



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, December 4, 2025
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the December 4, 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. November 6, 2025 Regular Meeting Minutes

4. Action Items -

a. Local Historic Designation No. 25138: 406 72nd Avenue

Mielad Moosapanah, owner, requests Local Historic Designation of the single-family structure located at 406 72nd Avenue.

b. Local Historic Designation No. 25098: 3211 E. DeBazan Avenue

Thomas and Beverly McGuckin, owners, request local historic designation of the three-unit, two-building residential structures on the subject property.

c. Certificate of Appropriateness for Elevation No. 25099: 3211 E. DeBazan Avenue

Thomas and Beverly McGuckin, owners, request a Certificate of Appropriateness to elevate the primary two-family structure, convert the rear casita structure to a garage, and make

other associated improvements.

d. Certificate of Appropriateness for Demolition No. 25140: 103 1/2 & 105 1/2 1st Avenue

Suncoast Wrecking and Asset Recovery, LLC for Marilyn Nolan requests a Certificate of Appropriateness for Demolition of 103 1/2 & 105 1/2 1st Ave, the two locally-designated accessory dwellings on the subject three-dwelling property. The primary residence at 103 1st Ave is not proposed for demolition.

5. Discussion Items

a. Design Review No. 25144: 2604 Pass A Grille Way

Sam Angelides for Kevin and Lois Quinn requests design review of a new residence being constructed to the House-Medium design standards of the Pass-A-Grille Overlay District.

b. Design Review No. 25145: 404/406 Pass-A-Grille Way

Sean Roney of Roney Design Group for Steven and Cynthia Cureton requests design review for a two-story addition on the northern side of an existing three-story residence, subject to the House-Large building type. This request is a successor to Design Review No. 21068, which was accepted by the Historic Preservation Board in late 2021.

c. Design Guidebook: Front content

Staff is including an early draft of the design guidebook front content for Historic Preservation Board review.

6. Information Items -

a. Conditional Use Permit 25133: 804 Pass-a-Grille Way

Request for outdoor elevated seating decks associated with a proposed new-constructed restaurant at 804 Pass-a-Grille Way located within the CRD-EA zoning district.

b. Board of Adjustment Case No. 25142: 702 Pass-a-Grille Way

Brandon Tecklenberg of 702 PAG WAY LLC requests an unnecessary & undue hardship variance to allow the retention of a primary driveway access from Pass A Grille Way following redevelopment of 702 Pass A Grille Way (Sec. 40.4.).

c. Building Permit for New Residential Construction: 2707 Pass-A-Grille Way (former Busch Estate)

Staff is presenting a substantial revision to the redevelopment of the residence at 2707 Pass-A-Grille Way for informational purposes. This development meets the setbacks and other standards of the underlying zoning district (RU-2) and will not be presented as a design review.

7. Next Meeting: January 8, 2026

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.**