



**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

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.

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 Demolition 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 1930s Mayor John Deacon'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.

DRAFT HISTORIC PRESERVATION BOARD MINUTES

December 4, 2025 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Sean Hurley, Member

ABSENT: Danielle Dashiell, Member
Holly Young, Member

STAFF PRESENT: Kristin Coman, Planning Manager; Attorney Chloe Berryman, City Attorney's Office; Ginny Keeter-Bodkin, Deputy Clerk; Brandon Berry, Senior Planner; Gil Martinez, Senior Planner

Chair Loughery called the meeting to order at 2:30 PM. A quorum was not present. City Attorney Berryman confirmed that action items could be moved to a date certain of January 8, 2026 and the members present could proceed with discussion or information items.

1. Approval of the Agenda –

Action items 4. a.-d. would not be heard. Vice Chair Hockensmith asked to add a Gulf Beaches Historic Museum informational item and Planning Manager Kristin Coman asked to add an informational item on city-owned resources.

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

3. Approval of Minutes – **a. Regular meeting minutes November 6, 2025**

Minutes of the November 6, 2025 meeting will be approved at the January meeting.

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.

This item will be on the January 8, 2026 agenda.

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

This item will be on the January 8, 2026 agenda.

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.

This item will be on the January 8, 2026 agenda.

- 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.

This item will be on the January 8, 2026 agenda.

5. Discussion Items –

All presentations are made part of the meeting record.

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.

Senior Planner Brandon Berry presented the details of this design review including proposed site plan, elevations and floor plans. Setback and landscaping requirements have been met. The plan is for single-family use. Staff commented that the rendering shows stucco siding at the ground floor, but the elevation shows lap siding. Staff found that lap siding provides more consistency and should be used. They also commented that the applicant should provide clear height distance, width, and depth for the porch plans to show that frontage dimensional requirements are met. The Applicant should provide a side setback of the upper deck to ensure that the five-foot setback is met.

Sam Angelides, Jr. appeared for the applicants and testified that they plan to use lap siding, and they have met with the project architect on the dimensional requirements. The board members expressed positive feedback.

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.

Mr. Berry reviewed the presentation for this design review including the proposed site plan, and renderings of the existing and proposed facades. The ground floor will be used for storage.

Staff comments were that the blank wall façade beneath the infinity pool edge should be better integrated with the upper stories through similar siding material, arch-like treatment, or other visual reference. The current design meets zoning limitations, but the owner should be aware that lot combination will increase side setback requirements for future development (7' vs 5'). The design consultant's only major comment was that she would like to see some kind of treatment below the infinity pool glass edge because that wall contrasts significantly with the rest of the structure and does not have the archway similarity the rest of the ground floor shares with the upper new living level. Shake siding may not be appropriate, some other kind of architectural detailing to the space beneath the pool would create a better visual integration with the upper floor.

Mr. Berry confirmed the procedures for lot combinations and splits. The board members had positive feedback on the proposed design.

c. Design Guidebook: Front content

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

The members provided feedback to staff on the front content of the design guidebook as presented in the agenda packet including changing any usage of ‘PAG’ to ‘Pass-A-Grille’, striking ‘potential’ residents, and some punctuation and duplication corrections. Staff will bring the next draft, with photos, to the January meeting.

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

Senior Planner Gil Martinez explained that this request will go before the City Commission on 12/9/26. He reviewed a presentation on the request which included renderings, floor plans, and number of seats. He reviewed the hours of operation; no live or amplified music is proposed.

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).

Mr. Berry reviewed a presentation of this variance request including aerial plans. The requested variance is to allow the property at 702 PAG Way to retain its existing front curb cut following redevelopment. Under LDC Section 40.11, properties with alley access are generally required to use the alley for vehicular access. Because this lot has access to the 10-foot east–west alley at the rear, the applicant must obtain a variance to keep the front driveway. The existing curb cut is 17 feet wide, and the proposed redevelopment would increase it to 20 feet at the property line. Although the alley contains some encumbrances, it remains an active public right-of-way and could serve as the required access point if the variance is denied. The site plan submitted over the summer is currently under review but is pending the outcome of the variance decision. If the variance is denied, the applicant could still proceed with redevelopment using alley-only access or by redesigning the parking configuration. The request will proceed with the Technical Review Committee on 1/7/26 and the Board of Adjustment on 1/28/26.

Chair Loughery raised concerns about the accuracy and completeness of the variance narrative submitted by the applicant that repeatedly claims the existing driveway predates the 2013 CRD zoning but noted that this property was *intentionally excluded* from the CRD at that time and remained zoned ROR. He opined that it is misleading to imply the driveway was grandfathered under CRD standards. The Chair requested that staff research and provide the full zoning history, including when and why the property was rezoned to CRD, whether the rezoning was approved specifically to combine the parcel with two adjacent CRD parcels for the now-defunct Holloway Hotel project, and why the zoning was never reverted once that project fell through. He opined that the applicant is attempting to benefit from CRD zoning (allowing 17 units) while avoiding CRD requirements such as alley access, effectively “picking

and choosing” between ROR and CRD standards. He stated that most CRD properties also lack usable alley access and receive emergency services from the street, so the applicant’s hardship claim is inconsistent with conditions faced by other CRD parcels. He asserted that any hardship is self-created through the prior rezoning and should not support a variance. He requested that city staff ensure the Board of Adjustment is provided with complete zoning background so it can properly evaluate whether the conditions result from the applicant’s or prior owner’s actions. Staff confirmed they will look into the zoning history and City Attorney Chloe Berryman noted that when the variance comes before the Board of the Adjustment for consideration, it is the Applicant’s burden to demonstrate, by substantial competent evidence, that all the criteria are met.

Vice Chair Hockensmith noted that the applicant’s submitted video (which is part of the meeting record) was helpful in understanding the conditions of the rear alley. While she typically conducts drive-bys for agenda items, she would not have measured the alley or observed the specific obstructions without the video. She emphasized that the applicant did not create the rear-alley navigation obstacles, such as utility poles and equipment, and therefore did not create that hardship. Emergency vehicles, she said, can access the property from PAG Way and do not need to use the alley, so emergency access was not a concern. Focusing strictly on the issue before the board - whether the property can retain its front driveway - she observed that the rear alley is clearly difficult to use, and the front driveway had previously been approved and has become essential for access. Evaluated in isolation, she would support allowing the driveway to remain because the hardship associated with the rear access was not created by the applicant. Mr. Berry confirmed that the alleyway is less than 10’ in places.

Applicant Tecklenberg appeared via zoom and stated that he and his partners purchased the property in June 2022 and did not create the zoning or access issues being discussed. He explained that the seller, the seller’s agent, and city staff all represented the property to him as *commercial*, and no concerns were raised about ROR zoning or alley-access requirements before the purchase. He emphasized that had he known about these complications, he likely would not have bought the property. He described the alley as too narrow, approximately 9 feet wide, to function safely as primary access, noting that even a tow truck could not reach the rear of the property after Hurricane Helene. He also stated that neighboring residents do not want vehicles using the alley for through-traffic.

The applicant said the front driveway along PAG Way has existed for decades and was legally paved and permitted in 2010. At no point during due diligence was he informed that future redevelopment would require abandoning the front driveway in favor of alley access. He expressed frustration with what he described as inaccurate statements made at a July meeting. His request is simply to retain the existing PAG Way driveway as originally represented to him when he purchased the property.

- c. Building Permit for New Residential Construction: 2707 Pass-A-Grille Way (former Busch Estate)** Staff is presenting a substantial revision to the development 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.

Mr. Berry reviewed a presentation on this request which included floor plans and renderings; the request has been significantly modified since it was first submitted in 2023. The revision is conditionally approved pending a revised elevation showing the bottom floor is adequately screened (80%+ opacity) from PAG Way. The subject development meets the RU-2 setback standards and is not otherwise subject to design review.

The board members had positive feedback on the proposed design.

d. Gulf Beaches Historic Museum Updates (added)

Vice Chair Hockensmith reported ongoing work in the garden at the museum each morning at 9 AM and encouraged residents to participate. On Sunday evening 12/7/25 the Light the Museum event will begin at sunset and refreshments will be served.

e. City-owned Resources (added)

Ms. Coman reported that staff will be seeking direction from the City Commission on 12/9/25 on the Merry Pier and the PAG Park house relocation and will provide an update to the board in January.

7. Adjournment – The next meeting is scheduled for January 8, 2026.

Chair Loughery adjourned the meeting at 3:33 PM.

These minutes will be considered for approval at the January 8, 2026, 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: January 8, 2026

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 – Single-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.

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 within 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:

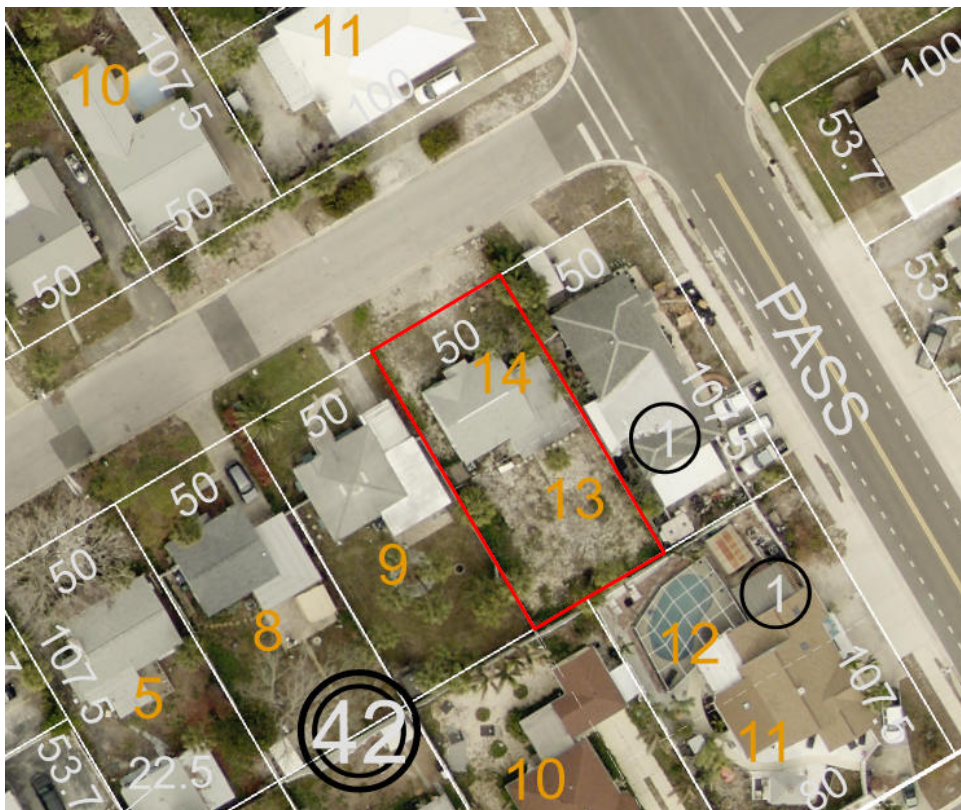
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated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

Agent or Representative Name & Address

Mielad Moosapanah

5625 E Waltann Ln.

Scottsdale, AZ 85254

Phone (941) 323-7886

Phone _____

Email Address mmoosapanah@gmail.com

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 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.

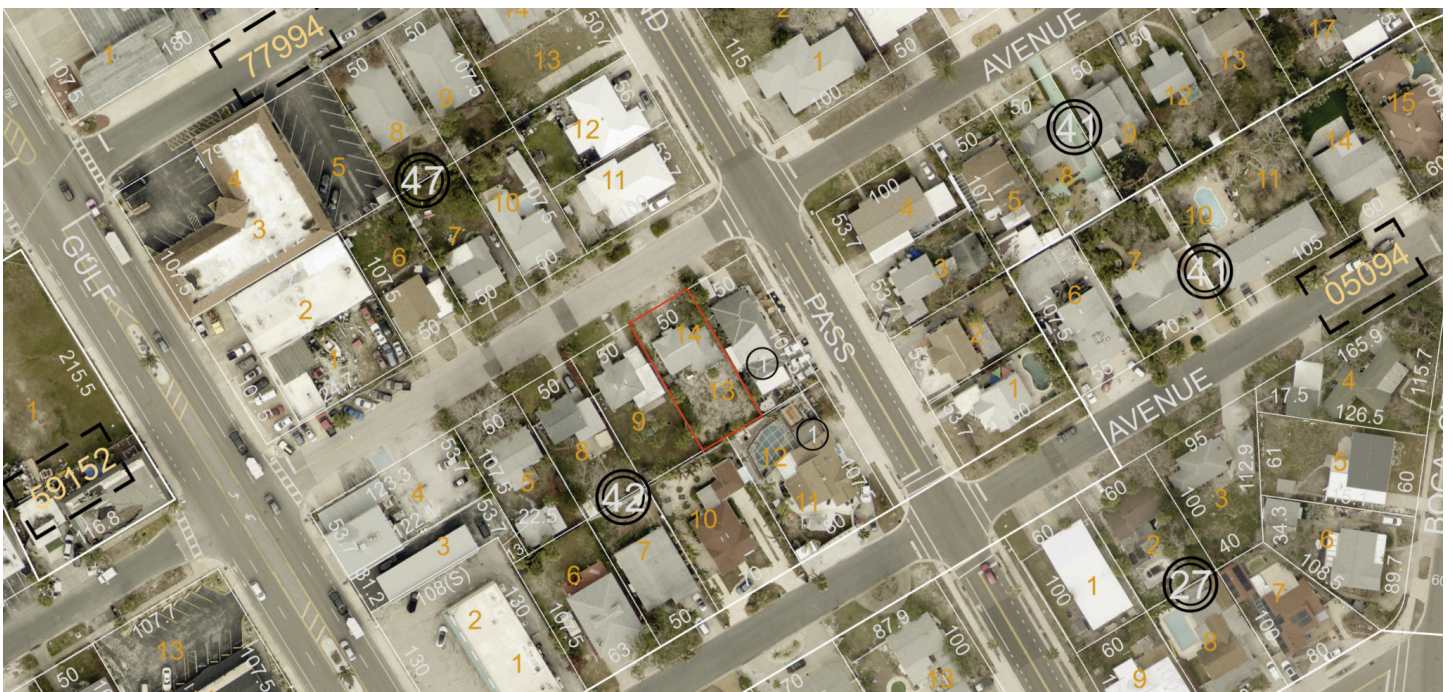
- 3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.

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.

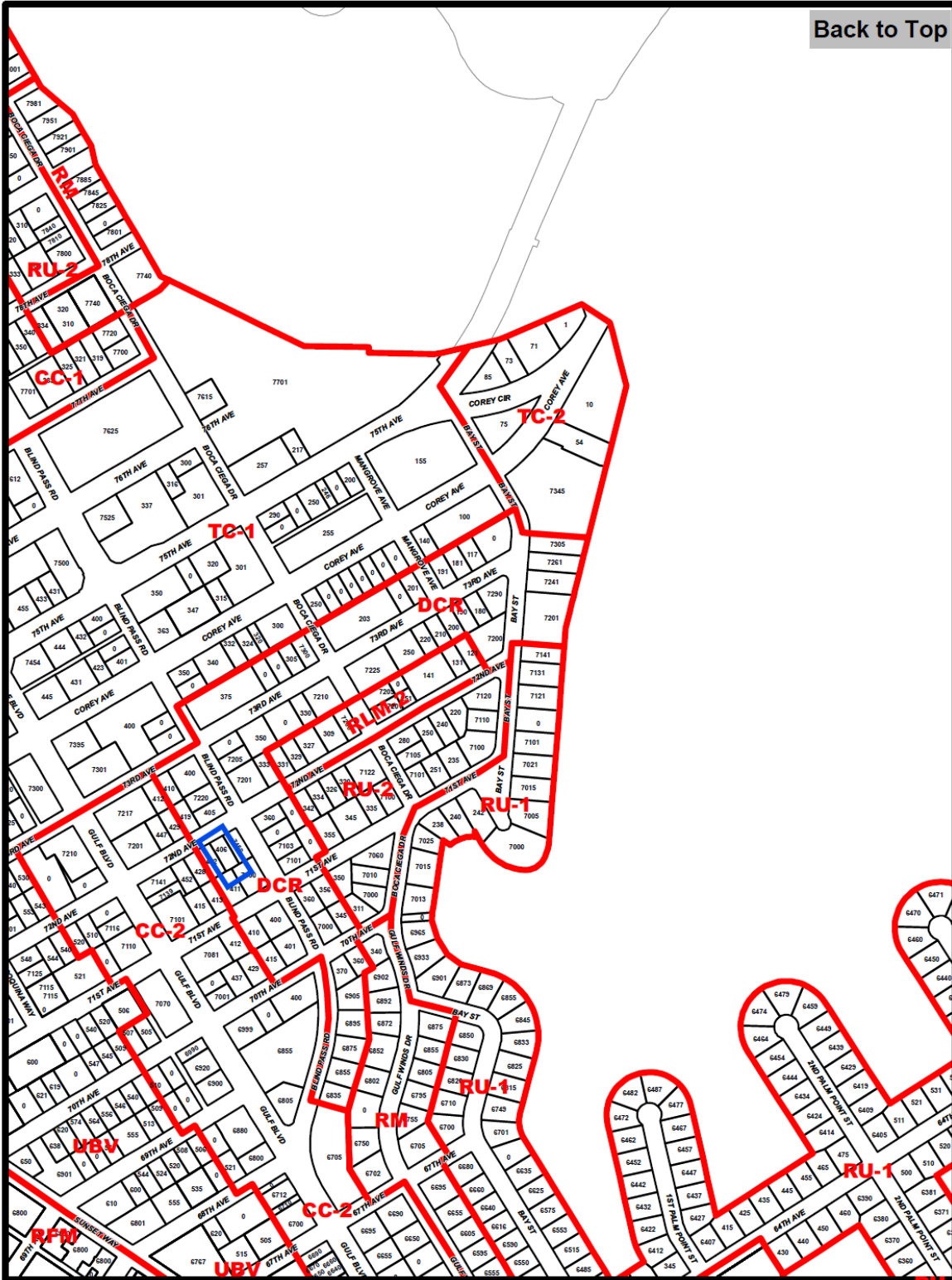
- 4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.

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.



Back to Top



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

Zoning, Zoning Description

- AC, Activity Center
- BHCR, 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
- CDREA, 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/O/S, Recreational/Open Space
- R/O/S/P, Recreational/Open Space/Preservation
- R/O/S/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 District / Resort Facilities Overlay
- RM, Residential District
- RMP, Residential District/Preservation
- RMPAG, Residential District/Pass A Grille Overlay
- RMPAG/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/R/FPAG, Tourist Hotel Dist/Resort Facilities Overlay/PAG
- TU, Transportation Utilities
- UBV, Urban Beach Village



Page 4 of 15
Date Saved: 12/20/2012

Path: C:\Users\Zhuo\Desktop\GIS\Zoning\Zoning_2011\1217.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&ymin=3216365.3533693342&basemap=BaseMapParcelAerials&sales=&scale=1128.497176&parcel=36-31-15-77994-042-0130
2. <https://www.stpetebeach.org/202/Planning-Zoning>

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 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) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details)

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

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

Narrative Description of Resource

Archaeological Remains _____ 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) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 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

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:

MAP OF SURVEY

SUBJECT ADDRESS:

**406 72ND AVE
ST PETE BEACH FL 33706**

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.

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

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:

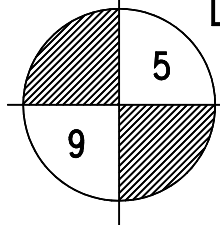
- (FM) FIELD MEASURES
- (D) DEED
- (P) PLAT
- (R/W) RIGHT-OF-WAY
- (NR) NON RADIAL LINE
- (IP) IRON PIPE
- (I/R) IRON ROD
- (CM) CONCRETE MONUMENT
- E- ELECTRIC LINE
- (4.53) DENOTES ELEVATION
- T- TELEPHONE LINE
- X- FENCE
- (FH) FIRE HYDRANT
- ENC ENCROACHMENT
- (WV) WATER VALVE
- (WM) WATER METER
- (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



LAWRENCE E. POWERS

P: 727-537-9895

E: SURVEYINGSTPETE@GMAIL.COM

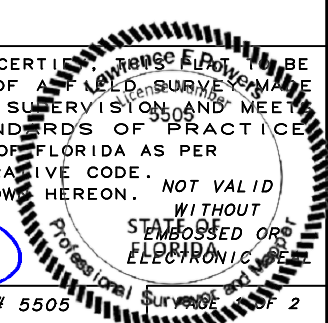
WWW.SURVEYINGSTPETE.COM

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

I THE UNDERSIGNED HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEET 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.

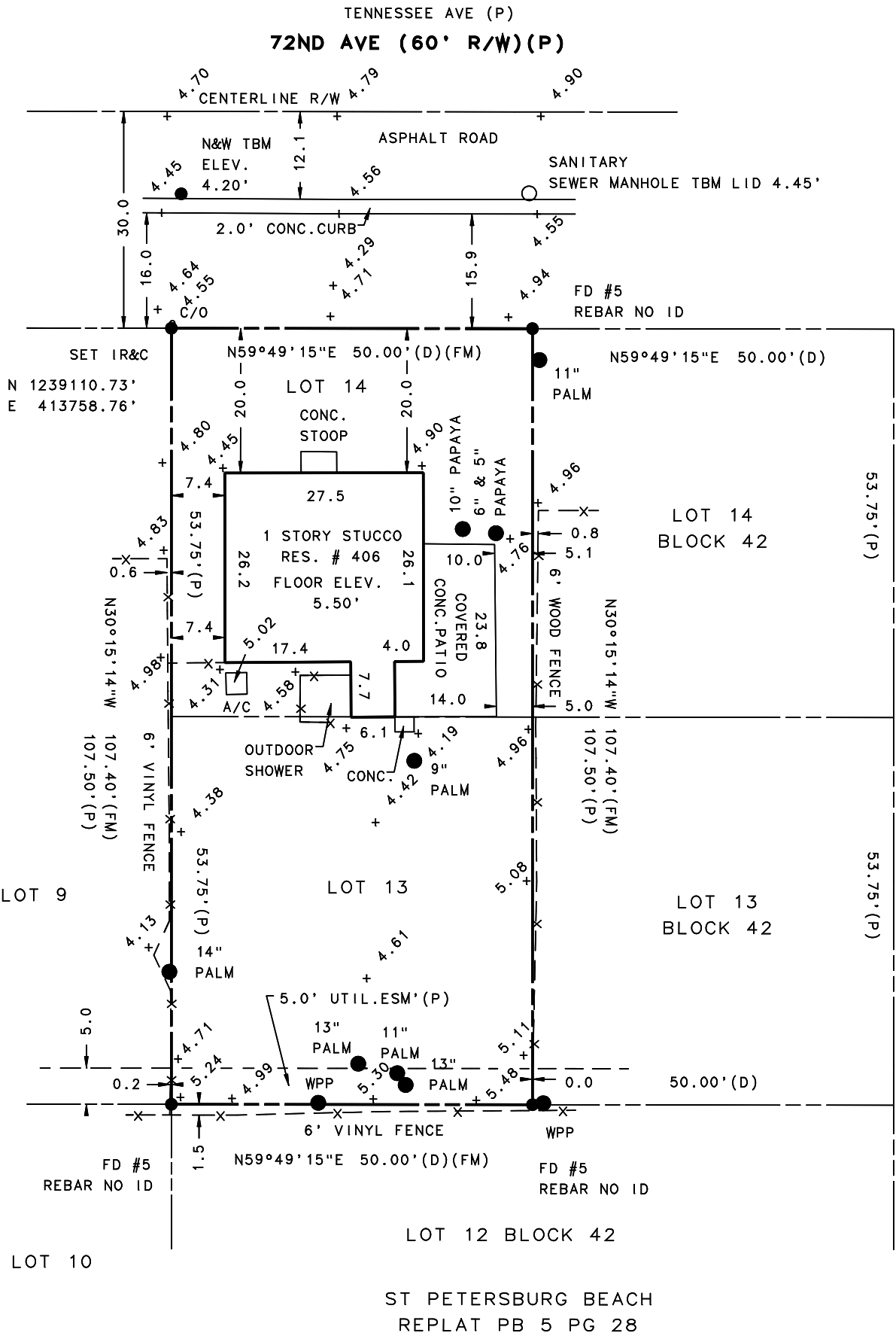
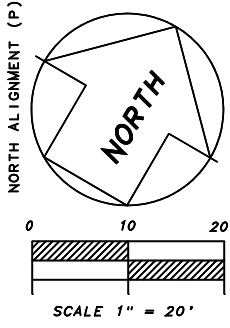
Lawrence E. Powers

LAWRENCE E. POWERS LS # 5505



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: January 8, 2026

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 residential 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 horizontal 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 horizontal 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;

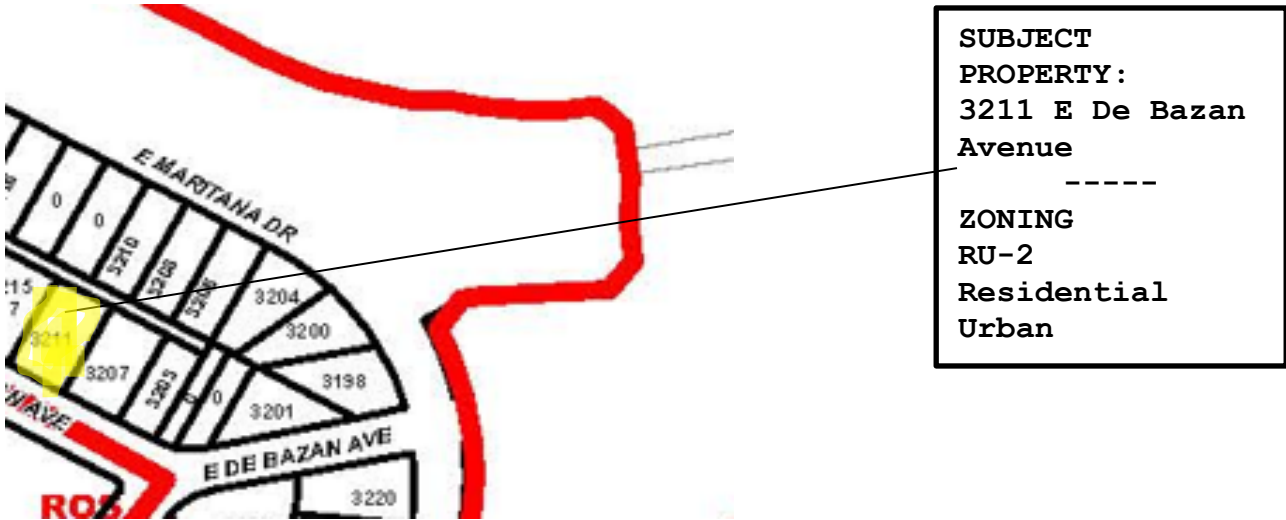
Staff analysis: Staff supports this application to locally designate 3211 E DeBazan Avenue as a historic property. Staff find that this property is significant in the following areas:

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

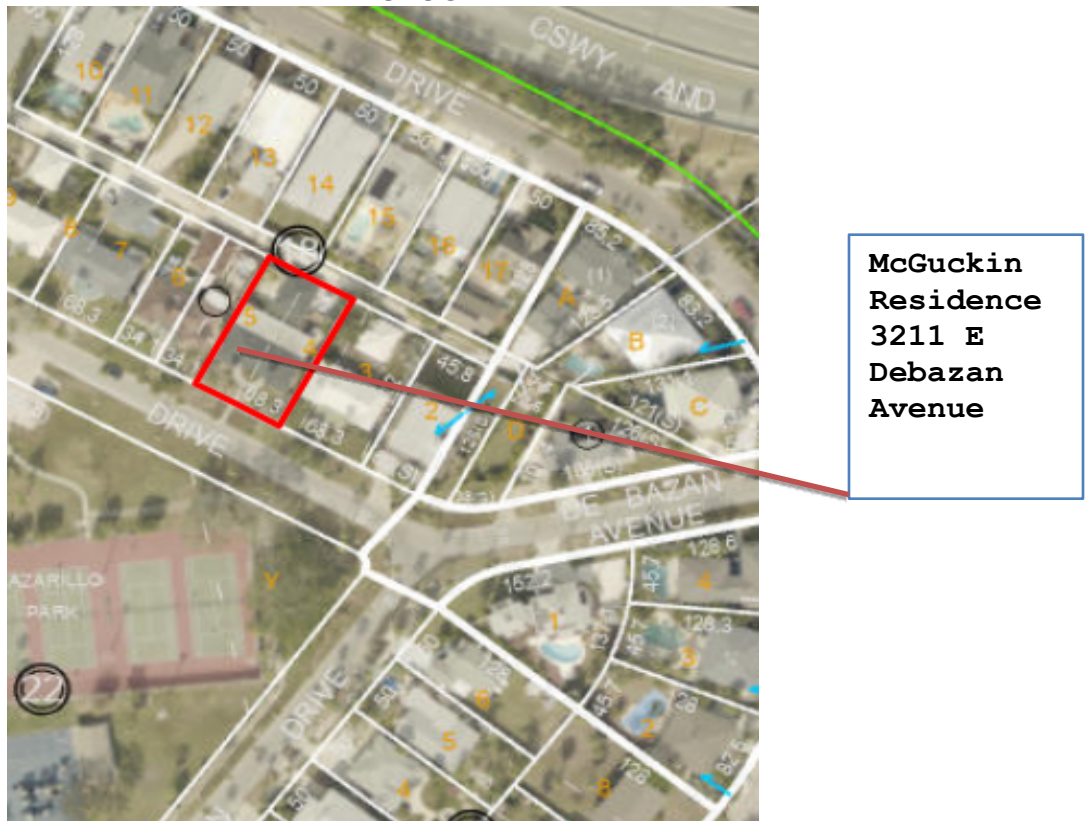
Staff recommendation: Staff recommend APPROVAL of the Local Historic Designation of this residential property located at 3211 E DeBazan Avenue because it:

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

ZONING MAP



AERIAL PHOTOGRAPH



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

Agent or Representative Name & Address

Thomas & Beverly McGuckin

Sam Angelides, Angelides Inc

3211 E DeBazan Avenue

3990 Belle Vista Dr

St. Pete Beach, FL 33706

St. Pete Beach, FL 33706

Phone (734) 358 6201

Phone (727) 394 8406

Email Address nippon33@hotmail.com

Email Address samjr@angelidesbuilders.com

Property Address, Legal Description, Parcel ID

3211 E DeBazan Avenue, 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 Avenue, 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

Housing for VA workers of the Don CeSar

Current Functions

3 Unit Multifamily Residence Comprising of
2 Buildings

DESCRIPTON

Architectural Classification

Mediterranean Revival

Materials

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 or master plan, and when no other building or association has survived; and
- Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

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

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

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

Areas of Significance (please describe the following):

1. Period of Significance

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

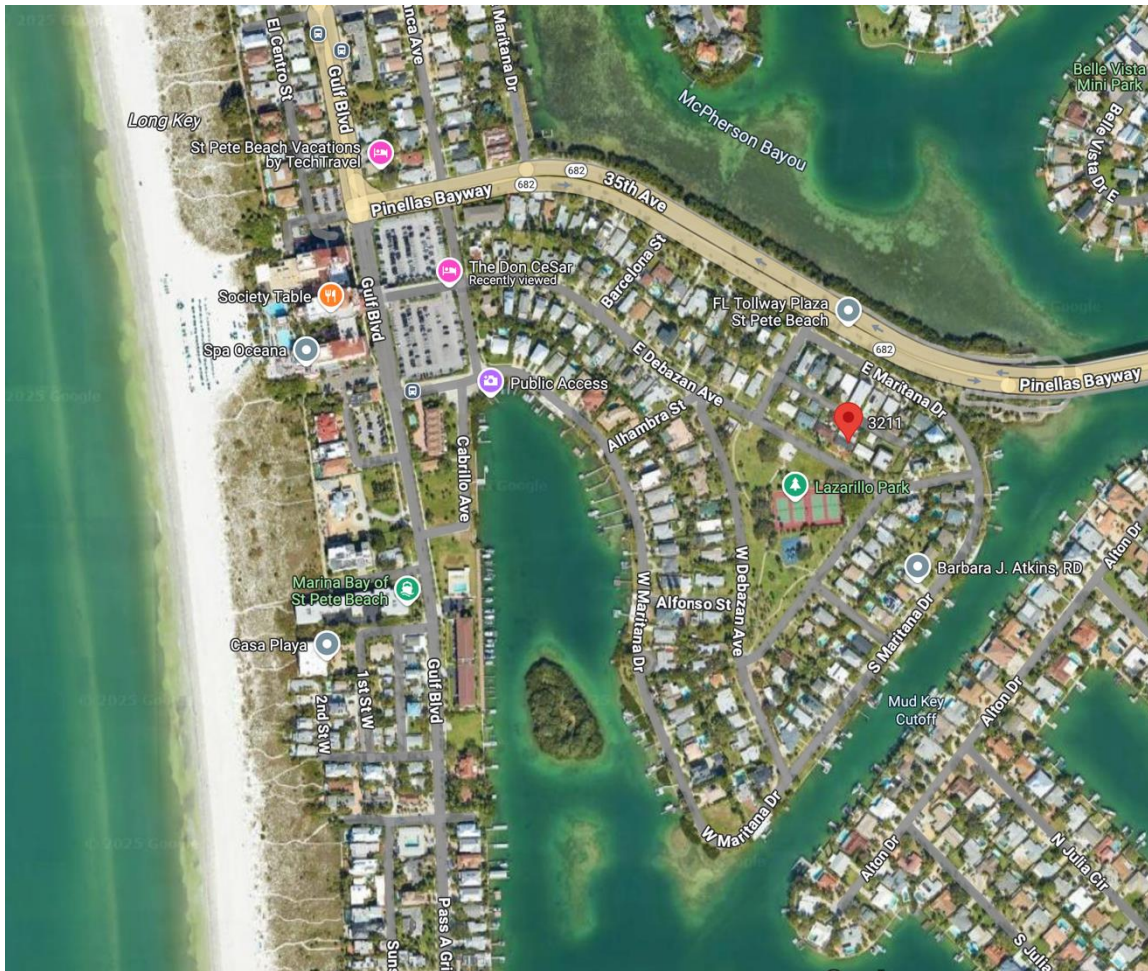
Following hurricanes Helene & Milton, 3211 E De Bazan Avenue is in good structural shape, but the interiors of all the units are in need of rehabilitation. Future flooding events would pose a threat to the home.

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





ADDRESS
321 E DE BAZAN AVE
ST PETERSBURG, FL

COPYRIGHT 2011

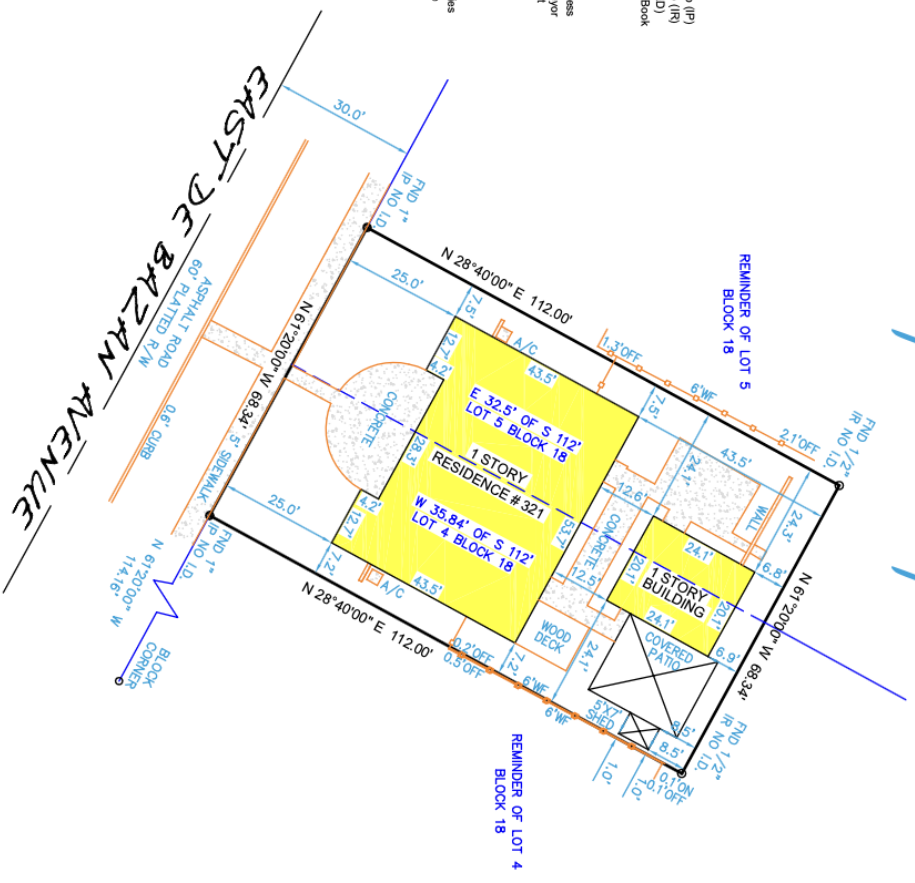
JOB #:	VLSR21-55700
CLIENT #:	
FIELD DATE:	010/06/21
CREW:	2300
DRAFTER:	ARM
APPROVED:	JEW
SCALE:	1" = 30'

X Borrower's Acknowledgment and Acceptance
X Borrower's Acknowledgment and Acceptance

- LEGEND**
- = Iron Pin & Cap (IP)
 - = Iron Nail & Cap (IN)
 - = Nail & Disk (ND)
 - OR Book = Official Record Book
 - PB = Plat Book
 - Pg = Page
 - FND = Found
 - ID = Identification
 - LS = Licensed Surveyor
 - PE = Plot Equipment
 - A/C = Air Conditioner
 - W = Water Meter
 - CONC = Concrete
 - DOCK = Dock
 - = Power Pole
 - = Overhead Utilities
 - ONOFF = On-Station Site
 - PF = PUC Fence
 - WF = Wood Fence

Boundary Survey

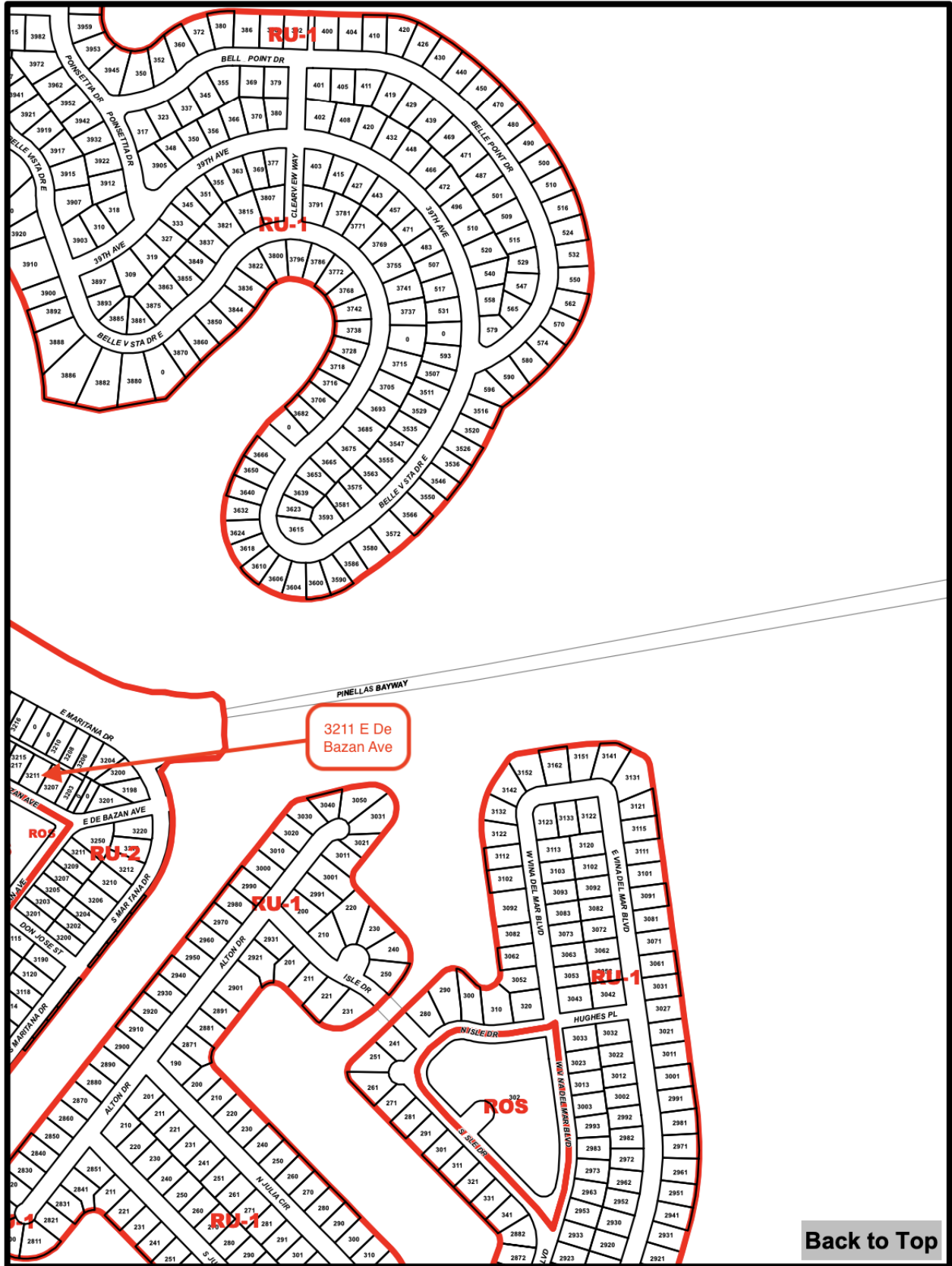
EASEMENT NOTE:
SUBJECT TO EASEMENTS NOTED ON RECORD PLAT.



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-SHP PLATS, according to the map or plat thereof as recorded in Plat Book 13, Page 15 through 20, Public Records of Pinellas County, Florida.

<p>CERTIFIED TO: (AS FURNISHED) FIDELITY NATIONAL TITLE</p>			
<p>FLOOD ZONE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE" AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, PER 17A.M.C. PANEL NUMBER 12-0002(85), LAST REVISION DATE 08/03/2005. THE FLOOD ZONE INFORMATION IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.</p>			
<p>LIST OF POSSIBLE ENCROACHMENTS: FENCES CROSS PROPERTY, OWNERSHIP NOT DETERMINED.</p>			
<p>BASIS OF BEARING BEARINGS ARE BASED ON THE SOUTHLINE OF SUBJECT PROPERTY WHICH HAS A BEARING OF N61°20'00" W PER PLAT.</p>			
<p>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 framing and should not be used for construction purposes. 3. Additional monuments may be present other than the sighting party or parties as prohibited without the written consent of the surveying 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 turned to the Surveyor. 5. Boundary dimensions for improvements should not be used by reconstructed boundary lines.</p>			
<p>THIS SURVEY IS PREPARED FOR THE EXCLUSIVE AND BENEFIT OF THE PARTIES LISTED HEREON AND IS NOT TO BE TRANSFERRED OR ASSIGNED.</p>			
<p>LB7788</p>			
<p>9415 Pennsylvania Ave, Winter Park, FL 32789 (888) 396-8474</p>			
<p>SURVEYORS CERTIFICATE I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.</p>			
<p>Joseph E. Williamson, PLS PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION #6673 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER</p>		<p>DATED: 10/07/21</p>	
DATE	REVISION	DATE	REVISION

Zoning Map



[Back to Top](#)

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

Zoning, Zoning Description	
AC, Activity Center	DCR, Downtown Core Residential
BHC/P, Boutique Hotel Condo/Preservation	INS, Institutional
BR, Bayou Residential	INS/PAG, Institutional/Pass A Grille Overlay
CC-1, Commercial Corridor Blind Pass	LR, Large Resort
CC-2, Commercial Corridor Gulf Blvd	LR/P, Large Resort/Preservation
CC-2/UBV, Commercial Corridor Gulf Blvd/Upham Beach Village	P, Preservation
CG-1, Commercial District	R/OS, Recreational/Open Space
CG-2, Commercial District	R/OS/P, Recreational/Open Space/Preservation
CRD/EA, Community Redevelopment District/Eighth Avenue	R/OS/PAG, Recreation/Open Space/Pass A Grille Overlay
	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
	RMP, Residential District/Preservation
	RMPAG, Residential District/Pass A Grille Overlay
	RMPAG/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 District
	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



Path: G:\User Data\Mapa\Zoning\Zoning_Book11a1.raster

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.paradiseneewsfl.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: January 8, 2026

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, using 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 horizontal 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 – 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. *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.**

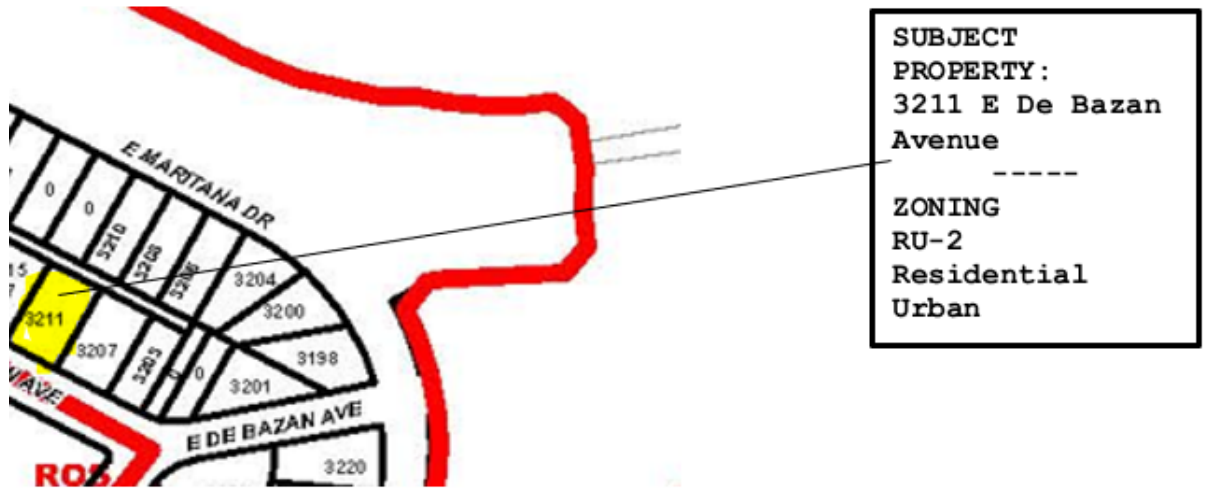
Per the applicant. The A/C is existing and placed in areas concealed from views of the street.

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 Avenue
 St. Pete Beach, FL 33706

Representative Name & Address

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

Phone (734) 358 6201

Phone (727) 394 8406

Property Address and Legal Description

3211 E DeBazan Avenue, 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 distinctive 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)

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

Owner/Applicant Signature

11/3/25

Date

ANGELIDES INC

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

3211 E De Bazan Ave Materials

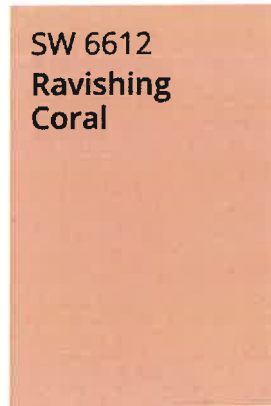
Colors:

House Color

Exterior Door Color

Trim and Column Color

(Keep Existing, Historic Color)



SW 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:

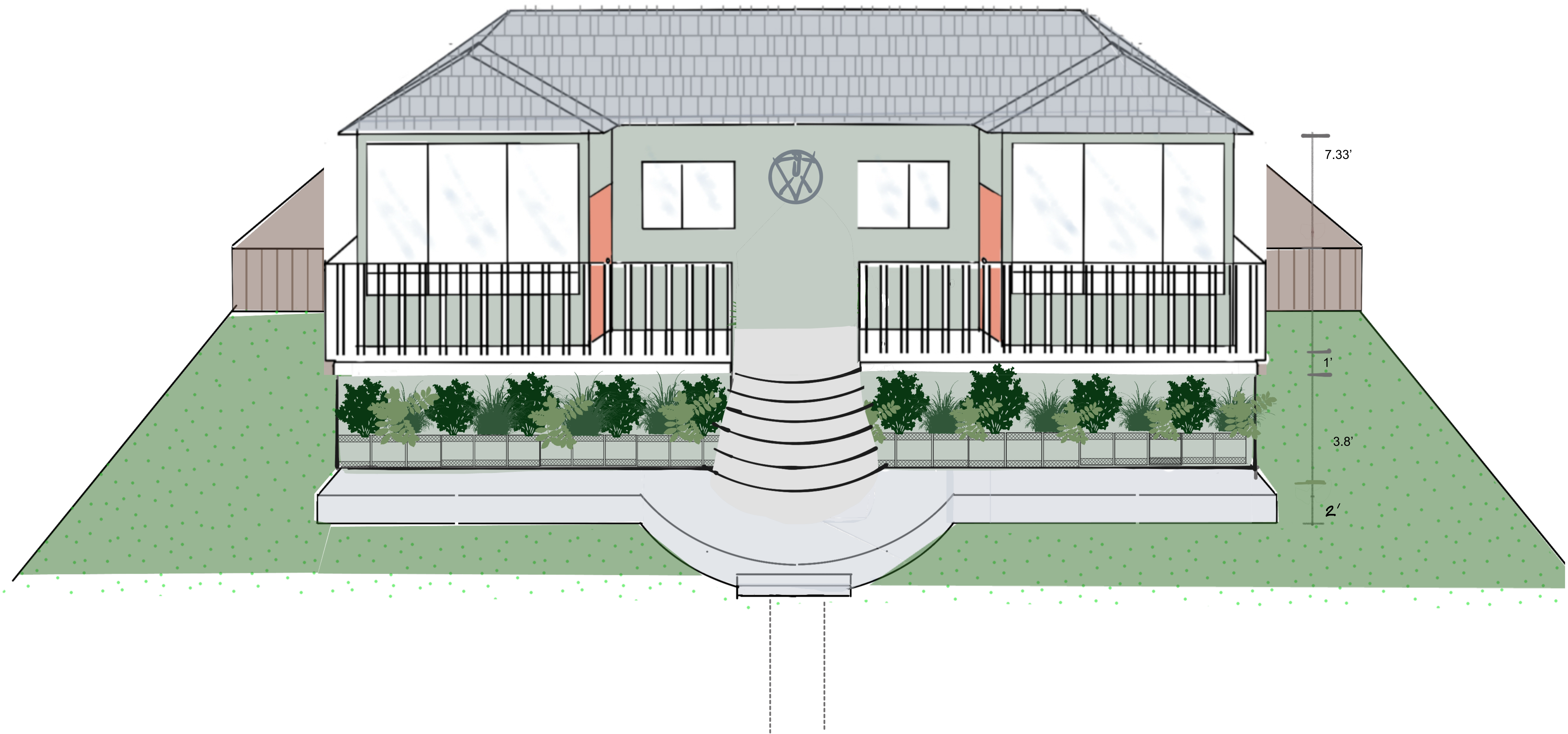


2nd Floor Front & Rear Balcony Doors:



53.7'

Duplex front



7.33'

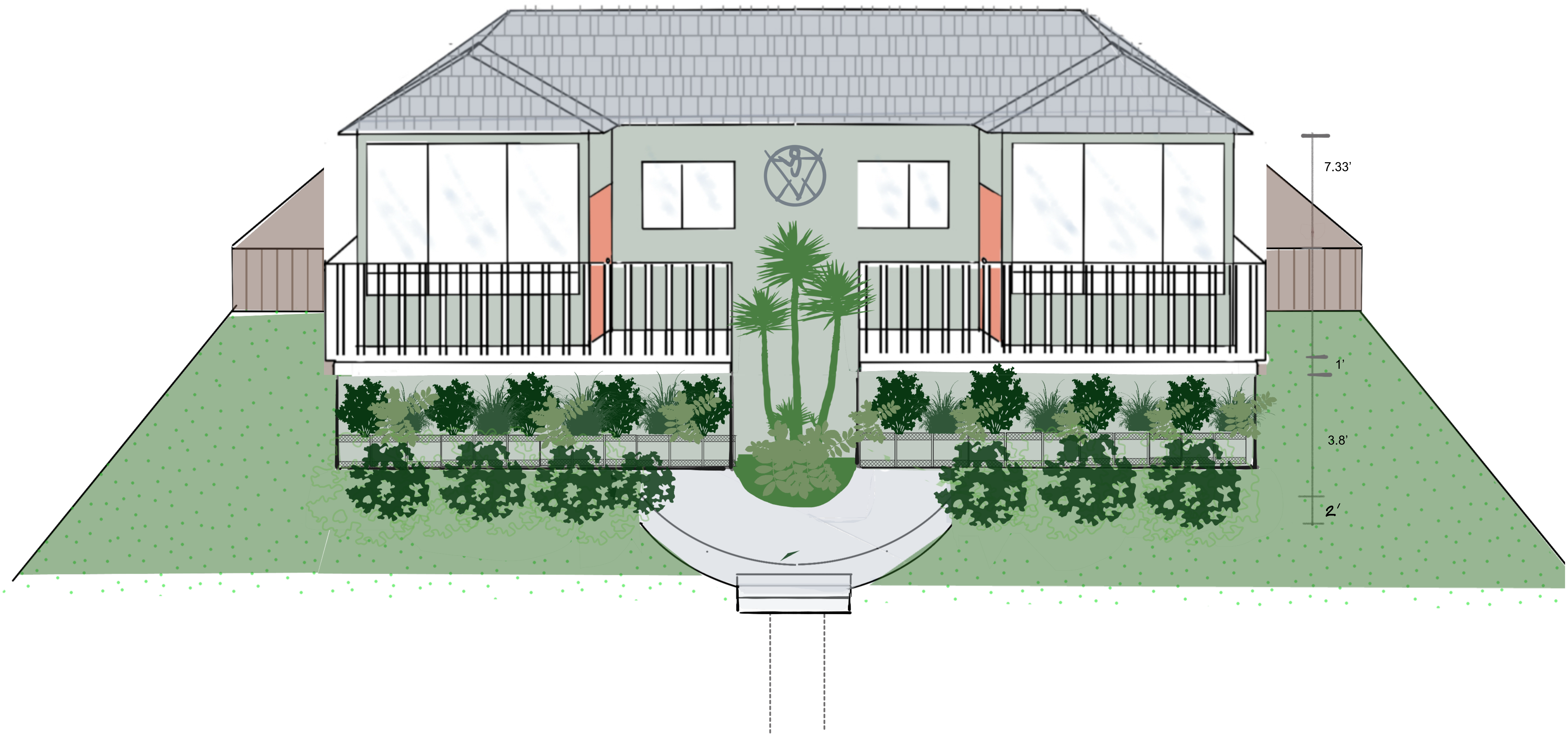
1'

3.8'

2'

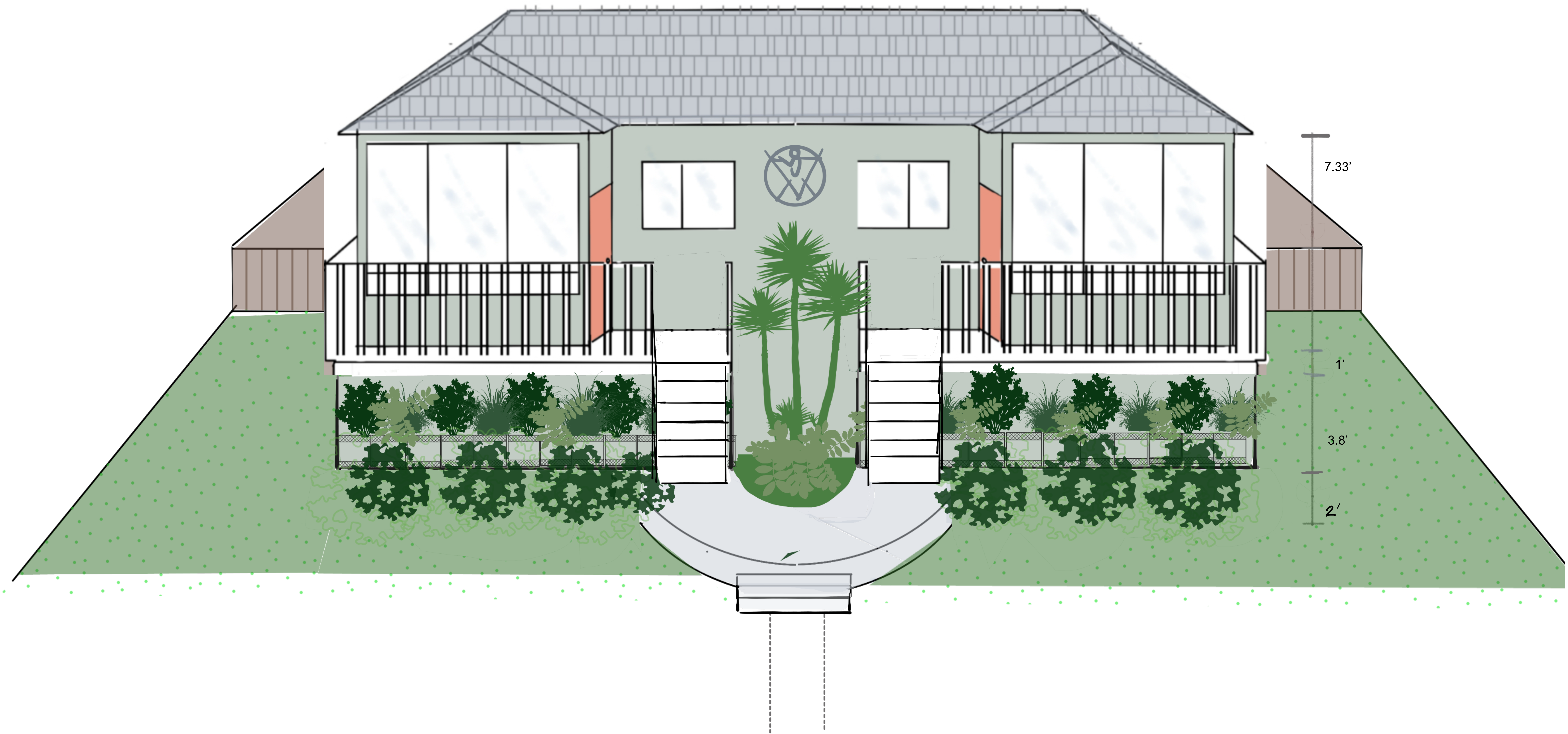
53.7'

Duplex front

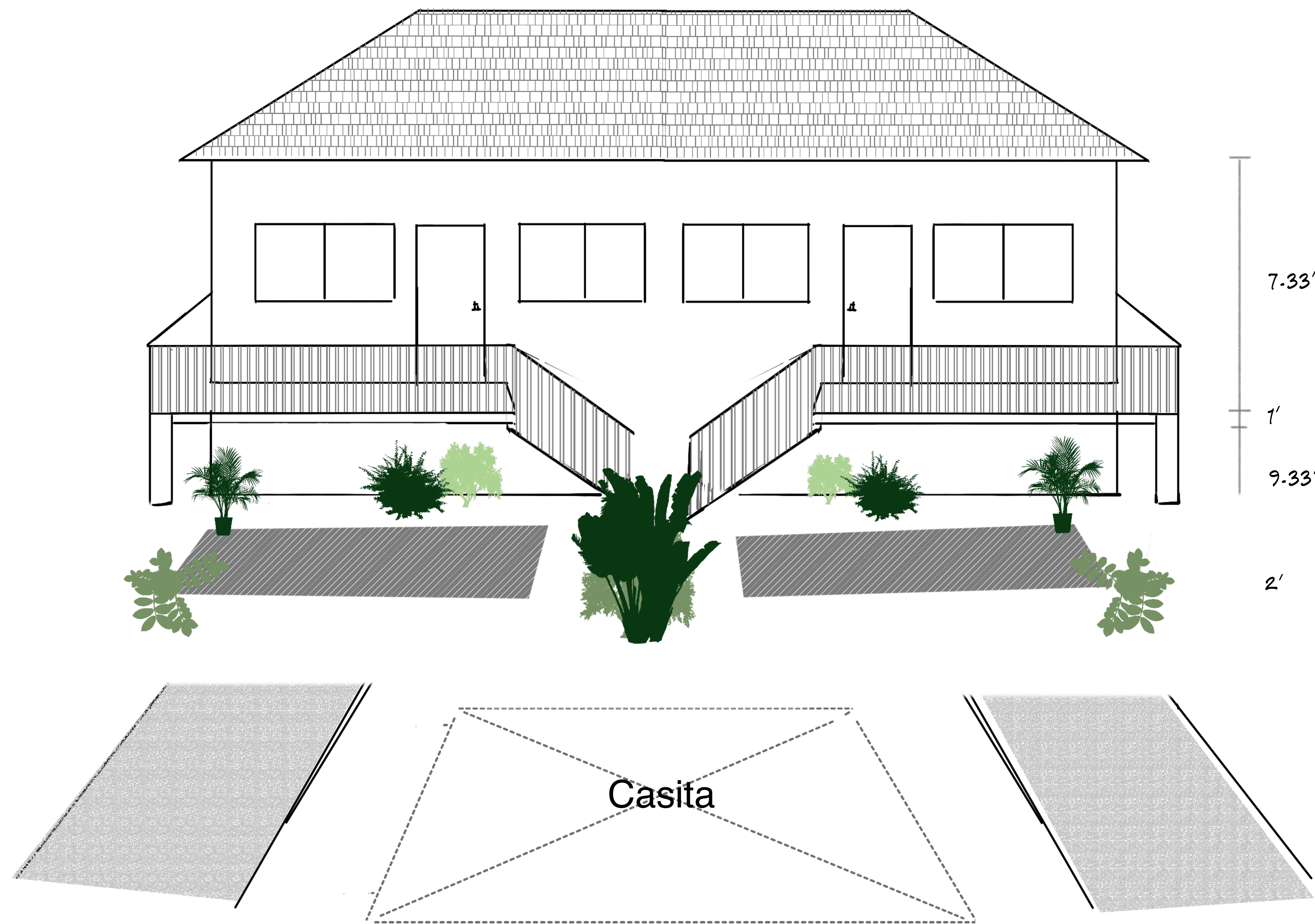


53.7'

Duplex front

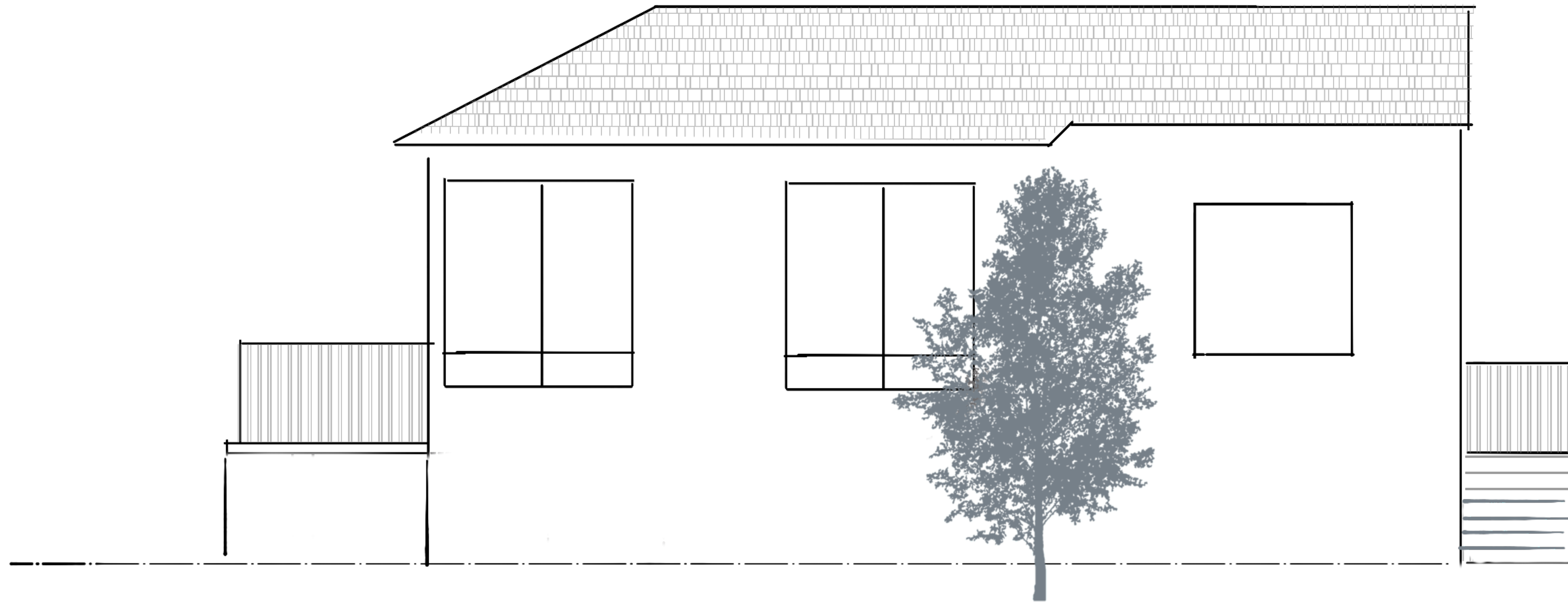


53.7'
Duplex Rear



Casita

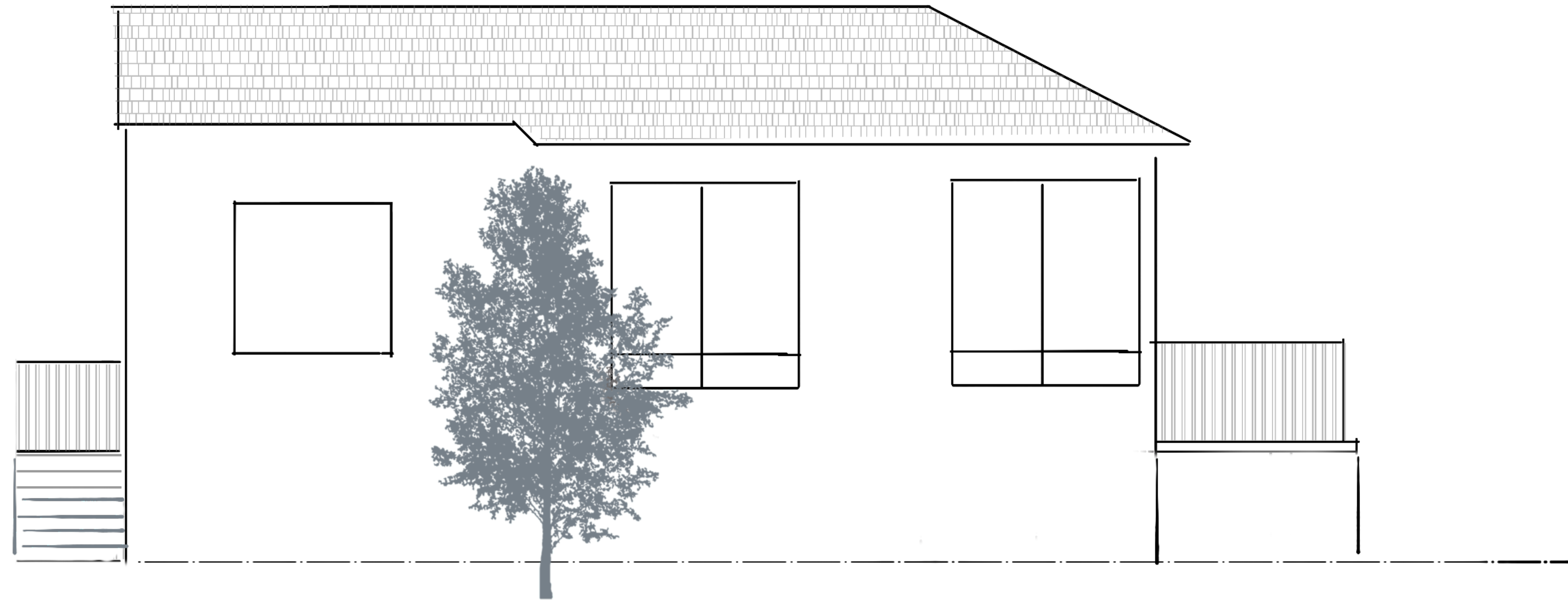
Duplex East Side

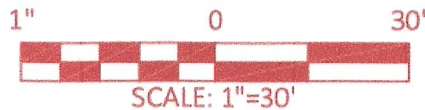
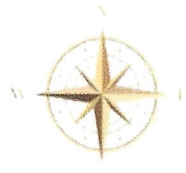


Casita

Duplex West Side

Casita



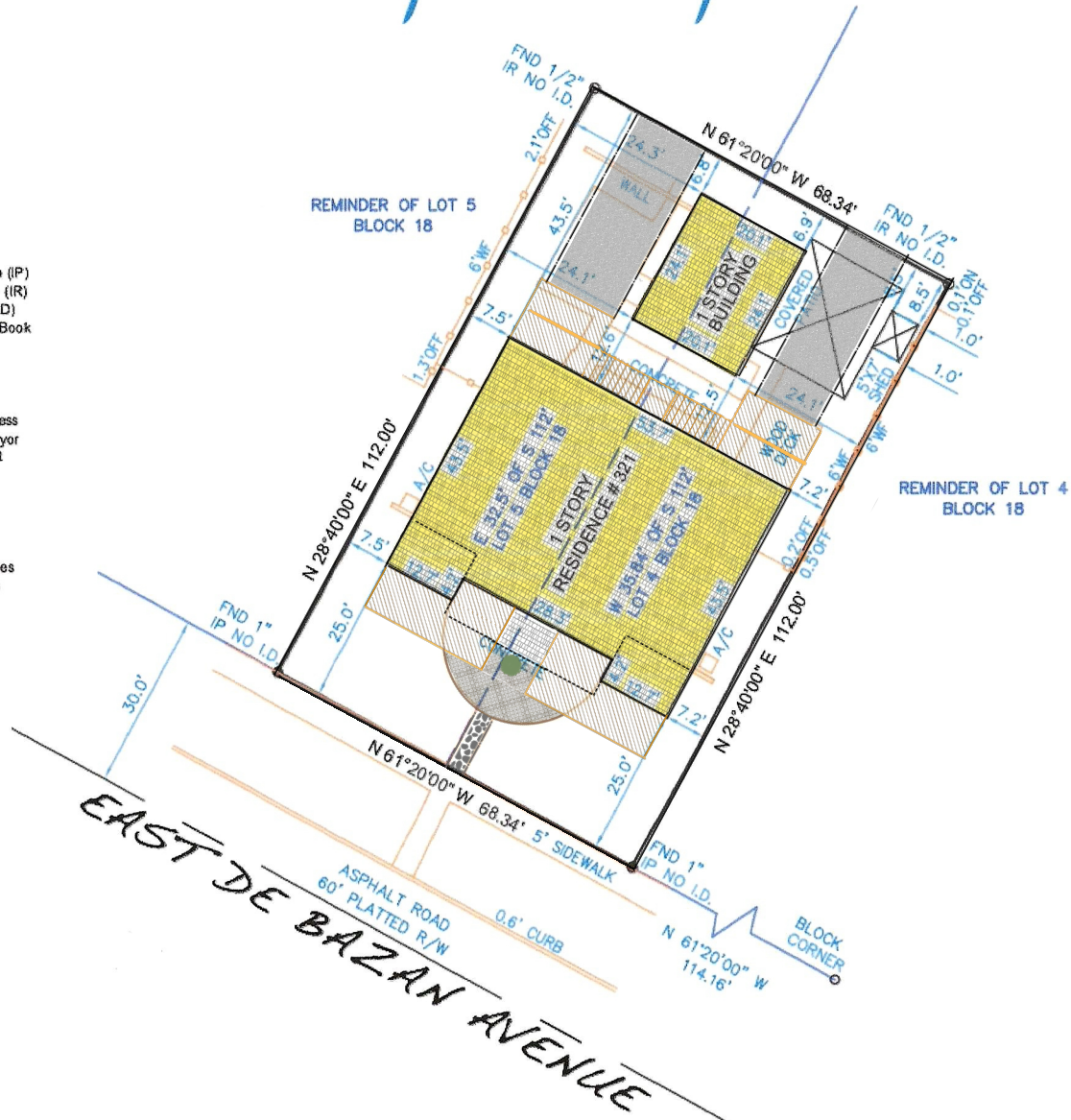


SCALE: 1"=30'



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



EASEMENT NOTE:
SUBJECT TO EASEMENTS NOTED ON
RECORD PLAT.

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 08/03/2003 (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

- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
- The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
- 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.
- 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.
- 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
SURVEYORS

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
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

DATED: 10/07/21

DATE	REVISION	DATE	REVISION

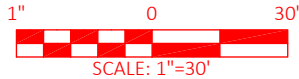
Legal Description (per OR Book 21439, Page 2486)

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.

COPYRIGHT 2011

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

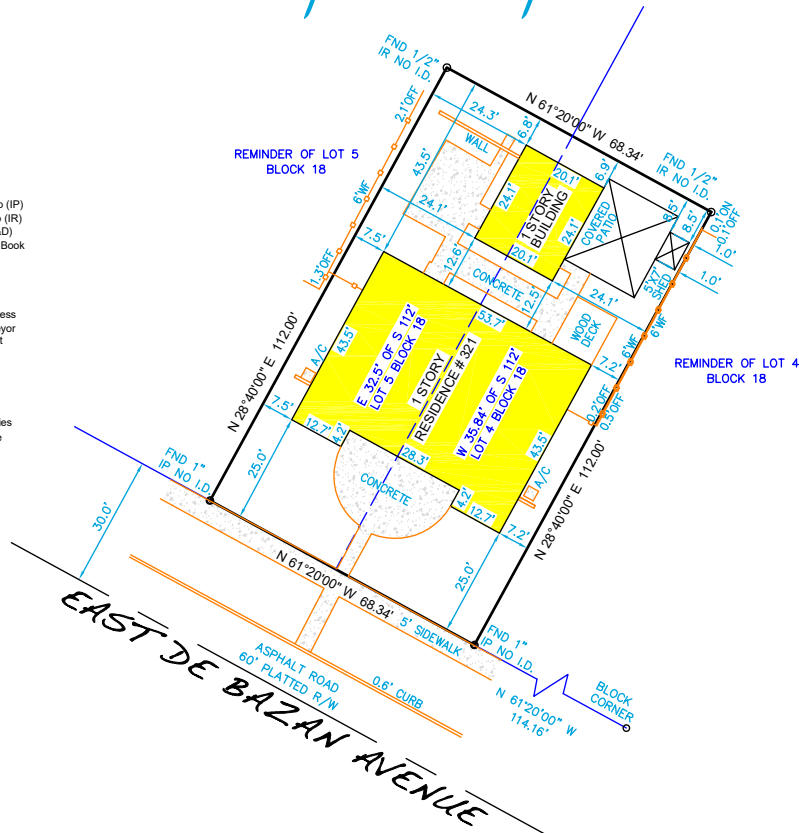


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 - Power Pole
 - Overhead Utilities
 - ON/OFF = On Site/Off Site
 - PF = PVC Fence
 - WF = Wood Fence

Boundary Survey

EASEMENT NOTE:
SUBJECT TO EASEMENTS NOTED ON
RECORD PLAT.



CERTIFIED TO: (AS FURNISHED)
FIDELITY NATIONAL TITLE

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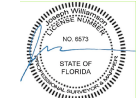
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LB 7788



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CREW:	2300
DRAFTER:	ARM
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SCALE:	1" = 30'

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**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: January 8, 2026

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 1 st 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 1 st 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 – 1 st 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

Phone

417-425-5221

Representative Name & Address

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

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



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

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

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

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

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

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)

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

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

Michael Basile

11/04/2025

Owner/Applicant Signature

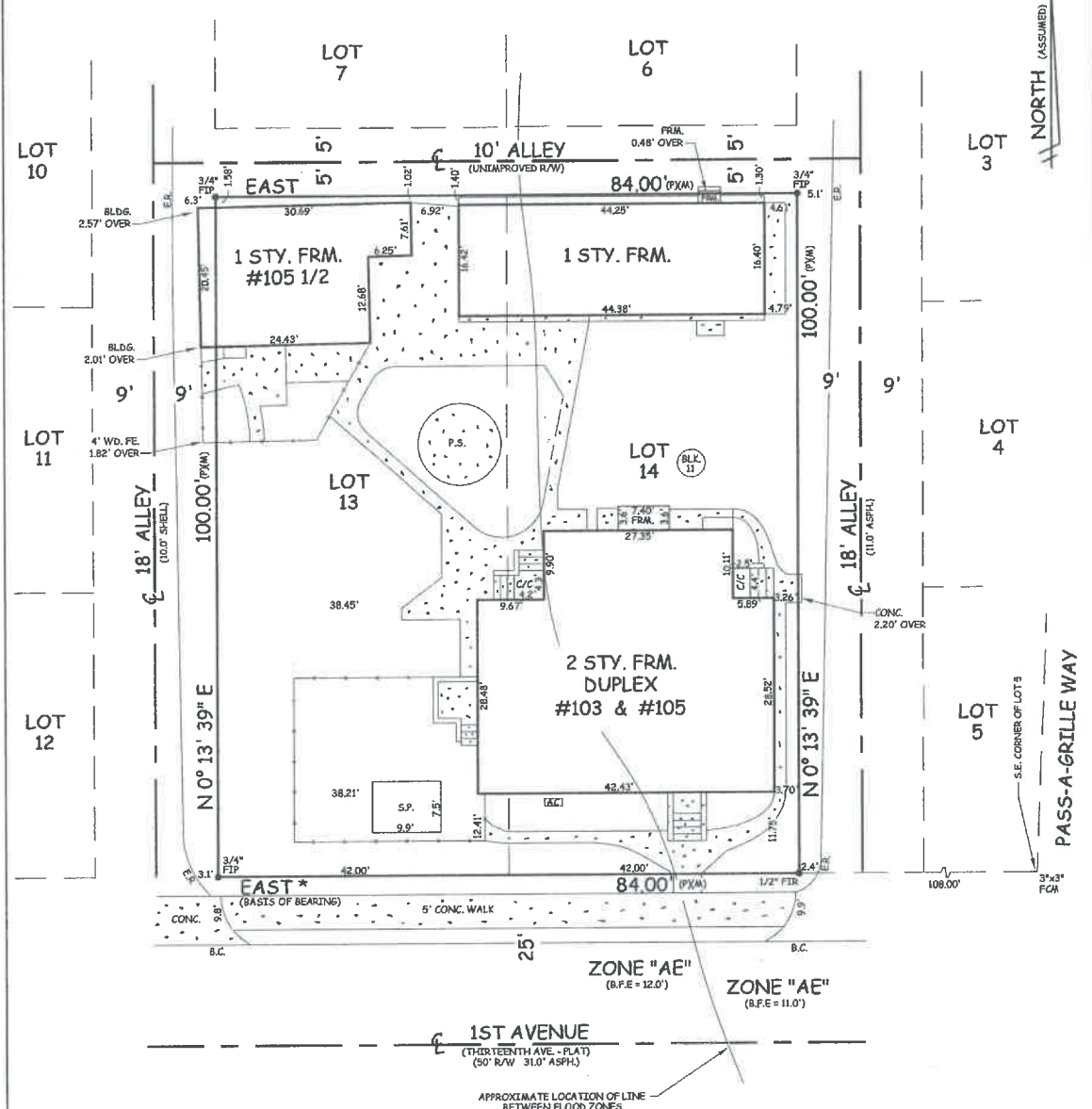
Date

Applicant - Suncoast Wrecking

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



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(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EMBEZZLEMENTS, 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 61-17, 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 ENDORSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

LEGEND:	FD - FOUND	R - RADIUS	M/S - METAL SHED	W/W - WING WALL	ESMT - EASEMENT	G.H. - OVERHANG
F.I.P. - FOUND IRON PIPE	N.A.D. - NAIL AND DISK	A - ARC	ALLUM - ALLUMINUM	C - CENTERLINE	M.H. - MANHOLE	CAR. - GARAGE
F.C.M. - FOUND CONCRETE MONUMENT	P.O.L. - POINT O/W LINE	C - CHORD	W.H. - WATER HEATER	R/W - RIGHT OF WAY	CONC. - CONCRETE	C/W. - COVERED WOOD
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	Δ - DELTA	P.S. - PATIO STONE	(P) - PLAT	CLR. - CLEAR	C.P.S. - COVERED PATIO STONE
S.I.R. - SET IRON ROD 1/2" LB #7410	P.T. - POINT OF TANGENCY	R/W - RIGHT OF WAY	C.P. - CARPORT	(C) - CALCULATION	COL. - COLUMN	CONC. - COVERED CONCRETE
P.R.C. - POINT OF REVERSE CURVATURE	P.I. - POINT OF INTERSECTION	PL - PLANTER	PL - PLANTER	(C) - CED	WD. - WOOD	A/C. - AIR CONDITIONER
P.C.C. - POINT OF COMPOUND CURVATURE	X.X.X. - FENCE	MAS. - MASONRY	B.C. - BACK OF CURB	(M) - MEASURED	BLK. - BLOCK	S.P. - SCREENED PORCH
F.N. FLR. - FINISHED FLOOR ELEVATION	FE - FENCE	FRM. - FRAME	E.P. - EDGE OF PAVEMENT	N. - NORTH	S/W - SEAWALL	P-P - OVERHEAD POWER LINES
P.R.M. - PERMANENT REFERENCE MONUMENT	C.L.F. - CHAIN LINK FENCE	G.I. - GRATE INLET	E.R. - EDGE OF ROAD	S. - SOUTH	ASPH. - ASPHALT	-TT- OVERHEAD TELEPHONE LINES
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	ADJ. - ADJACENT FENCE	C.B. - CATCH BASIN	E.O.W. - EDGE OF WATER	E. - EAST	UTIL. - UTILITY	P.P. - POWER POLE
	ADJ. - ADJACENT	F.H. - FIRE HYDRANT	T.O.B. - TOP OF BANK	W. - WEST	DR. - DRAINAGE	LP. - LIGHT POLE

Edward D. Murphy
EDWARD D. MURPHY REG. P.L.S. # 5322

SITE PLAN

DEMO PLAN

Address: 103 1st Ave

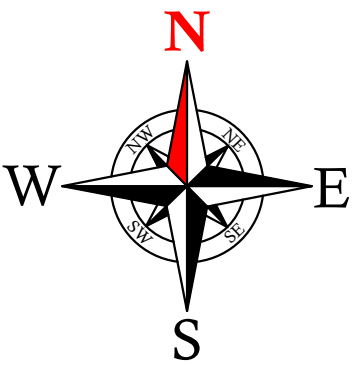
St Pete Beach, FL 33706

Parcel ID: 19-32-16-58932-011-0130

Lot area: 0.19 Acres

Plot Size: 11"x17"

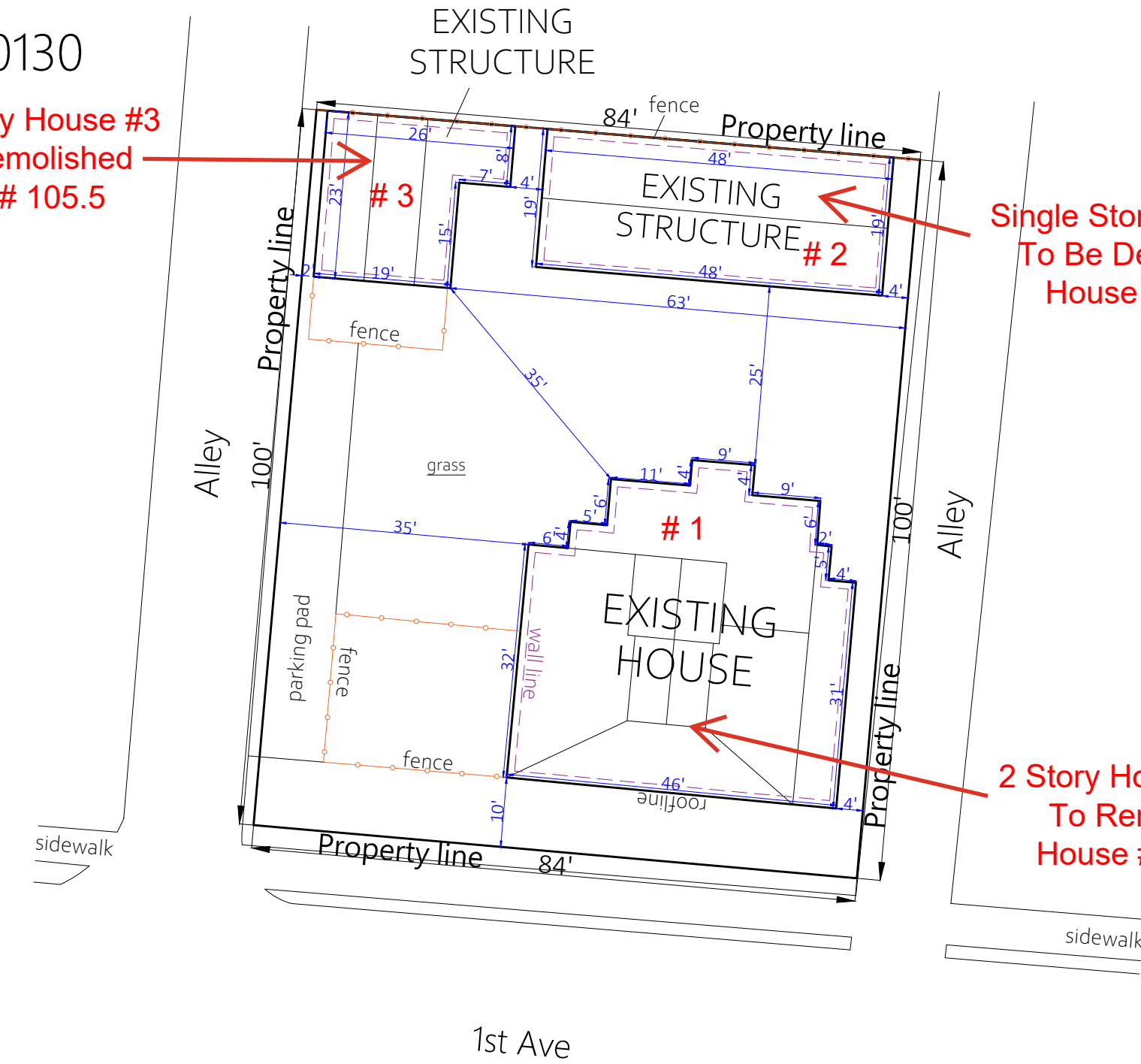
Drawing scale: 1"=20'



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



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)

Marilyn Nolan
Signature of license holder Property Owner

Michael Basile
Signature of agent

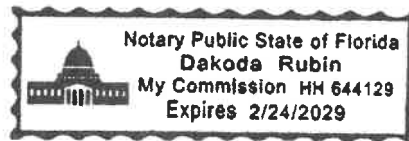
Michael Basile

The foregoing instrument was acknowledged before me this 10 day
of November 2025 by MARILYN NOLAN who
is personally known _____ or produced DRIVER license as
identification.

[Signature]
(Notary Signature)

11/10/25
(Date)

My commission expires 2/24/29





10

Red graffiti on the curb.







CONDEMNED



CONDEMNED



















FOR RENT
CONTACT: [unreadable]





THE PART...

Engineered for 100 M...

Streamlined Construction

Leading Warranty Fast T...

Construction Peo...

Lower Floor

100 M...

100 M...



CITY OF ST. PETERS BEACH
CONDEMNED



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 Guidebook - Front Content

Action Request: None - for discussion purposes.

Strategic Objective:

Date: January 8, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff has added examples of new construction, historic and renovated homes that are partially or fully elevated, and examples of historic homes that have been added on to and retained their character. Pending Board input, Staff believes that the commitments from the Board for their input into this design guidebook has been completed with these content additions. When the City's consultant has finalized their portion of the guidebook, Staff will put the content together and present it for acceptance prior to the City Commission's adoption hearing for the Land Development Code Division 20 and 40 amendments.

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. Pass-A-Grille is the southern tip of the barrier island of Long Key, which is now known as St. Pete Beach. Pass-A-Grille 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, Pass-A-Grille 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 Pass-A-Grille officially became a town and had its own post office. Being an island Pass-A-Grille 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. Pass-A-Grille is arguably the oldest "recreational beach on Florida's west coast. By the time a bridge was built in 1919 Pass-A-Grille 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. Pass-A-Grille 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 Pass-A-Grille since it predated this beach boom. Accordingly, much of the architecture found in Pass-A-Grille remained throughout the rest of the twentieth century. Recognizing the unique and distinct community Pass-A-Grille 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 Pass-A-Grille south of 32nd avenue.

The following was written about Pass-A-Grille Beach:

"Although Pass-A-Grille 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, Pass-A-Grille 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 Pass-A-Grille 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 Pass-A-Grille 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 Pass-A-Grille. Pass-A-Grille 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
- 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.

Examples of Preferred New Construction, Renovated and Elevated Historic Buildings, and Additions

New Construction

Address: 105 Gulf Way

Summary: Built in 2004, the coastal/Key West-style residence is a good example of effective three-story construction that provides adequate architectural detailing and upper-story recession to avoid a building massing that is dramatically out of scale with its surrounding, more modest, historic neighbors. Placement of large open entry and seating decks at the first and second stories help to recede the walls of the building to avoid a towering effect when viewed from the sidewalk, and the orientation and pitch of the center roofline helps to give the appearance of a half story, despite the third story possessing nearly the same square footage as the second story. Significant landscape screening of the ground floor complements the architecture.



Address: 103 19th Avenue

Summary: While the residence lacks the ground-floor opaqueness required of new builds in Pass-A-Grille, the 1989 residence effectively utilizes a split-level design between the ground-floor parking, mezzanine porch, and first living level to reduce bulk and massing of the three-story structure. This massing is further reduced by the upper-level half story, providing for nearly half of the living space of the story below it while integrating with the moderately pitched roof of the residence to control the structure's massing and scale.



Address: 1405 Pass A Grille Way

Summary: This home, built in 2022, uses front voids, a defined porch, articulation of tertiary features, and effective secondary massing with staggering of the rooflines to effectively fit in with the surrounding neighborhood. The residence utilizes exposed rafter tails, fibercement cedar shake-style siding, and decorative gable vent, which are historic features frequently found on historic residences in Pass A Grille.



Address : 109 17th Avenue

Summary: Built in 2019, the subject home is built to nearly the maximum height limit in the zoning district but provides a half story, façade variation and asymmetry, and voids in the ground-floor entry to reduce the massing and scale of the building. The home provides an effective example of how a structure built to nearly 40 feet above grade can be designed to avoid an imposing, monolithic appearance from the sidewalk.



Renovated and Historically-elevated Residences

Address: 1601 and 1603 Pass A Grille Way

Summary: Featuring two of the few Tudor Revival-inspired residences in St. Pete Beach, the subject property contains two separate residences constructed in the 1930s with living levels elevated substantially above grade. 1601's steep roof pitch and the architecture's vertical orientation further supported by its turrets would likely make a modern elevation of the living level to the same or greater height appropriate for the home's design. 1603's ground-floor garage and more Tudor-inspired frame vernacular design replete with similar ground-floor features provides a sensitive accessory dwelling to the primary residence.



Address: 1402 Pass A Grille Way

Summary: The former single-story residence underwent significant modification in 2015, with its living level elevated, asymmetric-height side wings added, and a defined porch constructed at the front entry. The Historic Preservation Board granted a Certificate of Appropriateness for the work, which made the structure floodplain compliant. The structure possesses voids, asymmetry and balancing, and standard material palette across each level as features that align with the current Pass A Grille Overlay District Design Standards.



Address: 2104 Pass A Grille Way

Summary: While the residence's living level is not elevated to the height required for new construction, 2104 Pass A Grille Way's minimal traditional design shows that even small residences can be elevated to protect against sub-100 year floods without significantly affecting the integrity of their design. St. Pete Beach saw flood heights of seven feet NAVD 88 during Hurricane Helene in 2024; homes on lots with a four-foot grade and a living level elevation of two feet may have sustained drywall and flooring damage, but could have avoided the extensive costs of electrical repair faced by homes built and maintained at grade.



Additions to Historic Residences

Address: 1805 Pass A Grille Way

Summary: While the minimal traditional home is now demolished, the residence of silent film star Norma Talmadge in the late 1920s featured a contemporary deck addition to the southern rear of the structure that was appropriately designed. The addition is partially blocked by the original residence's roofline from the front, contains similar colors and finishes as the primary residence, and does not overpower the original structure. It was a complementary contemporary addition to a historic residence.



Address: 104 7th Ave

Summary: This Craftsman residence was significantly restored in the mid-2010s, which included changeout of siding and windows, and reopening of its porch and the addition of front stairs, among other improvements. The owner built a small addition to the side of the structure in 2019 that was found to meet the Secretary of the Interior's Standards for Rehabilitation. While compatible architecturally with the residence, the addition is appropriately added to the side and is significantly smaller in scale and stature than the historic residence, providing for a modest livability improvement for the now-110 year old residence without overpowering the historic home.



Address: 3103 W Maritana Dr

Summary: The two-story coastal Craftsman home possesses the design rhythms of symmetry and similarity, along with a well-defined front porch entry area. The formerly one-story home underwent a full upper-story addition in the mid-2010s that dramatically changed the character of the residence, but to a form and style that still fits in with the scale of historic homes in the neighborhood.



Address: 107 22nd Avenue

Summary: One of the few historic homes that was significantly renovated between the 2003 Pass-A-Grille Historic District's National Register Boundary Increase and the 2015 re-survey of the District that maintained its historic character, the home on the subject property was provided with a courtyard infilled porch and upper story in the late 2000s. The addition is well integrated with the original home, featuring the same rusticated block, overhanging eaves, and complementary features like columns and a continuous foundation.



Other Examples of Preferred New Construction, Additions, and Elevated Residences

As of the 2021 FEMA Flood Maps, most properties in Pass A Grille fall within the AE-9 or AE-10 flood elevation, with homes interior to Avenues and Sunset Way generally AE-9 and those along Pass A Grille and Gulf generally AE-9 or AE-10 and frequently within the Coastal A zone. Coastal A properties are largely treated as velocity zone properties for most new construction requirements, with flood elevation measured to floor joists rather than top of the floor as is applied to homes outside of the Coastal zone.

The location of grade relative to the NAVD 88 0.0 datum generally increases from east to west in Pass A Grille, from areas with 3.0 feet on the eastern side of Pass A Grille Way to 4.0 feet along the Avenues. Properties along Gulf Way have elevations of 5.0 to 6.0 feet, and there are properties along Sunset Way with elevations of 5.5 to 6.0 feet as their lowest point. In general, this results in new construction requirements that vary from approximately 8.5 feet from grade to top of floor in some of the lowest-lying areas of Pass A Grille, to homes required to be built 2.0 to 4.0 feet above grade along some of the highest areas.

The Historic Preservation Board supports projects that have articulation, well-defined voids, porches, and stoops, compatible architectural features both relative to the façade and with regard to surrounding properties, and provide roofline variation to minimize massing concerns. Although few homes in the neighborhood can be newly-constructed at the two to three foot elevation that historic homes were constructed with, those owners of historic properties who are physically able to lift their homes may wish to explore doing so. Guidance from the National Park Service, and compatibility with the neighborhood in general, generally provide for elevation that can preserve homes against persistent flooding. For those homes that avoided velocity-related impacts, an elevation of 3.0 feet could have prevented significant damage throughout the neighborhood during Hurricane Helene in 2024.

Below are examples of other homes that the Historic Preservation Board finds meets the design integrity of the District.



