



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Thursday, January 8, 2026  
2:30 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the January 8, 2026 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 and December 4, 2025 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 Guidebook - Front Content**

Review of front content for the design guidebook.

6. Next Meeting: February 6, 2026

7. Adjournment -

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

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

**The public is cordially invited to attend this meeting.**

**All agenda material is available for review at City Hall or [www.stpetebeach.org](http://www.stpetebeach.org).**