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.

DRAFT HISTORIC PRESERVATION BOARD MINUTES

November 6, 2025 - 2:30 PM

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

STAFF PRESENT: Kristin Coman, Planning Manager; Attorney Chloe Berryman, City Attorney's Office; Ginny Keeter-Bodkin, Deputy Clerk; Gil Martinez, Senior Planner; Lynn Rosetti, Contract Planner; Laura Canary, Community Development Director

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

1. Approval of the Agenda –

Member Dashiell asked to add a discussion item on fees for demolition and historic structures, Vice Chair Hockensmith an update on the Gulf Beaches Historic Museum, Chair Loughery a discussion on the potential move of a structure to replace the shuffleboard clubhouse, and Senior Planner Kristin Coman a Public Services update.

Motion: Member Dashiell moved and Member Young seconded the approval of the November 6, 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 October 2, 2025**

Motion: Member Young moved, and Member Hurley seconded the approval of the October 2, 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.

a. Review and Approval of 2026 Board Meeting Dates

Motion: Chair Loughery moved, and Member Dashiell seconded the approval and acceptance of the 2026 Historic Preservation Board meeting dates as amended with a change to July 9th; the motion carried 5-0.

All staff presentations are part of the meeting record.

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.

Contract Planner Lynn Rosetti explained that in early spring the property owners came forward regarding the badly damaged front porch, and are now asking to restore leaky, deteriorating windows. She added

that they are asking for black window frames and that this structure was part of the city's first survey. She reviewed a presentation on the property including photos. Staff were in support of the request and recommended approval. Board discussion followed on window frame colors.

Motion: **Chair Loughery moved, and Member Dashiell seconded to approve the Certificate of Appropriateness for Restoration No. 25126 at 3401 Casablanca Avenue; the motion carried 5-0.**

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 residence on the property that is considered a contributing resource to the Pass-a-Grille Historic District.

Senior Planner Gil Martinez reviewed a presentation for this request. The structure was severely damaged by the two hurricanes; FEMA valuations declined from $120,899 (2024) to $76,206 (2025). Repairs were estimated at 84% of depreciated value, indicating substantial damage. Restoration is economically and practically unfeasible due to the structure's condition, flood-zone constraints, and high rehabilitation costs. While a rare surviving example of its type, staff found that reasonable measures could not preserve the structure, supporting the applicant's decision to demolish. Mr. Martinez noted an update that the applicant is now Juan Morejon (no longer Keith and Britney Goan).

Community Development Director Laura Canary clarified that staff uses the year of the event to determine which property values apply; the confusion came when the 2025 value letters were mailed out, because many people didn't realize those letters were already uploaded to their property records. If another event were to occur tomorrow, the 2025 property values would be used to determine damage percentages and any required improvements moving forward.

Juan Morejon co-owner/applicant was sworn in and testified that regarding the property valuation, once he received clarification on what documentation was needed, he ordered both a home inspection and a mold assessment. The reports showed active mold growth and additional structural damage that was not included in the previous application. Chair Loughery explained that the Board can only stay a demolition for 30 days. During that delay period, property owners are encouraged to consider rebuilding in a way that is compatible with the historic character of the neighborhood. Staff can help guide owners so that any new home fits the architectural style of the historic district.

Chair Loughery inquired if any record kept of the type and maturity of trees that are lost when homes are demolished. Board members expressed concern over the loss of foliage recently. Staff made note of an item on tree replacement for the next meeting agenda.

Motion: **Chair Loughery moved, and Member Hurley seconded to approve the Certificate of Appropriateness for Demolition No. 25134 at 2107 Pass-a-Grille Way; the motion carried 5-0.**

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

Mr. Martinez reviewed a presentation on this request. The owner proposes demolition of the primary residence due to flood vulnerability, while retaining the detached garage, which will be converted to flood-compliant parking or storage under an approved variance. The owners have explored relocation options for the existing home without success. Due to the request for a COA for demolition, the applicant will need to formally withdraw Case No. 25081 for Local Historic Designation. The replacement dwelling, reviewed under HPB Design Review Case No. 25039, incorporates prior Board feedback. The applicant has pursued but not secured relocation of the existing structure.

Chair Loughery indicated that he had been speaking with the owners of the home for a few months as there had been interest in potentially relocating the house rather than demolishing it. Because a structure must be locally designated as historic before it can be moved, the owners submitted an application for local historic designation. However, that application was put on hold while the owners and staff explored whether the house could actually be moved. Several residents who were interested in relocating the house ultimately could not proceed, and those options fell through. Recently, the City decided to move forward with demolishing the shuffleboard clubhouse, and there is now renewed interest in possibly relocating this house to that site. Commissioner Maldonado brought the idea to the City Commission last Monday. Staff are currently evaluating whether the move is feasible.

The question raised was whether the homeowners would need to withdraw their local historic designation application to receive a demolition permit. Staff explained that if the house is going to be demolished, the designation would not be needed. However, if the house is going to be moved, the designation needs to be in place. The concern is timing: the City does not want to require the owners to restart the designation process if moving the house becomes viable.

Applicant Michael Pezza appeared and testified that their building plans and permits for a new structure are in process and that they do not want significant delays. He emphasized that their first preference is still to donate and relocate the house, if it can be done quickly. To allow time for the relocation option to be determined without delaying the owners' construction timeline, the board agreed to grant the demolition Certificate of Appropriateness with a 30-day stay. During those 30 days, the City and interested partners will determine whether the house can be moved and designated in time. If the move is feasible, the relocation and local historic designation paperwork can proceed. If not, the demolition permit will be available to use after the 30-day period. Mr. Pezza agreed.

Motion: **Member Young moved, and Chair Loughery seconded to approve the Certificate of Appropriateness for Demolition No. 25135 at 103 24th Avenue with a 30 day stay; the motion carried 5-0.**

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.

Ms. Coman presented the details of this design review for this new home including a proposed site plan, front, rear, and side elevations and interior plans. 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 verbally; the plans have not been revised yet. They have modified the exterior and the secondary frontage. 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. Ms. Coman reviewed staff comments on zoning regarding the double-frontage lot, landscaping requirements, and driveway access.

Sean Roney, Roney Design Group Central Ave. St. Pete testified about plans to modify plans to meet the visual continuity standard of the LDC including the carport. He explained the different textures, siding and design elements to break up the side views. Mr. Roney is amenable to speaking with Ms. Salmieri to better understand the comments. He testified that a landscape plan has been submitted with shade trees included but was not included in the presentation. Landscape requirements were discussed.

6. Information Items

a. Fees for demolition (Added)

The board discussed demolition fees for historic or contributing structures. Currently, the total cost to demolish such a structure is approximately $154, which includes a $50 Certificate of Appropriateness fee and roughly $100 for the building demolition permit. Member Dashiell suggested that this fee is too low given the high property values and the workload required by staff to process these requests. She proposed increasing the demolition fee to near $1,000 to better reflect cost and discourage unnecessary teardown of historic properties.

Concerns were raised about ensuring fairness, particularly for longtime residents who may need to demolish storm-damaged homes and are not developers building high-value new construction. The board agreed that more information is needed about how long current fees have been in place, how demolition fees compare to renovation and new construction permit fees, and how nearby or comparable communities structure fees. Ms. Canary explained that the city is already conducting a citywide fee study and must also consider state legislation (SB 180), which restricts changes that could appear to hinder redevelopment. Any adjustments must be carefully timed and legally reviewed. The item will be brought back next month with additional fee data and comparisons.

b. Potential Move of a Historic Home at 103 24th Avenue (added)

After Chair Loughery introduced this item, the board discussed the potential relocation of the historic house located at 103 24th Avenue to replace the shuffleboard clubhouse at 900 Pass-a-Grille Way, which is scheduled for demolition. The homeowners are willing to donate the house, and the structure is in generally good condition with historical significance (including a past mayor's residence). The city has already approved demolishing the existing shuffleboard clubhouse due to high repair costs (estimated around $192,000). Insurance and other funds may total approximately $177,000, which could potentially cover the cost of moving the house instead. Moving estimates for similar homes have been around $162,000, though exact costs would depend on site preparation, utilities, and any foundation work. Staff are currently gathering cost, compliance, and feasibility information (including building code and ADA considerations). Timing is critical due to the demolition timeline and the homeowner's need to move forward. The board discussed the steps required, including potential historic designation and a certificate of appropriateness for moving the structure. The board emphasized that final approval must come from the City Commission, and public input will likely be needed.

Following the discussion on this item, City Attorney Chloe Berryman advised the members that a consensus or a motion to recommend an action to the City Commission was acceptable although this

was an added discussion item.

Motion: **Vice Chair Hockensmith moved, and Member Hurley seconded to recommend to the City Commission to consider the relocation of the historic structure at 103 24th Avenue to the shuffleboard clubhouse property in PAG park at 900 Pass-A-Grille Way. The motion carried 5-0.**

c. Gulf Beaches Historic Museum Updates (added)

Vice Chair Hockensmith announced that Light Up the Museum will be on Sunday, December 7th at sunset, approximately 4:40 PM and encouraged people to attend.

d. Public Services Update and Guidebook (added)

Ms. Coman reported that the City Commission approved the demolition of the shuffleboard building at their Monday meeting and that Public Services is aware of missing bricks on 8th Avenue and is scheduling city staff to reinstall them.

Ms. Coman also explained that the draft front section of the Design Guidebook was included in the meeting packet. Board members should review it and bring comments or suggestions to the December meeting. She asked the members to submit photos of preferred historic structures or compatible new construction for inclusion in the guidebook. Addresses are helpful but not required. Chair Loughery added that the draft is generally well done. The Mediterranean Revival style should be added as a specific architectural category with examples and the guidebook should include photos of historic homes with successful additions to show compatible expansion is possible, examples of historic homes that have been moved, and photos of new construction that fits the community's established architectural character. Members will continue gathering photographs and examples to support these additions.

7. Adjournment – The next meeting is scheduled for December 4, 2025.

Chair Loughery adjourned the meeting at 4:25 PM.

These minutes will be considered for approval at the December 4, 2025, Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25138: 406 72nd Avenue

Action Request: Motion to approve Local Historic Designation Case No. 25138 for the residence at 406 72nd Avenue.

Strategic Objective:

Date: December 4, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Kristin Coman, Senior Planner

Summary of Issue: The property owner, Mielad Moosapanah, is requesting Local Historic Designation of the single-family structure at 406 72nd Ave.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Florida Master Site File
4. Property Survey
5. Photo #1
6. Photo #2

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 25138: **Applicant: Mielad Moosapanah**
Meeting Date: December 4. 2025
Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner, Mielad Moosapanah, is requesting Local Historic Designation of the single-family structure at 406 72nd Ave.
SUBJECT PROPERTY	406 72 Ave**.,** ST PETERSBURG BEACH REPLAT BLK 42, W 1/2 OF LOTS 13 AND 14 PARCEL ID # 36-31-15-77994-042-0130
LAND USE / ZONING	DCR- Downtown Core Residential
YEAR BUILT	Circa 1949
HISTORIC STATUS	The property at 406 72 Ave., built in 1949, features a single-family home. In 2025 the structure was recognized for its contribution to the character of the Corey Ave Downtown Core Neighborhood. (PI16681).
SURROUNDING AREA	North – Single-Family Residential South – Single-Family Residential East – Sigle -Family Residential West – Single-Family Residential

BACKGROUND and ANALYSIS

The home at 406 72nd Avenue is a one-story, concrete-block residence built in 1949 and identified in the Florida Master Site File (PI16681) as part of the Corey Avenue historic resource survey area. The house reflects the modest, functional post-World War II beach cottage development that occurred as St. Pete Beach transitioned into a permanent coastal community.

The building retains its original rectangular footprint, low-pitched gable roof, stucco exterior, and simple front elevation with a centered entry and flanking windows, all of which are characteristic of Minimal Traditional/Masonry Vernacular homes of the period. At approximately 702 square feet of living space, the scale and design remain consistent with surrounding mid-century residential properties. A screened porch and small utility room were added early in its history but do not alter its overall form or appearance.

The property has continued to serve as a single-family residence since its construction. Other than a window replacement project in 2013 and recent removal of interior finishes due to hurricane-related flood damage, there have been no significant exterior alterations that would affect the

home's architectural character. The exterior walls, roof form, massing, and relationship to the street all remain intact.

Overall, the house continues to reflect its original period of construction and maintains sufficient integrity of location, design, materials, and setting to convey its historical character as part of the city's early post-war residential development. The owner intends to repair and restore the interior once insurance matters are resolved, with the goal of retaining its mid-century cottage appearance.

Sec. 28.20. - Designation report.

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

(1) ***Individual historic buildings or archaeological sites:***

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

406 72nd Avenue is a modest, one-story Minimal Traditional cottage built around 1949. The structure has a simple rectangular floor plan, a slab foundation, stucco-finished concrete block walls, and an intersecting gable roof with composition shingles. The front entry is accessed by a small stoop facing the street, and windows are primarily double-hung. A screened porch is located on the east side of the home, and a small utility room is attached on the south side.

The small footprint, low roofline, lack of ornamentation, and straightforward design reflect the practical post-war building style common to St. Pete Beach. These characteristics, along with its original lot placement and relationship to neighboring homes, form the building's primary character-defining features.

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

The property is an example of early post-World War II residential development that shaped St. Pete Beach as it transitioned from a seasonal beach destination to a permanent coastal community. Built circa 1949, it represents the small-scale, affordable, and functional cottage-type housing commonly constructed during this period. The home retains integrity of location, setting, scale, and overall appearance, and aligns with the architectural and community-development themes documented in the Florida Master Site File.

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

The exterior form and primary architectural features remain intact; however, interior finishes were damaged during recent storm events. Flooring, drywall, and cabinetry were removed to prevent mold, and damaged screening and landscaping were cleared as part of cleanup efforts. The building remains structurally sound, but long-term vulnerability to coastal storms, flood-related requirements, and delays in repair represent potential risks to future integrity.

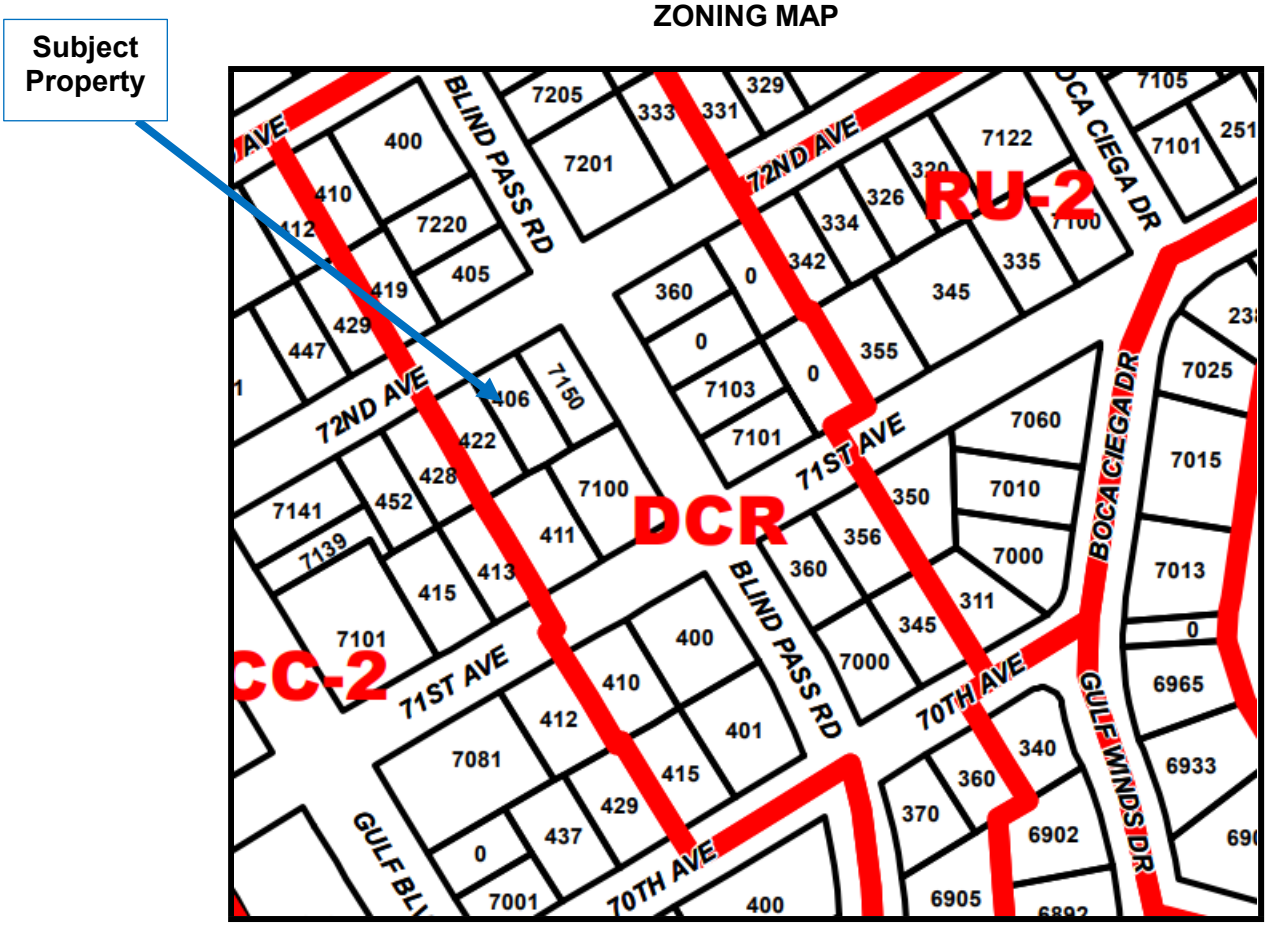
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The owner intends to restore the house to reflect its original cottage character. No change of use, expansion, or major alteration is proposed, and the property is planned to remain a single-family residence.

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

406 72nd Avenue zoned and has a land use designation of DCR- Downtown Core Residential.

ZONING MAP



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

Based on the information available, the property at 406 72nd Avenue appears to be eligible for local historic designation as an example of early post-World War II residential development in St. Pete Beach that retains its small-scale cottage character, original location, basic form, and overall architectural simplicity consistent with the Minimal Traditional style. Although interior materials were recently removed due to storm-related damage, the primary historic features that convey its significance remain intact.

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

The photographic record is included withing the body of the report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or

c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or

e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and

f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

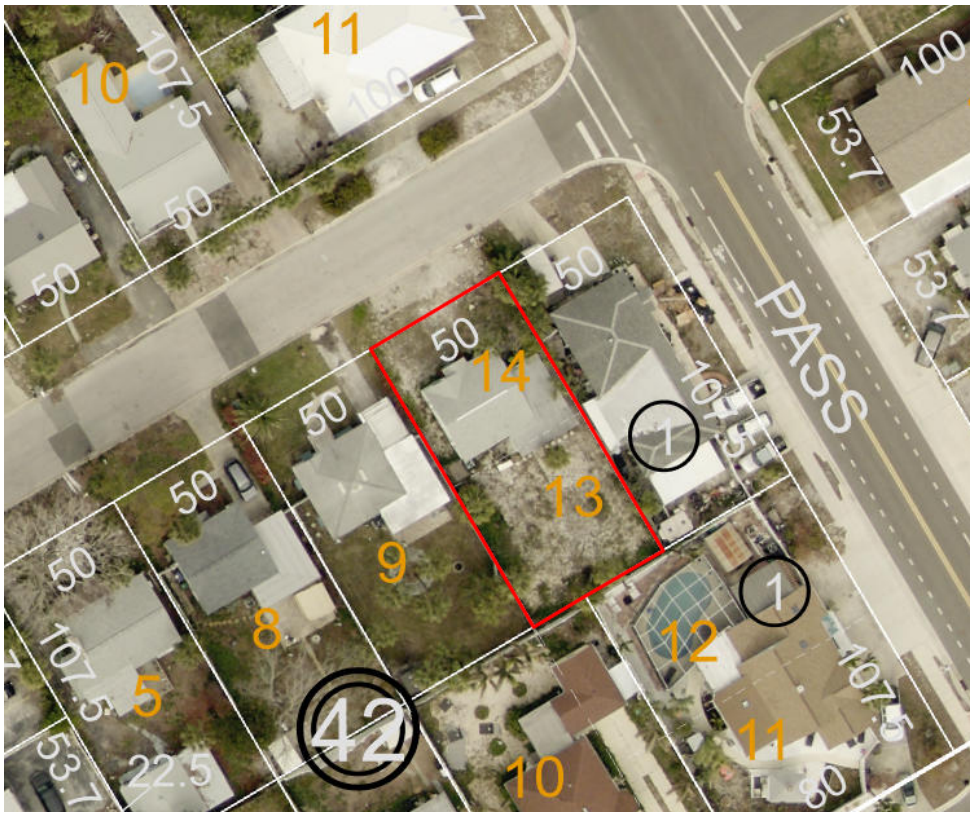
Staff analysis: Staff supports this application to designate the structure at 406 72nd Avenue as a local historic resource. Staff finds that the building is significant in the following areas:

- Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United State

- Embodies the distinctive visible characteristics of an architectural style or period.

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residence at 406 72nd Avenue.

AERIAL PHOTOGRAPH



Source, PCPA

Current Google Earth Image



Current Field Photo



Google Streets 2011



Google Streets 2019



Applicant Photos









Application for Local Historic Designation

GENERAL INFORMATION

Case Number __25138_____

Property Owner Name & Mailing Address

Mielad Moosapanah

5625 E Waltann Ln.

Scottsdale, AZ 85254

Phone ____ (941) 323-7886 ____

Email Address __mmoosapanah@gmail.com____

Agent or Representative Name & Address

Phone

Email Address _____

Property Address, Legal Description, Parcel ID

Property Address: 406 72nd Ave. St. Pete Beach, FL 33706

Legal description: ST PETERSBURG BEACH REPLAT BLK 42, W 1/2 OF LOTS 13 AND 14

Parcel ID: 36-31-15-77994-042-0130

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:
(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of ____ **Parcel ID# 36-31-15-77994-042-0130**_____ located at __**406 72nd Ave. St. Pete Beach, FL 33706**___ and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____*Mielad Moosapanah*_____ Date: __October 28, 2025 __

TYPE OF REQUEST

---- Individual historic building

---- Individual archaeological site

_**X**_ Historic or archaeological district

___ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Please find survey attached. Land Area = 5,375 SF. Gross SF = 1,040 SF. Living SF = 702 SF.

FUNCTION OR USE

Historic Functions

_SIngle Family Home_____

_____

_____

Current Functions

__Single Family Home _____

_____

_____

DESCRIPTON

Architectural Classification

_____

_____

_____

Materials

__Floor system: Slab on Grade; Roof: Shingle

_Floor: Carpet/Hardtile/Hardwood; Interior

finish: drywall/plaster; Exterior: CbStucco/Cb Reclad

STATEMENT OF SIGNIFICANCE

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

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

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

❑ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

❑ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

❑ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

- ❑ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and

- ❑ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- ❑ Represents a significant entity whose components may lack individual distinction; or

- ❑ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or

.

- ❑ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

- ❑ Has yielded or is likely to yield significant information relating to prehistory or history; or

- ❑ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

Post-World War II development of St. Pete Beach

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

Year built: 1949

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.

   The house at 406 72nd Ave is a modest one-story single-family dwelling built in 1949. It sits on a rectangular lot of approximately 5,375 sq ft. The residence has approximately 702 sq ft of living area. **Exterior:** The building is made of block construction. It features a low-pitched gable roof covered with composition shingles. The front elevation is symmetrical or nearly symmetrical with a centered entry door, flanked by windows. The main entrance has a stoop leading to the front door. The exterior walls are rendered with stucco and painted in a light teal color. Windows are double-hung style. The house is set close to the street, with a modest front yard and a path leading to the entry. Landscaping is simple (small shrubs, lawn) consistent with mid-20th-century beach residential development in the area. **Interior:** Flooring is a mix of hardwood (living areas and bedrooms) and vinyl laminate (kitchen and bathrooms). The interior plan is compact, reflecting the simple cottage form, with a living room, kitchen, two bedrooms, and one bathroom. To the east side of the home there exists a 272 sq ft screened porch. On the south side of the home, there is a utility room which is 48 sq ft. **Site/Lot:** The property is located in the heart of the beach community of St. Pete Beach, on 72nd Avenue—a street of similar small-scale residential cottages. The lot size is standard for the neighborhood (5,375 sq ft) and the house footprint is modest, leaving some yard area front and rear.

   Character-Defining Features:

   - **Modest seaside cottage scale**: The small footprint (702 sq ft) and one-story height preserve the human-scale, cottage typology typical of mid-20th-century beach neighborhoods.

   - **Simple gable roof and minimal ornamentation**: The unadorned gable roof and modest exterior treatment reflect the post-war residential construction in Florida beach communities.

   - **Stucco or block construction typical of the region**: The Block/Stucco construction is a durable and regionally appropriate construction method in Florida's coastal environment.

   - **Original window style, door and stoop** contribute significantly to historic integrity.

   - **Interior hardwood floors**: Prior to the storm, the original hardwood floors remained, however due to flood damage they were removed. Will be replaced with similar although impervious style flooring.

- **Neighborhood pattern & lot size**: The house retains the typical lot size and spatial relationship to its neighbors and the street.

- **Beach community setting**: Its location within the beach environment and its modest form embody the residential development pattern of the 1940s beach-side neighborhoods.









2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.

   The residence at 406 72nd Ave., St. Pete Beach, built in 1949, is significant under Section 28-22(a) and (c) of the Land Development Code. It represents the post-World War II development of St. Pete Beach as a coastal community and embodies the vernacular mid-century beach cottage style typical of that era.

The one-story block/stucco construction, low-pitched gable roof, and compact footprint reflect the architectural response to Florida's coastal climate and the modest scale of early beach-side living. The house retains its original location, design, and materials, preserving its integrity and contributing to the character of its historic neighborhood.

In sum, the property is a well-preserved example of mid-century coastal architecture, illustrating the social and economic growth of St. Pete Beach during its formative post-war years.

3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.

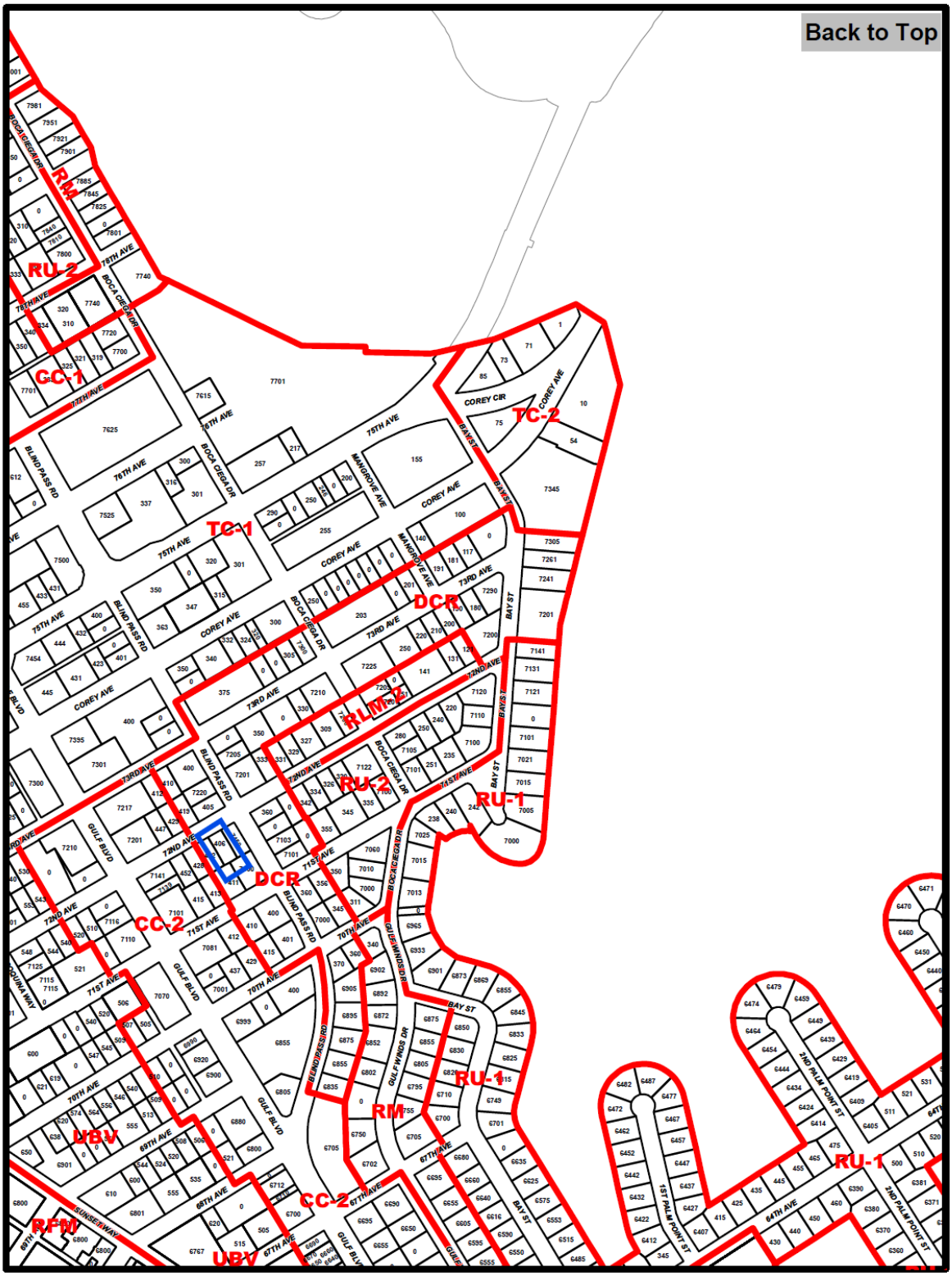
   The flooring, drywall, and cabinetry of the home has been removed due to damages following hurricanes Helene and Milton. This was done in order to mitigate any mold growth or similar hazards to the neighborhood during the lengthy insurance appraisal and approval process. Additionally, any damaged patio screening and landscape plants were removed as part of debris cleanup.

4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.

   Official rehabilitation plans are not determined at this time, as I am still awaiting final flood insurance determinations. The plan is to restore the home to its original, mid-century beach cottage charm.

5. Provide a location map, showing relevant zoning and land use information.





City of St Pete Beach Official Zoning Map Ord. 2011-34 Effective 07/10/2012

Zoning, Zoning Description

AC, Activity Center
BHC/P, Boutique Hotel Condo/Preservation
BR, Bayou Residential
CC-1, Commercial Corridor Blind Pass
CC-2, Commercial Corridor Gulf Blvd
CC-2/UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
CG-1, Commercial District
CG-2, Commercial District
CRD/EA, Community Redevelopment District/Eighth Avenue
DCR, Downtown Core Residential
INS, Institutional
INS/PAG, Institutional/Pass A Grille Overlay
LR, Large Resort
LR/P, Large Resort/Preservation
P, Preservation
R/OS, Recreational/Open Space
R/OS/P, Recreational/Open Space/Preservation
R/OS/PAG, Recreation/Open Space/Pass A Grille Overlay
RFM, Resort Facilities Medium District
RFM, Resort Facilities Medium District
RFM/P, Resort Facilities Medium District/Preservation
RLM-1, Residential District
RLM-2, Residential District
RLM-2/PAG, Residential District/Pass A Grille Overlay
RLM-2/RFO, Residential Distric / Resort Facilities Overlay
RM, Residential District
RM/P, Residential District/Preservation
RM/PAG, Residential District/Pass A Grille Overlay
RM/PAG/P, Residential District/Pass A Grille Overlay/Preservation
ROR, Residential Office Retail District
ROR/PAG, Residential/Office/Retail/Pass A Grille Overlay
RU-1, Residential District
RU-2, Residential
RU-2/PAG, Residential District/Pass A Grille Overlay
TC-1, Town Center Corey
TC-2, Town Center Corey Cir and Coquina West
THD/RFOPAG, Tourist Hotel Dist/Resort Facilities Overlay/PAG
TU, Transportation Utilities
UBV, Urban Beach Village

Page 4 of 15
Date Saved: 7/20/2012

Path: O:\User Data\Maps\Zoning\Zoning_Book11x17.mxd

Major Bibliographic References

1. https://www.pcpao.gov/property-details?s=153136779940420130&input=406+72&search_option=address&start=0&length=10&order_column=5&order_type=asc&xmin=-9211850.128132937&ymin=3216212.1807306693&xmax=-9211361.349167062&ymax=3216365.3533693342&basemap=BaseMapParcelAerials&sales=&scale=1128.497176&parcel=36-31-15-77994-042-0130

2. https://www.stpetebeach.org/202/Planning-Zoning

Clear Form Values

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PI16681
Field Date 3-19-2025
Form Date 8-29-2025
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) 406 72ND AVE — Multiple Listing (DHR only)
Survey Project Name Corey Avenue Area 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

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
406		72ND	Avenue	

Address:
Cross Streets (nearest / between) Between Between Blind Pass Rd & Gulf Blvd, on S
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 2024 — Plat or Other Map PB 5 Pg 28-29
City / Town (within 3 miles) ST PETE BEACH — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 31S — Range 15E — Section 36 — ¼ section: ☒NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 15 31 36 77994 042 0130 — Landgrant
Subdivision Name ST PETE BEACH REPLAT — Block 42 — Lot 13,14
UTM Coordinates: Zone ☐16 ☒17 — Easting 3 2 7 5 7 8 — Northing 3 0 6 9 6 8 0
Other Coordinates: X: 2.774048168517 Y: -8.27493075620 — Coordinate System & Datum WGS 1984
Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1949 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1949 — To (year): 2025
Current Use Private Residence (House/Cottage/Cabin) — From (year): 1949 — To (year): 2025
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: 7-16-2013 — Nature windows rpl
Additions: ☐yes ☒no ☐unknown — Date: — Nature
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

MIELAD MOOSAPANAH, (CURRENT)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown — Describe

DESCRIPTION

Clear Description Values

Style Minimal Traditional — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Asbestos 3.
Roof Type(s) 1. Gable-intersecting 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)

1/1 shs vinyl ind., 3-light awning metal paired with transom lights

Distinguishing Architectural Features (exterior or interior ornaments)

gable vent, siding at gable ends, attached carport, fixed wooden shutters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

0

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init. KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 PI16681

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Centered ind 6-light, 3 panel wood door, metal storm door

Porch Descriptions (types, locations, roof types, etc.)

Centered stoop with cantilevered gable roof

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

Narrative Description of Resource

This Minimal Traditional style residence has an intersecting gable roof, rectangular form, and replacement windows.

Archaeological Remains None observed ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Historic Aerial

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Pinellas County Property Appraiser records; US Department of Agriculture aerials 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aerials 1926, 1965, 1975; National Environmental Title Research historic aerials 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 retains the characteristics of its original architectural style sufficient to warrant contributing to a 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. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type All materials at one location Maintaining organization Stantec, Inc.
Document description Photos and field notes File or accession #'s 172608969

2) Document type _____ Maintaining organization Stantec, Inc.
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Robin Miller Affiliation Stantec, Inc.

Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

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LAWRENCE E. POWERS

MAP OF SURVEY

TYPE OF SURVEY: AS-BUILT

PREPARED FOR: MOOSAPANAH, MIELAD

PROJECT #: 40672
FIELD SURVEYED: JAN. 25, 2025
DATE DRAWN: JAN. 31, 2025
DATE SIGNED: FEB. 1, 2025
REVISED:

SUBJECT ADDRESS:

406 72ND AVE

ST PETE BEACH FL 33706

CERTIFIED TO:
A) MOOSAPANAH, MIELAD
B)
C)
D)

FLOOD ZONE DATA:

FLOOD ZONE: AE
FEMA FIRM MAP # 12103C0276
DATED AUG. 24, 2021
SUFFIX H
COMMUNITY #: 125149
BASE FLOOD ELEV. 9.00'

LAT: 27.740470°N LONG:-82.749280°W
YEAR BUILT: 1949

FOLIO #: 36-31-15-77994-042-0130

LOT SIZE: 5370.19 +/- SQFT
LAND USE: SINGLE FAMILY HOME
SECTION: 36 T31S R15E
BEARING STRUCTURE CORS96 NAD83 STATE PLANE W.ZONE ELEV: GEIOD 12B NAVD 88

LEGAL DESCRIPTION

ORIGIN: ORB 19835 PG 1755

THE WEST ONE-HALF (1/2) OF LOTS 13 AND 14 BLOCK 42 RE-PLAT OF ST PETERSBURG BEACH SUB-DIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE(S) 28 AND 29 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

GENERAL NOTES:
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LEGEND:

(FM) FIELD MEASURES
(D) DEED
(P) PLAT
(R/W) RIGHT-OF-WAY
(NR) NON RADIAL LINE
(IP) IRON PIPE
(I/R) IRON ROD
(CM) CONCRETE MONUMENT
-E- ELECTRIC LINE
(4.53) DENOTES ELEVATION
-T- TELEPHONE LINE
-X- FENCE
(FH) FIRE HYDRANT
ENC ENCROACHMENT
(WV) WATER VAVLE
(WM) WATER METER
(CLF) CHAIN LINK FENCE
" SECONDS SYMBOL
(WPP) WOOD POWER POLE
(CPP) CONCRETE POWER POLE
FP&L FLORIDA POWER & LIGHT
ESM'T EASEMENT
' MINUTE SYMBOL
° DEGREES SYMBOL
W WEST
GUY ANCHOR
E EAST
S SOUTH
BLDG BUILDING
N NORTH
(FD) FOUND
SET IRON ROD
FOUND #5 REBAR
SET CONCRETE MONUMENT
FOUND CONCRETE MONUMENT
C/O DENOTES CLEANOUT
(PC) POINT OF CURVATURE
(PT) POINT OF TANGENCY

A 1 INCH IRON PIPE OR 5/8 INCH REBAR WITH A PLASTIC CAP LABELED LS 5505 IS SET WHERE SET IS INDICATED ON THIS PLAT.

FD IR&C ? = DENOTES IRON ROD WITH AN UNREADABLE CAP ID

THIS SURVEY IN PDF FORM HAS BEEN PROVIDED AS A CONVENIENCE RAISED SEAL PRINTS WILL BE MAILED TO CLIENT ADDRESS OF RECORD.

SINCE 5 9

LAWRENCE E. POWERS

P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

4996 MIRAMAR DR ST PETERSBURG FL 33708
(BY APPOINTMENT ONLY)

I THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.

Lawrence E. Powers Licensed Surveyor and Mapper 5505 STATE OF FLORIDA Professional Surveyor and Mapper

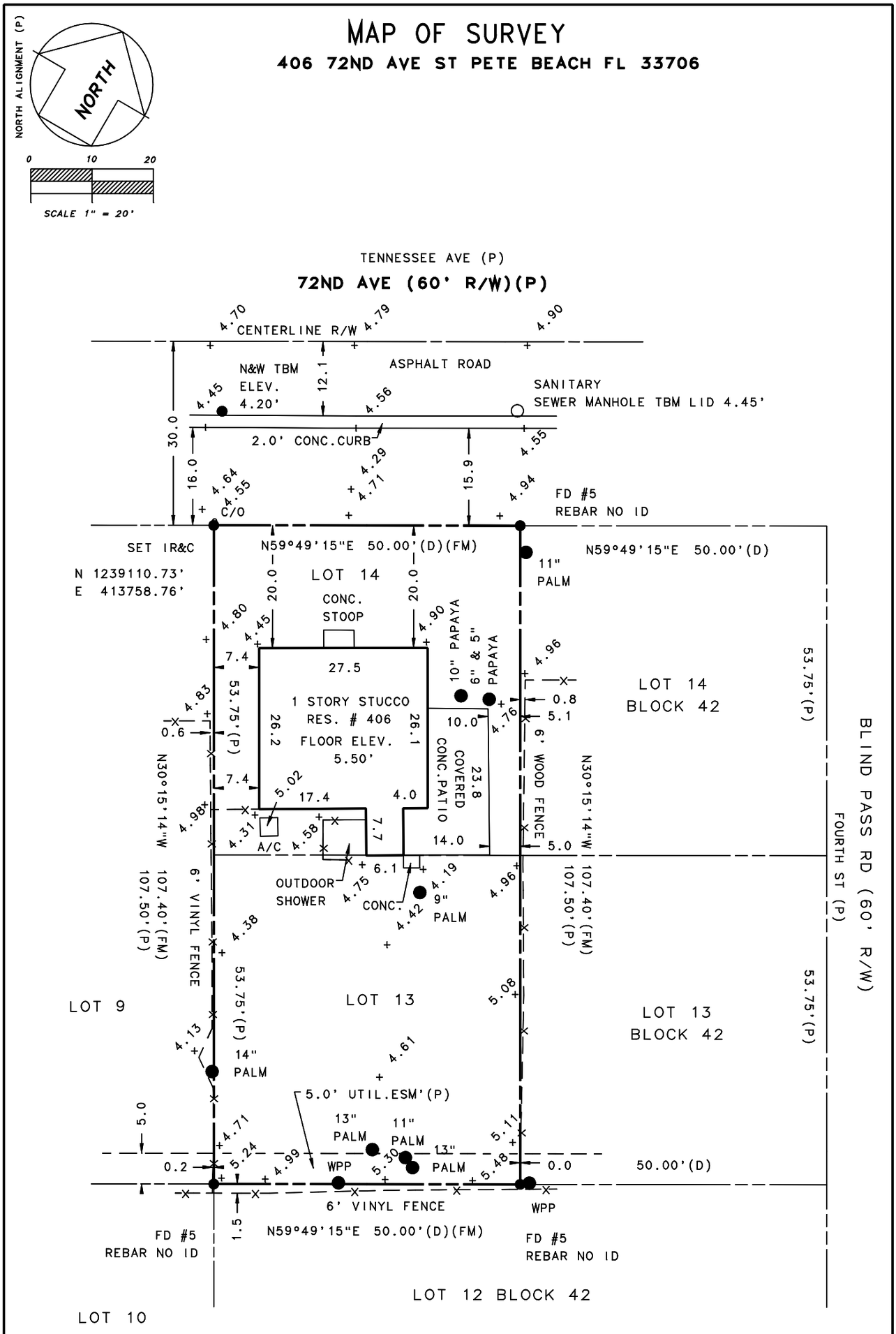
NOT VALID WITHOUT EMBOSSED OR ELECTRONIC SEAL

LAWRENCE E. POWERS LS # 5505

Lawrence Eugene Powers Digitally signed by Lawrence Eugene Powers Date: 2025.02.01 11:58:14 -05'00'

MAP OF SURVEY

406 72ND AVE ST PETE BEACH FL 33706



SURVEY TYPE: AS-BUILT SURVEY PREPARED BY: LAWRENCE E. POWERS LS # 5505 P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM	NOTES:	DATE: 2.1.2025 PROJECT #: 40672 *PAGE 2 OF 2*





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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25098: 3211 E. DeBazan Avenue

Action Request: Motion to approve local historic designation case no. 25098 to designate the two residential structures at 3211 E DeBazan Ave as local historic resources.

Strategic Objective:

Date: December 4, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: Staff supports the request as the structures reflect the broad cultural, economic, and social history of the Don CeSar Place neighborhood and St. Pete Beach, due in part to their historic function as housing for Veteran Administrator workers at the time of it serving as VA headquarters following World War II.

Funding: N/A

Attachments:
1. Staff Report
2. 25098 - LHD Application Submittal, Amended 11.04.25

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 25098: Thomas & Beverly McGuckin
Date: December 4, 2025
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The owners of this 3-unit, two building residential property located within the Don CeSar neighborhood are requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	3211 E DeBazan – Don CeSar Place, Block 18, westerly 35.8 feet of south 112 ft of Lot 4 and easterly 32.5 ft of south 112 ft of Lot 5 Parcel I.D. 07-32-16-21852-018-0040
LAND USE / ZONING	RU-2; Residential District (property is currently allowed 3 living units)
YEAR BUILT	Circa 1949 (per attached Florida Master Site File)
HISTORIC STATUS	Constructed in 1949, these Ranch style residential structures were determined during the survey to be contributory structures to the historic neighborhood. The property was known as the Don CeSar Five Villas and during the Veterans Administration era they were built as housing for the VA workers at the Don Cesar.
SURROUNDING AREA	North – Single-family residentials built circa 2023 and 1955 South – DeBazan Avenue & Lazarillo Park East – Residential property allowed 3 living units, built circa 1949 West – Single-family residential circa 1949

BACKGROUND and ANALYSIS

This three-unit, one-story, residential property is considered ranch in style. There are two dwelling units in the front and there is one legal accessory dwelling unit in the rear of the lot that is referred to as Casita. The exterior of the buildings is stucco, and the buildings have hip roofs covered with asphalt shingles. The distinguishing architectural features per the FMSF include horizonal scoring and rounded corners. This residential structure located within the Don CeSar Place subdivision was determined to be a contributory structure within this historic neighborhood during the recent historic survey of Don CeSar Place and Belle Vista. The historic function of 3211 E DeBazan was to provide housing for the Veteran Administration workers of the Don CeSar Hotel during its function serving as a VA headquarters following WWII.

Sec. 28.20. - Designation report.

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

(1) ***Individual historic buildings or archaeological sites:***

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

This three-unit, one story, two building residential property constructed in 1949 is Ranch in style. The exterior is stucco, and the two buildings have hip roofs covered with asphalt shingles. The general form and use of this residential property (three residential units) have remained constant.

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

As previously noted, this three-unit, one-story, residential property is considered ranch in style. The exterior of the buildings is stucco, and the buildings have hip roofs covered with asphalt shingles. The distinguishing architectural features include horizonal scoring and rounded corners. This residential structure was determined to be a contributory structure within the Don CeSar Place historic neighborhood during the historic survey of Don CeSar Place. It's historic function was to provide housing for the Veteran Administration workers of the Don CeSar Hotel during its function serving as a VA headquarters following WWII.

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

These residential structures are well-maintained residences within the Don CeSar Place neighborhood.

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

Please see the COA application for this property located within the December 2025 HPB agenda packet.

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

3211 East DeBazan Avenue is zoned RU-2 Residential District and is part of the Don CeSar Place Historic Survey (2024). The zoning map is included within this staff report.

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

Staff recommend that 3211 E. DeBazan Avenue be recognized in its entirety (two buildings) be recognized as a locally designated historic landmark as requested by the property owner because of its architectural integrity and linkages with the Don Cesar and Veterans Administration as noted in this staff report.

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

The photographic record is attached to this designation report. Additionally, the PowerPoint presentation by staff will provide photo documentation of this historic resource and will be part of the record. Additional photographs are included in the LHD application.

Sec. 28.22 – Designation criteria established.
The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

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

a. Exemplifies or reflects the broad cultural, political, economic, or social history of the city, the county, the state or the United States;

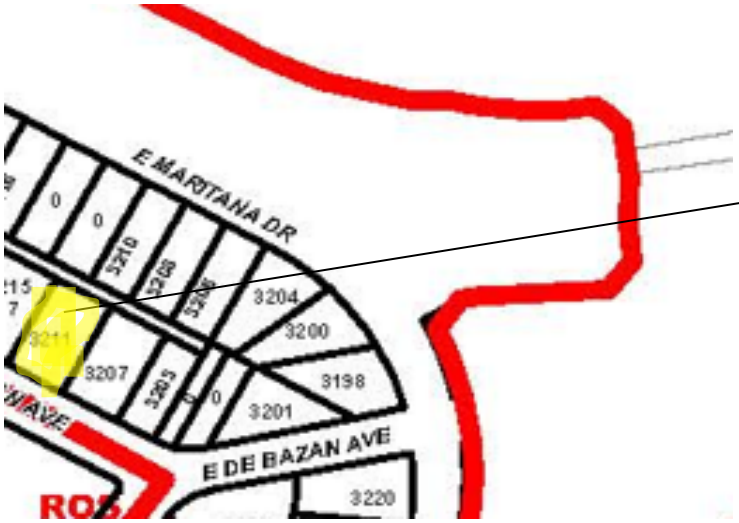
Staff analysis: Staff supports this application to locally designate 3211 E DeBazan Avenue as a historic property. Staff find that this property is significant in the following areas:

a. It reflects the broad cultural, economic, and social history of the Don CeSar Place neighborhood and St. Pete Beach.

Staff recommendation: Staff recommend APPROVAL of the Local Historic Designation of this residential property located at 3211 E DeBazan Avenue because it:

a. It reflects the broad cultural, economic, and social history of the Don CeSar Place neighborhood and St. Pete Beach.

ZONING MAP



SUBJECT PROPERTY:
3211 E De Bazan Avenue

ZONING
RU-2
Residential Urban

AERIAL PHOTOGRAPH



McGuckin Residence
3211 E Debazan Avenue

PHOTOGRAPHS

De Bazan Avenue View



Historic Medallion on Front Façade



Rear View of East Unit



Casita West View



Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Thomas & Beverly McGuckin

3211 E DeBazan Aveneue

St. Pete Beach, FL 33706

Phone (734) 358 6201

Email Address nippon33@hotmail.com

Agent or Representative Name & Address

Sam Angelides, Angelides Inc

3990 Belle Vista Dr

St. Pete Beach, FL 33706

Phone (727) 394 8406

Email Address samjr@angelidesbuilders.com

Property Address, Legal Description, Parcel ID

3211 E DeBazan Aveneue, St. Pete Beach, FL 33706

DON CE-SAR PLACE BLK 18, W'LY 35.84FT OF S 112FT OF LOT 4 & E'LY 32.5 FT OF S 112FT OF LOT 5

07-32-16-21852-018-0040

Historic Name of Property (if applicable): The Don Cesar "Five Villas"

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:
(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of Triplex located at 3211 E DeBazan Aveneue, St. Pete Beach, FL and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Samuel Angelides (Representative) Date: 06/26/2025

TYPE OF REQUEST

✓ Individual historic building

------ Individual archaeological site

____ Historic or archaeological district

✓ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

DON CE-SAR PLACE BLK 18, W'LY 35.84FT OF S 112FT OF LOT 4 & E'LY 32.5 FT OF S 112FT OF LOT 5

7,654 square feet comprising 3211 E De Bazan Avenue

FUNCTION OR USE

Historic Functions	**Current Functions**
Housing for VA workers of the Don CeSar	3 Unit Multifamily Residence Comprising of
	2 Buildings

DESCRIPTON

Architectural Classification	**Materials**
Mediterranean Revival	Block home with stocco

STATEMENT OF SIGNIFICANCE

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

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

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

☑ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

☑ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

☑ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

☑ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and

☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

☐ Represents a significant entity whose components may lack individual distinction; or

☑ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or

.

☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

☐ Has yielded or is likely to yield significant information relating to prehistory or history; or

☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

1944-1969

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

Constructed in 1949

3. Significant Persons

Don CeSar Place neighborhood was platted out and designed by Thomas Rowe

4. Cultural Affiliation/Historic Period

Historic Don CeSar Place Neighborhood, Post WWII housing for VA Headquartered at Don CeSar

5. Architect

Unknown, designed by the Don CeSar while owned by the VA and serving as a VA headquarters following WWII

6. Builder

Collage Construction, constructor of the "five villas"

Narrative Description Attached Below

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.

2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.

3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.

4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.

5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References Attached Below

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

Narrative

1. Physical Description

3211 De Bazan Avenue is a triplex comprising of a duplex ranch and accessory dwelling unit "Casita" built in the Mediterranean revival style. The home is block construction with stocco finish.

De Bazan Avenue View



Historic Medallion on Front Façade



Back Alley View



Rear View of West Unit



Rear View of East Unit



Casita West View



Casita East View



2. Historical, Cultural, & Architectural Significance

The "Five Villas" on De Bazan Avenue, built in 1949, were a continuation of the vision of Thomas Rowe, builder of the Don CeSar who passed away in 1940. In 1941, the Don CeSar was purchased from the widow of Thomas Rowe by the US Army and turned into a hospital. In 1944, the Army Air Forces took over and converted it to a convalescent center for combat fatigued air crews. Following the end of WWII, the Don CeSar was renovated and converted to a Veterans Affairs Headquarters as they outgrew their St. Petersburg facilities and needed space and housing for employees to process the post WWII paperwork. Originally thought to be temporary, the Don became the primary VA Headquarters for Florida merging with the Miami headquarters and in 1955, 100 tons of records and 30 tons of office equipment were shipped from Miami to St. Pete Beach.

During the establishment of the Don CeSar becoming the primary VA Headquarters, the "Five Villas" were constructed to provide more housing for the employees.

These homes were constructed in the mediterranean revival style paying homage to the Don Cesar vision of Thomas Rowe.

3. Existing Condition

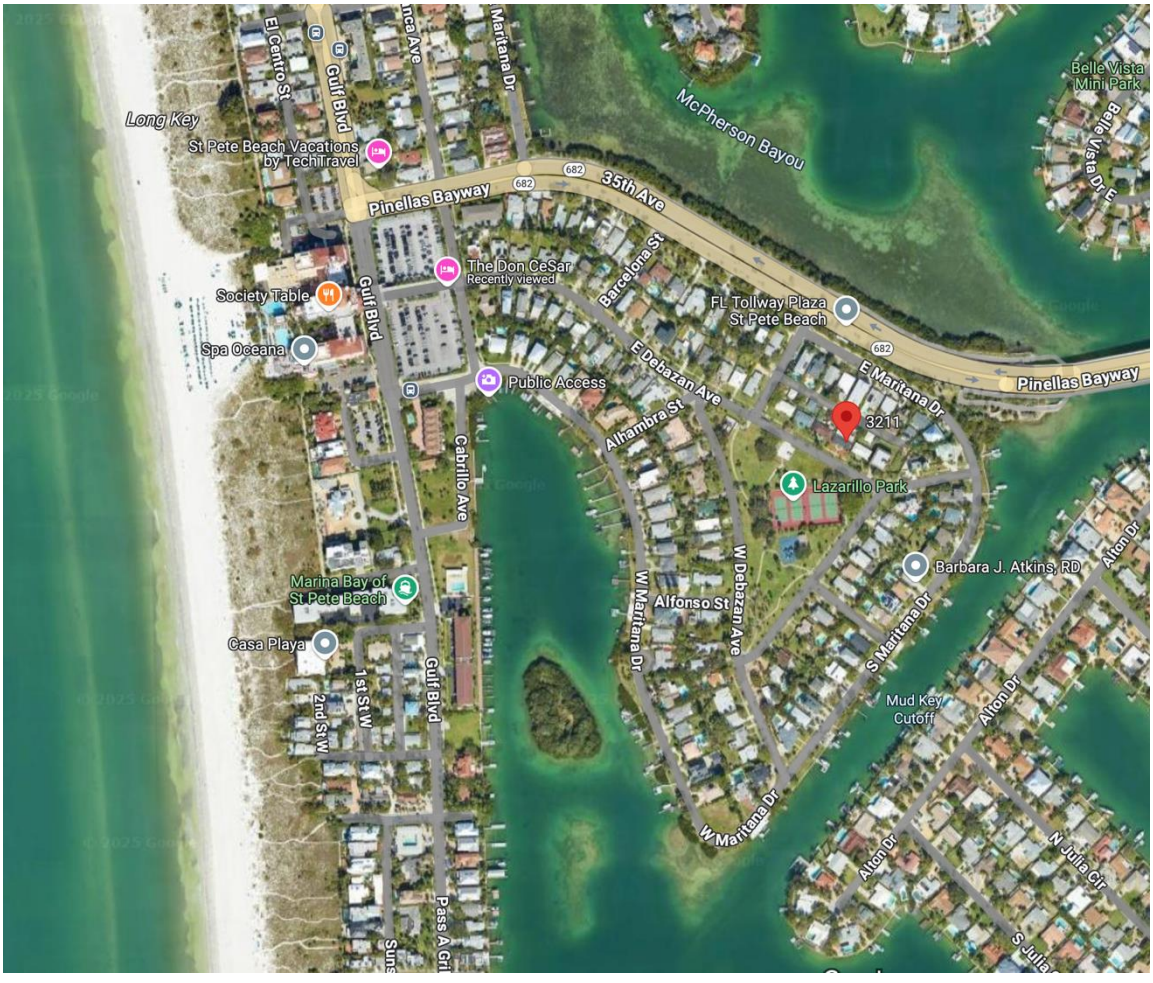
Following hurricanes Helene & Milton, 3211 E De Bazan Avenue is in good structural shape, but the interiors of all the units are in need of rehabilitation. Future flooding events would pose a threat to the home.

4. Rehabilitation Proposal

Angelides Inc proposes an elevation of the structure and rehabilitation of the interior as described in the COA.

5. Location Maps

Satellite Map



Boundary Survey

EASEMENT NOTE:
SUBJECT TO EASEMENTS NOTED ON RECORD PLAT.

1" 0 30'

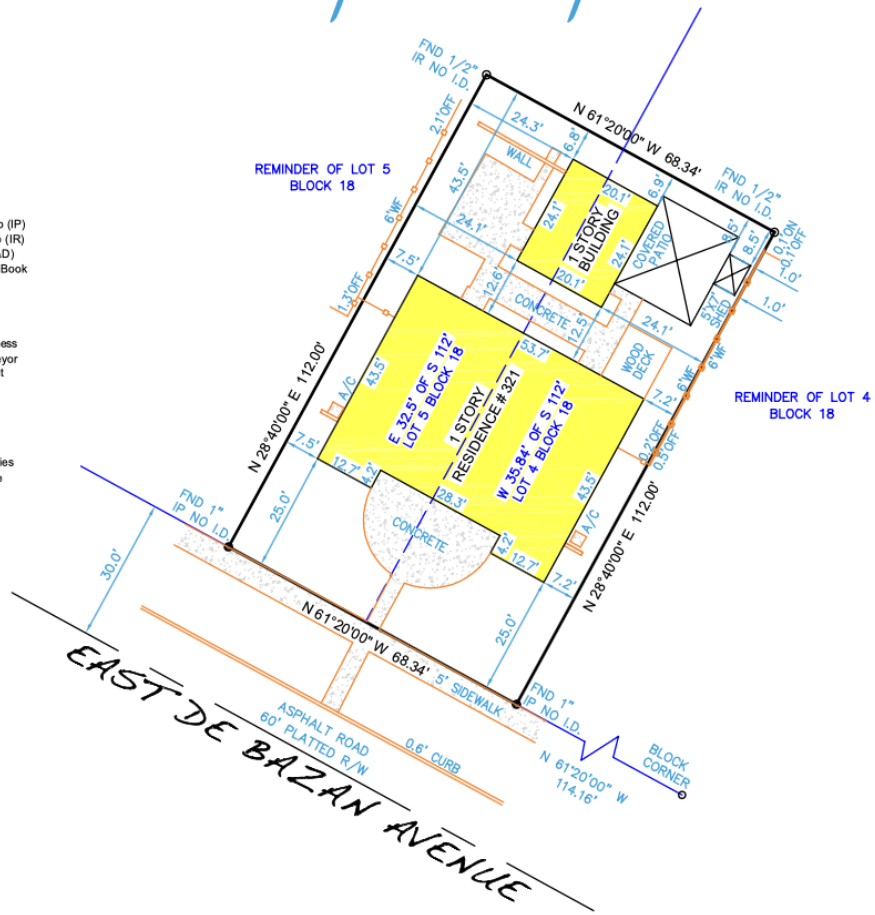
SCALE: 1"=30'



ADDRESS
321 E DE BAZAN AVE
ST PETERSBURG, FL

LEGEND

●	= Iron Pipe & Cap (IP)
○	= Iron Rod & Cap (IR)
⊙	= Nail & Disk (N&D)
OR Book	= Official Record Book
PB	= Plat Book
Pg	= Page
FND	= Found
ID	= Identification
LB	= Licensed Business
LS	= Licensed Surveyor
PE	= Pool Equipment
A/C	= Air Conditioner
WM	= Water Meter
CONC.	= Concrete
DOC	= Document
∅	= Power Pole
ohu	= Overhead Utilities
ON/OFF	= On Site/Off Site
PF	= PVC Fence
WF	= Wood Fence



Legal Description (per OR Book 21439, Page 2486)

The Easterly 32.5 feet of the South 112 feet of Lot 5 and the Westerly 35.84 feet of the South 112 feet of Lot 4, in Block 18, DON CE-SAR PLACE, according to the map or plat thereof as recorded in Plat Book 13, Page 15 through 20, Public Records of Pinellas County, Florida.

CERTIFIED TO: (AS FURNISHED)
FIDELITY NATIONAL TITLE

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0278G, LAST REVISION DATE 09/03/2003 (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
FENCES CROSS PROPERTY, OWNERSHIP NOT DETERMINED.

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PROPERTY WHICH HAS A BEARING OF N 61°20'00" W PER PLAT.

NOTES
1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISION LAND SERVICE
941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Joseph E. Williamson, PLS DATED: 10/07/21
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

JOB #:	VLSR21- 55700
CLIENT #:	
FIELD DATE: 010/06/21	CREW: 2300
DRAFTER:	ARM
APPROVED:	JEW
SCALE:	1" = 30'

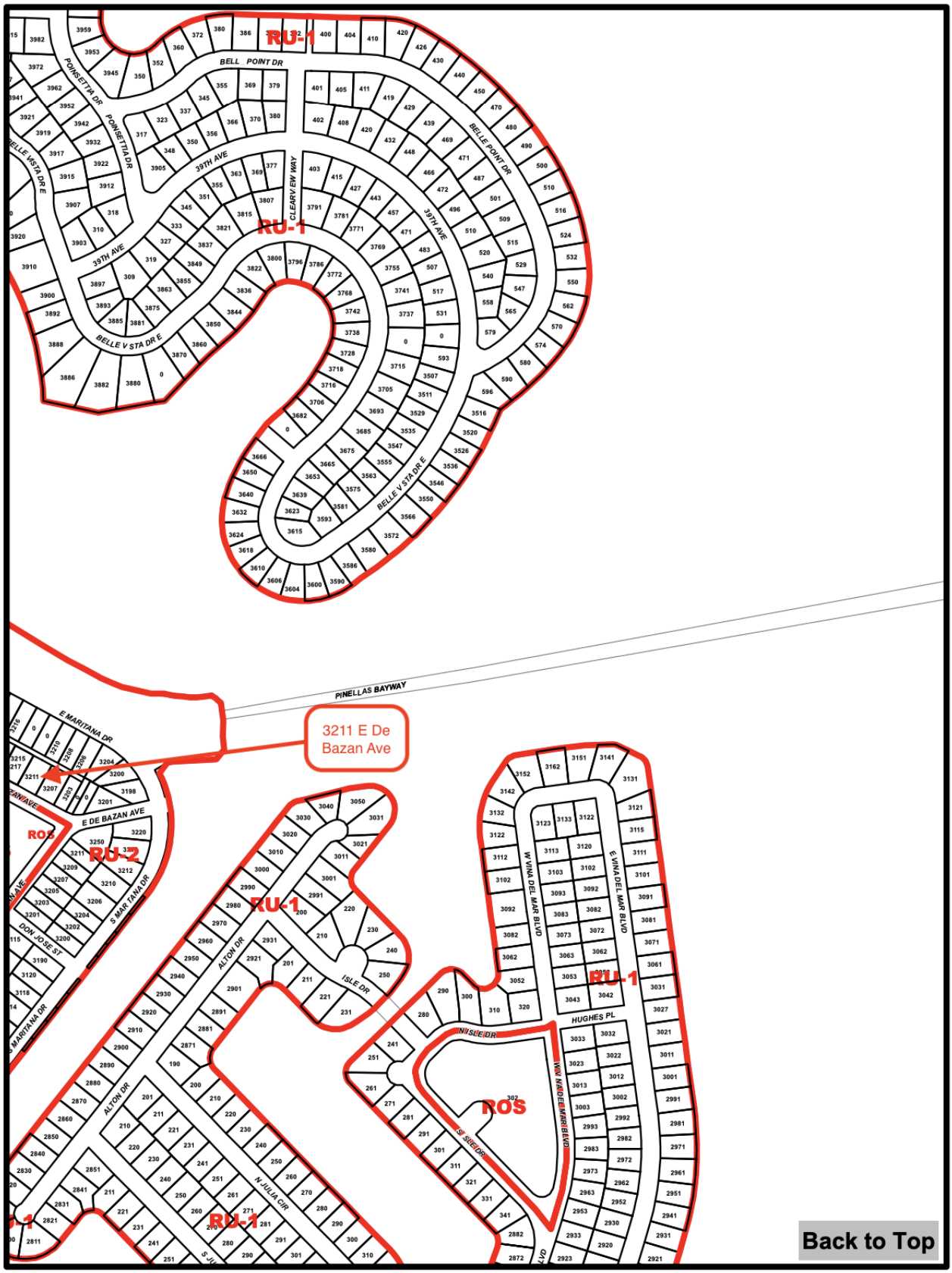
X
Borrower's Acknowledgment and Acceptance

X
Borrower's Acknowledgment and Acceptance

COPYRIGHT 2011

Survey

Zoning Map



City of St Pete Beach Official Zoning Map Ord. 2011-34 Effective 07/10/2012

Zoning, Zoning Description

- AC, Activity Center
- BHC/P, Boutique Hotel Condo/Preservation
- BR, Bayou Residential
- CC-1, Commercial Corridor Blind Pass
- CC-2, Commercial Corridor Gulf Blvd
- CC-2/UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
- CG-1, Commercial District
- CG-2, Commercial District
- CRD/EA, Community Redevelopment District/Eighth Avenue
- DCR, Downtown Core Residential
- INS, Institutional
- INS/PAG, Institutional/Pass A Grille Overlay
- LR, Large Resort
- LR/P, Large Resort/Preservation
- P, Preservation
- R/OS, Recreational/Open Space
- R/OS/P, Recreational/Open Space/Preservation
- R/OS/PAG, Recreation/Open Space/Pass A Grille Overlay
- RFM, Resort Facilites Medium District
- RFM, Resort Facilites Medium District
- RFM/P, Resort Facilites Medium District/Preservation
- RLM-1, Residential District
- RLM-2, Residential District
- RLM-2/PAG, Residental District/Pass A Grille Overlay
- RLM-2/RFO, Residential Distric / Resort Facilities Overlay
- RM, Residential District
- RM/P, Residential District/Preservation
- RM/PAG, Residential District/Pass A Grille Overlay
- RM/PAG/P, Residential District/Pass A Grille Overlay/Preservation
- ROR, Residential Office Retail District
- ROR/PAG, Residential/Office/Retail/Pass A Grille Overlay
- RU-1, Residential District
- RU-2, Residential
- RU-2/PAG, Residental District/Pass A Grille Overlay
- TC-1, Town Center Corey
- TC-2, Town Center Corey Cir and Coquina West
- THD/RFOPAG, Tourist Hotel Dist/Resort Facilities Overlay/PAG
- TU, Transportation Utilities
- UBV, Urban Beach Village

N

Date Saved: 7/20/2012

G:\User Data\Maps\Zoning\Zoning_Book11x17.mxd

Sources:

https://department.va.gov/history/100-objects/object-47-don-ce-sar/

https://www.tampabay.com/life-culture/history/2020/07/09/today-in-history-the-city-of-st-pete-beach-was-formed/

https://www.tbnweekly.com/beaches/st_pete_beach/article_36e4e092-1cc0-11ed-9d9b-a32c1bab1b8f.html

https://dcpoc.org/about-us/

https://www.doncesar.com/the-don-cesar/our-history/

https://www.paradisenewsfl.com/spb-historic-neighborhoods-survey/

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Elevation No. 25099: 3211 E. DeBazan Avenue

Action Request: Motion to approve Certificate of Appropriateness Case No. 25099 for the improvements to the structures at 3211 E DeBazan Ave as presented.

Strategic Objective:

Date: December 4, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: Staff finds the improvements proposed to retain the structures' historic integrity.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Renderings
4. Survey

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness, Case Number 25099
Property Owner: Thomas & Beverly McGuckin
Meeting Date: December 4, 2025
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The owners of this 3-unit, two building residential property located within the Don CeSar neighborhood are requesting Certificate of Appropriateness for this property to elevate the existing duplex building by 6.8' above grade to bring the building up to 1' above BFE. They will keep the existing building footprint and rear driveways. They will keep the existing Casita at the current elevation and convert it from a studio to a garage. They propose to keep the front pathways and historic circular patio, useing shrubs and greenery to minimize the visual effect.
SUBJECT PROPERTY	3211 E DeBazan Ave – Don CeSar Place, Block 18, westerly 35.8 feet of south 112 ft of Lot 4 and easterly 32.5 ft of south 112 ft of Lot 5 Parcel I.D. 07-32-16-21852-018-0040
LAND USE / ZONING	RU-Residential Urban / RU-2 Residential District (property currently contains three living units)
YEAR BUILT	Circa 1949 (per the attached Florida Master Site file)
HISTORIC STATUS	Constructed in 1949, these Ranch style residential structures were determined during the survey to be contributory structures to the historic neighborhood. The property was known as the Don CeSar Five Villas and during the Veterans Administration era they were built as housing for the VA workers at the Don Cesar.
SURROUNDING AREA	North – Single-family residentials built circa 2023 and 1955 South – DeBazan Avenue & Lazarillo Park East – Residential property allowed 3 living units, built circa 1949 West – Single-family residential circa 1949

BACKGROUND and ANALYSIS

This three-unit, one-story, residential property is considered ranch in style. There are two dwelling units in the front and there is one legal accessory dwelling unit in the rear of the lot that is referred to as Casita. The exterior of the buildings is stucco, and the buildings have hip roofs covered with asphalt shingles. The distinguishing architectural features per the FMSF include horizonal scoring and rounded corners. This residential structure located within the Don CeSar Place subdivision was determined to be a contributory structure within this historic neighborhood during the recent historic survey of Don CeSar Place and Belle Vista. The historic function of 3211 E DeBazan was to provide housing for the Veteran Administration workers of the Don CeSar Hotel during its function serving as a VA headquarters following WWII.

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.*

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. *This property historically and legally is a three-unit property – two units in the front building and one unit in the rear building (Casita). The COA application proposes keeping the front building two units and converting the Casita into a garage. The property owners are advised that once the Casita is converted to a garage the third unit will no longer be a legal dwelling due to the single-family zoning*

of this property. The changes being proposed involve elevating the existing duplex by 6.8' above grade to bring the home up to 1' above BFE. The application further states that they intend to keep the existing building footprint and rear driveways; keep the existing Casita at current the elevation and convert the casita from studio to garage. Furthermore, they intend to keep the front pathways and the historic circular patio. They are also seeking to add a front staircase for access and front balconies They propose to use shrubs and greenery to minimize the visual effect of elevation in the front as recommended in the Secretary of the Interior's publication pertaining to historic properties located within flood-prone areas. They also seek to build rear staircases and balconies to access rear doors. This property will function as it did historically with one less dwelling unit with the Casita being converted to a garage.

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 applicant has stated that no false sense of historical development will be attempted. and distinctive materials will remain.*

3. Each property will be recognized as a physical 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 has stated that no false sense of historical development will be attempted.*

4. Changes to a property that has acquired historic significance in their own right will be retained and preserved. *The applicant has stated that any applicable changes will be 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 original stucco techniques will be preserved on wall surfaces used to elevate the structure, blending the new into the original building.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *The applicant has stated that deteriorated elements will be repaired where applicable.*

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 this is not applicable.*

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 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. *Per the applicant, the integrity, character, and purpose of the property will be preserved with this design, while adding resilience and decreasing the risk of further damage to the historical property*

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. *Per the applicant, this is not applicable.*

11. 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, this is not applicable.*

12. 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).*

13. 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, integrity, character, and purpose of the property will be preserved with this design, while adding resilience and decreasing the risk of further damage to the historic structure in the future.*

LDC Sec. 28.18 – <u>Additions and modern equipment</u>, 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. *See number 13 above.*

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. *Per the applicant, this is not applicable.*

1. **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.**
      Per the applicant. The A/C is existing and placed in areas concealed from views of the street.

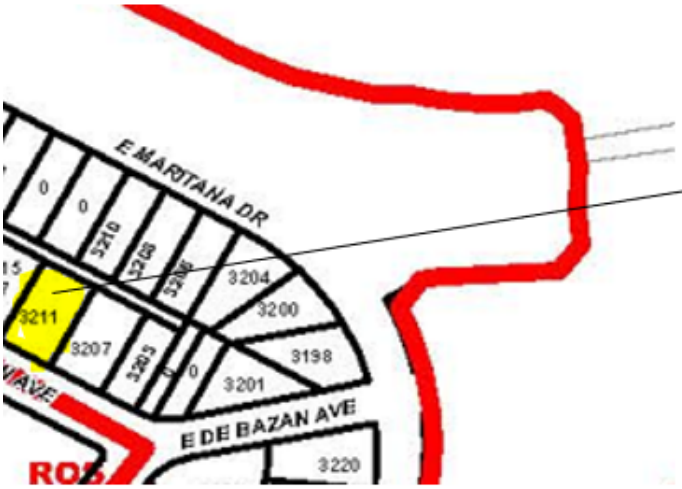
LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances 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.**

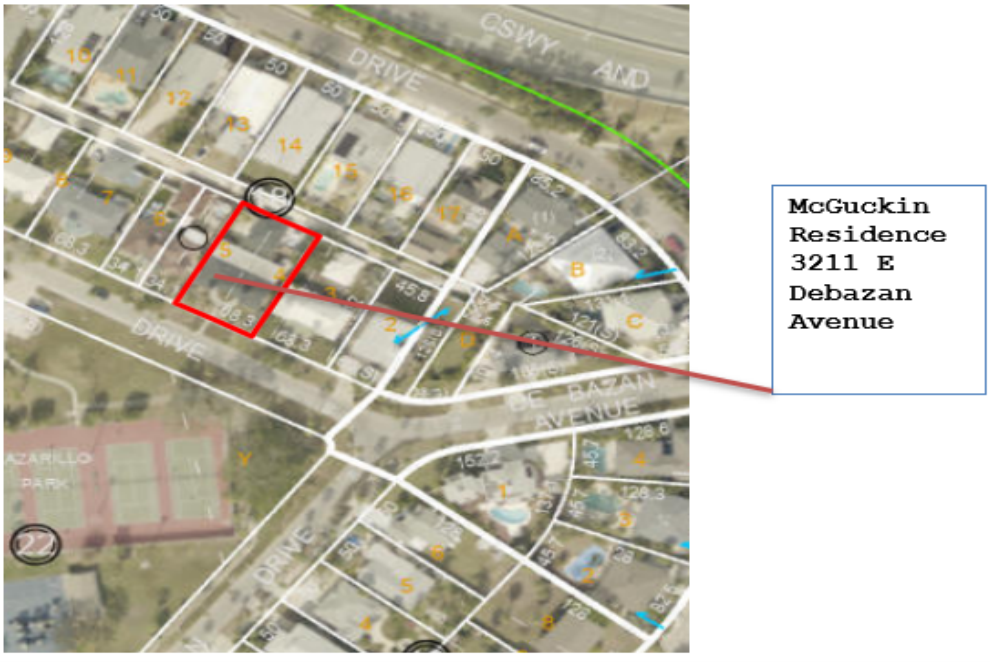
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.**

Recommendation: To approve the proposed Certificate of Appropriateness to elevate the existing duplex building by 6.8 feet above grade to bring the home up to 1'above the BFE. Keep as proposed the existing building footprint and rear driveways. Keep existing Casita at current elevation and convert it from studio to garage. Keep front pathways and historic circular patio, adding front staircase for access and front balconies. Use shrubs and greenery to minimize visual effect of elevation in the front. Build rear staircases and balconies to access rear doors.

ZONING MAP



AERIAL PHOTOGRAPH



PHOTOS

De Bazan Avenue View



Rear View of East Unit



Casita West View



Application for Certificate of Appropriateness

Owner Name & Address

Thomas & Beverly McGuckin
3211 E DeBazan Aveneue
St. Pete Beach, FL 33706

Phone (734) 358 6201

Representative Name & Address

Sam Angelides, Angelides Inc
3990 Belle Vista Dr
St. Pete Beach, FL 33706

Phone (727) 394 8406

Property Address and Legal Description

3211 E DeBazan Aveneue, St. Pete Beach, FL 33706

DON CE-SAR PLACE BLK 18, W'LY 35.84FT OF S 112FT OF LOT 4 & E'LY 32.5 FT OF S 112FT OF LOT 5

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.**

Elevate existing duplex by 6.8' above grade to bring the home up to 1' above BFE.

Keep existing building footprint and rear driveways. Keep existing Casita at current

elevation and convert from studio to garage. Keep front pathways and historical circular patio, adding front staircase for access and front balconies. Use shrubs and greenery to minimize visual effect of elevation in the front. Build rear staircases and balconies to access rear doors.

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.**

Attached is the product list with pictures of proposed building materials.

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.**

   Property will function as it did historically with one less dwelling unit (converted to garage).

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.**

   Historical character will remain and dinstinctive materials will remain.

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.**

   No false sense of historical development will be attempted.

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

   Any applicable changes will be preserved.

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

   Original stucco techniques will be preserved on wall surfaces used to elevate the structure, blending the new into the original building.

6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

   Deteriorated elements will be repaired where applicable.

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.**

   N/A

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

N/A

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.**

Integrity, character, and purpose of the property will be preserved with this design, while adding resilience and decreasing the risk of further damage to the historical structure in the future.

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.**

N/A

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.**

N/A

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.**

N/A

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

N/A

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.**

A/C is existing and placed in areas concealed from view of street.

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;**

N/A

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.**

N/A

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

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

Exterior Material/Siding New exterior lower wall stucco to match existing
Windows No change to existing
Doors Shown in attached
Roofing No change to existing
Entrances/Porches Shown in attached

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.

Samuel Angelides — 11/3/25

Owner/Applicant Signature **Date**

ANGELIDES INC
CBC 058934 CGC 1523610
3990 BELLE VISTA DR, ST PETE BEACH, FL 33706

3211 E De Bazan Ave Materials

Colors:

House Color	Exterior Door Color	Trim and Column Color
(Keep Existing, Historic Color)		
SW 0068 **Copen Blue**	SW 6612 **Ravishing Coral**	SW 7005 **Pure White**
		Designer Color Collection

Railings:

Moisture Shield Composite Navigator Railing

(Simple, clean, and classic look to preserve the historic styling of the home)





1st Floor Doors:

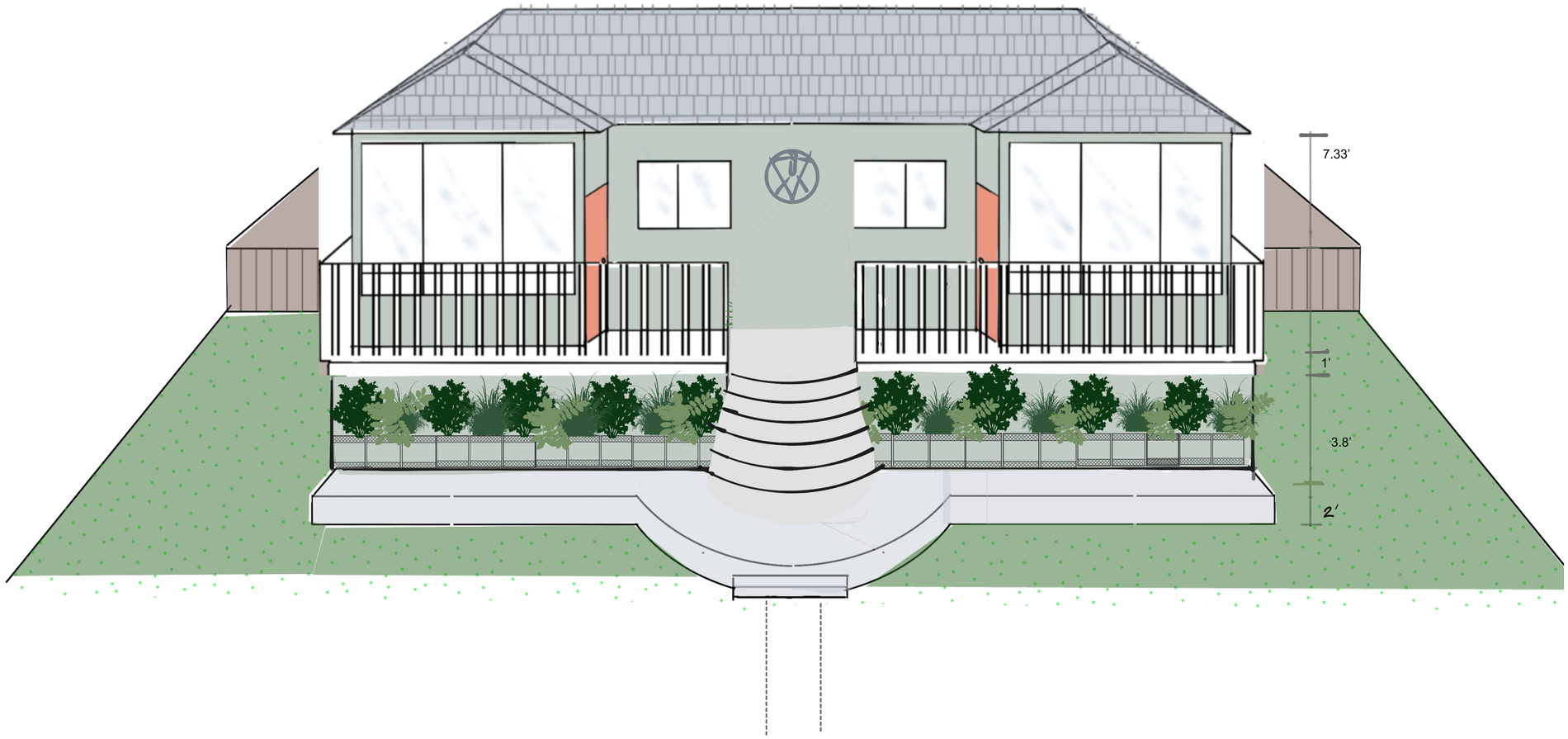


2nd Floor Front & Rear Balcony Doors:



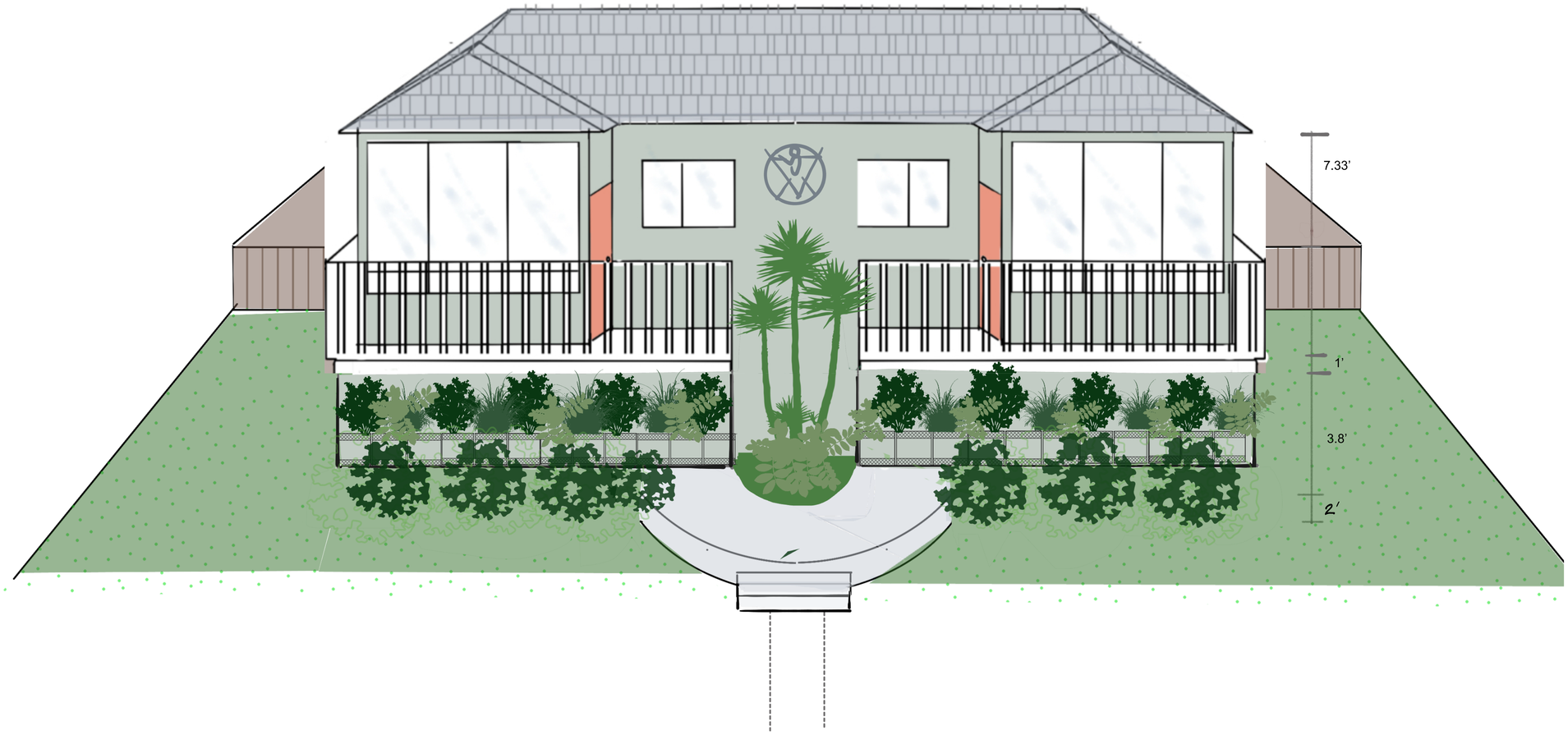
53.7'

Duplex front



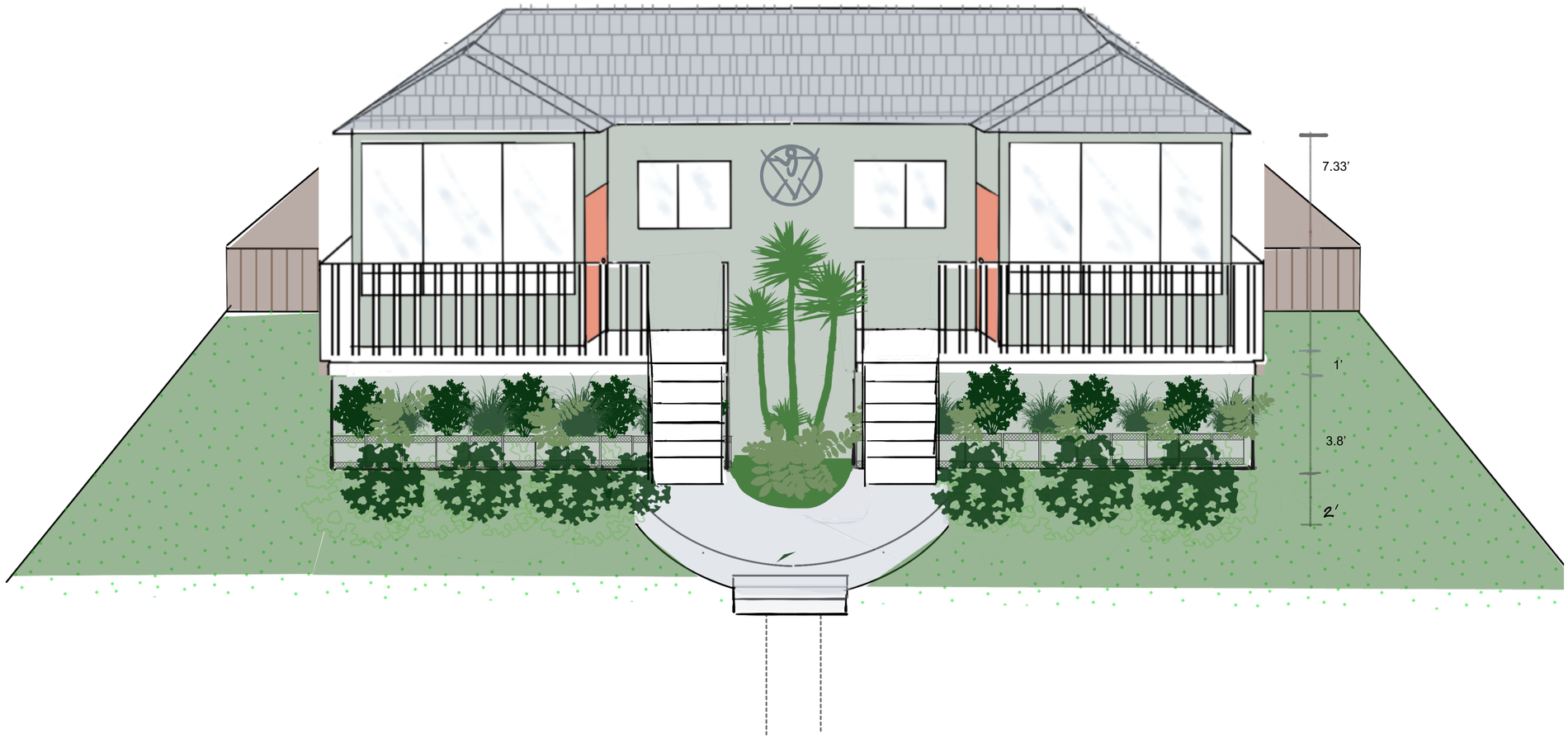
53.7'

Duplex front



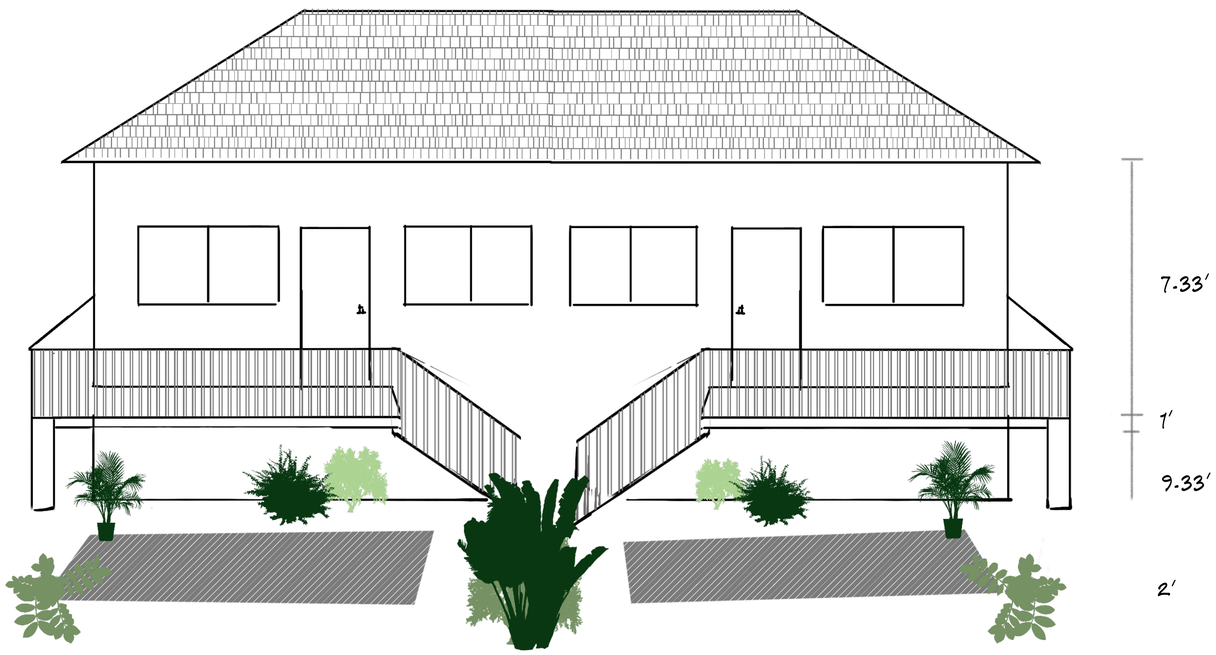
53.7'

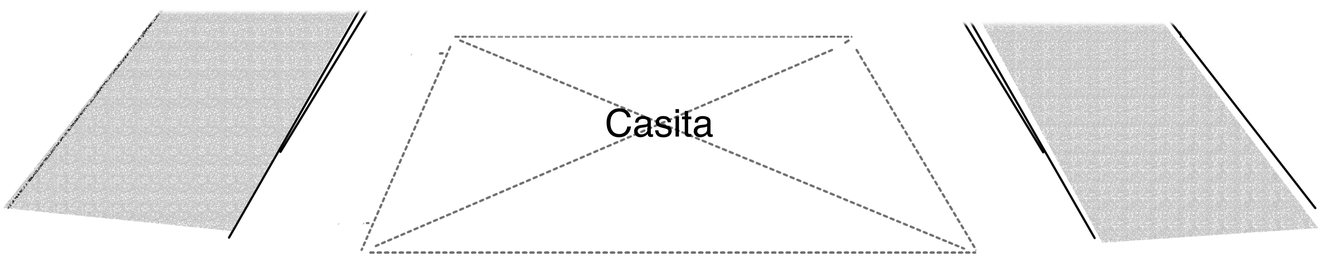
Duplex front



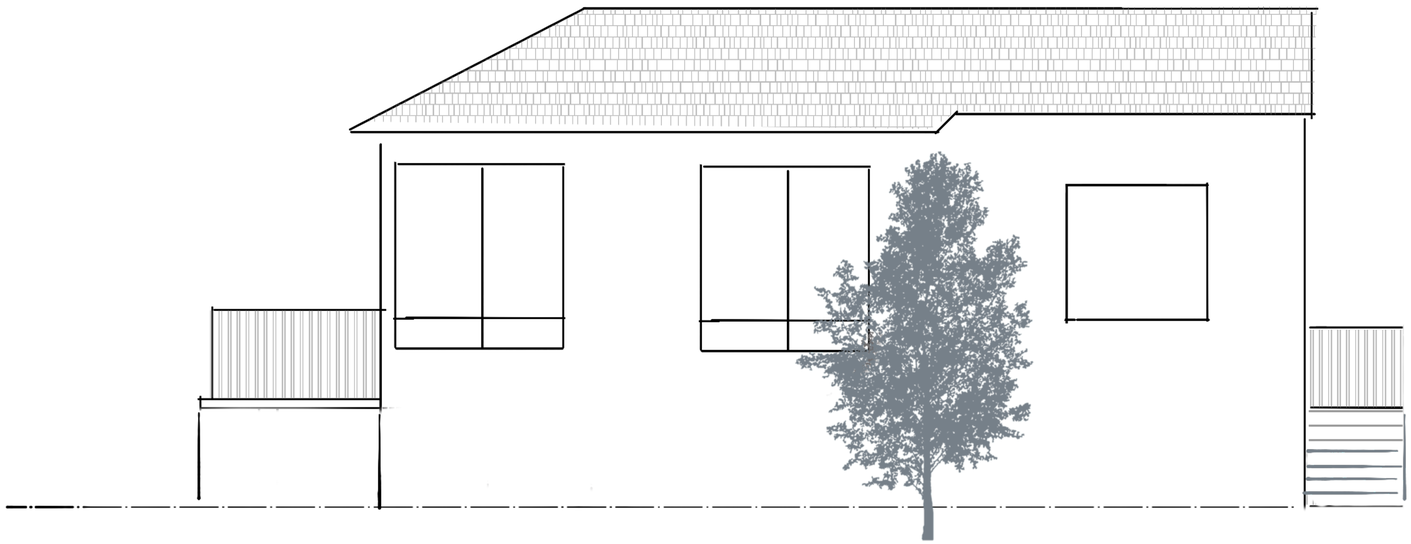
53.7'

Duplex Rear





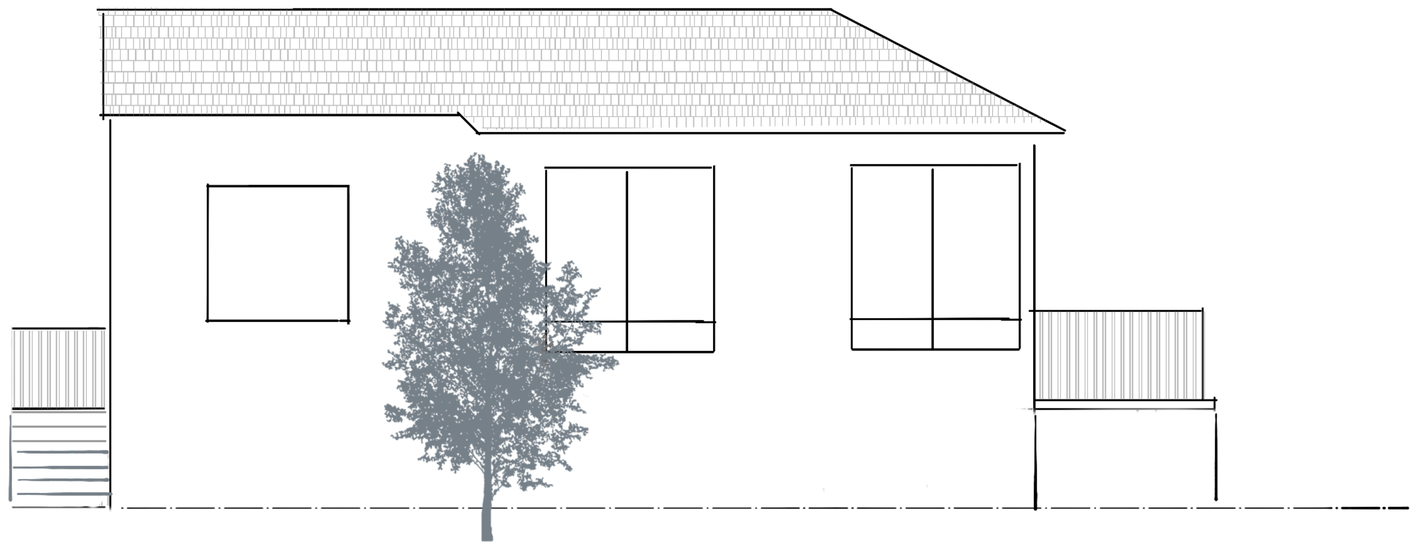
Duplex East Side



Casita

Casita

Duplex West Side



Boundary Survey

EASEMENT NOTE:
SUBJECT TO EASEMENTS NOTED ON RECORD PLAT.

1" 0 30'

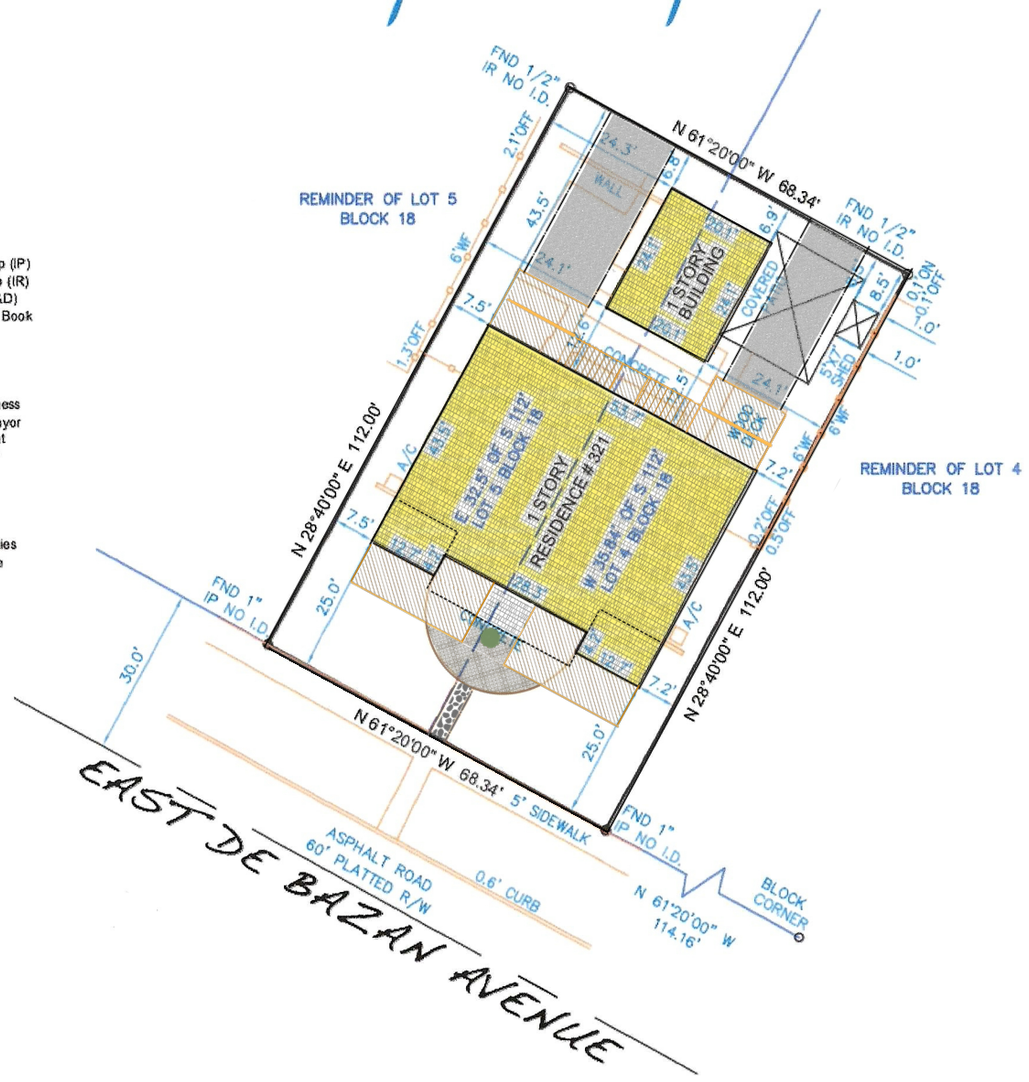
SCALE: 1"=30'



ADDRESS
321 E DE BAZAN AVE
ST PETERSBURG, FL

LEGEND

●	= Iron Pipe & Cap (IP)
○	= Iron Rod & Cap (IR)
⊙	= Nail & Disk (N&D)
OR Book	= Official Record Book
PB	= Plat Book
Pg	= Page
FND	= Found
ID	= Identification
LB	= Licensed Business
LS	= Licensed Surveyor
PE	= Pool Equipment
A/C	= Air Conditioner
WM	= Water Meter
CONC.	= Concrete
DOC	= Document
∅	= Power Pole
OHU	= Overhead Utilities
ON/OFF	= On Site/Off Site
PF	= PVC Fence
WF	= Wood Fence



JOB #:	VLSR21-55700
CLIENT #:	
FIELD DATE: 010/06/21	CREW: 2300
DRAFTER:	ARM
APPROVED:	JEW
SCALE:	1" = 30'

X
Borrower's Acknowledgment and Acceptance

X
Borrower's Acknowledgment and Acceptance

COPYRIGHT 2011

Legal Description (per OR Book 21439, Page 2486)

The Easterly 32.5 feet of the South 112 feet of Lot 5 and the Westerly 35.84 feet of the South 112 feet of Lot 4, in Block 18, DON CE-SAR PLACE, according to the map or plat thereof as recorded in Plat Book 13, Page 15 through 20, Public Records of Pinellas County, Florida.

CERTIFIED TO: (AS FURNISHED)
FIDELITY NATIONAL TITLE

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0278G, LAST REVISION DATE 09/03/2003 (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:

FENCES CROSS PROPERTY, OWNERSHIP NOT DETERMINED.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PROPERTY WHICH HAS A BEARING OF N 61°20'00" W PER PLAT.

NOTES

1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISIONLAND

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Joseph E. Williamson, PLS — DATED: 10/07/21
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

Boundary Survey

EASEMENT NOTE:
SUBJECT TO EASEMENTS NOTED ON RECORD PLAT.



ADDRESS
321 E DE BAZAN AVE
ST PETERSBURG, FL

1" 0 30'
SCALE: 1"=30'

LEGEND
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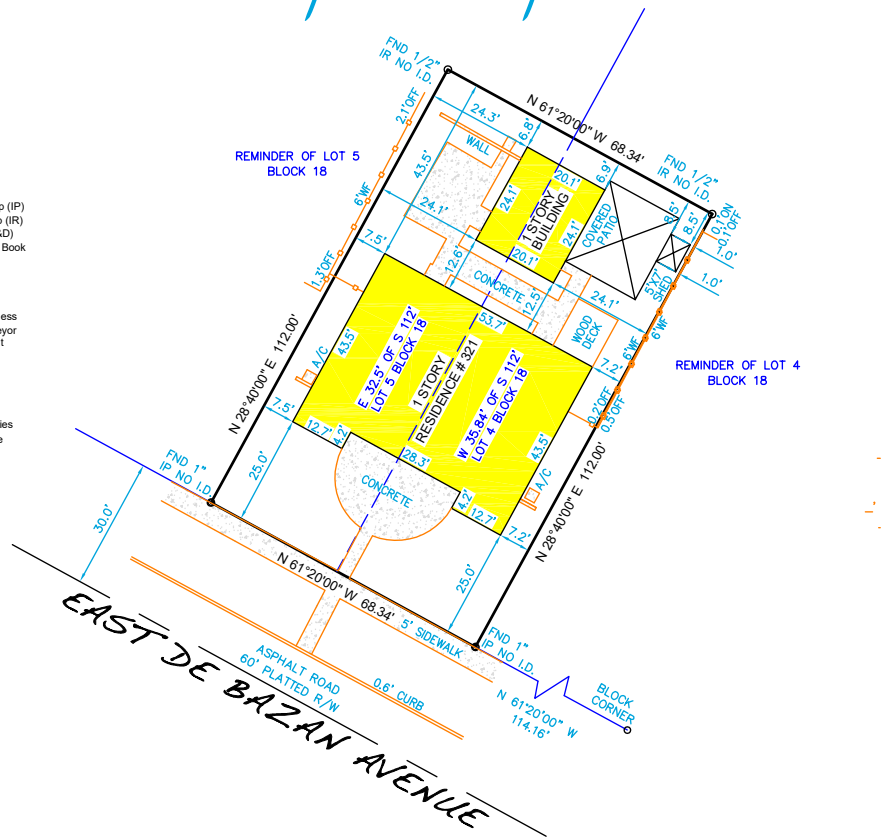
- = Iron Rod & Cap (IR)
- = Nail & Disk (N&D)
- OR Book = Official Record Book
- PB = Plat Book
- Pg = Page
- FND = Found
- ID = Identification
- LB = Licensed Business
- LS = Licensed Surveyor
- PE = Pool Equipment
- A/C = Air Conditioner
- WM = Water Meter
- CONC. = Concrete
- DOC = Document
- ∅ = Power Pole
- ohu = Overhead Utilities
- ON/OFF = On Site/Off Site
- PF = PVC Fence
- WF = Wood Fence



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JOB #:	VLSR21- 55700
CLIENT #:	
FIELD DATE: 010/06/21	CREW: 2300
DRAFTER:	ARM
APPROVED:	JEW
SCALE:	1" = 30'

COPYRIGHT 2011

X _____ Borrower's Acknowledgment and Acceptance

X _____ Borrower's Acknowledgment and Acceptance

CERTIFIED TO: (AS FURNISHED)
FIDELITY NATIONAL TITLE

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LIST OF POSSIBLE ENCROACHMENTS:
FENCES CROSS PROPERTY, OWNERSHIP NOT DETERMINED.

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BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PROPERTY WHICH HAS A BEARING OF N 61°20'00" W PER PLAT.

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1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
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4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
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I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

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NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

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

Agenda Report

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

Action Request: [After applicant acknowledgement of redevelopment limitations]: Motion to approve Certificate of Appropriateness No. 25140 without a stay on demolition for either structure.

Strategic Objective:

Date: December 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject structures were destroyed in the 2024 hurricanes and were deemed unsafe by the City's building department. Staff finds restoration of the units would be unreasonable given their current states. While neither structure is a prime example of its frame vernacular architectural style, 105 1/2 1st Ave specifically was built as part of the army's efforts in the area during World War II and is important from the standpoint of community planning and development. Staff laments the continued loss of both the pre-zoning, small independent units that dot Pass-A-Grille and provide it a horizontal multifamily character, and the structures that originally stood as austere reminders of the tip of Pass-A-Grille's military history, with two of the three the original former-barracks at 100 Pass-A-Grille Way and the former battery command at 202 Pass-A-Grille Way being destroyed in the recent hurricanes.

Staff does not recommend a stay, but asks that the applicant acknowledge the limitations that will be faced when undertaking redevelopment, including the likely requirement for design review and the limitation on reconstructed living square footages.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Agent Authorization
4. Photos

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness Case No. 25140: Suncoast Wrecking and Asset Recovery LLC for Marilyn Nolan
Meeting Date: December 4, 2025
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the two rear residential accessory dwellings (103 ½ & 105 ½ 1st Ave) on the subject property that are locally designated historic resources (Designations 4 & 5, May 1995). The primary dwelling (Designation 3, May 1995) is not proposed for demolition and will remain.
SUBJECT PROPERTY	103 ½ & 105 ½ 1st Avenue; MOREY BEACH BLK 11, LOTS 13 AND 14; Parcel # 19-32-16-58932-011-0130.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	c1940s
HISTORIC STATUS	Constructed c 1940s, the subject structures are considered contributing resources to the Pass-A-Grille Historic District, and are individually designated as local historic resources on the City's local historic registry.
SURROUNDING AREA	North – Alleyway & single-family homes South – 1st Avenue & Condominiums East – Multi-family property (proposed for redevelopment) West – Single-family residence

BACKGROUND and ANALYSIS

The subject parcel contains a primary dwelling and two residential outbuildings, constructed circa 1940s according to the Florida Master Site File for the western dwelling. The primary two-family residence proposed to remain on the property was built in 1901 and is one of the oldest structures remaining in Pass-A-Grille, having been built by Joseph Merry who was instrumental in the early modern history of the neighborhood and whose namesake remains in the Eighth Avenue pier.

Both outbuildings proposed for demolition were destroyed in the 2024 hurricanes and were designated unsafe by the City's building department.




Above: The residences photographed in 2023 (Google Maps)

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 structures are built in a relatively simple frame vernacular, particularly 103 ½ 1st Ave which contained wood siding, overhanging eaves, and simple louvered vents as decorative features. It's property card from the first half of the 20th century shows it as having been a servants quarters. 105 ½ Ave featured window surrounds, horizontal weatherboard siding, and originally contained a shingle roof, although it appears to have been replaced with a standing seam metal at some time after its 2015 re-survey. This building is noted in the Florida Master Site File as being built in the early 1940s by the military during their stationing in the area during World War II.

The buildings on the property, generally, are important in the areas of community development. One of Pass-A-Grille's standout, pre-zoning characteristics is the number of small, often haphazardly-placed small studio-style residences that adorn its properties, with one larger primary dwelling of one- or one-and-a-half stories and small, single-story accessory dwellings behind. The significant destruction wrought on non-elevated structures

in the City, particularly toward the southern end of Pass-A-Grille, has severely damaged and in some cases destroyed these residences, which are unrealistic to rebuild or restore in their same massing upon reconstruction.

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

The buildings, particularly 105 ½ 1st Avenue, are important in the third wave of Pass-A-Grille's history due to their association with the military's stationing in the area. The now-demolished Sea Call at 202 Pass-A-Grille Way was battery headquarters, and the military was stationed at the southern tip just south of the subject property with anti-aircraft guns. While 103 1st Avenue is the preeminent structure on the property due to its association with Joseph Merry, the rear structures assist the site with straddling two important, and somewhat disparate, eras of Pass-A-Grille's history.

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

The subject structures cannot be reconstructed at their same scale, although similar exterior materials such as weatherboard or fiber cement siding could be featured on replacement structures. Due to the property's land area, replacement residences to retain the property's five living units would need to be built to not exceed the approximately-700 and 500 square foot units that are currently present. Under forthcoming code amendments, these units could contain ground-floor non-habitable space used as parking, storage, or access.

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

The buildings are simple frame vernacular, which they share with a plurality of Pass-A-Grille's historic structures. They are primarily important on the basis of their historic associations, scale-appropriate setting, and provision of small-scale dwellings, which are rapidly dwindling across the neighborhood as large, single-family, structures are rebuilt on historically multifamily properties. Also, along with 202 and 100 Pass-A-Grille Way, the subject structures are some of the last surviving examples of the military's stationing in Pass-A-Grille during World War II that survived until mid-2024 and are now either demolished or pending demolition.

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

The structures are visibly destroyed and were deemed unsafe by the building official after the 2024 storms. The water line visible along the wall of the eastern residence suggests that water reached five or more feet above grade at the building. It would be unreasonable to require either building to be restored.

(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.

Neither building is capable of earning a reasonable economic return in its current condition. Both structures are in need of demolition.

Staff Recommendation:

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

Staff supports the request to demolish the buildings without a stay, pending applicant acknowledgement of development limitations. The structures are destroyed and cannot be reasonably restored.

The properties are zoned for multi-family, but contain a greater number of units than would be supported by the underlying zoning. Reconstructing either dwelling would require compliance with all current zoning requirements, including parking and maximum lot coverage standards, but would also require that the units do not exceed their current developed square footages. This will significantly limit the square footage of development allowed on the property. Additionally, if reconstructed after pending amendments to the Pass-A-Grille Overlay District are adopted, redevelopment will require Historic Preservation Board design review before proceeding on to site plan review, rather than allowing the owner to undertake development to the underlying zoning development standards.

Staff recommendation:

Following applicant testimony acknowledgement of the limitations on redevelopment:

Motion to approve Case No. 25140 for demolition of 103 ½ and 105 ½ 1st Avenue without a stay on demolition.

Application for Certificate of Appropriateness

Owner Name & Address

Marilyn Nolan
2802 54th St S
Gulfport, FL 33703

Representative Name & Address

Suncoast Wrecking and Asset Recovery, LLC
7901 4th St N, STE 8247
St Petersburg, FL 33702

Phone 417-425-5221

Phone 727-607-2244

Property Address and Legal Description

103 1st Ave, St Pete Beach, FL 33706 Morey Beach Blk 11, Lots 13 and 14

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 Demolition of 103.5 and 105.5

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.**

   Structures 103.5 and 105.5 on property will be demolished

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

   Photos Attached

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

N/A









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.**

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.**

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.**

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

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

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.**

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.**

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 28.18 - 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.**

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.**

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

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

LDC Section 28.11 – <u>Demolition permits</u>, 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;**

   Hurricane Helene has rendered both structures, 103.5 and 105.5, beyond repair. The city has condemned these buildings as unsafe due to significant flooding, and they are in need of demolition.

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.**

   These buildings are not capable of earning a return on their value and not economically feasible due to Hurricane Helene's 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)

Exterior Material/Siding
Windows
Doors
Roofing
Entrances/Porches

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

Michael Basile _____ 11/04/2025

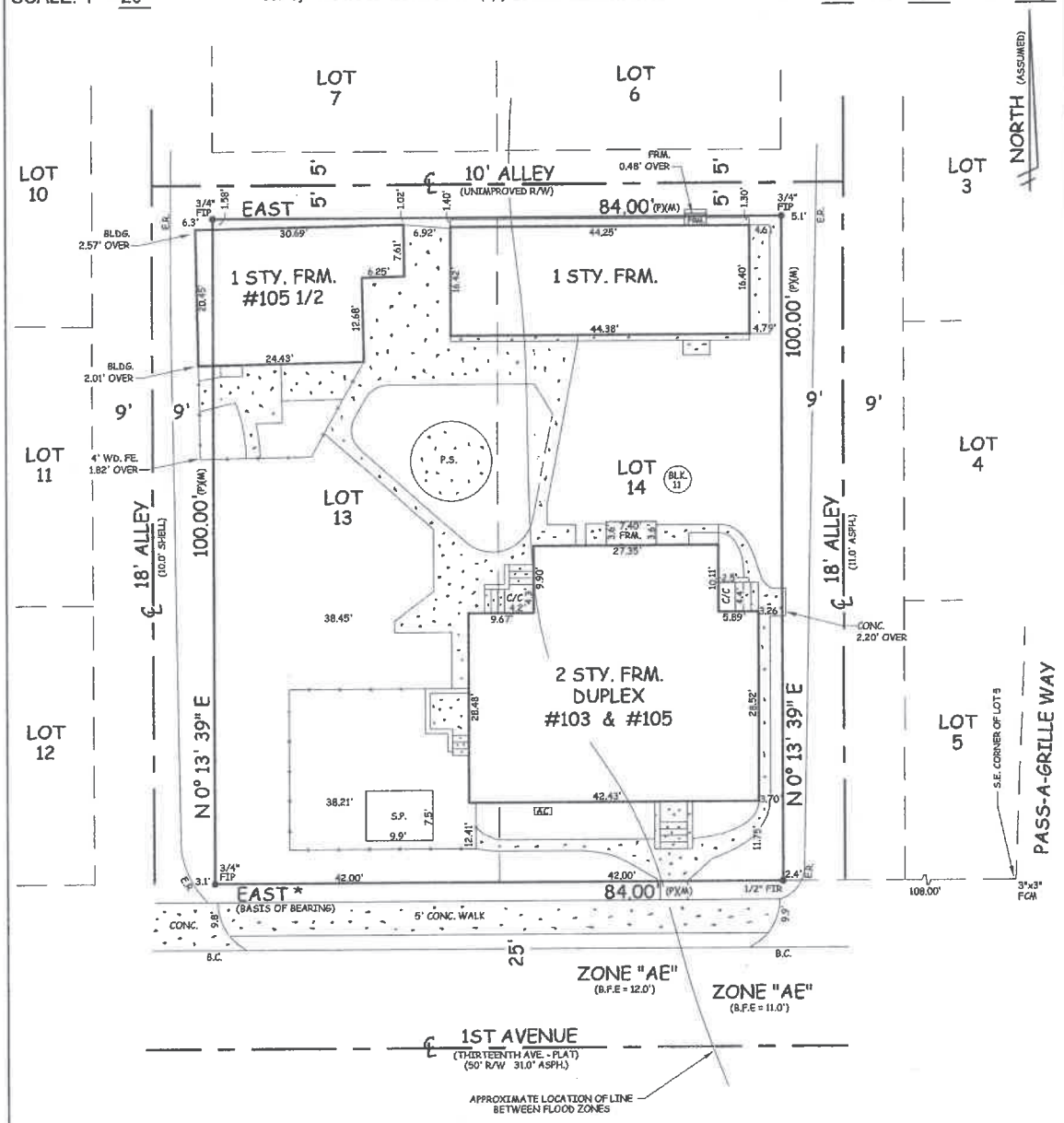
Owner/Applicant Signature **Date**

Applicant - Suncoast Wrecking

JOB NO.: 171577	**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MRB / CHECKED BY: EDM	**PROFESSIONAL LAND SURVEYORS**	PH. (727) 347-8740
DATE OF FIELD WORK: 9/08/17	5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	FAX (727) 344-4640

CERTIFIED TO: Marilyn Nolan
Anderson & Brodersen, P.A.
Old Republic National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 19 TWP. 32 S. RGE. 16 E.



"The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown hereon."

A BOUNDARY SURVEY OF: Lots 13 and 14, Block 11, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
Flood zone: AE Comm. Panel No. : 125149 0286 G Map Date : 9/03/03 Base Flood Elev : 11.0' - 12.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

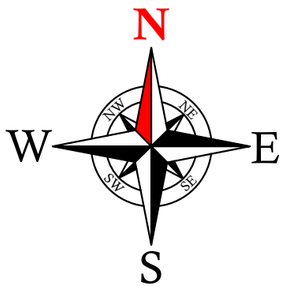
EDWARD D. MURPHY REG. P.L.S. #5293

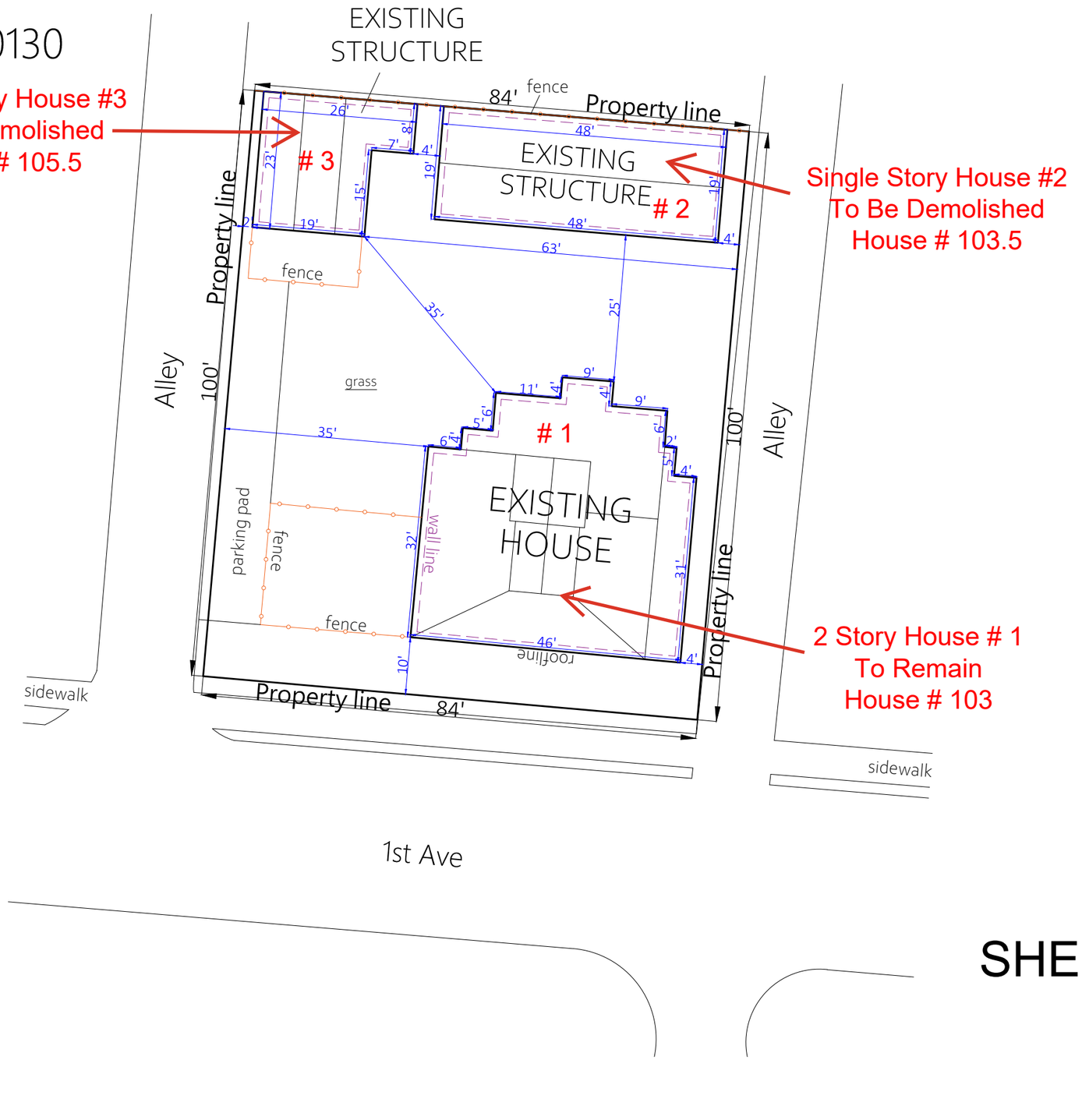
LEGEND:
F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
FIN. FLR. - FINISHED FLOOR ELEVATION
P.R.M.- PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988
FD. - FOUND
N.&D. - NAIL AND DISK
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
-X-X-X- - FENCE
FE. - FENCE
C.L.F. - CHAIN LINK FENCE
-//-/- ADJACENT FENCE
ADJ. - ADJACENT
R. - RADIUS
A. - ARC
C. - CHORD
Δ. - DELTA
R/W - RIGHT OF WAY
- NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT
M/S - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK
W/W - WING WALL
℄ - CENTERLINE
R/W - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
ESM'T. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
S/W - SEAWALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR. - DRAINAGE
O.H. - OVERHANG
GAR. - GARAGE
C/ WD. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
C/C - COVERED CONCRETE
A/C. - AIR CONDITIONER
S.P. - SCREENED PORCH
-P-P -OVERHEAD POWER LINES
-T-T -OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE

DEMO PLAN

SITE PLAN

Address: 103 1st Ave
St Pete Beach, FL 33706
Parcel ID: 19-32-16-58932-011-0130
Lot area: 0.19 Acres
Plot Size: 11"x17"
Drawing scale: 1"=20'





Single Story House #3
To Be Demolished
House # 105.5

Single Story House #2
To Be Demolished
House # 103.5

2 Story House # 1
To Remain
House # 103

Demolition Notes
1. House # 1 to Remain
2. House # 2 to be Demolished
3. House # 3 to be Demolished

SHEET NUMBER:

DM - 1.0

St. Pete Beach
The Sunset Capital of Florida

Agent Authorization Form

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

I Marilyn Nolan
~~(License holder's printed name)~~

hereby authorize Suncoast Wrecking and Asset Recovery, LLC
(Agent's printed name)

to represent me in an application for Historic Board Review Permits 2506902 and 2506798
(Type of application: Building)

Signature of ~~license holder~~ Property Owner

Michael Basile
Signature of agent

Michael Basile

The foregoing instrument was acknowledged before me this 10 **day of** November **20**25 **by** MARILYN NOLAN **who is personally known** _____ **or produced** D River license **as identification.**

(Notary Signature) 11/10/25 **(Date)**

My commission expires 2/24/29

Notary Public State of Florida
Dakoda Rubin
My Commission HH 644129
Expires 2/24/2029


10
3305






CONDEMNED


CONDEMNED








LOVE








CONDEMNED



CONDEMNED




Lic# SCC1331153453
Suncoast
WRECKING
COMMERCIAL & RESIDENTIAL
727.607.2244
DEMOLITION SPECIALISTS
WWW.SWARWRECKING.COM

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

Agenda Report

Agenda Title Name: Design Review No. 25144: 2604 Pass A Grille Way

Action Request: None. The Historic Preservation Board may make comments that assist to ensure the structure is compatible with the Overlay District standards.

Strategic Objective:

Date: December 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject permit was submitted as a building permit and proposed to meet the required setbacks for the underlying zoning district. As Land Development Code Division 20, which regulates the Pass-A-Grille Overlay District, requires that all development on substandard-sized lots utilize the Overlay's building types, this development is being brought forward as a design review.

The request meets the dimensional zoning standards, and has gone through building department review. One additional canopy tree is required in the front yard, and Staff has asked that the Applicant show the roof deck on the plan, which appears to meet the required five-foot side yard setback but is not reflected on the site plan.

Staff has requested that the applicant continue the primary living level's lap siding to the ground floor, provide proportional windows, and provide a porch or stoop, which the applicant has accommodated in the most recent revisions that are included with this case file. Due to the expediency of this request, the City's design reviewer has not had an opportunity to review the plans. Additional comments may be shared with the applicant during or prior to the design review.

Funding: N/A

Attachments:

1. Site Plan & Elevations
2. Application
3. Rendering
4. Design Element Writeup

FASTENING SCHEDULE (2023 FBC, 8th ED. TABLE 2304.9.1)

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d COMMON (2 1/2"x0.131")	toenail
	3-3/8" x 0.131" nails	
	3-3" 14 gage staples	
2. BRIDGING TO JOIST	2-8d COMMON (2 1/2"x0.131")	toenail each end
	2-3/8" x 0.131" nails	
	2-3" 14 gage staples	
3. 1x6 SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2"x0.131")	face nail
4. WIDER THAN 1x6 SUBFLOOR TO EACH JOIST	3-8d COMMON (2 1/2"x0.131")	face nail
5. 2-INCH SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2"x0.162")	blind and face nail
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3 1/2"x0.135") at 16" O.C.	typical face nail
	3"x0.135" nails at 8" O.C.	
	3" 14 gage staples at 12" O.C.	
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d COMMON (3 1/2"x0.162") at 16" O.C.	braced wall panels
	4-3"x0.131" nails at 16" O.C.	
	4-3" 14 gage staples at 16" O.C.	
7. TOP PLATE TO STUD	2-16d COMMON (3 1/2"x0.162")	end nail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
8. STUD TO SOLE PLATE	4-8d COMMON (2 1/2"x0.131")	toenail
	4-3"x0.131" nails	
	3-3" 14 gage staples	
	2-16d COMMON (3 1/2"x0.162")	end nail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
9. DOUBLED STUDS	16d (3 1/2"x0.135") at 24" O.C.	face nail
	3"x0.131" nails at 8" O.C.	
	3" 14 gage staples at 8" O.C.	
10. DOUBLED TOP PLATES	16d (3 1/2"x0.135") at 16" O.C.	typical face nail
	3"x0.131" nails at 12" O.C.	
	3" 14 gage staples at 12" O.C.	
DOUBLED TOP PLATES	8-16d COMMON (3 1/2"x0.162")	lap splice
	12-3"x0.131" nails	
	12-3" 14 gage staples	
11. BLOCKING BETWEEN JOIST OR RAFTES TO TOP PLATE	3-8d COMMON (2 1/2"x0.131")	toenail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
12. RIM JOIST TO TOP PLATE	8d (2 1/2"x0.131") at 6" O.C.	toenail
	3"x0.131" nails at 6" O.C.	
	3" 14 gage staples at 6" O.C.	
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (3 1/2"x0.162")	face nail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"x0.162")	16" O.C. along edge
15. CEILING JOISTS TO PLATE	3-8d COMMON (2 1/2"x0.131")	toenail
	5-3"x0.131" nails	
	5-3" 14 gage staples	
16. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2"x0.131")	toenail
17. CEILING JOISTS, LAPS OVER PARTITIONS (see Section and Table 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") Min. Table 2308.10.4.	face nail
	4-3"x0.131" nails	
	4-3" 14 gage staples	
18. CEILING JOISTS TO PARALLEL RAFTER(see Section and Table 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") Min. Table 2308.10.4.	face nail
	4-3"x0.131" nails	
	4-3" 14 gage staples	
19. RAFTER TO PLATE (see Section and Table 2308.10.1)	3-8d COMMON (2 1/2"x0.131")	toenail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
20. 1-INCH DIAGONAL BRACE TO EA. STUD AND PLATE	2-8d COMMON (2 1/2"x0.131")	face nail
	2-3"x0.131" nails	
	3-3" 14 gage staples	
21. 1"x8" SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2"x0.131")	face nail
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131")	face nail
23. BUILT-UP CORNER STUDS	16d COMMON (3 1/2"x0.162")	24" O.C.
	3"x0.131" nails	16" O.C.
	3" 14 gage staples	16" O.C.
24. BUILT-UP GIRDERS AND BEAMS	20d COMMON (4"x0.192") at 32" O.C.	face nail at top and bottom staggered on opposite sides
	3"x0.131" nails at 24" O.C.	
	3-3" 14 gage staples at 24" O.C.	
	2-20d COMMON (4"x0.192)	face nail at ends and at each splice
	3-3"x0.131" nails	
	3-3" 14 gage staples	
25. 2-INCH PLANKS	16d COMMON (3 1/2"x0.162)	at each bearing
26. COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.148)	face nail
	4-3"x0.131" nails	
	4-3" 14 gage staples	
27. JACK RAFTER TO HIP	3-10d COMMON (3"x0.148)	toenail
	4-3"x0.131" nails	
	4-3" 14 gage staples	
	2-16d COMMON (3 1/2"x0.162)	face nail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
28. ROOF RAFTER TO 2x RIDGE BEAM	2-16d COMMON (3 1/2"x0.162)	toenail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
	2-16d COMMON (3 1/2"x0.162)	face nail
	3-3"x0.131" nails	
	3-3" 14 gage staples	
29. JOIST TO BAND JOIST	3-16d COMMON (3 1/2"x0.162)	face nail
	4-3"x0.131" nails	
	4-3" 14 gage staples	
30. LEDGER STRIP	3-16d COMMON (3 1/2"x0.162)	face nail at each joist
	4-3"x0.131" nails	
	4-3" 14 gage staples	
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS	6d COMMON (2 3/8"x0.131) (see c,i,n,)	
19/32" - 3/4"	1 3/4" 16 gage (see o)	
	8d or 6d (see d,e,)	
	2 3/8"x0.113 nail (see p)	
	2" 16 gage (see p)	
	8d (see c)	
7/8" - 1"	10d or 8d (see d,e,)	
1 1/8" - 1 1/4"		
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): 3/4" AND LESS	6d (see e)	
7/8" - 1"	8d see e)	
1 1/8" - 1 1/4"	10d or 8d (see d,e,)	
32. PANEL SIDING (TO FRAMING) 1/2" or LESS	6d (see t)	
5/8"	8d (see t)	
33. FIBERBOARD SHEATHING (see g) 1/2"	No. 11 gage roofing nail (see h)	
	6d COMMON NAIL (2"x0.113")	
	No. 16 gage staple (see i)	
25/32"	No. 11 gage roofing nail (see h)	
	8d COMMON NAIL (2 1/2"x0.113")	
	No. 16 gage staple (see i)	
34. INTERIOR PANELING 1/4"	4d (see j)	
3/8"	6d (see k)	

see 2023 FBC, 8th ED. table 2304.9.1 for footnotes above.

FASTENING SCHEDULE 2023 FBC, 8th ED. TABLE 2306.3(3)

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	STAPLE SPACING MAX. (inches) see b,	SHEAR VALUE (plf) see a,c,	MINIMUM STAPLE SIZE; see f, g,
1. EXPANDED METAL OR WOVEN WIRE LATH AND PORTLAND CEMENT PLASTER	7/8"	UNBLOCKED	6" O.C.	180	No. 16 gage staple, 7/8" legs
2. GYPSUM LATH, PLAIN OR PERFORATED	3/8" LATH AND 1/2" PLASTER	UNBLOCKED	5" O.C.	100	No. 16 gage staple, 1 1/8" long
3. GYPSUM SHEATHING	1/2" x 2' x 8'	UNBLOCKED	4" O.C.	75	
	1/2" x 4'	BLOCKED see d	4" O.C.	175	No. 16 gage staple, 1 3/4" long
		UNBLOCKED	7" O.C.	100	
4. GYPSUM BOARD, GYPSUM VENEER BASE, OR WATER-RESISTANT GYPSUM BACKING BOARD	1/2"	UNBLOCKED see d	7" O.C.	75	No. 16 gage staple, 1 1/2" long 1 3/4" long
		UNBLOCKED see d	4" O.C.	110	
		UNBLOCKED	7" O.C.	100	
		UNBLOCKED	4" O.C.	125	
		BLOCKED see e	7" O.C.	125	
		BLOCKED see e	4" O.C.	150	
	5/8"	UNBLOCKED see d	7" O.C.	115	
			4" O.C.	145	
		BLOCKED see e	7" O.C.	145	
			4" O.C.	175	
		BLOCKED (see e) TWO-PLY	base ply 9	250	No. 16 gage staple, 1 5/8" long
			base ply 7		No. 15 gage staple, 2 1/4" long

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m.
a. These shear walls shall not be used to resist loads imposed by masonry or concrete walls (see AF &PA SDPWS). Values shown are for short-term loading due to wind or seismic loading. Walls resisting seismic loads shall be subject to the limitations in Section 12.2.1 of ASCE 7. Values shown shall be reduced 25 percent for normal loading.
b. Applies to fastening at studs, top and bottom plates and blocking.
c. Except as noted, shear values are based on a maximum framing spacing of 16 inches on center.
d. Maximum framing spacing of 24 inches on center.
e. All edges are blocked, and edge fastening is provided at all supports and all panel edges.
f. Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.
g. Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs

INFORMATION OF DRAWINGS (2023 FBC 8th ED. 1603.1.4)

- BASIC WIND SPEED, MPH: 145 MPH, 3 SECOND GUST
- WIND IMPORTANCE FACTOR: 1
- WIND EXPOSURE: D
- APPLICABLE INTERNAL PRESSURE COEFFICIENT: ±.18

COMPONENT AND CLADDING LOADS:
ZONE 1 = +36.0, -38.4
ZONE 2 = +36.0, -45.3
ZONE 3 = +36.0, -45.3
ZONE 4 = +38.7, -42.1
ZONE 5 = +38.7, -50.5

BUILDING SPECIFICATIONS

- BUILDING CATEGORY: II
- CONSTRUCTION TYPE: V-B
- OCCUPANCY CLASSIFICATION: R-3
- NEW CONSTRUCTION - ZONE AE - 9' BFE

- LOBBY FLR CONDITIONED AREA: 538 SQ FT.
- 1st FLR CONDITIONED AREA: 1,974 SQ FT.
- 2nd FLR CONDITIONED AREA: 320 SQ FT.
- NEW TOTAL FLR COND. AREA: ~~2,534 SQ FT.~~
- COVERED CARPORT/STORAGE AREA: 2,275 SQ FT.
- 1st FLR COVERED BALCONY AREA: 542 SQ FT.
- 2nd FLR STORAGE AREA: 22 SQ FT.
- 2nd FLR OPEN PATIO AREA: 401 SQ FT.
- NEW TOTAL NON-COND. AREA: 3,240 SQ FT.
- TOTAL BUILDING SQ FT AREA: 5,774 SQ FT.

FRAMING NOTES:

ALL INTERIOR DIMENSIONS ARE GIVEN TO THE INDICATED FACE OF THE STUD UNLESS NOTED OTHERWISE.

ALL EXTERIOR DIMENSIONS ARE GIVEN TO THE FACE OF THE STUD OR FACE OF BLOCK (AS APPROPRIATE) WHICH LINES WITH THE FOUNDATION BELOW.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR APPROVED CEDAR, OR HAVE 15 LB. FELT BARRIER

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WORK.

NOTE: BRANCH CIRCUITS THAT SUPPLY 125V, 15 & 20 AMP OUTLETS IN DWELLING UNIT BEDROOMS TO HAVE AFCI PROTECTION

R401.3 DRAINAGE.
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

FLOW PATTERNS ARE SUGGESTED ELEVATIONS AND SHOULD FOLLOW THE EXISTING NATURAL FLOW AS CLOSE AS POSSIBLE.

INDEX OF DRAWINGS

00: COVER SHEET, INDEX OF DRAWINGS, SITE PLAN

A1.1: GENERAL NOTES, DOOR, WINDOW, & WALL SCHD.
PROPOSED CARPORT LEVEL FLOOR PLAN
A1.2: PROPOSED 1st & 2nd FLOOR PLAN

A2.1: PROPOSED SOUTH & EAST ELEVATIONS
A2.2: PROPOSED NORTH & WEST ELEVATIONS

E1.1: PROPOSED CARPORT LEVEL ELECTRICAL PLAN
E1.2: PROPOSED 1st & 2nd FLOOR ELECTRICAL PLAN

S0.1: STRUCTURAL NOTES
S0.2: STRUCTURAL NOTES

S1.1: PROPOSED FOUNDATION PLAN
S1.2: PROPOSED 1st FLR FLOOR FRAMING PLAN
S1.3: PROPOSED 1st & 2nd FLR ROOF FRAMING PLAN

S2.1: BUILDING SECTIONS
S2.2: BUILDING SECTIONS
S2.3: BUILDING SECTIONS
S2.4: BUILDING SECTIONS

SITE INFORMATION

LEGAL LOT DESCRIPTION:

PARCEL: 18-32-16-61002-003-0100
NORTH PASS-A-GRILLE SEC A BLK C, LOT 10 & N 5 FT OF LOT 9
ST. PETE BEACH, FLORIDA
ZONING: RU-2

TOTAL SITE DATA FOR PROPERTY

PROJECT SITE AREA	6,050	Sq ft.
BUILDING FOOTPRINT AREA (IMPERVIOUS AREA)	2,623	Sq ft. (43.35%)
VEHICULAR USE AREA (IMPERVIOUS AREA)	733	Sq ft. (12.12%)
WALKWAY USE AREA (IMPERVIOUS AREA)	66	Sq ft. (01.09%)
LANDSCAPED AREA (PERVIOUS AREA)	2,628	Sq ft. (43.44%)
TOTAL IMPERVIOUS AREA	3,422	Sq ft. (56.56%)
TOTAL PERVIOUS AREA	2,628	Sq ft. (43.44%)
		TOTAL (100%)

* IMPERVIOUS SURFACE RATIO:
- IMPERVIOUS AREA = 3,422sf / SITE AREA 6,050 sf = 0.57
MAXIMUM ALLOWED: 0.70
ACTUAL: 0.57

BRIAN S REED LICENSE No. 60228 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Brian S Reed, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GENERAL REQUIREMENTS

1.IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY.

2.COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.

3.CONTACT THE ARCHITECT WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON THE DRAWINGS.

4.SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR ONE WEEK REVIEW TIME AFTER RECEIPT BY THIS FIRM. NO FABRICATION IS TO PROCEED PRIOR TO REVIEW BY THE DESIGNER.

DESIGN CRITERIA

1.APPLICABLE BUILDING CODE: 2023 FLORIDA BUILDING CODE, 8th EDITION.

2.DESIGN LIVE LOADS:
ROOF .....30 PSF
BEDROOMS .....30 PSF
LIVING AREA AND BATHROOMS.....40 PSF

3.DESIGN WIND VELOCITY = 145 MPH

4.ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8th EDITION

LANDSCAPING LEGEND

1 - ERIOBOTRYA JAPONICA (LOQUAT TREE)
FLORIDA GRADE #1 OR BETTER.
MINIMUM 2"ø MEASURED 6" ABOVE GRADE
8' HT. MIN. @ 35' O.C. MAX.

1 - LAGERSTROEMIA (CRAPE MYRTLE)
FLORIDA GRADE #1 OR BETTER.
MINIMUM 2"ø MEASURED 6" ABOVE GRADE
8' HT. MIN. @ 35' O.C. MAX.

21 - CHRYSOBALANUS ICACO (COCO PLUM)
FLORIDA GRADE #1 OR BETTER.
24" HT. MIN. @ 30" O.C. & MULCH

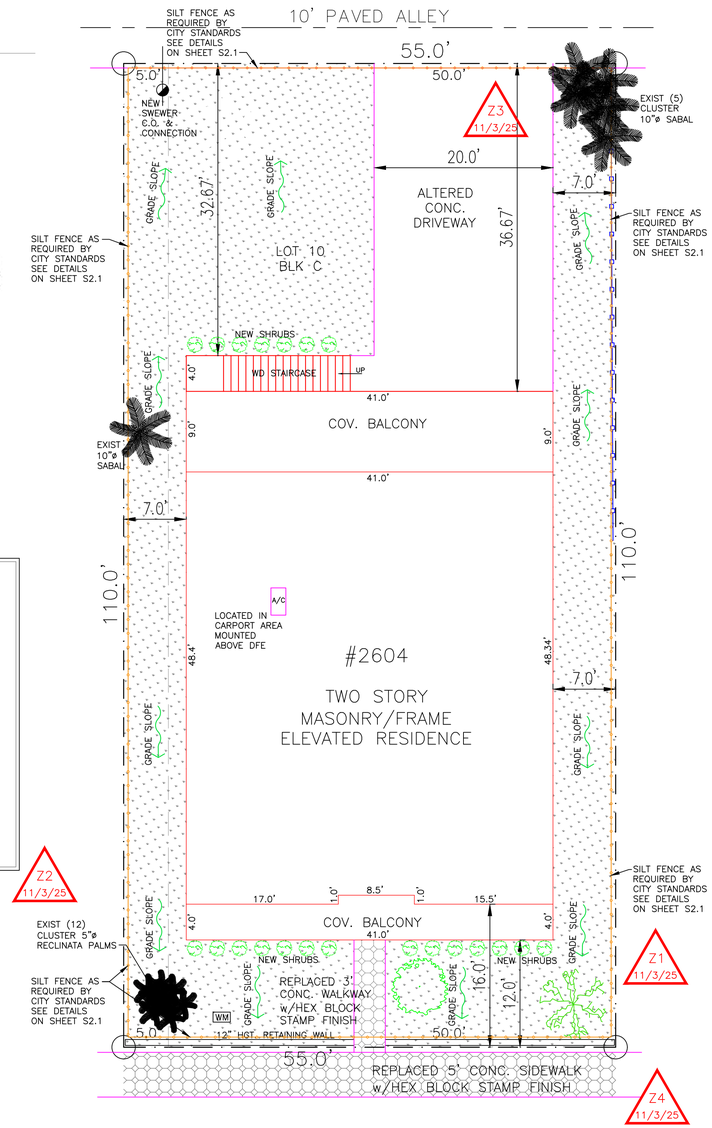
BAHIA SOD

2,628 sq ft - PASPALUM NOTATUM (BAHIA SOD)
FLORIDA NO. 1 GRADE OR BETTER GROUND COVER

PRIOR TO ANY SITEWORK, CONTRACTOR SHALL CONTACT SUNSHINE STATE FOR BURIED UTILITY LINE INFORMATION AT 1-800-432-4770. CALL AT LEAST 48 HOURS IN ADVANCE. ANY DAMAGED INCURRED TO ANY OF THE UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

USE OF STRUCTURAL AND NON-STRUCTURAL FILL IS PROHIBITED IN FLOOD HAZARD AREAS (ZONE AE/VE), CONTRACTOR SHALL SUBMIT AN ELEVATION CERTIFICATE TO THE BUILDING DEPARTMENT BEFORE PERMIT IS ISSUED AND AT COMPLETION OF PROJECT PRIOR TO CO IS ISSUED.

WORK SHALL CONFORM TO THE FOLLOWING CODES
8TH EDITION 2023 FLORIDA BUILDING CODE - BUILDING
8TH EDITION 2023 FLORIDA BUILDING CODE - RESIDENTIAL
8TH EDITION 2023 FLORIDA BUILDING CODE - ENERGY
8TH EDITION 2023 FLORIDA BUILDING CODE - PLUMBING
8TH EDITION 2023 FLORIDA BUILDING CODE - MECHANICAL
8TH EDITION 2023 FLORIDA BUILDING CODE - ACCESSIBILITY
8TH EDITION 2023 FLORIDA FIRE PREVENTION CODE
NEC 2020 NATIONAL ELECTRIC CODE - NFPA 70
LIFE SAFETY CODE 2023 EDITION - NFPA 101



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

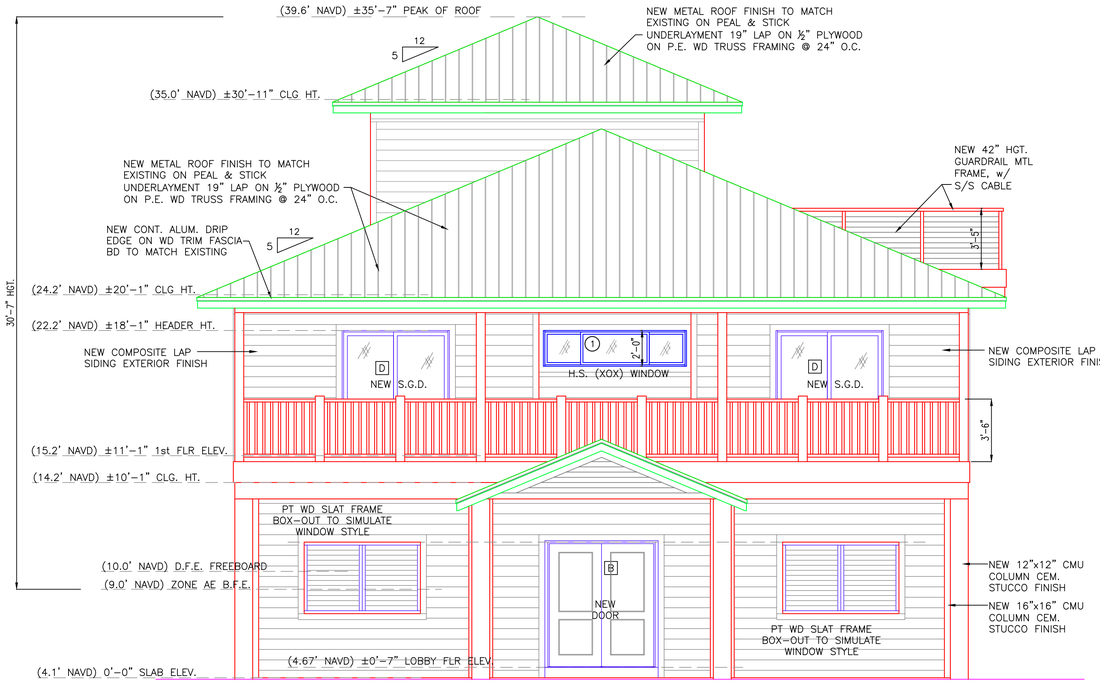
BRIAN S. REED, PE
(727) 510-2688 LICENSE 60228
769 42ND AVENUE NORTH
ST PETERSBURG, FL 33703

MADRIL CAD SERVICES LLC
Residential Design & Precision CAD Graphics
Mat Madril
727.278.0692
mcs0302@hotmail.com

2604 PASS-A-GRILLE WAY
ST PETE BEACH, FL

COMMISSION NO.: 24-01029
DATE: 8-25-25
DRAWN BY: MDM
CHECKED BY: BSR
REVISIONS: 11-3-25

00

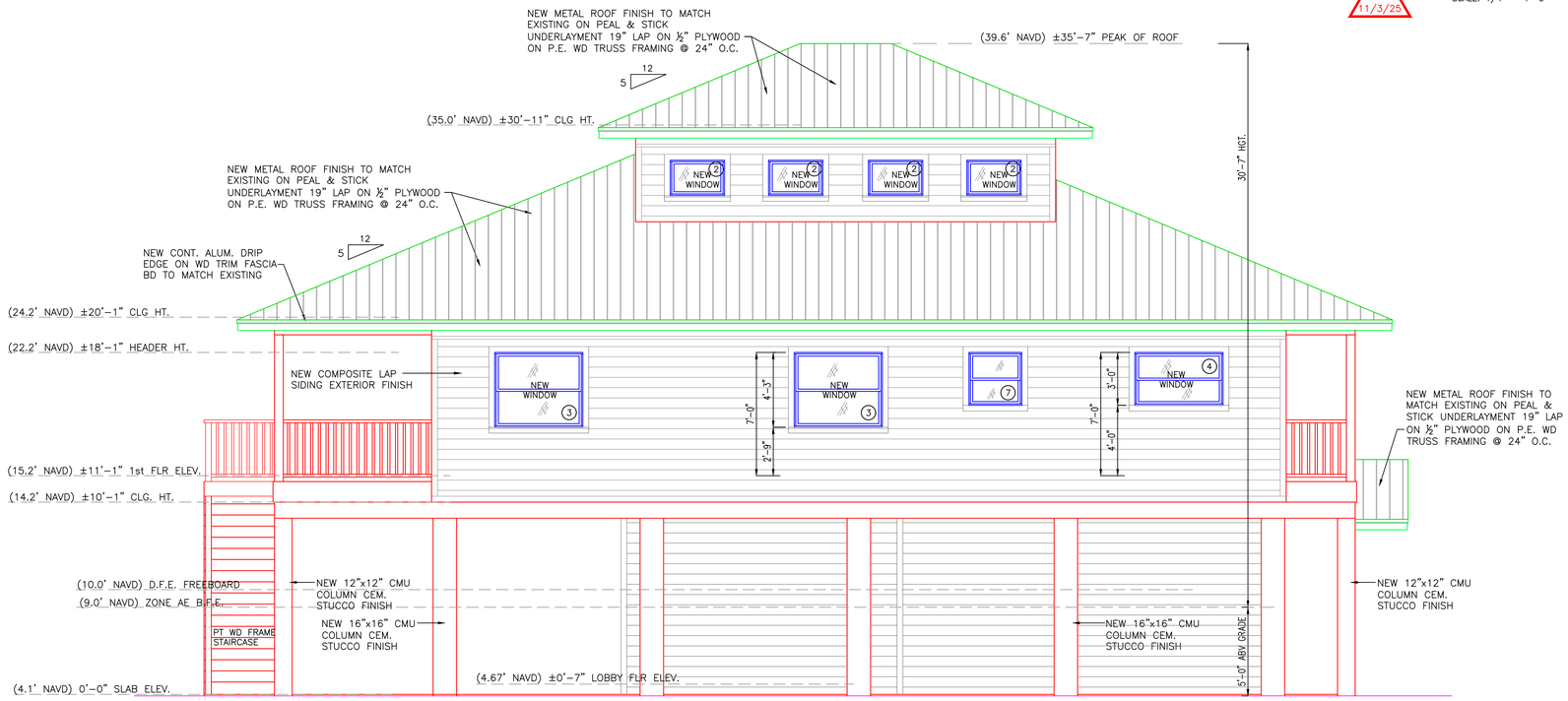


Z2
11/3/25

PROPOSED EAST ELEVATION

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

FL PRODUCT APPROVAL #:
JAMES HARDIE LAP SIDING – FL#13192.2



PROPOSED SOUTH ELEVATION

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



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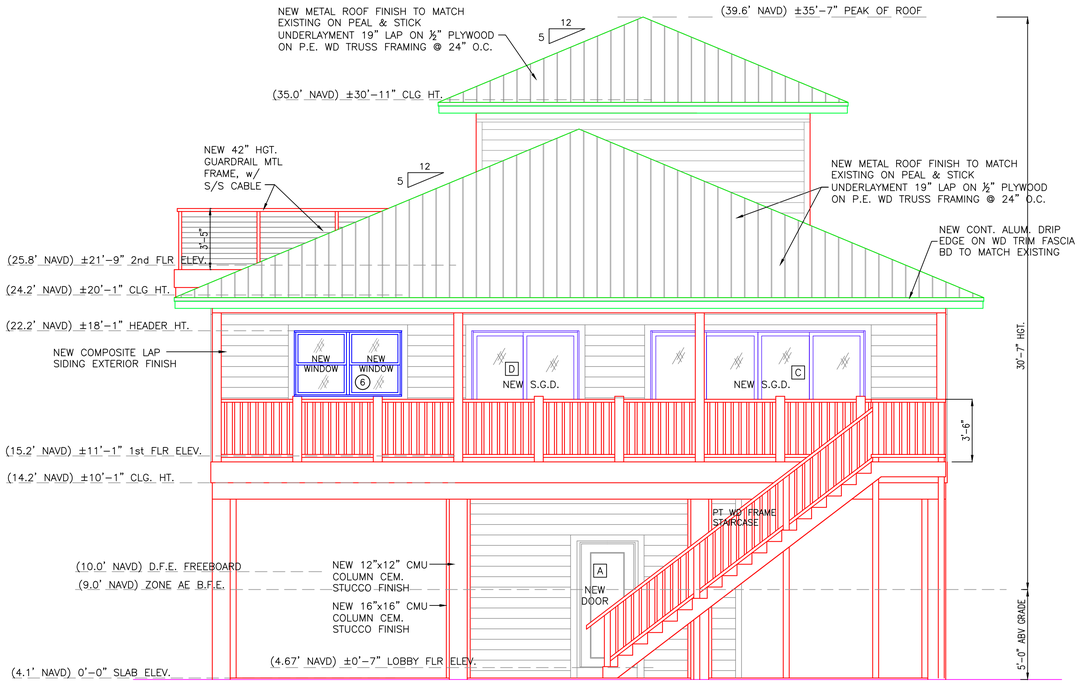
2604 PASS-A-GRILLE WAY
ST PETE BEACH, FL

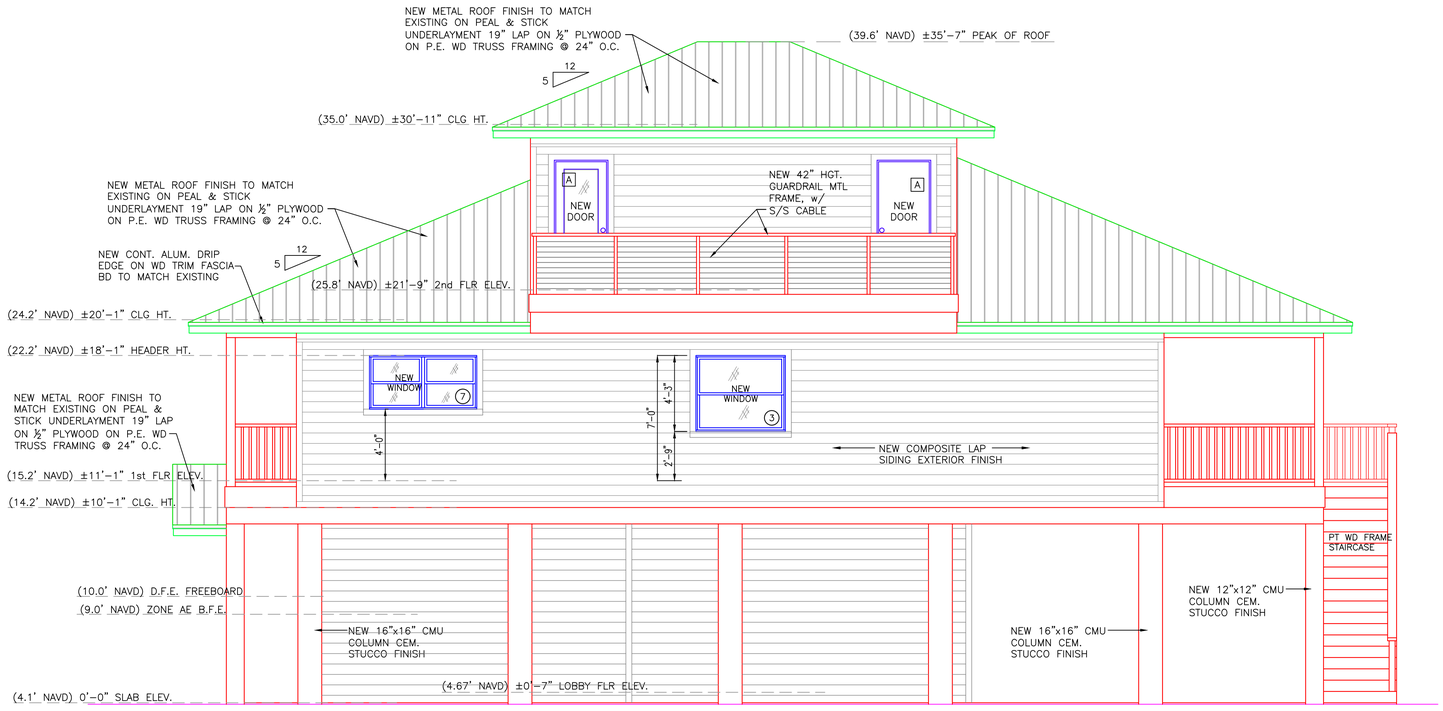
COMMISSION NO.:	24-01029
DATE:	8-25-25
DRAWN BY:	MDM
CHECKED BY:	BSR
REVISIONS:	11-3-25

A2.1



PROPOSED WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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



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ST PETERSBURG, FL 33703

MADRIL CAD SERVICES LLC
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Mat Madril
727.278.0692
mcs0302@hotmail.com

2604 PASS-A-GRILLE WAY
ST PETE BEACH, FL

COMMISSION NO.: 24-01029
DATE: 8-25-25
DRAWN BY: MDM
CHECKED BY: BSR
REVISIONS: 11-3-25

A2.2

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

Kevin and Lois Quinn
683 Bruce Dr. East Meadow
NY 11554-5142

Phone _____

Representative Name & Address

Sam Angelides (Angelides Inc)
3990 Belle Vista Dr.
St. Pete Beach FL 33706

Phone 727-394-8406

Property Address and Legal Description

2604 Pass-a-grille Way, St. Pete Beach FL 33706
North Pass-a-grille Sec ~~A~~ Block C, Lot #10 and N 5ft of Lot #9

Project Description

New Single Family Dwelling

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		
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

11/20/2025
Date



2604 Pass A Grille Way Design Elements

A: The Mass of a Building

1. Primary Mass The design establishes a clear **Primary Mass** through the main two-story rectangular volume of the home. This forms the core body of the structure, identifiable by the main hipped roofline that spans the width of the house.

2. Secondary Mass The building successfully incorporates **Secondary Mass** to create depth and meet "private frontage" requirements. This is achieved through:

- The **Cupola/Tower:** The third-story "lookout" adds a distinct volume on top of the primary roof.
- **The Front Porch & Portico:** The projecting entrance roof and the second-story balcony create a layered façade that steps out from the primary wall, adding dimension.

3. Voids The design utilizes natural breaks effectively. The deep, covered front porch on the second level creates a large visual **void** (shadowed negative space). This prevents the building from looking like a flat, solid block and adds visual interest.

B: Proportional Design Elements

1. Windows in Varying, Yet Similar Arrangements The fenestration (window arrangement) is consistent but varied:

- **Similarity:** All openings use white trim and a consistent glazing style. The lower and upper side windows both utilize louvered shutters.
- **Variation:** The center employs a horizontal transom window, while the sides use vertical rectangular windows. The ground floor entrance uses double doors, distinct from the windows but matching in trim.

2. Appropriate Vertical Visual Consistency There is a strong **Centerline** that anchors the façade. If you draw a line down the middle, the peak of the cupola, the peak of the main roof, the horizontal center window, the peak of the entry portico, and the double front doors all align perfectly.

3. Appropriate Ratios of Visual Width The requirement that the "Bottom ½ clearly supports the top" is met through the use of substantial columns. The ground floor features solid square columns and a grounded entry structure. As the eye moves up, the structure becomes visually "lighter" with the introduction of the open railing on the second floor and the sloping rooflines that reduce the visual width at the very top.

4. Overall Design Balance This design is **Symmetrically Balanced**. The left side of the house serves as a mirror image of the right side (window placement, column spacing, roof slope), creating a formal and stable aesthetic.

C: Design Rhythms

1. Proximity The elements of the entry (the steps, the columns, and the pediment roof) are grouped closely together. This proximity signals to the viewer that these elements complement each other to form the main entrance.

2. Similarity The design uses a strong rhythm of common textures and colors:

- **Color:** A consistent use of light blue/grey cladding and crisp white trim ties the primary and secondary masses together.
- **Texture:** The vertical siding is used on the main body and the cupola. The metal standing-seam roof texture is repeated on the main roof, the cupola roof, and the portico.

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

Agenda Report

Agenda Title Name: Design Review No. 25145: 404/406 Pass-A-Grille Way

Action Request:

Strategic Objective:

Date: December 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject request is a re-visioning of a design review concept that was accepted by the Historic Preservation Board in 2021 and is included in the packet. Both plans feature a connected second living level over ground-floor nonhabitable space, with the addition in the subject proposal being relocated from the existing first living level (second story) to the new addition and the original kitchen location becoming an expanded wet bar and dining room. Both also feature a large, uncovered front deck with a pool inset.

The design meets the required zoning dimensional standards and references the correct number of trees, but the opaque hedge will need to be relocated onto the property for credit to be provided as it currently appears to intersect the sidewalk. Staff recommends the hedge be placed behind the trees, with low-growing groundcover in front, to provide the recommended visual layering of landscaping for the Overlay District.

By undertaking the lot combination that accompanies this request, the applicant is increasing their required southern side yard setback from five feet to seven feet. While no additions are proposed under this scope within any required yard, the applicant should be aware that future additions to the structure will need to comply with the required newly-established setbacks. This could particularly be a challenge for any additions to the rear of the remaining three-story residence, which will need to be offset from the existing southern

side of the building.

Due to the expediency of this request, the City's design reviewer has not had an opportunity to comment on the plans as of the date of the publication of the agenda. Staff will share comments with the Applicant as they become available, which may be at the hearing.

Funding: N/A

Attachments:

1. Application
2. Narrative
3. 2025 Plans
4. 2021 Plans - For reference only

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
Steven & Cynthia Cureton
404 Pass A Grille Way
St. Pete Beach, FL 33706
Phone 727-424-7114

Representative Name & Address
Sean Roney - Roney Design Group
535 Central Ave. Ste. M1
St. Petersburg, FL 33701
Phone 727-822-8600

Property Address and Legal Description
404 Pass A Grille Way - MOREY BEACH BLK 8, LOT 3

Project Description
Addition to Single Family Residence designing to PAG overlay zoning requirements - House Medium Kitchen, Covered Patio, Pool addition over Garage

TYPE OF ACTIVITY

New Construction: _____

Addition: X

Other (please explain): _____

Required Drawings

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

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

Required Building Design Elements

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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.

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(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.

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Applicant Signature

10/6/25
Date

SEAN RONEY
RONEY DESIGN GROUP

RONEY DESIGN GROUP
CERTIFIED PROFESSIONAL BUILDING DESIGNERS
535 CENTRAL AVENUE, STE. M-1
ST. PETERSBURG, FL. 33701
INFO@RONEYDESIGN.COM
(727) 822-8600
MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

RE: Cureton Residence

October 6, 2025

404 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

HL HOUSE-LARGE

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

LOT REQUIREMENTS	MIN	MAX	ACTUAL
A - Lot Width (ft)	60	—	91.23’ (east), 84.27’ (west)
B - Lot Depth (ft)	100	—	105.81’ (North), 138.55’ (South)
C - Lot Size (sf)	6,000	—	10,352 sq. ft.
D - Lot Coverage (%)	—	60	5,110 sq. ft. (49%)
BUILDING ENVELOPE	MIN	MAX	ACTUAL
E - Street Setback (ft)	10’	15’	10.33’ (east)
Secondary Street Setback	7’	—	N/A
F - Side Setback (ft)	7’	—	9.8’ (north), Existing (south)
G - Rear Setback (ft)	15’	—	49.9’
H - Frontage Buildout (%)	50	—	83.66%
Sec. 20.17. - Building height.	**28’**	**32’**	29.83’ to peak from Design Flood Elev.

***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 colonnade consisting of a Covered Patio, Entry Door, Staircase, and a portion of the pool will act as an infinity edge to create a waterfall feature.

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

- Total screened area = 644 sq. ft. The glass (transparent) in the doors/windows = 66 sq. ft. or 9.75% 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 existing building on all 3 levels. The addition is only 2 levels. This mass includes shake siding and a standing seam metal roof along with decorative features such as corner brackets, louvers between columns and decorative railings.

(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 to include the entry stairs. This is existing and the new addition is behind the front façade of the existing building.

(3) Voids that allow for natural breaks in the mass. There are variations on the front façade of the building creating a colonnade, front porch/balconies with railings and a staircase that provide breaks or voids in the front plain of the structure as well as the newly created infinity edge for the pool to resemble a waterfall.

(b) PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:

(1) Windows in varying, yet similar arrangements. The window arrangements on the new addition match the window sizes on the ground floor. The 2 level represents single light sliding glass doors to match the new sliding doors proposed on the existing residence.

(2) Appropriate vertical visual consistency at the centerline of the façade. The colonnade on the existing main structure aligns on all levels to create symmetry at the centerline.

(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 larger columns to create a base for the levels above which have shake siding and smaller columns

(4) Overall design shall be symmetrically or asymmetrically balanced. The overall design exhibits a symmetrical design pattern throughout aligning windows of similar size and style on all levels as well as the columns present.

(c) DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:

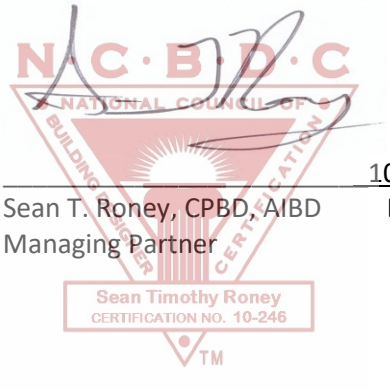
(1) Proximity (objects close together complement each other). The façade is equipped with arch louvers between the columns, brackets to represent overhang support, decorative guardrails. Additionally the sliding glass door patterns are close together to complement each other.

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

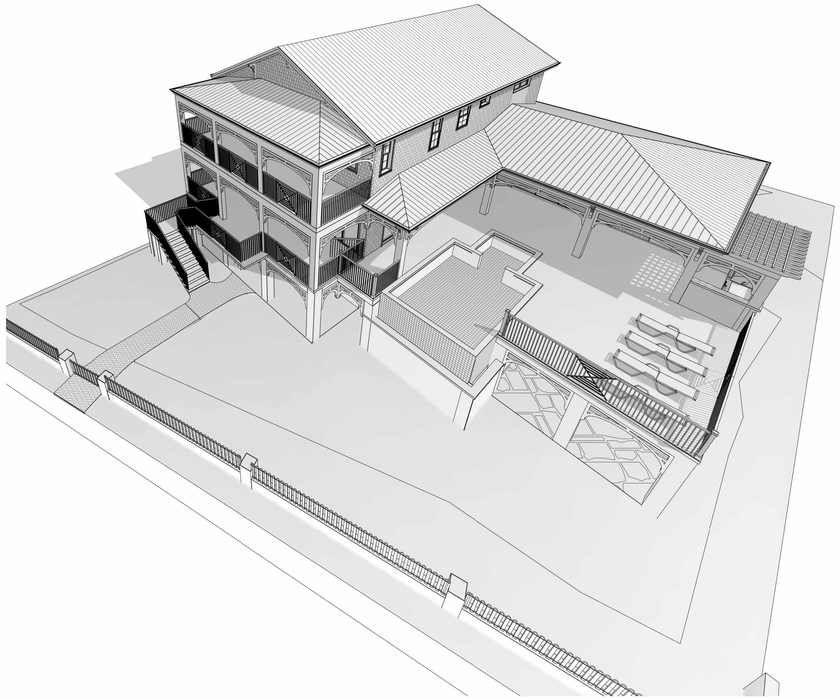
- Common Textures – Stucco finish for the ground floor level of the residence with shake cement board siding for the upper two levels of the residence. Metal standing seam roofing

- Colors:
  1) The ground floor level stucco finishes to be SW7077 Original White
  2) The upper two floors have a shake siding to be SW7077 Original White
  3) Doors, Railings, louvers – SW 7675 Sealskin
  4) Metal Roofing – SW 7675 Sealskin
  5) Window frames – white to match existing
- Features:
  1) Brackets at the corner of the wall / roof soffit
  2) Arch louvers between columns
  3) Decorative guardrails
  4) Infinity edge water fall

Sincerely,
RONEY DESIGN GROUP, LLC



10/6/2025
Sean T. Roney, CPBD, AIBD Date
Managing Partner



AEREAL VIEW



FRONT VIEW

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PRELIMINARY DESIGN DOCUMENTS
NOT TO USE FOR CONSTRUCTION

ADDITIONS & REMODELING

TO THE

CURETON RESIDENCE

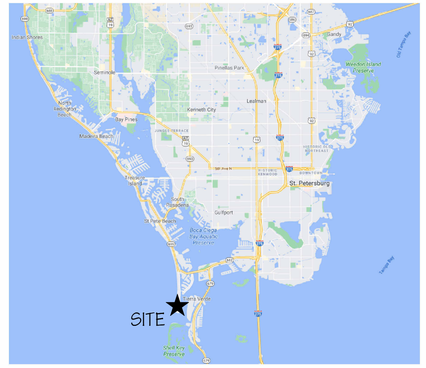
404 & 406 PASS -A- GRILLE WAY,
SAINT PETE BEACH, FL 33706

GENERAL SCOPE OF WORK

THIS IS A GENERALIZED SCOPE OF WORK. DRAWINGS IN THIS SET OF PLANS WILL INDICATE THE SPECIFICS OF THE WORK TO BE DONE.

- ELEVATED ADDITION AND REMODELING FOR AN EXISTING HOUSE ON FLOOD ZONE, INCLUDE COVERED PATIO, ELEVATED POOL AND POOL BATH, EXISTING KITCHEN TO BE REMOVED AND SPACE IS TO BE UTILIZED FOR LARGER LIVING ROOM / DINING. EXISTING FRENCH DOORS TO BE REMOVED AND REPLACED WITH LARGER GLASS DOORS/WINDOWS.

VICINITY MAP



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 D.F.E. : 30' TO ROOFLINE

OF STORIES: ACTUAL:

3 STORY RESIDENCE

SHEET INDEX

Number	Name
C1	COVER SHEET
C2	SITE PLAN
C3	LANDSCAPE PLAN
D1	GROUND AND FIRST EXIST./DEMO PLAN
D2	SECOND EXIST./ DEMO PLAN
D3	EXISTING ELEVATIONS
D4	EXISTING ELEVATIONS
D5	PROPOSED GROUND FLOOR PLAN
D6	PROPOSED FIRST FLOOR PLAN
D7	PROPOSED SECOND FLOOR PLAN

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Sean Timothy Roney
CERTIFICATION no. 10-246

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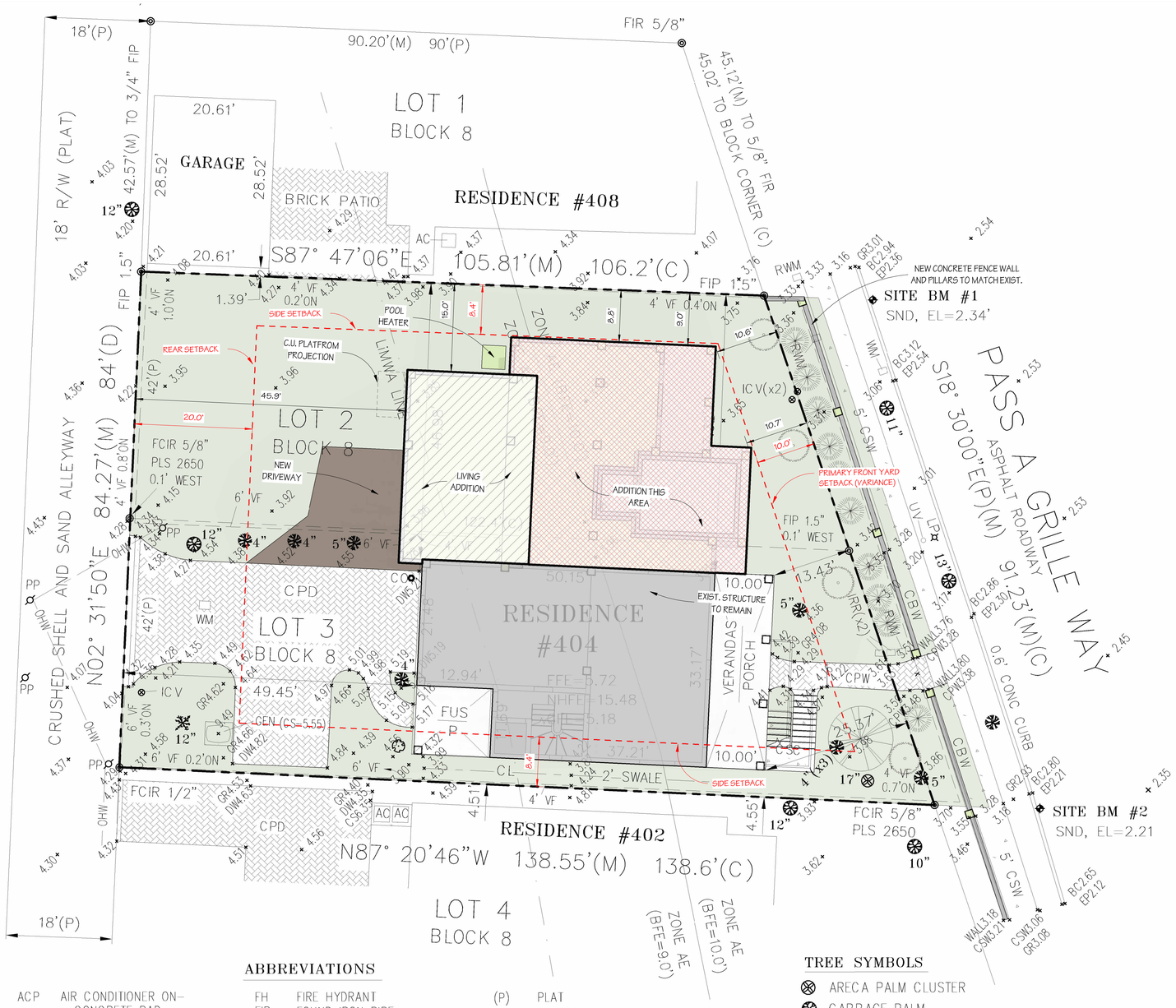
DRAWN BY: VC
CHECKED BY: STR
DATE: 11-18-2025

JOB NUMBER 24048

SHEET NUMBER C1
PRELIM-3



ABBREVIATIONS

ACP	AIR CONDITIONER ON-CONCRETE PAD
BFE	BASE FLOOD ELEVATION
BM	BENCHMARK
CBW	CONCRETE BLOCK WALL
CL	CENTERLINE
CO	SEWER LINE CLEANOUT
CONC	CONCRETE
CPD	CONCRETE PAVER DRIVEWAY
CPW	CONCRETE PAVER WALK
CS	CONCRETE SLAB
CSC	CONCRETE STAIRCASE
DW	DRIVEWAY
EL	ELEVATION
EP	EDGE OF PAVEMENT
FCIR	FOUND CAPPED IRON ROD
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FIPP	FOUND PINCHED IRON PIPE
FIR	FOUND IRON ROD
GEN	GENERATOR
GR	GROUND
ICV	IRRIGATION CONTROL VALVE
IRR	IRRIGATION CONTROLS
LB	LICENSE BUSINESS
LiMWA	LIMIT OF MODERATE-WAVE ACTION
LP	LIGHT POLE
LS	LICENSE SURVEYOR
(M)	MEASURED
NHFE	NEXT HIGHER FLOOR-ELEVATION
(P)	PLAT
PLS	PROFESSIONAL LAND SURVEYOR
PWP	PAVER WALK AND PATIO
R/W	RIGHT OF WAY
RWM	RECLAIMED WATER METER
SND	SET NAIL AND DISK LB 6912
TCD	TILED CONCRETE DECK
UV	UTILITY VAULT
VF	VINYL FENCE
WF	WOOD FENCE
WM	WATER METER
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LiMWA LINE (SCALED PER FEMA MAP)

FLOOD LINE (SCALED PER FEMA MAP)

TREE SYMBOLS

- ARECA PALM CLUSTER
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FUS P — 12.94'x11.69' FINISHED UPPER STORY PORCH

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1 / C2 SITE PLAN
1" = 10'-0"

GENERAL SITE NOTES:

THE INFORMATION SHOWN ON THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED: 11/01/2024 FROM A REGISTERED LAND SURVEYOR: BILL H. HYATT JOB #:N/A 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 DESIGNERS 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.

SITE AREAS

NAME	AREA
EXIST. DRIVEWAY	1225 SF
EXIST. FRONT PATIO	333 SF
EXIST. GARAGE / STORAGE	1314 SF
EXIST. GROUND LIVING AREA	181 SF
EXIST. REAR PATIO	151 SF
EXIST. STAIRS	93 SF
EXIST. WALKWAY	97 SF
NEW FRONT PATIO	151 SF
NEW GROUND FLOOR UNFINISHED STORAGE	1860 SF
TOTAL SQ.FT. -	5404 SF

NEW SQ. FT.

NAME	AREA
NEW GROUND FLOOR UNFINISHED STORAGE	1860 SF
NEW 1ST LIVING	588 SF
NEW FRONT PATIO	151 SF
NEW COV. BALCONY	631 SF
TOTAL -	3230 SF

EXISTING SQ. FT.

NAME	AREA
EXIST. GARAGE / STORAGE	1314 SF
EXIST. GROUND LIVING AREA	181 SF
EXIST. 1ST LIVING LEVEL	1656 SF
EXIST. 2ND LIVING	1656 SF
EXIST. FRONT PATIO	333 SF
EXIST. REAR PATIO	151 SF
EXIST. 1ST BALCONY	389 SF
EXIST. 2ND BALCONY	332 SF
TOTAL -	6012 SF

SQUARE FOOTAGE

NAME	AREA
EXIST. GARAGE / STORAGE	1314 SF
EXIST. GROUND LIVING AREA	181 SF
EXIST. 1ST LIVING LEVEL	1656 SF
EXIST. 2ND LIVING	1656 SF
EXIST. FRONT PATIO	333 SF
EXIST. REAR PATIO	151 SF
EXIST. 1ST BALCONY	389 SF
EXIST. WALKWAY	97 SF
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NEW 1ST LIVING	588 SF
EXIST. STAIRS	93 SF
NEW FRONT PATIO	151 SF
NEW COV. BALCONY	631 SF
EXIST. 2ND BALCONY	332 SF
TOTAL -	9432 SF

RESIDENTIAL INTENSITY RATIOS POST CONSTRUCTION

LOT AREA:	10,352 SQ. FT. = 100 %
BUILDING COVERAGE:	3, 989 SQ.FT. = 38 %
IMPERVIOUS SURFACE:	1,415 SQ. FT. = 14 %
TOTAL SITE AREA RATIO:	5,404 SQ.FT. = 52 % (60 % MAX.)
FLOOR AREA RATIO:	NOT REQUIRED FOR RESIDENTIAL USE

SITE DATA

JURISDICTION:	CITY OF ST. PETE BEACH
FLOOD ZONE:	VE-11' - FIRM 12103C0286H
FLOOD MAP EFFECTIVE DATE:	08-24-2021
PARCEL IDENTIFICATION #:	19-32-16-58932-008-0030
LEGAL DESCRIPTION:	LOTS 2 AND LOT 3, BLOCK 8, MOREY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
ZONING:	PAG OVERLAY - HOUSE LARGE
SETBACKS: FRONT:	10'
SIDES:	7'
REAR:	15'

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CHECKED BY STR
DATE 11-18-2025

JOB NUMBER 24048

SHEET NUMBER C2
PRELIM-3



LANDSCAPE LEGEND

- MIN. ONE UNDERSTORY TREE PER 20 LINEAR FEET OF THE ELEVATED BUILDING - (4) 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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SHEET NUMBER C3
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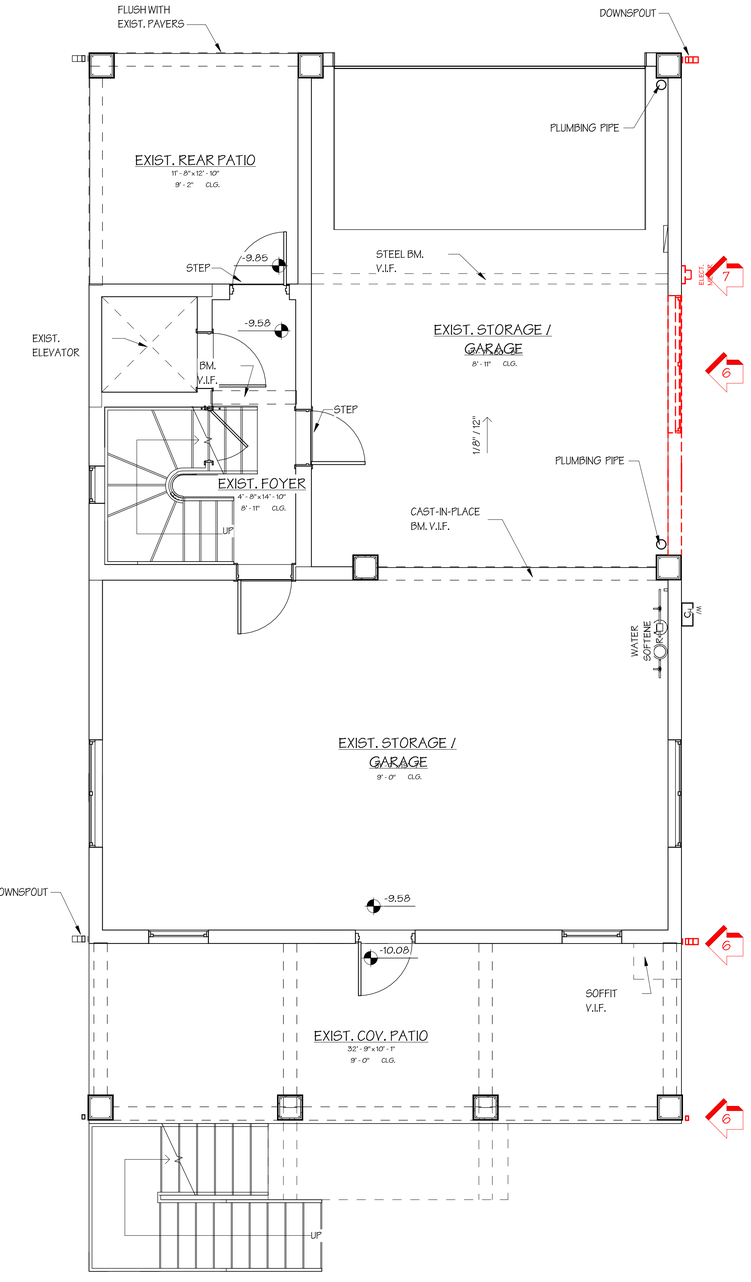

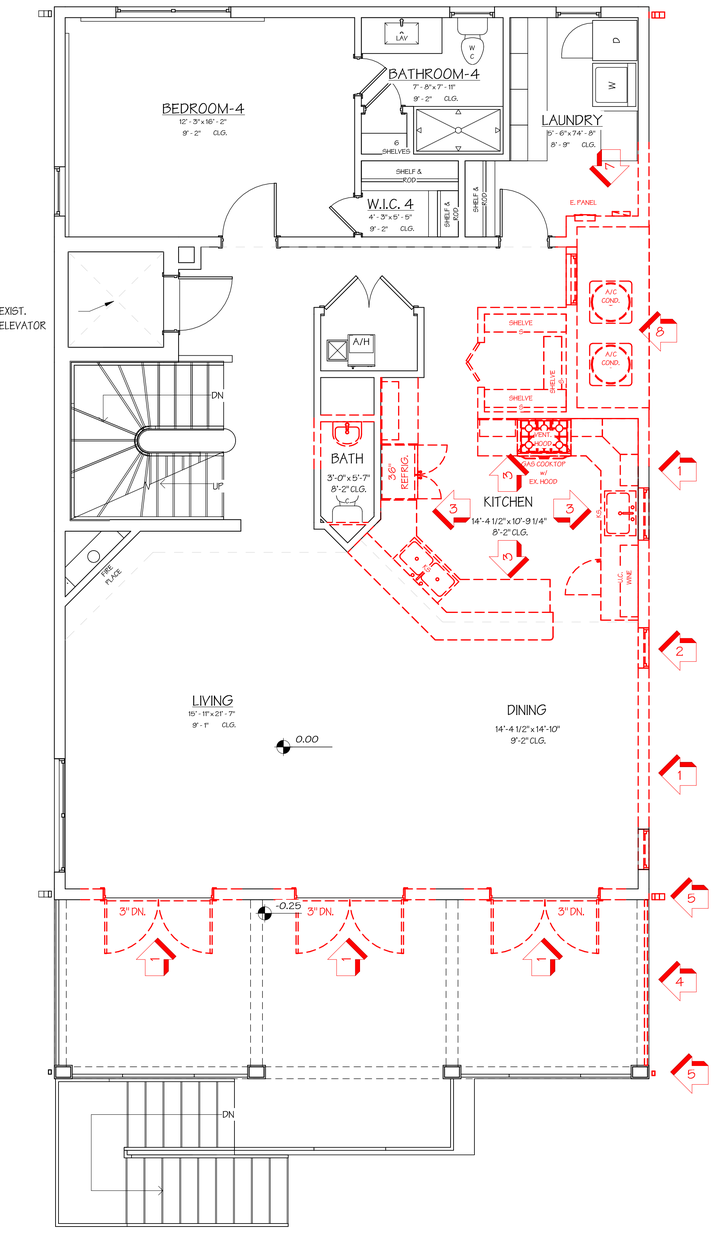

LEGEND

- EXISTING CONSTRUCTION TO REMAIN, U.N.O.
- EXISTING CONSTRUCTION TO BE REMOVED, U.N.O.
- EXISTING INTERIOR BEARING WALL

GENERAL DEMOLITION NOTES

1. REMOVE EXISTING WINDOW AND DOORS UNIT ENTIRELY. REMOVE EXISTING FRAMING WALL AS DIMENSIONED ON PLAN 1/D1.0. TEMPORARILY SUPPORT EXISTING STRUCTURE UNTIL NEW HEADER BEAMS ARE INSTALLED. REFER TO PLAN *1/D4.1 & 1/D4.2* FOR ANY WALL INFILL REQUIRED FOR NEW OPENINGS.
2. REMOVE EXISTING WINDOW AND FRAME. REFER TO PLAN *1/D4.1 & 1/D4.2* FOR ANY WALL INFILL REQUIRED FOR NEW OPENINGS.
3. DISCONNECT AND REMOVE ALL KITCHEN APPLIANCES, CABINETS, COUNTERTOPS, INCLUDING FLOOR, WALL & CEILING FINISHES. COORDINATE WITH HOME OWNER THE REUSE OR DISPOSAL OF EXISTING APPLIANCES. REFER TO 1/D4.2 FOR NEW KITCHEN DESIGN AND APPLIANCE LAYOUT.
4. REMOVE EXISTING GUARDRAIL. REFER TO PLAN *1/D1.& 1/D2.*
5. REMOVE EXISTING DOWNSPOUT. REFER TO PLAN *1/D1.& 1/D2.*
6. REMOVE EXISTING WINDOW UNIT ENTIRELY. SAW-CUT AND REMOVE EXISTING CONCRETE BLOCK WALL AS DIMENSIONED ON PLAN 1/D1.0. TEMPORARILY SUPPORT EXISTING STRUCTURE UNTIL NEW BEAM OR COLUMN ARE INSTALLED. REFER TO PLAN *1/D4.1* FOR ANY CONCRETE BLOCK INFILL REQUIRED FOR NEW MASONRY OPENINGS.
7. REMOVE EXISTING ELECTRICAL PANELS, METERS, AND FIXTURES; COORDINATE WITH ELECTRICAL SUBCONTRACTOR FOR REUSE, RELOCATION, OR DISPOSAL PER NEC 110.26, 408, AND 250; SEE *1/D4.1 & 1/4.2* FOR NEW LOCATIONS; CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE AND BE RESPONSIBLE FOR SAFE EXECUTION IN COMPLIANCE WITH APPLICABLE CODES. COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION FOR METER RELOCATION APPROVAL AND REQUIREMENTS.
8. REMOVE EXISTING CONDENSER UNITS; COORDINATE WITH MECHANICAL SUBCONTRACTOR REGARDING REUSE, RELOCATION, OR DISPOSAL; SEE *1/D4.1 & 1/4.2* FOR NEW LOCATIONS; CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS AND EXECUTE WORK IN A MANNER CONSISTENT WITH SAFETY REQUIREMENTS AND APPLICABLE CODES

2 / D1 EXISTING GROUND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

1 / D1 EXISTING 1ST FLOOR DEMOLITION PLAN
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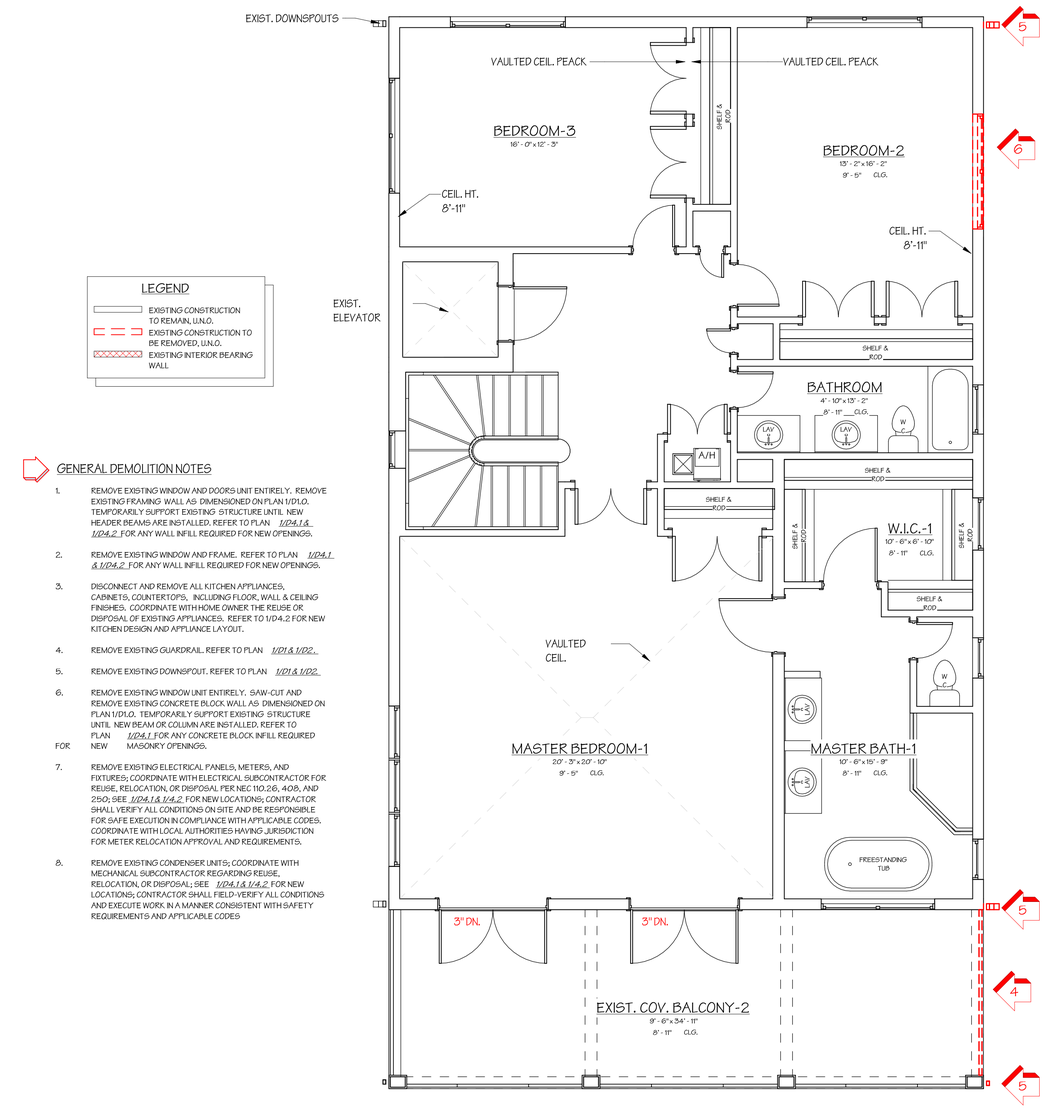

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1. REMOVE EXISTING WINDOW AND DOORS UNIT ENTIRELY. REMOVE EXISTING FRAMING WALL AS DIMENSIONED ON PLAN 1/D1.0. TEMPORARILY SUPPORT EXISTING STRUCTURE UNTIL NEW HEADER BEAMS ARE INSTALLED. REFER TO PLAN *1/D4.1 & 1/D4.2* FOR ANY WALL INFILL REQUIRED FOR NEW OPENINGS.
2. REMOVE EXISTING WINDOW AND FRAME. REFER TO PLAN *1/D4.1 & 1/D4.2* FOR ANY WALL INFILL REQUIRED FOR NEW OPENINGS.
3. DISCONNECT AND REMOVE ALL KITCHEN APPLIANCES, CABINETS, COUNTERTOPS, INCLUDING FLOOR, WALL & CEILING FINISHES. COORDINATE WITH HOME OWNER THE REUSE OR DISPOSAL OF EXISTING APPLIANCES. REFER TO 1/D4.2 FOR NEW KITCHEN DESIGN AND APPLIANCE LAYOUT.
4. REMOVE EXISTING GUARDRAIL. REFER TO PLAN *1/D1 & 1/D2.*
5. REMOVE EXISTING DOWNSPOUT. REFER TO PLAN *1/D1 & 1/D2.*
6. REMOVE EXISTING WINDOW UNIT ENTIRELY. SAW-CUT AND REMOVE EXISTING CONCRETE BLOCK WALL AS DIMENSIONED ON PLAN 1/D1.0. TEMPORARILY SUPPORT EXISTING STRUCTURE UNTIL NEW BEAM OR COLUMN ARE INSTALLED. REFER TO PLAN *1/D4.1* FOR ANY CONCRETE BLOCK INFILL REQUIRED FOR NEW MASONRY OPENINGS.
7. REMOVE EXISTING ELECTRICAL PANELS, METERS, AND FIXTURES; COORDINATE WITH ELECTRICAL SUBCONTRACTOR FOR REUSE, RELOCATION, OR DISPOSAL PER NEC 110.26, 408, AND 250; SEE *1/D4.1& 1/4.2* FOR NEW LOCATIONS; CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE AND BE RESPONSIBLE FOR SAFE EXECUTION IN COMPLIANCE WITH APPLICABLE CODES. COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION FOR METER RELOCATION APPROVAL AND REQUIREMENTS.
8. REMOVE EXISTING CONDENSER UNITS; COORDINATE WITH MECHANICAL SUBCONTRACTOR REGARDING REUSE, RELOCATION, OR DISPOSAL; SEE *1/D4.1& 1/4.2* FOR NEW LOCATIONS; CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS AND EXECUTE WORK IN A MANNER CONSISTENT WITH SAFETY REQUIREMENTS AND APPLICABLE CODES

1/D2 EXISTING 2ND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES TO CONTRACTORS

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11-18-2025
Sean Timothy Roney
CERTIFICATION NO. 10-246
TM

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Est. 1990

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404 & 406 PASS-A-GRILLE WAY.
SAINT PETE BEACH, FL 33706

DRAWN BY VC
CHECKED BY STR
DATE 11-18-2025

JOB NUMBER 24048

SHEET NUMBER D2
PRELIM-3



2/D3 EXISTING FRONT ELEVATION
1/4" = 1'-0"



1/D3 EXISTING REAR ELEVATION
1/4" = 1'-0"

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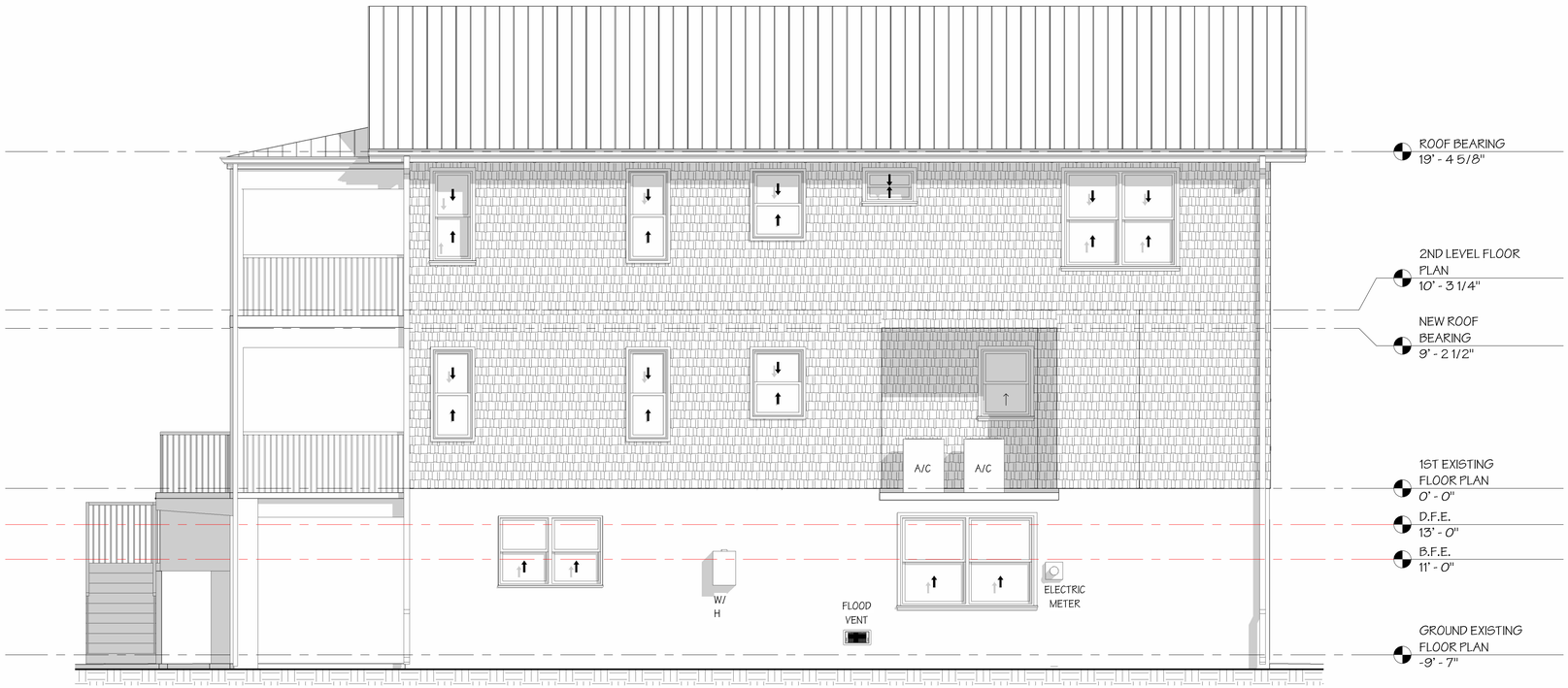
SHEET NUMBER
D3
PRELIM-3



2 / D4 EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"

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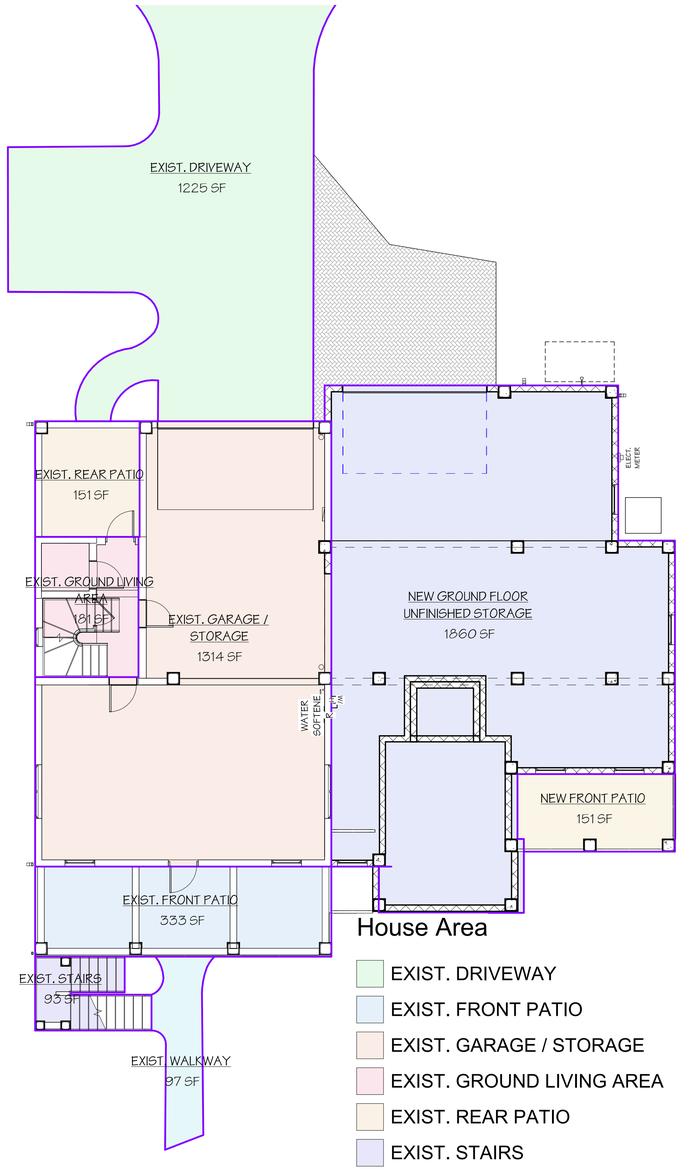
SHEET NUMBER D4

PRELIM-3



House Area

- EXIST. DRIVEWAY
- EXIST. FRONT PATIO
- EXIST. GARAGE / STORAGE
- EXIST. GROUND LIVING AREA
- EXIST. REAR PATIO
- EXIST. STAIRS
- EXIST. WALKWAY
- NEW FRONT PATIO
- NEW GROUND FLOOR UNFINISHED STORAGE

2 / D5 GROUND FLOOR PLAN
1/8" = 1'-0"

WALL CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- 2 x 4 TYP. (2 x 6 WHERE NOTED) STUD WALL FRAMING SPACED @ 16" O.C. FINISHED ON BOTH FACES WITH 1/2" GYPSUM BOARD, TEXTURE TO MATCH EXISTING
- 2 x 4 TYP. (2 x 6 WHERE NOTED) STUD WALL FRAMING SPACED @ 16" O.C. FINISHED ON BOTH FACES WITH 1/2" GYPSUM BOARD, TEXTURE TO MATCH EXISTING
- 8" CONCRETE BLOCK WALL CONSTRUCTION w/ REINFORCED CONCRETE FILLED CELLS w/ (1)- #5 VERTICAL SPACED @ 48" O.C. MAX. FINISH ON INTERIOR AND EXTERIOR AS PER WALL SECTION X/DX
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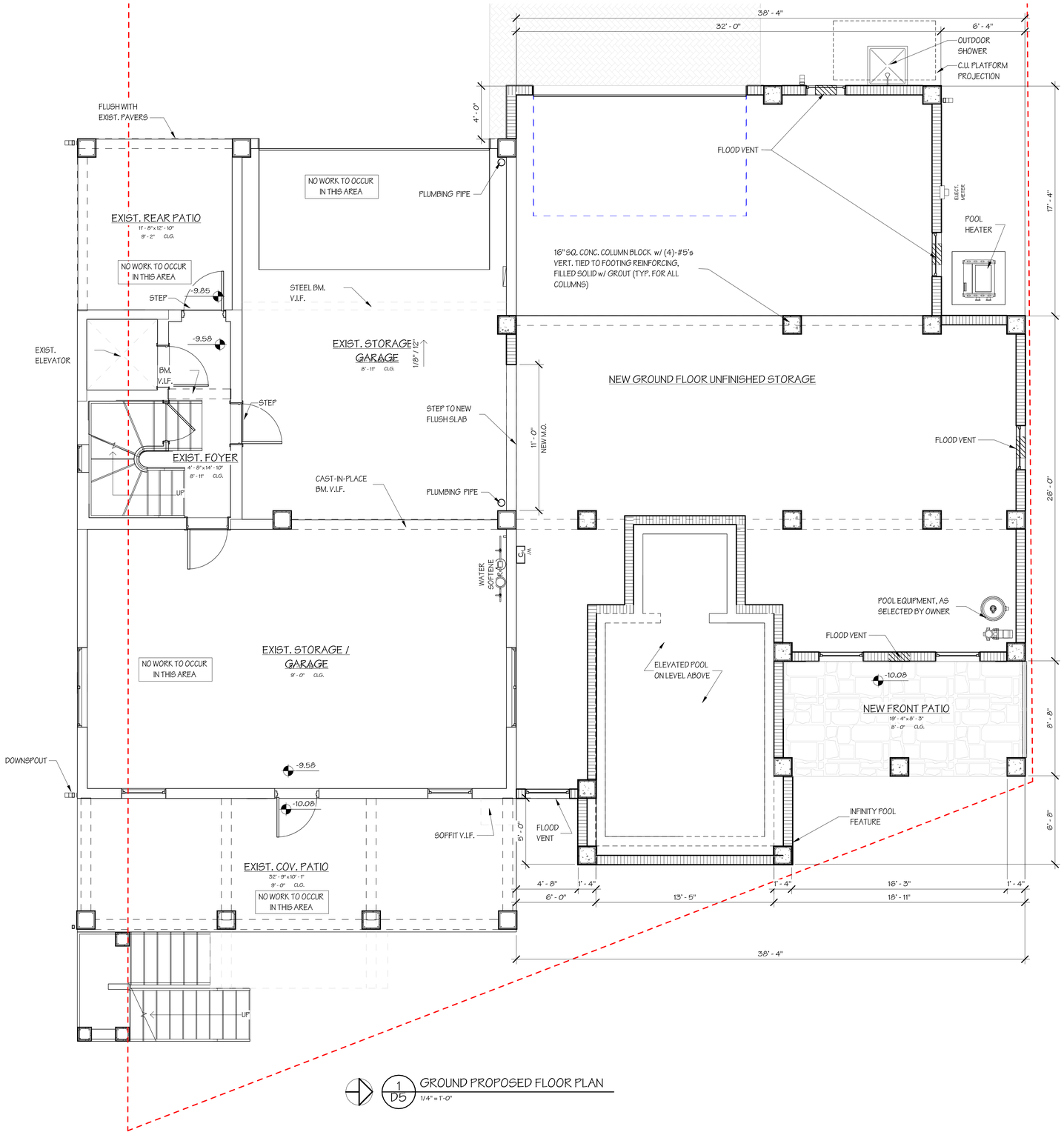

1 / D5 GROUND PROPOSED FLOOR PLAN
1/4" = 1'-0"

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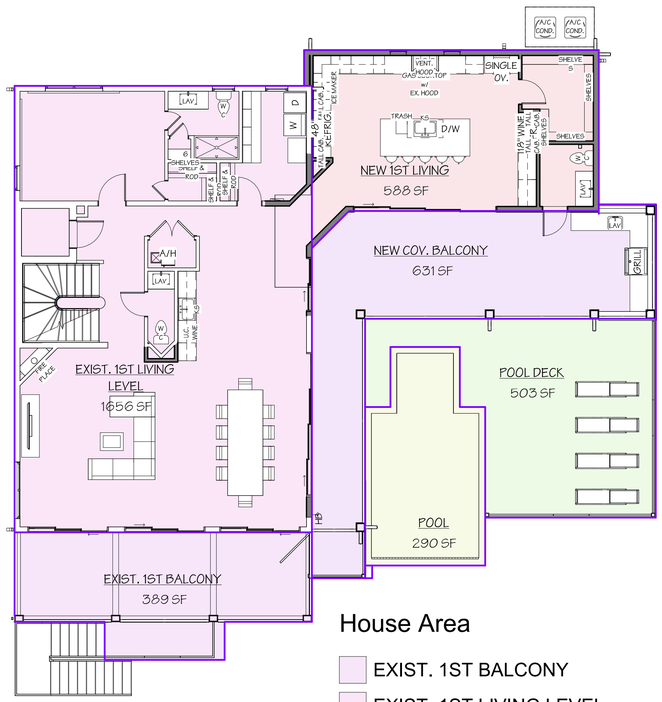
DRAWN BY: VC
CHECKED BY: STR
DATE: 11-18-2025

JOB NUMBER 24048

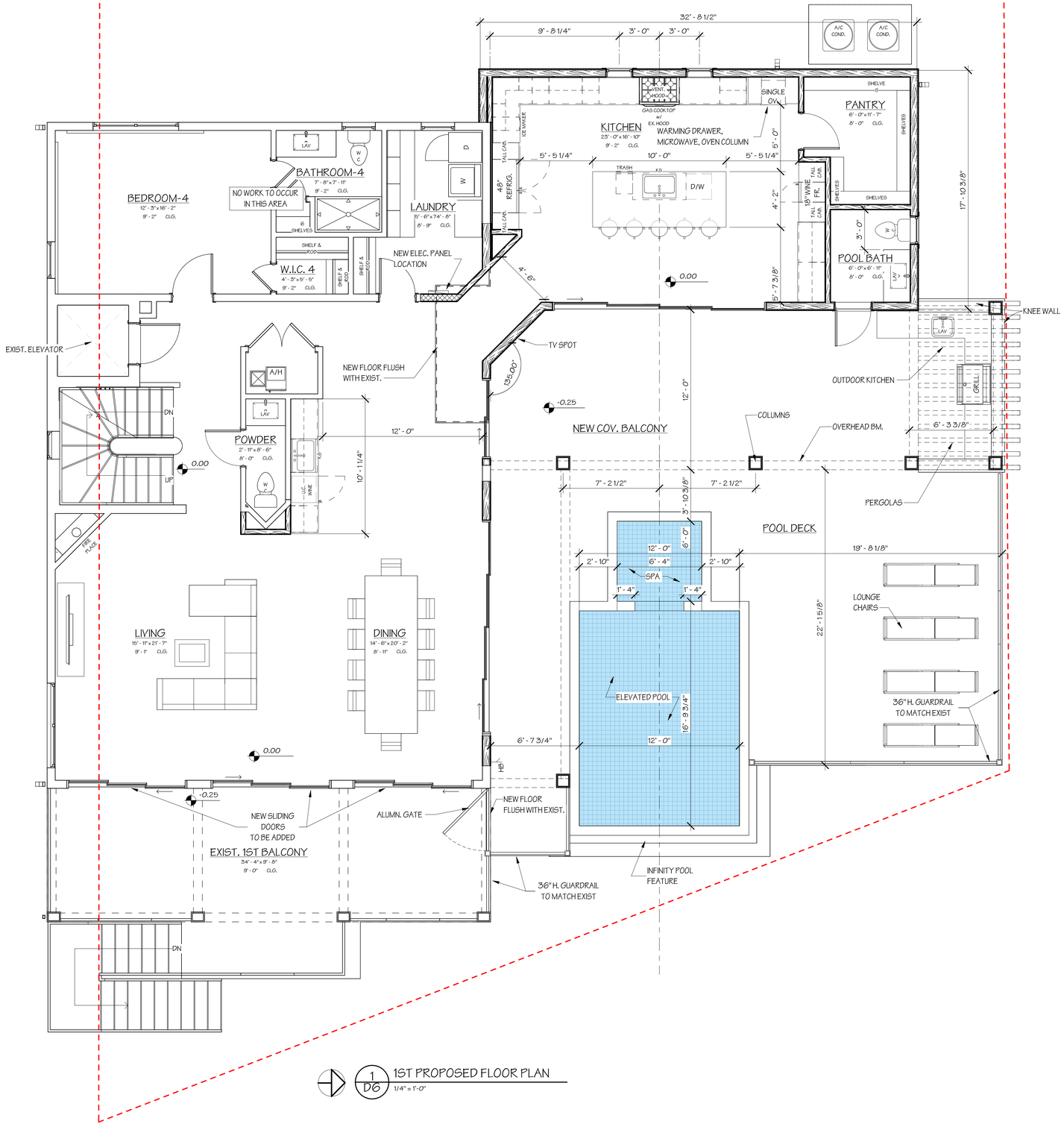
SHEET NUMBER D5
PRELIM-3



House Area

- EXIST. 1ST BALCONY
- EXIST. 1ST LIVING LEVEL
- NEW 1ST LIVING
- NEW COV. BALCONY
- POOL
- POOL DECK

2 / D6 1ST FLOOR PLAN
1/8" = 1'-0"



1 / D6 1ST PROPOSED FLOOR PLAN
1/4" = 1'-0"

WALL CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- 2 x 4 TYP. (2 x 6 WHERE NOTED) STUD WALL FRAMING SPACED @ 16" O.C. FINISHED ON BOTH FACES WITH 1/2" GYPSUM BOARD, TEXTURE TO MATCH EXISTING
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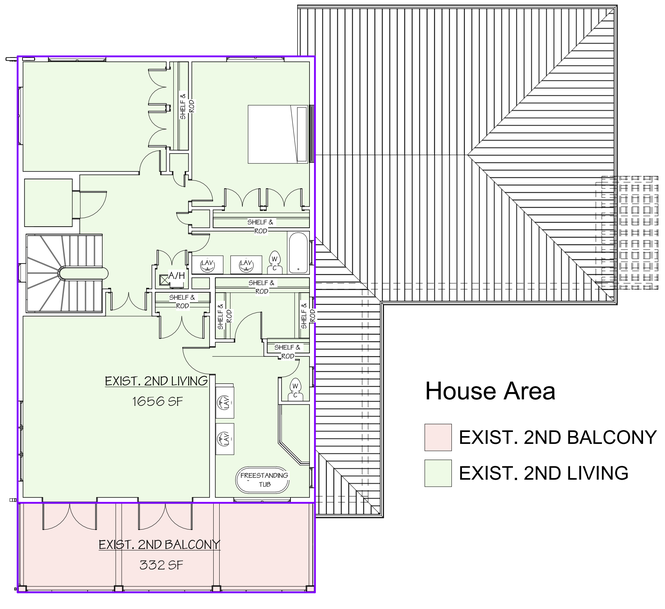
SHEET NUMBER D6

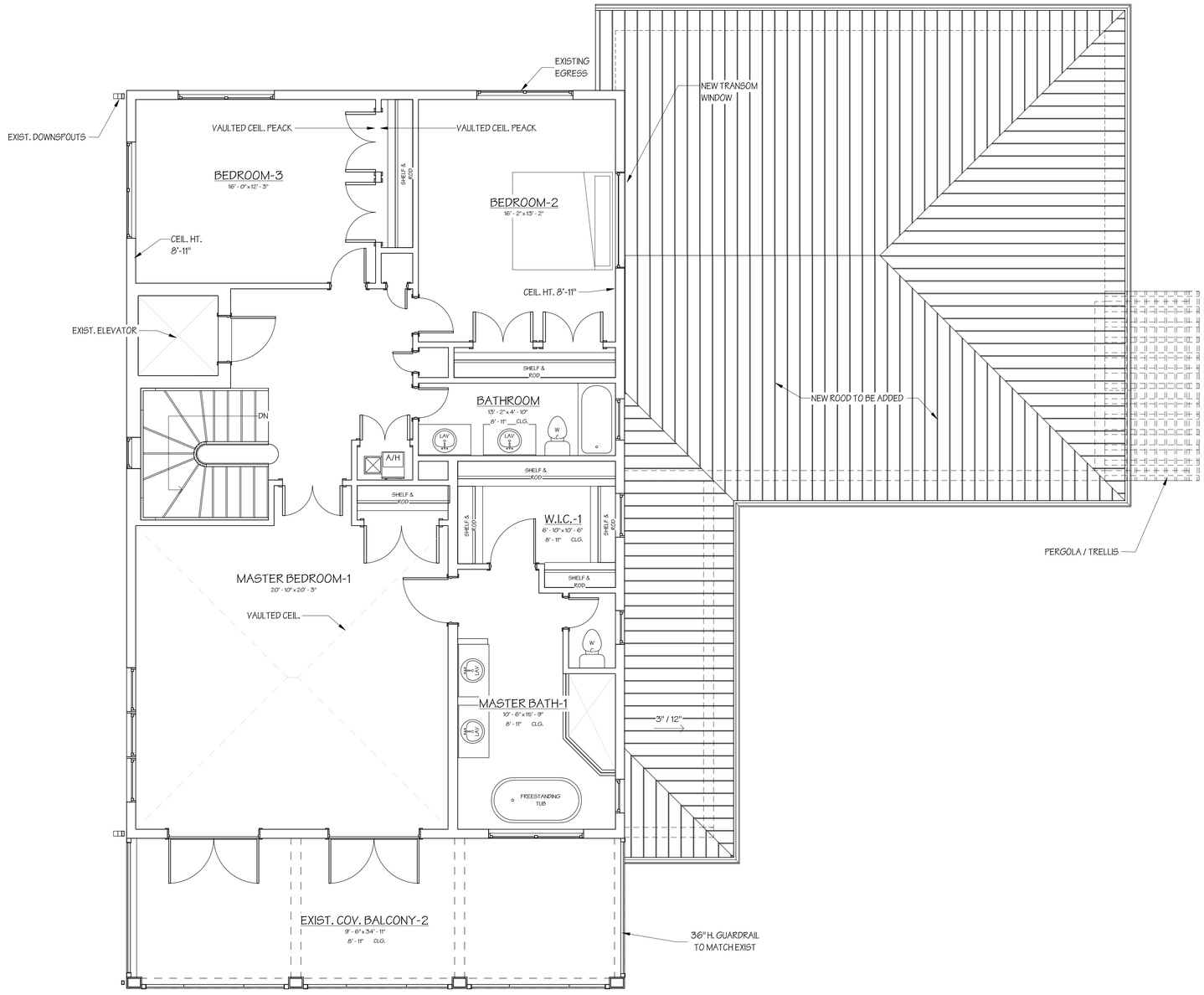
PRELIM-3



House Area

- EXIST. 2ND BALCONY
- EXIST. 2ND LIVING

2 D7 2ND FLOOR PLAN
1/8" = 1'-0"



1 D7 PROPOSED ROOF PLAN
1/4" = 1'-0"

WALL CONSTRUCTION LEGEND

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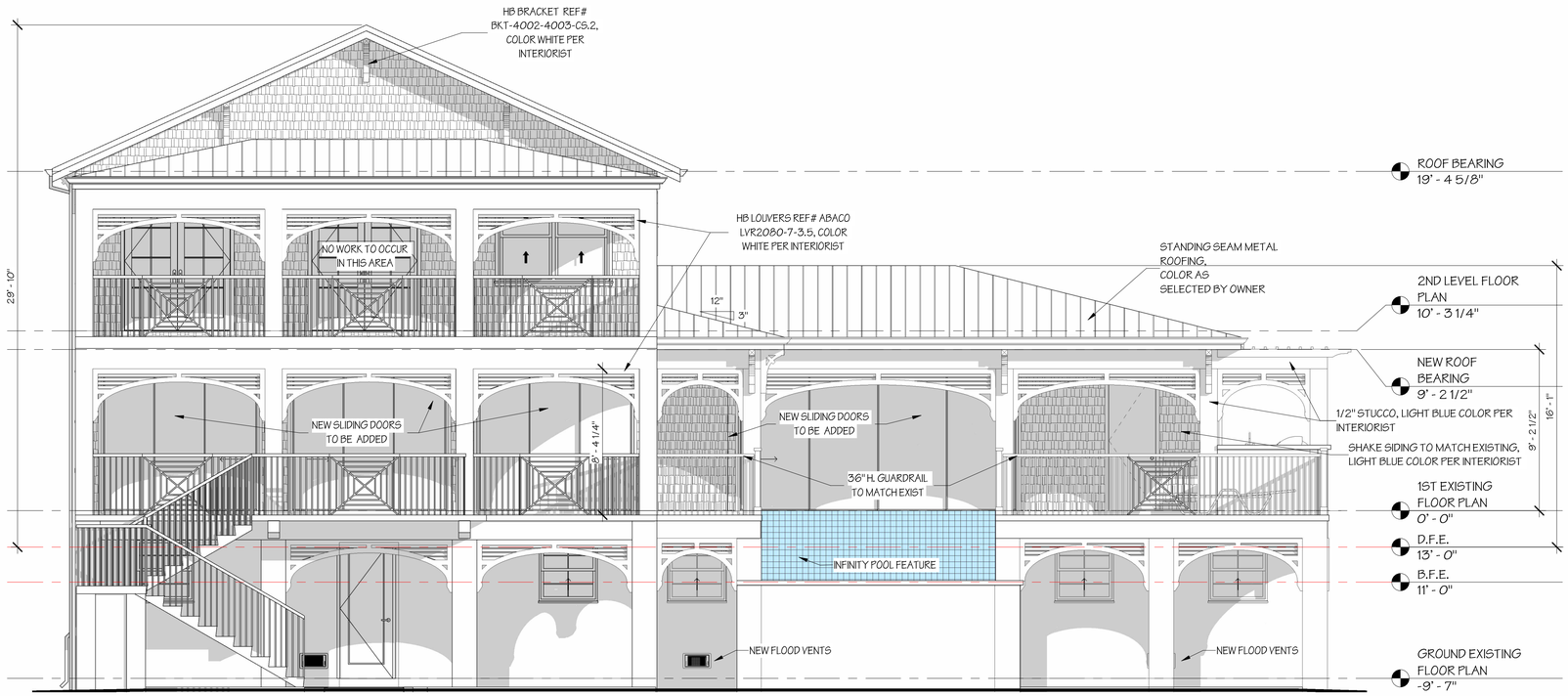

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1/D8 PROPOSED REAR ELEVATION
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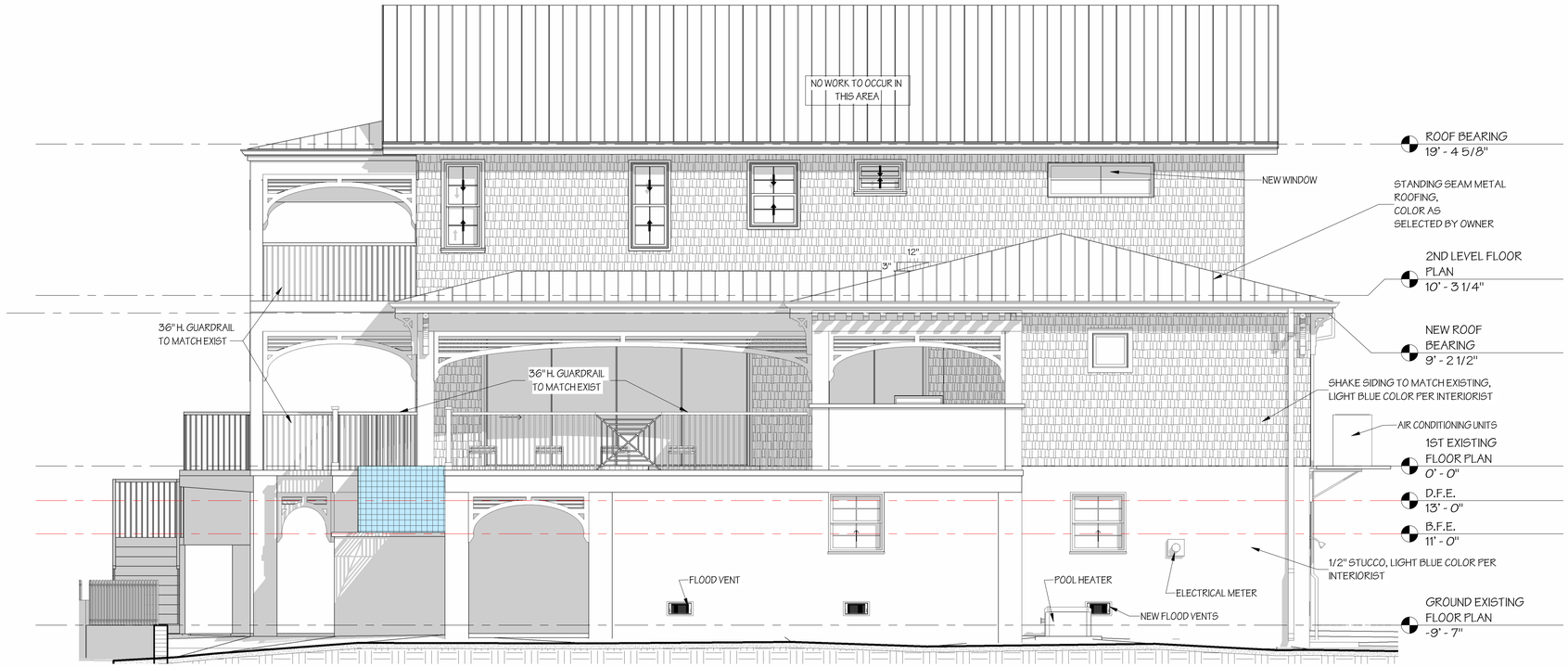

1 / D9 PROPOSED RIGHT SIDE ELEVATION

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N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
11-18-2025
Sean Timothy Roney
CERTIFICATION no. 10-245
TM

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INFO@RONEYDESIGN.COM
(727) 822-8600
MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN
Est. 1990

△	DATE	DESCRIPTION

ADDITIONS & REMODELING
TO THE
MR. OR MRS. STEVE CURETON
404 & 406 PASS-A-GRILLE WAY.
SAINT PETE BEACH, FL 33706

DRAWN BY: VC
CHECKED BY: STR
DATE: 11-18-2025

JOB NUMBER
24048

SHEET NUMBER
D9
PRELIM-3

2021 Plan Set



PERSPECTIVE

8/23/21

12/26/20

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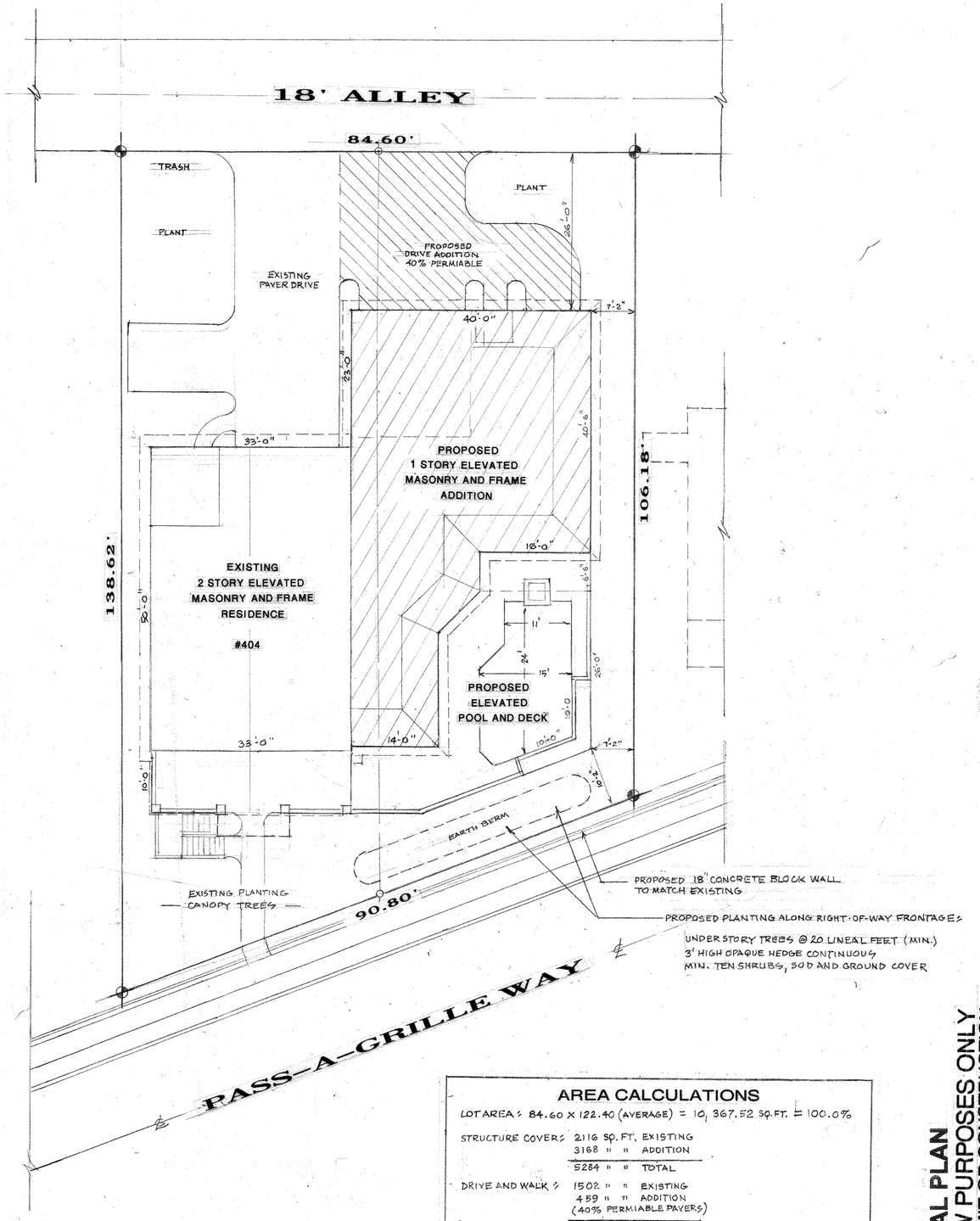
Comm. # 0820

PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
for TARPON AIR L.L.C.
404 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706



PROPOSED SITE PLAN

SCALE 1" : 10.0'

AREA CALCULATIONS

LOT AREA: 84.60 X 122.40 (AVERAGE) = 10,367.52 SQ.FT. = 100.0%

STRUCTURE COVER:	2116 SQ. FT.	EXISTING
	3168 " "	ADDITION
	5284 " "	TOTAL
DRIVE AND WALK:	1502 " "	EXISTING
	459 " "	ADDITION (40% PERMIABLE PAVERS)
	1961 " "	TOTAL

TOTAL IMPERVIOUS SURFACE = 7245.0 SQ.FT. = 69.95%

CONCEPTUAL PLAN
FOR REVIEW PURPOSES ONLY
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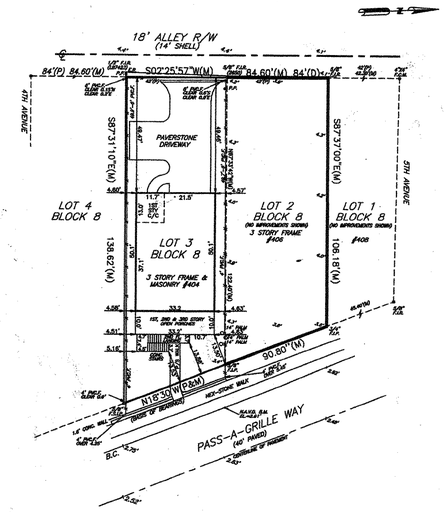
CITY OF ST. PETE BEACH
RLM-2 / PASS-A-GRILLE OVERLAY ZONING DISTRICT

PROPERTY LOCATED IN A DESIGNATED FLOOD HAZARD AREA

F.E.M.A. DESIGNATION "AE" ELEVATION 10.0' & 11.0' N.A.V.D. 1988 (COASTAL)
Community Panel #125149 0286G 8/18/09

PINELLAS GULF BEACH COASTAL CODE ZONE "3"



A BOUNDARY SURVEY OF LOTS 2 AND 3, BLOCK 8, MOREY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FLORIDA, WITH SPOT ELEVATIONS.

JOB NUMBER: MMXX431-2-3
TELEPHONE: (727) 360-0636
DATE OF FIELD SURVEY: 12/10/20
SCALE: 1 INCH = 30 FEET
DRAWN BY: DCH

DAVID C. HARNER
PROFESSIONAL SURVEYOR & MAPPER
5925 GULF BOULEVARD
TREASURE ISLAND, FL. 33706
SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST

FLOOD ZONE: "AE 10' & AE 11'
FLOOD MAP DATE: 8/18/09
COMMUNITY NUMBER: 125149
NUMBER: 1210300286 G
CHECKED BY: DCH

CERTIFIED TO: TARPON AIR LLC

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON

12/15/20
DAVID C. HARNER P.S. & M.
REGISTRATION NUMBER 3550

DAVID C. HARNER CERTIFICATE No. 3550 STATE OF FLORIDA REGISTERED LAND SURVEYOR

LEGEND:
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB CH.=CHORD LENGTH C=CALC C.L.F.=CHAINLINK FENCE CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC C/L=CENTERLINE CH. BRG.=CHORD BEARING EL=ELEVATION F.F.=FINISHED FLOOR F.I.R.=FOUND IRON PIPE S.I.R./S.I.R.=SET IRON WITH CAP #3550 P/S=PAVERSTONE F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE D=DEED R=RECORD W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE U/E=UTILITY EASE.=EASEMENT B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

This item has been digitally signed and sealed by PATRICK DAVID KNAPP on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Patrick D Knapp 2021.08.26 10:12:03 -04'00'

8/23/21
7/30/21
7/18/21
12/26/20

PROPOSED SITE PLAN

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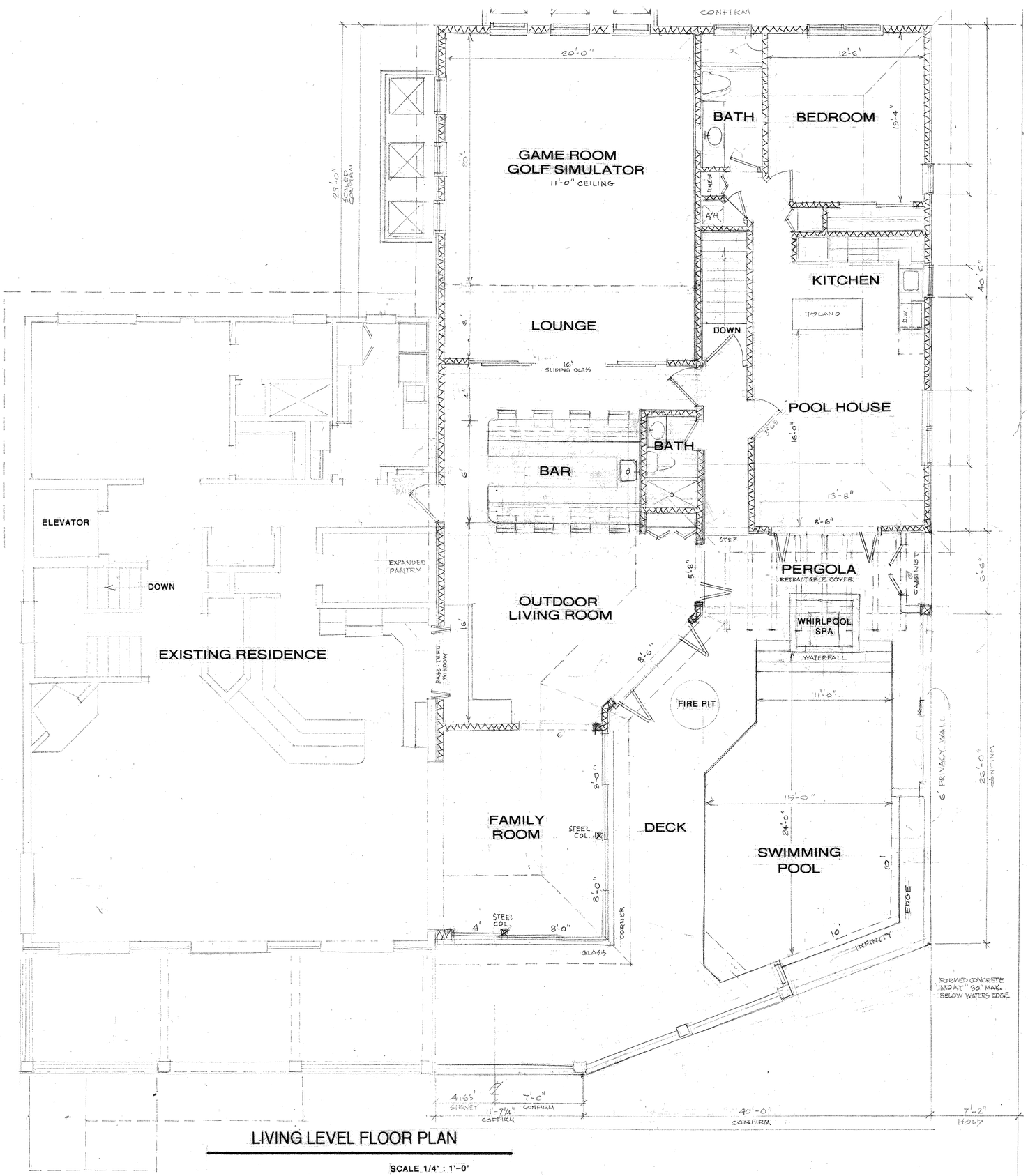
Comm. # 0820

PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
for TARPON AIR LLC
404 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

1

PATRICK DAVID KNAPP LICENSE No. 41059 STATE OF FLORIDA PROFESSIONAL ENGINEER



LIVING LEVEL FLOOR PLAN

SCALE 1/4" : 1'-0"

AREA CALCULATIONS
CONDITIONED SPACE

1650	SQ. FT.	EXISTING (LIVING LEVEL)
2191	" "	ADDITION
3841	" "	TOTAL

CONCEPTUAL PLAN
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7/30/21
7/15/21
12/26/20

LIVING LEVEL FLOOR PLAN

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PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
for TARPON AIR L.L.C.
404 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

2

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LICENSE
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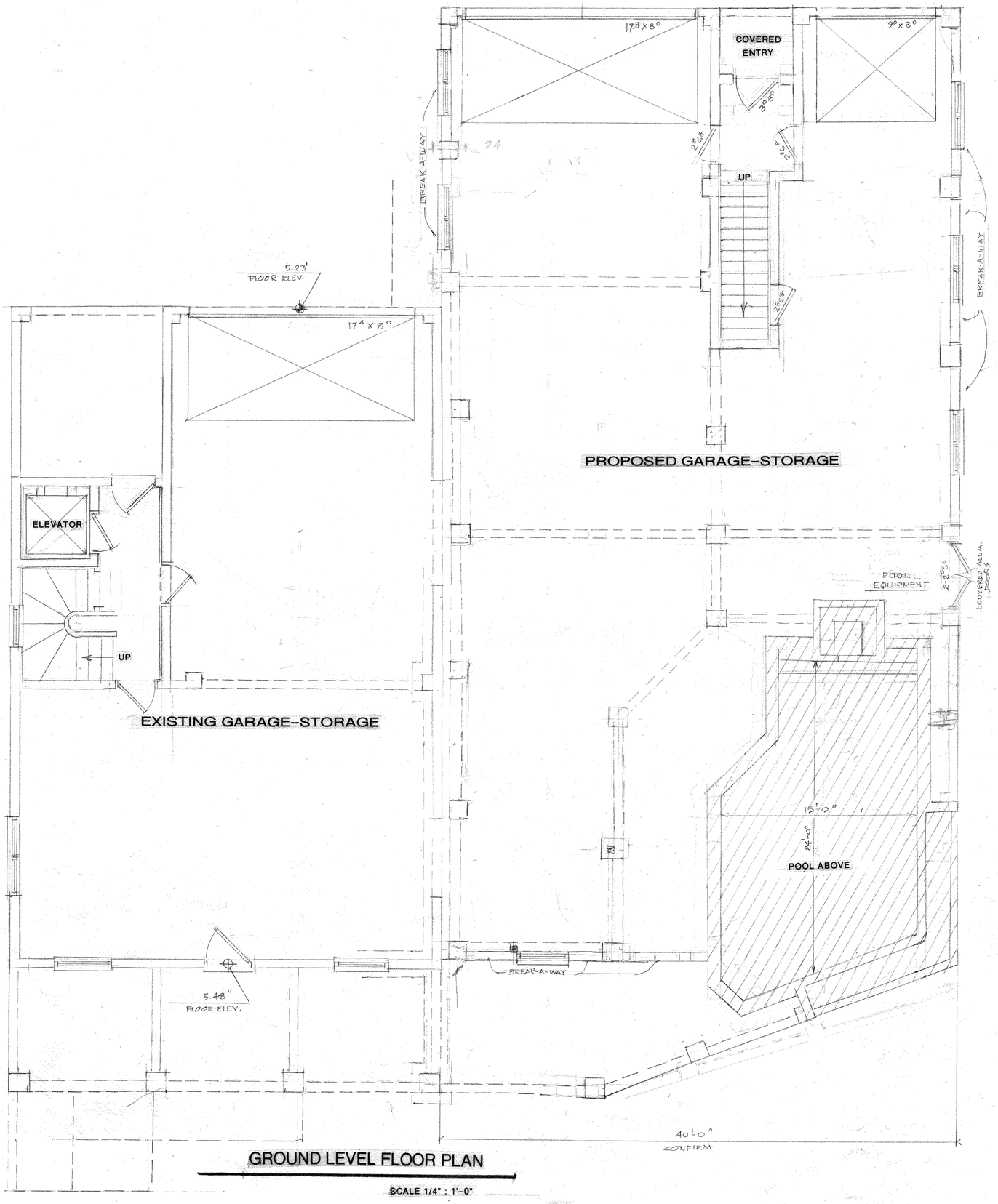
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



GROUND LEVEL FLOOR PLAN

SCALE 1/4" : 1'-0"

CONCEPTUAL PLAN
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PROPOSED ADDITIONS AND RENOVATIONS
FOR PASS-A-GRILLE RESIDENCE
TARPON AIR L.L.C.
404 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

Comm. # 0820

3

PATRICK DAVID KNAPP LICENSE No. 41059 STATE OF FLORIDA PROFESSIONAL ENGINEER

GROUND LEVEL FLOOR PLAN

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7/30/21
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12/26/20



FRONT ELEVATION – EAST – PASS-A-GRILLE WAY



RIGHT SIDE ELEVATION – NORTH

EXTERIOR ELEVATIONS

SCALE 1/4" : 1'-0"

CONCEPTUAL PLAN
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EXTERIOR ELEVATIONS

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7/30/21
7/27/21
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Comm. # 0820

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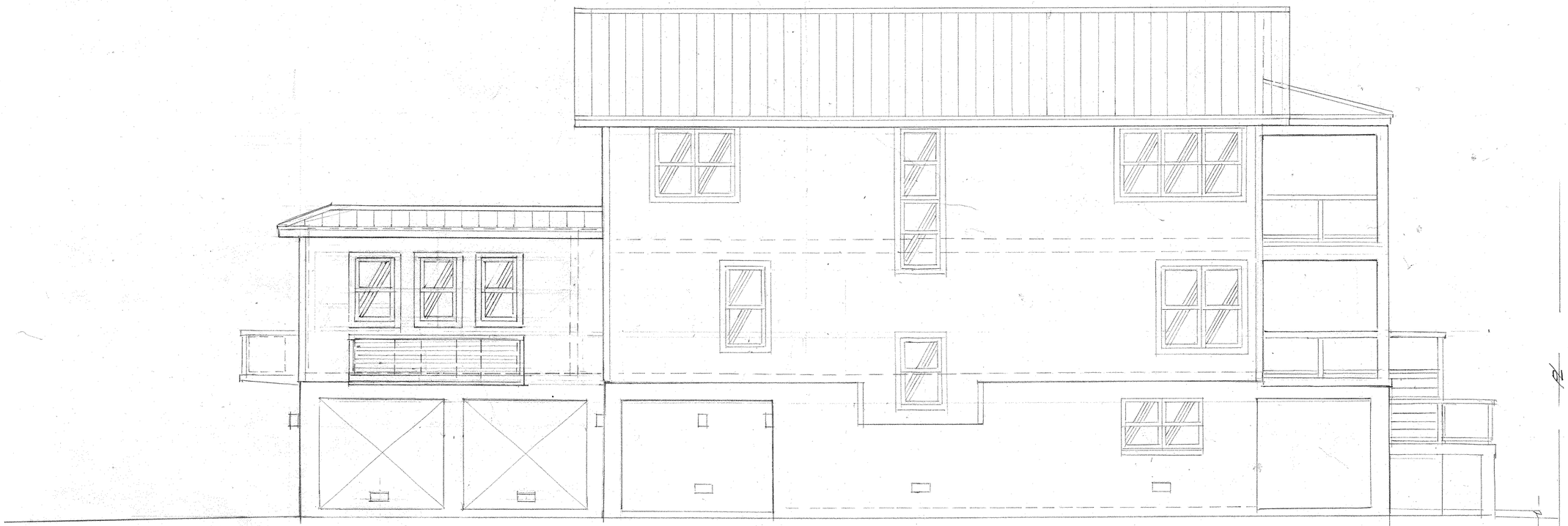
REAR ELEVATION – WEST – ALLEY



LEFT SIDE ELEVATION – SOUTH

EXTERIOR ELEVATIONS

SCALE 1/4" : 1'-0"

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EXTERIOR ELEVATIONS

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12/26/20

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PASS-A-GRILLE RESIDENCE
for TARPON AIR L.L.C.
404 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

5

PATRICK DAVID KNAPP LICENSE No. 41059 STATE OF FLORIDA PROFESSIONAL ENGINEER

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.

Strategic Objective:

Date: December 4, 2025

Prepared By: Brandon Berry, Senior Planner
Bill Loughery

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. This content has been updated since the November 2025 meeting with recommendations for the Mediterranean Revival style, and additions to historic buildings.

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

Added content since the November meeting has been highlighted.

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 – Prevalent 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.

Mediterranean Revival – Prevalent in the 1920s and 1930s

Although the style is more frequently represented in the Don CeSar neighborhood, Mediterranean Revival-style residences are somewhat prevalent in the area north of 13th Avenue that saw major expansion in the mid-1920s. The best-preserved examples in Pass-A-Grille tend to have uncommonly-large floor areas for the time period in which they were constructed, where one- and one-and-a-half story structures remained common among other architectural styles.

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

- Barrel tile roofs;
- Structural asymmetry;
- Ornamental tile and/or ornamental concrete features, and textured stucco;
- Scale-appropriate towers, turrets, and other features reminiscent of coastal Spanish architecture;
- Varying roof slopes across the same structure, from flat to moderate;
- Outdoor defined patio seating areas that are defined by arches and columns and approximate arcade features on larger commercial structures.

Minimal Traditional – Prevalent 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 – Prevalent 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 – Prevalent 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

Additions to, and Elevation of, Historic Buildings

The Secretary of the Interior's guidelines for rehabilitation of historic structures (CFR § 67.7) provides the following direct guidance pertaining to additions to historic buildings:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall 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.

As best practices, the City's Land Development Code (Sec. 28.8.) also requires the following for additions and installation of modern equipment, except when accompanied by findings of fact that such improvements do not jeopardize the historic resource:

- Additions shall be of the same architectural style, and contains the same materials and colors, as the main building.
- Additions shall not overpower and shall be secondary to the main structure.
- Additions shall be attached to the rear or sides.
- When anachronistic with the structure's time period, modern equipment and amenities shall be placed as far to the rear as possible.

Most historic structures in Pass-A-Grille are one- and two-stories in height. Generally, permanent additions that permanently alter the roofline, overpower the structure when viewed from the street, and are attached in a manner that cannot be easily reverted in the future, are not appropriate. Additionally, structures with horizontal orientations like Ranch-style residences can often only be elevated a handful of feet without significantly impacting their character. This can present a significant practical challenge in Pass-A-Grille, where the 100 year floodplain frequently sits at six or more feet above grade, and the residence's living floors are only eight to nine feet in height. Strict adherence to this guidance, as presented in The Secretary of the Interior's *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings,* can make preserving the historic character of Pass-A-Grille's more modest residences a significant challenge when making them resilient against future floods.

In consideration of the Secretary of the Interior's standards and requirements of the Land Development Code, the following is recommended for elevations and additions to historic structures:

- Additions should be located as far from the street as possible, and shall avoid fundamentally altering the original spaces adjacent to them, such as eliminating a courtyard feature, or reorienting the primary entrance to the structure;
- Additions to the rear that are a greater number of stories, or contain a more acute roof pitch than the structure to which they are associated, shall be constructed in a manner that allows them to be removed in the future, do not permanently alter the roofline, and can be visually distinguished from the original building;
- Abandonment of the ground floor of a historic structure of one or two stories and reconstruction of a new story above shall be avoided to the extent viable;
- When elevation of a structure that is horizontally-oriented is proposed to be greater than four feet above adjacent grade, the applicant shall provide for a mixture of architectural treatment and layered landscaping to screen the elevation from the street;
- Elevation of structures shall be less than the floor height of the existing floor to be elevated, and shall not introduce incongruous or anachronistic features along the primary façade viewable from the street, such as garage doors where such features would not have been prevalent at time of the structure's construction;
- Historic structures with tall floor-to-ceiling heights shall be considered for interior floor elevation that partially eliminates the need for visible exterior elevation, while still elevating the interior floor above the required flood elevation;
- Structures for which a floodplain management regulation variance has been issued shall be considered for partial elevation and/or floodproofing treatment where viable, especially where such treatment does not alter the exterior features, materials and/or spaces of the structure.

The Pass-A-Grille Historic District faces existential threats from sea level rise, increased storm intensity, and redevelopment pressures. The City recognizes that elevation or floodproofing, as appropriate, for the neighborhood's historic buildings is necessary to ensure their continued existence through the twenty-first century. Additions are also necessary to bring habitable structures into general alignment with modern amenity expectations, with many accessory residences of a size that a small interior mechanical closet or air handler could consume ten percent or more of the floor area. When not adverse to the Secretary of the Interior's guidance and the City's floodplain management regulations, the City supports additions and elevations that are shown to be as minimally-impactful and reasonable in scale as viable, which assists to preserve the neighborhood's historic stock in light of these threats and pressures.

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

Agenda Report

Agenda Title Name: Conditional Use Permit 25133: 804 Pass-a-Grille Way

Action Request: None - item is presented for informational purposes.

Strategic Objective:

Date: December 4, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject request is for a conditional use permit for an outdoor seating deck proposed to be constructed as part of a three-story restaurant building at the 804 Pass A Grille Way. Pursuant to Land Development Code Sec. 40.4., "rooftop dining" areas inclusive of outdoor seating decks above the first habitable floor of a restaurant are subject to conditional use permit approval by the City Commission. To fulfill the intent of Resolution 2023-04, Staff is bringing this item forward for informational purposes prior to presenting the item to the City Commission.

Funding: N/A

Attachments:
1. Application
2. Renderings and Plans
3. Survey

INFORMATION ON THE CONDITIONAL USE

What is a Conditional Use? A conditional use is a use that has operational, physical and other characteristics that may be different from those of the predominant permitted uses in a zoning district, but which is a use that compliments or may otherwise be compatible with the intended overall development within a district, provided the specified standards are met.

How do I apply for a Conditional Use? An applicant for conditional use must submit the following documents to the Community Development Department, based on the type of project proposed.

All Conditional Use Permits

- A complete and signed application. Incomplete applications will not be processed and will be returned. As such, all applicants are **STRONGLY ENCOURAGED** to meet with Community Development staff prior to submission deadlines to discuss plan submissions and the review process. Appointments can be made by calling 727.363.9229.
- A completed and signed agent authorization form if someone else will be representing the property owner at the public hearing.
- An accurate, legible, and appropriately scaled survey of the property including all existing improvements. The survey shall have been performed not more than one (10) years prior to the date of application and not less than two (2) 11"x17" copies of the survey are required for submittal. If improvements have been made to or altered on the property since the survey was performed, a new survey must be performed. Please note that an ALTA/ACSM survey completed within the past year must be submitted with application for a site plan if the conditional use permit request is approved. Applicants may wish to consider having an ALTA/ACSM survey performed at this stage to avoid unnecessary revisions during site plan submittal.
- Two scaled conceptual site plans depicting the request. The site plans can be sized from 8.5"x11" to a maximum of 24"x36" in size. These drawings are necessary to assist staff and the BOA or City Commission in the review of the request. The site plans shall contain a matrix showing the site's preliminary compliance with the zoning district's dimensional and area requirements, which can be found in the Land Development Code (LDC) under the property's zoning district. The matrix shall a column listing the LDC requirements for setbacks, density (where applicable), intensity/FAR (where applicable), minimum lot area (where applicable) impervious surface ratio, and parking, with an additional column demonstrating how the plan will comply with those standards.
- When the application involves new building construction, additions or expansions, new placement of parking, a change of use, or other construction that triggers heightened landscaping requirements in LDC Sec. 22.7., 22.8, or 39.10, a preliminary landscaping plan shall be submitted that references the LDC requirement(s) for the affected area(s) of the site and the installation of landscaping to meet such

requirement(s). The plan may show specific species, caliper and planting height if known, or provide a schedule of landscaping to be installed if the conditional use permit request is approved.

- Cash or check made payable to the City of St. Pete Beach for the amount of the application plus mailing fees. The application fee is $500. The mailing fee can be calculated for you when you turn in your application, or you can calculate it yourself by searching for your property on the Pinellas County Property Appraiser's office website (www.pcpao.gov), clicking on radius search at the top of the page, typing in 500 feet for the radius, and multiplying the number of properties times the current stamp price plus $0.20.
- A completed Sign Posting Affidavit.
- Completed and filed lobbyist registration form(s), if relevant. Please submit these forms to the St. Pete Beach City Clerk's Office.
- Staff may request additional information, if necessary.

Applications for New Buildings, Expansions or Additions

In addition to the elements above, the following is required of all conditional use permits involving new building construction, or expansion of an existing building. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Elevations showing all sides of the building, in color, noting the following:
  - Height from grade to the top of the roof and top of the highest element of the structure, inclusive of elevator shaft overruns, antennae, mechanical equipment, covered rooftops, and similar non-habitable spaces.
  - Height from Base Flood Elevation to the top of the roof and top of the highest element of the structure.
  - For properties in the Community Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.7. and 39.8.
  - For properties in the Downtown Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.3, 39.7, and 39.8.
- When the project takes place within the Community Redevelopment District, a site plan shall be submitted noting the following. This can be depicted on the site plan required under the prior section if legible, or as a separate plan.
  - Streetscape and site design elements of LDC Sec. 39.10., 39.11., and 39.12., as well as LDC Sec 39.15. when the development abuts single-family, two-family, RU-1, or RU-2 zoned properties.
  - In addition to the preceding, any new buildings or additions within the Downtown Redevelopment District shall note compliance with the relevant elements of LDC Sec. 39.3. and 39.4. (where applicable).
- When the project is estimated to generate 51 or more peak hour trips based on the latest Institute of Transportation Engineers Parking Generation Manual or other professionally-accepted estimates, the applicant shall submit a transportation study methodology and draft transportation management plan (TMP) for review if requested by the City. Projects estimated to generate more than 300 peak hour trips are required to submit a transportation study methodology and TMP for review. Methodologies shall contain a table showing the expected traffic impact at peak hour for the new development.
- When the new building or addition exceeds 5,000 square feet, at least one rendering shall be provided showing the frontage of the building facing any public thoroughfare, and the rear of any building facing a public waterway or the beach. If the development site cannot be captured in one rendering, additional

renderings shall be required to depict the new building(s) or addition(s) within the context of the entire development site.

- When the development is in the Community Redevelopment District and proposes a new building or is undergoing major renovation, an explanation of how the development will comply with the requirements of LDC Sec. 39.9.
- When the development is a multi-building project, or one with multiple uses in the same building, a preliminary site layout plan shall be provided identifying the uses provided within each building or portion thereof.
- A preliminary sign permit package, showing any proposed new signage for the property.

Applications for New and Expanded Temporary Lodging Developments

In addition to the elements in the preceding two sections, any new or expanded temporary lodging use shall provide the following. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Demonstration of compliance with the floor area standard of LDC Sec. 6.6.
- For properties in the Community Redevelopment District, demonstration of compliance with LDC Sec. 39.6.
- For large scale redevelopment projects in the Community Redevelopment District, site plan references to required beach walks, mean high water line easements, and any other public easement proffered under the development request.
- For large scale redevelopment projects in the Community Redevelopment District that contain at least one building exceeding 50 feet, a shade study at the equinox and solstices, showing at least one morning, afternoon and evening rendering.
- A to-scale dune installation or maintenance plan, where required.

Can I ask for Variance with my Conditional Use application? It is not uncommon for projects that require conditional use approval to also seek variance approvals. The City Commission is authorized to hear both types of request at the same time. Accordingly, variance requests may be included as part of the Conditional Use request. An additional application form is included in this packet for this purpose.

Who decides if the Conditional Use should be granted? The City Commission is authorized to hear and make final determinations on all conditional use requests. Conditional use applications may also include variance requests as part of a conditional use application. In those cases, the City Commission also makes the final determination.

What is the City Commission and when do they meet? The City Commission is the elected body of officials who have overall responsibility for establishing policies and procedures for the operations of the City of St. Pete Beach. The Commission meetings are normally held two times a month on the second and fourth Tuesday at 6:00pm, in the City Commission Chambers at 155 Corey Avenue (City Hall).

What do I do after my Conditional Use is granted? You will receive a notice from the City immediately following your hearing. This notice is called a Development Order (DO) and it will summarize the results of the hearing including the decision to deny, approve, or approve with conditions. If approved, the owner/applicant will have one (1) year from the date the development order is signed to obtain a building permit for the proposed work. The permit must remain active during the life of the project. If a permit is not obtained within a year or if a permit does not remain active, the conditional use will expire.

What happens if my approved Conditional Use is appealed? Although rare, sometimes a neighbor or other affected party will appeal the Commission decision to the Circuit Court. Any such appeal must be taken within 30-days from the date of the decision. Should this occur, the City is normally removed from the appeal process and has no control over the timeframe or decision of the Court. The one-year timeframe for permit issuance noted above would begin from the Court's final decision date provided the applicant has properly advised the City of said appeal.

What can I do if my Conditional Use is not granted? You may correct your plans to meet current code requirements or you may file an appeal to the Pinellas County Circuit Court with 30-days of the final decision.

How are my application fees used? The application fee is primarily used to cover staff review costs. A conditional use application will typically involve reviews from multiple City agencies and may include County, State, or even Federal reviews depending on the nature of the request. All conditional use applications are required to be properly advertised and require notification to adjacent property owners. The mailing fees are used offset the cost incurred in meeting these requirements including the preparation of a legal ad and mailing costs associated to adjacent property owner notice. The City shall re-advertise a request, at no expense to the applicant, if a scheduled application is not heard due to an error by the City (i.e. lack of a quorum). Otherwise, the applicant will be responsible for any additional costs incurred as a result of his or her own (in)action.

CONDITIONAL USE APPLICATION

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

DA I understand that the City will not accept or process an incomplete application.

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

DA On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

DA I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

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

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

After acknowledgement of these conditions, complete the application form on the following pages



10/06/25

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: 804 PAG Way, LLC

Name: John D. Dashiell (mng. member)

Address: 2061 East Vina Del Mar Blvd.

City: SPB State: FL.

Zip: 33706 Telephone: (404) 202-8763

Email: dashiellrealty@aol.com

APPLICANT/AGENT (Attach agent authorization form)

Name: Michael Keller

Address: 3125 5th Ave N, Suite 200

City: St. Petersburg State: Florida

Zip: 33713 Telephone: 727-328-3608

Email: mkeller@frazedesign.com

SUBJECT PROPERTY:

Address: 804 Pass A Grille Way Current Name of Business: N/A

Parcel ID: 19-32-16-58932-005-0030 Name of Project: _____

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

Request approval for an exterior balcony of 500 s.f. for exterior dining on the 2nd level of the 3 story restaurant. In additon there is also 640 s.f. of extrior seating on the 3rd level.

Mike Keller
Signature of Applicant/Agent

10/06/25
Date

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 804 PAG Way, LLC / John D. Dashiell (mng. member)
(print name of property owner)

hereby authorize Michael Keller Mike Keller
(print name of agent)

to represent me/us in an application for Conditional Use
(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner Seh

JOHN DASHIELL
Print Name of Owner

Print Name of Owner Seh

The forgoing instrument was acknowledged before me this 3rd day of October 2025, by JOHN DASHIELL who is personally known ____ or produced FL Driver License as identification.

(Notary Signature) 10/3/25 (Date)

My Commission Expires 02/03/29

Notary Public State of Florida
Sarah E Hubbert
My Commission HH 636167
Expires 2/3/2029

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, JOHN DASHIELL, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): 804 PAG Way, LLC / John D. Dashiell (mng. member)

Address: 2061 East Vina Del Mar Blvd SPB, FL 33706

Signature _____ Date 10/3/25

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 3rd day of October 20 25 by John Dashiell, who appeared before me, and is personally known to me, or has produced FL Driver License as identification, and did take an oath.

My commission expires: 02/03/29

Notary Public State of Florida
Sarah E Hubbert
My Commission HH 636167
Expires 2/3/2029

NOTARY: _____
Print Name: SARAH E HUBBERT
Notary Public, State of Florida
(Notarial Seal)

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

   The propsed 3-story restaurant and exterior balconies meet all goals, objectives, and policies of the Comprehensive Plan. There are not any residential properties within a city block of this proposed restaurant. Water faces the front of the building across the street. The hours of operation are proposed to be from 11am to 10pm. There will be no band or live music on the proposed balconies.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

   a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

      The new proposed restaurant complies with all funstion of the DIVISION 40 COMMUNITY REDEVELOPMENT DISTRICT—EIGHTH AVENUE (CRD-EA) district.

   b. Whether the application will preserve any city, state, or federally designated historic,scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

      The propsed 3-story restaurant and exterior balconies meet all goals, objectives, and policies of the Comprehensive Plan. There are not any residential properties within a city block of this proposed restaurant. Water faces the front of the building across the street. The hours of operation are proposed to be from 11am to 10pm. There will be no band or live music on the proposed balconies.

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

The proposed 3-story restaurant is compatible with all adjacent developments.Rendering and floor plans are provided as part of this package. All ground level accessory items like coolers and dumpster will be screened from PASS- A- GRILLE WAY. Landscaping will be provided and setbacks will be met. The nearest neighbor on south is approximately 316 feet and on north is approximately 328 feet.

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

The propsed 3-story restaurant and exterior balconies meet all goals, objectives, and policies of the Comprehensive Plan. There are not any residential properties within a city block of this proposed restaurant. Water faces the front of the building across the street. The hours of operation are proposed to be from 11am to 10pm. There will be no band or live music on the proposed balconies.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

Per a meeting with city building department and all entities, it was determined that the transportation system is capable of supporting this structure.

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

The new proposed 3- story restaurant will have a loading area at the rear of the building off of the existing alley and will be appropriately sized for the delivery truck to unload in.

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

The public health, safety, and welfare will be preserved.

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

The owner of the land has been involved in all meetings with the city and is aware of all things the city is requesting of him.

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

3. Hydrological features and storm water management infrastructure.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

5. Site landscaping, open space provision and impervious surface limitations.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.

7. Fire suppression and facility security.

8. Emergency management and hurricane evacuation provisions.

9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:

    a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
    b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

Technical Review Committee Deadlines

The TRC generally meets the 1st and 3rd Wednesday of each month at 10:00am in the Community Development Department conference room. All conditional use permit applications must be reviewed by the Technical Review Committee.

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
		Wednesday
January	12/9/2024	1/8/2025
	12/23/2024	1/22/2025
February	1/6/2025	2/5/2025
	1/20/2025	2/19/2025
March	2/3/2025	3/5/2025
	2/17/2025	3/19/2025
April	3/3/2025	4/2/2025
	3/17/2025	4/16/2025
May	4/7/2025	5/7/2025
	4/21/2025	5/21/2025
June	5/5/2025	6/4/2025
	5/19/2025	6/18/2025
July	6/2/2025	7/2/2025
	6/16/2025	7/16/2025
August	7/7/2025	8/6/2025
	7/21/2025	8/20/2025
September	8/4/2025	9/3/2025
	8/18/2025	9/17/2025
October	9/1/2025	10/1/2025
	9/15/2025	10/15/2025
November	10/6/2025	11/5/2025
	10/20/2025	11/19/2025
December	11/3/2025	12/3/2025
	11/17/2025	12/17/2025

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, or Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, ____ THRU DECEMBER 31, _____

Name _____ Phone _____ Email _____

Mailing Address _____

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

1) Name _____
2) Name _____
3) Name _____
4) Name _____

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

☐Yes ☐No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

_____

_____

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

(1) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(2) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(3) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(4) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(USE ADDITIONAL PAGES IF NECESSARY)

Be advised:

1) Completed forms may be scanned and emailed to cityclerk@stpetebeach.org, hand delivered, or mailed to the address below. For those submitting electronically, **registration does not become effective until all fees have been paid and the form has been reviewed and approved by staff.** Staff review will verify all required information has been provided and an effective date will be communicated to registrant.
2) This registration expires at 11:59 p.m. on December 31st. A new registration must be filed each year.
3) The registration fee is $50.00, in compliance with the City's Code of Ordinances.
4) A revised registration may be submitted throughout the year to add or remove principals and/or individual lobbyists. No charge is required to amend a registration throughout the year. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

By submission of this form, you are attesting that the firm and lobbyist(s) listed above have been retained to represent each principal listed above.

OATH

Under penalties of perjury, I declare that I have read the foregoing document and that facts stated in it are true.

_____	_____	_____	_____
Signature	Printed Name	Title	Date

Submit form with registration fee made payable to the City of St. Pete Beach.
Scanned forms may be emailed to cityclerk@stpetebeach.org
Notice: **Cash or Check ONLY**. Credit/Debit cards are not accepted.

City of St. Pete Beach
City Clerk's Office
Attn: City Clerk
155 Corey Avenue
Ste. Pete Beach, FL 33706

Registration Fee Paid and Form Accepted: _____
Staff Initial

GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST

When completing the registration form, registrants shall provide a response for both the "General" and "Specific" area of legislative interest, as required by City Code. Registrants are required to disclose both the "General" and "Specific" areas of legislative interest with sufficient specificity to permit a reasonable individual to clearly associate a lobbyist's activities to an issue disclosed on the lobbyist's registration form(s). If a lobbyist is representing a client on multiple issues, each issue must be disclosed separately, and the general & specific nature of each issue must be disclosed in such a manner to permit clear identification of each issue separate and apart from other issues listed on the registration forms. If necessary, the registrant should attach additional pages to their registration forms to clearly disclose all information required by the Lobbyist's Registration Ordinance.

Issue and Position

It is important to note that lobbyists are required to disclose their principal's position on an issue. In other words, lobbyists are required to state whether their principal is seeking the passage, defeat, withdrawal, etc. The registration form requires that the area of legislative interest and the position be sufficiently disclosed.

Registrations must also be updated timely to disclose any new/additional issues for which the lobbyist has been retained; registration forms must be updated prior to lobbying activities commencing.

Sufficient Disclosure

When lobbying on issues pertaining to a specific ordinance, resolution, planning department action, etc., the registrant shall refer to the specific identifier associated with the issue – i.e. ordinance no., resolution no., permit no., or other City-issued identifier associated with the subject matter. In most cases, this identifier, along with the issue's official City title, constitutes the "Specific' area of legislative interest.

On issues which lack a City issued identifier, the registrant must identify the issue with sufficient specificity to give public notice of the particular issue or proposal that is a subject of any communication that constitutes lobbying. This may be accomplished by identifying a specific property (street address or parcel ID) or by identifying a specific agenda item (meeting date, item no., title). For issues relative to real property, the "Specific" disclosure should clearly identify the exact location of the real estate.

With regards to the City budget, it is likely necessary to disclose a specific appropriation, funding topic, program, City department, or other unique element that pertains to the lobbying activities. Merely disclosing that lobbing activities pertain to "the budget" is too vague and, therefore, would constitute an insufficient disclosure.

Upon request, staff of the Clerk's Office will provide advice to registrants with regards to the "General" and "Specific" responses. Please contact our office if guidance is needed.

Ordinance 2022-04

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES, CHAPTER 2 – ADMINISTRATION, ARTICLE II - OFFICERS AND EMPLOYEES, DIVISION 2 - CODE OF ETHICS, ESTABLISHING SECTION 2-68 - DEFINITIONS; SECTION 2-69 - REGISTRATION OF LOBBYISTS; SECTION 2-70 – VALIDITY OF ACTION; SECTION 2-71 – RECORD KEEPING RESPONSIBILITIES; SECTION 2-72 – MAINTAINING REGISTRATIONS AND CONTACT LOGS; SECTION 2-73 – PROHIBITED CONDUCT OF CITY OFFICIALS AND EMPLOYEES; SECTION 2-74 – COMPLIANCE; PENALTIES, AND RESERVING SECTIONS 2-75 – 2-95; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach wishes to establish registration and regulations for lobbying and lobbyists within the City.

WHEREAS, the Code of Ordinances Chapter 2, Article II, Division 2 "Code of Ethics" does not currently include any specific regulations related to lobbyists.

WHEREAS, the City Commission desires to establish a system to track lobbying activities to allow for greater transparency in City business.

WHEREAS, persons appearing before the City Commission, City staff, City boards, and City Committees benefit from having Lobbyist registration requirements that are consistent and uniform.

WHEREAS, the City Commission finds it in the best interest of its citizens to preserve and maintain the integrity of the members of the City Commission, board, committee and City employees.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2.

Chapter 2, Article II, Division 2 shall be amended as follows:

Sec. 2-68 – Definitions.

The following terms will be defined for this Section:

Lobbying –means communications, whether written or oral, by a lobbyist outside a duly noticed public meeting or hearing on the record with any member or members of the City Commission, or any member or members of any decision making body under the jurisdiction of the City Commission, or any City employee, whereby the lobbyist seeks to encourage or influence the passage, defeat, modification or repeal of any item which may be presented for vote before the City Commission, or any decision-making body under the jurisdiction of the City Commission, or which may be presented for consideration by a City employee as a recommendation to the City Commission or decision-making body.

Lobbyist – means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any City Commissioner; any action, decision, recommendation of the City manager or any City boardor committee; or any action, decision or recommendation of any City personnel defined in any manner in this section, during the time period of the entire decision-making process on such action,decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "lobbyist" specifically excludes the following persons:

i) Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; ii) any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and iii) any person who only appears as a representative of a not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

The persons specifically excluded above from the definition of "lobbyist" shall, prior to communicating with City personnel, disclose in writing to the City clerk, their name, address, and principal on whose behalf they are communicating.

Lobbying firm – means a business entity, including an individual contract lobbyist, that receives or becomes entitled to receive any compensation or the purpose of lobbying, where any partner, owner, officer, or employee of the business entity is a lobbyist.

Principal – means a person, firm, corporation, or other legal entity which has employed or retained a lobbyist.

Employee – means all persons employed directly or indirectly by the City of St. Pete Beach.

Decision-making body – means any board or committee established by the City Commission, City Manager and/or committee appointed by the City Manager.

Sec. 2-69 – Registration of lobbyists.

All lobbyists, as defined herein, shall register with the City Clerk on an annual basis, January 1 each year, including the payment of a $50.00 fee, or as amended in Appendix A in the City's Code of Ordinances, prior to engaging in any lobbying. Registration shall be updated to add or withdraw principals and/or individual lobbyists before a lobbyist commences lobbying on behalf of any new principal. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

Each lobbyist shall be required to register on forms prepared by the City Clerk. The lobbyist shall state under oath his or her name, business address, the name and business address of each principal represented, that the principal has actually retained the lobbyist, the general and specific areas of legislative interest, position on such legislative interest, and the nature and extent of any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body. Each lobbying firm may register in the name of such firm, corporation, or legal entity, provided the registration shall list the names of all persons who engage in lobbying as defined in this article. Failure to register, or providing false information in the lobbyist registration form, shall constitute a violation of this Ordinance.

Sec. 2-70 – Validity of action.

The validity of any decision, action, recommendation, or determination made by the City Commission, board, committee, or employee shall not be affected by the failure of any person to comply with the provisions of this Ordinance.

All members of the City Commission, boards, committees, and City employees shall be diligent to ascertain that a person required to register pursuant to this Ordinance have complied, and if necessary, request a record of compliance from the City Clerk.

Sec. 2-71 – Record keeping responsibilities.

City Commissioners, board members, committee members, and City employees, as defined in this Section shall be responsible for maintaining a written log, in the form established by the City Clerk, which documents each oral lobbying communication or meeting. The written log shall be on a form as prepared by the City Clerk. The log shall, at a minimum, reflect the name of the lobbyist, the date of the contact, whether telephone or in person oral contact, and the subject matter discussed.

City Commissioners, board members, committee members, and City employees shall deliver their logs to the City Clerk's Office at the end of each quarter and at the conclusion of their final term in office. City employees must deliver their logs to the City Clerk at the end of

each quarter and upon the conclusion of their employment with the City.

Sec. 2-72 – Maintaining registrations and contact logs.

The City Clerk shall accept and maintain the annual lobbyist registrations and the quarterly log of lobbyist contacts, which shall be open for public inspection.

Sec. 2-73 – Prohibited conduct of city officials and employees.

No member of the City Commission, board, committee or employee of the City shall solicit or accept as compensation, payment, favor, service, or thing of value from a lobbyist or principal when such member of the City Commission, board, committee or employee knows, or with the exercise of reasonable care, should know, that it was given to influence a vote or recommendation favorable to the lobbyist or principal.

No member of the City Commission or employee of the City shall appear before the City Commission for compensation for two years from the date he or she leaves the City Commission or City employment.

Sec. 2-74 – Compliance; penalties.

The City Clerk shall monitor lobbyists for compliance with this section and shall develop procedures for suspension of lobbyists until compliance is attained. The City Clerk will alert the City Commission to any instances of non-compliance and will inform the City Commission of any need to institute progressive penalties for repeat offenders.

The penalties for an intentional violation of this Ordinance more than once in a twelve-month period are as follows:

1) Second violation shall result in prohibition from lobbying for one year; and
2) Third violation shall result in prohibition from lobbying for two years.

Sec. 2-75 – Sec. 2-95 – Reserved.

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect on September 1, 2022.

FIRST READING:	**January 25, 2022**
PUBLISHED:	**February 9, 2022**
SECOND READING:	**February 22, 2022**
PUBLIC HEARING:	**February 22, 2022**

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

Alan Johnson, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 22 day of February, 2022.

Amber LaRowe, City Clerk

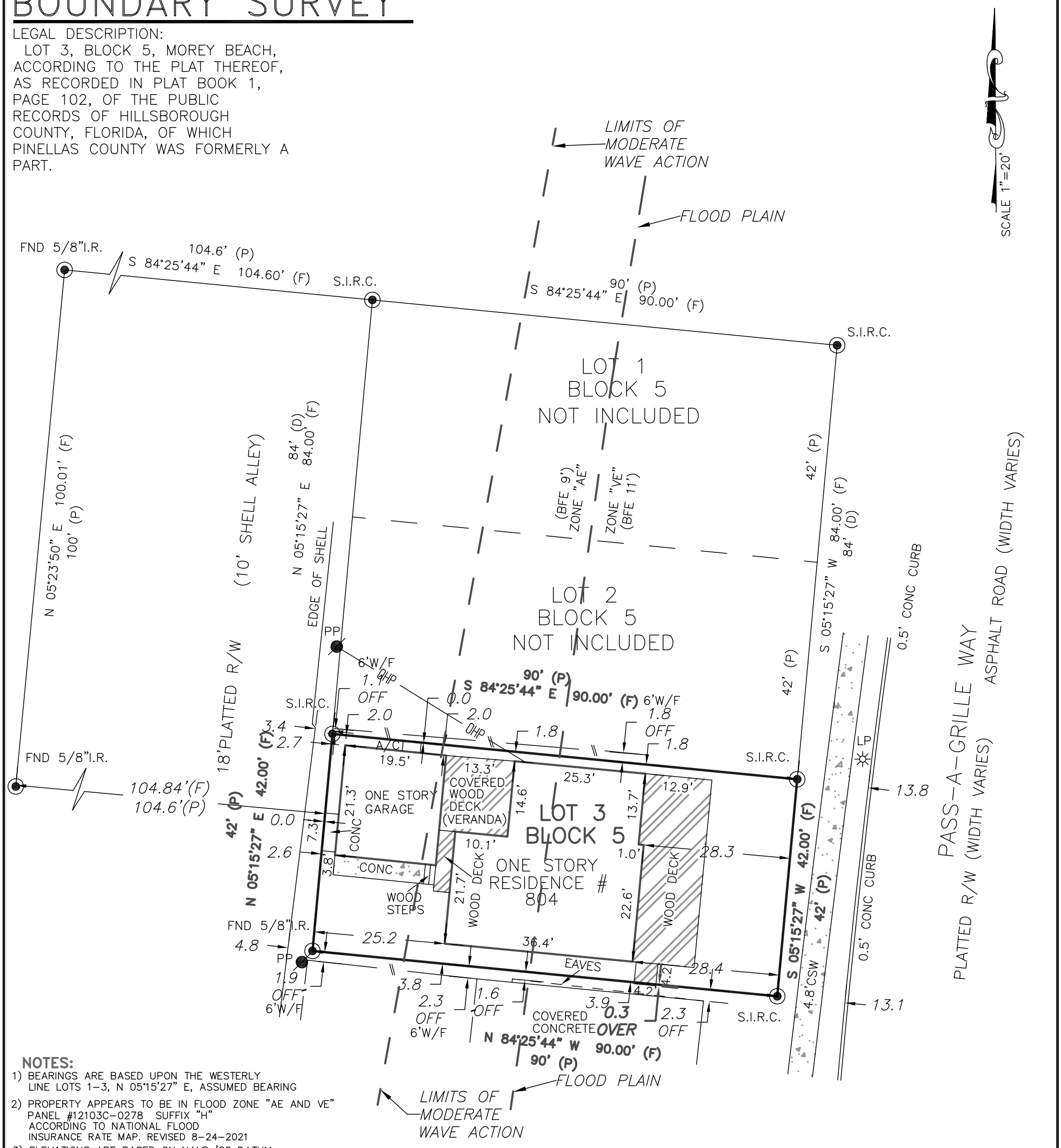
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 3, BLOCK 5, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



NOTES:

1) BEARINGS ARE BASED UPON THE WESTERLY LINE LOTS 1–3, N 05°15'27" E, ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE AND VE" PANEL #12103C–0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8–24–2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET
5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT–OF–WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

WOOD DECK CROSSES OVER THE BOUNDARY LINE AS SHOWN

Certificate of Authorization "LB #6945"

LEGEND:

A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D.= NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT–OF–WAY
ASPH = ASPHALT
(R)= RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON–RADIAL
(TYP)= TYPICAL
W/F =WOOD FENCE
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

CERTIFIED TO:
804 PAG WAY LLC

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17–7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	JOSH	DATE: 12–7–2024	F.B. / PG. 3 / 31
DRAFTED BY:	B.P.	DATE: 12–9–2024	JOB # 24–1192

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265–4795
FAX (813) 264–6062
WAISURVEYING@GMAIL.COM

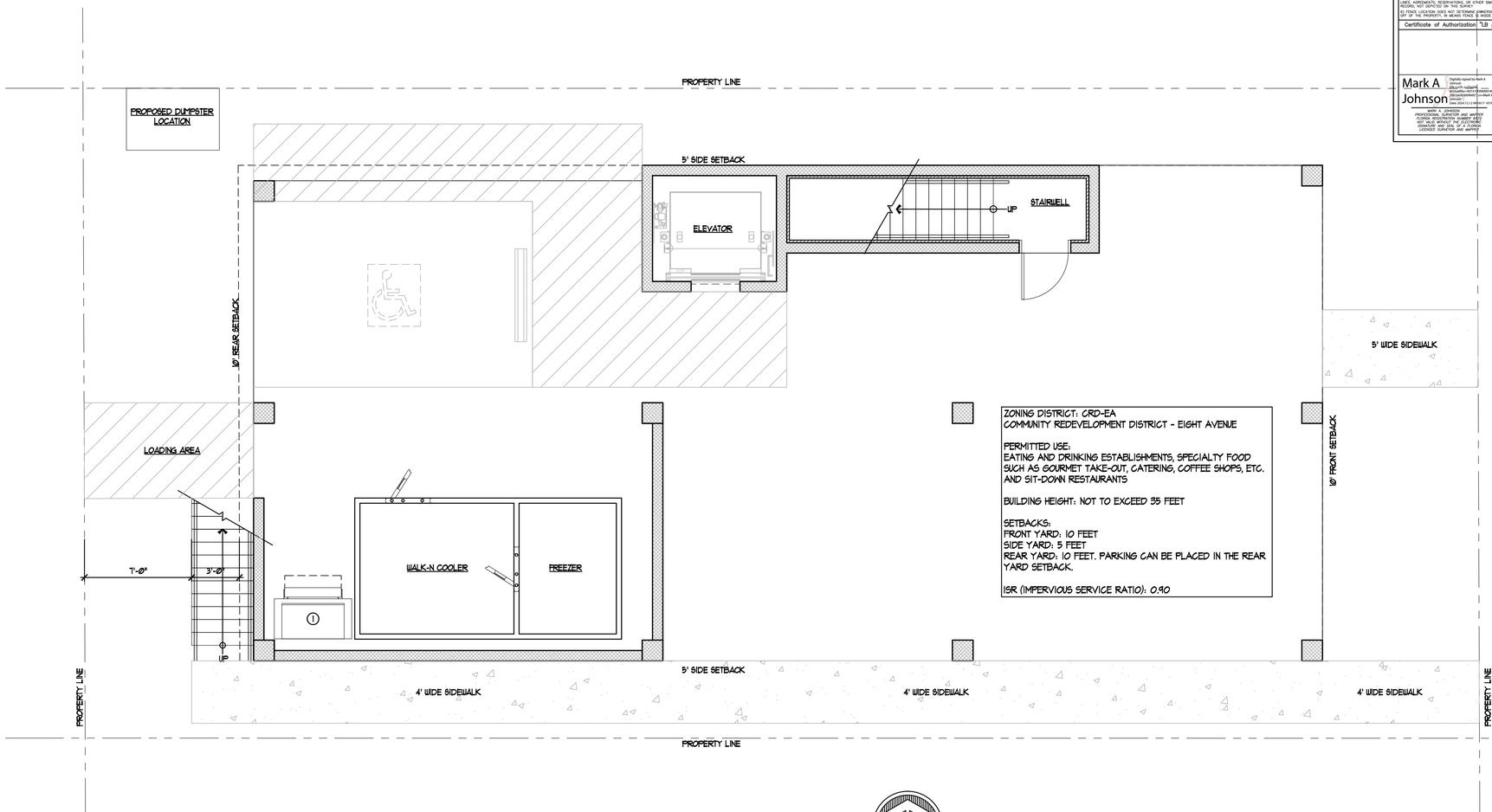
East Elevation | Scale: NTS

South Elevation | Scale: NTS



West Elevation | Scale: NTS

North Elevation | Scale: NTS



ZONING DISTRICT: CRD-EA
COMMUNITY REDEVELOPMENT DISTRICT - EIGHT AVENUE

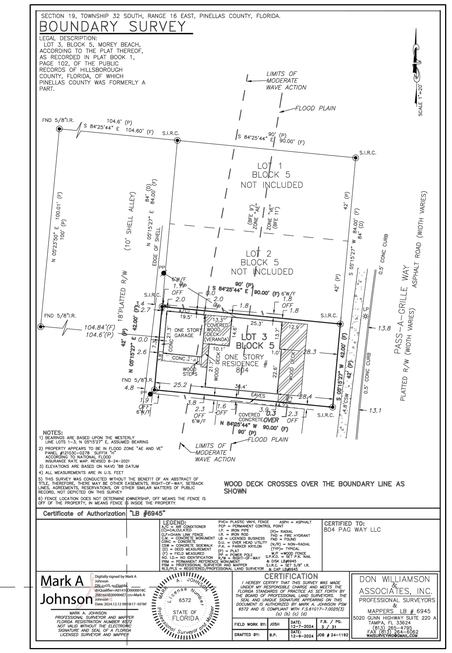
PERMITTED USE:
EATING AND DRINKING ESTABLISHMENTS, SPECIALTY FOOD SUCH AS GOURMET TAKE-OUT, CATERING, COFFEE SHOPS, ETC. AND SIT-DOWN RESTAURANTS

BUILDING HEIGHT: NOT TO EXCEED 35 FEET

SETBACKS:
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET. PARKING CAN BE PLACED IN THE REAR YARD SETBACK.

ISR (IMPERVIOUS SERVICE RATIO): 0.90

1 ARCHITECTURAL SITE
SCALE: 1/4" = 1'-0"



ISSUE	DATE	BY:
REVIEW	09/02/25	MK/BP
PERMIT	09/02/25	MK/BP
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REV.		

MEMBER OF AIA American Institute of Architects

FDI# 25101.00

Construction Documents for:

804 PAG WAY
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA

PROFESSIONAL SEAL

STATE OF FLORIDA
ORA FRANKLIN FRAZE IV
AR0014705
REGISTERED ARCHITECT
ORA FRANKLIN FRAZE, IV

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FRAZE design commercial residential architecture
FL LIC. NO. AA26000585
3125 5th AVENUE N. SUITE 200
ST. PETERSBURG, FLORIDA 33713
PHONE: 727/328-3608
FAX: 727/328-3609
STUDIO: 727/328-3608
E-MAIL: dd@frazedesign.com

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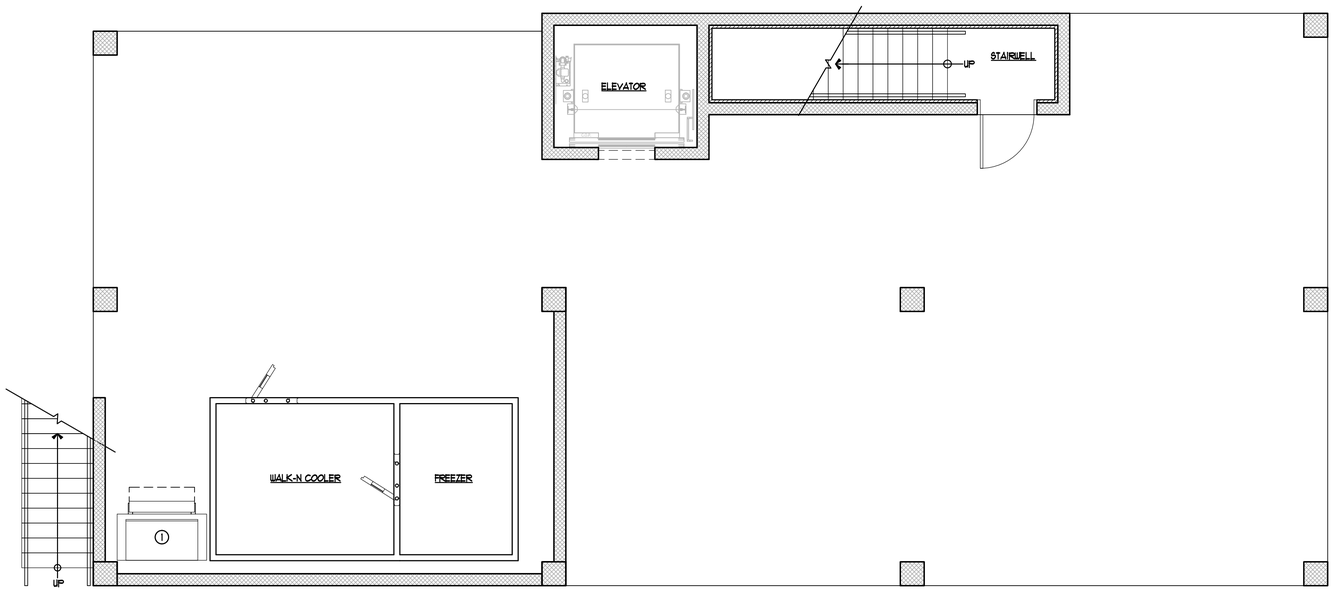
ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-2



1 GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

- METAL STUD WALL
- MASONRY WALL
- MASONRY WALL - 1 HR RATED

ELEVATOR NOTE:

- THE ELEVATOR IN THIS BUILDING WILL COMPLY WITH CHAPTER 30 OF THE 2023 FBC, 8TH EDITION AND SECTION 407 OF THE FLORIDA ACCESSIBILITY CODE.
- ELEVATOR TO MEET REQUIREMENTS OF NFPA 101 2018 EDITION, SECTION 13.4 ACCESSIBLE MEANS OF EGRESS
- ELEVATOR INSPECTION COMPLIES WITH FEMA TECHNICAL BULLETIN 4/ NOVEMBER 2000.

	EQUIPMENT SCHEDULE
ITEM #	DESCRIPTION
1	ICE MACHINE
2	SINGLE DECK CONVECTION OVEN
3	(6) GAS FRYERS
4	COUNTERTOP CHARBROILER
5	COUNTERTOP GRIDDLE
6	(6) BURNER HOT PLATE
7	WORKTOP REFRIGERATOR
8	REFRIGERATED PREP TABLE
9	REACH-IN REFRIGERATOR
10	PREP TABLE
11	DISH TABLE
12	14X4 DUMB WAITER
13	DOUBLE DUMP SINK
14	HAND SINK
15	3-COMP SINK
16	DISHWASHER
17	PRE-RINSE SINK AND FAUCET
18	SOILED DISH TABLE
19	MOP SINK
20	2-DOOR FREEZER
21	POS
22	ICE WELL WITH RAILS
23	ICE WELL WITH SODA GUN
24	GLASS RACK
25	3-BIN REACH IN
26	6 TAP 3-DOOR COOLER
27	2X2 FREEZER

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ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY:
REVIEW	09/02/25	MK/BP
PERMIT	09/02/25	MK/BP
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MEMBER OF AIA American Institute of Architects

Construction Documents for:

FDI# 25101.00

804 PAG WAY
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA

PROFESSIONAL SEAL

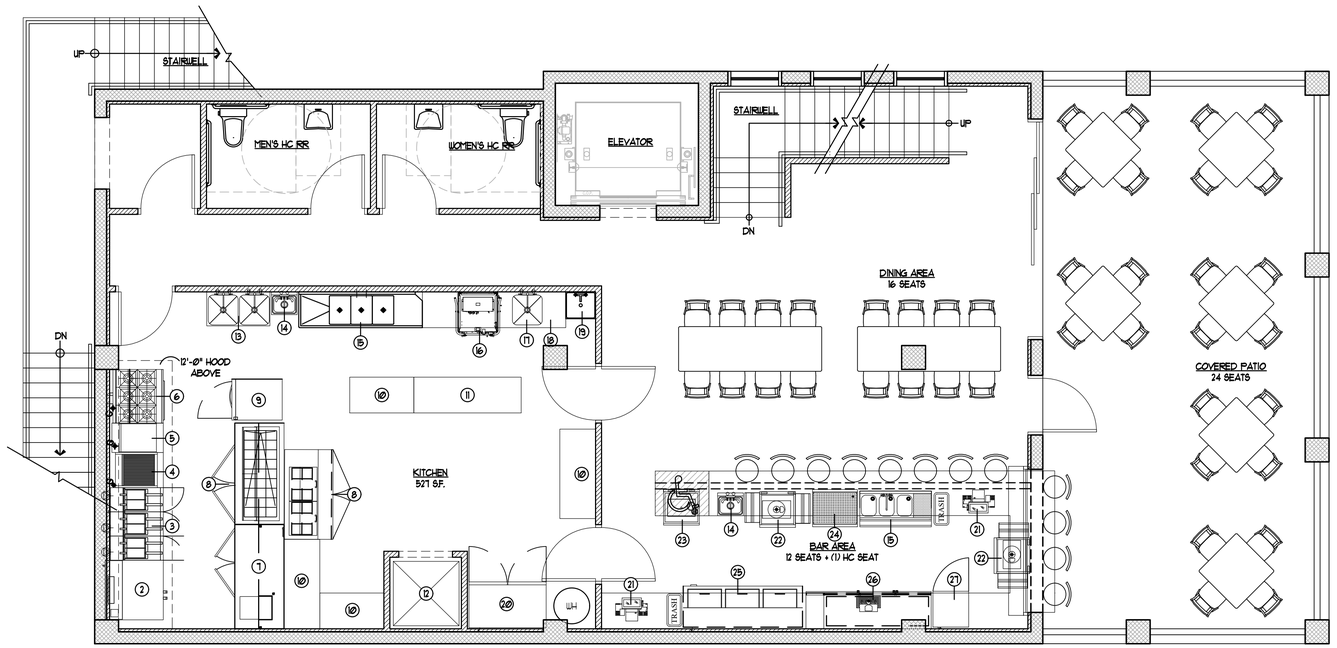
STATE OF FLORIDA — ORA FRANKLIN FRAZE IV — AR0014705 — REGISTERED ARCHITECT

ORA FRANKLIN FRAZE, IV

FRAZE design
commercial residential architecture
FL LIC. NO. AA26005585
3125 5th AVENUE N. SUITE 200
ST. PETTERSBURG, FLORIDA 33713
PHONE: 727/328-3668
FAX: 727/328-3669
STUDIO: 727/328-3608
E-MAIL: info@frazedesign.com

SHEET TITLE
GROUND LEVEL FLOOR PLAN

SHEET NUMBER
A-3



1 2ND LEVEL PLAN
SCALE: 1/4" = 1'-Ø"

WALL LEGEND:

- METAL STUD WALL
- MASONRY WALL
- MASONRY WALL - 1 HR RATED

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REV.		

MEMBER OF AIA American Institute of Architects

Construction Documents for:

FDI# 25101.00

804 PAG WAY
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA

PROFESSIONAL SEAL

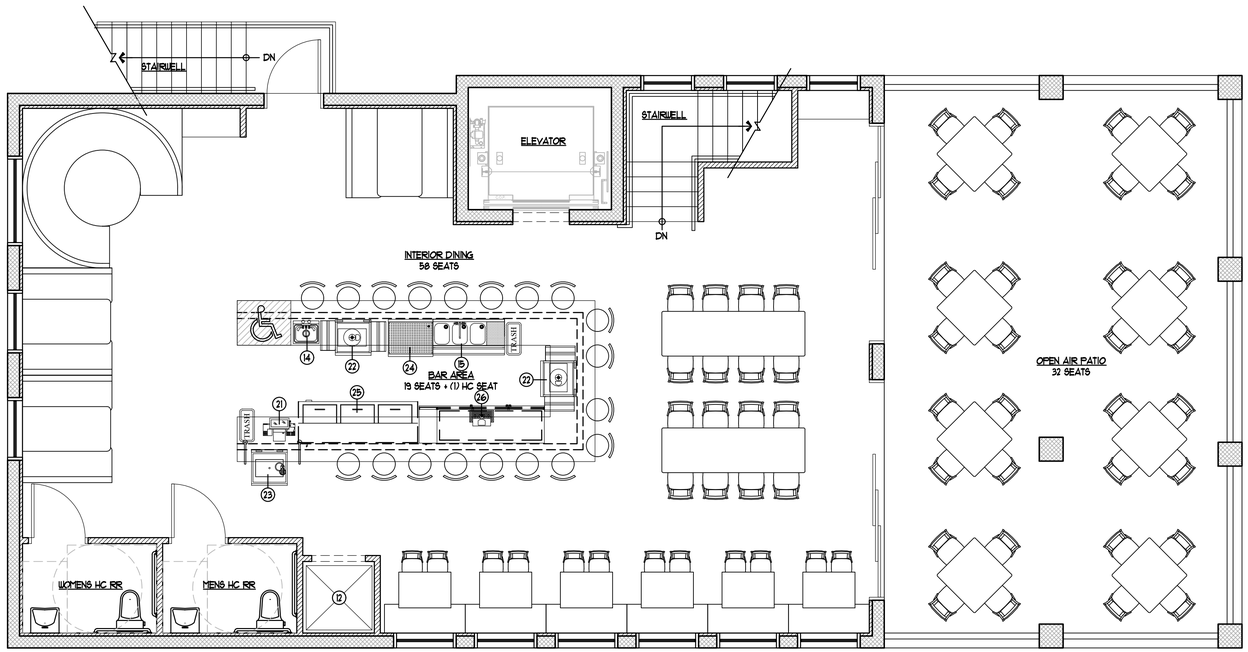
STATE OF FLORIDA · ORA FRANKLIN FRAZE IV · AR0014705 · REGISTERED ARCHITECT

ORA FRANKLIN FRAZE, IV

FRAZE design
commercial residential architecture
FL LIC. NO. AA26008585
3125 5th AVENUE N. SUITE 200
ST. PETERSBURG, FLORIDA 33713
PHONE: 727/328-3608
FAX: 727/328-3609
STUDIO: 727/328-3608
E-MAIL: fd@frazedesign.com

SHEET TITLE
2ND LEVEL
FLOOR PLAN

SHEET NUMBER
A-4



1 3RD LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

- METAL STUD WALL
- MASONRY WALL
- MASONRY WALL - 1 HR RATED

ELEVATOR NOTE:

- THE ELEVATOR IN THIS BUILDING WILL COMPLY WITH CHAPTER 30 OF THE 2023 FBC, 8TH EDITION AND SECTION 407 OF THE FLORIDA ACCESSIBILITY CODE.
- ELEVATOR TO MEET REQUIREMENTS OF NFPA 101 2018 EDITION, SECTION 7.5.4 ACCESSIBLE MEANS OF EGRESS
- ELEVATOR INSPECTION COMPLIES WITH FEMA TECHNICAL BULLETIN 4/ NOVEMBER 2020.

	EQUIPMENT SCHEDULE
ITEM #	DESCRIPTION
1	ICE MACHINE
2	SINGLE DECK CONVECTION OVEN
3	(6) GAS FRYERS
4	COUNTERTOP CHARBROILER
5	COUNTERTOP GRIDDLE
6	(6) BURNER HOT PLATE
7	WORKTOP REFRIGERATOR
8	REFRIGERATED PREP TABLE
9	REACH-IN REFRIGERATOR
10	PREP TABLE
11	DISH TABLE
12	14X4 DUMB WAITER
13	DOUBLE DUMP SINK
14	HAND SINK
15	3-COMP SINK
16	DISHWASHER
17	PRE-RINSE SINK AND FAUCET
18	SOILED DISH TABLE
19	MOP SINK
20	2-DOOR FREEZER
21	POS
22	ICE WELL WITH RAILS
23	ICE WELL WITH SODA GUN
24	GLASS RACK
25	3-BIN REACH IN
26	6 TAP 3-DOOR COOLER
27	2X2 FREEZER

ISSUE	DATE	BY:
REVIEW	09/02/25	MK/BP
PERMIT	09/02/25	MK/BP
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MEMBER OF AIA American Institute of Architects

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FDI# 25101.00

804 PAG WAY
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA

PROFESSIONAL SEAL
STATE OF FLORIDA
ORA FRANKLIN FRAZE IV
AR0014705
REGISTERED ARCHITECT
ORA FRANKLIN FRAZE, IV

FRAZE design
commercial residential architecture
FL. LIC. NO. AA26000385
3125 5th AVENUE N. SUITE 200 ST. PETERSBURG, FLORIDA 33713
PHONE: 727/328-3608 FAX: 727/328-3609
E-MAIL: fd@frazedesign.com STUDIO: 727/328-3608

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* THE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 8TH EDITION 2023 FLORIDA BUILDING CODE. IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

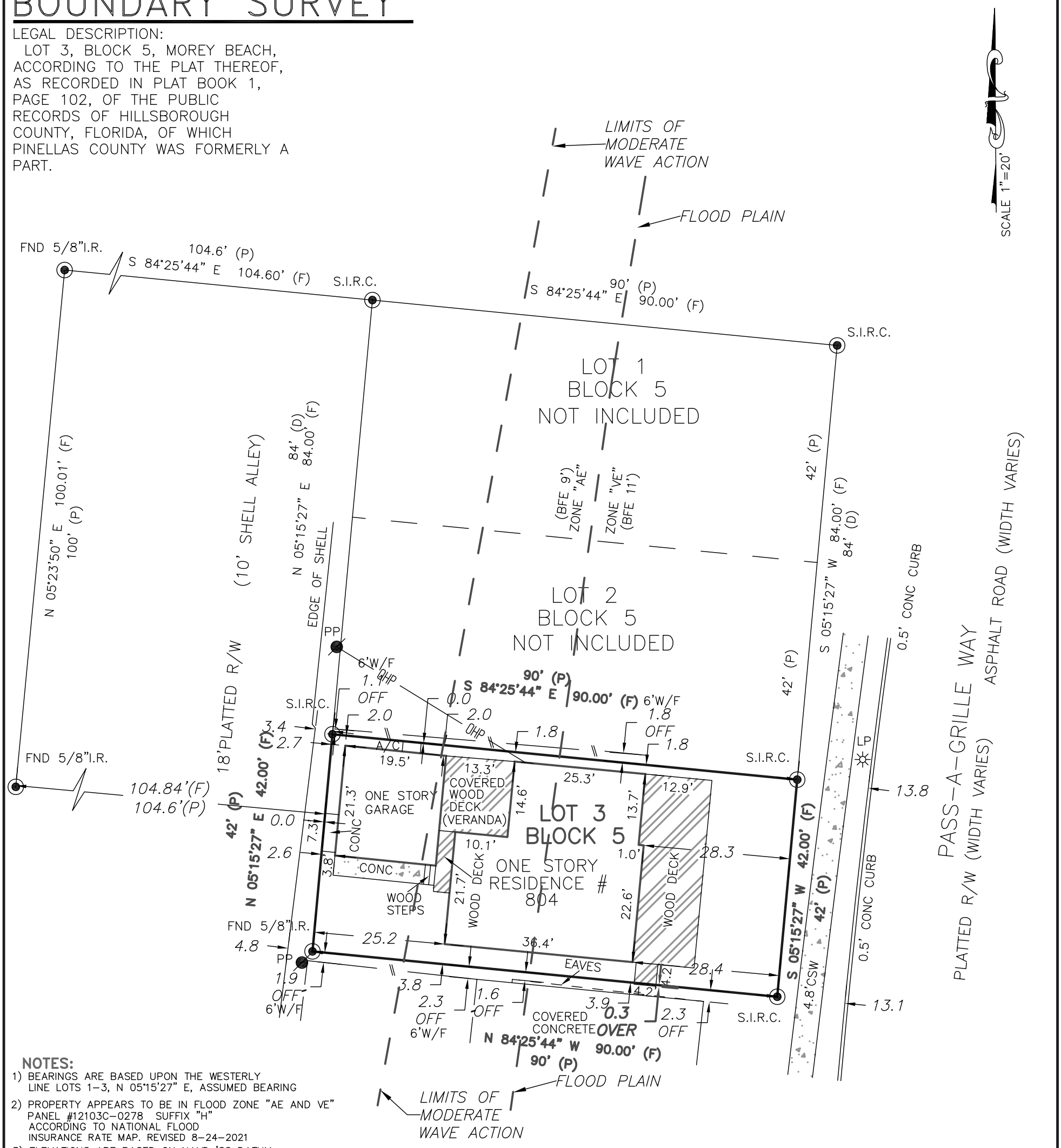
SHEET TITLE
3RD LEVEL
FLOOR PLAN

SHEET NUMBER
A-5

SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 3, BLOCK 5, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



NOTES:

1) BEARINGS ARE BASED UPON THE WESTERLY LINE LOTS 1–3, N 05°15'27" E, ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE AND VE" PANEL #12103C–0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8–24–2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET
5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT–OF–WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

WOOD DECK CROSSES OVER THE BOUNDARY LINE AS SHOWN

Certificate of Authorization "LB #6945"

LEGEND:

A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D.= NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT–OF–WAY
ASPH = ASPHALT
(R)= RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON–RADIAL
(TYP)= TYPICAL
W/F =WOOD FENCE
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

CERTIFIED TO:
804 PAG WAY LLC

Mark A Johnson

Digitally signed by Mark A Johnson
DN: c=US, o=Florida, dnQualifier=A01410D0000018C2081643E000906E7, cn=Mark A Johnson
Date: 2024.12.12 09:18:17 -05'00'

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17–7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	JOSH	DATE: 12–7–2024	F.B. / PG. 3 / 31
DRAFTED BY:	B.P.	DATE: 12–9–2024	JOB # 24–1192

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265–4795
FAX (813) 264–6062
WAISURVEYING@GMAIL.COM

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

Agenda Report

Agenda Title Name: Board of Adjustment Case No. 25142: 702 Pass-a-Grille Way

Action Request: None - for informational purposes.

Strategic Objective:

Date: December 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject variance request is associated with the proposed temporary lodging redevelopment site plan for 702 Pass A Grille Way, which was shared with the Historic Preservation Board earlier in the year. Following that meeting, it was determined an initial Staff interpretation that primary drive access to the property could be preserved in its current location and footprint following site redevelopment was made in error, and that sole access to the site from the rear alley is required by Land Development Code Sec. 40.4. The subject variance request is to preserve the primary drive access from Pass A Grille Way, rather than remove the curb cut and provide access solely from the alley.

This item is shared for information purposes in the spirit of the commitments made in Resolution 2023-04.

Funding: N/A

Attachments:
1. Application
2. Site Plan Set
3. Survey

CASE #: 25142 PARCEL #: 19-32-16-58932-006-0170

SUBMITTAL DATE: 11/18/25 AMOUNT DUE: $570.50 PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing**:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

RECEIVED
NOV 18 2025
COMMUNITY DEVELOPMENT

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	702 PAG, WAY LLC	702 Pass A Grille Way St Pete Beach, FL 33706	727-265-6269
Applicant/ Agent			

Owner Email Address:	Applicant/Agent Email Address:
brandon@techtravel.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
CR-DEA		15,133 sq ft

Legal Description: Morey Beach Blk 6, Lot 17

Address: 702 Pass A Grille Way St Pete Beach, FL 33706

Explanation of Request: see attachment for answers
40.11 LDC

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

11/10/2025

Signature of Applicant **Date** **Signature of Authorized Agent** **Date**

Variance Narrative – 702 Pass-A-Grille Way

Explanation of Request

We are requesting a variance to allow continued vehicle and property access via the existing and long-established driveway on Pass-A-Grille Way. The City is requiring that access be taken from the rear alley; however, the alley is extremely narrow, only allows movement of one vehicle at a time, and does not provide enough width for standard vehicles to safely maneuver without risking damage to vehicles or adjacent structures. The alley is also not passable for firetrucks, ambulances, or other emergency vehicles. The driveway on Pass-A-Grille Way has existed since approximately the 1920s, long before the ordinance was enacted in 2013. The variance is necessary to maintain safe, functional, and historically established access to the property.

Findings

1. Special conditions and circumstances exist which are peculiar to this property.

The rear alley is unusually narrow and only supports one vehicle at a time, making it physically unsuitable for regular access. Larger service vehicles and emergency vehicles cannot access the property through the alley without risk of damage or obstruction. These conditions are specific to this parcel. The existing access from the front of the property via Pass-A-Grille Way has been in continuous use since the 1920s and is part of the property's established functional layout.

2. The special conditions and circumstances do not result from actions of the applicant.

The driveway and access arrangement predate current ownership and the City's 2013 ordinance. No action taken by the current or prior owners created this condition.

3. Literal interpretation of the Code results in unnecessary and undue hardship.

Requiring alley-only access effectively prevents the property from being accessed in a safe and usable manner. Additionally, the literal interpretation of the ordinance functionally negates the property's ability to be used for its allowed commercial zoning purposes, because commercial use requires reliable vehicle access, service access, and emergency access.

4. The hardship has not been knowingly created to circumvent regulations.

No new construction or changes to access have been made. The existing access from the front of the property via Pass-A-Grille Way has been in continuous lawful use for nearly a century. The request simply seeks to continue what has always existed.

5. Financial return is not the reason for this request.

This request is required to maintain the property's lawful ability to function as permitted under its zoning, including commercial use. Without this variance, the property cannot be reasonably used as-zoned.

6. Granting the variance provides equal treatment.

Allowing continued use of the existing driveway permits the property to maintain the same reasonable access enjoyed by other similarly zoned properties.

7. This is the minimum variance necessary.

No additional changes, enlargement, or intensification are requested. Only continuation of the existing access point is being sought.

8. The variance aligns with the intent of the Comprehensive Plan and is not detrimental.

Maintaining established access ensures safe circulation, preserves emergency vehicle route availability, and maintains neighborhood consistency. It will not negatively impact the public welfare, property values, or neighborhood character.

VARIANCE APPLICATION

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

_____ I understand that the City will not accept or process an incomplete application.

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

_____ On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

_____ I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

_____ I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

_____ I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

After acknowledgement of these conditions, complete the application form on the following pages.

_____ 11/10/2025

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, 702 PAG WAY LLC , agrees to maintain the posted the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Brandon Tecklenburg

Address: 3112 Pass A Grille Way St Pete Beach, FL 33706

Signature 11/10/25 *Date*

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 10th day of November, 2025 by: Brandon Tecklenburg who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission Expires:
March 15, 2026

NOTARY:
Print Name: Christina Perkins Notary
Public, State of Florida

(Notarial Seal)

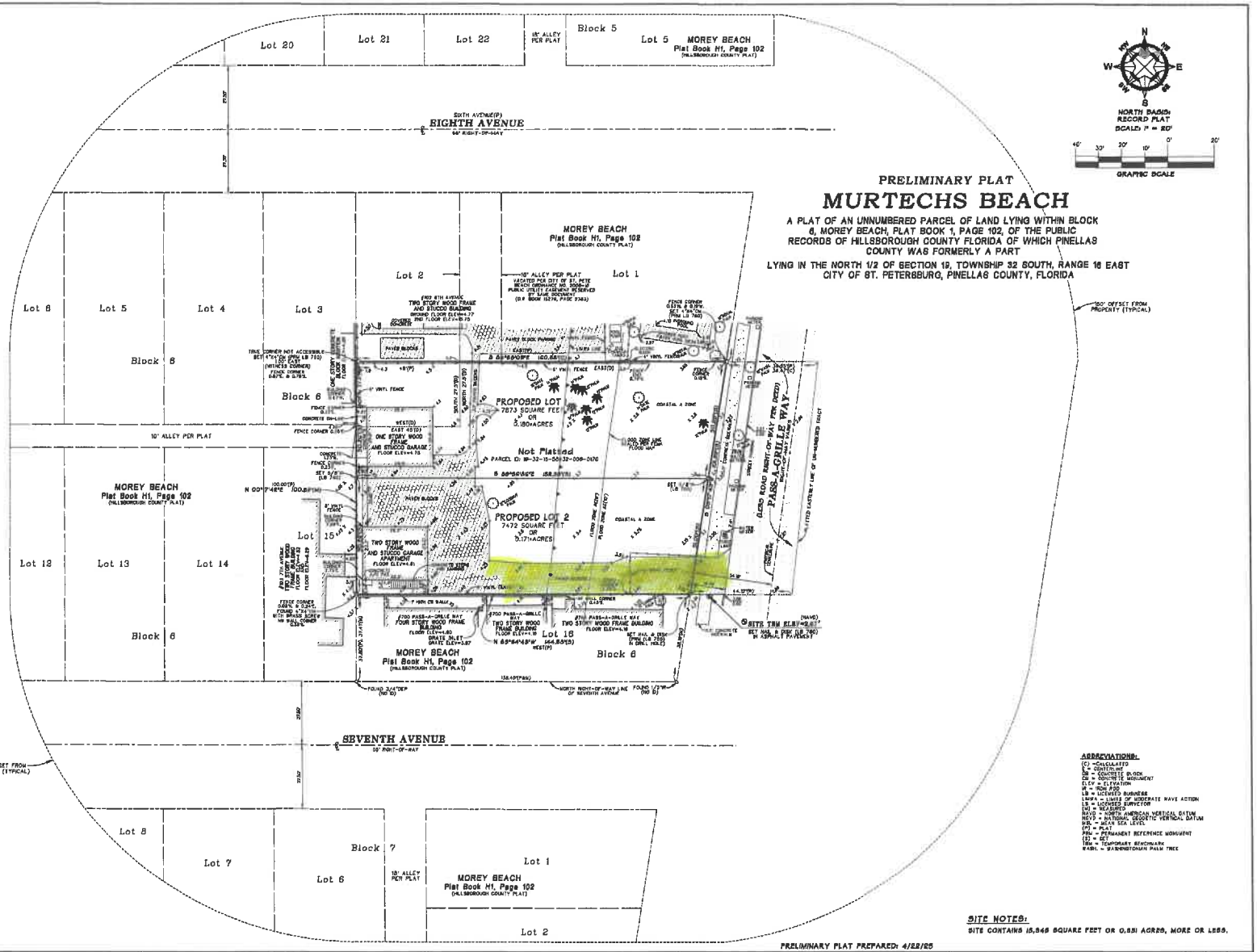
CHRISTINA PERKINS
MY COMMISSION # HH227959
EXPIRES: March 15, 2026

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22519, PAGES 121-123)

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

BEGINNING AT THE NW CORNER OF LOT 16, BLOCK 6, RUN EAST TO BOCA CIEGA BAY, BEGINNING AGAIN AT THE NW CORNER OF LOT 15, RUN NORTH 72.5 FEET, EAST 45 FEET, NORTH 27.5 FEET, THENCE EAST TO BOCA CIEGA BAY, THENCE SOUTHEASTERLY FOLLOWING MEANDERINGS OF BOCA CIEGA BAY, TO INTERSECTION OF FIRST DESCRIBED LAND LINE, LESS AND EXCEPT ROAD RIGHT OF WAY FOR PASS A GRILLE WAY. ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, MOREY BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE SOUTH 27.5 FEET, THENCE WEST THE WIDTH OF LOT 2, THENCE NORTH 27.5 FEET TO THE SW CORNER OF LOT 2, THENCE EAST ALONG THE SOUTH LINE OF LOT 2, 45 FEET MORE OR LESS TO THE POINT OF BEGINNING.

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



NORTH BASIS RECORD PLAT
SCALE: 1" = 20'
GRAPHIC SCALE

PRELIMINARY PLAT

MURTECHS BEACH

A PLAT OF AN UNNUMBERED PARCEL OF LAND LYING WITHIN BLOCK 6, MOREY BEACH, PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART

LYING IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

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

SURVEYOR: JOHN C. BRENDLA AND ASSOCIATES, INC.
4015 82ND AVENUE NORTH
PINELLAS PARK, FL 33781
PHONE: 727-578-7548
FAX: 727-577-9932
CONTACT: DAVID SWAGGERTY
EMAIL: DAVID@JCBRENDLA.COM

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

SITE NOTES:
SITE CONTAINS 15,345 SQUARE FEET OR 0.351 ACRES, MORE OR LESS.

PRELIMINARY PLAT PREPARED: 4/22/25

Current FEMA Flood Zone Data:
FLOOD ZONE(S): AE(9') AND AE(10')
A PORTION LIES WITHIN COASTAL A ZONE
COMMUNITY PANEL #125149 12103C0288 H
REVISED 9/24/21

Assumed Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS BEING S.89°09'00"E., PER RECORD PLAT.

Reference Benchmark:
PINELLAS COUNTY MAP #288 Y135 PC (STATE SURVEY 135)
ELEV=4.053' NGVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

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

CERTIFICATION
I hereby certify that the [illegible] represented hereon meets the requirements of Chapter 53-17, Florida Administrative Code.
JOHN C. BRENDLA
Florida Professional Surveyor and Mapper No. 4801
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers
JCB
4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7548
Facsimile (727) 577-9932
LB 760

PRELIMINARY PLAT
MURTECHS BEACH
1808-17.DRD

REVISIONS

No.	DESCRIPTION	DATE

FB: 95A PG: 78
FB: 95A PG: 33-35
Job Number: 1808-17C
Survey Date: 1/14/22
Drawn: DS
Checked: JCB

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22519, PAGES 121-123)

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

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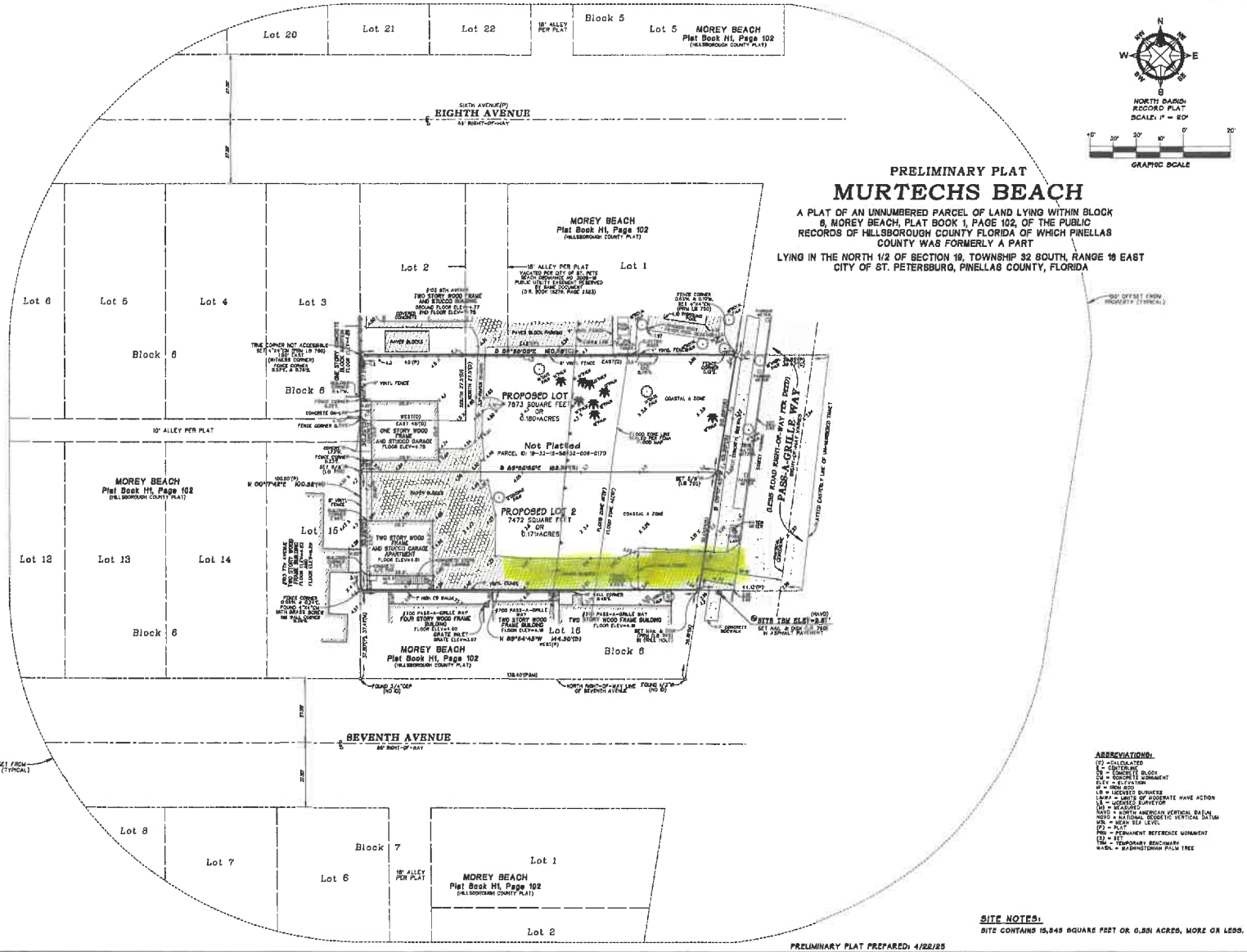
ALSO KNOWN AS LOT 17, BLOCK 6, MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



NORTH BASIS: RECORD PLAT
SCALE: 1" = 20'
GRAPHIC SCALE

PRELIMINARY PLAT

MURTECHS BEACH

A PLAT OF AN UNNUMBERED PARCEL OF LAND LYING WITHIN BLOCK 6, MOREY BEACH, PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART

LYING IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

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

OWNER: 702 PAG WAY, LLC
3112 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706
C/O CHRISTINA PERKINS
PHONE: 727-502-2286
CONTACT: CHRISTINA PERKINS
EMAIL: CHRISTECNTRAVEL@GMAIL.COM

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

SITE NOTES:
SITE CONTAINS 15,345 SQUARE FEET OR 0.351 ACRES, MORE OR LESS.

PRELIMINARY PLAT PREPARED: 4/22/25

Current FEMA Flood Zone Data:
FLOOD ZONE(S): AE(9') AND AE(10')
A PORTION LIES WITHIN COASTAL A ZONE
COMMUNITY PANEL #125149 12103C0288 H
REVISED 8/24/21

Assumed Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS BEING S.89°00'00"E., PER RECORD PLAT.

Reference Benchmark:
PINELLAS COUNTY MAP #288 Y&S PG (STATE SURVEY 135)
ELEV=4.053' NGVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

NOTE:
This Preliminary Plat was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.

Preliminary Plat not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This Preliminary Plat is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that this Preliminary Plat represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN C. BRENDLA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

Florida Surveyor and Mapper License No. 4601
Certificate of Authorization No. 760

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

JCB

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

1806-17.DRD

PRELIMINARY PLAT
MURTECHS BEACH

REVISIONS

No.	DESCRIPTION	DATE

FB: 951A PG: 78
FB: 951A PG: 33-35
Job Number: 1806-17C
Survey Date: 1/14/22
Drawn: DS
Checked: JCB

HELIOS

PROPOSED TRANSIENT STAY

ST. PETE BEACH

FLORIDA

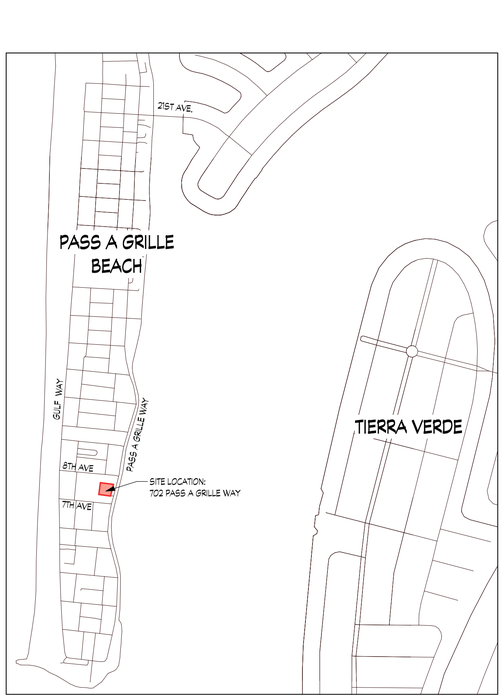
LIST OF DRAWINGS

CIVIL ENGINEERING
C001 SURVEY
C1 DRC SITE PLAN

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

LANDSCAPING
L1.00 LANDSCAPE SITE PLAN
LP1.00 ROOF AMENITY SITE PLAN
LD-1 LANDSCAPE DETAILS
LD-2 LANDSCAPE SPECIFICATIONS
LD-4 IRRIGATION SPECIFICATIONS

LIGHTING
E.P.100 SITE PLAN - PHOTOMETRIC



VICINITY MAP
NOT TO SCALE

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

DEVELOPMENT TEAM

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

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

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

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

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

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

SIGNATURE BLOCK

	SIGNATURE	INITIALS	DATE
OWNER			
ARCHITECT			
GENERAL CONTRACTOR			
SURETY COMPANY			

FSP
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

COPYRIGHT 2025-FUSCO, SHAFFER & PAPPAS, INC.

SUMMARY TABLE

SITE / BUILDING DATA

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

NOTES

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

BUILDING CODE SUMMARY

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

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22519, PAGES 121–123)

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

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

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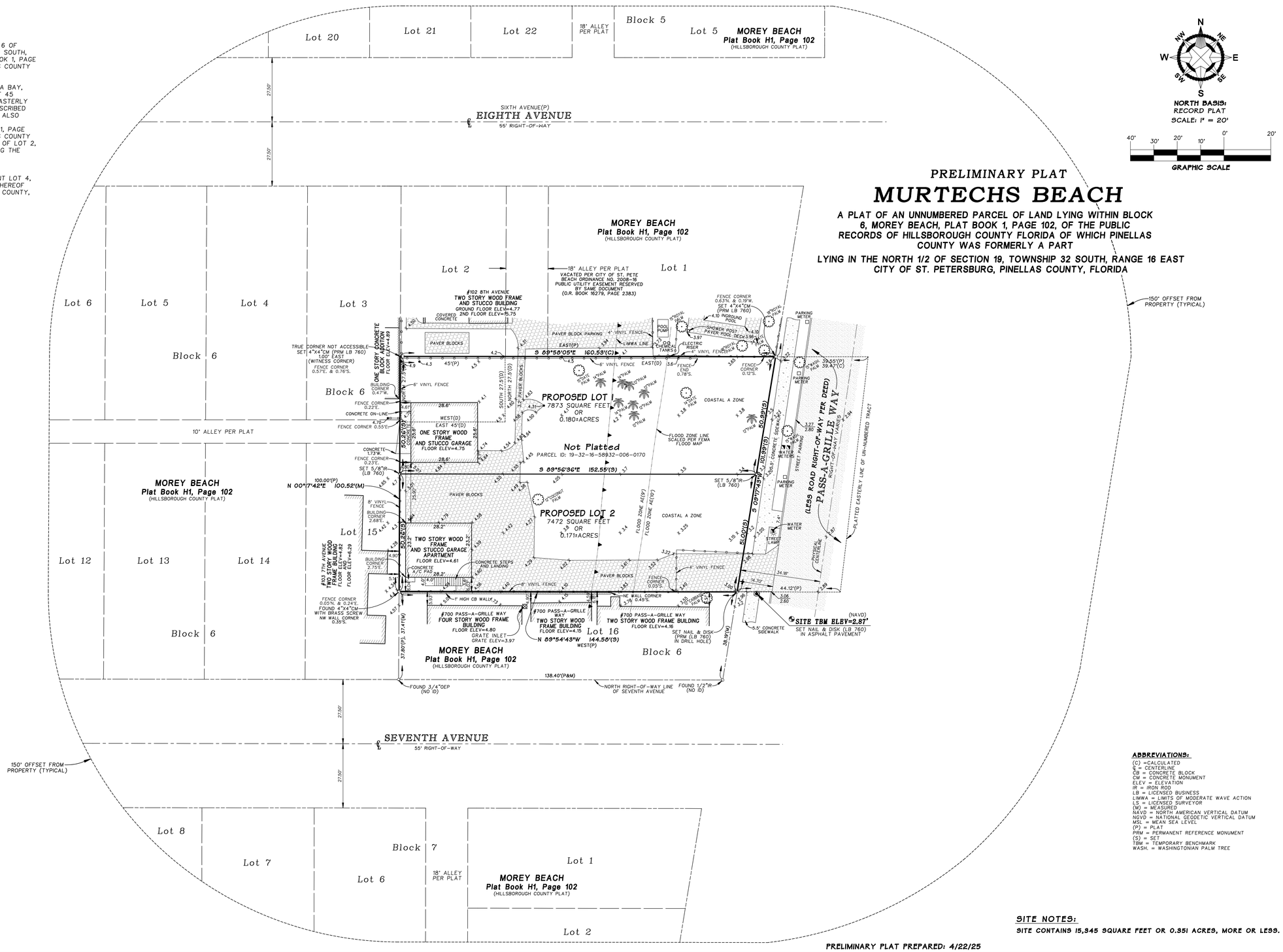

N
NW NE
W E
SW SE
S

NORTH BASIS:
RECORD PLAT
SCALE: 1" = 20'

40' 30' 20' 10' 0' 20'
GRAPHIC SCALE

150' OFFSET FROM PROPERTY (TYPICAL)

PRELIMINARY PLAT

MURTECHS BEACH

A PLAT OF AN UNNUMBERED PARCEL OF LAND LYING WITHIN BLOCK 6, MOREY BEACH, PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART

LYING IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

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

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

ABBREVIATIONS:

(C) =CALCULATED
℄ = CENTERLINE
CB = CONCRETE BLOCK
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ELEV = ELEVATION
IR = IRON ROD
LB = LICENSED BUSINESS
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(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
MSL = MEAN SEA LEVEL
(P) = PLAT
PRM = PERMANENT REFERENCE MONUMENT
(S) = SET
TBM = TEMPORARY BENCHMARK
WASH. = WASHINGTONIAN PALM TREE

SITE NOTES:

SITE CONTAINS 15,845 SQUARE FEET OR 0.351 ACRES, MORE OR LESS.

PRELIMINARY PLAT PREPARED: 4/22/25

Current FEMA Flood Zone Data:
FLOOD ZONE(S): AE(9') AND AE(10')
A PORTION LIES WITHIN COASTAL A ZONE
COMMUNITY PANEL #125149 12103C0286 H
REVISED 8/24/21

Assumed Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS BEING S.90°00'00"E., PER RECORD PLAT.

Reference Benchmark:
PINELLAS COUNTY MAP #288 Y135 PC (STATE SURVEY 135)
ELEV=4.053' NGVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

NOTE:

This Preliminary Plat was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.

Preliminary Plat not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This Preliminary Plat is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that the survey data represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN C. BRENDLA
No. 4601
STATE OF FLORIDA
JOHN C. BRENDLA
Florida Certificate of Registration No. 4601
Certificate of Authorization No. 760

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

JCB

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

PRELIMINARY PLAT
MURTECHS BEACH

1808-17.CRD

REVISIONS

No.	DESCRIPTION	DATE

FB: 951A PG: 78
FB: 953A PG: 33-35
Job Number: 1808-17C
Survey Date: 1/14/22
Drawn: DS
Checked: JOB

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

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

EXIST. HYDRANT

144'±

PAVER BLOCKS

PAVER BLOCK PARKING

4' VINYL FENCE

POOL PUMP

INGROUND POOL

SHOWER POST
PAVER POOL DECK

15' ROYAL PALM

ELECTRIC RISER

CHEMICAL TANKS

S 89°58'05"E 160.53'(C)
EAST(P)

10' UPPER FLOOR SETBACK

5' REQUIRED SETBACK

10'

EXIST. STRUCTURE TO BE REMOVED

PROPOSED CLEANOUT

10' WIDE EXIST. ALLEY

EXIST. MANHOLE

BUILDING OVERHANG

PROP. BIKE PARKING

TRANSFORMER

EXIST. STRUCTURE TO BE REMOVED

PROP. BUILDING
(7,750 SF)

20'

9' (TYP.)

21'

24'

20' PROP. DRIVEWAY

TRASH BIN LOCATION

D D D

20' PROP. DRIVEWAY

15'

4'

29.0'

20'

20'

20'

29'

5'

10'

10' REQUIRED SETBACK

20' UPPER FLOOR SETBACK

PROP. WATER METER CONNECTION

LOCATION OF EXIST. WATER LINE ALONG PASS-AS-GRILLE WAY APPROXIMATE.

PASS-A-GRILLE WAY
(LESS ROAD RIGHT-OF-WAY PER DEED)

STREET PARKING

PARKING METER

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL WET TAP

SIGHT VISIBILITY TRIANGLE

20'

EXIST. DRIVE

SIGHT VISIBILITY TRIANGLE

S 89°58'05"E 39.55'(P)
PALM 39.47'(C)

PLATTED EASTERLY LINE OF UN-NUMBERED TRACT

1' HIGH CB WALL

NE WALL CORNER 0.45'S.

12' CABBAGE PALM

SITE TBM ELEV=2.87' (NAVD)

SET NAIL & DISK (LB 760) IN ASPHALT PAVEMENT 38.19'(M)

CONCRETE SIDEWALK

SET NAIL & DISK (PRM (LB 760) IN DRILL HOLE)

GRATE INLET
GRATE ELEV=3.97

WEST(P)

LiMWA LINE

FLOOD ZONE AE(9')

FLOOD ZONE AE(10')

37.80'(P), 37.41'(M)

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

138.40'(P&M)

FOUND 3/4"OEP (NO ID)

NORTH RIGHTOOF-WAY LINE OF SEVENTH AVENUE

FOUND 1/2"IR (NO ID)

27.50'

SEVENTH AVENUE
55' RIGHT-OF-WAY

N

SCALE: 1"= 10'

SITE SUMMARY

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

LEGEND

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

CHECKLIST ITEM NO. ADDITIONAL QUALIFICATION NOTES:

16. UTILITY INFRASTRUCTURE PLANS TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
17. DEVELOPMENT WILL MATCH EXISTING GRADES ALONG PROPERTY LINES. INTERNAL SITE GRADES TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
18. DETAILS AND CROSS CONNECTION CONTROL TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
19. ROADWAY AND PAVEMENT DESIGN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
21. SOLID WASTE MANAGEMENT PLAN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
29. FIRST FLOOR ELEVATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
30. CONCURRENCY COMPLIANCE AND APPLICATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON D. KINNEY, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

HELIOS - PROPOSED TRANSIENT STAY

702 PASS-A-GRILLE WAY
ST. PETERSBURG, FL. 33706

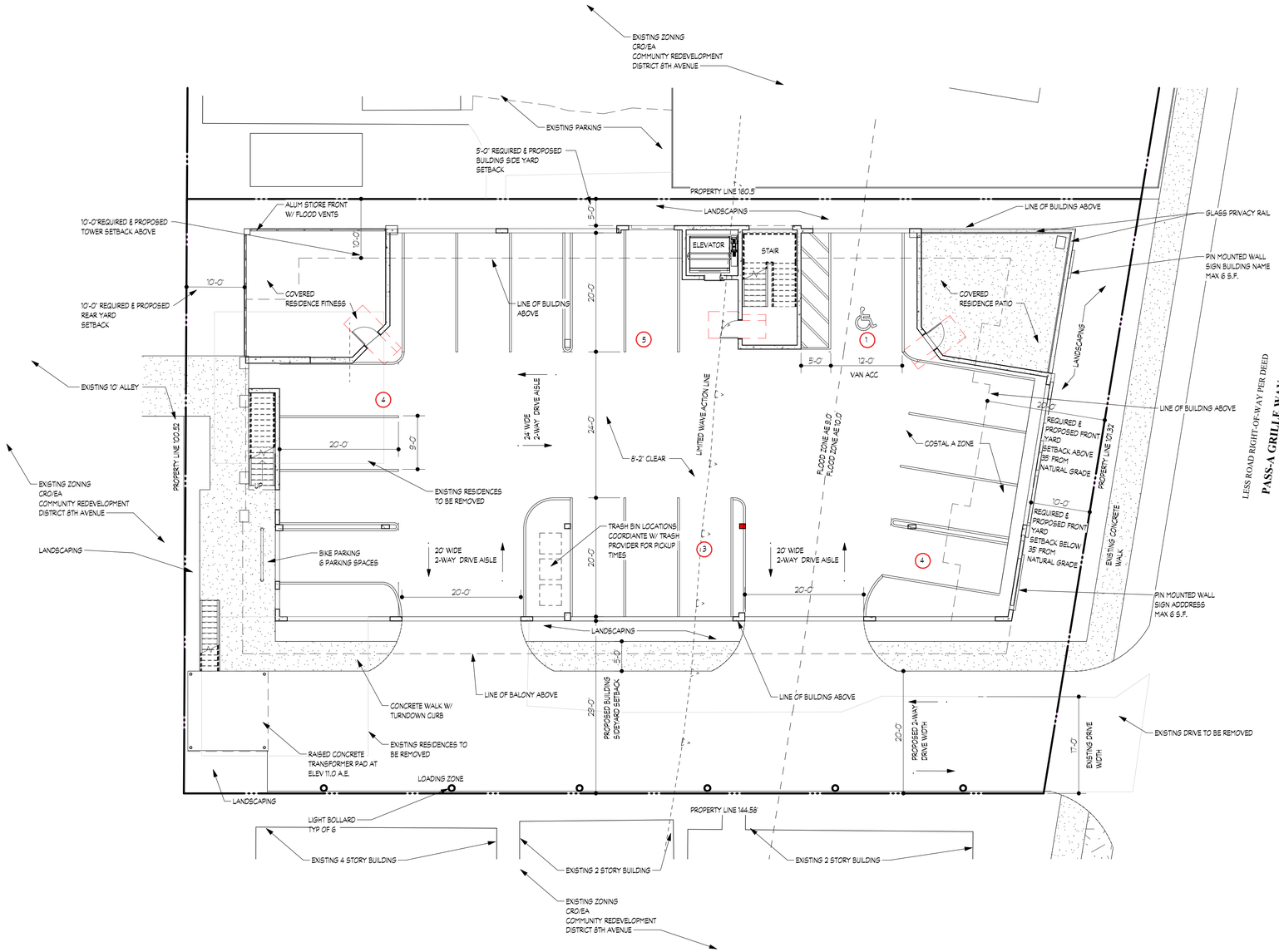
CLIENT
702 PAG WAY LLC.
3112 PASS-A-GRILLE WAY
ST. PETERSBURG, FL. 33706
PHONE: 727 - 592 - 2286

REVISIONS:
SPR TRC
SUBMISSION 7.21.25

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

DATE:	7-17-25
SCALE:	1"=10'
DRN. BY:	S.KH
CHK'D. BY:	JDK
PROJ. No.	
Sheet	C1

C:\Users\SaraniKhajetian\Vickstrom Engineering Services, Inc\Vickstrom ENG. - General\PROJECTS\13578 - 702 Pass-A-Grille Beach Hotel\1-CIVIL\CAD\Conceptual\DRC Site Plan_7-16-20(06.dwg, Layout: 7/21/2025 4:00:28 PM, SaraniKhajetani



1 A.201 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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

SITE / BUILDING DATA

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

NOTES

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

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH FLORIDA

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

KEY PLAN

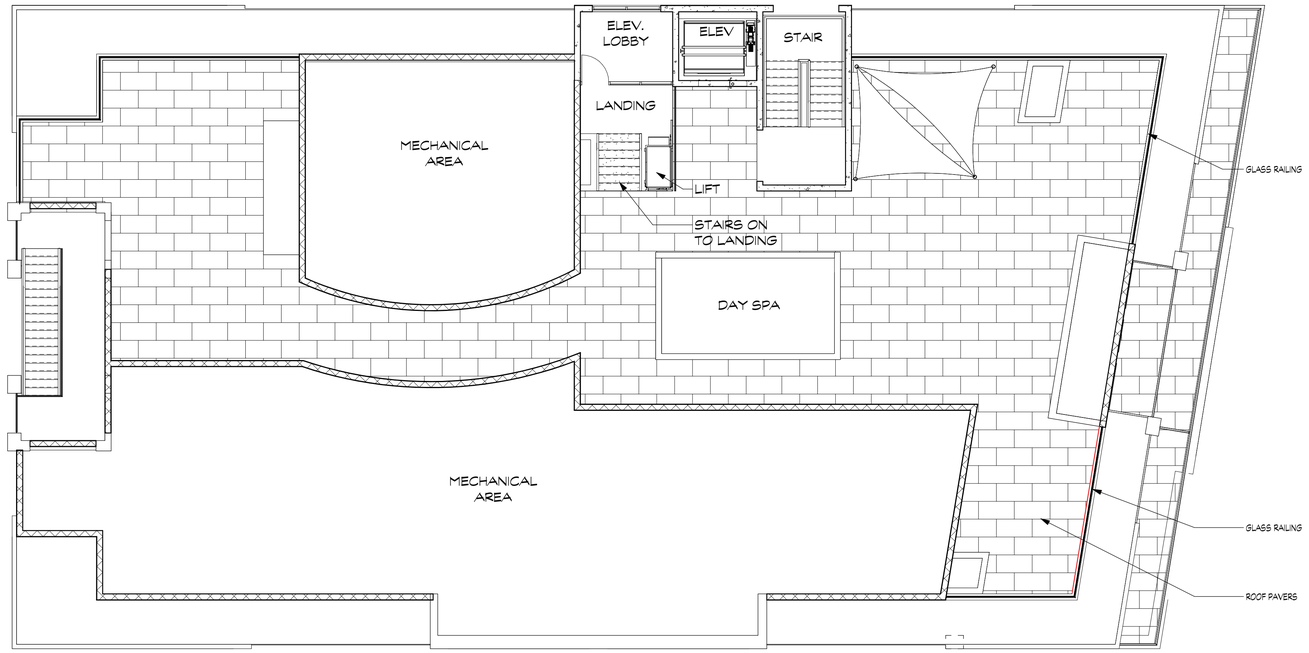
FSP PROJECT NO.
DEL25.031

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101

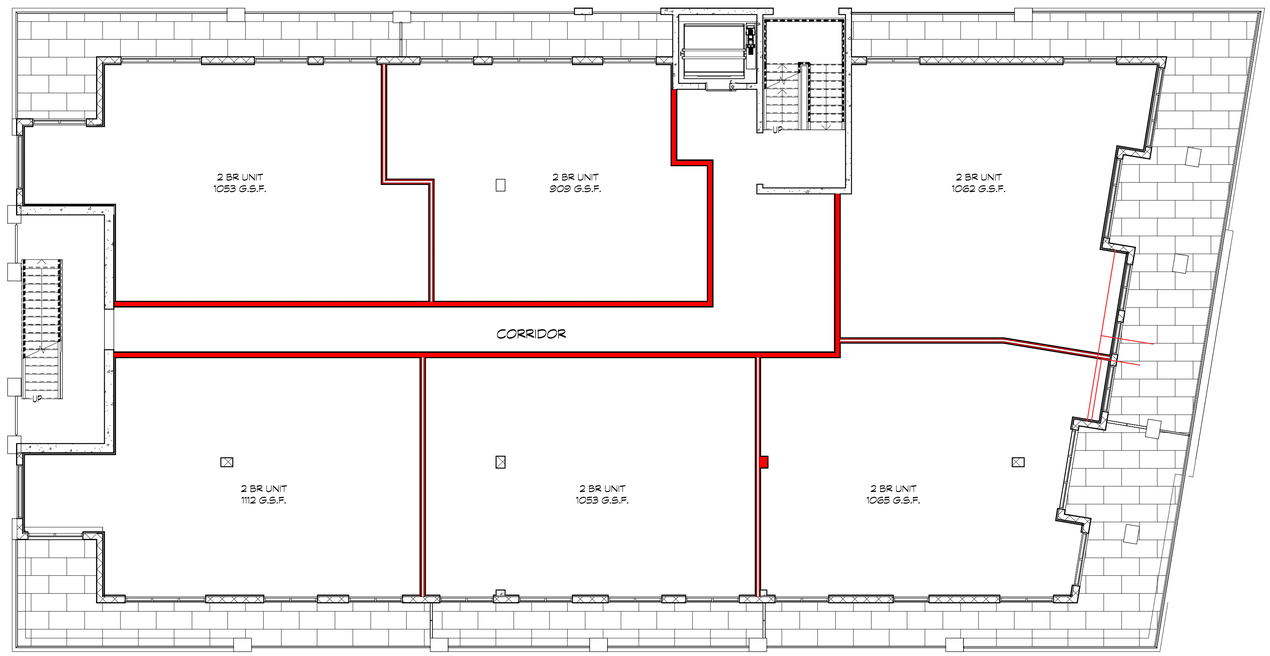


3 A101

ROOF

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

PLAN NORTH



1 A101

2ND OVERALL FLOOR PLAN (3RD SIM.)

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

PLAN NORTH

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

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KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

SECOND FLOOR PLAN & ROOF PLAN

DRAWING NUMBER

A.101

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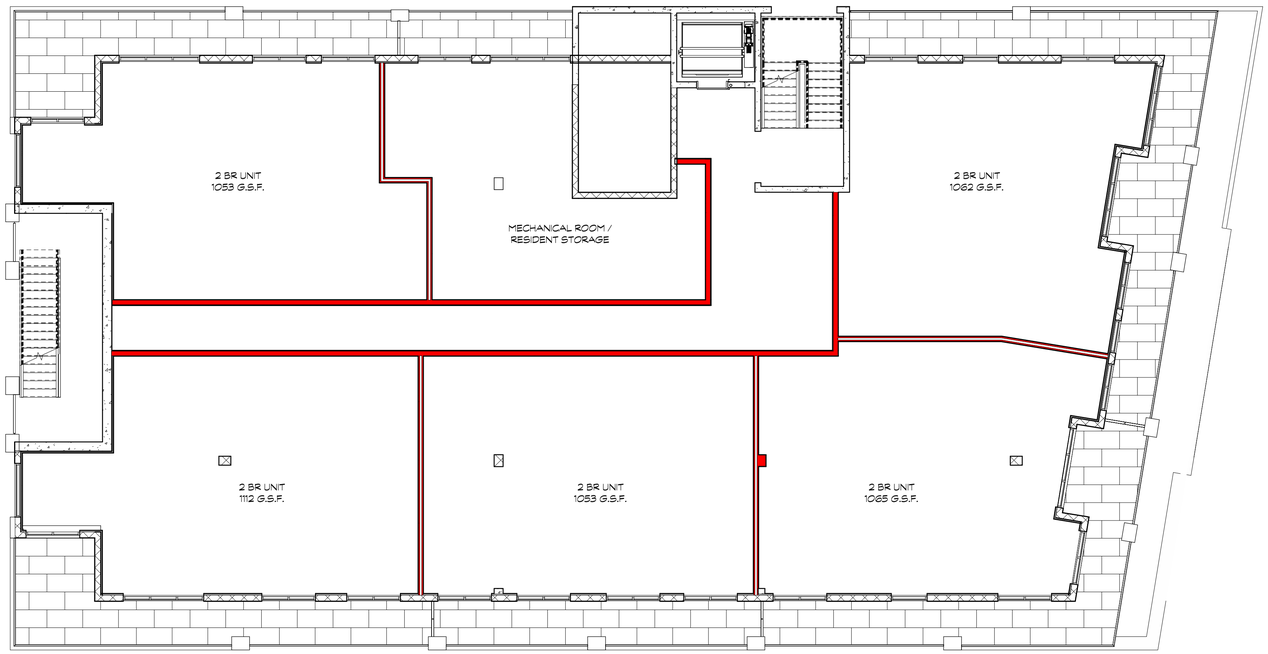

1 A.102 FOURTH FLOOR
SCALE: 1/8" = 1'-0"

PLAN NORTH

FLORIDA

ST. PETE BEACH

PROPOSED TRANSIENT STAY

HELIOS

DATE	ISSUE
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07.14.25	PRE-APP. SUBM.

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

FOURTH FLOOR PLAN

DRAWING NUMBER

A.102

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

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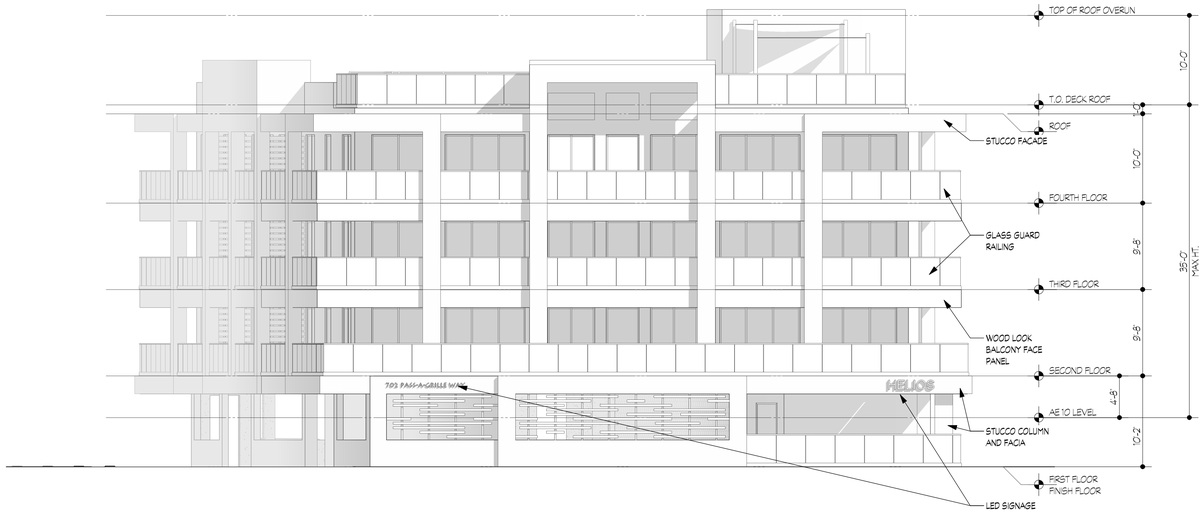
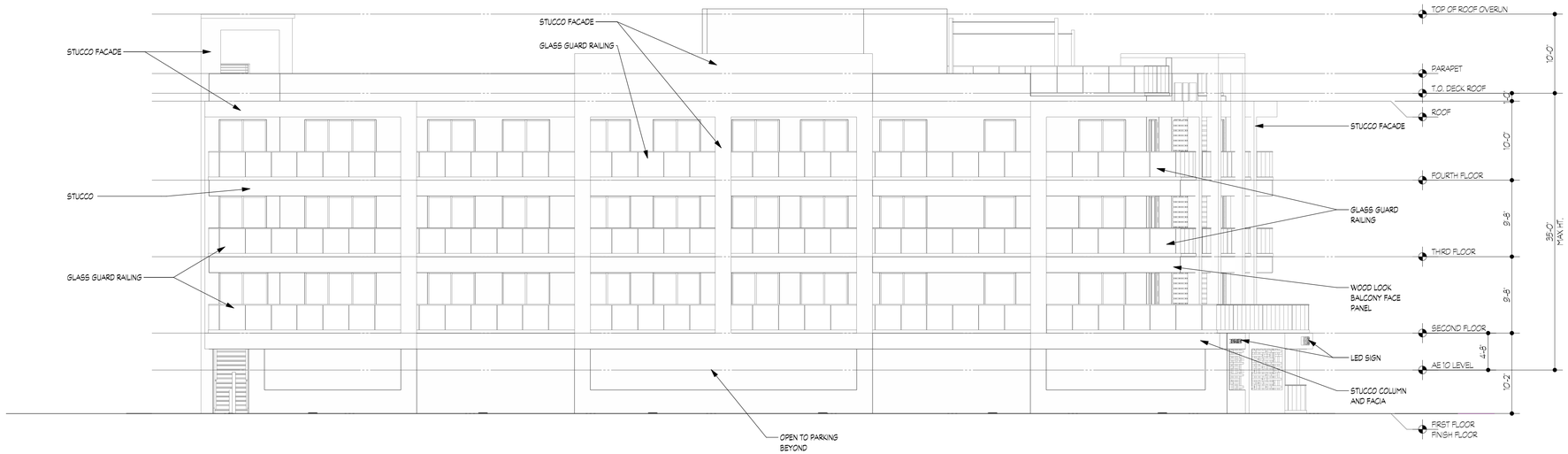


2 A.201 FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



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

PROPOSED TRANSIENT STAY

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ST. PETE BEACH

FLORIDA

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

KEY PLAN

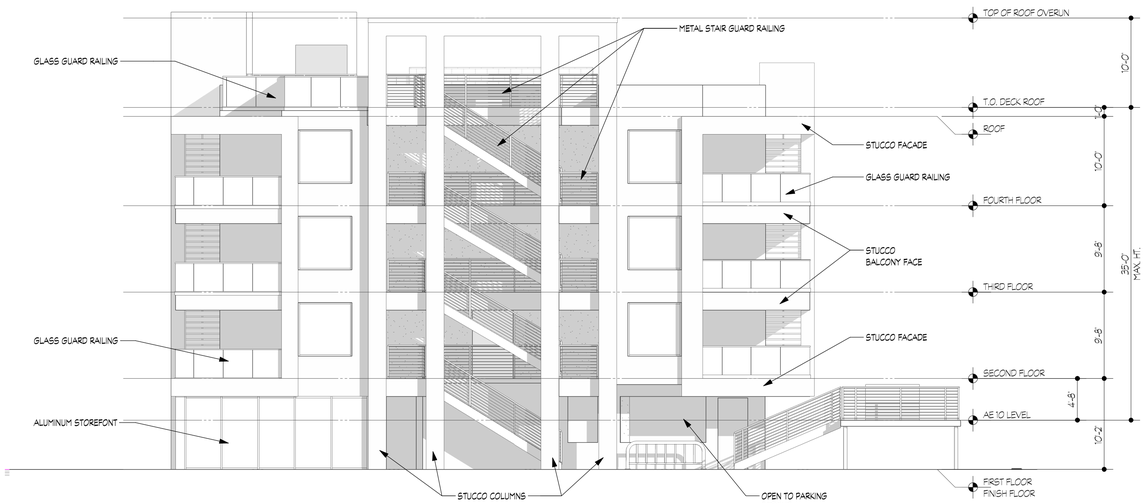
FSP PROJECT NO.
DEL25.031

DRAWING TITLE

EXTERIOR ELEVATIONS

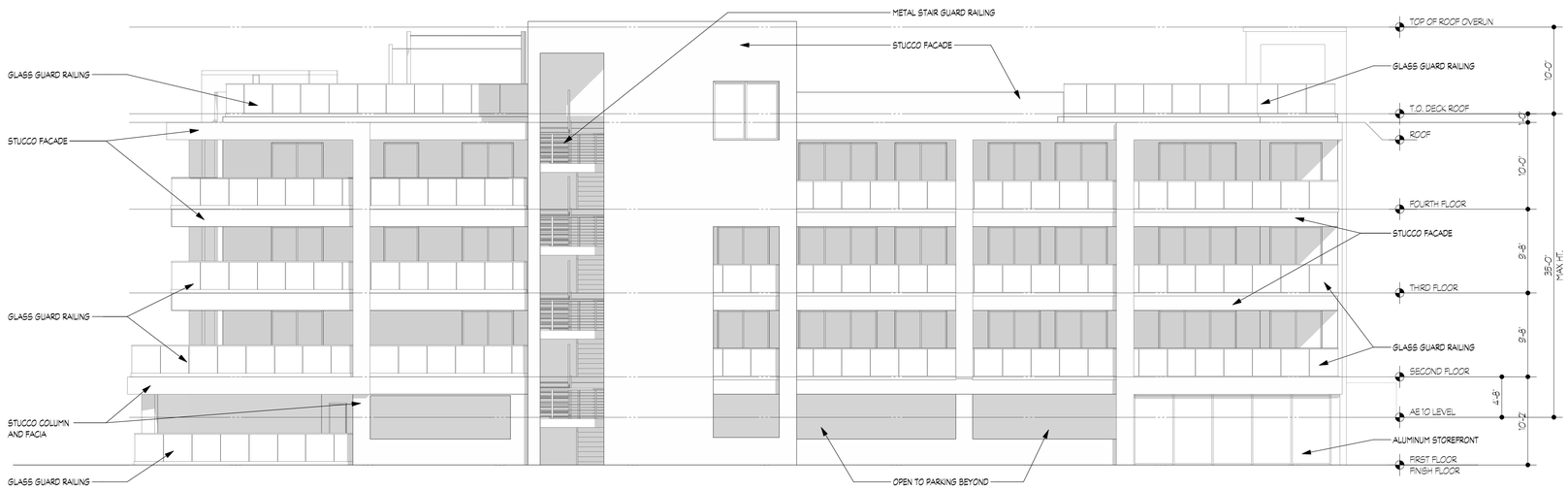
DRAWING NUMBER

A.201



2 / A202 REAR ELEVATION (WEST)

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



1 / A202 SIDE ELEVATION (NORTH)

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

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

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PROPOSED TRANSIENT STAY

HELIOS

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07.14.25	PRE-APP. SUBM.

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.202

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

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STREET VIEW FROM SOUTHEAST

PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH FLORIDA

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

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.203

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

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STREET VIEW FROM NORTHEAST

PROPOSED TRANSIENT STAY

HELIOS

ST. PETE BEACH

FLORIDA

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

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.204

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

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BIRDSEYE VIEW FROM SOUTHEAST

PROPOSED TRANSIENT STAY
HELIOS
ST. PETE BEACH
FLORIDA

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

KEY PLAN

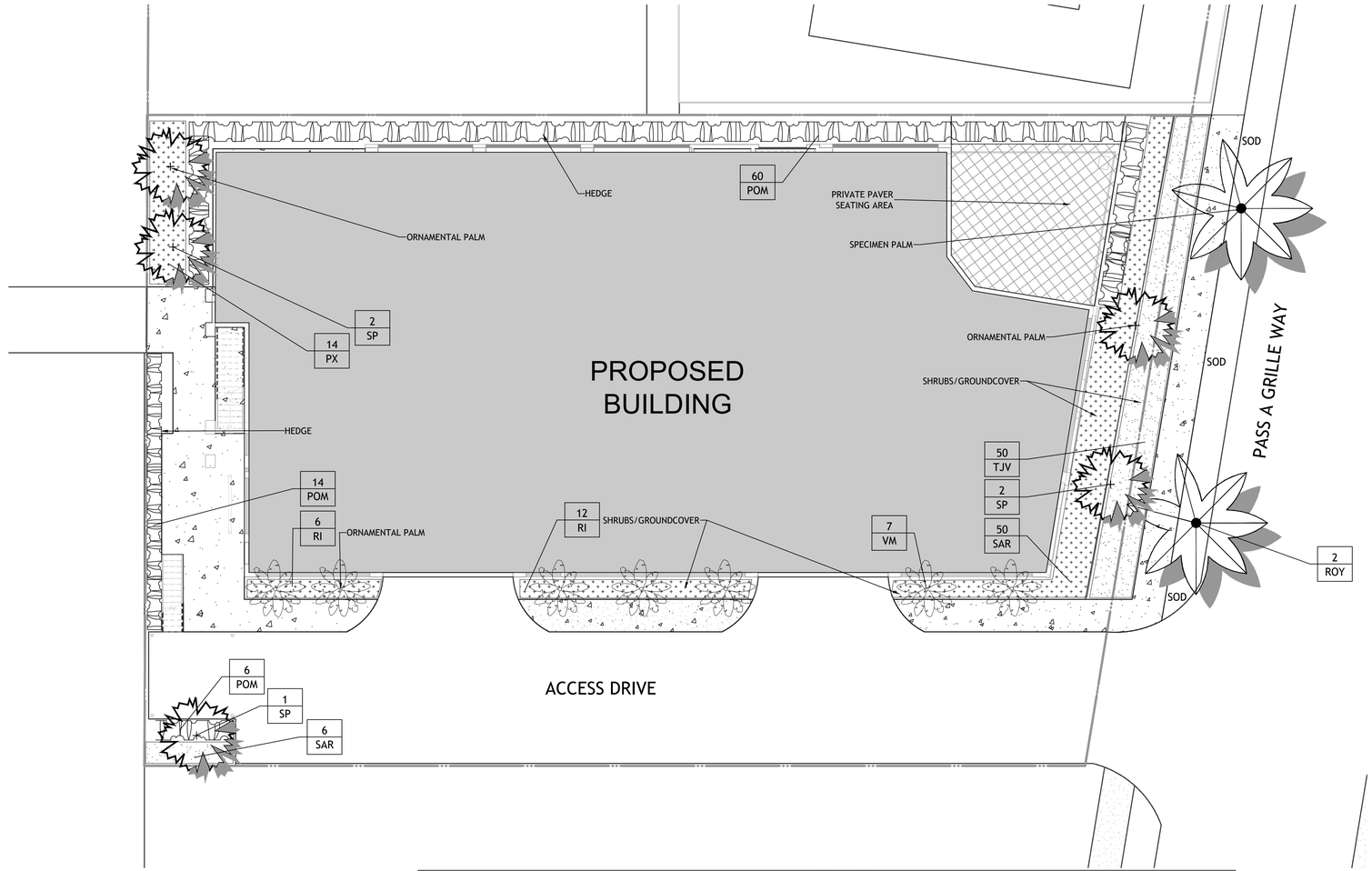
FSP PROJECT NO.
DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.205



V.U.A. AREA

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

PLANT MATERIAL SCHEDULE

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

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

BOOTH DESIGN GROUP
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ST. PETERSBURG, FL 33701
T/ 727.821.5699

OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY

PASS A GRILLE | FL

SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

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

SHEET INFORMATION

JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB

SCALE:1"=10'-0"
0 5' 10' 20'

LANDSCAPE SITE PLAN

L1.00

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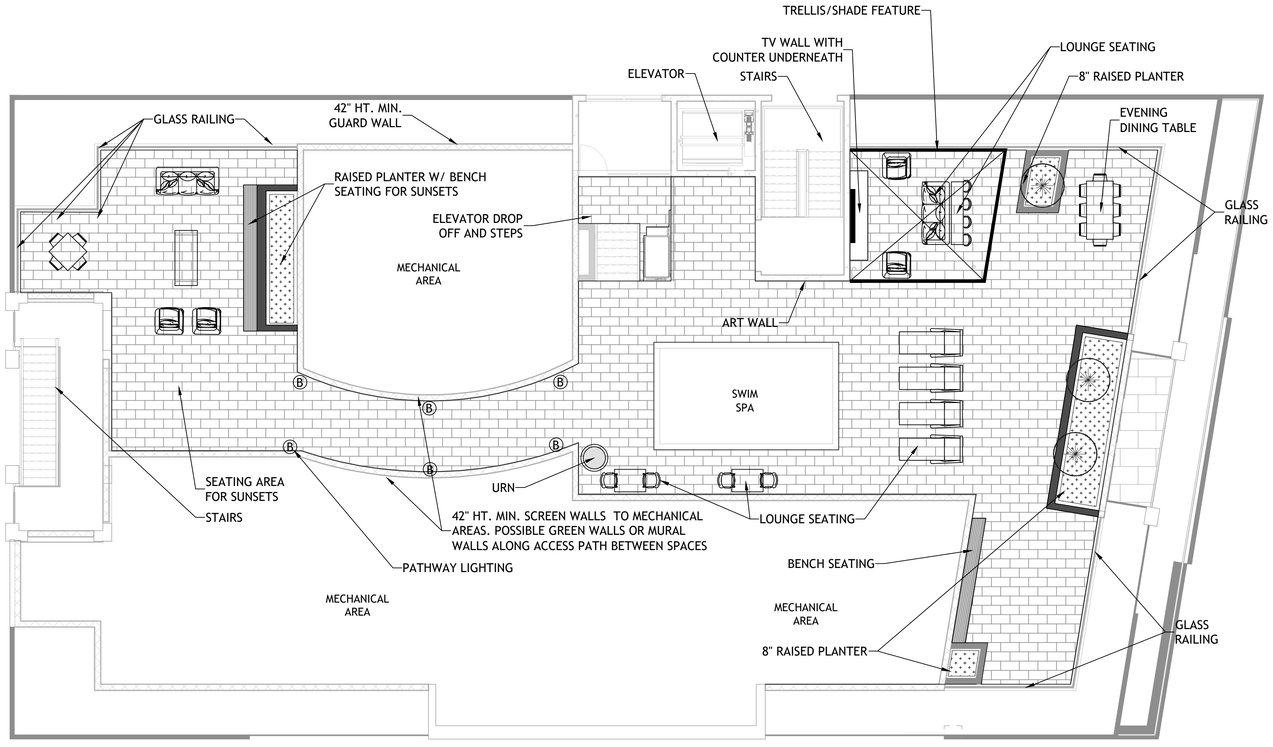

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2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION

JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB

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

0 4' 8' 16'

ROOF AMENITY
SITE PLAN

LP1.00

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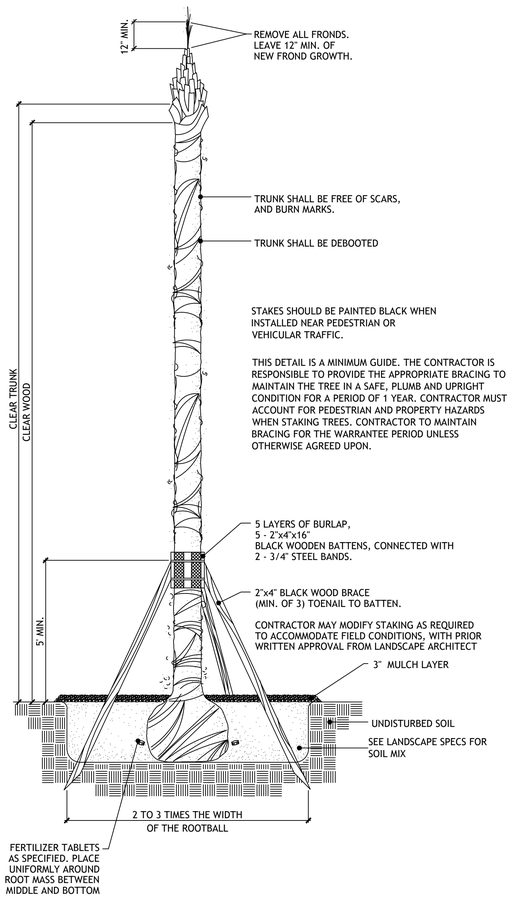
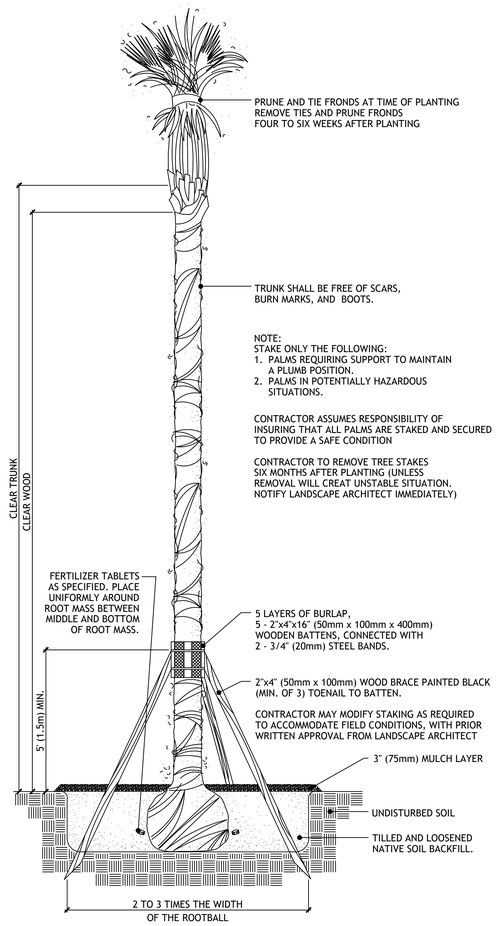
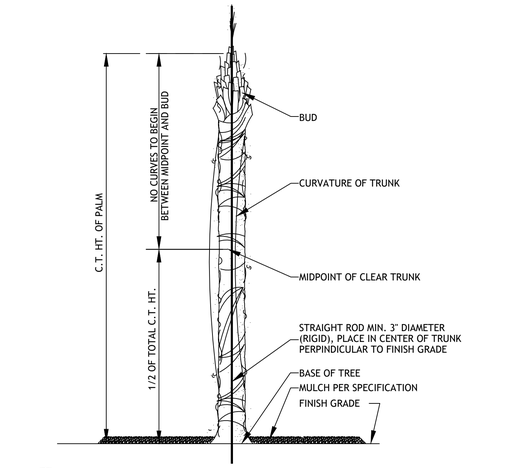


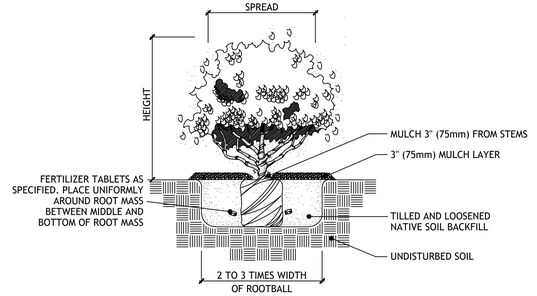
1 LD-3 SABAL PALM PLANTING DETAIL



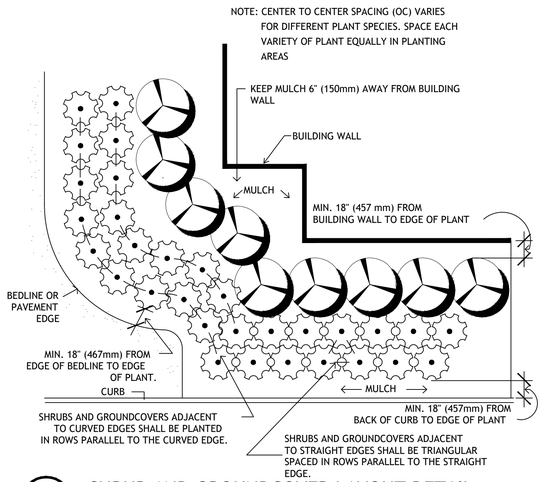
2 LD-3 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)



3 LD-4 SABAL PALM ACCEPTABLE CURVATURE DETAIL



4 LD-3 SHRUB PLANTING DETAIL



5 LD-4 SHRUB AND GROUNDCOVER LAYOUT DETAIL

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CONSTRUCTION DOCS.

ISSUE DATE

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

SHEET INFORMATION

JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB

LANDSCAPE DETAILS

LD-1

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1.00 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 REQUIREMENTS OF REGULATORY AGENCIES

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

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

1.03 SCOPE OF WORK

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

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

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

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

1.04 QUALITY ASSURANCE

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

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

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

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

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

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

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

1.05 SUBMITTALS

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

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

1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS

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

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

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

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

1.07 ABBREVIATIONS/DEFINITIONS

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

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

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

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

E. ST.TR.: Straight trunk.

F. MIN.: Minimum.

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

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

J. DIA.: Diameter.

K. LVS.: Leaves.

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

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

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

O. PPP: Plants per pot.

P. FG: Field grown

Q. STD.: Standard, single, straight trunk.

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

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

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

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

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

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

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

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

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

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

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

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

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

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions

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

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

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

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

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

B. Scheduling of Work

1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall carry out the work in accordance with the approved schedule.

2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time stated in the Contract, and/or to maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.

3. The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, the Landscape Contractor shall suspend delivery of material and stop all work for such a period as deemed necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately confer with the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

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

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Materials: Nomenclature

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

B. Plant Materials: Quality Assurance

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

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

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

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

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

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

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

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

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

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

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

C. Grasses: Sod or Seed

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

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

D. Mulch:

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

2. Install mulch to an even depth of 3 inches (75 millimeters) before compaction.

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with approved equipment; received at the site in full, labeled, unopened bags bearing the name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.

2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.

3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.

4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.

5. For sod and seeded areas, fertilize with a complete granular fertilizer on Bahia and St. Augustine grass at the rate of one (1) pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%- 50% of the nitrogen being in slow or controlled release form. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

F. Tree Staking Materials

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

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

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

G. Planting Soil

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

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

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

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

H. Soil Amendments:

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

I. Tree Protection

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

J. Root Barrier System

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

K. Packaged Materials:

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

L. Pesticides

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

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:

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

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

B. Grading and Preparation for Plant Materials

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

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

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

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

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

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

C. Preparation for Annual Bed Planting

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

D. Preparation for Seeding and Sod Areas

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

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

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

4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (.4536 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.

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

3.02 INSTALLATION

A. Berm Construction (if specified)

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

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

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

B. Layout of Plant Materials:

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

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

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

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

C. Planting Procedures:

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

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

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

a. Application rate:

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

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

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

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

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

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

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

D. Sodding

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

2. An application of 6-6-6, 40% organic, slow or controlled release fertilizer shall be made to all lawn areas just prior to the laying of the sod at a rate of one (1) pound of nitrogen (.4530 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.

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

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

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

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

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

E. Seeding

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

F. Tree Guying, Bracing and Staking:

1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of 2 stakes per tree or an optional 3 to 4 stakes per tree at equal spacing shall be used. Stakes shall be installed per the manufacturer's directions. All hardwood trees shall be staked with below-grade staking.

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

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

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

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

G. Mulching

1. All planting beds shall be weed-free prior to mulching.

2. All curb, roadway, and bed line edges will be "trenched" to help contain the applied mulch.

3. All plant beds and tree rings shall be mulched evenly with a 3 inch (75 mm) layer (before compaction) of 100% recycled wood mulch, or other mulch as specified on the Plans or General Notes.

4. Mulch shall not be placed against the trunks of plant materials or foundations of buildings. Maintain a minimum 3 inch (75 millimeters) clearance for trees and shrub trunks and a minimum 6 inch (150 millimeters) clearance for the walls of buildings.

5. For beds of annual flowers, a 12 inch wide (300 millimeter) x 3 inch (75 mm) deep band of mulch shall be installed in front of the first row of annuals. Maintain a minimum 6 inches (150 millimeters) of non-mulched clearance from the outside edge of annuals.

H. Pruning

1. General pruning to maintain the natural shape and form of the plant shall be done by experienced personnel. Complex pruning operations or treatment of diseased tree members shall be done by a licensed arborist.

2. Upon acceptance by the Owner, prune any broken branches, remove crossed branches, and branches hanging below the clear trunk of the tree.

I. Clean-up

1. During landscape work, store materials and equipment where directed by the Owner.

2. The Contractor shall promptly remove any materials and equipment used on the job, keeping the area neat at all times. Upon completion of all planting, dispose of all excess soil and debris leaving pavements and work areas in a safe and orderly condition.

3. The clean-up of the site shall include the removal and proper disposal of the tree guying, staking, and bracing materials as described in these specifications.

J. Protection

1. The Contractor shall provide safeguards for the protection of workmen and others on, about, or adjacent to the work, as required under the parameters of the Occupational Safety and Health Administration (O.S.H.A.) standards.

2. The Contractor shall protect the Owner's and adjacent property from damage.

3. The Contractor shall protect the landscape work and materials from damage due to landscape operations. Maintain protection during installation and maintenance periods.

4. The Contractor shall provide protection (tree barricades) for all existing trees and palms as specified.

K. Repair of Damages

1. The Contractor shall repair all damage caused by his operations to other materials,property, or trades to a level equal in quality to the existing condition prior to damage.

2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others, at the Owner's direction, but the cost of same shall be paid by the Contractor who is responsible for the damage.

J. Stolen Plant Materials and Other Materials Pertinent to the Project Installation

1. The Landscape Contractor shall be responsible for the entire replacement of plant materials and other materials pertinent to the project installation that are missing or stolen prior to the first final landscape inspection.

2. Plant materials that have been documented as installed and accepted by a landscape inspection performed by the Owner or the Owner's Representative shall not require replacement by the Landscape Contractor.

3. The Landscape Contractor shall be responsible for retaining the proper insurance coverage to protect against theft of plant materials and other materials pertinent to the project installation.

3.03 MAINTENANCE

A. The Contractor shall maintain all plant materials in a first class condition from the beginning of landscape construction until final acceptance. Cost of maintenance until final acceptance to be included in bid, no change orders for maintenance will be accepted.

B. Operations:

1. Maintenance shall include, but not be limited to, watering of turf and planting beds, mowing, fertilizing, cultivation, weeding, pruning, disease and pest control, replacement of dead materials, straightening, turf or planter settlement corrections, replacement of rejected materials, staking and guying repair and tightening, wash-out repairs and regrading, and any other procedures consistent with the good horticultural practice necessary to insure normal, vigorous and healthy growth of all work under the Contract. Mowing shall be consistent with the recommended height per the University of Florida Cooperative Extension Service.

2. Within the warranty period, the Contractor shall notify the Owner of any maintenance practices being followed or omitted which would be detrimental to the healthy vigorous growth of the landscape.

3. The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before leaving the site.

3.04 INSPECTION, REJECTION, AND ACCEPTANCE

A. Inspection

Contractor.

1. Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative that the job is ready for inspection. Within 15 days of notification, the installation will be inspected by the Landscape Architect. A written and/or graphic inspection report will be sent to the Owner and/or Landscape

2. If the Landscape Contractor's work is not completed and a final landscape inspection is requested by the Landscape Contractor, then all subsequent landscape inspections after the first inspection, including written and/or graphic inspection reports shall be charged to the Landscape Contractor at a rate of $80.00 per hour. The Landscape Contractor shall be responsible for compensation to the Landscape Architect for all final inspections and reports under the above-mentioned circumstances.

B. Rejection and Replacement

1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications.

2. Replace any rejected materials immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.

C. Acceptance

1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.

2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way invalidate the Contractor's warranty period.

3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.

3.05 OWNER'S OPTIONS

A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment sufficient to discharge such claim and all costs in connection with discharging such claim.

B. Where the Specifications call for any stipulated item or an "approved equivalent", or in words to that effect, the Contractor shall indicate the price of the type and species specified in the proposal, giving the price to be added or deducted from his contract price. The final selection rests with the Owner or Owner's Representative.

C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant replacement or an appropriate deduction from the Contract amount to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.

3.06 WARRANTY

A. The Contractor shall warranty all trees furnished under this contract for a period of 1 year and all shrubs for a period of 4 months. Material which is either dead or in poor health during this period or at completion will be replaced at no charge to the Owner. Should any of the plant materials show 50% or more defoliation during the Warranty Period, due to the Contractor's use of poor quality or improper materials or workmanship, the Contractor, upon notice shall replace without delay same with no additional cost to the Owner. Should any plant require replacing, the new plant shall be given the equal amount of warranty.

4.00 – MEASUREMENT AND PAYMENT

4.01 MEASUREMENT

A. The quantity of Landscape for which payment will be made shall be the actual number of units measured in place and accepted. The units measured shall be as listed in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be the quantity required to complete the work.

4.02 PAYMENT

A. Payment for Landscape shall be made at the prices stated in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, payment for the work specified in this Section shall be included in the several unit and lump sum prices for all applicable items of work.

END OF SECTION

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OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY | PASS A GRILLE | FL

SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

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

SHEET INFORMATION

JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB

LANDSCAPE SPECIFICATIONS

LD-2

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SECTION 02441 – IRRIGATION

PART 1 –GENERAL

1.01 RELATED DOCUMENTS

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

B. Related work specified or as shown elsewhere:

1. SECTION 02900 – LANDSCAPE

1.02 SCOPE OF WORK

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

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

1.03 QUALITY ASSURANCE

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

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

1.04 JOB CONDITIONS

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

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

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

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

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

1.05 SUBMITTALS

A. Submit the following:

1. Submit proposed work schedule.

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

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

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

1.06 DEFINITIONS AND ABBREVIATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2 – MATERIALS

2.01 PRODUCTS

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

B. Available Manufacturers:

1. Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include the following:
a. Rain Bird Sprinkler Mfg. Corp.
b. Hunter Industries
c. Netafim Irrigation
d. The Toro Co., Irrigation Division

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

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

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

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

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

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

F. Pipe Fittings:

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

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

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

G. Sprinkler Risers and Connectors:

1. Shrub risers are to be Schedule 40.

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

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

H. Valves:

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

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

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

I. Sprinkler Heads:

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

2. Pop_Up Spray: Fixed or adjustable pattern, with screw_type flow adjustment and stainless steel retraction spring.

3. Pop_up Rotary Sprays: Gear driven, full circle and part circle.

J. Valve Boxes:

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

K. Automatic Control System:

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

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

L. Sleeves and Conduits:

1. All pipe and wiring under paving shall be placed in separate Schedule 40 P.V.C. sleeves and conduit respectively for the full pavement covered length. Sleeves and conduit are to be installed as shown on the Irrigation Plan or determined in the field. Sleeves and conduit shall be of adequate diameter to accommodate the pipe(s)/wire(s) with sufficient free play to allow removal and reinstallation without binding.

M. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial wire AWG_U.F. #14_600 volt. Use red for pilot wire and white for common wire. Install in accordance with valve manufacturer's specifications and wire chart. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible. Place wire under water lines. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet. Tape to the bottom of the mainline at (8) foot intervals when in common trench. When wire only is placed in a trench, place under a continuous strip of subgrade: use pressure_treated southern yellow pine, 1" x 2", and attach to board at (8) foot intervals. An expansion curl shall be provided within three (3) feet of each wire connection and at least every one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a pipe 1" (or more) in diameter, then withdrawing pipe. All splices shall be made with pen_tite fasteners. All control wiring or tubing routed beneath or through pavements, walks, curbs and/or other structural elements shall be run through P.V.C. Schedule 40 conduit of sufficient diameter for wire pulling. All conduit and sleeves for irrigation pipes and control wiring shall be installed by the irrigation sub–contractor. The 120 volt electrical power to the controller location to be furnished by the Owner.

N. Valves:

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

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

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

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

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

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

O. Filters:

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

P. Backflow Prevention: (if applicable)

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

Q. Emitter Pipe:

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

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

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

PART 3 – EXECUTION

3.01 SYSTEM DESIGN

A. General:

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

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

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

D. Emitter Pipe Locations:

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

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

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

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

3.02 INSTALLATION

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

B. Layout

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

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

C. Excavation/Trenching

1. Trenches shall be dug straight. Trench bottoms shall be at true gradient providing support to pipe through its entire length and shall be free from rocks, clods, debris and sharp_edged objects. The minimum depth of lines measured to top of pipe, unless otherwise indicated on plans, shall be:
a. Main lines and quick coupler lines shall be 18".
b. Lateral sprinkler lines shall be 12".
c. Non_pressure rotor head lines shall be 15".
d. Emitter lines shall be 6"below finish grade.
e. Provide minimum cover of 18" for all control wiring.

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

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

D. Water Connection:

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

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

E. Circuit Valves:

1. Provide union on downstream side.

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

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

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

F. Piping

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

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

3. Lay pipe on solid sub_base, uniformly sloped without humps or depressions.

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

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

a. Thoroughly clean the mating pipe and fitting with a clean dry cloth.
b. Apply primer to all connections prior to applying solvent. Use only compatible primer following manufacturer's specifications.
c. Apply a uniform coat of solvent to outside of the pipe with a non_synthetic bristle brush. Apply solvent to the fitting in a similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert it into the fitting. Give the pipe or fitting a quarter turn to insure even distribution of the solvent and make sure that the pipe is inserted to the full depth of the fitting socket.
e. Hold in position for 15 seconds. Wipe off excess solvent that appears at the outer shoulder of the fittings.
f. Care shall be taken so as not to use an excess amount of solvent thereby causing a burr or obstruction to form on the inside of the pipe. The joints shall be allowed to set at least 24 hours before pressure is applied to the system.

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

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

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

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

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

J. Sprinkler Heads and Adjustment:

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

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

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

4. Shrub risers shall only be installed in hedges or mass plantings of large shrubs and are not to extend more than 3" above the installed height of the shrub. If risers are used in hedges abutting parking areas, they must be placed a minimum of 30" away from back of curb and imbedded in hedge so as not to been seen or damaged by vehicle overhang. All risers and other above_ground piping and fixtures shall be painted with a permanent flat black enamel paint. Stake all risers over 2' with 1/4" reinforcing rod fastened securely to riser.

5. Provide swing joints on all pop_ups and rotors located adjacent to vehicular and pedestrian ways. Flexible polypipe may be used as swing joints for spray heads only. All rotor heads shall be installed with rigid 1" Schedule 40 PVC swing joints.

6. Pop_up heads adjacent to vehicle pavement that is not curbed shall be installed with concrete donut protectors set flush with the top of the heads. Heads installed adjacent to pedestrian curbs or walks shall be installed 6" away from the curb or walk. Where adjacent to buildings, fences or similar structures, heads shall be installed 6" away from the structure.

7. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

8. Adjustable sprinklers shall be adjusted by fully opening the sprinkler farthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required maintaining this condition. With pressure gauge on the sprinkler first opened, the control valve shall be adjusted to obtain the catalog rated pressure for the sprinkler installed. Individual heads shall be rotated as required to keep sprays within the areas of lawn or shrubbery. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arcs as required.

3.03 SYSTEM CHECK

A. In no event shall the Contractor cover up or otherwise remove from view any work under this contract that has not been thoroughly inspected and tested. The Owner and/or Landscape Architect shall be present at time of inspection and testing. Any work covered prior to being inspected shall be opened to view by the Contractor at his expense. Notify the Owner and Landscape Architect when testing will be conducted.

B. Pressure Testing: All pressure lines shall be tested prior to back–fill of joints. As soon as lines are connected, flushed out, and valves are attached, cap all outlets and hydrostatically test at available pressure for a continuous 4 hour period, at the end of which the lines and joints shall be inspected. If leaks develop, the joint or joints shall be replaced, and the tests repeated until all leaks are repaired. Any covered pipe found to leak, shall be excavated and repaired at the Contractor's expense.

C. Operational Testing: The entire installation shall be placed in operation by the Contractor and tested in the presence of the Owner or his Representative for proper functioning as a whole. Location and arc of heads shall be adjusted if required to eliminate any dry spots, over_water or spillage on adjacent areas and to prevent over–spray onto walks, roadways and buildings as much as possible.

3.04 AS BUILT RECORDS AND ADDITIONAL EQUIPMENT

A. Furnish record drawings of "as built" conditions as follows:

1. Location of water supply.

2. Tie_in and Owner furnished electrical service and disconnects.

3. Location of valve controllers and other control equipment.

4. Routing and sizing of sprinkler pipe.

5. Location and type of sprinkler heads.

6. Location and size of gate and zone control valves.

7. Routing of zone control valve electrical wiring.

B. The location of all "as built" conditions different from the original drawing shall be to scale from permanent points of reference. Exact location of main lines, control cables, and control valves shall be shown.

B. The Contractor shall provide as part of this contract two sets of sprinkler wrenches for adjusting, cleaning or disassembling each type of sprinkler. Two each of any special tools required for any other equipment shall also be furnished.

C. Six (6) service manuals for all equipment used shall be furnished to the Owner. Manuals may be loose_leaf and should show drawings or exploded views of equipment and catalog number. Operation instructions for all equipment shall be furnished.

3.05 WARRANTY

A. The Irrigation Sub–Contractor and Contractor shall Warranty all materials employed in the irrigation installation, are installed as specified and is in accordance with best trade practices. The Warranty shall also state there are no unauthorized substitutions of materials.

B. The Irrigation Sub–Contractor and Contractor shall warrant the work for a period of one (1) year.

C. The Contractor shall be responsible to replace all plant materials which have declined in health or have died due to a defective irrigation system. The contractor shall replace affected plants with plants of same variety and value within ten days of notice.

D. Corrections: Should any trouble develop within the specified warranty period which in the opinion of the Owner is due to inferior or faulty materials and/or workmanship, the trouble shall be corrected without delay by the Contractor, to the satisfaction of and at no expense to the Owner.

E. Liability: Any and all damage to rain water drains, water supply lines, gas lines and/or other service lines, shall be repaired and made good by the Contractor at no extra cost to the Owner. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non_permanent installations and to protect these installations from any damage whatsoever.

END OF SECTION

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OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY | PASS A GRILLE | FL

SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

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

SHEET INFORMATION

JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB

IRRIGATION SPECIFICATIONS

LD-4

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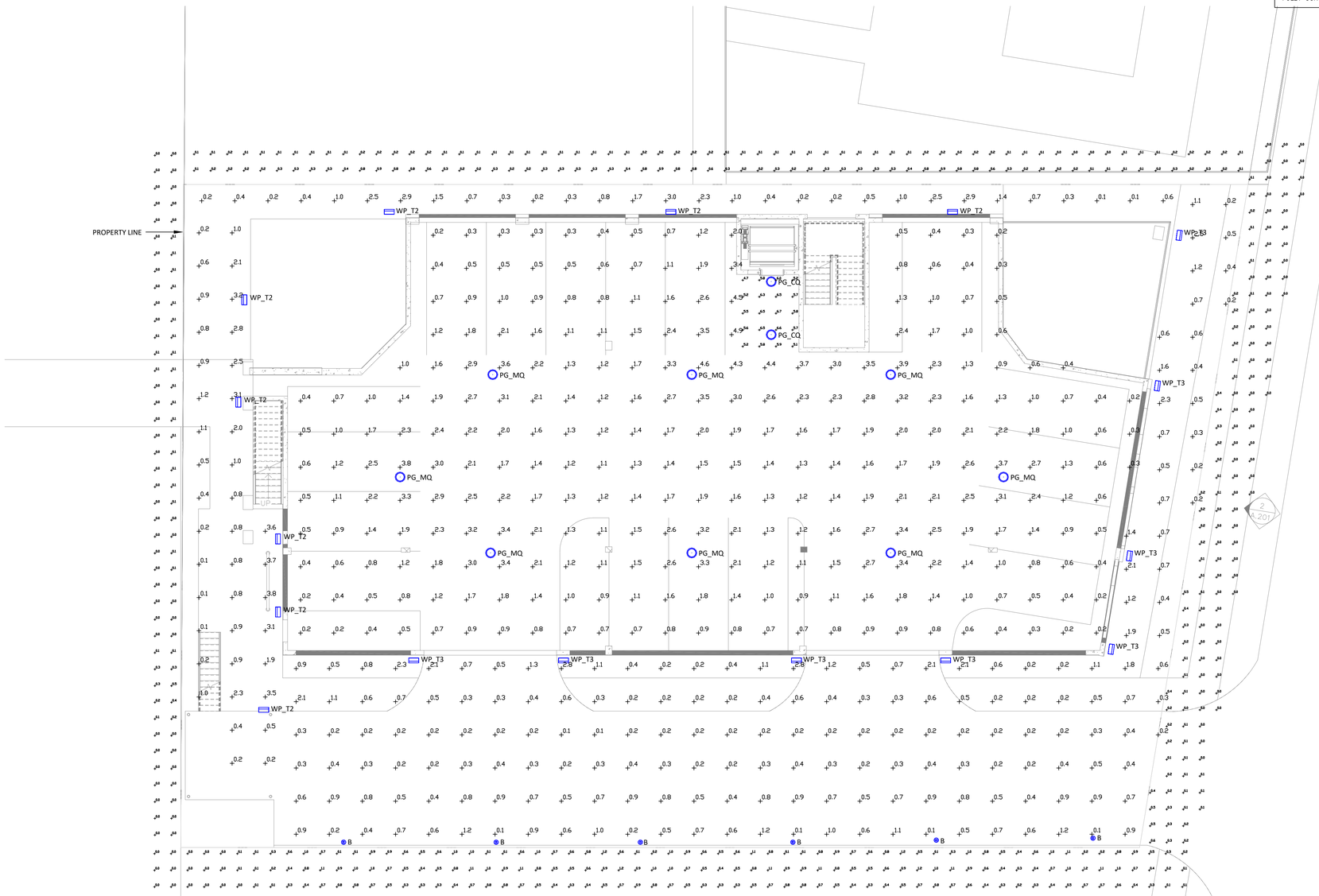
NOTE IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE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



Schedule - Site Lighting									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	MH
	B	6	ULH-10655-Amber	Lightsoft 1 Bollards	12 LED Amber	1	434	0.9	23	42" AFG
	PG_CQ	2	TFD1-AMB-U-CQ	TOPTIER LED PARKING GARAGE LUMINAIRE, NARROW BAND AMBER LEDS AND CONCENTRATED DISTRIBUTION	1 COB LED 3000K	1	1450	0.9	57.3	9' AFF
	PG_MQ	8	TFD1-AMB-U-MQ	TOPTIER LED PARKING GARAGE LUMINAIRE, NARROW BAND AMBER LEDS AND MEDIUM DISTRIBUTION	1 COB LED 3000K	1	1571	0.9	57.3	9' AFF
	WP_T3	8	ULEW-30011-T3-Amber	Leeds Wedge 2	2x4 LED Amber	2	147	0.9	10.4	7' AFG
	WP_T2	8	ULEW-30011-T2-Amber	Leeds Wedge 2	2x4 LED Amber	2	185	0.9	10.4	7' AFG

Statistics						
Description	Symbol	Avg	Max	Min	Max/ Min	Avg/ Min
PARKING GARAGE - ELEV & STAIR LOBBY	+	5.8 fc	6.7 fc	4.7 fc	1.4:1	1.2:1
PARKING GARAGE - LVL 1	+	1.5 fc	4.9 fc	0.2 fc	24.5:1	7.5:1
SITE - E	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
SITE - N	+	1.0 fc	3.0 fc	0.1 fc	30.0:1	10.0:1
SITE - S	+	0.6 fc	2.8 fc	0.1 fc	28.0:1	6.0:1
SITE - W	+	1.4 fc	3.8 fc	0.1 fc	38.0:1	14.0:1
SITE SPILL - E	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
SITE SPILL - N	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE SPILL - S	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
SITE SPILL - S	+	0.6 fc	1.2 fc	0.0 fc	N/A	N/A

1 EP–100 PHOTOMETRIC PLAN
SCALE: 1/8" = 1'–0"

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

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SEAL

NOT FOR CONSTRUCTION

FLORIDA

PROPOSED TRANSIENT STAY
702 PASS-A-GRILLE

ST. PETE BEACH

DATE	ISSUE
07-21-25	SPR / TRC REVIEW SUBMISSION

KEY PLAN

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H., TAMPA, FL 33619
TEL (813) 995-0300 FLORIDA EB#27845
WWW.EMERALDMEP.COM EEI PROJECT# Photom

FSP PROJECT NO.
DEL25.031

DRAWING TITLE
PHOTOMETRIC PLAN

DRAWING NUMBER
EP–100

CERTIFIED TO:
M. DAVID FEINBURG, JR
HELEN HOUGH FEINBURG
SEA BISCUIT PROPERTIES, LLC

LEGAL DESCRIPTION: (WRITTEN BY SURVEYOR)

LOTS 1, 2 AND 17, BLOCK 6, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID LOTS 1 AND 2.

ABBREVIATIONS:
A/C = AIR CONDITIONER
℄ = CENTERLINE
CB = CONCRETE BLOCK
CM = CONCRETE MONUMENT
ELEV = ELEVATION
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(M) = MEASURED
(P) = PLAT
RLS = REGISTERED LAND SURVEYOR
TBM = TEMPORARY BENCHMARK
WASH. = WASHINGTONIAN PALM TREE

BOUNDARY AND TOPOGRAPHIC SURVEY WITH IMPROVEMENTS AND TREE LOCATION

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Current Flood Zone Data:
FLOOD ZONES AE(10') AND AE(11')
COMMUNITY PANEL #125149 12103C0278 G
AND
COMMUNITY PANEL #125149 12103C0286 G
REVISED 9/3/03

Preliminary Flood Zone Data:
FLOOD ZONES AE(9') AND AE(10')
COMMUNITY PANEL #125149 12103C0278 H
AND
COMMUNITY PANEL #125149 12103C0286 H
PUBLISHED 6/29/18

Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS BEING S.90°00'00"E., PER PLAT.

Benchmark:
PINELLAS COUNTY MAP #288 Y135 PC(STATE SURVEY 135)
ELEV=4.053' NGVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

NOTE:

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

REVISIONS

No.	DESCRIPTION	DATE
1.	ROTATED LAYOUT, ADDED DATA	10/26/18
2.	UPDATED SURVEY	1/30/19

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

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

1808-17.CRD

FB: 951A PG: 33-35
Job Number: 1808-17
Survey Date: 8/17/18
Drawn: DS
Checked: JCB

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

Agenda Report

Agenda Title Name: Building Permit for New Residential Construction: 2707 Pass-A-Grille Way (former Busch Estate)

Action Request: None - presented for informational purposes.

Strategic Objective:

Date: December 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject redevelopment was previously proposed as a much larger, 23,000 sq. ft. development proposal that was received by the Historic Preservation Board as an informational item in late 2023. Following permit issuance, the applicant chose to revise the plans and is now proposing a structure of 4,000 living square footage in its place, surrounded by a large covered deck and significant expanses of accessory structures, parking, and storage at the ground level. The development is compliant with the RU-2 (underlying) zoning district and is not subject to the design review requirements of the Pass-A-Grille Overlay District, but is required to meet minimum screening and landscaping requirements. The landscaping requirements have been met, and Staff is awaiting resubmittal of a profile rendering showing the minimum ground floor screening of 80% has been provided prior to issuance of the permit.

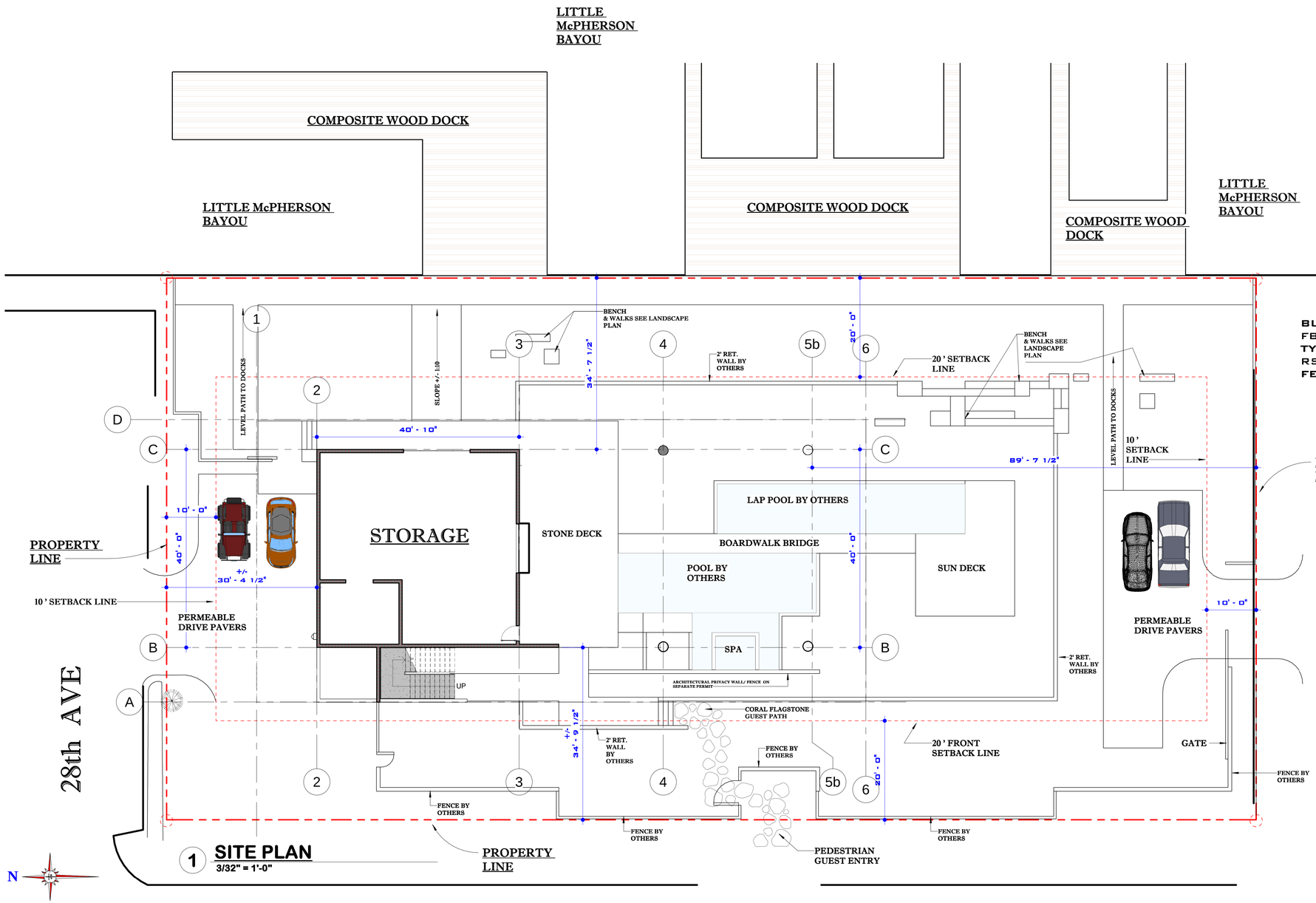
Staff wishes to draw attention to that the significant amount of Florida native and beach-friendly landscaping proposed for the site, which is uncommon for new single-family residential development. Florida native plantings are required for many of the City's larger development projects, but only recommended for smaller single- and two-family development projects. Native plantings, when well-placed, can support biodiversity and reduce water usage, among other benefits.

Funding: N/A

Attachments:
1. Site Plan
2. Landscaping Plan

NEW RESIDENCE :
(THE BOATHOUSE)
2707 PASS A GRILLE WAY
ST. PETE BEACH, FLORIDA

THESE DRAWINGS/LETTERS HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY **JODY D. YOUNG JR., PE**, USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
SIGNED: STRUCTURAL ONLY
DATE SEALED: August 26, 2025



1 SITE PLAN
3/32" = 1'-0"

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

BUILDING CODE: LORIDA BUILDING CODE 2023 8TH EDITION, FBC RESIDENTIAL, 2023 8TH EDITION
TYPE V CONSTRUCTION
RSF-1 RESIDENTIAL
FEMA: ZONE AE-10

Sheet List	
Sheet Number	Sheet Name
A-101	SITE PLAN
A-102	AREA S.F. PLANS
A-103	GROUND FLOOR PLAN
A-104	MAIN FLOOR PLAN
A-105	FINISH SCHEDULES
A-106	ELEVATIONS
A-107	ELEVATIONS/ DOOR & WINDOW SCHEDULES
A-108	FULL SECTION
A-109	SECTION.
A-110	ROOF DRAINAGE PLAN
A-111	ELECTRICAL GROUND FLOOR PLAN
A-112	ELECTRICAL MAIN FLOOR PLAN

SEE YOUNG & HEDRICK LLC FOR STRUCTURALS DRAWINGS

NOTE:
SEE CIVIL ENG. PLAN FOR DRAINAGE PLAN

SEE LANDSCAPE PLAN FOR FURTHER SITE INFORMATION

2707 PASS A GRILL WAY

JB DESIGNS
4904 GOLD TREES WAY
SARASOTA FLORIDA 34232
941-379-4449 FAX
941-780-8853 PHONE
JBDESIGNS2112@GMAIL.COM

PROJECT:
NEW HOME
2707 PASS A GRILLE WAY
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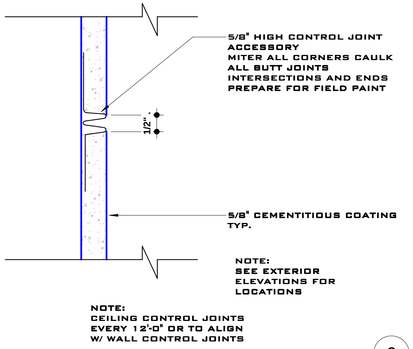
6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
www.YHEngineers.com Tel (941)306-1225

REVISIONS

PROJECT NO.:

DATE: 08.25.22

A-101

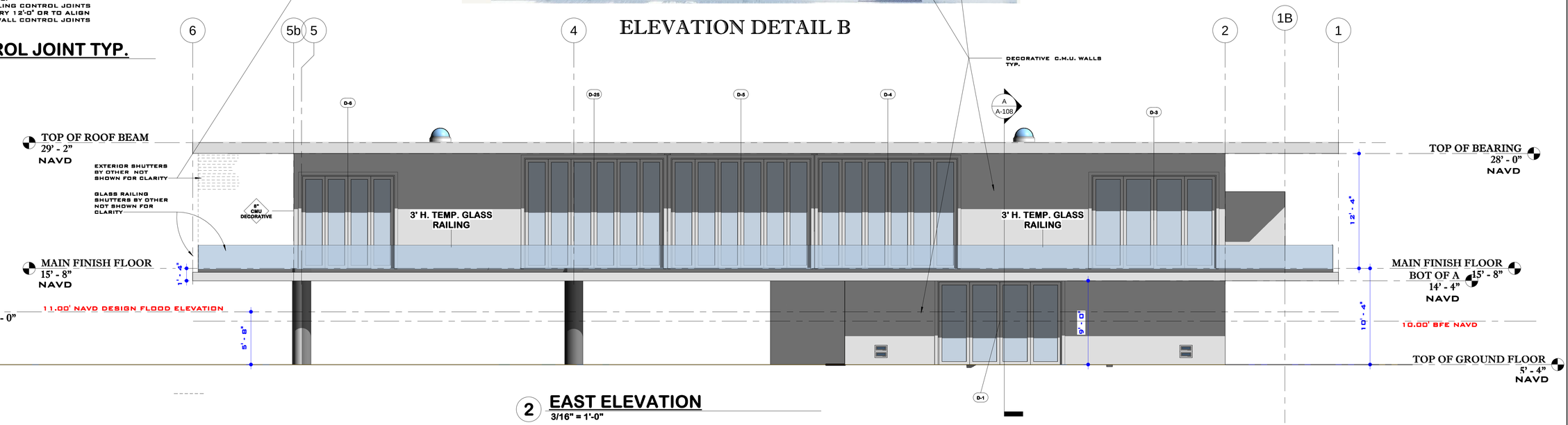


NOTE:
CEILING CONTROL JOINTS
EVERY 12'-0" OR TO ALIGN
W/ WALL CONTROL JOINTS

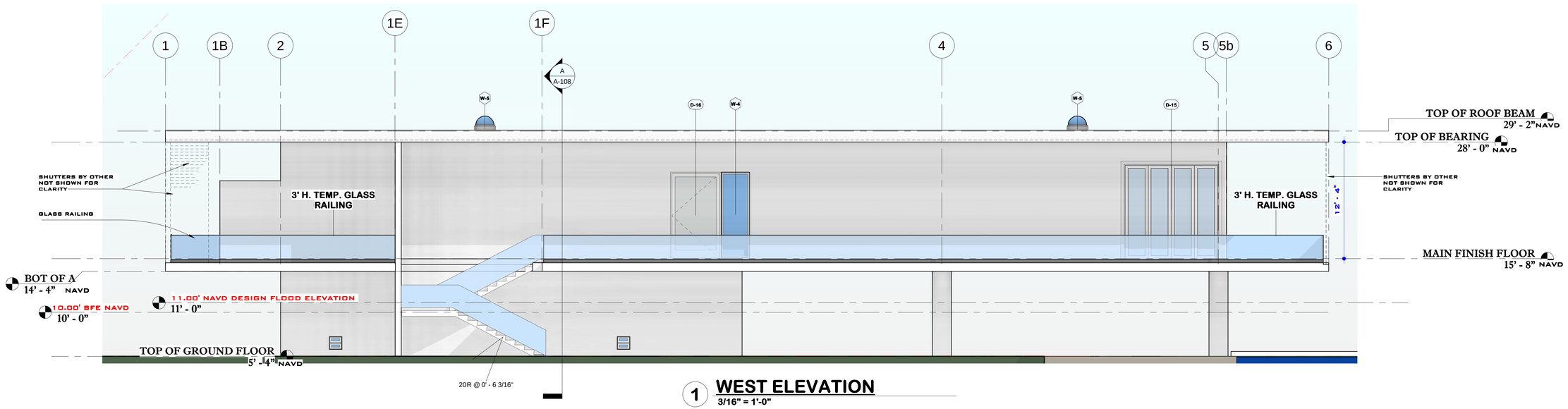
3 CONTROL JOINT TYP.
1" = 1'-0"



ELEVATION DETAIL B



2 EAST ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

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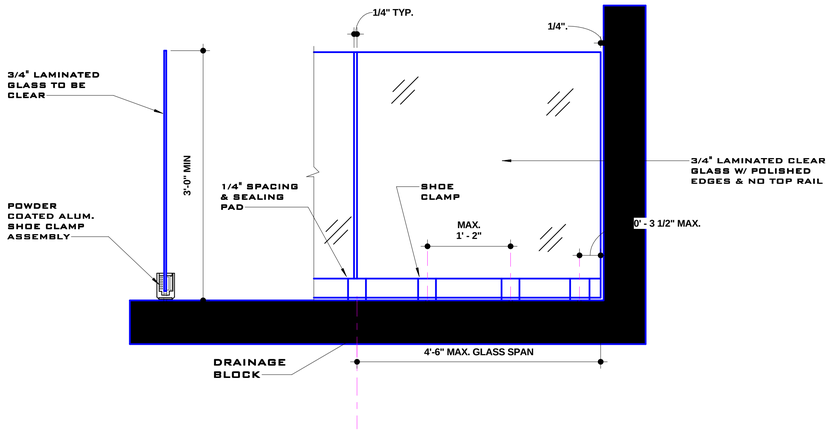
A-106

NOTE:
1. RAILING MANUF. TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

NOTE:
-PROVIDE SUBMITTALS FOR ALL CONDITIONS AND FASTENING TO THE STRUCTURE SIGNED AND SEALED W/ CALCULATIONS
-MAINTAIN REGULAR SPACING OF GLASS PANELS ACROSS THE FULL WIDTH OF RAILING



3 GLASS GUARDRAIL DETAIL
1" = 1'-0"

WINDOW & DOOR NOTES:

A. GLASS FOR WINDOWS AND DOOR S TO BE LOW -E IMPACT INSULATED CLEAR GLASS OR EQUAL
B. ALL WINDOWS & SGD TO HAVE RECESSED SHADE ROLLER POCKET IN CEILING

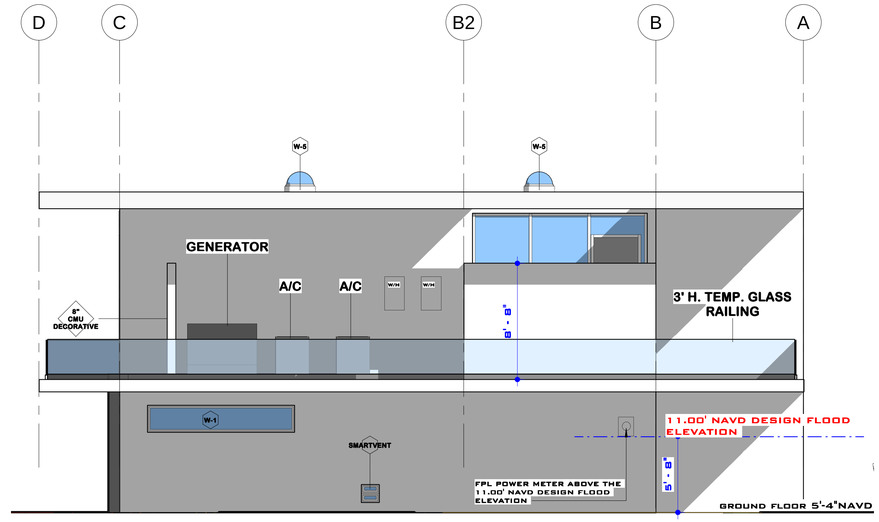
VERIFY ROUGH OPENING HGT.

DOOR NOTES:

1. G.C. TO VERIFY ALL DOORS ROUGH OPENINGS BEFORE ORDERING
2. G.C. TO PROVIDE SHOP DOOR DRAWINGS
3. DOOR MANUFACTURER TO MEET ALL DESIGN PRESSURES ON STRUCTURAL DRAWING
4. WATER PROOFING AT EXTERNAL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 400-13
5. ALL EXTERIOR PREFINISHED FRAMES TO BE ANODIZED BRONZE FINISH VERIFY W/ OWNER
6. ALL DOORS, BELOW THE DFE , ARE REQUIRED TO RESIST WATER FOR A MIN. OF 72 HOURS.
7. PROVIDE 1 1/2" DAP OUT AT ALL EXTERIOR DOORS SEE DOOR MANUF. SPEC'S

WINDOW NOTES:

1. G.C. TO VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING
2. G.C. TO PROVIDE SHOP WINDOW DRAWINGS
3. DOOR MANUFACTURER TO MEET ALL DESIGN PRESSURES ON STRUCTURAL DRAWING
4. WATER PROOFING AT WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 400-13
5. ALL EXTERIOR PREFINISHED FRAMES TO BE ANODIZED BRONZE FINISH VERIFY W/ OWNER



2 NORTH ELEVATION
3/16" = 1'-0"

WINDOW SCHEDULE

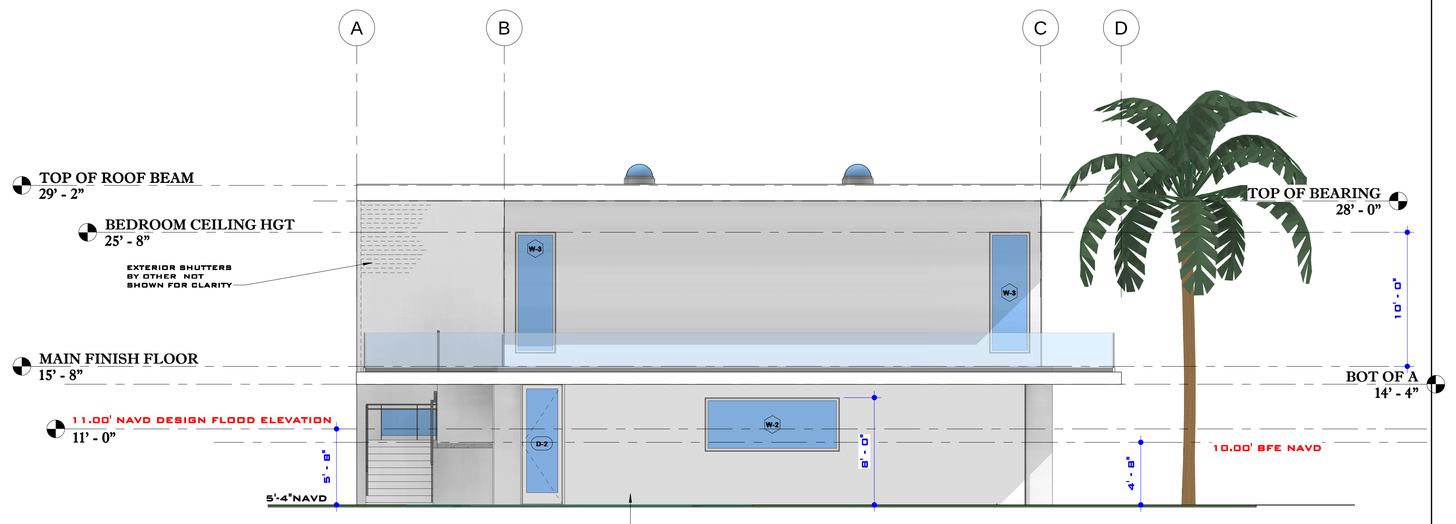
TYPE MARK	WIDTH	HEIGHT	TYPE	COMMENTS	DETAILS
W-1	11' - 0"	2' - 0"	FIXED GLASS		
W-2	10' - 0"	4' - 0"	AWNING		
W-3	3' - 0"	9' - 0"	FIXED GLASS		
W-4	3' - 0"	9' - 0"	FIXED GLASS		
W-5	2' - 0"	2' - 0"	SKYLIGHT		

NOTE:
1. ALL EXTERIOR DOORS ARE IMPACT RESISTANT
2. ALL WINDOWS ARE IMPACT RESISTANT

DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE	DOOR INFORMATION	LEVEL
D-1	9'-0" x 13'-4" GLASS BIFOLD	GLASS BIFOLD	GROUND FLOOR PLAN
D-2	3090 EXT	SWING EXTERIOR	GROUND FLOOR PLAN
D-3	13'-4" X 10' x 0" GLASS BIFOLD	GLASS BIFOLD	MAIN FINISH FLOOR
D-4	15'-0" X 11'-10" GLASS BIFOLD	GLASS BIFOLD	MAIN FINISH FLOOR
D-5	15'-0" X 11'-10" GLASS BIFOLD	GLASS BIFOLD	MAIN FINISH FLOOR
D-6	10'-0" X 10'0" BIFOLD GLASS	GLASS BIFOLD	MAIN FINISH FLOOR
D-7	30100	INT SWING	MAIN FINISH FLOOR
D-8	2880	INT SWING	MAIN FINISH FLOOR
D-9	2880	INT SWING	MAIN FINISH FLOOR
D-10	30100 PKT	POCKET	MAIN FINISH FLOOR
D-11	30100 PKT	POCKET	MAIN FINISH FLOOR
D-12	2880	INT SWING	MAIN FINISH FLOOR
D-13	2880	INT SWING	MAIN FINISH FLOOR
D-14	30100	INT SWING	MAIN FINISH FLOOR
D-15	10'-0" X 10'0" BIFOLD GLASS	GLASS BIFOLD	MAIN FINISH FLOOR
D-16	5090 EXT	SWING EXTERIOR	MAIN FINISH FLOOR
D-17	3080 EXT		BOT. OF ROOF
D-18	30100 PKT	POCKET	MAIN FINISH FLOOR
D-19	30100 PKT	POCKET	MAIN FINISH FLOOR
D-20	2880	INT SWING	MAIN FINISH FLOOR
D-21	30100 PKT	POCKET	MAIN FINISH FLOOR
D-22	3090	BARN DOOR	MAIN FINISH FLOOR
D-23	2880	INT SWING	MAIN FINISH FLOOR
D-23	30100 PKT	POCKET	MAIN FINISH FLOOR
D-24	30100	INT SWING	MAIN FINISH FLOOR
D-25	15'-0" X 11'-10" GLASS BIFOLD	GLASS BIFOLD	MAIN FINISH FLOOR

NOTE: ALL DOOR S ON GROUND FLOOR SHALL BE FLOOD RESISTANT MATERIALS



5 SOUTH ELEVATION
3/16" = 1'-0"

JB DESIGNS
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941-379-4449 FAX
941-780-8853 PHONE
JBDESIGNS2112@GMAIL.COM

PROJECT:
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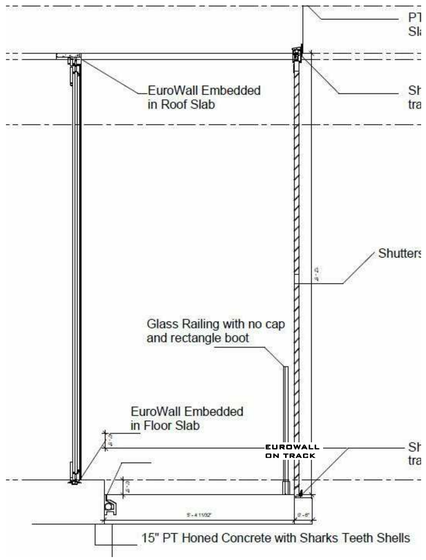
REVISIONS

PROJECT NO.:

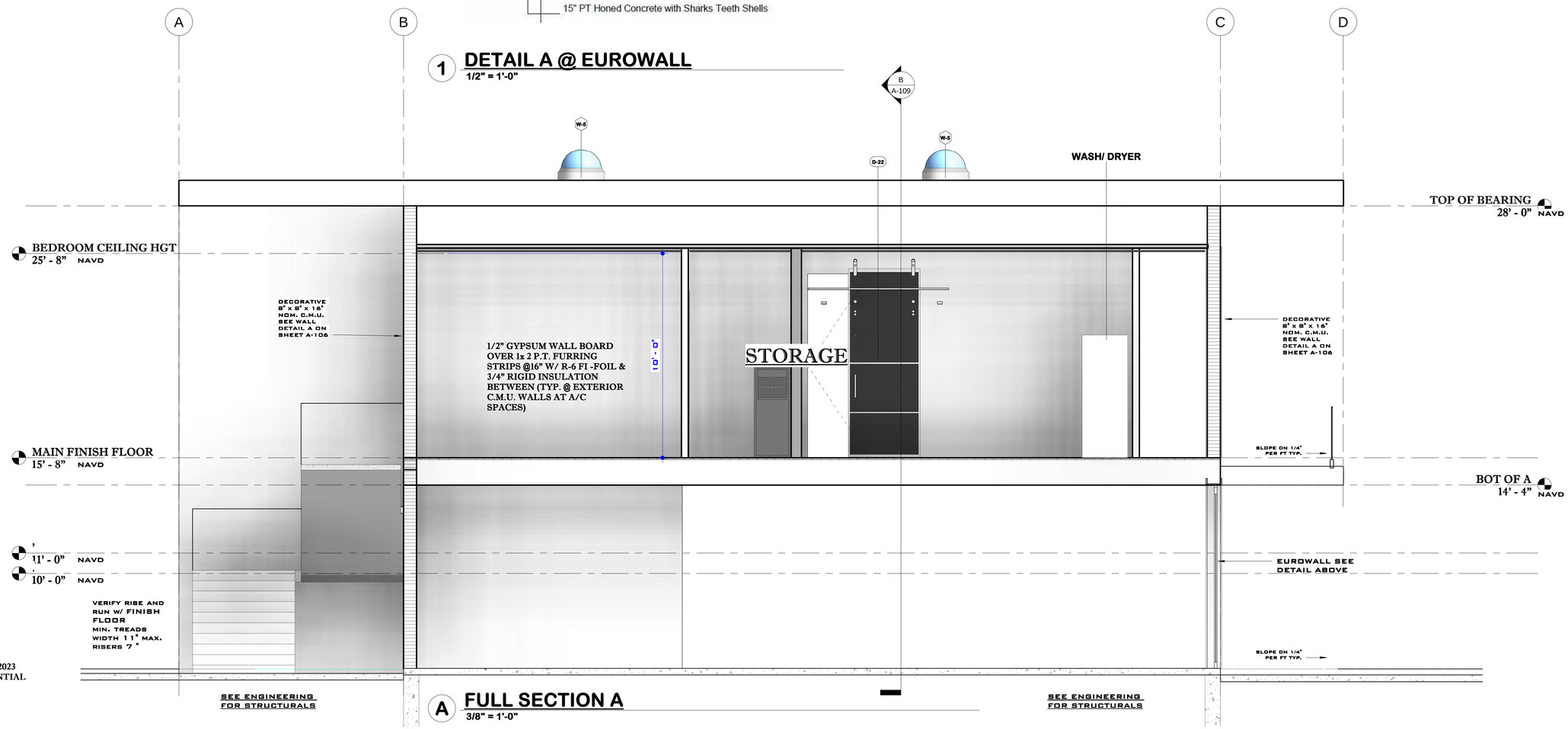
DATE: 08.25.22

A-107

RAILINGS AS SHOWN ARE SCHEMATIC ONLY IN DESIGN. RAILING SHALL BE A MINIMUM OF 42" HIGH CAPABLE OF WITHSTANDING A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. PICKET SPACING SHALL NOT ALLOW PASSAGE OF A 4" SPHERE. RAILINGS WITH A TOP RAIL
HAVING A PERIMETER DIMENSION OF BETWEEN 4" AND 6 1/4" WITH THE LARGEST CROSS-SECTION DIMENSION NOT EXCEEDING 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". TYPICAL FOR ALL RAILINGS - HANDRAILS AND GUARDRAILS.



1 DETAIL A @ EUROWALL
1/2" = 1'-0"



NOTE: ALL MATERIALS BELOW LOWEST FLOOR SHALL BE FLOOD RESISTANT MATERIALS STAIRS BELOW THE LOWEST FLOOR SHALL BE FLOOD RESISTANT MATERIALS METAL OR P.T.

STAIR IN COMPLIANCE W/ 2023 8TH EDITION FBC -RESIDENTIAL

A FULL SECTION A
3/8" = 1'-0"

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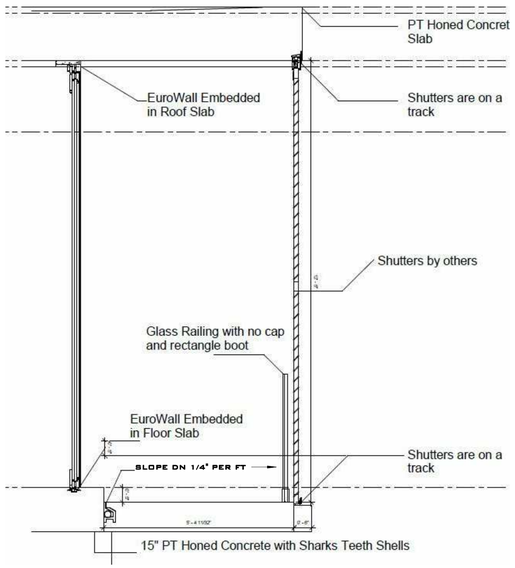
REVISIONS | PROJECT NO.: | DATE: 08.25.22

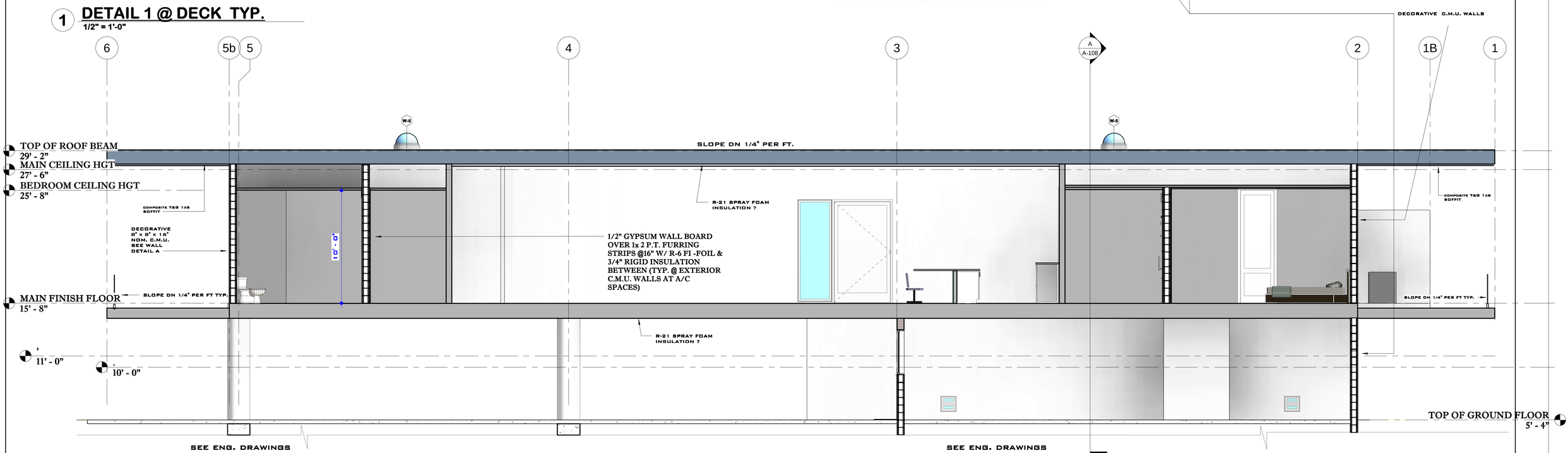
A-108



1 **DETAIL 1 @ DECK TYP.**
1/2" = 1'-0"



ELEVATION DETAIL A



B **FULL SECTION B**
1/4" = 1'-0"

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REVISIONS

PROJECT NO.:

DATE: 08.25.22

A-109

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
TREES				
	14	CABBAGE PALM (BOOTED / REGEN) / SABAL PALMETTO	8`-10` CT	
	11	COCONUT PALM / COCOS NUCIFERA 'MAYPAN'	12` CT	
	3	GOLD TREE / TABEBUIA CARAIBA	MIN. 3" CAL., 12` HT	
	9	MONTGOMERY PALM / VEITCHIA ARECINA	8` CT	
	4	PARK SIDE® LIVE OAK / QUERCUS VIRGINIANA 'PARKSIDE'	MIN. 3" CAL., 12` HT	
	45	SEAGRAPE (MULTI-TRUNK) / COCCOLOBA UVIFERA	2" CAL 8' OA	
	13	SILVER THATCH PALM / COCCOTHRINAX ARGENTATA	4` OA	
	7	SILVER THATCH PALM / COCCOTHRINAX ARGENTATA	8` OA	
GROUND COVERS				
	325	GOLDEN CREEPER / ERNODEA LITTORALIS	#1	36" OC
	100	PANICGRASS / PANICUM AMARUM 'DEWEY BLUE'	#1	36" OC
	599	SAND CORDGRASS / SPARTINA BAKERI	#1	36" OC

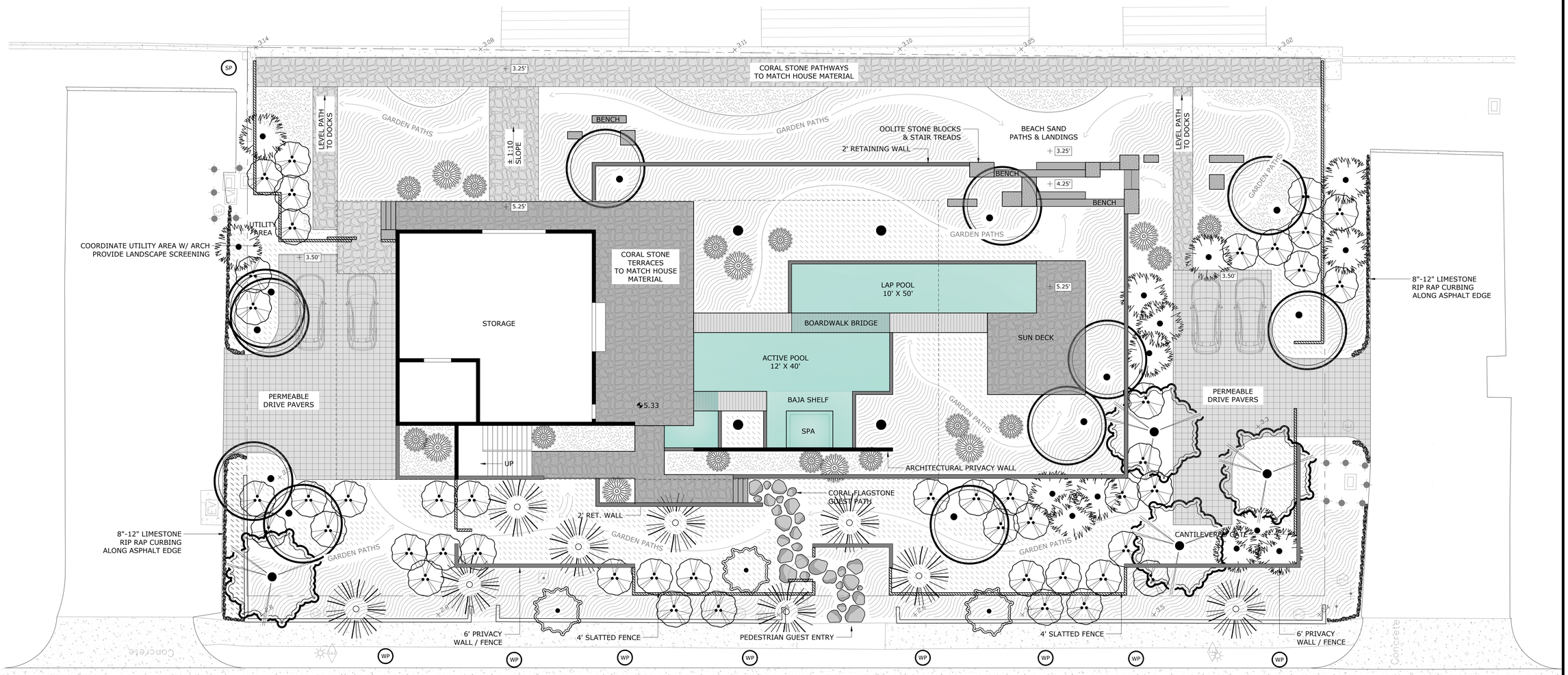
LANDSCAPE NOTES

1. ALL PROPOSED PLANTS ARE NATIVE AND/OR FLORIDA FRIENDLY SPECIES.
2. ALL SHRUBS WITHIN PASS A GRILLE R/W TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
3. ALL PROPOSED PLANTS TO HAVE IRRIGATION. PROPOSED IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED FOR EFFICIENT AND EFFECTIVE USE OF WATER TO LANDSCAPE AREAS.
4. SITE IS LOCATED WITHIN CENTRAL FLORIDA REGION. PROPOSED COCONUT PALM (*Cocos nucifera*) IS LISTED AS A CAT. II INVASIVE SPECIES IN SOUTH FLORIDA REGION ONLY. SEE LINK: https://bugwoodcloud.org/CDN/fleppc/plantlists/2019/2019_Plant_List_ABSOLUTE_FINAL.pdf ADDITIONAL LINK: floridainvasives.org/plant-list/2023-invasive-plant-species/
5. ALL PROPOSED COCONUT PALMS SHALL HAVE A MINIMUM CLEAR TRUNK OF 12 FEET.
6. ALL PROPOSED GROUND COVERS AND SHRUBS TO HAVE MULCH INSTALLED UNDERNEATH AND WITHIN PLANT BEDS. ALL PROPOSED TREES TO HAVE MULCH RINGS.

Lot Coverage:
Min 30% permeable greenspace required
35% permeable greenspace proposed (8,567sf landscape area / 24,384sf site area = 35%)
(Calculated landscape area does not include walkways or semi-permiable areas)

Site / Canopy Trees:
8 site canopy trees required on private property (LDC 22.4)
17 total site canopy tree credits proposed on private property:
- (14)Cabbage Palm / Sabal Palmetto = 4 credits (3 palms = 1 canopy credit)
- (11) Coconut Palm / Cocos Nucifera 'Maypan'= 3 credits (3 palms = 1 canopy credit)
- (3) Gold Tree / Tabebuia Caraiba= 3 credits
- (4) Live Oak / Quercus Virginiana= 4 credits
- (9) Montgomery Palm / Veitchia Arecina= 3 credits (3 palms = 1 canopy credit)

Understory Trees:
1 understory tree per 20lf x 20lf (400sf) (LDC 20.21 & LDC 22.4)
27 understory site trees required (Visible site area from street:10,672sf / 400sf = 26.68)
52 understory site trees proposed:
- (45) Seagrape / Coccoloba Uvifera
- (7) Silver Thatch Palm / Coccothrinax Argentata



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michael a. gilkey, inc.
landscape architects & contractors
5511 ashton road ▫ sarasota, florida 34233
t. 941.924.0132 ▫ f. 941.923.0087 ▫ e. info@magilkey.com

LANDSCAPE ARCHITECT SEAL:
MICHAEL A. GILKEY JR.
LIC. NO. LA6666774

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX.

PROJECT TITLE:
BOAT HOUSE

PROJECT ADDRESS:
2707 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706

ISSUED FOR:
CITY OF ST. PETE BEACH - TREE PERMIT SUBMITTAL
11/02/2023

SHEET REVISIONS:

NO.	DATE	DESCRIPTION
4	11-08-2024	ADD#4 RESPONSE

GRAPHIC SCALE: 0" 1"

SHEET INFO:
SCALE: **1" = 10'**
DRAWN BY: AH
CHECKED BY: MJR
PLOT DATE: 08.18.25
NORTH

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.00