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

All staff presentations are part of the meeting record.

a. **Local Historic Designation No. 24080: 102 23rd Avenue**

John F. Gottwald, owner, requests Local Historic Designation of the single-family structure located at 102 23rd Avenue

Contract Planner Lynn Rosetti reviewed the staff report for this request. Her presentation included photographs and staff findings on the significance of this historic building. Staff recommended that this single-family residential structure be recognized as a locally designated historic landmark property because it is characteristic of the other residential properties found in the Pass-a-Grille National Register Historic District, and it was determined in the 2015 survey update to be a contributing individual property.

Resident Joan Walker, a neighbor, spoke on behalf of the applicant (who was present), and explained that he has a fanlight, colonial style front door on order.

Motion: Member Dashiell moved, and Member Hurley seconded to approve Local Historic Designation No. 24080 for 102 23rd Avenue; the motion carried 5-0.

b. Local Historic Designation No. 25102: 3105 S. De Bazan Avenue

Jeffrey Todd & Holly Jeanette Jenkins, owners, request Local Historic Designation of the single-family structure at 3105 S. De Bazan Avenue.

Senior Planner Gil Martinez reviewed the staff report for this request. His presentation included photographs and details. Staff supported this application to locally designate the structure and found that the building is significant because it exemplifies or reflects the broad cultural history of the city and embodies the distinctive visible characteristics of an architectural style or period. Staff recommended approval.

Applicant Holly Jenkins briefly introduced herself.

Motion: Vice Chair Hockensmith moved, and Member Young seconded to approve Local Historic Designation No. 25102 for 3105 S. De Bazan Ave.; the motion carried 5-0.

c. Local Historic Designation No. 25103: 3207 S. De Bazan Avenue

Tolly Beach Developments LLC, owner, requests Local Historic Designation of the single-family structure located at 3207 S. De Bazan Ave.

Mr. Martinez presented the staff report for this request. His presentation included a survey, historic and current photographs, and a detailed description. The structure is significant because it exemplifies or reflects the broad cultural history of the city and embodies the distinctive visible characteristics of an architectural style or period. Staff recommended approval of the Local Historic Designation.

Applicant Holly Jenkins testified that they have chosen an architect, but no work has started yet.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Local Historic Designation No. 25103 for 3207 S. De Bazan Avenue; the motion carried 5-0.

d. Local Historic Designation No. 25105: 7100 Boca Ciega Drive

Lisa Robinson, owner, requests Local Historic Designation of the primary single-family residence and detached garage at 7100 Boca Ciega Drive.

Ms. Rosetti reviewed the presentation for this request. The primary residence is a Mediterranean Revival style home with limited ranch influence. It was found to be a contributing property to the Corey Area Historic District when assessed in 2025. It is a significant and well-maintained property that retains the stylistic integrity of the Corey Avenue District. Staff recommendation was for approval of the Local Historic Designation.

Applicant Lisa Robinson testified that she is working on the interior of the structure after storm damages.

Motion: Member Hurley moved and Vice Chair Hockensmith seconded to approve Local Historic Designation No. 25105 for 7100 Boca Ciega Drive; the motion carried 5-0.

e. Local Historic Designation 25120: 100 23rd Avenue

Bryan Lynch of TYLER & RILEY LLC, owner, requests Local Historic Designation of the four-unit apartment building and one-story cottage residences at 100 23rd Ave.

Mr. Berry reviewed the presentation for this request. The presentation included older and current photos, a 1936 property card, and a history of the building and its original owner, Russel Church, Jr. The subject structures were constructed circa 1925, and the property contains a four-unit apartment building that was recognized as a contributing resource in the 2003 Boundary Increase of the Pass-A-Grille Historic District. The cottage was recognized as a side wing and considered part of the contributing structure in the 2015 re-survey of the neighborhood but was not recognized or assessed as a separate residence in 2003. Staff found the structures to be significant in the areas of architecture and local cultural history, maintaining the dwindling apartment house style that is rare elsewhere in the city and reflects Pass-A-Grille's eclectic pre-zoning nature. A permit has been obtained for interior repairs and remediation.

Staff recommended approval of the Local Historic Designation of the apartment and cottage contingent upon restoration of the exterior to preserve its historic features, or approval of the Historic Preservation Board for a Certificate of Appropriateness for exterior modification in the undertaking of that restoration.

The owner was unable to attend, but Mr. Berry read an email from him into the record that stated that the property sustained interior flood damage, but the foundation and exterior are intact and structurally sound. They are committed to remediating the interior damage through repairs to flooring, finishes, and any affected systems, ensuring the building remains safe, livable, and historically appropriate. No significant alterations are proposed to the exterior. Existing stucco, decorative shutters, and historic architectural features will be retained. Any exterior improvements will be limited to restoration and maintenance. The property will remain as five units, consistent with its current use and reflected in the business tax receipt. There are no plans to reduce or expand the number of units. Maintaining the five-unit structure supports its historic function as a multi-family coastal cottage.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Local Historic Designation No. 25120 for 100 23rd Avenue; the motion carried 5-0.

5. Discussion Items -

a. **Design Review: 207 Gulf Way**

Sarah Sullivan of DHM Construction requests design review of a new House-Small structure located at 207 Gulf Way.

Mr. Berry presented the details of this design review for this new home including a proposed site plan. The property obtains access through a private easement to the north. Consultant Tara Salmieri had a phone call with the applicant and addressed her recommendations. They have modified the exterior and the secondary frontage. Staff reviewed the front and rear elevations. Staff comments were that the secondary frontage element should have the support column stepped back to provide more articulated massing and that the frontage landscaping be set within the property boundary, which can be addressed at permit review.

Darren Moore of DHM Construction explained that the owner's previous dwelling was taken down because of storm damage; this is the same easement and boundaries as previously granted.

b. **Yearly education: Elevation of residences in flood-prone areas**

Ms. Rosetti presented information to the Board members as part of Certified Local Government (CLG) training and education. She discussed changing weather patterns, water threats, and resiliency. Current

efforts are underway to historically survey St. Pete Beach to identify historic resources that should be protected. She provided photos of a range of styles of historic homes that had been elevated and explained property considerations and technical limitations. The Secretary of Interior Standards will make allowances for properties within the flood-prone areas.

c. Design guidebook update

Mr. Berry explained that staff are working on the introduction to the guidebook and he thanked the members for submissions received. Staff hopes to present the draft in November or December. Chair Loughery requested the draft in advance for review prior to the meeting.

d. City-owned historic resource updates

Mr. Berry stated that there is nothing to report until the FEMA evaluations are complete.

e. Gulf Beaches Historic Museum (added) – Vice Chair Hockensmith reported that the Museum hosts Gardening Angels on Monday mornings from 9-10 AM to weed and garden; the public is encouraged to attend. Member Young added that there are saltwater resistant and historic plants that residents might consider for their own homes. The museum website will be listing fall events including gingerbread and ornament making. The lighting ceremony will be on December 7th.

f. Update 100 Pass-a-Grille Way (added) –

Mr. Berry reported that this came before the Board in April or May and the Applicant has slightly redesigned the project based on feedback. They have eliminated any frontage variances. The Board of Adjustment denied the staircase request but approved the square footage increase and southwestern alleyway encroachment. The members discussed square footage. Mr. Berry explained that when the code was modified in 2017, it allowed for a livability update and increase of 10 – 20%. Two members viewed this as setting a precedent. Chair Loughery inquired about the powder room accessible on the first living level per FHA requirements, and that not counting toward total square footage. Attorney Berryman advised that variance standards are specific, and each property is evaluated independently based on those standards; they do not set precedents.

The Applicant will be submitting a site plan that will go through Technical Review but not the City Commission.

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

Chair Loughery adjourned the meeting at 3:51 PM.

These minutes will be considered for approval at the November 6, 2025, Historic Preservation Board meeting.

DRAFT Notice of Meetings
Historic Preservation Board - 2026

The Historic Preservation Board meets on the first Thursday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>
January 8, 2026	2:30 pm *(Moved due to holiday)
February 5, 2026	2:30 pm
March 5, 2026	2:30 pm
April 2, 2026	2:30 pm
May 7, 2026	2:30 pm
June 4, 2026	2:30 pm
July 2, 2026	2:30 pm
August 6, 2026	2:30 pm
September 3, 2026	2:30 pm
October 1, 2026	2:30 pm
November 5, 2026	2:30 pm
December 3, 2026	2:30 pm

Meeting to elect the Chair and Vice Chair will be on April 2, 2026, or the soonest meeting thereafter.

The Code of Ordinances pertaining to this board can be found at:
https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOCO_ARTVIIIIPRBO

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Restoration No. 25126: 3401 Casablanca Avenue

Action Request: Motion to approve Certificate of Appropriateness Case No. 25126 to replace the exterior windows as proposed.

Strategic Objective:

Date: November 6, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: Moshe Gershuny, Bay Glass and Window, Inc., for Brian Jordan and Daniela Pesci are requesting a Certificate of Appropriateness for replacement of exterior windows on the locally designated structure at 3401 Casablanca Avenue.

Funding: n/a

Attachments:

1. 25126 - 3401 Casablanca Ave COA, Staff Report
2. Application



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

Certificate of Appropriateness, Case Number 25126

Property Owner: Brian Jordan & Daniela Pesci, 3401 Casablanca Avenue

Meeting Date: November 6, 2025

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

REQUEST	The property owners of this local historic landmark are requesting a Certificate of Appropriateness to replace the exterior windows with hurricane impact-related windows matching the same style and design of the existing windows. The proposed color of the window frames is black to match several windows in the rear of the property that were replaced by the previous owners.
SUBJECT PROPERTY	3401 Casablanca Avenue Don Ce-Sar Place, Block 16, Lot 8 Parcel I.D. 07-32-16-21852-016-0080
LAND USE / ZONING	RU-Residential Urban / RU-2 Residential District
YEAR BUILT	Circa 1936
HISTORIC STATUS	This property was included in City’s first historic survey undertaken in the mid-1980’s. A Florida Master Site File ((PI1272) was submitted to the State in 1987. In addition, 3401 Casablanca was locally designated a historic landmark in 1996. However, the historic designation was granted prior to St. Pete Beach becoming a Certified Local Government. Since then, 3401 Casablanca Avenue was locally landmarked by the City’s Historic Preservation Board under the City’s CLG umbrella on July 9, 2020. Furthermore, during the 2024 historic survey of the Don CeSar Place and Belle Vista neighborhoods, the historic consultants noted that 3401 Casablanca Avenue (which is a Thomas Rowe house) is likely eligible for listing on the National Register of Historic Places.
SURROUNDING AREA	North – Multifamily residence (Casablanca Villas condominium) South – East De Bazan Avenue / Single-family residence East – Single-family residence West – Casablanca Avenue / Don Ce-Sar parking lot and hotel

ACKGROUND and ANALYSIS

3401 Casablanca Avenue was constructed circa 1936 by the Don Ce-Sar developer Thomas Rowe and is very good example of the Mission style of architecture. Located in the Don Ce-Sar Place neighborhood, 3401 Casablanca Avenue was first surveyed in the mid-1980's as part of the City's early efforts to survey and document historic properties on St. Pete Beach. While the mid-1980's survey concentrated on Pass-a-Grille, other older properties throughout the City were included in that survey. Later in 1996, 3401 Casablanca Avenue was designated a Local Landmark by the City Commission and awarded a plaque that is displayed to the right of the front door. However, when St. Pete Beach became a Certified Local Government in 2005, the regulations were modified as follows:

Section 28.16(a) of the Land Development Code requires that for the City to grant a variance from the floodplain management regulations certain conditions must be met including:

- (1) *The structure was designated by the city at the time the city was a certified local government; and*
- (2) *The structure is listed on the National Register of Historic Places; or*
- (3) *The structure is certified by the Secretary of the Interior of the United States as a contributing property; or*
- (4) *The structure is listed on the State of Florida Inventory of Historic Places.*

In 2020, the former property owner sought and received a COA and FEMA variance for window replacements, stucco work and other repairs and upgrades totaling approximately \$90,000. This amount was greater than the FEMA 50% valuation at the time, so a FEMA variance was necessary and was approved by the Historic Preservation Board.

On March 6, 2025, the Historic Preservation Board reviewed and approved a proposed replacement of the outdoor screened patio which was destroyed during last fall's hurricanes. The new structure was constructed out of block with concrete footers, trusses, and a barrel tile roof to match the existing historic structure. The existing historic patio footprint and terrazzo slab were to be retained. submission.

On November 6, 2025, the Historic Preservation Board will review the requested replacement of the existing windows which are unable to be repaired because the seals are broken, and they are in deteriorating condition. These windows are also leaking and causing interior damage.

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 identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

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 historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.** *The property was designed as a single-family dwelling and will continue to be utilized as such. The only change involves the replacement of the windows which are in deteriorating condition and are leaking causing interior damage. The applicant is seeking to make the color of the windows consistent as some are white and some (rear of house) are black. In this manner, there would be consistency in the color (black) of the building's window frames.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.** *The historic character of the property will be retained and preserved. The aluminum trim will be removed and replaced with PVC to match the original trim of the home. The new window frames will be black instead of white. White with black accents are often used on Mission style houses.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.** *The applicant will not be adding any historical features from other properties. The intent is to continue to reflect the architectural character of the existing structure.*
- 4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.** *The applicant has stated the property will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *The applicant has stated that the windows are unable to be replaced as the seals are broken. Also, the current windows are not original to the home and have since deteriorated all materials, finishes, and construction techniques will be in accordance with the original property.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.** *The applicant has stated that the windows are unable to be replaced as the seals are broken. Also, the current windows are not original to the home and have since deteriorated.*
- 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.** *The applicant has stated that no chemical or physical treatments will be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.** *There are no known archeological*

resources on this property. Although so stated by the application, the applicant is advised that if any archaeological resources or features are found, these will not be disturbed, and mitigation measures will be taken as necessary.

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 windows will be in the same location and will be the same size as the original. New trim will be installed and match the original wood trim on the house. The current aluminum that will be installed original.*

10. 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. *Per the applicant, no chemical or physical treatments will be used.*

11. 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 new windows are proposed to replace the existing windows on the house with consistent style and color (black frames).*

12. 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. *According to the application, the new windows with black frames will replace the existing windows throughout the house. will be within the exact footprint of the existing damaged patio. Staff reconnaissance of Mission style houses found in southern Pinellas County often have black features using wrought iron, window frames and sometimes windowsills, which provide relief from all white on white. Front doors are very often wood but may have a wrought iron secondary door on the outside of the wooden door.*

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. *According to the application, the architectural style and materials will match the existing structure.***
- 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. *As a note to the Board, on March 6, 2025,***

this property received a COA to replace the screened patio that was destroyed by the hurricanes. This new patio and structure are currently being built.

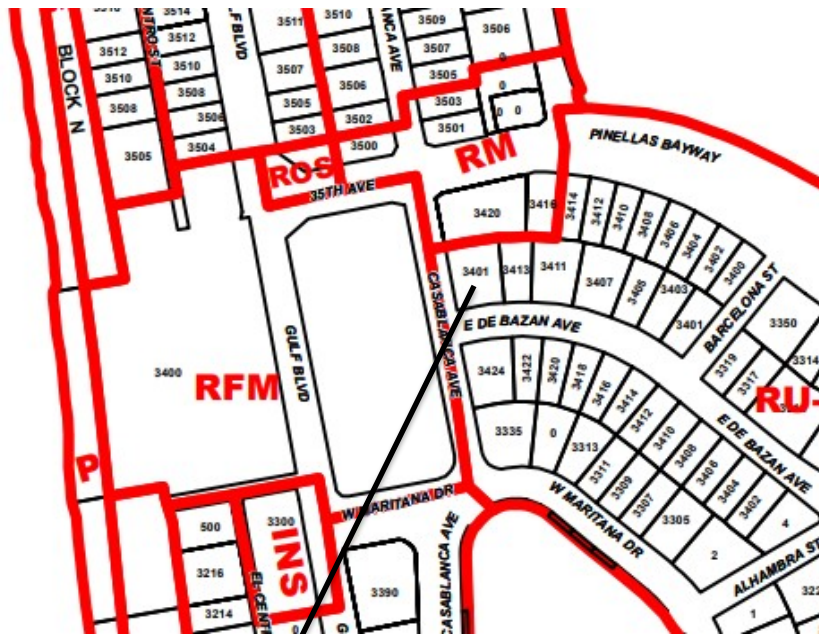
3. **Additions shall be attached to the rear and/or to the side of the original structure. The new patio will be attached in the rear within the same footprint as the former patio.**
 - **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** Not applicable. The application includes a statement that no air conditioning will be installed.

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.** *Not applicable.*
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** Not applicable.

Recommendation: The proposed Certificate of Appropriateness to replace the deteriorating and leaking window frames with new black window frames throughout the building is an appropriate choice for this request. Staff recommend approval of the proposed Certificate of Appropriateness.

ZONING MAP AND AERIAL PHOTOGRAPH



3401 Casablanca Avenue
RU-1, Residential Urban



PHOTOS







Certificate of Appropriateness

List of Required Submittals

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

- Completed COA application form
- Payment of application fee
- Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed.
 - Shall be drawn to scale on paper between the sizes of 8.5x11” and 24x36”
 - North arrow shall be provided
- Photographs of the subject property and structures in question

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

- Elevation drawings – all sides
- Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

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

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



Application for Certificate of Appropriateness

Owner Name & Address

Brian Jordan & Daniela Pesci

Representative Name & Address

Bay Glass & Window, Inc.
3150 39th Ave N. St.Pete FL 33714

Moshe Gershuny

Phone 727 744 5792

Phone 727 504 5544

Property Address and Legal Description

3401 Casablanca Ave, St.Pete Beach, FL 33706

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

Replacement of windows due to leaking and broken seals

- 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.

Replacement of exterior windows with PGT Winguard FL hurricane impact rated windows matching the same style and design as currently installed.

See attached window brochure and layout. Existing aluminum window trim will be removed and replaced with wood grain PVC to match historic trim detail original to historic home.

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.

Windows will be PGT Aluminum Black Winguard hurricane rated impact windows. Please see attached brochure. Frame color will be black to match previously replaced windows/ exterior impact doors installed by previous owner. Anodized aluminum windows (black) are needed as white vinyl windows will not last. Vinyl will yellow and not maintain color long term. Product has been custom ordered and manufactured already being stored offsite.

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

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

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

The property was a single family residence and will continue to be used as a single family residence. Only changes are the replacement of existing exterior windows for hurricane impact rated.

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

The historic character of the property will be retained and preserved. Aluminum trim will be removed and replaced with PVC to match the historic original trim of the home.

- 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 property will retain its historic charm and record of time. We purchased this property specifically for its history and vow to only enhance or restore the historic nature of the property.

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

The property will be retained and preserved.

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

All materials, finishes, and construction techniques will be in accordance with the original property. Specifically the window trim which will be constructed to match the original trim.

- 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 windows are unable to be replaced as the seals are broken. The current windows are not original to the home and have since deteriorated.

- 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.**

No chemical or physical treatments will be used.

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

If any architectural resources or features are found, these will not be disturbed and mitigation measures will be take.

- 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 windows will be of the same original sizes and locations. New trim will be installed and match the original trim on home. Currently, aluminum trim was installed over the original wooden trim details. This will be removed and the original trim replaced.

- 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.**

Not applicable.

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 architectural style and materials will match the existing historic structure.

- 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.**

Not Applicable

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

Not Applicable

- 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.**


No air conditioning will be installed.

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> PVC white wood grain window trim.
<i>Windows</i> PGT Aluminum Winguard Impact Rated Windows
<i>Doors</i> N/A
<i>Roofing</i> N/A
<i>Entrances/Porches</i> N/A

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



Owner/Applicant Signature

7/2/25

Date

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City’s local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

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

The windows are leaking causing interior damage, existing trim is rotten and is not original to the home. Also, the seals in the windows have broken and cannot be repaired.

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 building is capable of earning an economic return as it has historical significance. It's location and rehabilitation is absolutely necessary.









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PGT
Custom Windows and Doors

PGT
0.28 U-Factor
0.44 SHGC

Name: **BRIAN JORDAN**

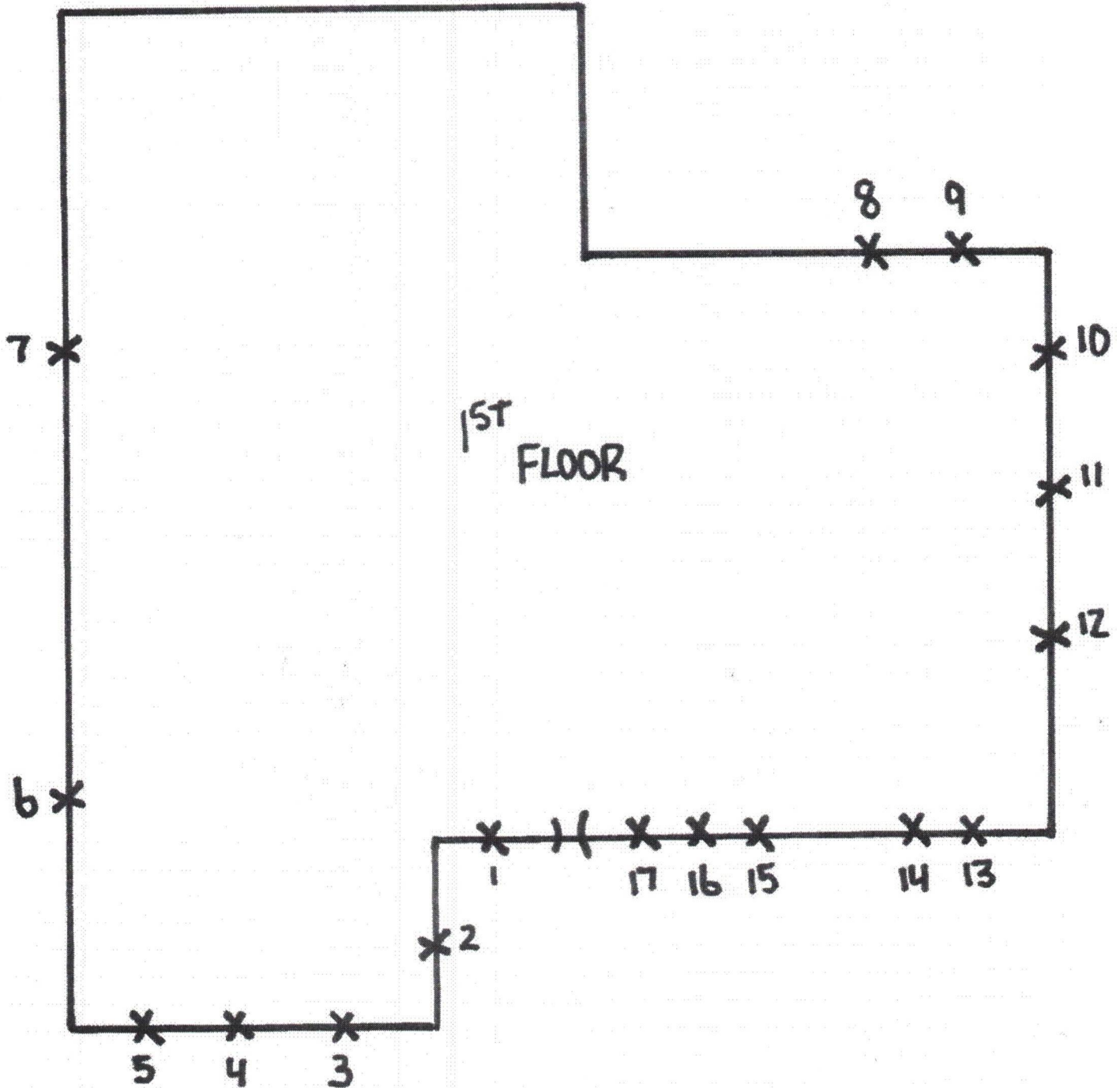
Address: **3401 CASSABLANCA AVE**

Date: _____ Sales Rep.: **ST. PETE BEACH, FL**

Page: _____ of _____



3150 39th Ave. N
St. Petersburg, FL 33714
(727) 525-3828
CGC 1508378



Name: **BRIAN JORDAN**

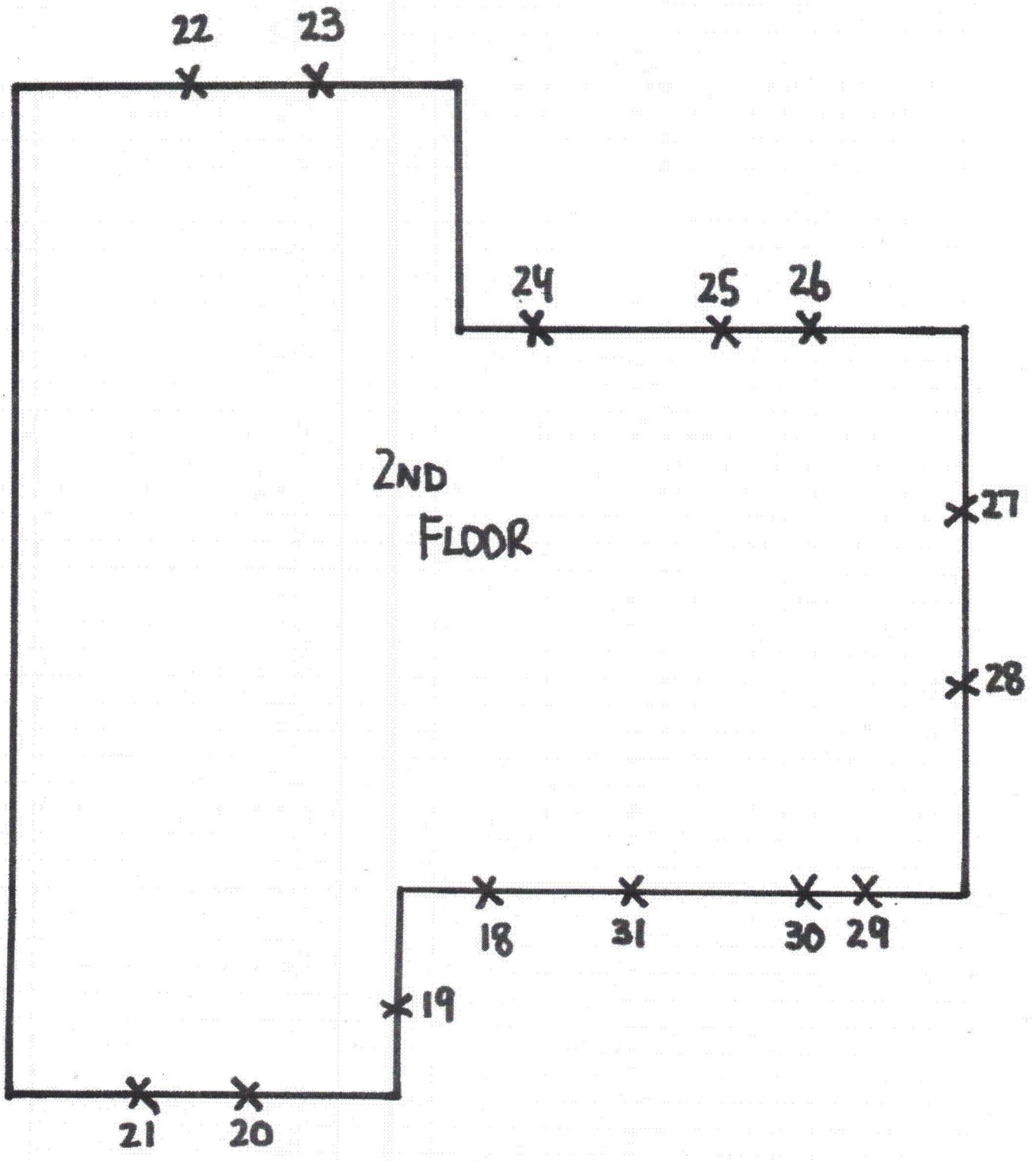
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Page: _____ of _____



3150 39th Ave. N
St. Petersburg, FL 33714
(727) 525-3828
CGC 1508378



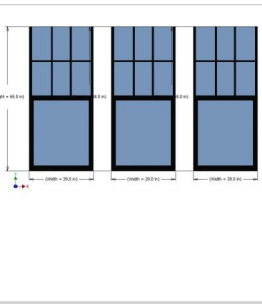


Proposal

Last Modified Date: 10/28/2024 10:55:42
PO#:
Job Name: Jordan
Job Address: 3401 Casablanca Ave St. Pete Beach, FL 33706
Quote # 8145645
Ship Date:
Sales Person: Moshe Gershuny
Customer
Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (2.00)	PW7720A PICTURE WINDOW SERIES 7720A	Ordered: 1.00	<u>Sell Price</u> \$988.00	<u>Ext Price</u> \$988.00	
Configuration: 11.X29.,EQUAL,10PK,1-1/16 TLIG,CL,ARG,ES Max,OUTSIDE GLZ,9/16" GBG,1V1H,SS PACKAGE					
	Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Size Selection: CUSTOM Width: 11.0000 Actual Size: 11 X 29 Wood Frame Opening: 11 1/4 X 29 1/4 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 1-1/16" LIG (3/16 TMP-7/16ARG-7/16 AN/HS Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Style: U.COL.LITES Stainless Steel Package: Y Decralite: N CAR#: 23-0816.02 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.3900 VT: 0.5100 CPD: PGT-K-137-00351-00014		NOA Selection: 23-0816.02 Frame Type: EQUAL Size Ref: DLO Height: 29.0000 Rough Masonry Opening: 12 3/4 X 30 Frame Color: 10PK - Black Tempered Location: UNIT Glass Makeup: LIT307AS7 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Color: 10PK Grid Pattern: - 2A2D LITES (1V1H BARS) Boxing Options: N - None Prep for Mull: N PositiveDesignPressure: 80.0000 PANumber: FL243 CondensationResistance: 19.0000 SolarHeatGainCoeff: 0.2300 VTCOG: 0.6300		
Location: Entry - left		Notes:			
0002 (3.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	<u>Sell Price</u> \$4,278.00	<u>Ext Price</u> \$4,278.00	
Configuration: 103.X65.X.,7700A,TR,MTCH COL,10PK,EQUAL,EQUAL					

Quote # 8145645
 Print Date 10/28/2024
 Page 1 of 19

	BEGIN MODEL SET 003: Combo Config: TR - Triple Unit 2: SH7700A Continuous Shape Multi-Part: N Assembly Options: MTCHCOL Send Mull(s): N Width: 103.0000 Vertical Mull: NOMULL Vertical Mull (2): NOMULL Frame Color: 10PK - Black Boxing Options: BS - Box Screen	Series: 7700A Unit 1 (Bottom Left Unit): SH7700A Unit 3: SH7700A Frame Type: EQUAL Width Equal or Width: EQUAL Size Selection: ACTUAL Height: 65.0000 Vertical Mull Gap: 8.0000 Vertical Mull Gap (2): 8.0000 Glass Color: CL - Clear
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Location: 1st floor bedroom **Notes:**

0002 (4.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: 1st floor bedroom **Notes:**

0002 (5.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: 1st floor bedroom **Notes:**

0002 (6.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 003:	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: 1st floor bedroom **Notes:**

0003 (1.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$1,426.00	Ext Price \$1,426.00
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					



Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 29.0000
 Actual Size: 29 X 65
 Wood Frame Opening: 29 1/4 X 65 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

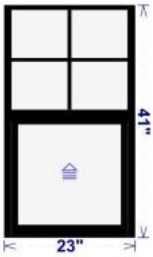
NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Height: 65.0000
 Rough Masonry: 30 3/4 X 66
 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 33.4640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: 1st floor bedroom

Notes:

0004 (7.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$1,168.00	Ext Price \$1,168.00
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Configuration: 23.X41.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,1V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 23.0000
 Actual Size: 23 X 41
 Wood Frame Opening: 23 1/4 X 41 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: TPSSH
 Summary Bottom: NO COLONIAL
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

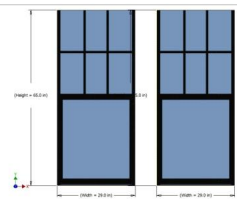
NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Height: 41.0000
 Rough Masonry: 24 3/4 X 42
 Egress Opening: 18 15/16 X 14 13/16 (1.9365 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 2A2D LITES (1V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 21.4640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: 1st floor bath

Notes:

0005 (8.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	Sell Price \$2,852.00	Ext Price \$2,852.00
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Configuration: 66.X65.X.,7700A,TW,MTCH COL,10PK,EQUAL,EQUAL



BEGIN MODEL SET 008:
 Combo Config: TW - Twin
 Unit 2: SH7700A
 Assembly Options: MTCHCOL
 Send Mull(s): N
 Width: 66.0000
 Vertical Mull: NOMULL
 Frame Color: 10PK - Black
 Boxing Options: BS - Box Screen

Series: 7700A
 Unit 1 (Bottom Left Unit): SH7700A
 Frame Type: EQUAL
 Width Equal or Width: EQUAL
 Size Selection: ACTUAL
 Height: 65.0000
 Vertical Mull Gap: 8.0000
 Glass Color: CL - Clear

Location: Living room - back

Notes:

0005 (9.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
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Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL

Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Actual Size: 29 X 65
 Wood Frame Opening: 29 1/4 X 65 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PAnumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Rough Masonry: 30 3/4 X 66
 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 33.4640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: Living room - back

Notes:

0005 (10.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
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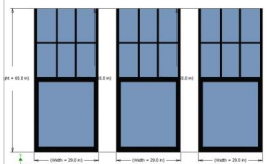
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL

<p>Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 008:</p>	<p>NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009</p>
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Location: Living room - back **Notes:**

0006 (11.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	Sell Price \$4,276.00	Ext Price \$4,276.00
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Configuration: 103.X65.X.,7700A,TR,MTCH COL,10PK,EQUAL,EQUAL



<p>BEGIN MODEL SET 003:</p> <p>Combo Config: TR - Triple Unit 2: SH7700A Continuous Shape Multi-Part: N Assembly Options: MTCHCOL Send Mull(s): N Width: 103.0000 Vertical Mull: NOMULL Vertical Mull (2): NOMULL Frame Color: 10PK - Black Boxing Options: BS - Box Screen</p>	<p>Series: 7700A Unit 1 (Bottom Left Unit): SH7700A Unit 3: SH7700A Frame Type: EQUAL Width Equal or Width: EQUAL Size Selection: ACTUAL Height: 65.0000 Vertical Mull Gap: 8.0000 Vertical Mull Gap (2): 8.0000 Glass Color: CL - Clear</p>
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Location: Living room - side **Notes:**

0006 (12.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
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Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: Living room - side **Notes:**

0006 (13.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: Living room - side **Notes:**

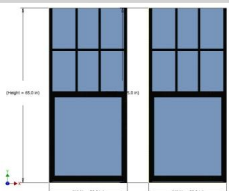
0006 (14.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 003:	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: Living room - side **Notes:**

0007	MULTI-PART MULTI-PART UNITS	Ordered:		Sell Price	Ext Price
(15.00)		1.00		\$2,852.00	\$2,852.00

Configuration: 66.X65.X.,7700A,TW,MTCH COL,10PK,EQUAL,EQUAL

	BEGIN MODEL SET 008: Combo Config: TW - Twin Unit 2: SH7700A Assembly Options: MTCHCOL Send Mull(s): N Width: 66.0000 Vertical Mull: NOMULL Frame Color: 10PK - Black Boxing Options: BS - Box Screen	Series: 7700A Unit 1 (Bottom Left Unit): SH7700A Frame Type: EQUAL Width Equal or Width: EQUAL Size Selection: ACTUAL Height: 65.0000 Vertical Mull Gap: 8.0000 Glass Color: CL - Clear
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Location: Living room - front **Notes:**

0007	SH7700A SINGLE HUNG SERIES 7700A	Ordered:		Sell Price	Ext Price
(16.00)		1.00		\$0.00	\$0.00

Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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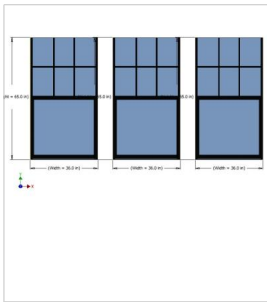
Location: Living room - front **Notes:**

0007 (17.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 65 Wood Frame Opening: 29 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 008:	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 66 Egress Opening: 24 15/16 X 26 13/16 (4.6252 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: Living room - front **Notes:**

0008 (18.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	Sell Price \$5,873.00	Ext Price \$5,873.00
Configuration: 124.X65.X.,7700A,TR,MTCH COL,10PK,EQUAL,EQUAL				

	BEGIN MODEL SET 018: Combo Config: TR - Triple Unit 2: SH7700A Continuous Shape Multi-Part: N Assembly Options: MTCHCOL Send Mull(s): N Width: 124.0000 Vertical Mull: NOMULL Vertical Mull (2): NOMULL Frame Color: 10PK - Black Boxing Options: BS - Box Screen	Series: 7700A Unit 1 (Bottom Left Unit): SH7700A Unit 3: SH7700A Frame Type: EQUAL Width Equal or Width: EQUAL Size Selection: ACTUAL Height: 65.0000 Vertical Mull Gap: 8.0000 Vertical Mull Gap (2): 8.0000 Glass Color: CL - Clear
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Location: Living room - front **Notes:**

0008 (19.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 36.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 36 X 65 Wood Frame Opening: 36 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 37 3/4 X 66 Egress Opening: 31 15/16 X 26 13/16 (5.9265 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: Living room - front **Notes:**

0008 (20.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 36.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

<p>Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 36 X 65 Wood Frame Opening: 36 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200</p>	<p>NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 37 3/4 X 66 Egress Opening: 31 15/16 X 26 13/16 (5.9265 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009</p>
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Location: Living room - front **Notes:**

0008 (21.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$0.00	Ext Price \$0.00
Configuration: 36.X65.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					

<p>Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 36 X 65 Wood Frame Opening: 36 1/4 X 65 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 018:</p>	<p>NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 37 3/4 X 66 Egress Opening: 31 15/16 X 26 13/16 (5.9265 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 33.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009</p>
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Location: Living room - front **Notes:**

0009 (22.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$1,526.00	Ext Price \$1,526.00
Configuration: 29.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					



Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 29.0000
 Actual Size: 29 X 62
 Wood Frame Opening: 29 1/4 X 62 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Height: 62.0000
 Rough Masonry: 30 3/4 X 63
 Egress Opening: 24 15/16 X 26 1/16 (4.4955 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 31.9640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: 2nd floor - stairs

Notes:

0010 (23.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$1,430.00	Ext Price \$1,430.00
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Configuration: 23.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,1V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 23.0000
 Actual Size: 23 X 62
 Wood Frame Opening: 23 1/4 X 62 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

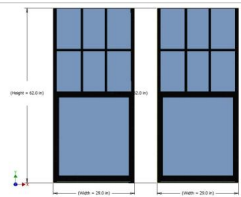
NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Height: 62.0000
 Rough Masonry: 24 3/4 X 63
 Egress Opening: 18 15/16 X 26 1/16 (3.4113 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 31.9640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: 2nd floor- Master bd

Notes:

0011 (29.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	Sell Price \$3,052.00	Ext Price \$3,052.00
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Configuration: 66.X62.X.,7700A,TW,MTCH COL,10PK,EQUAL,EQUAL



BEGIN MODEL SET 029:
 Combo Config: TW - Twin
 Unit 2: SH7700A
 Frame Type: EQUAL
 Width Equal or Width: EQUAL
 Size Selection: ACTUAL
 Height: 62.0000
 Vertical Mull Gap: 8.0000
 Glass Color: CL - Clear

Series: 7700A
 Unit 1 (Bottom Left Unit): SH7700A
 Continuous Shape Multi-Part: N
 Assembly Options: MTCHCOL
 Send Mull(s): N
 Width: 66.0000
 Vertical Mull: NOMULL
 Frame Color: 10PK - Black
 Boxing Options: BS - Box Screen

Location: 2nd floor- Master bd

Notes:

0011 (30.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					

Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Actual Size: 29 X 62
 Wood Frame Opening: 29 1/4 X 62 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Rough Masonry: 30 3/4 X 63
 Egress Opening: 24 15/16 X 26 1/16 (4.4955 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 31.9640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: 2nd floor- Master bd

Notes:

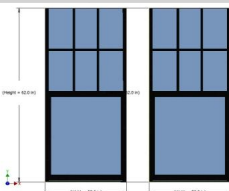
0011 (31.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					

Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 62 Wood Frame Opening: 29 1/4 X 62 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 029:	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 63 Egress Opening: 24 15/16 X 26 1/16 (4.4955 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 31.9640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: 2nd floor- Master bd **Notes:**

0012 (32.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	Sell Price \$3,052.00	Ext Price \$3,052.00
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Configuration: 66.X62.X.,7700A,TW,MTCH COL,10PK,EQUAL,EQUAL

	BEGIN MODEL SET 029: Combo Config: TW - Twin Unit 2: SH7700A Frame Type: EQUAL Width Equal or Width: EQUAL Size Selection: ACTUAL Height: 62.0000 Vertical Mull Gap: 8.0000 Glass Color: CL - Clear	Series: 7700A Unit 1 (Bottom Left Unit): SH7700A Continuous Shape Multi-Part: N Assembly Options: MTCHCOL Send Mull(s): N Width: 66.0000 Vertical Mull: NOMULL Frame Color: 10PK - Black Boxing Options: BS - Box Screen
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Location: 2nd floor- bed 3 **Notes:**

0012 (33.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
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Configuration: 29.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL

<p>Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 62 Wood Frame Opening: 29 1/4 X 62 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200</p>	<p>NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 63 Egress Opening: 24 15/16 X 26 1/16 (4.4955 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 31.9640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009</p>
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Location: 2nd floor- bed 3 **Notes:**

0012 (34.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					

<p>Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 62 Wood Frame Opening: 29 1/4 X 62 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 029:</p>	<p>NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 63 Egress Opening: 24 15/16 X 26 1/16 (4.4955 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 31.9640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009</p>
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Location: 2nd floor- bed 3 **Notes:**

0013 (28.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00		Sell Price \$1,104.00	Ext Price \$1,104.00
Configuration: 19.X37.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,1V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL					



Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 19.0000
 Actual Size: 19 X 37
 Wood Frame Opening: 19 1/4 X 37 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: TPSSH
 Summary Bottom: NO COLONIAL
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Height: 37.0000
 Rough Masonry: 20 3/4 X 38
 Egress Opening: 14 15/16 X 12 13/16 (1.3195 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 2A2D LITES (1V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 19.4640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: 2nd floor closet

Notes:

0014 (35.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 2.00	Sell Price \$1,430.00	Ext Price \$2,860.00
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Configuration: 23.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,1V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



Certification Type: MIAMI
 Dealer Package: PREMCRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 23.0000
 Actual Size: 23 X 62
 Wood Frame Opening: 23 1/4 X 62 1/4
 Frame Color: 10PK - Black
 Interlayer Type: PVB090
 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Vent Latch: N
 Hi-Rise Sill: N
 Stainless Steel Package: Y
 Lock Quantity: 1.0000
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL239
 CondensationResistance: 18.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6200

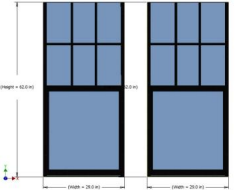
NOA Selection: 23-0707.10
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: DLO
 Height: 62.0000
 Rough Masonry: 24 3/4 X 63
 Egress Opening: 18 15/16 X 26 1/16 (3.4113 SQFT)
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA206AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 WOCD: N
 Lmtd Sash Stop: N
 Lock Type: SWEEP - Sweep Latch
 Boxing Options: BS - Box Screen
 Vent Ht: 31.9640
 CAR#: 23-0707.10
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 0.5300
 VT: 0.4400
 CPD: PGT-K-214-00572-00009

Location: 2nd floor- bed 4

Notes:

0015 (36.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	Sell Price \$3,052.00	Ext Price \$3,052.00
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Configuration: 66.X62.X.,7700A,TW,MTCH COL,10PK,EQUAL,EQUAL

	BEGIN MODEL SET 029: Combo Config: TW - Twin Unit 2: SH7700A Frame Type: EQUAL Width Equal or Width: EQUAL Size Selection: ACTUAL Height: 62.0000 Vertical Mull Gap: 8.0000 Glass Color: CL - Clear	Series: 7700A Unit 1 (Bottom Left Unit): SH7700A Continuous Shape Multi-Part: N Assembly Options: MTCHCOL Send Mull(s): N Width: 66.0000 Vertical Mull: NOMULL Frame Color: 10PK - Black Boxing Options: BS - Box Screen
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Location: 2nd floor- bed 4 **Notes:**

0015 (37.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

	Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 62 Wood Frame Opening: 29 1/4 X 62 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200	NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 63 Egress Opening: 24 15/16 X 26 1/16 (4.4955 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 31.9640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009
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Location: 2nd floor- bed 4 **Notes:**

0015 (38.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: 29.X62.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,2V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL				

<p>Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 29 X 62 Wood Frame Opening: 29 1/4 X 62 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200 END MODEL SET 029:</p>	<p>NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Rough Masonry: 30 3/4 X 63 Egress Opening: 24 15/16 X 26 1/16 (4.4955 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 31.9640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009</p>
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Location: 2nd floor- bed 4 **Notes:**

0016 (39.00)	SH7700A SINGLE HUNG SERIES 7700A	Ordered: 1.00	Sell Price \$1,104.00	Ext Price \$1,104.00
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Configuration: 19.X37.X.,STD,EQUAL,10PK,EQUAL,13/16 LIG,CL,ARG,ES Max,9/16" GBG,1V1H/0V0H,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



<p>Certification Type: MIAMI Dealer Package: PREMCRYSTALCARE Vent Configuration: EQUAL Size Selection: CUSTOM Width: 19.0000 Actual Size: 19 X 37 Wood Frame Opening: 19 1/4 X 37 1/4 Frame Color: 10PK - Black Interlayer Type: PVB090 Glass: 13/16" LIG (1/8AN - 3/8 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: TPSSH Summary Bottom: NO COLONIAL Vent Latch: N Hi-Rise Sill: N Stainless Steel Package: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL239 CondensationResistance: 18.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6200</p>	<p>NOA Selection: 23-0707.10 Frame Type: EQUAL Window Style: STD Size Ref: DLO Height: 37.0000 Rough Masonry: 20 3/4 X 38 Egress Opening: 14 15/16 X 12 13/16 (1.3195 SQFT) Glass Family: LI - Laminated Insulating Glass Makeup: LIA206AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 2A2D LITES (1V1H BARS) Screen Type: 1816K - 1816 Charcoal WOCD: N Lmtd Sash Stop: N Lock Type: SWEEP - Sweep Latch Boxing Options: BS - Box Screen Vent Ht: 19.4640 CAR#: 23-0707.10 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 0.5300 VT: 0.4400 CPD: PGT-K-214-00572-00009</p>
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Location: 2nd floor- bath **Notes:**

<u>Products Ordered</u>	<u>Total Quantity</u>
PW7720A	1
MULTI-PART	8

Quote # 8145645
Print Date 10/28/2024
Page 18 of 19

TOTAL SALE AMT:	\$40,893.00
TOTAL CUSTOMER TAX:	\$0.00
NET SALE AMOUNT:	\$40,893.00

SALES AGREEMENT

LICENSE # CGC1508378



3150 39th Ave. N., St Petersburg, FL 33714
 (727) 525-3828
 Email – moshe.gershuny@bcsi-fl.com

WWW.BAYGLASSANDWINDOW.COM

AGREEMENT DATE 3/27/2025 PAGE 1 OF 1

CUSTOMER NAME Brian Jordan SALES REP. Moshe

ADDRESS 3401 Casablanca Ave CITY St Pete Beach STATE FL ZIP 33706

ADDRESS TO BE IMPROVED Same COUNTY Pinellas

CONDO OR ASSOCIATION CONTACT

PHONE(S) 727-744-5792 SOURCE Web

EMAIL jordanbrianj@gmail.com DELIVERY APPROX 16-18 WEEKS

FRAME COLOR		GENERAL DESCRIPTION					
Black		Replace below listed windows with PGT Winguard high impact black color aluminum frame windows.					
REF	SIZE W x H	PRODUCT / MFG / TYPE	ROOM	GLASS	GRIDS	NOTE	
1	11x 29"	PGT Winguard #7720 Single-hung window	Entry left	Impact	4 lite		
2,3,4	29,29,29x65	PGT Winguard #7700 Single-hung windows	1st floor bd 2	insulated	6/1		
5	29x65"	PGT Winguard #7700 Single-hung window	"	Low-e	6/1		
6	23x41"	PGT Winguard #7700 Single-hung window	Bath 1	Argon gas	4/1		
7,8	29,29x65"	PGT Winguard #7700 Single-hung windows	Living room	filled	6/1		
9,10,11	29,29,29x65"	PGT Winguard #7700 Single-hung windows	"	"	6/1		
12,13	29,29x65"	PGT Winguard #7700 Single-hung windows	"	"	6/1		
14,15,16	29,29,29x65"	PGT Winguard #7700 Single-hung windows	"	"	6/1		
17	29x62"	PGT Winguard #7700 Single-hung window	Stairs	"	6/1		
18	23x62"	PGT Winguard #7700 Single-hung window	Master bd	"	4/1		
19,20	29,29x62"	PGT Winguard #7700 Single-hung windows	"	"	6/1		
21,22	29,29x62"	PGT Winguard #7700 Single-hung windows	Bedroom 3	"	6/1		
23	19x37"	PGT Winguard #7700 Single-hung window	Closet	"	4/1		
24	23x62"	PGT Winguard #7700 Single-hung window	Bedroom 4	"	4/1		
25	23x62"	PGT Winguard #7700 Single-hung window	"	"	4/1		
26, 27	29,29x62"	PGT Winguard #7700 Single-hung windows	"	"	6/1		
28	19x37"	PGT Winguard #7700 Single-hung window	Bath 2	"	4/1		

Off-season discount included in price.
 Total price includes the removal and disposal of the existing windows; new windows; tax, complete installation; Installation of cellular vinyl picture frame banding on the exterior of all opening being replaced.

TERMS: CHECK OR CASH	
TOTAL PRICE	\$ 45,000
DEPOSIT <i>ACH</i>	\$ 22,500
DUE AT TIME OF INSTALLATION	\$ 18,000
BALANCE	\$ 4,500

LIMITED WARRANTY
 Bay Glass & Window, Inc. shall provide a limited warranty on all material used, which warranty shall be issued by the manufacturer and shall be subject to all of the terms and conditions contained therein. The actual limited warranty is provided at the time of contract completion and payment of all monies due.
 BUYERS RIGHT TO CANCEL
 1. This is home solicitation sale, and if Buyer does not want the good of services, Buyer may cancel this agreement by mailing a notice to the Seller. This notice must be...

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25134: 2107 Pass-a-Grille Way

Action Request: Motion to approve Case No. 25134 for the demolition of the single-family residence at 2107 Pass-a-Grille Way without a stay.

Strategic Objective:

Date: November 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Fabian Rangel, Hillcrest Contracting, LLC for Keith and Britney Goan requests a Certificate of Appropriateness for demolition of a single-family residences on the property that is considered a contributing resource to the Pass-a-Grille Historic District.

Funding: n/a

Attachments:

1. 25134 - 2107 Pass A Grille Way Staff Report
2. 25134 - Applicant Submittal Amended 10.15.25



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

Certificate of Appropriateness Case No. 25134: 2107 Pass-A-Grille Way, Fabian Rangel, of Hillcrest Contracting LLC., representing Keith and Britney Goan
Meeting Date: November 6, 2025
Prepared By: Gil Martinez, Senior Planner

REQUEST	The property owners are requesting to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12619).
SUBJECT PROPERTY	2107 Pass-A-Grille Way; Parcel # 18-32-16-68634-000-0023, PHILLIPS DIVISION REV MAP N 62FT OF UNNUMBERED TRACT LYING E OF LOTS 33 & 34, BLOCK J OF SD SUB
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass-A-Grille Overlay District
YEAR BUILT	Circa 1945
HISTORIC STATUS	Constructed Circa 1945, the structure was found to be a contributing resource in the 2015 re-survey.
SURROUNDING AREA	North – Pass-a-Grille Woman’s Club, LHD 107 South – Single-Family East – Boca Ciega Bay West – Single-Family

Background and Analysis:

The property at 2107 Pass-a-Grille Way contains a one-story Frame Vernacular-style residence, built circa 1945, featuring a rectangular plan, vinyl siding, and a gable asphalt roof. Portions of the original 3-over-1 wood sash windows remain, while others have been replaced with 1-over-1 vinyl windows, and the porch has been enclosed. A one-story, one-bay garage, connected by a breezeway, retains vinyl siding, a false projecting gable, and a roll-up door, contributing to the property’s historic character. The structure was identified as a contributing resource within the Pass-a-Grille Historic District during the 2015 re-survey.

The residence is representative of mid-20th-century coastal development, reflecting modest yet stylistically refined cottages typical of Pass-a-Grille. Features such as overhanging eaves, original window forms, and the ancillary garage help preserve the architectural integrity and scale of the period, despite minor alterations. However, the home has been severely damaged by recent hurricanes, significantly affecting its condition.

Situated in the RLM-2 Residential Zoning District within the Pass-a-Grille Overlay, the property is primarily surrounded by single-family homes, with Boca Ciega Bay to the east. The proposed demolition of the primary residence raises considerations regarding the preservation of the district's character, as the home historically contributed to the cohesive streetscape and architectural narrative of the area. Staff recognizes the need to balance historic preservation with the practical challenges posed by the property's current condition.

Google Earth Photo



Staff Photos





Applicant Photo Back of Structure

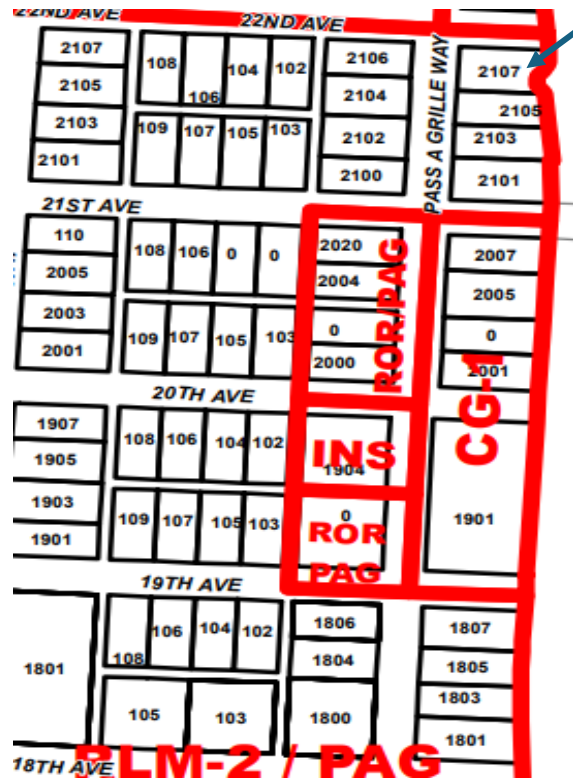


Applicant Photos of Internal Damage



Subject Property

Zoning Map



Aerial Photo



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 residence at 2107 Pass-a-Grille Way is a circa 1945 Frame Vernacular–style home that contributes to the Pass-a-Grille Historic District. While it retains elements of its original form and detailing, the structure has sustained significant hurricane damage, impacting its integrity; nonetheless, it remains representative of the modest mid-20th-century coastal cottages that define the district’s historic character.

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

The residence reflects early mid-20th-century coastal construction through its simple rectangular form, wood sash windows, and traditional vernacular detailing. Its original craftsmanship and period-appropriate materials embody building methods and design characteristics that are difficult to reproduce in modern construction.

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

The structure at 2107 Pass-a-Grille Way would be difficult to reproduce today due to its original craftsmanship, vernacular design, and period-appropriate materials typical of mid-20th-century coastal cottages. Features such as the wood sash windows, overhanging eaves, and the attached breezeway and garage reflect hand-finished construction techniques and detailing that are rarely used in modern building practices, making the structure’s architectural character unique within the district. The property’s flood zone will also require the replacement residence to be elevated an estimated 7-8 feet to its first living level, whereas the existing residence has an elevation of approximately one-and-a-half feet.

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

2107 Pass-a-Grille Way is one of a limited number of mid-20th-century Frame Vernacular–style cottages remaining within the Pass-a-Grille Historic District. While similar modest coastal cottages once defined the neighborhood, few retain their original

form, materials, and detailing, making this property an important surviving example of its type.

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

The structure was valued by FEMA at \$120,899 in 2024 and \$76,206 in 2025. The City's post-storm damage assessment produced an estimated restoration cost of 84% of the residence's depreciated value, indicating substantial damage. The applicant has indicated that their decision to pursue demolition is driven by environmental and climate vulnerabilities, and that the structure has been damaged beyond restoration.

(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 2107 Pass-A-Grille Way without a stay on demolition.



Application for Certificate of Appropriateness

Owner Name & Address

Keith & Britney Goan

3705 N Himes Ave

Tampa, FL 33607

Phone

813690 9545

Representative Name & Address

Fabian Rangel

1515 E. 21st Ave.

Tampa, FL 33605

Phone

8132453884

Property Address and Legal Description

2107 Pass-A-Grille Way, St. Pete Beach, FL 33706 / PHILLIPS DIVISION REV MAP N 62FT OF UNNUMBERED TRACT LYING E OF LOTS 33 & 34, BLOCK J OF SD SUB

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

X - A full site demolition without tree removal

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.

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.

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

- 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.**

- 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.**

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;

SFR Building is beyond repair from Hurricane storm damage.

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.

SFR Building is beyond repair from Hurricane storm damage.

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)

<p><i>Exterior Material/Siding</i> A full site demolition</p>
<p><i>Windows</i></p>
<p><i>Doors</i></p>
<p><i>Roofing</i></p>
<p><i>Entrances/Porches</i></p>

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

Applicant - Frangel

Owner/Applicant Signature

10/8/2025

Date



Owner's Authorization for Agent

I/WE Keith M. Goan
(print name of property owner)

hereby authorize Fabian Lopez
(print name of agent)

to represent me/us in an application for Demolition Permit #2505184
(type of application: variance, conditional use, zoning, etc.)

[Signature]
Signature of Owner

Signature of Owner

Keith M. Goan
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 15th day of OCT 2025, by Keith Goan who is personally known or produced as identification.

[Signature]
(Notary Signature)

10/15/25
(Date)

My Commission Expires 8/8/2028



KAREN MOSELEY FISHER
Notary Public
State of Florida
Comm# HH579882
Expires 8/8/2028

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

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 18, TOWNSHIP 32S, RANGE 16E. PINELLAS COUNTY

PROPERTY ADDRESS:
2107 PASS A GRILLE WAY,
ST PETE BEACH, FL 33706
 (FOLIO NO. 18-32-16-68634-000-0023)

DESCRIPTION:
 THE NORTH 62 FEET OF THE UNNUMBERED LOT LYING EAST OF BLOCK "J" OF "PHILLIP'S SUBDIVISION OF PASS A GRILLE CITY", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 COMMUNITY: CITY OF ST. PETE BEACH - 125149
 MAP/PANEL NO. 12103C0278H
 SUFFIX: H
 FIRM DATE: 08/24/2021
 FLOOD ZONE: AE + 10'

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT 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 STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS 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 DELINEATE THE 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 AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS - NAIL ELEVATION: 3.24 FEET (NAVD88)

INACCESSIBLE CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNER'S 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.

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 S03°14'11"W FOR THE EAST RIGHT OF WAY LINE OF PASS A GRILLE WAY AS DEPICTED ON THE MAP OF SURVEY.

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

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

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

PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THIRD-PARTY APPROVED SIGNATURE AND 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.

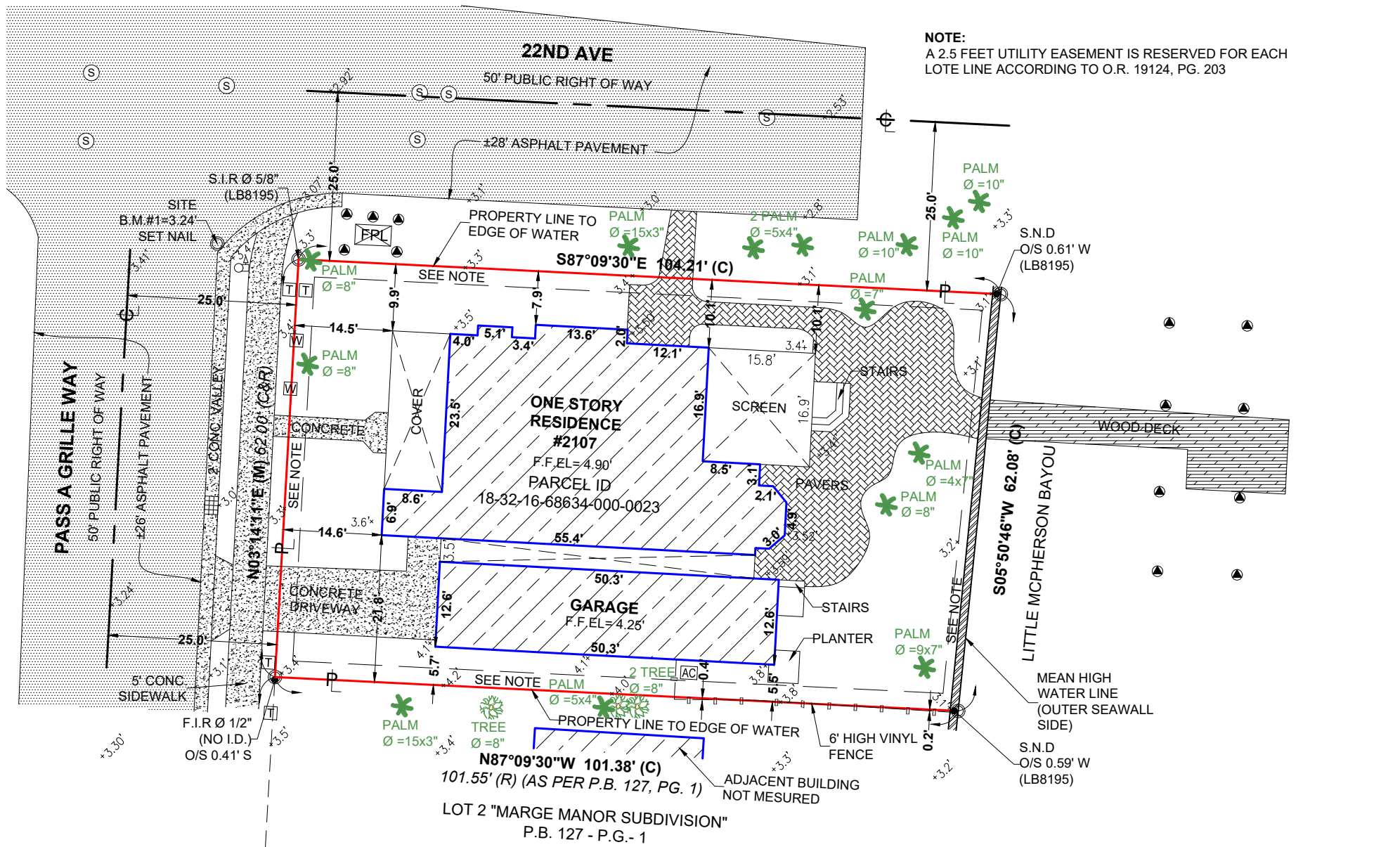
NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:
ALFERY, MAX JR
ALFERY, RUTH D
MOREJON JUAN

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE:
 A 2.5 FEET UTILITY EASEMENT IS RESERVED FOR EACH LOTE LINE ACCORDING TO O.R. 19124, PG. 203

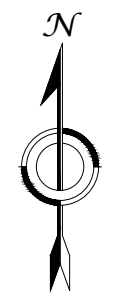
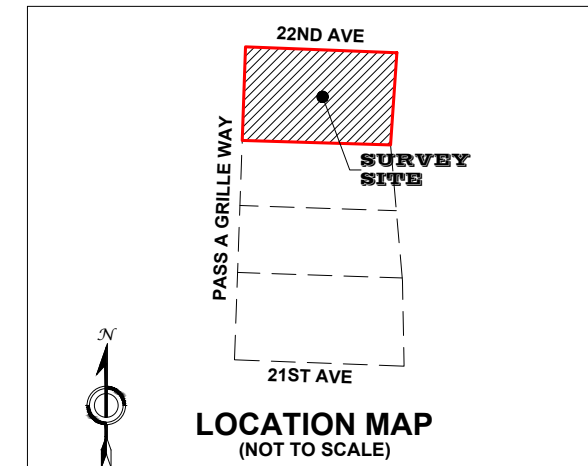


ABBREVIATIONS

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

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)
- A/C UNIT
- FOUND OR SET MONUMENT
- TRANSFORMER
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL
- POST



SCALE: 1" = 20'

6528 U.S. 301 UNIT 106
 RIVERVIEW, FL. 33578
 L.B. 8195 - L.S. 6919
 contact@gpsflorida.net



PROFESSIONAL
 SURVEYOR AND MAPPER
 PHONE: (813) 423-3483
 FAX: (813) 398-0111
 www.gpsflorida.net

ORIGINAL FIELD DATE 05/05/2025
 REVISIONS:

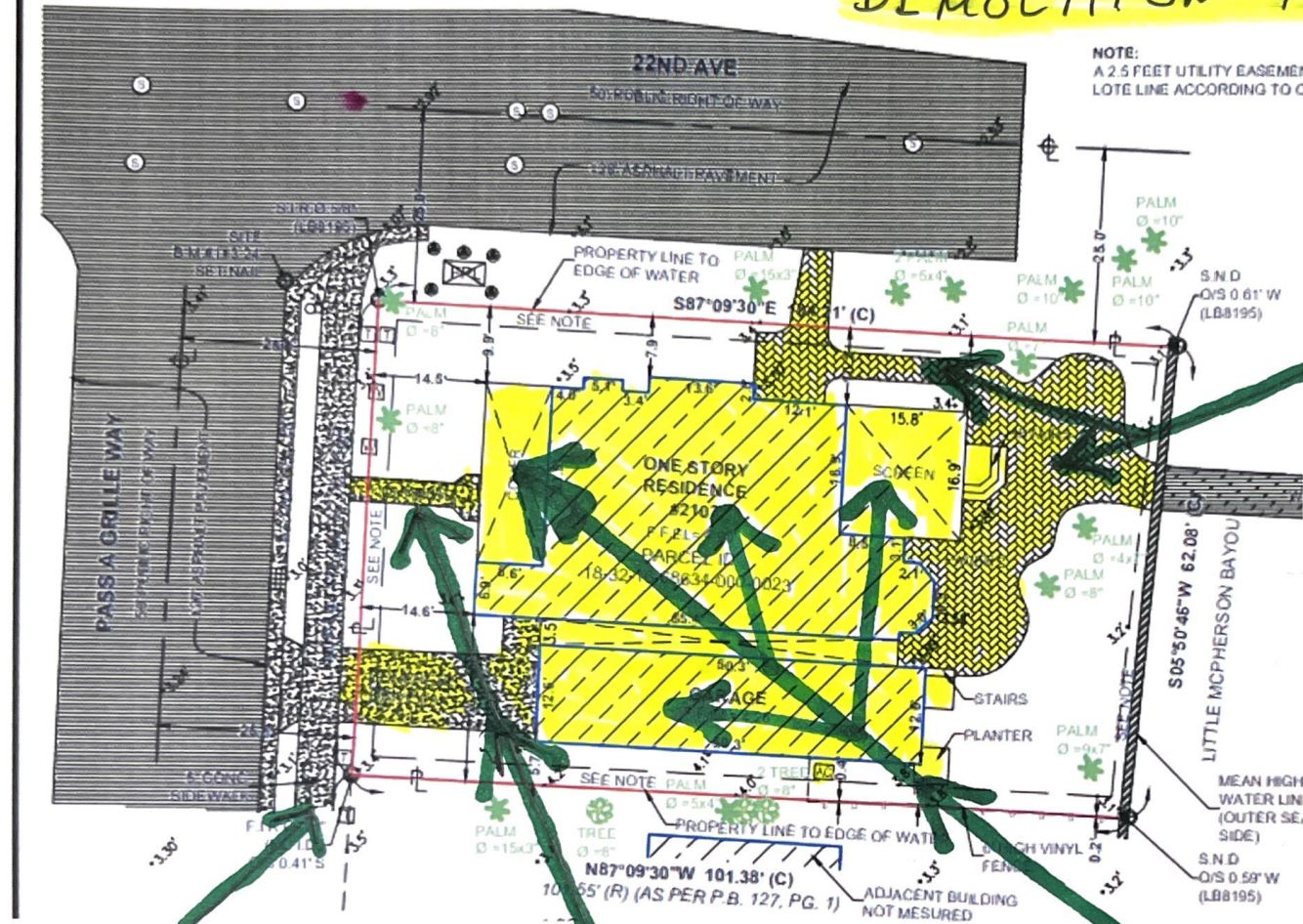
JOB NO. 25-9641

DRAWN C.A.R.

SHEET

1/1

DEMOLITION PLAN DIAGRAM



NOTE:
A 2.5 FEET UTILITY EASEMENT
LOTE LINE ACCORDING TO C

Demolition
of PAVER
WALK WAY AND
BACK PATIO AREA
Including STAIRS

DEMOLITION
of S.F.R. Including
Front PORCH, GARAGE,
BACK SCREEN PATIO AREA,
PLANTER, STAIRS

SIDE WALK IN
ROW TO STAY
AS IS.

DEMOLITION
of concrete
Front walk way
and DriveWAY

ARROWS AND SHADED
AREAS SHOWN ON DIAGRAM
INDICATE DEMO PLAN
SECTIONS

Plans examined and reviewed for
code compliance in accordance
with the City of St Pete Beach and
the Florida Building Code.

APPROVED

By Joseph Payne at 1:34 am, Jun 20, 2025

8:14 am, Jun 24 2025



MIKE TWITTY, MAI, CFA

Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

GOAN, KEITH M
GOAN, BRITNEY
3705 N HIMES AVE
TAMPA, FL 33607-1134

RE: 18-32-16-68634-000-0023 Situs: 2107 PASS A GRILLE WAY Year of Values: 2025

Windstorm Loss Mitigation (WLM)

Section 553.844, Florida Statutes: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value" from the Property Appraiser's office for Ad Valorem tax purposes.

For the referenced parcel, the values are: Structure(s): \$93; Extra Features: \$17,408; and Land: \$1,310,691. Extra Feature values include improvements such as patios, pools, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: **Structure(s): \$110**; Extra Features: \$20,480; and Land: \$1,541,989.

The preceding value allocation to the structure **would allow repairs/improvements not to exceed \$54 based on the "50% Rule"**.

If you disagree with the Property Appraiser's valuation of the structure following a damage event you may apply for a Building Value Reconsideration (BVR) at <https://pinellas.gov/appraisals> or engage an independent state-certified real estate appraiser to appraise the depreciated value of the structure (building). This type of appraisal to request from a private appraiser is referred to as an Actual Cash Value (aka FEMA "50% Rule") appraisal. The Building Official and/or Floodplain Manager within the property's jurisdiction will review the appraisal and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate. Please visit <https://www.pcpao.gov/how-do-i/storm-damage-faqs> to learn more.

Private appraisers should familiarize themselves with the jurisdiction's appraisal review checklist and have experience or gain competency in performing these specialized appraisal assignments. A copy of Pinellas County's Appraisal Review Checklist is available at: <https://pinellas.gov/appraisals>. Other jurisdictions (Cities) may have their own review checklist.

Please visit <https://pinellas.gov/substantial-damage-substantial-improvement> for more information and FAQ's regarding the FEMA "50% (or 49%) Rule".

Value Use Limitations

The above values are effective for the 2025 Property Tax Roll as of the date of this letter and do not include the value of any improvements or repairs completed after January 1st of 2025. If you experienced storm damage that was not repaired by January 1, 2025, please use the 2024 (pre-storm) letter rather than the latest version, which reflects damage to the building on January 1, 2025. Please also use the 2024 version if you received a Building Value Reconsideration (BVR) from our office.

This information is provided solely for the purposes stated above. It is invalid for any other purpose.

Printed 10/14/2025





























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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25135:
103 24th Avenue

Action Request: Motion to approve Case No. 25135 for the demolition of
the single-family residence at 103 24th Avenue without
a stay.

Strategic Objective:

Date: November 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Michael and Gina Pezza requests a Certificate of
Appropriateness to demolish a single-family structure
that is considered a contributing resource to the Pass-a-
Grille Historic District.

Funding: n/a

Attachments:

1. 25135 - Staff Report COA for Demolition
Submittal
2. 25135 - COA for Demolition Submittal
3. Florida Master Site File



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

Certificate of Appropriateness Case No. 25135: 103 24 Ave, Michael and Gina Pezza
Meeting Date: November 6, 2025
Prepared By: Gil Martinez, Senior Planner

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 (PI12607).
SUBJECT PROPERTY	103 24 th Ave; Parcel # 18-32-16-88056-003-0020 SUNSET PARK REPLAT BLK C, LOT 2
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass - A - Grille Overlay District
YEAR BUILT	Circa 1940
HISTORIC STATUS	Constructed Circa in 1940 , the structure was found to be a contributing resource in the 2015 re-survey.
SURROUNDING AREA	North – Single-Family and Duplex / Triplex South – Single-Family East – Single-Family West – Duplex / Triplex

Background and Analysis:

The existing one-story Colonial Revival-style home, built Circa 1940, features a wood-frame structure, Hardboard siding, cross-gabled asphalt roof, pedimented gable portico with Tuscan columns, and 6/1 wood sash windows with hurricane shutters. A detached one-bay garage, currently used as an office, contributes to the property’s historic character. Despite minor alterations, both structures retain sufficient integrity to remain contributing resources within the district.

The residence exemplifies mid-20th-century coastal development and reflects the modest yet refined cottage architecture that defines Pass-a-Grille’s historic neighborhood.

The owners initially sought Local Historic Designation but withdrew the application and now propose to demolish the primary residence while retaining the detached garage. They have expressed that the decision is driven by environmental and climate vulnerabilities, as the existing structure has become increasingly susceptible to flooding. The proposed new dwelling was reviewed under Historic Preservation Board Design Review Case No. 25039, and Board feedback regarding garage door color, stair orientation, and wainscot treatment has been addressed.

The owners were approved by the Board of Adjustment in September 2025 for retention of the freestanding garage on the property following redevelopment of the primary residence. The garage encroaches into the required rear and side yard setbacks, necessitating the variance, and was also

converted in an unknown year to function as an office. As part of the property's redevelopment, the building will be converted back to a floodplain-compliant use of parking or storage.

The owners have made several attempts to preserve the primary residence over the past several months, offering numerous other property owners the building, including the City for use as a replacement shuffleboard court clubhouse building. At the time of the writing of this report, the home has not been donated. Should the owner find a receiving site for the residence this approval may be nullified and they may proceed with the relocation. However, if the receiving property maintains the residence at a height lower than the required floodplain elevation, or the home encroaches into one or more yards on the receiving site, future Historic Preservation Board and/or Board of Adjustment approval will be required. The pending local historic designation case for the residence will remain open until the owners proceed with its demolition

**Staff Photos
Front of House**



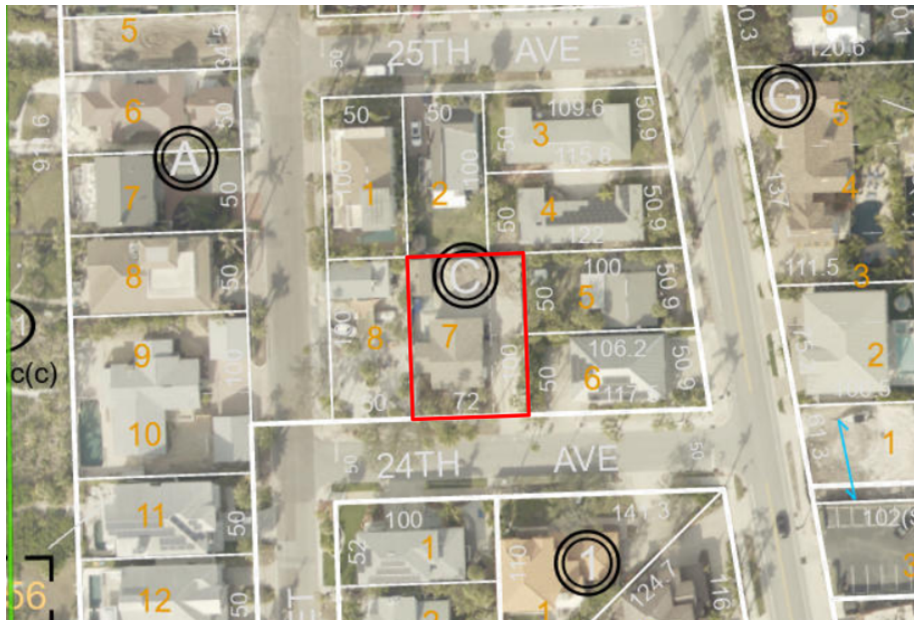
Detached Garage



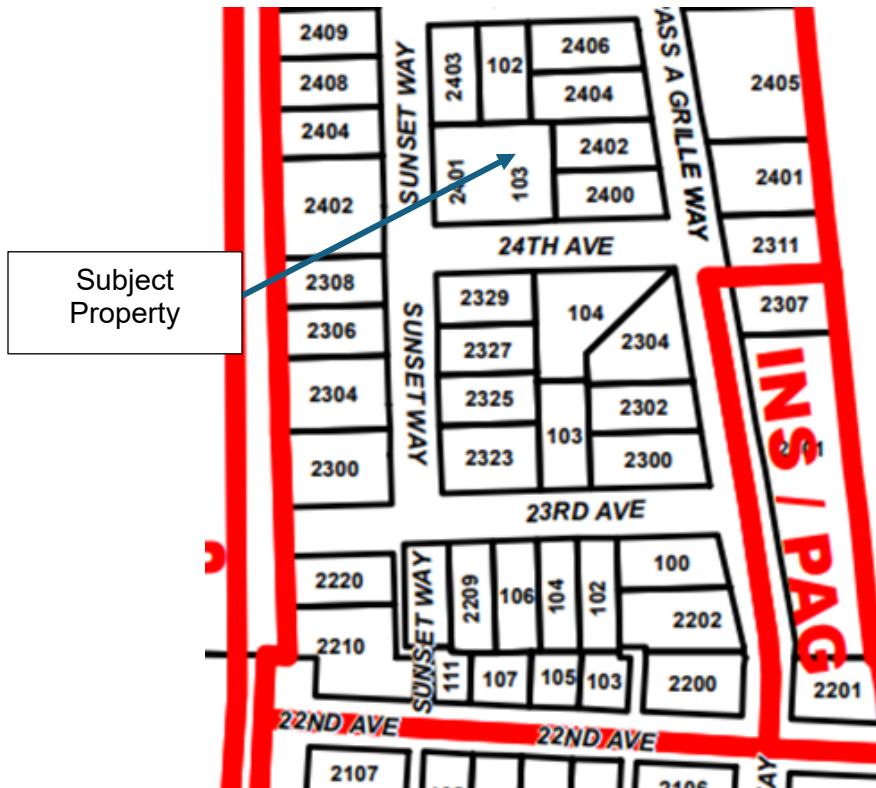
Photo from FMSF PI12607



Aerial Photo



Zoning Map



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 residence at 103 24th Avenue is a Circa 1940 Colonial Revival–style home that contributes to the Pass-a-Grille Historic District. Its cross-gabled roof, pedimented portico with Tuscan columns, and cornice returns reflect the architectural character of mid-20th-century coastal development. The structure retains good historic integrity and exemplifies the district’s significance in architecture and community planning.

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

The building at 103 24th Avenue contributes to the historic character of the Pass-a-Grille Historic District by reflecting the scale, form, and architectural detailing typical of the area’s mid-20th-century coastal cottages. Its Colonial Revival features and well-preserved condition helps maintain the district’s cohesive historic streetscape and overall sense of place.

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

The building at 103 24th Avenue would be difficult to reproduce today due to its original craftsmanship, traditional wood detailing, and period-appropriate materials that reflect early mid-20th-century coastal construction. Its hand-finished features, such as the molded cornice returns, wood sash windows, and Tuscan-columned portico, embody workmanship and materials no longer common in modern building practices.

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

The residence at 103 24th Avenue is one of a limited number of intact Colonial Revival–style cottages remaining within the Pass-a-Grille Historic District. While similar homes once characterized the neighborhood, few retain their original scale, detailing, and materials, making this property an important surviving example of its type.

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

The structure at 103 24th Avenue was valued by FEMA at \$215,028 in 2024 and \$111,833 in 2025. This represents a loss of \$103,195, or approximately 92% of the 2025 value, far exceeding the 50% substantial damage threshold. Based on the 50% Rule, allowable repairs in 2025 would not exceed \$55,917.

The applicant has expressed that their decision is driven by environmental and climate vulnerabilities, as the existing structure has become increasingly susceptible to flooding

- (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 103 24 Avenue without a stay on demolition.



Application for Certificate of Appropriateness

25135

Owner Name & Address

Representative Name & Address

MICHAEL + GINA PEZZA
103 24th AVE
ST PETE BEACH, FL 33706

GINA PEZZA
103 24th AVE
ST PETE BEACH, FL 33706

Phone 630-675-1397

Phone 630-675-1397

Property Address and Legal Description

SUNSET PK REPT BK C LOT 7 E W 22 FT OF LOTS 5 & 6
103 24th AVE ST PETE BEACH, FL 33706

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition _____

Demolition

Rehabilitation _____

Relocation _____

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

DEMOLISH EXISTING STRUCTURE

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.

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;

DESIRE TO REBUILD DUE TO WEATHER PATTERNS
AND ELEVATION OF CURRENT HOUSE

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.

PREFER TO DEMOLISH

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

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

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

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



Owner/Applicant Signature

10/14/2025

Date





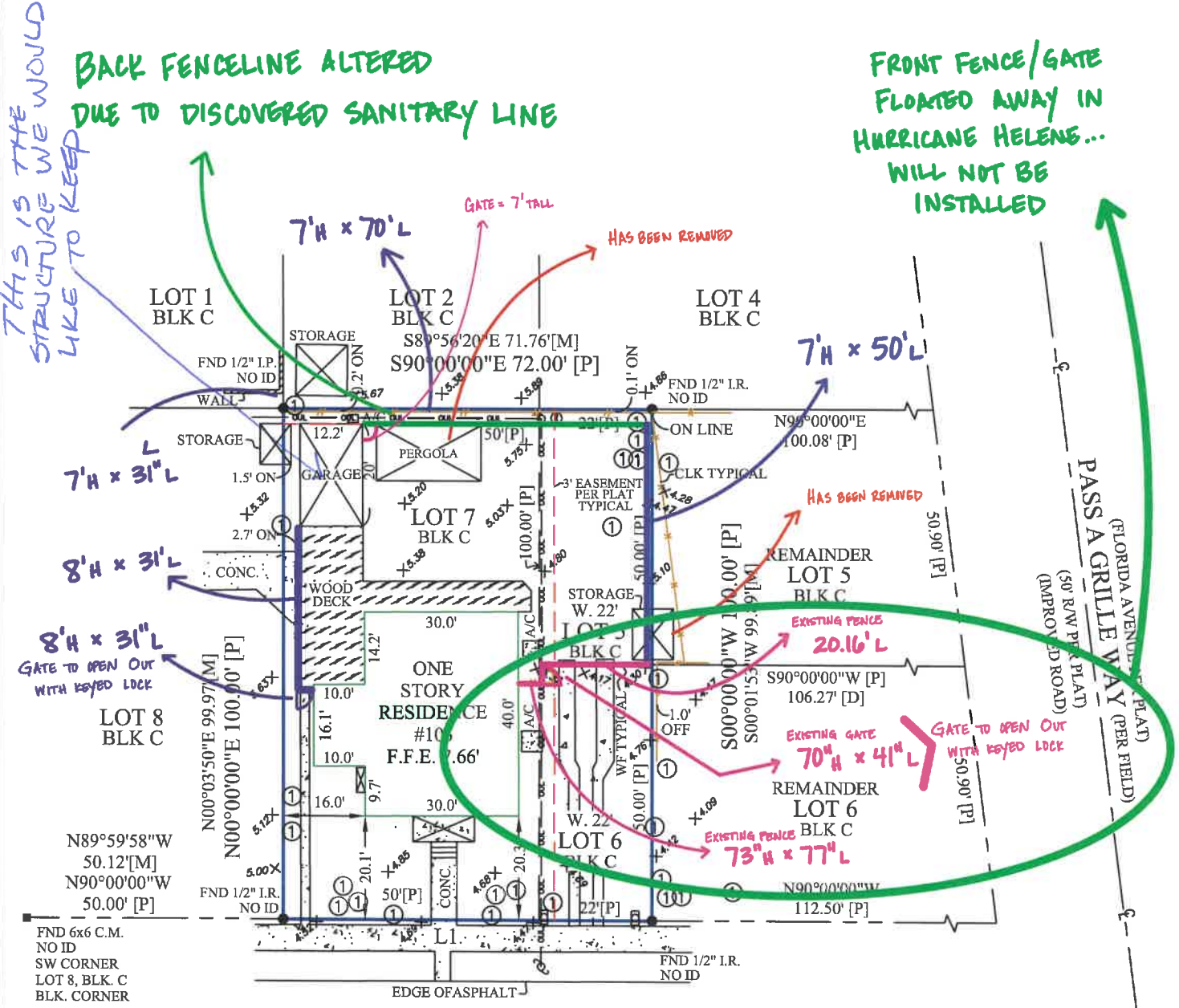


SURVEY #
V23563

SCALE: 1"=30'

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 2 OF 2 (SURVEY IS NOT VALID WITHOUT SHEET 1)



REFERENCE BENCHMARK:
1. AG0101
ELEVATION 3.24'
(NAVD 88) FL/PINELLAS
2. AG0742
ELEVATION 13.67'
(NAVD 88) FL/PINELLAS

1. ELEVATIONS ARE BASED ON NAVD 88
2. ALL MEASUREMENTS ARE IN U.S. FEET

TBM #1 SET PK NAIL NO ID 4.68' NAVD 88
TBM #2 SET PK NAIL NO ID 4.32' NAVD 88

LINE TABLE		
LINE	LENGTH	BEARING
L1[P]	72.00'	N90°00'00"W
L1[M]	71.82'	N90°00'00"W

① = PALM TREE

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF LOT 7 AND THE W. 22' OF LOT 6, BLOCK C BEING ASSUMED N90°00'00"W

PROPERTY ADDRESS:

103 24th Avenue
St. Pete Beach, FL., 33706

SURVEY NOTES:
WOOD FENCE CROSSING INTO 3' EASEMENT ON NORTHERLY SIDE OF LOT 7 AND THE WEST 22' OF LOT 5, BLOCK C.
CONCRETE AND STORAGE CROSSING OVER PROPERTY LINE ON WESTERLY SIDE OF LOT 7, BLOCK C.
STORAGE CROSSING OVER PROPERTY LINE ON THE EASTERLY SIDE OF THE WEST 22' OF LOT 5, BLOCK C.
WOOD FENCE CROSSING INTO 3' EASEMENT ON WESTERLY SIDE OF THE W. 22' OF LOTS 5 AND 6, BLOCK C.

Certification: I certify that this survey was made under my direction and that it meets the standards of practice set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5317, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Signature and raised seal

Miguel A. Cortes
L.S. 5820
Professional Surveyor and Mapper
STATE OF FLORIDA

Digitally signed by Miguel A. Cortes
Date: 2024.05.24 13:08:52 -0400'

Miguel A. Cortes License No. L.S. 5820
Florida Professional Surveyor and Mapper

Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12607**
Field Date 1-5-2015
Form Date 3-18-2015
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 103 24th Avenue Multiple Listing (DHR only) _____
Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number 103 Direction _____ Street Name 24th Street Type Avenue Suffix Direction _____
Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach In City Limits? yes no unknown County Pinellas
Township 32S Range 16E Section 18 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 18-32-16-88056-003-0070 Landgrant _____
Subdivision Name SUNSET PARK REPLAT Block C Lot 7
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1940 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): c1940 To (year): _____
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: Unknown Nature Siding, hurricane shutters
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe PAG HD Overlay

DESCRIPTION

Style Colonial Revival Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Other 2. _____ 3. _____
Roof Type(s) 1. Cross-gabled 2. Gable 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 6/1 double-hung wood sash windows with hurricane shutters

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves with molded cornice and returns, wood louvers, concrete vents in foundation

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story, 1-bay garage with Hardiboard siding, front gable roof, and roll-up door.

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

DESCRIPTION (continued)

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

Porch Descriptions (types, locations, roof types, etc.) The pedimented gable portico has a segmental arched underside and is supported by Tuscan columns.

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

Narrative Description of Resource The 1-story dwelling is clad with Hardiboard siding and features overhanging eaves with molded cornice and returns, wood louvers, concrete vents in foundation, 6/1 double-hung wood sash windows, and pedimented gable portico.

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input checked="" type="checkbox"/> library research | <input type="checkbox"/> building permits | <input checked="" type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS) | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input checked="" type="checkbox"/> other methods (describe) <u>Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information

Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and garage are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

<p>Required Attachments</p>	<p>1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED</p>
	<p>2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)</p>
	<p>3 PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE</p> <p>If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.</p>



24th_103_P112607_01



24th_103_P112607_03



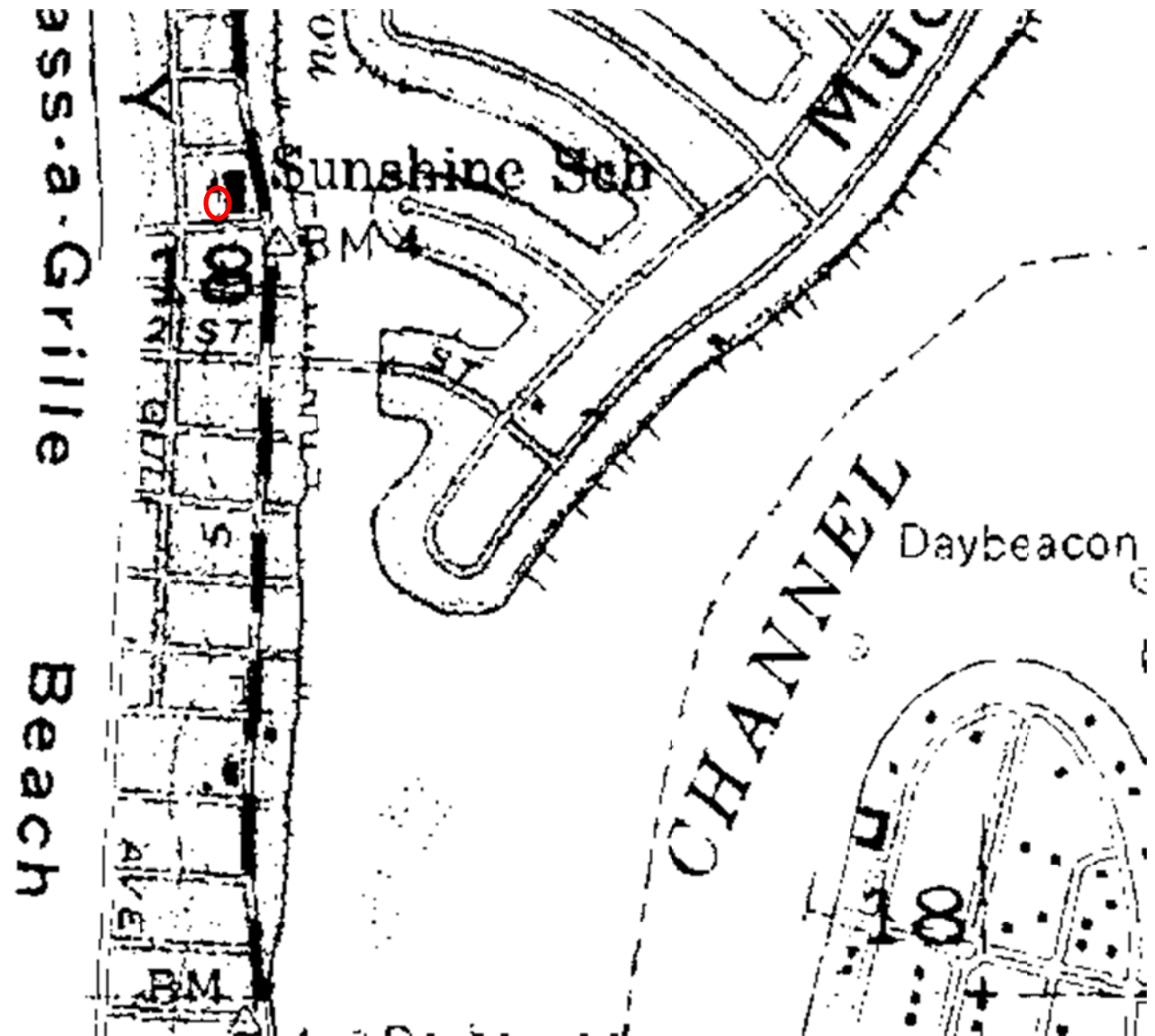
24th_103_P112607_05



24th_103_P112607_02



24th_103_P112607_04



Site #8PI12607

Address: 103 24TH AVENUE



Site #8PI12607

Address: 103 24TH AVENUE

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

Agenda Report

Agenda Title Name: Design Review: 2808 Pass-A-Grille Way

Action Request: None - for comment only.

Strategic Objective:

Date: November 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through:

Summary of Issue: The subject development is proposed on a through lot located within the Pass-A-Grille Overlay District (RU-2/PAG). The lot dimensions permit a single-family residence built to the House-Medium standards, which is what the applicant has proposed.

Staff and Staff's consultant provided the following comments on the structure's design:

- From elevations, the structure appears visually distinct between the ground floor and upper levels, both of which contain similar features that contrast with the garage floor front facade. The shake upper-story projection is similar in color and texture to the garage door beneath, but the southern side of the structure does not maintain that consistency. The applicant should demonstrate how the visual continuity standard of Land Development Code Section 20.21. is met.
- The applicant should describe and show which of the private frontages (porch, stoop) are included, and reference dimensions as required by Land Development Code Sec. 20.15.
- The applicant should include landscaping materials in future renderings to show that the minimum frontage landscaping standards are being met.

Staff has the following comments on the zoning requirements:

- Staff finds this is a double-frontage lot containing two front yards and two side yards. While the development meets the required setbacks based on that determination, the applicant should be aware that there are limitations imposed by double frontages (e.g. fence height limitations, and visual encroachment standards for future access established at the frontage along Sunset Way) that do not apply to interior lots or lots that abut an alleyway.
- The landscaping requirements of Land Development Code Sec. 20.21. apply to the Sunset Way frontage as well as the Pass-A-Grille Way frontage.

The applicant is establishing driveway access from Pass-A-Grille Way, which is a much higher volume roadway than Sunset Way at this location. While such access is not currently prohibited, the applicant should address why the access location was modified.

The Historic Preservation Board may make other comments that help to ensure compatibility of this new construction within the Pass-A-Grille Overlay District.

Funding: N/A

Attachments:

1. Sullivan-Design Review Application - Executed
2. Sullivan - Design Review Narrative-Executed
3. Sullivan - 25002 - PRELIM-5 - 10-08-25

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 Mark & Laurie Sullivan	Representative Name & Address Sean Roney - Roney Design Group
2504 Pass A Grille Way	535 Central Ave. Ste. M1
St. Pete Beach, FL 33706	St. Petersburg, FL 33701
Phone 240-994-2574	Phone 727-822-8600

Property Address and Legal Description
2808 Pass A Grille Way - COLONIAL CORP REPLAT BLK 1, LOT 14

Project Description
New Single Family Residence designing to PAG overlay zoning requirements - House Medium

TYPE OF ACTIVITY

New Construction: X

Addition: _____

Other (please explain): _____

Required Drawings

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

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

Required Building Design Elements

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

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

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

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.

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


Applicant Signature

10/3/25
Date

SEAN RONEY

RONEY DESIGN GROUP



RONEY DESIGN GROUP

CERTIFIED PROFESSIONAL BUILDING DESIGNERS

535 CENTRAL AVENUE, STE. M-1
ST. PETERSBURG, FL. 33701

RGRP@RONEYDESIGN.COM
(727) 822-8600



RE: Sullivan Residence

October 3, 2025

2808 Pass-A-Grill Way

St. Pete Beach, Florida 33706

***All responses in red.**

DIVISION 20 - PAG PASS-A-GRILLE OVERLAY DISTRICT

Sec. 20.15. - Permitted building types

HM HOUSE-MEDIUM

A building lot located and designed to accommodate a detached building with medium side, rear and front yards.

<u>LOT REQUIREMENTS</u>	<u>MIN</u>	<u>MAX</u>	<u>ACTUAL</u>
A - Lot Width (ft)	40	55	49.91' (east), 49.82' (west)
B - Lot Depth (ft)	100	—	120.30' (North), 119.90' (South)
C - Lot Size (sf)	4,000	—	5,989 sq. ft.
D - Lot Coverage (%)	—	70	3,832 sq. ft. (63.997%)
<u>BUILDING ENVELOPE</u>	<u>MIN</u>	<u>MAX</u>	<u>ACTUAL</u>
E - Street Setback (ft)	10'	15'	10.5' (east)
Secondary Street Setback 5'		—	N/A
F - Side Setback (ft)	5'	—	5.33' (north), 5.33' (south)
G - Rear Setback (ft)	15'	—	39.5'
H - Frontage Buildout (%)	50	—	78.80%
Sec. 20.17. - Building height.	28'	32'	39.93'

***Measured from 8ft above average grade**

Sec. 20.21. - Screening of elevated buildings.

A building required by section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

(a) Architectural screening shall:

(1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.

- ❖ The visual design of the ground floor of this residence is made up of a 2-Car Carport, and (2)-10' garage doors with eyebrow and brackets above and a Covered Entry with double doors to resemble a single story entrance.

(2) No more than 20 percent of the area being screened can be transparent.

❖ The glass (transparent) in the doors = 30 sq. ft. or 10.48% of the ground level screening

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

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. The 3-level residence expands the entire width of the building on all 3 levels This mass includes horizontal siding and a standing seam metal roof along with decorative features such as corner brackets, eyebrow roofs.

(2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building. The Secondary mass of the building is the Covered Front Entry structure that projects out from the primary mass.

(3) Voids that allow for natural breaks in the mass. There are variations on the front façade of the building creating stepping features that provide breaks or voids in the front plain of the structure as well as the recess for the Carport in front of the Garage, Covered Entry, and Bay window affect extending both 1st and 2nd Floor levels.

(b) PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:

(1) Windows in varying, yet similar arrangements. The window arrangements have mostly vertical elements, in either single or double widths that complement each other with varying sizes.

(2) Appropriate vertical visual consistency at the centerline of the façade. The center bay window feature that extends 2 levels creates the centerline of the façade with matching windows and staggered edge shingle siding to separate this feature from the primary mass with horizontal siding.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top). The Ground Floor of the building has a stucco material and columns around the Carport to create a base for the levels above which have horizontal lap siding.

(4) Overall design shall be symmetrically or asymmetrically balanced. The overall design exhibits a symmetrical design pattern throughout with aligning windows of similar size and style and both living levels.

(c) DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:

(1) Proximity (objects close together complement each other). The façade is equipped with Bahama shutters and the windows have decorative trim surround to complement each other, as well as the eyebrow roofs.

(2) Similarity- common textures, colors or features. Please refer to the attached 3D rendering of the building for the colors and features.

❖ Common Textures – Stucco finish for the ground floor level of the residence with horizontal lap cement board siding for the upper two levels of the residence. Metal standing seam roofing

❖ Colors:

- 1) The ground floor level stucco finishes to be SW7060 Sand Beach color scheme for all walls at that level.
- 2) The upper two floors have a horizontal siding to be SW7077 Original White
- 3) Trim, Railings, shutters – SW9151 Daphne
- 4) Metal Roofing – Galvalume
- 5) Staggered Edge Shingle – brown to resemble cedar siding
- 6) Garage doors and entry door – brown to resemble natural wood color
- 7) Window frames - black

❖ Features:

- 1) Brackets at the corner of the wall / roof soffit
- 2) Eyebrow roof elements at the Garage door and at the 2nd Level, with exposed rafter tails and brackets each end.
- 3) Bahama Shutters over the windows.
- 4) Exposed raked/cantilevered timber beams and rafters for front entry roof.

Sincerely,

RONEY DESIGN GROUP, LLC



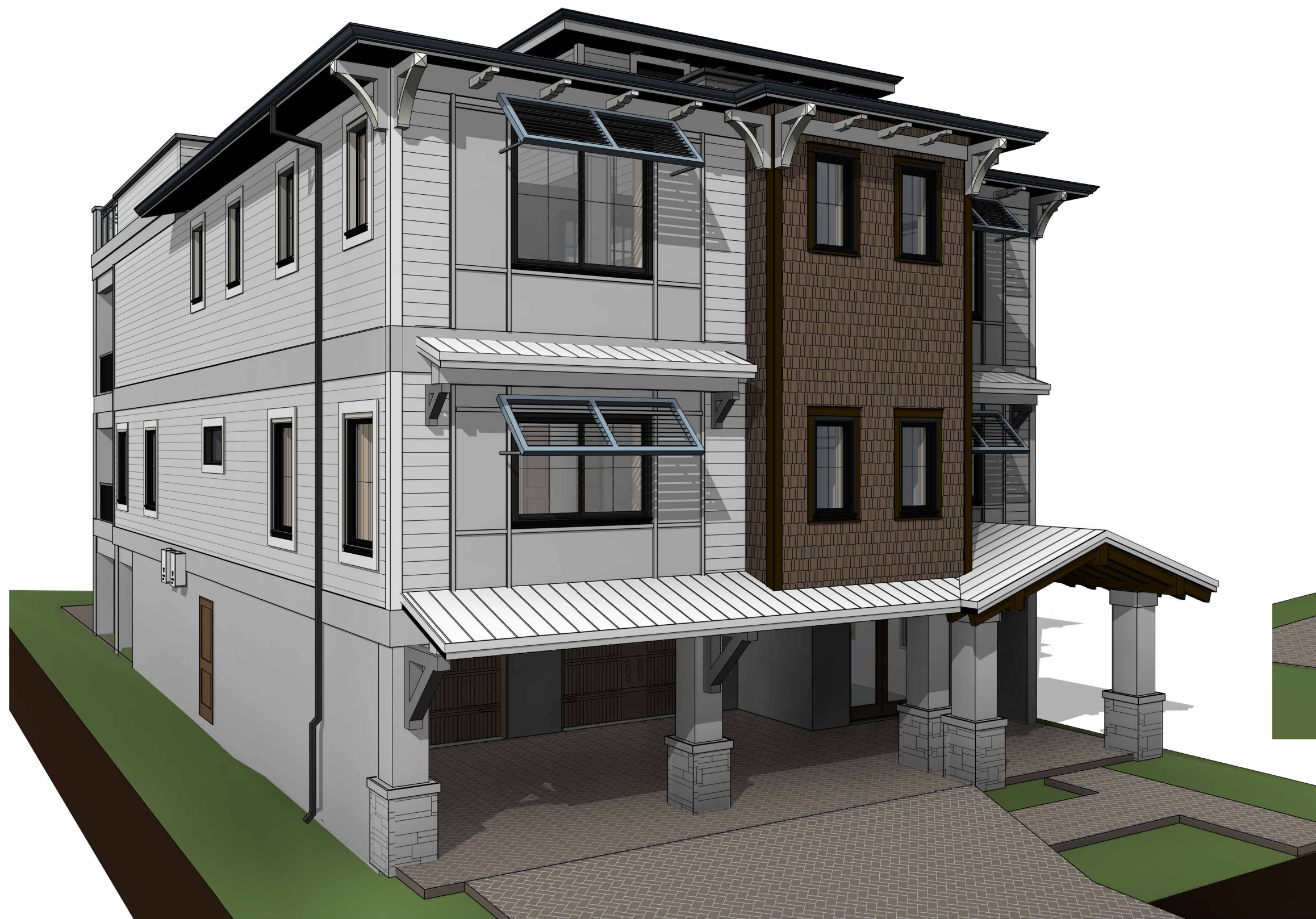
10/03/2025

Sean T. Roney, CPBD, AIBD
Managing Partner

Date



1
C1 3D FRONT VIEW 1



2
C1 3D FRONT VIEW 2

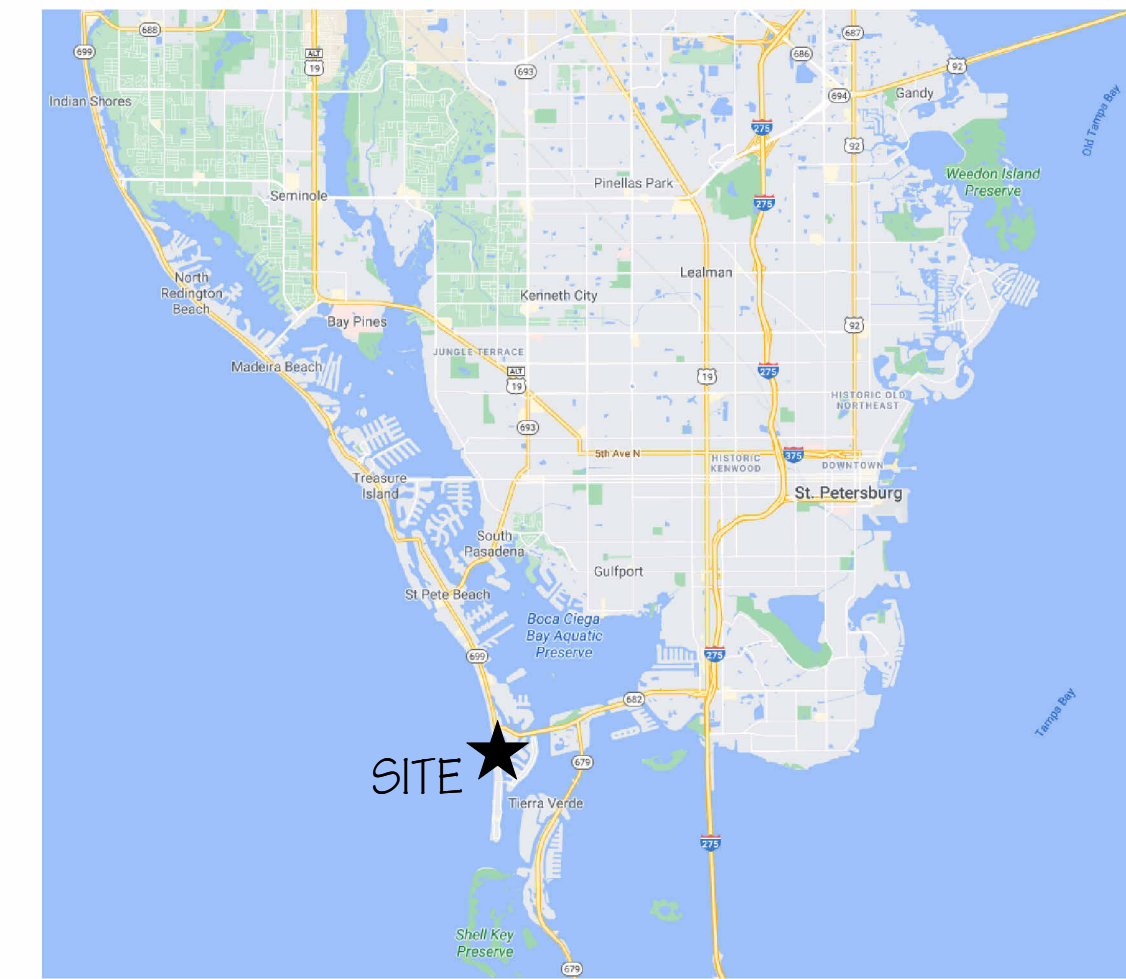


3
C1 3D REAR VIEW 1

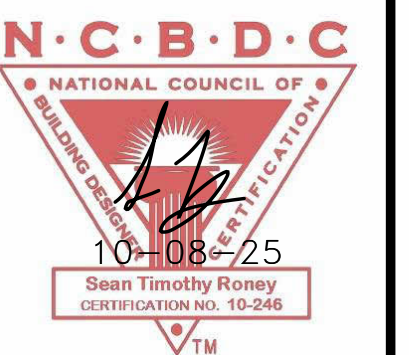
A NEW RESIDENCE FOR MR. AND MRS. MARK SULLIVAN

2808 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

VICINITY MAP



FOR MAXIMUM CLARITY
OF DESIGN INFORMATION,
PRINT THIS DOCUMENT IN
COLOR



CONTACT INFORMATION

DESIGNER: RONEY DESIGN GROUP, LLC

535 CENTRAL AVENUE, SUITE M-1
ST. PETERSBURG, FLORIDA 33701
727-882-8600
info@ronedydesign.com

OWNER: MR. AND MRS. MARK SULLIVAN
2808 PASS A GRILLE WAY
ST PETE BEACH 33706

G.C.: TO BE DETERMINED

SHEET INDEX

Number	Name
C1	COVER SHEET
C2	SITE PLAN
C3	LANDSCAPE PLAN
D1	GROUND FLOOR PLAN
D2	FIRST FLOOR PLAN
D3	SECOND FLOOR PLAN
D4	ROOF TERRACE LEVEL FLOOR PLAN
D5	EXTERIOR ELEVATIONS
D6	EXTERIOR ELEVATIONS
D7	EXTERIOR ELEVATIONS

BUILDING DATA

OCCUPANCY:

- R2 - MULTI-FAMILY DWELLINGS
 R3 - ONE & TWO FAMILY DWELLINGS

USE:

- SINGLE FAMILY

- TOWNHOME

CONSTRUCTION:

- TYPE V - UNSPRINKLED
 TYPE V - SPRINKLED

FIRE RESISTANT SEPARATION: N/A

BLDG. HEIGHT: ALLOWABLE

MEASURED FROM 0' : 28' TO ROOFLINE

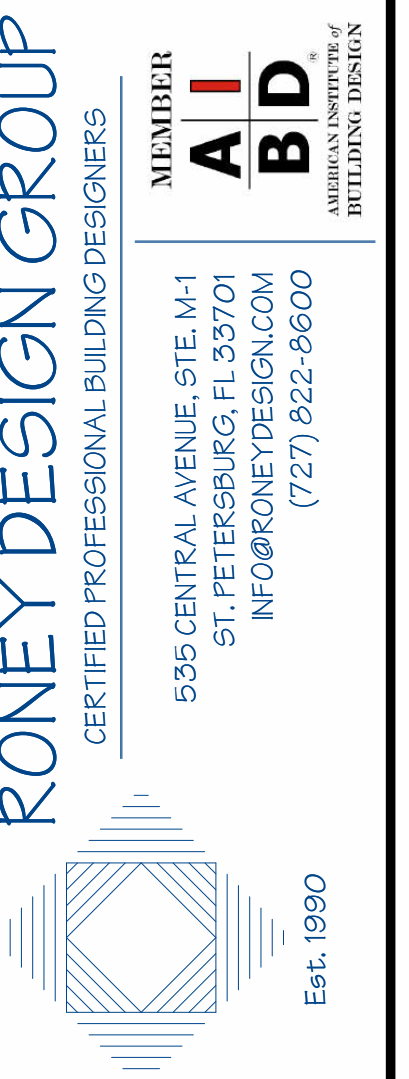
OF STORIES: ACTUAL: 3.5 TO ROOFLINE

SQUARE FOOTAGE

NAME	AREA
COV. PATIO-1	145 SF
1ST LIVING AREA	2431 SF
2ND LIVING AREA	2228 SF
COV. PATIO-2	672 SF
1ST COV. BALCONY	192 SF
2ND BALCONY	395 SF
FOYER	330 SF
GARAGE	1105 SF
CARPORT	509 SF
WALKWAY	71 SF
TOTAL -	8080 SF

SITE AREAS

NAME	Area
CARPORT	509 SF
COV. PATIO-1	145 SF
COV. PATIO-2	672 SF
DRIVEWAY	234 SF
FOYER	330 SF
GARAGE	1105 SF
POOL / POOL DECK	755 SF
WALKWAY	71 SF
TOTAL SQ.FT. -	3822 SF



DATE	DESCRIPTION

A NEW RESIDENCE
FOR
MR. AND MRS. MARK SULLIVAN
2808 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

JOB NUMBER
25002

SHEET NUMBER

C1

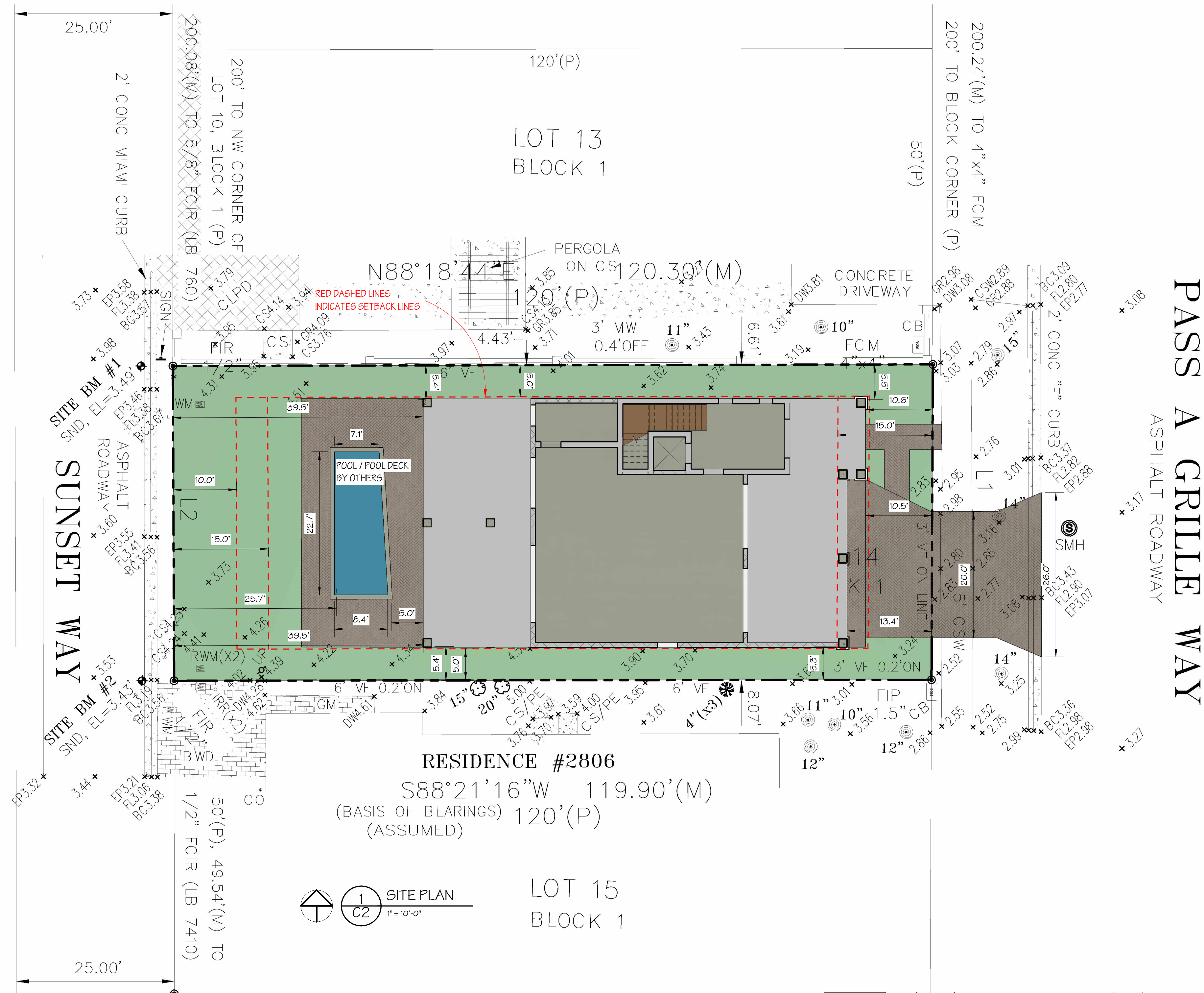
PRELIM-4

GENERAL NOTES:
1. THE CONDITIONS AND CONDITIONS OF THE PROJECT SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR SAME ONCE THE CONSTRUCTION HAS BEGUN. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. THE STRUCTURAL INTEGRITY OF THE BUILDING CONSTRUCTION SHOWN ON THESE DRAWINGS IS DEPENDENT UPON THE COMPLETION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING OR SHORING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER AND DESIGNER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE DRAWINGS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

**PRELIMINARY DESIGN
DOCUMENTS
NOT TO USE FOR CONSTRUCTION**

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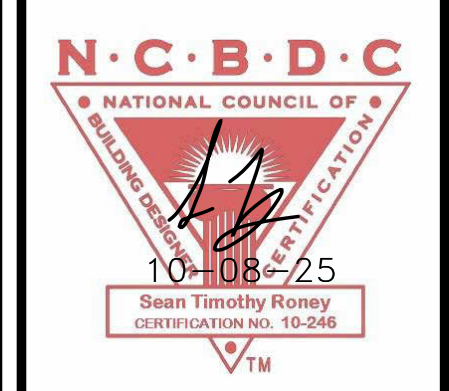
DRAWN BY: STR
CHECKED BY: STR
DATE: 10-08-2023



GENERAL SITE NOTES:

THE INFORMATION SHOWN ON THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED: 02/28/2025 FROM A REGISTERED LAND SURVEYOR: GUY HALE JOB #: 2025020 THE LAYOUT OF THE BUILDING / ADDITION HAS BEEN BASED ON THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THE BUILDING / ADDITION LAID OUT ONTO THE SITE ACCORDING TO THE DRAWINGS AS SHOWN BY A REGISTERED LAND SURVEYOR. ANY DISCREPANCIES TO THE BUILDING LAYOUT OR REQUIRED SETBACKS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN THE SOLE RESPONSIBILITY OF THE LAYOUT WITH THE GENERAL CONTRACTOR AND NO RESPONSIBILITY TO THE DESIGNER.

FOR MAXIMUM CLARITY OF DESIGN INFORMATION, PRINT THIS DOCUMENT IN COLOR



SITE DATA

JURISDICTION:	CITY OF ST. PETE BEACH
FLOOD ZONE:	AE-9.0' - FIRM 12103C0278H
FLOOD MAP EFFECTIVE DATE:	08-24-2021
PARCEL IDENTIFICATION #:	18-32-16-17316-001-0140
LEGAL DESCRIPTION:	Lot 14, Block 1, Colonial Corporation's Replat of Blocks 'E', 'F', 'G' and 'H' of Section 'A' North Pass-A-Grille, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 107, of the Public Records of Pinellas County, Florida.
ZONING:	PAG Overlay - House Medium
SETBACKS: FRONT:	10.0'
SIDES:	10% percent of the lot width
REAR:	15.0' - Building, 10.0' - Pool

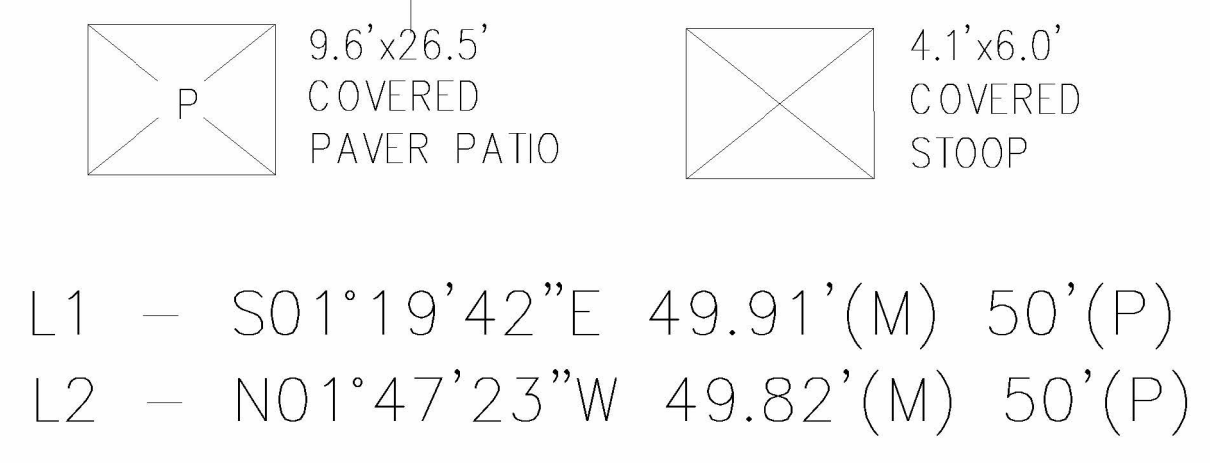
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MEMBER **AI** **BD**
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ST. PETERSBURG, FL 33701
INFO@RONNEYDESIGN.COM
(727) 822-8600

Est. 1990

- | | | |
|------------------------------------------|------------------------------|-------------------------------|
| ACP AIR CONDITIONER ON-CONCRETE PAD | EL ELEVATION | (M) MEASURED |
| BC BACK OF CURB | EP EDGE OF PAVEMENT | MS MASONRY STOOP |
| BFE BASE FLOOD ELEVATION | FCIR FIR CAPPED | MW MASONRY WALL |
| BLNY BALCONY | FCM FOUND CONC MONUMENT | NCF NO CORNER FOUND |
| BM BENCHMARK | FFE FINISHED FLOOR ELEVATION | (P) PLAT |
| BWD BRICK WALK AND DRIVEWAY | FIP FOUND IRON PIPE | R/W RIGHT OF WAY |
| (C) CALCULATED | FIR FOUND IRON ROD | RWM RECLAIMED WATER METER |
| CLPD CONCRETE LATTICE PAVER-DRIVEWAY | FL FLOW LINE | SL STAIRS AND LANDING |
| CO SEWER LINE CLEANOUT | FND FOUND NAIL AND DISK | SMH SANITARY MANHOLE |
| CONC CONCRETE | GA GUY ANCHOR | SND SET NAIL AND DISK LB 6912 |
| CPWPD CONCRETE PAVER WALKS-AND POOL DECK | GFE GARAGE FLOOR ELEVATION | UP UTILITY POLE |
| CS CONCRETE SLAB | GR GROUND | VF VINYL FENCE |
| CSW CONCRETE SIDEWALK | GM GAS METER | WH WATER HEATER |
| DW DRIVEWAY | IRR IRRIGATION CONTROLS | WM WATER METER |
| | LB LICENSE BUSINESS | |
| | LS LICENSE SURVEYOR | |



**RESIDENTIAL INTENSITY RATIOS
POST CONSTRUCTION**

LOT AREA:	5,989 SQ.FT. = 100 %
BUILDING COVERAGE:	2,761 SQ.FT. = 46 %
IMPERVIOUS SURFACE:	1,061 SQ.FT. = 17 %
TOTAL SITE AREA RATIO:	3,822 SQ.FT. = 63 % (70 % MAX.)
FLOOR AREA RATIO:	N/A FOR RESIDENTIAL USES

GENERAL NOTES:
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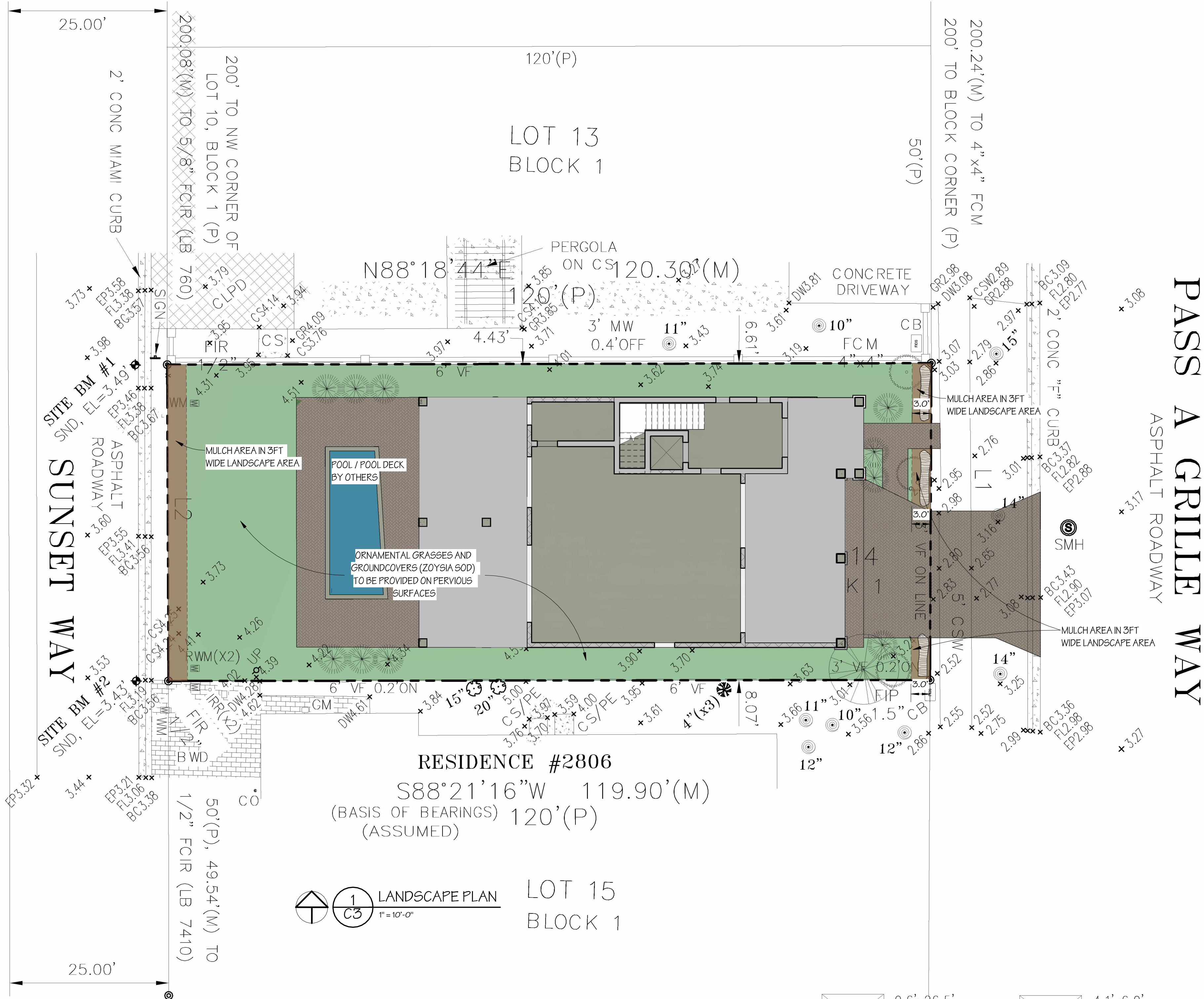
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2808 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706

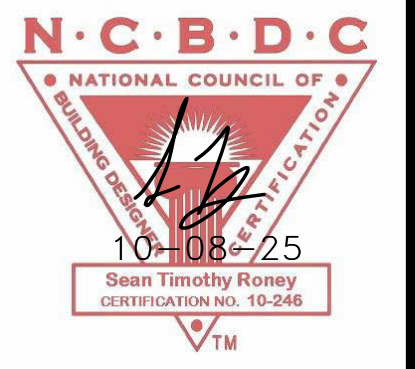
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LANDSCAPE LEGEND

- MIN. ONE UNDERSTORY TREE PER 20 LINEAR FEET OF THE ELEVATED BUILDING - (3) UNDERSTORY TREE PROVIDED
- MIN. (10) - 3 GAL. OPAQUE SHRUB HEDGE NOT TO EXCEED 3 FEET WHEN FULLY MATURED - 10 PROVIDED
- MIN. (1) CANOPY TREE ALONG THE PRIMARY FRONTAGE - 1 PROVIDED
- OPAQUE HEDGE (MAX. 3' HT. AT MATURITY) ALONG THE PROPERTY FRONTAGE (EXCEPT CROSSING DRIVEWAYS AND PATHWAYS)
- INDICATES AREA OF PINE BARK MULCH
- INDICATES AREA OF ZOYSIA SOD

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| DW DRIVEWAY | IRR IRRIGATION CONTROLS | WM WATER METER |
| | LB LICENSE BUSINESS | |
| | LS LICENSE SURVEYOR | |

- 9.6'x26.5' COVERED PAVER PATIO
- 4.1'x6.0' COVERED STOOP
- L1 - S01°19'42"E 49.91'(M) 50'(P)
- L2 - N01°47'23"W 49.82'(M) 50'(P)

GENERAL NOTES:
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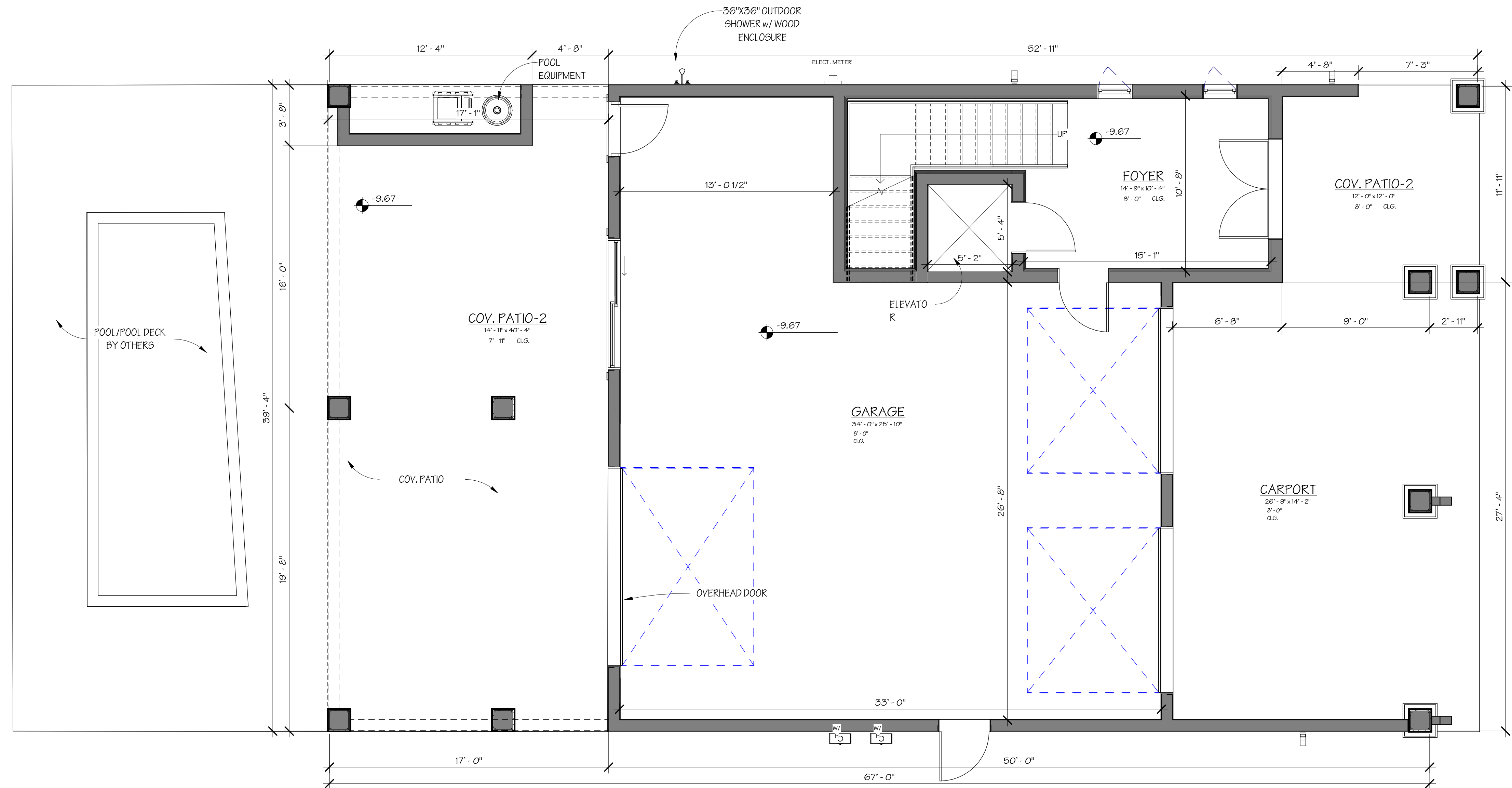
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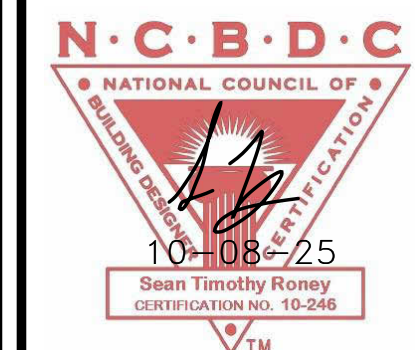


GROUND FLOOR PLAN
1/4" = 1'-0"

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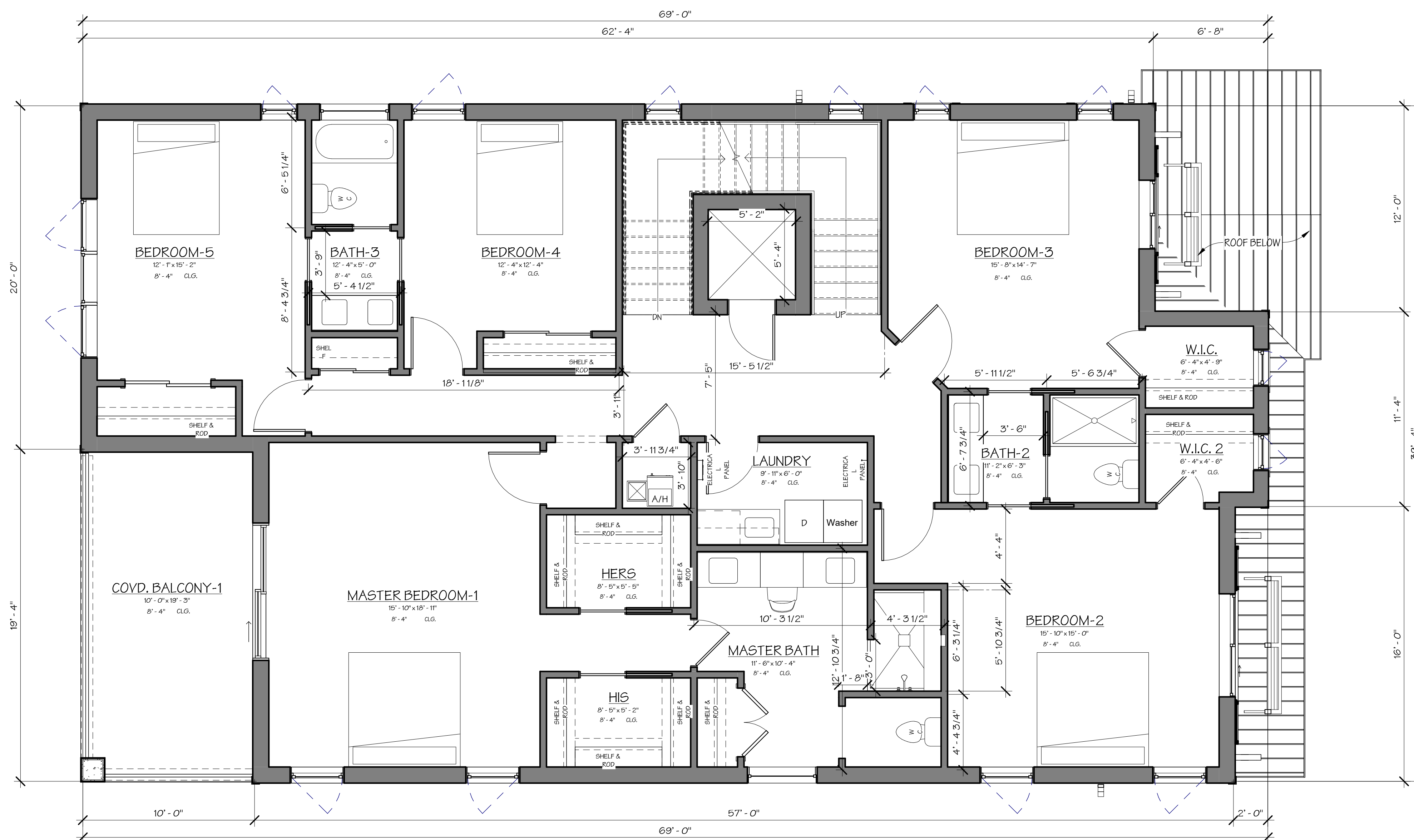
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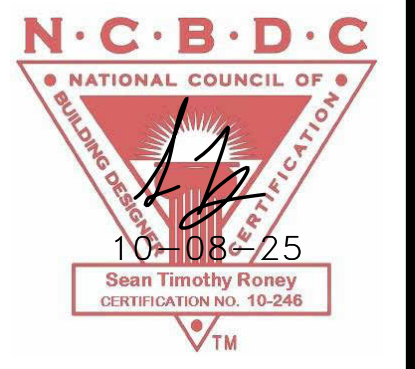


1 1ST FLOOR PLAN
1/4" = 1'-0"

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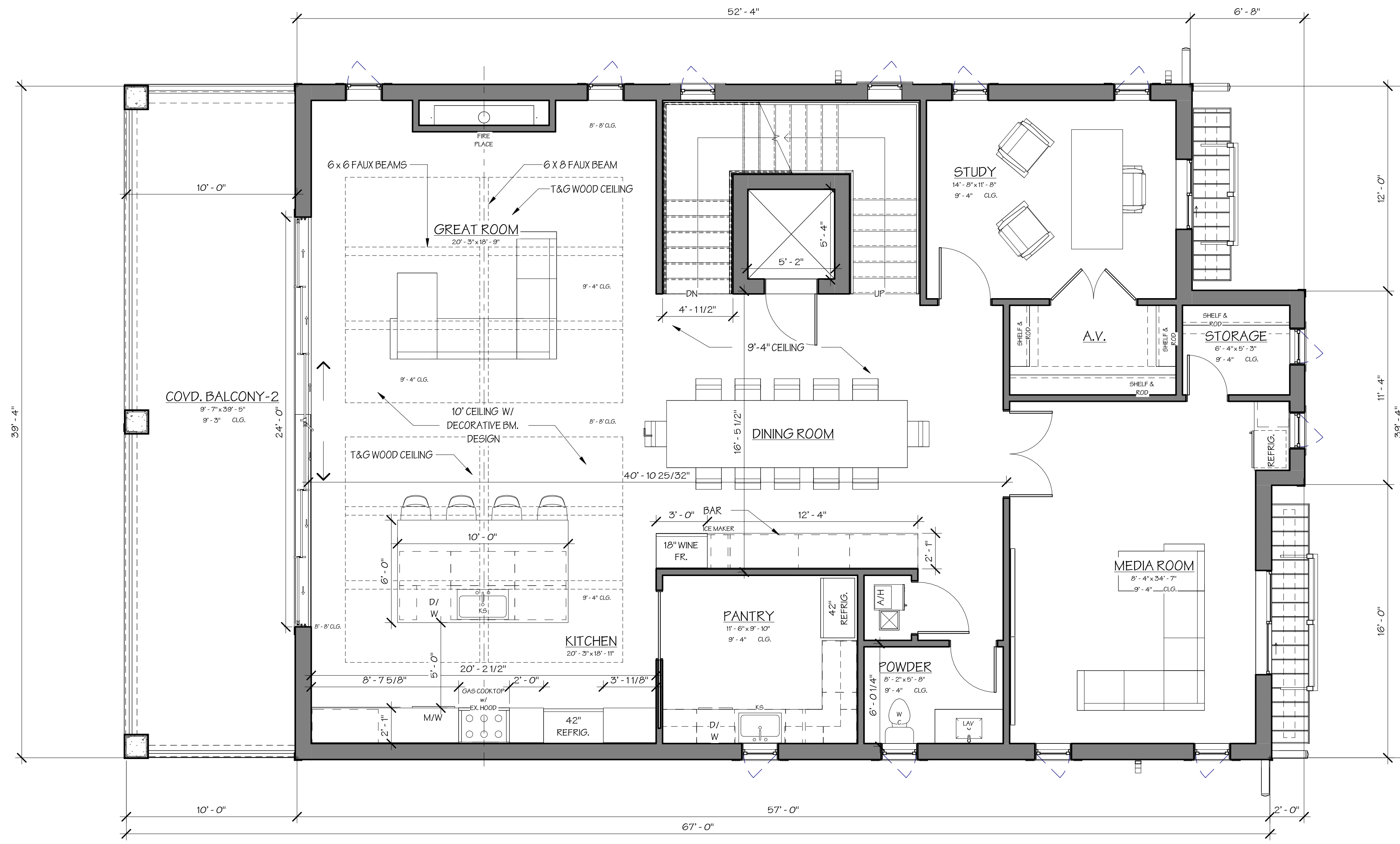
DATE	DESCRIPTION

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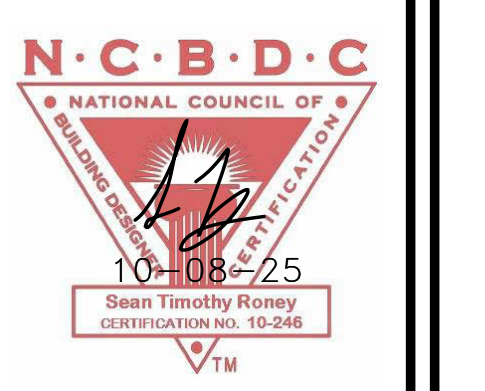


1 2ND FLOOR PLAN
1/4" = 1'-0"

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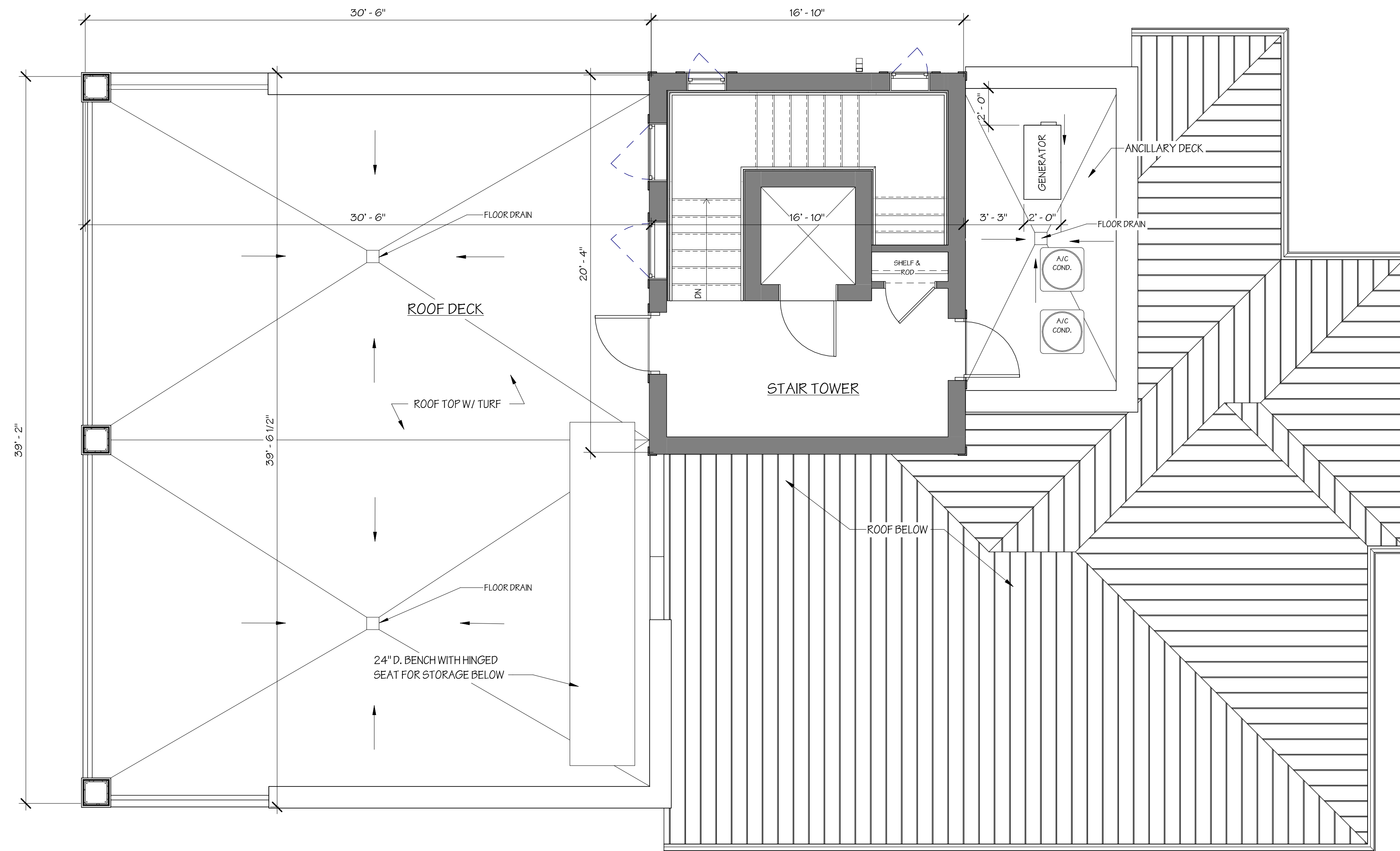
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A NEW RESIDENCE FOR
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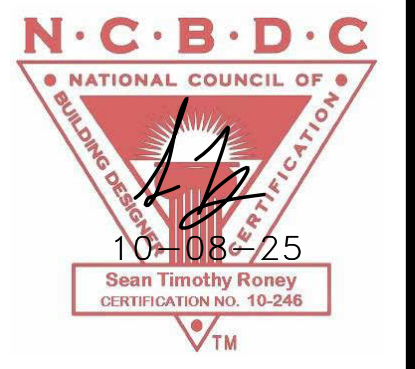




ROOF TERRACE
 1/4" = 1'-0"

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

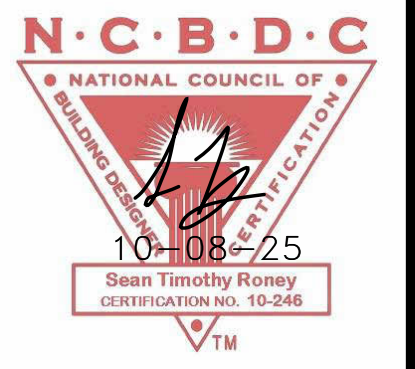


1 FRONT ELEVATION
1/4" = 1'-0"

AVERAGE BETWEEN LOWEST AND HIGHEST NATURAL ADJACENT GRADE = 4.235' NAVD
 $(4.84' + 3.63' = 8.47 / 2 = 4.235')$

- TOWER ROOF BEARING
28' - 8" = NAVD 42.83
- TOP / ROOF TERRACE
21' - 4" = NAVD 35.50
- 2ND FLOOR/ROOF BEARING
19' - 4" = NAVD 33.50
- THORTON CRAFTMAN STYLE BRACKET
- "HARDIEPLANK SIDING, SHINGLE- STAGGERED EDGE PANEL BROWN COLOR"
- TOP / 2ND FLOOR
10' - 0" = NAVD 24.17
- BOT. / 2ND FLOOR
8' - 4" = NAVD 22.50
- HARDIEPLANK-SELECT CEDARMILLO HORIZ. SIDING, TRIM & PAINTED W/ SW7077 ORIGINAL WHITE
- CANOPY / EYEBROW ROOF W/ STANDING SEAM METAL ROOFING, COLOR AS SELECTED BY OWNER
- TOP / 1ST FLOOR
0' - 0" = NAVD 14.17
- BOT. / 1ST FLOOR
-1' - 8" = NAVD 12.50
- D.F.E.
-3' - 2" = NAVD 11.00
- B.F.E.
-5' - 2" = NAVD 9.00
- STRUCTURAL / DECORATIVE BEAM, VAULTED STR.
- PLASTPRO ENTRY DOOR
- TOP / GROUND FLOOR
-9' - 8" = NAVD 4.50
- STACKED STONE VENEER
- TOP / AVG. GRADE
-9' - 11 3/16" = NAVD 4.24

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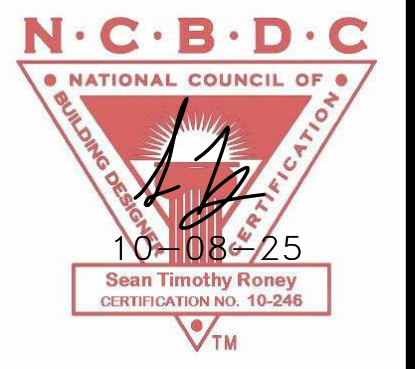
1 NORTH ELEVATION
D6 1/4" = 1'-0"

AVERAGE BETWEEN LOWEST AND HIGHEST NATURAL ADJACENT GRADE = 4.235' NAVD
(4.84' + 3.63' = 8.47 / 2 = 4.235')

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- TOWER ROOF BEARING 28' - 8"
- TOP / ROOF TERRACE 21' - 4"
- 2ND FLOOR/ROOF BEARING 19' - 4"
- TOP / 2ND FLOOR 10' - 0"
- BOT. / 2ND ROOF 8' - 4"
- TOP / 1ST FLOOR 0' - 0"
- BOT. / 1ST FLOOR -1' - 8"
- D.F.E. -3' - 2"
- B.F.E. -5' - 2"
- TOP / GROUND FLOOR -9' - 8"
- TOP / AVG. GRADE -9' - 11 3/16"

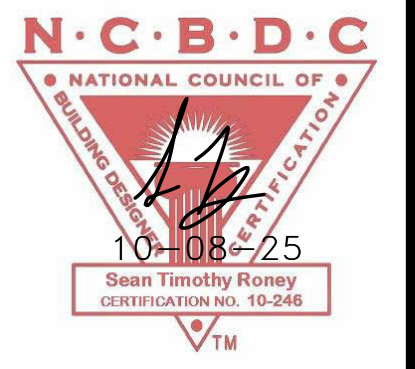
1 SOUTH ELEVATION
D7 1/4" = 1'-0"

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GENERAL NOTES:
1. THE CONDITIONS AND CONDITIONS OF THE PROJECT SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR SAME ONCE THE CONSTRUCTION HAS BEGUN. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. THE STRUCTURAL INTEGRITY OF THE BUILDING'S CONSTRUCTION SHOWN ON THESE DRAWINGS IS DEPENDENT UPON THE COMPLETION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING OR SHORING UNTIL PERMANENTLY ATTACHED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER AND DESIGNER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE DRAWINGS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

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Est. 1990

DATE	DESCRIPTION

A NEW RESIDENCE FOR
MR. AND MRS. MARK SULLIVAN
2808 PASS A GRILLE WAY
51 FETE BEACH, FL 33706

JOB NUMBER
25002

SHEET NUMBER
D7

PRELIM-4

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

Agenda Report

Agenda Title Name: Design Guidebook: Front content

Action Request: None - for discussion at the December meeting.

Strategic Objective:

Date: November 6, 2025

Prepared By: Brandon Berry, Senior Planner
Bill Loughery
Chair

Through: Laura Canary, Community Development Director

Summary of Issue: Staff is including an early draft of the design guidebook front content for Historic Preservation Board review. Staff requests the Board review the content prior to the December meeting, return with recommended changes, and submit photos of preferred historic and newly-constructed buildings for inclusion in the design guidebook (if not already submitted).

This content will precede the design guidelines, which are being prepared by Tara Salmieri, City Consultant with Planactive Studios.

Funding: N/A

Attachments: 1. Front Content - PAG Guidebook

Introduction

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

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

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

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

The following was written about PAG Beach:

"Although PAG beach has some residences that may be characterized as pretentious, most of its homes are distinguished by simple, homelike qualities. They are the kind of homes that are built to be enjoyed, built to be lived in, built not for show but for comfort and real happiness. Pretty cottages nestled among a natural growth of palm trees, brightened by the gorgeous color of oleander

and wild flowers, and looking out over the rippling blue waters of Bay or Gulf what home of one's dreams could be more charming?

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

The above paragraphs are borrowed, word for word, from a PAG Beach brochure from the early 1930s. Amazingly, the descriptions are still accurate almost a hundred years later. Those words encapsulate the charm, uniqueness, desirability and attitude that prevails with the locals today. Beach property values have increased dramatically over the last twenty years, especially in PAG. PAG was a hidden gem for so many years and has become highly desirable. Some recently built homes have missed the historical aesthetic that took decades to establish. It is the mission of this design guidebook to retain the historical look, feel and attitude of this little community.

Development History

Pass-A-Grille's modern residential development history began around the turn of the twentieth century, with three significant and somewhat distinct phases of settlement. The first included settlement generally south of what is now 13th Avenue in the late 1800s and early 1900s, with the second following the opening of the McAdoo Bridge from the mainland in 1919, and the third shortly preceding and following the end of World War II when troops stationed in what became St. Pete Beach and in wider Pinellas County returned for permanent settlement. As the first barrier island in Pinellas County to settle, and with no bridge access for its first two decades of modern growth, many of the earliest developments reflect a simple folk frame and masonry character with homes that are not strictly oriented to lot lines or street frontages that typifies later suburban development. Preserved residences built after the McAdoo Bridge opening in 1919 more clearly reflect the prevailing architectural styles of the era, including Craftsman/bungalow, Mediterranean Revival, and a handful of Colonial Revival residences. Architectural styles common in the immediate pre- and post-War period, such as Minimal Traditional and Ranch, are also well-accounted for, particularly north of 13th Avenue which is considered part of the expanded Pass-A-Grille area and saw increased settlement in the late 1930s and onward.

While primarily residential, Pass-A-Grille has two distinct commercial areas, one of which is considered to have a high density of historic structures. A significant part of Pass-A-Grille's historic development pattern and charm arises from its Eighth Avenue commercial area, which contains a mix of largely-masonry "commercial vernacular" structures of two or two-and-a-half stories that contain ground-floor retail, restaurant, and office, and residential apartments, condos, or lodging units above. The structures currently fronting along Eighth Avenue were largely built in the early 1900s and are well preserved to form and function. While commercial uses are rare in Pass-A-Grille outside of Eighth Avenue, with the most significant other concentration south of the bridge to Vina Del Mar, the neighborhood also contains a significant number of historic, small transient apartment and lodging rentals peppered throughout the neighborhood.

Threats

Pass-A-Grille's historic housing and commercial stock is threatened by sea level rise and increasing storm intensity, along with redevelopment pressure. As much of the neighborhood's historic character is defined by similar form, massing, and folk features of its buildings rather than strict adherence to, or exemplary production of, a particular architectural style, redevelopment meeting floodplain requirements that places new residential living levels at six to eight feet above the ground will inherently eliminate some of that character without proper massing controls to preserve the neighborhood form. The neighborhood has also seen a substantial rise in land value since the last National Register Historic District survey in 2003. While inherently positive for property owners, the neighborhood lacks strong historic preservation controls and permits both demolition by neglect and voluntary teardowns, eliminating any meaningful prohibitions to redevelopment. These pressures are particularly threatening to Pass-A-Grille's "apartment houses", developments which contain multiple units of a few hundred square feet which are a unique development type for the neighborhood and seen elsewhere only in St. Pete Beach's western downtown in any meaningful concentration. In light of this, the area needs strong form and massing controls to help preserve the neighborhood, along with permissions that recognize that preservation must eschew certain typical suburban zoning regulations.

In September and October 2024 western Florida was hit by Hurricanes Helene and Milton, which destroyed dozens of Pass-A-Grille's historic homes and damaged hundreds of others. While the City's status as a Certified Local Government has helped dozens of property owners voluntarily list their residences as historic resources, allowing them to restore their residences with the same form and features as they have existed with for decades, dozens of historic homes in the neighborhood have been demolished as of this

writing. Promoting redevelopment that fits the historic character of the area is important to ensure that forthcoming redeveloped structures continue to support Pass-A-Grille's extant contributing and locally-designated historic housing and commercial building stock.

Purpose of this Guidebook

This Guidebook is intended to provide recommended architectural styles, and their form, massing, and design rhythm guidelines, to aid property owners and developers in understanding the preferred character of new development. Architect-prepared alternatives to designs promoted in this guidebook are still permitted, provided that new development continues to exemplify the design requirements of the Pass-A-Grille Overlay District.

The divisions of this guidebook provide recommended guidance by architectural style, and separates design styles into preferred (heritage) styles and other styles. The City does not require any particular architectural style for new development in Pass-A-Grille, but generally requests that styles be appropriate for the block face, or the neighborhood in general. More modern designs, while permitted, may also face challenges from inclusion of required frontage features and design rhythms.

Heritage Architectural Styles and Existing, Promoted Construction

Frame (Folk) Vernacular – Primarily developed in the late 1890s through 1920s, including homes developed up through the 1950s

As by far the most prevalent historic architectural style in Pass-A-Grille, the frame or folk style exemplified quick construction and simple, often minimal, ornamentation. The most exemplary feature of this style is the rough-hewn siding prevalent on multiple historic residences that is rarely found elsewhere in Pinellas County, with both contemporary and other more recent developments using cypress siding or, even more modern, fibercement. These developments often borrow reserved versions of features from other architectural styles prevalent at the time of their construction, such as overhanging eaves with exposed rafter tails.

Common features of this vernacular as found in Pass-A-Grille include:

- Front gable or hip roofs;
- Structures elevated less than one full level on piers enclosed with lattice or a continuous screen;
- Minimally decorated, with pierced concrete vents, rafter tails, decorative surrounds, wood louvers, front porches, and similar, supportive features.
- Roofs with wooden or asphalt shingles, or metal roofing material.

- Exterior horizontal plank, weatherboard siding, and rough-sawn wood siding where consistent with the original “folk design”.
- Elevated less than one full level, with vehicle access from the sides or rear.

Craftsman/Bungalow – Common in the 1900s through 1920s

One of the most common architectural styles nationally in the earliest part of the 20th century, Craftsman residences were particularly common in Pass-A-Grille in the 1900s through 1920s. Nationally, the structures were common on small lot sizes, which fit well with the 4,000 to 5,000 square foot platted lots of Pass-A-Grille.

Common features of this style as found in Pass-A-Grille include:

- Brick chimneys;
- Double-hung sash windows, or multi-pane upper sashes with single lower lite;
- Tapered piers and overhanging eaves in full-width or incised porches;
- Exposed rafters supported by beams or columns;
- Elevated less than one full level over continuous foundations, with vehicle access from sides or rear.

Minimal Traditional – Common in the 1930s and 1940s

While Pass-A-Grille has few true colonial revival style residences, the pared-down minimal traditional style is somewhat prevalent. While sometimes possessing the more ornate features of Colonial Revival such as pronounced porches and louvered shutters, Pass-A-Grille’s minimal traditional residences often contain:

- Limited front gable projections and limited roof overhangs;
- Moderate roof pitch;
- Front chimney;
- Limited additional architectural detail.

Masonry Vernacular – Common in the 1930s and 1940s

As with frame vernacular, the masonry vernacular reflects a type of construction and common feature set rather than a unified style. Common features in Pass-A-Grille include:

- Concrete block with stucco or brick veneer;
- Shallow-pitched gable roofs, with projecting concrete beams beneath the eaves;
- Metal casement or awning windows;
- Concrete screen walls along the perimeter of the property, with pierced or cut-out adornments.

Ranch – Common in the 1940s and 1950s

While much more prevalent in the Don CeSar neighborhood, which saw much of its development in the post-World War II period, ranch homes are found in the northern side of Pass-A-Grille which underwent significant development in the 1940s and 1950s.

Features of ranch homes in Pass-A-Grille include:

- Low-pitched roofs, horizontal orientation, and overhanging eaves;
- Split or partial split elevation, occasionally with a garage underneath a portion of the residence;
- Frequently containing a continuous foundation.

Other Styles

While not prevalent enough to discern uniquely Pass-A-Grille elements of their styles, the following historic structure styles are found in Pass-A-Grille:

- Colonial Revival
- Mediterranean Revival
- Tudor Revival