



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, February 5, 2026
2:30 PM

Amended 1/30/26 to add staff report for Case #26015

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda

-

Action Request: Motion to approve the February 5, 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. Meeting Minutes January 8, 2026

4. Action Items

-

a. Certificate of Appropriateness for Exterior Maintenance No. 26015: 104 2nd Avenue

Margot Fosnes, Owner, requests a Certificate of Appropriateness to replace a damaged door with one window and fibercement siding, replace aluminum siding with fibercement siding, and replace windows, at the front of 104 2nd Avenue (Local Historic Designation

No. 31, listed October 2006).

b. Proposed addition of solar panel and beacon to stop signs at 21st Avenue

Pursuant to Resolution 2023-04, City Staff request Historic Preservation Board input on the addition of a beacon and solar panel to the stop sign at 21st Avenue and Pass A Grille Way. The existing historical post and decorative elements will be used where possible. The fluted pole will remain and metal will be painted black, but there may need to be an extension added to the inner post and the finial may need to be removed.

5. Discussion Items
6. Next Meeting: March 5, 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

January 8, 2026 - 2:30 PM

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

ABSENT: Tia Hockensmith, Vice Chair

STAFF PRESENT: Kristin Coman, Planning Manager; Ralf Brookes, City Attorney; Frances Robustelli, City Manager; 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 present.

1. Approval of the Agenda –

Member Young confirmed the next meeting date as Thursday, February 5th. Senior Planner Kristin Coman asked to add a discussion item on the applicability of CRD-Eight Avenue Height; Chair Loughery asked to add a discussion item on the variance request for 702 Pass-A-Grille Way to go before the Board of Adjustment on 1/28/26.

Motion: Member Hurley moved and Member Young seconded the approval of the agenda as amended; the motion carried 4-0.

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

3. Approval of Minutes – **a. Regular meeting minutes November 6 and December 4, 2025**

Chair Loughery asked that the reference made to LDC 40.11 be verbatim, using the word ‘shall’ in item 6.b. in the December 5th minutes and the Clerk acknowledged.

Motion: Member Dashiell moved, and Member Young seconded to approve the November 6 minutes as presented and December 5, 2025 meeting minutes as amended; the motion carried 4-0.

4. Action Items –

Ms. Coman pointed out for the record that the action items are the same as from the previous meeting that did not have a quorum present.

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.

Senior Planner Gil Martinez reviewed the presentation for this request which included photos, character-defining features, and staff findings. Staff were in support of the application to designate the structure at 406 72nd Avenue as a local historic resource and recommended approval.

Property owner Mielad Moosapanah appeared vis zoom but had nothing to add.

Motion: Member Young moved, and Member Hurley seconded to approve Local Historic Designation Case No. 25138 for the residence at 406 72nd Avenue; the motion carried 4-0.

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

Senior Planner Berry explained that this is the first of two requests at this property today. He reviewed photos and staff findings. Staff were in support of the request as the structures reflect the broad cultural, economic, and social history of the Don CeSar Place neighborhood, 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, and they recommended approval.

Applicant representative Sam Angelides, Jr. appeared for the homeowners and requested that the board delay action on this item until after the following item for approval of the Certificate of Appropriateness for Elevation was heard and they agreed by consensus.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Local Historic Designation Case No. 25098 to designate the two residential structures at 3211 E. DeBazan Ave. as local historic residences; the motion carried 5-0.

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.

Mr. Berry reviewed a presentation on the request, which included a background analysis on the current and proposed property features and three mock-up renderings of the front of the structure with the proposed elevation. The presentation is part of the meeting record.

Staff were in support of the request to elevate with the following recommended conditions:

- 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, compliant with required setbacks: 17' to front balconies and stairs.
- Use shrubs and greenery to minimize visual effect of elevation in the front.
- Build rear staircases and balconies to access rear doors.

Chair Loughery asked questions regarding FEMA compliance and local historic designation once the structure is elevated. Attorney Brookes stated that future changes would come back before the board.

Mr. Angelides showed an additional rendering of the rear of the casita, which is part of the meeting record. The board was in favor of the first of the three elevation renderings that were included in the meeting packet.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Certificate of Appropriateness Case No. 25099 for the improvements to the structures at 3211 E. DeBazan Avenue; the motion carried 4-0.

Chair Loughery amended his motion for approval of the approval of Certificate of Appropriateness Case No. 25099 for the improvements to the structures at 3211 E. DeBazan Avenue to include the staff recommended conditions and selection of the first elevation rendering with the steps in the center. Member Dashiell seconded and the amended motion carried 4-0.

- 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.

Senior Planner Brandon Berry reviewed a presentation for this request, which included a background and analysis, aerial and ground photos, pre-hurricanes and current, and staff findings. As the subject structures were destroyed in the 2024 hurricanes and were deemed unsafe by the city's Building Department, staff found that the restoration of the units would be unreasonable in their current states. Staff were in support of the request to demolish the buildings without a stay, pending applicant acknowledgement of development limitations on reconstructed living square footages.

Owner Marilyn Nolan appeared and acknowledged the rebuild limitations. The owner's realtor, James Assenheimer appeared and inquired about demolishing the third structure. Chair Loughery and staff advised that a demolition approval could not happen today because it had not been applied for, permitted or on the agenda. Ms. Coman indicated that staff would be willing to meet to discuss options. Mr. Assenheimer added comments regarding being unable to sell the property to date.

Motion: Member Young moved, and Chair Loughery seconded to approve Case No. 25140 for demolition of 103 1/2 & 105 1/2 1st Avenue with no stay; the motion carried 4-0.

5. Discussion Items –

a. Design Guidebook - Front Content

Mr. Berry asked for board feedback on the draft introductory pages of the guidebook and selection of photos that were included in the meeting packet. He indicated the guidebook is the last element to be completed to allow the revisions to Divisions 20 and 40 to move forward.

Chair Loughery expressed concern with including the photo of 109 17th Ave., as it shows a 4-story structure, however other members suggested it is a good example of how to reduce the 'boxlike appearance' of homes. Mr. Berry will reword the title of the Renovated and Historically-Elevated Residences sections for clarity; staff will bring hard copies of the front content of the guidebook to the next meeting.

b. Applicability of CRD-EA Height (added)

Ms. Coman explained that at the 12/16/25 City Commission meeting there was an added discussion item regarding how building heights are calculated in the CRD-EA. Staff has prepared a presentation for Commission review for their meeting next Tuesday and Commissioner Maldonado requested that the Historic Preservation Board give their input as to what challenges they see in that regard. She asked if the board would be amenable to Chair Loughery presenting whatever challenges they would like to call out, in bullet point form, and they were in favor.

Chair Loughery expressed concerns and challenges with how and why ROR became CRD-EA and BFE began being added to height (and if that was literally intended). The members discussed and shared their understanding of how that evolved. The Chair expressed concern with how the historic look and feel of Eighth Avenue can be maintained for the future. City Attorney Ralf Brookes commented that in the early 2000's, on many of the barrier islands, there was a movement to measure height (instead of from the ground elevation of the nearest road) from base flood elevation for FEMA requirements and the city councils recognized they were doing that so that residents and businesses did not lose a floor. It was a trade-off at the time.

Following the discussion, Mr. Berry reviewed the points that the board wanted to have addressed with the City Commission:

- At adoption or some point, the intent for height measurement in CRD-EA was from grade (not BFE) to a maximum of 35 feet.
- Commercial is permitted to be built at grade with a flood proofed ground floor.
- For design reviews, renderings need to be scaled appropriately to adjacent buildings on 8th Avenue, using the data that the city has in-house, rather than generic buildings.

The members agreed with those points.

Motion: Member Hurley moved that the Chair of the Historic Preservation Board attend the January 13, 2026 City Commission to present the bullet points discussed today and identified by staff. Member Young seconded the motion, which carried 4-0.

c. 702 PAG Way variance (added)

Chair Loughery raised concerns about the handling of a variance request for 702 Pass-A-Grille Way, which seeks relief from alley-use requirements and is scheduled for a January 28 Board of Adjustment hearing. He noted that the item previously came before the Historic Preservation Board (HPB) as informational only but argued that was procedurally incorrect. Citing Article 7, Section 22-211 of the City Code, Chair Loughery emphasized that the HPB has a mandatory duty (“shall”) to make recommendations to the Board of Adjustment on variance requests affecting historic resources. He asserted that properties within the historic district constitute historic resources and that the HPB should formally review and provide recommendations on such variances, rather than members acting as private citizens.

Staff responded that recommendations on quasi-judicial matters must occur at a properly noticed meeting with due process for the applicant, and therefore a recommendation could not be made at the current meeting. Staff also noted potential ambiguity between different code sections - particularly between provisions applying to “designated historic properties” versus properties within a historic district. City Manager Frances Robustelli requested time for the City Attorney’s office to prepare a legal analysis. She

cautioned against altering procedures in mid-process due to active projects and applicant timelines.

Board members agreed that no recommendation had previously been made and that the item had been informational only. Staff suggested that, as an alternative path, the City Commission could formally review the matter and refer to the HPB for recommendation, if they felt that was appropriate. A potential plan discussed was for staff to seek direction from the City Commission and, if authorized, schedule a special HPB meeting prior to the January 28 Board of Adjustment hearing, with proper notice to the applicant.

The discussion concluded with staff agreeing to review the applicable code sections, consult with legal counsel, and report back on the appropriate process and next steps.

6. Adjournment – The next meeting is scheduled for February 6, 2026.

Chair Loughery adjourned the meeting at 4:37 PM.

These minutes will be considered for approval at the February 6, 2026, Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Exterior Maintenance No. 26015: 104 2nd Avenue

Action Request: Motion to approve Certificate of Appropriateness Case No. 26015 for 104 2nd Avenue.

Strategic Objective:

Date: February 5, 2026

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: The subject property is the site of a single-family home that was constructed in 1935 according to its Florida Master Site File. The home on the property has been listed on the City's local historic registry since October 2006.

A door that is currently located at the front of the structure's side enclosed porch, facing 2nd Avenue, is proposed to be replaced with a two-lite horizontal slider window. The remaining space will be infilled with horizontal fibercement siding, and other existing aluminum siding at the front of the structure will also be replaced with horizontal fibercement. Existing windows will be replaced with impact-resistant windows.

Exterior alterations to locally-designated historic resources, like the subject request, requires a Certificate of Appropriateness prior to issuance of the associated building permit.

Funding: N/A

Attachments:

1. COA Application 104 2nd Ave
2. Florida Master Site File
3. Applicant Photos
4. Plans
5. Survey

6. 26015 104 2nd Avenue COA Staff Report



Application for Certificate of Appropriateness

Owner Name & Address

Representative Name & Address

Jeff & Margot Fosnes

104 2nd Ave.

St. Pete Beach FL 33706

Phone 615-308-3380

Phone

Property Address and Legal Description

104 2nd Ave. St. Pete Beach FL 33706

Morcy Beach Blk 11, Lot 7

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.

Replace storm damaged door, windows + wall with new window and hardie board siding.

This wall is the north end of what was once an open porch which was enclosed at some point

prior to our purchase in 2019. We no longer use this as the primary entrance, having reverted to using the original door on the front porch. Windows needed replacing as they are not hurricane/wind impact resistant and not energy efficient. Neither the windows or door were original to the house. Hardie plank is replacing aluminum siding.

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.

94 x 48 PET Winguard Vinyl Horizontal Roller Window
Model HR5510 - white

Hardie Plank Cement Lap Siding 8.25 x 144 boards

→ Windows same brand and specs as used in replacement of west side windows in 2022,
Permit # 2200448

[Faint signature]

[Faint date]
Date

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

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

Exterior Material/Siding
Hardie Cement Lap Siding (8 1/4 width) (will be painted pink to match house)
Windows
PG+ Wanguard Vinyl Horizontal Roller Window Model HR5510 - White
Doors
Roofing
Entrances/Porches

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

Margot Tasm

Owner/Applicant Signature

1/21/2026

Date

Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12546**
Field Date 1-5-2015
Form Date 3-13-2015
Recorder # _____

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

Site Name(s) (address if none) 104 2nd Avenue Multiple Listing (DHR only) _____
Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: 104 2nd Avenue
Street Number Direction Street Name Street Type Suffix Direction
Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach In City Limits? yes no unknown County Pinellas
Township 32S Range 16E Section 19 ¼ section: NW SW SE NE Irregular-name: _____
Tax Parcel # 19-32-16-58932-011-0070 Landgrant _____
Subdivision Name MOREY BEACH Block 11 Lot 7
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1935 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1935 To (year): _____
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: Unknown Nature windows, porch enclosure
Additions: yes no unknown Date: Unknown Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Shingles-asbestos 2. Aluminum 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 1/1 double-hung metal sash windows with false wood shutters, 3-light metal awning windows, jalousie windows
Distinguishing Architectural Features (exterior or interior ornaments) Louvered wood vents

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story, 2-bay garage with front-gable roof is clad with T-III siding. One bay has a roll-up door and the other has 2-leaf hinged doors.

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Off-center, 1-leaf door with jalousie panel

Porch Descriptions (types, locations, roof types, etc.) The shed-roofed front porch is partially enclosed with aluminum siding and screening. The rear, gable-roofed porch is enclosed with plywood panels and aluminum jalousie vents.

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

Narrative Description of Resource This front-gabled frame vernacular building is a local landmark, although the application could not be located. It features louvered vents in the gables, enclosed porches, and 1/1 sash windows with false shutters.

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions

Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



2nd_104_P112546_02



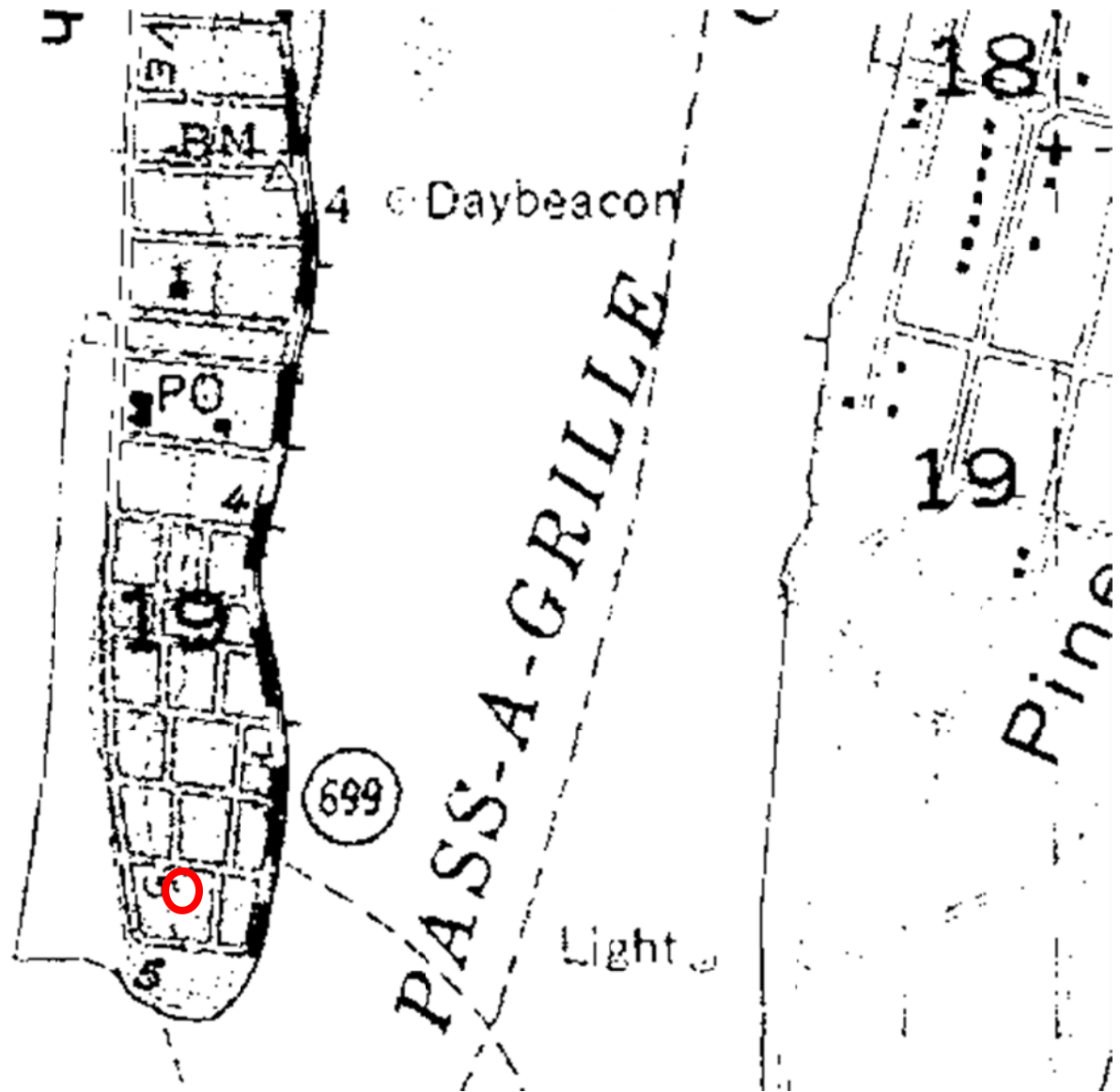
2nd_104_P112546_01



2nd_104_P112546_03

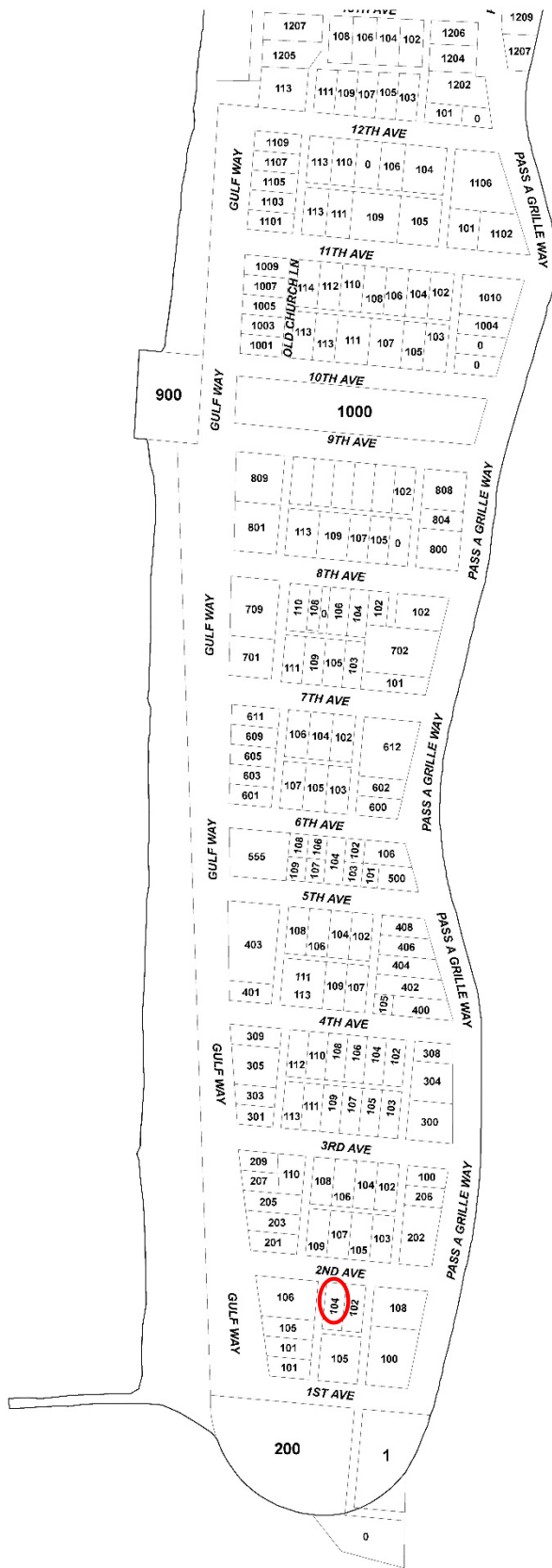


2nd_104_P112546_04



Site #8PI12546

Address: 104 2ND AVENUE



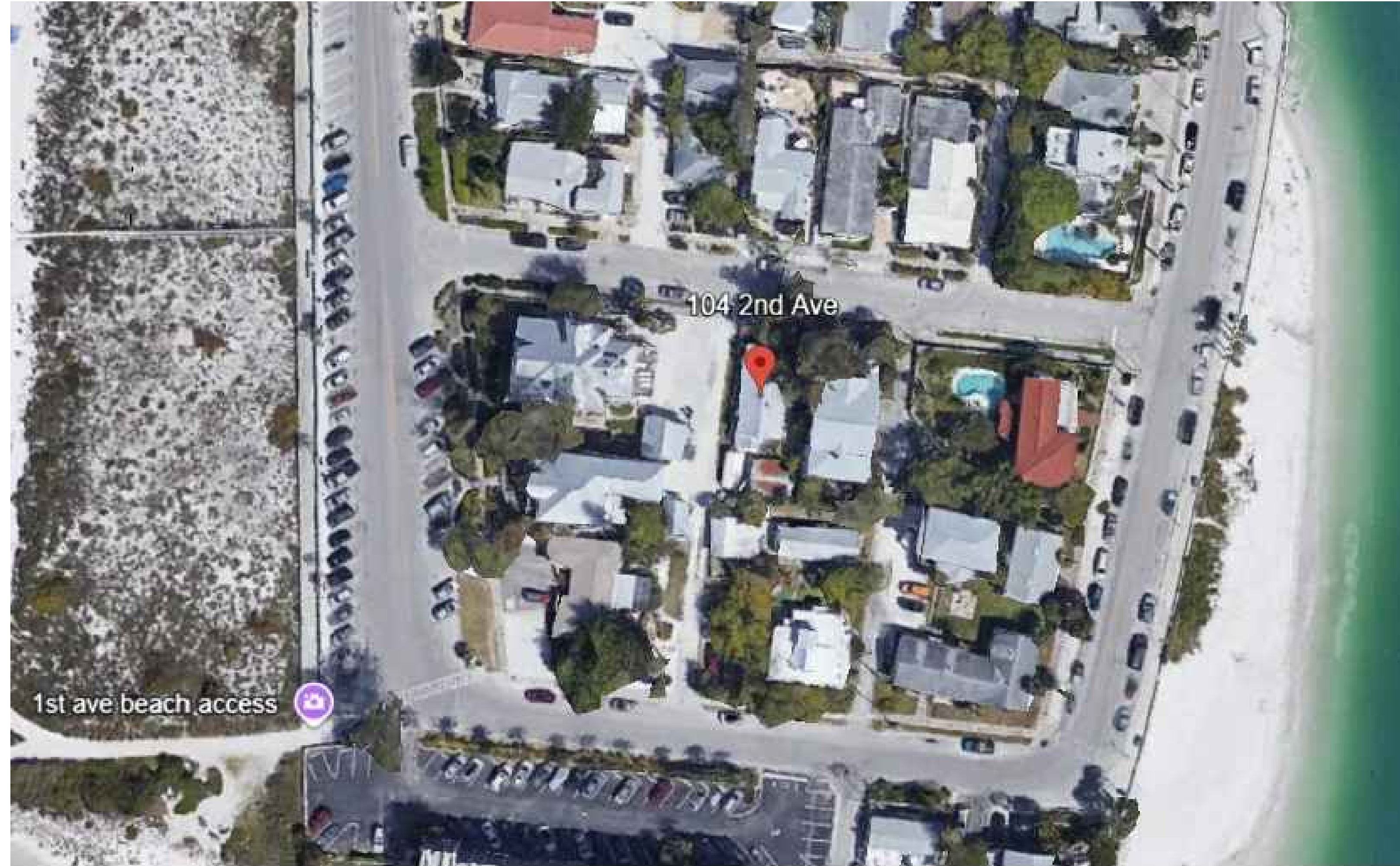
Site #8PI12546

Address: 104 2ND AVENUE









GOOGLE MAP AERIAL VIEW
N.T.S.

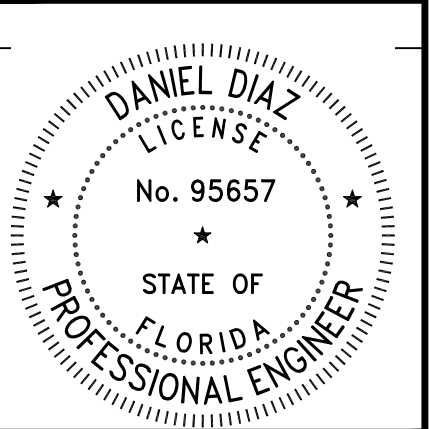
SCOPE OF WORK:
REPLACE EXISTING WINDOWS AND
DOOR FOR NEW WINDOW.

104 2ND AVE, ST PETE,
FL 33706

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
A-0	COVER.
A-1	DEMOLITION PLAN.
A-2	FLOOR PLAN.
A-3	BUILDING ELEVATIONS.
A-4	SPECIFICATIONS.

CONSULTANT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PROJECT

104 2ND AVE, ST
PETE BEACH,
FL 33706

MARK	DATE	DESCRIP.
CD	10/27/25	PERMIT

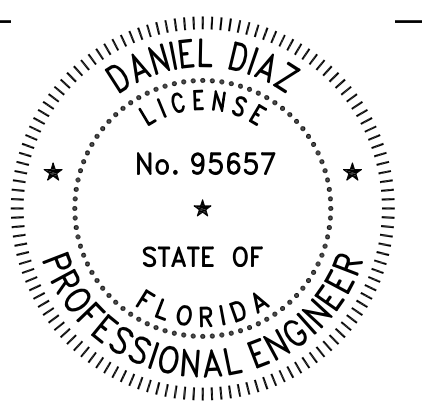
SHEET MANAGEMENT
PROJECT NO: 2025051

SHEET TITLE
COVER

SHEET NUMBER
A-0

CONSULTANT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PROJECT

04 2ND AVE, ST
 PETE BEACH,
 FL 33706

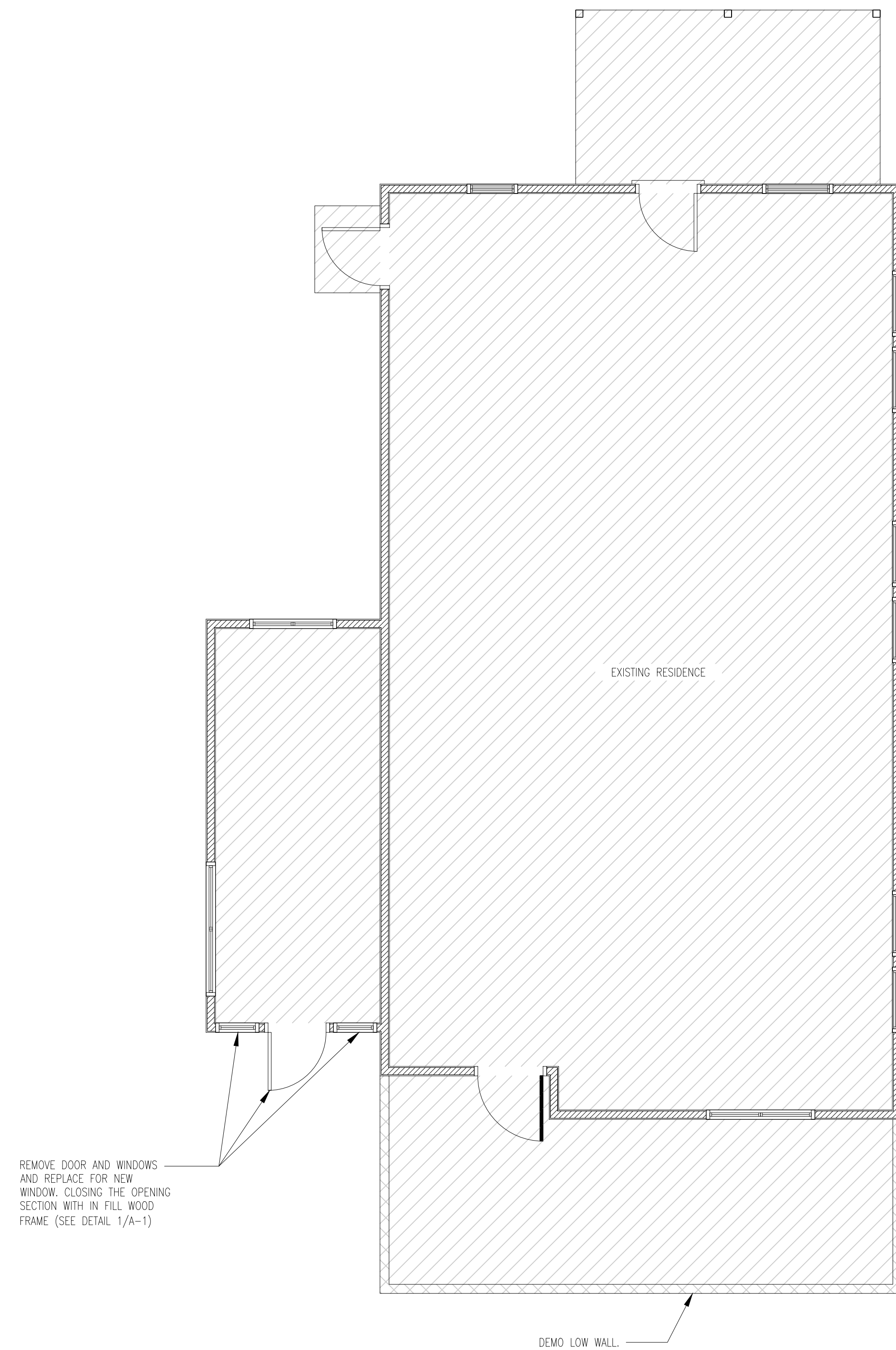
MARK	DATE	DESCRIP.
CD	10/27/25	PERMIT

SHEET MANAGEMENT
 PROJECT NO: 2025051

SHEET TITLE
 DEMOLITION PLAN

SHEET NUMBER

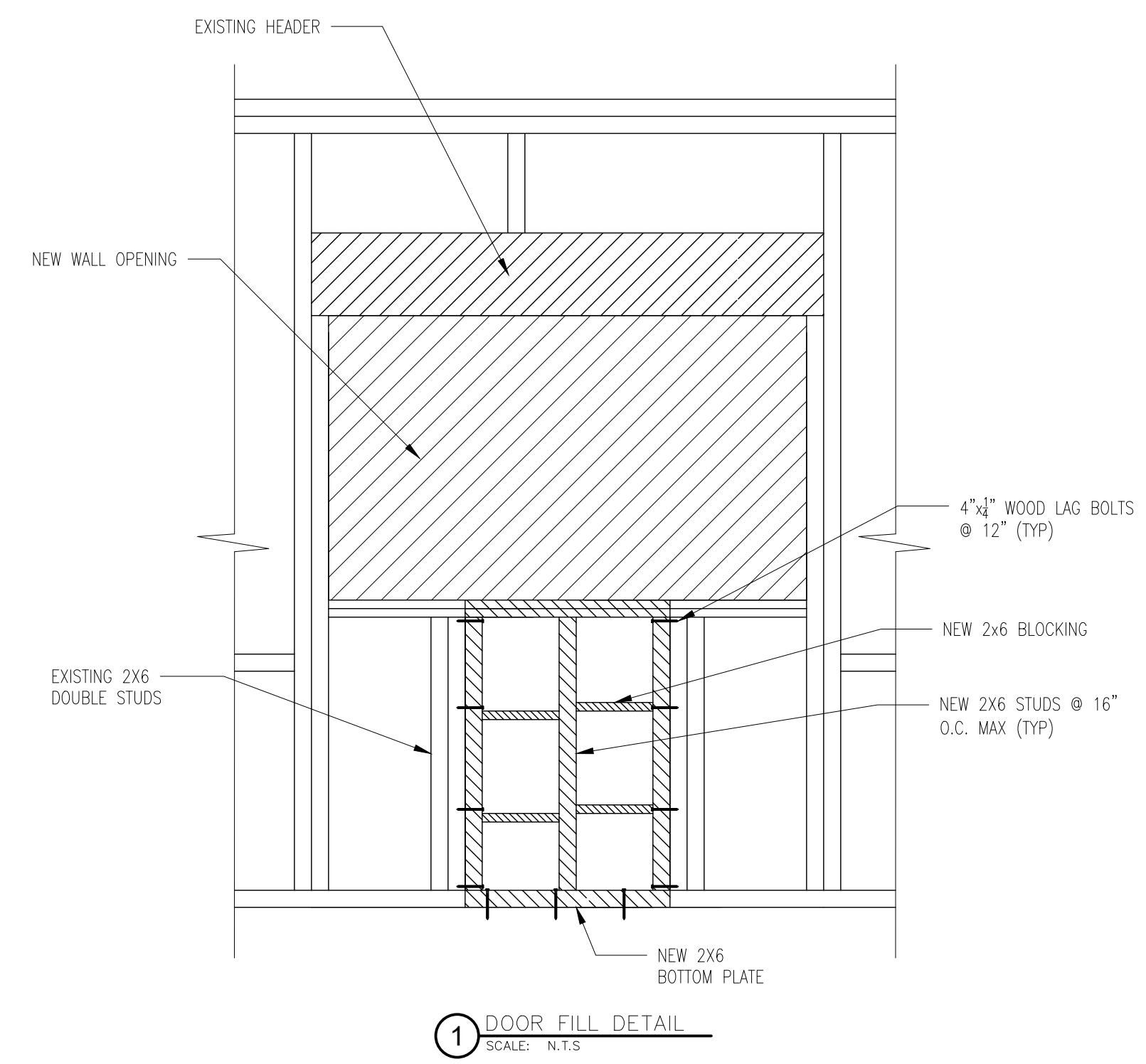
A-1



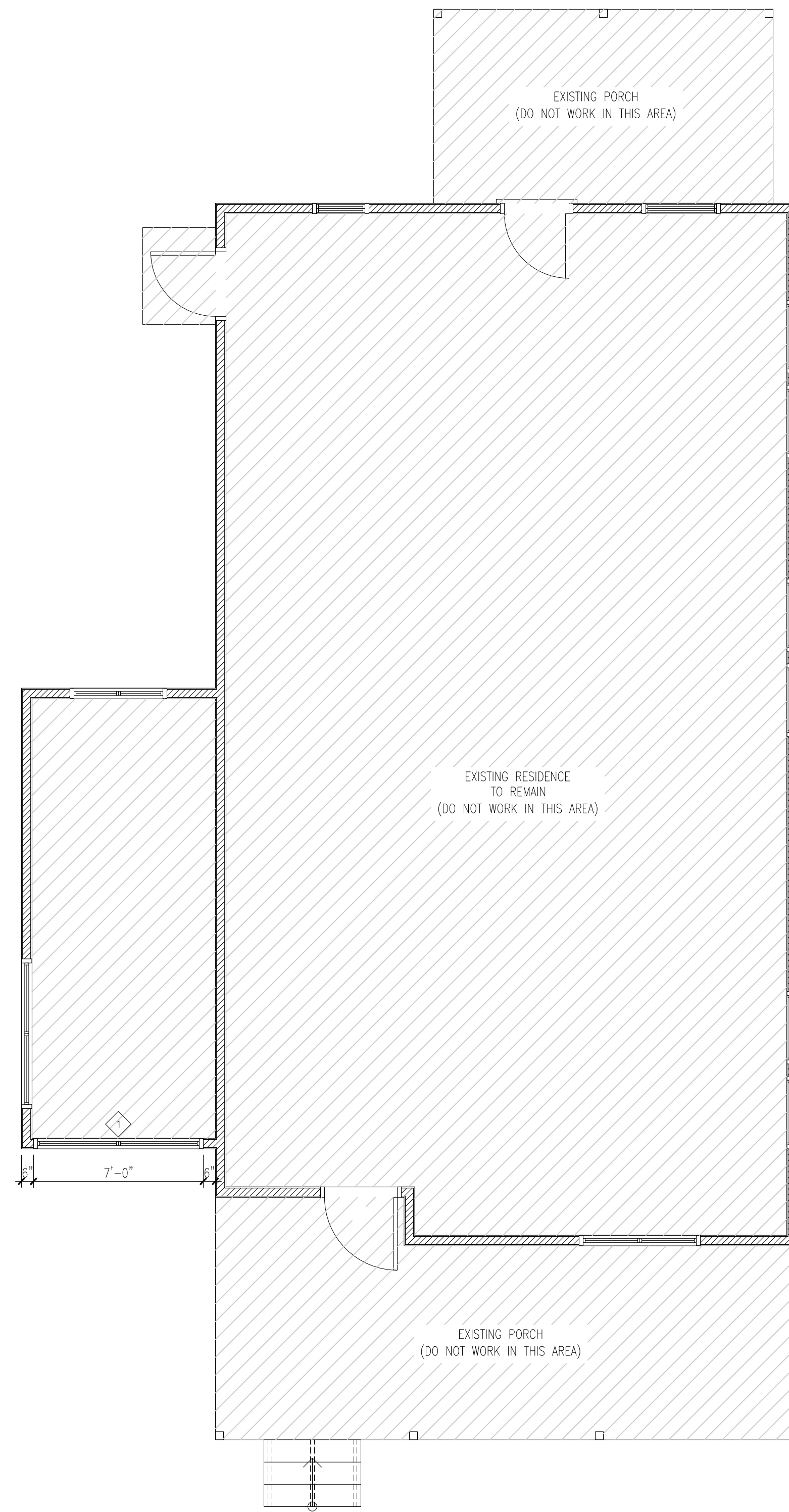
DEMOLITION PLAN
 1/4" = 1'-0"

LEGEND:

- EXISTING EXTERIOR WALL, 2x4 STUDS @ 16" O.C.W
 R-13 INSUL, WITH 15/32" PLYWOOD SHEATHING
 EXTERIOR SIDE.- UNLESS NOTED OTHERWISE.
- DEMO
- NOT IN SCOPE



1 DOOR FILL DETAIL
 SCALE: N.T.S



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

LEGEND

- EXIST. EXTERIOR WALL
2x4 STUDS @ 16" O.C.W R-13 INSUL. WITH 15/32" PLYWD
SHEATHING EXTERIOR SIDE.- UNLESS NOTED OTHERWISE.
- NOT IN SCOPE

WINDOW SCHEDULE							
ID	TYPE	CODE	WIDTH	HEIGH	FRAME FINISH	STOOL	NOTE
1	SINGLE HUNG	CUSTOM	64"	50"	VINYL/WHITE	MAR	-

- NOTE.- PROVIDE RESIDENTIAL GRADE HARDWARE AS APPROVED BY OWNER & IN COMPLIANCE WITH CODE
- EXTERIOR DOORS TO BE METAL OR FIBERGLASS, INSULATED & WITH WEATHERSTRIPPING
 - DOORS & WINDOWS TO BE APPROVED BY OWNER BEFORE ORDERING
 - STUCCO WORK TO BE IN COMPLIANCE WITH ASTM - C926 & ASTM - C1063

SAFETY HAZARDOUS GLAZING LOCATION NOTES:
1-FOR GLAZING SHOWERS ENCLOSURE OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTOM EXPOSE EDGE OF THE GLAZING IS LESS THAN 6INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDER HAZARDOUS LOCATION AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENTIAL. SEE NOTES "REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS" A-4.

HURRICANE WINDOWS/DOORS NOTES:
2-WINDOW / DOOR DESIGN PRESSURE = 55 PSF
3-WINDOW / DOORS (IMPACT RESISTANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS (SEE DETAIL ON SHEET A-4).

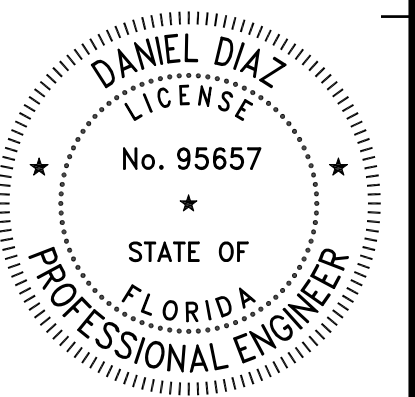
4-HEATING, VENTILATING, AIR CONDITIONING- PLUMBING APPLIANCES AND PLUMBING FIXTURES- DUCT SYSTEMS - ELECTRICAL AND OTHER EQUIPMENT SHALL BE LOCATED AT OR ABOVE DFE. 9.5.

FRAMING SYSTEM NOTES:
5-STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4" WHERE SPACED NOT MORE THAN 16" O/C. OR, NOT LESS THAN 2"x6" WHERE SPACED NOT MORE THAN 24 " O/C.

6-A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

CONSULTANT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PROJECT

04 2ND AVE, ST
PETE BEACH,
FL 33706

MARK	DATE	DESCRIP.
CD	10/27/25	PERMIT

SHEET MANAGEMENT
PROJECT NO: 2025051

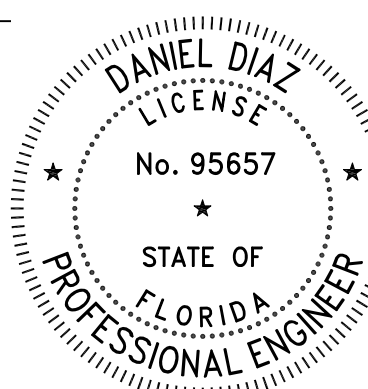
SHEET TITLE
FLOOR PLAN

SHEET NUMBER

A-2

CONSULTANT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PROJECT

04 2ND AVE, ST
 PETE BEACH,
 FL 33706

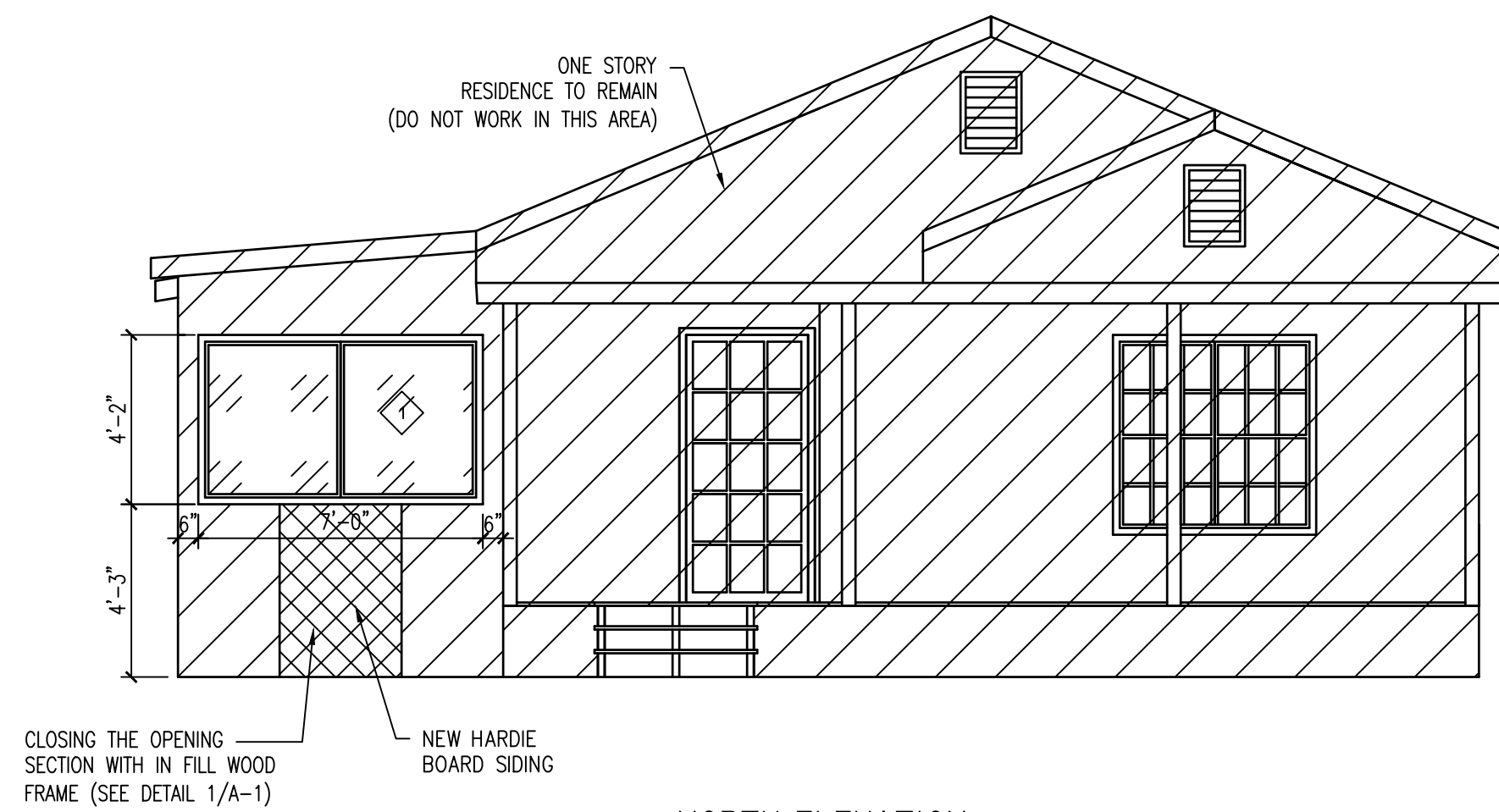
MARK	DATE	DESCRIP.
CD	10/27/25	PERMIT

SHEET MANAGEMENT
 PROJECT NO: 2025051

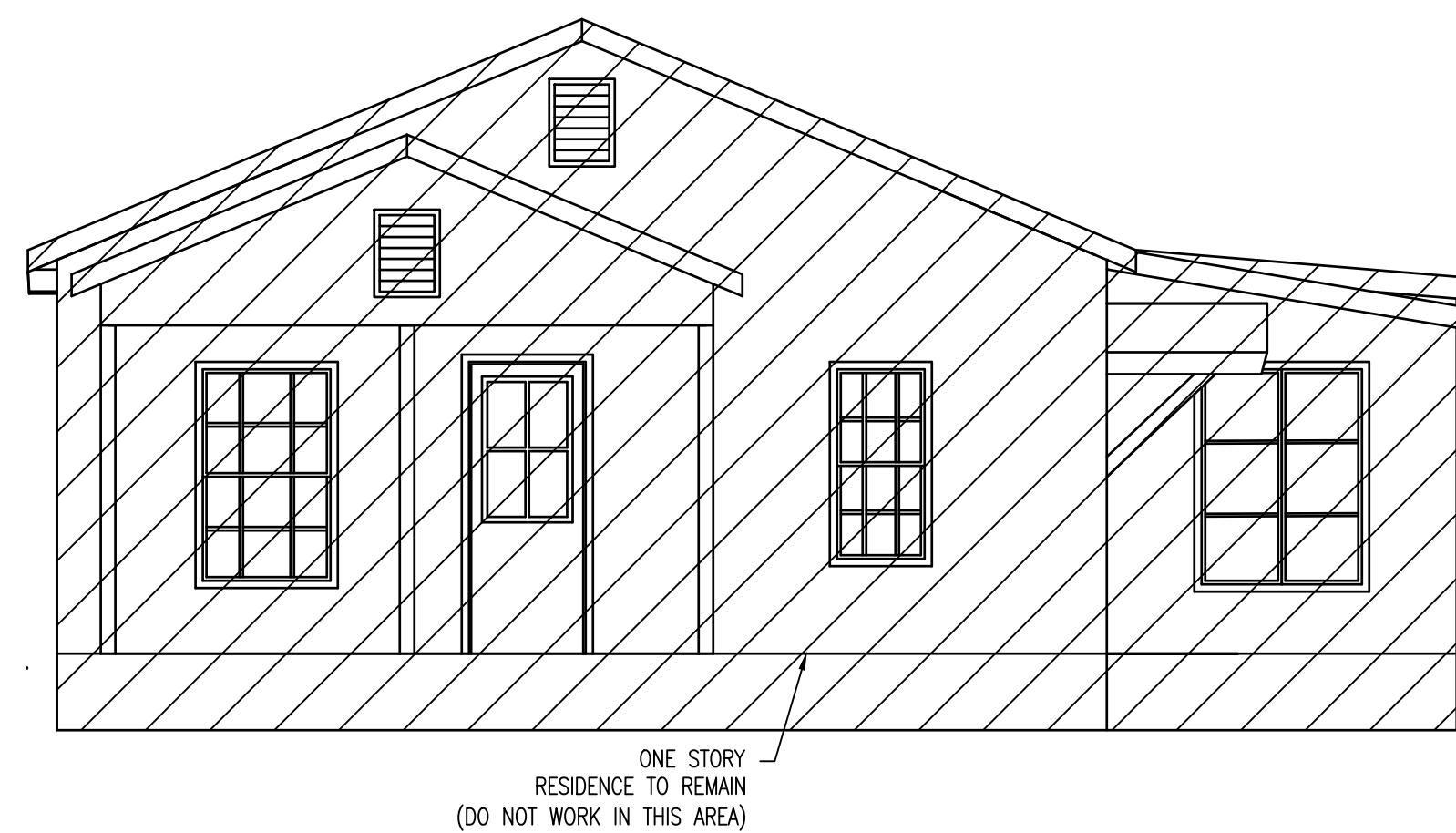
SHEET TITLE
 BUILDING ELEVATIONS

SHEET NUMBER

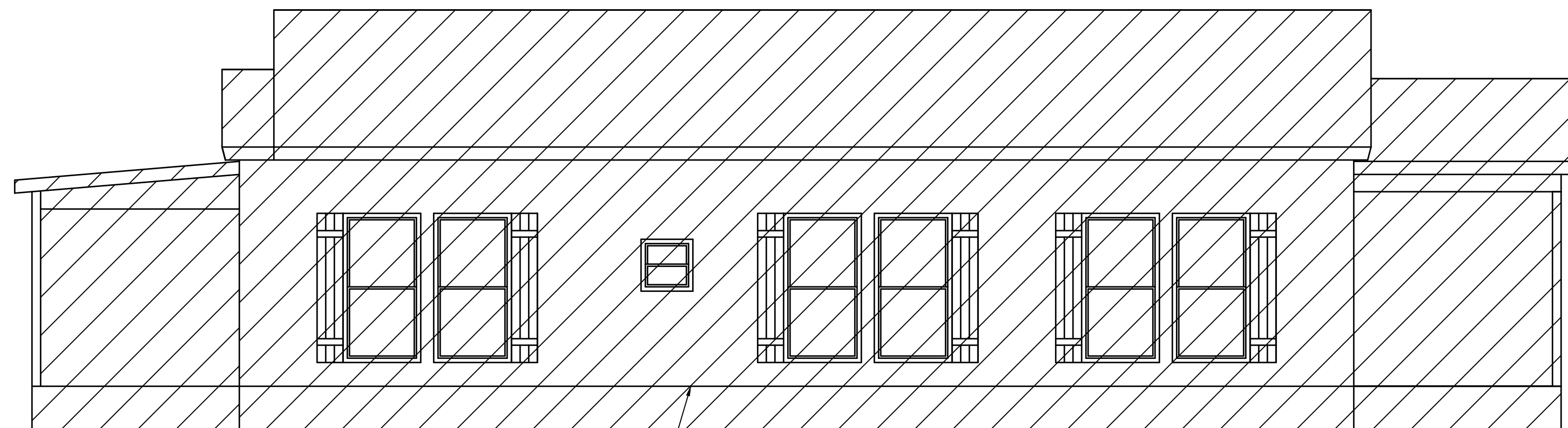
A-3



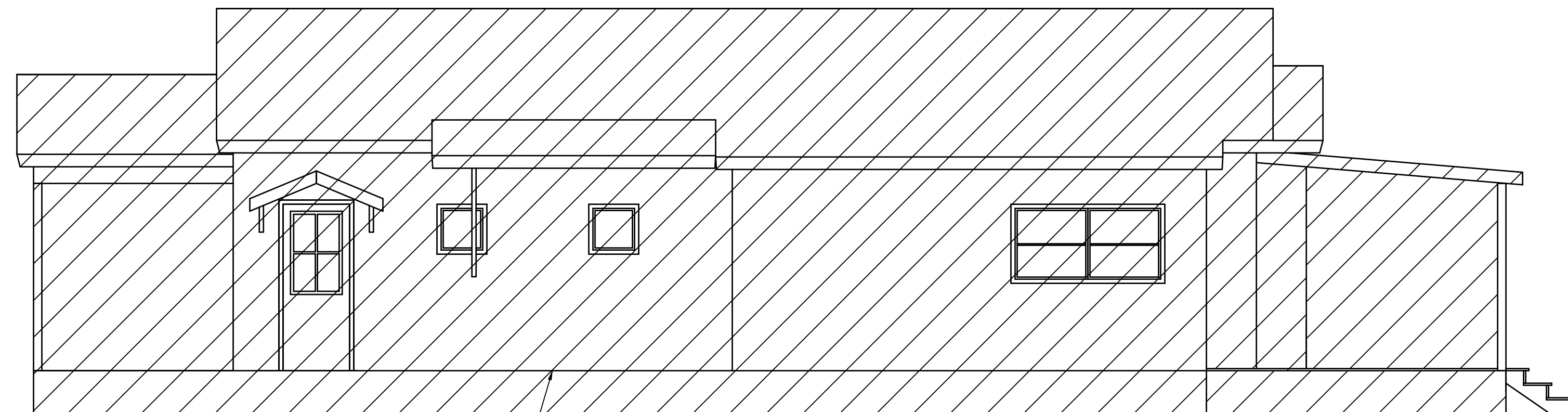
NORTH ELEVATION
 1/4"=1'-0"



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



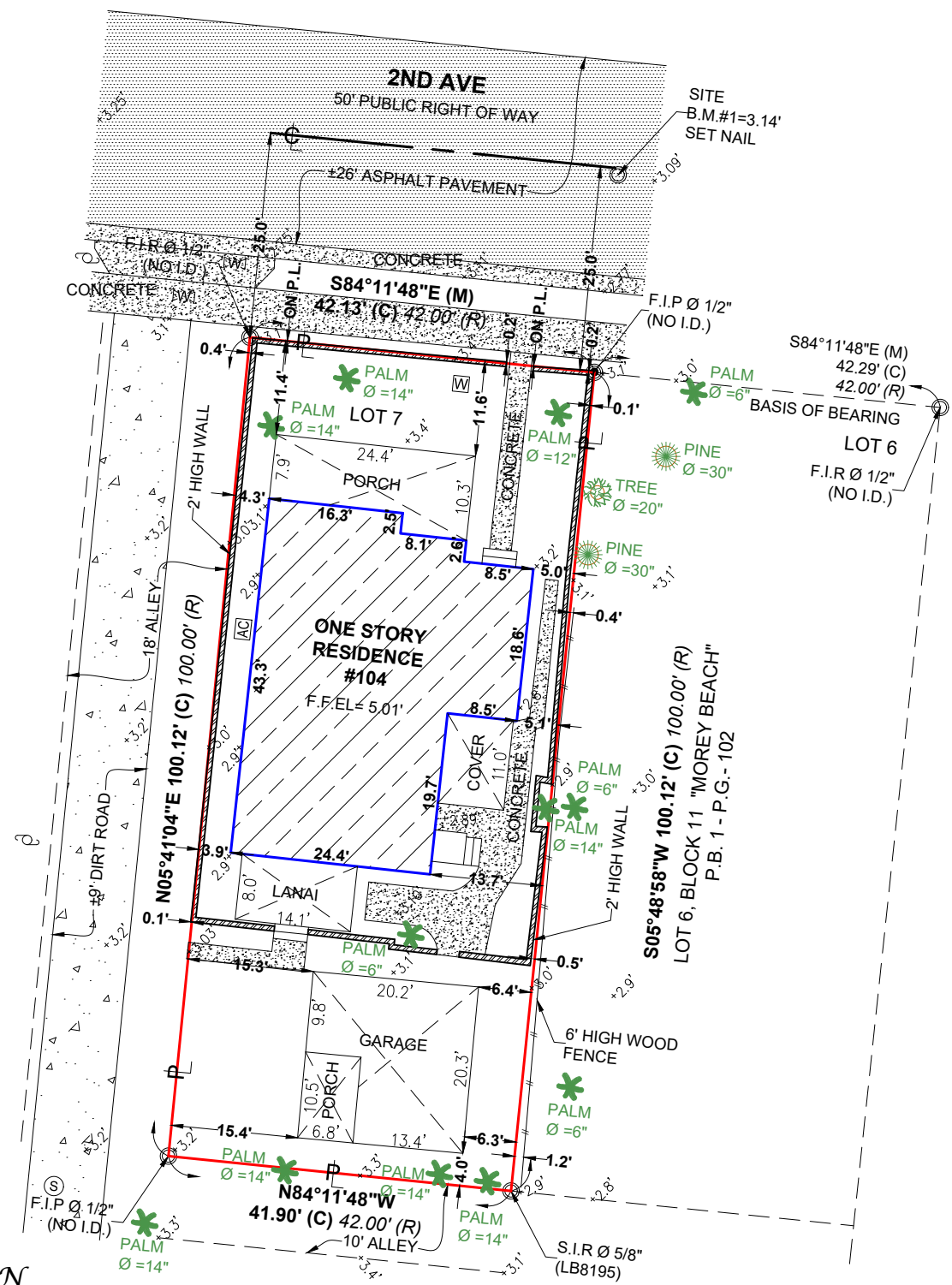
WEST ELEVATION
 1/4"=1'-0"



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

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 19, TOWNSHIP 32S, RANGE 16E. PINELLAS COUNTY



ABBREVIATIONS

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

LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- PALM & TRUNK TREE
- CANOPY & TRUNK TREE
- PINE & TRUNK TREE
- MANHOLE (SANITARY SEWER)
- GROUND ELEVATION
- PAVEMENT ELEVATION
- CATCH BASIN
- UTILITY POLE
- METER (WATER)
- A/C UNIT
- FOUND OR SET MONUMENT
- VALVE (WATER)

PROPERTY ADDRESS:
104 2ND AVE,
ST PETE BEACH, FL 33706
 (FOLIO NO. 19-32-16-58932-011-0070)

DESCRIPTION:
 LOT 7 OF BLOCK 11 OF "MOREY BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 COMMUNITY: CITY OF ST. PETE BEACH - 125149
 MAP/PANEL NO. 12103C0286H
 SUFFIX: H
 FIRM DATE: 08/24/2021
 FLOOD ZONE: AE + 9'

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

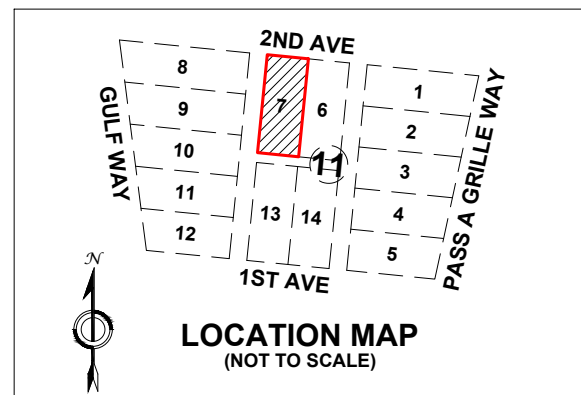
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS - NAIL ELEVATION: 3.14 FEET (NAVD88)

INACCESSIBLE CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNER'S REQUEST AT THE EXACT LOCATION OF EACH PROPERTY CORNER, UNLESS FIELD CONDITIONS ARE NOT FAVORABLE; IN WHICH CASE, THE OWNER SHOULD GUARANTEE ACCESS TO THE CORNERS OR OFFSET MONUMENTATION WILL BE SET.



LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S84°11'48"E FOR THE SOUTH RIGHT OF WAY LINE OF 2ND AVE AS DEPICTED ON THE MAP OF SURVEY.

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

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

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

PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THIRD-PARTY APPROVED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

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

CERTIFY TO:

FOSNES, JEFFREY C
FOSNES, MARGOT L

SURVEYOR'S CERTIFICATION:

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



SCALE: 1" = 20'

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



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

ORIGINAL FIELD DATE 01/31/2025
 REVISIONS:

JOB NO. 25-9152

DRAWN C.A.R.

SHEET

1/1



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

Certificate of Appropriateness, Case Number 26015

Property Owner: Jeff & Margot Fosnes

Meeting Date: February 5, 2026

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

REQUEST	The property owners of this local historic landmark are requesting a Certificate of Appropriateness to remove a storm damaged door, replace damaged windows, and re-side the exterior front wall of the porch with new Hardie board siding. The wall is at the north end of what was an open porch which was enclosed at an undetermined date that was prior to the applicant's purchase of the house in 2019. The application states that they no longer use this doorway as the primary entrance and use the original door on the front porch. In addition, the existing windows requested to be replaced are not hurricane/wind impact resistant and are not energy efficient. Neither the windows nor door are original to the house, The Hardie board siding is proposed to replace aluminum siding
SUBJECT PROPERTY	104 2 nd Avenue Morey Beach Block 11, Lot 7 Parcel I.D. 19-32-16-58932-011-0070
LAND USE / ZONING	RLM-2-PAG /RU-2 Residential District
YEAR BUILT	Circa 1935
HISTORIC STATUS	This property was included in 2003 PAG boundary expansion. A Florida Master Site File Historical Structure form (PI12546) was submitted to the State in 2015. In addition, although the application could not be located, City records indicate that this building was locally landmarked before the 2015 PAG survey update. The 2015 FMSF indicates that this building and garage are contributing resources in the National Register – listed and City of St. Pete Beach-designated Pass-a Grill Historic District. The areas of significance are architecture and Community planning & development.
SURROUNDING AREA	North – 2 nd Avenue; Single family residence South – Multi-family residence (5 units) East – Single-family residence West – Alley; Single family residence

BACKGROUND and ANALYSIS

104 2nd Avenue was constructed circa 1935 and is architecturally frame vernacular in style. It was included in the 2015 historic survey update undertaken in 2015. City records indicate that this building was locally landmarked before the 2015 PAG survey update. The 2015 FMSF indicates that this building is a contributing resource in the National Register listed and City of St. Pete Beach-designated Pass-a Grill Historic District. The areas of significance are Architecture and Community Planning & Development.

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)

Sec.28-17.- Exterior maintenance and repair work.

The following criteria shall be applied by the Historic Preservation Board when considering variances pursuant to this division:

- (a) Distinctive external architectural features and materials shall be repaired whenever possible and shall be replaced only when repair is not possible due to severe deterioration.

The existing door, windows, and wall on the northeast side of the subject property were hurricane storm damaged and need to be replaced. Originally this was an open porch which was enclosed at an undetermined time. This porch is pushed back from the front line of the existing house where there is an existing front door entry, thereby giving the porch a less prominent frontal appearance.

- (b) The removal of historic materials or the alteration of features and spaces that characterize a property shall be avoided to retain the historic character of the structure.

The materials being removed are storm damaged and need to be replaced. The proposed new door, windows, and siding are compatible with the existing exterior of the historic house. This request does not adversely impact on the architectural integrity of the existing house. It does repair the recent storm damage of this local historic landmark in a manner that respects its architectural integrity

- (c) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic structure shall be preserved.

The proposed repair of this porch reflects the home's architectural period and enhances its historic authenticity.

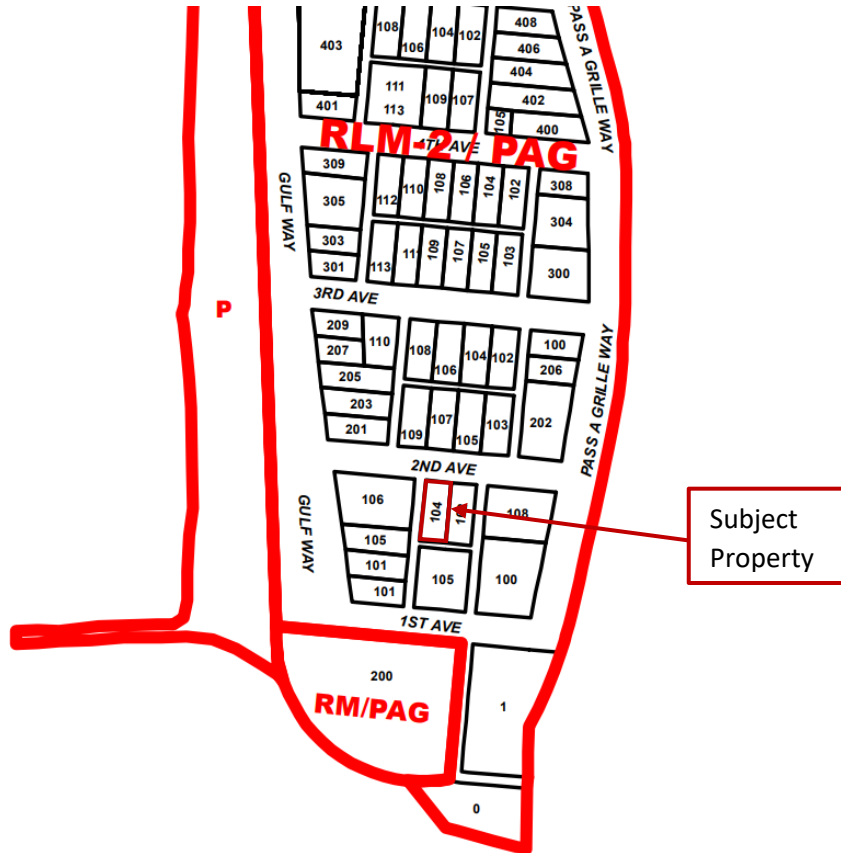
Renovation Project List:

Exterior Front in regard to a Certificate of Appropriateness:

1. The proposed renovation to this porch due to storm damage reflects the home's architectural period and integrity. The proposal requests the removal of the porch door, replacement of the existing windows with new windows that are hurricane/wind resistant and energy efficient, and the replacing the aluminum siding on the porch wall with Hardi board siding.

Staff Recommendation: The proposed Certificate of Appropriateness to remove the storm damaged door, windows and walls of northeast side porch and replace them with new windows and Hardie board siding which are compatible with this local landmark. Staff recommend approval of the proposed Certificate of Appropriateness.

ZONING MAP



AERIAL PHOTOGRAPH



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

Agenda Report

Agenda Title Name: Proposed addition of solar panel and beacon to stop signs at 21st Avenue

Action Request: As directed by the Board, as a recommendation to the City Commission.

Strategic Objective:

Date: February 5, 2026

Prepared By: Shawn Clark

Through: Camden Mills, Public Services Director

Summary of Issue: Pursuant to Resolution 2023-04, City Staff request Historic Preservation Board input on the addition of a beacon and solar panel to the stop sign at 21st Avenue and Pass A Grille Way. The existing historical post and decorative elements will be used where possible. The fluted pole will remain and metal will be painted black, but there may need to be an extension added to the inner post and the finial may need to be removed.

Funding:

Attachments:

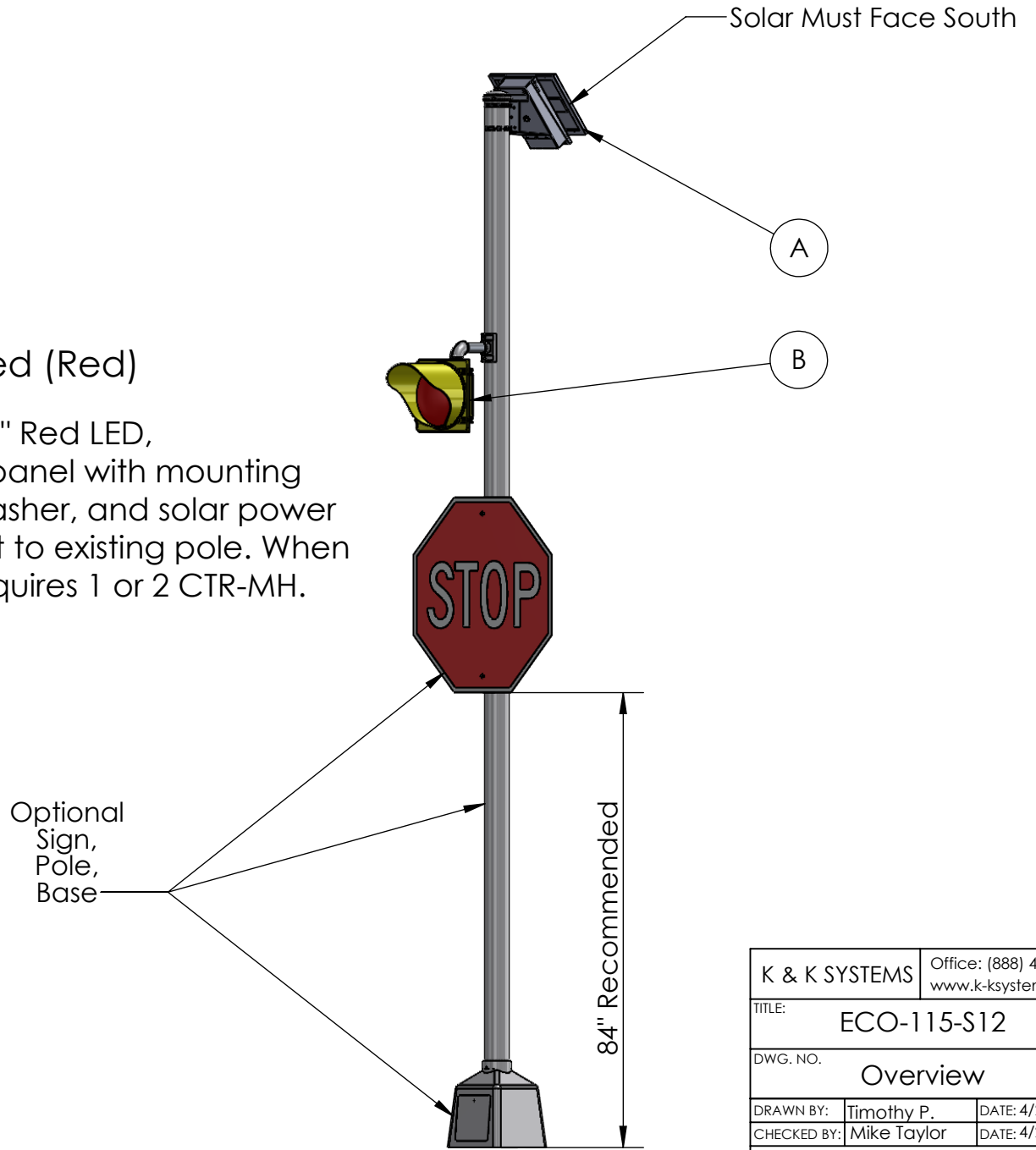
1. Plan
2. Mockup

Item	Part	Sheet Number
A	Solar	2
B	Beacon	3

ECO-115-S12

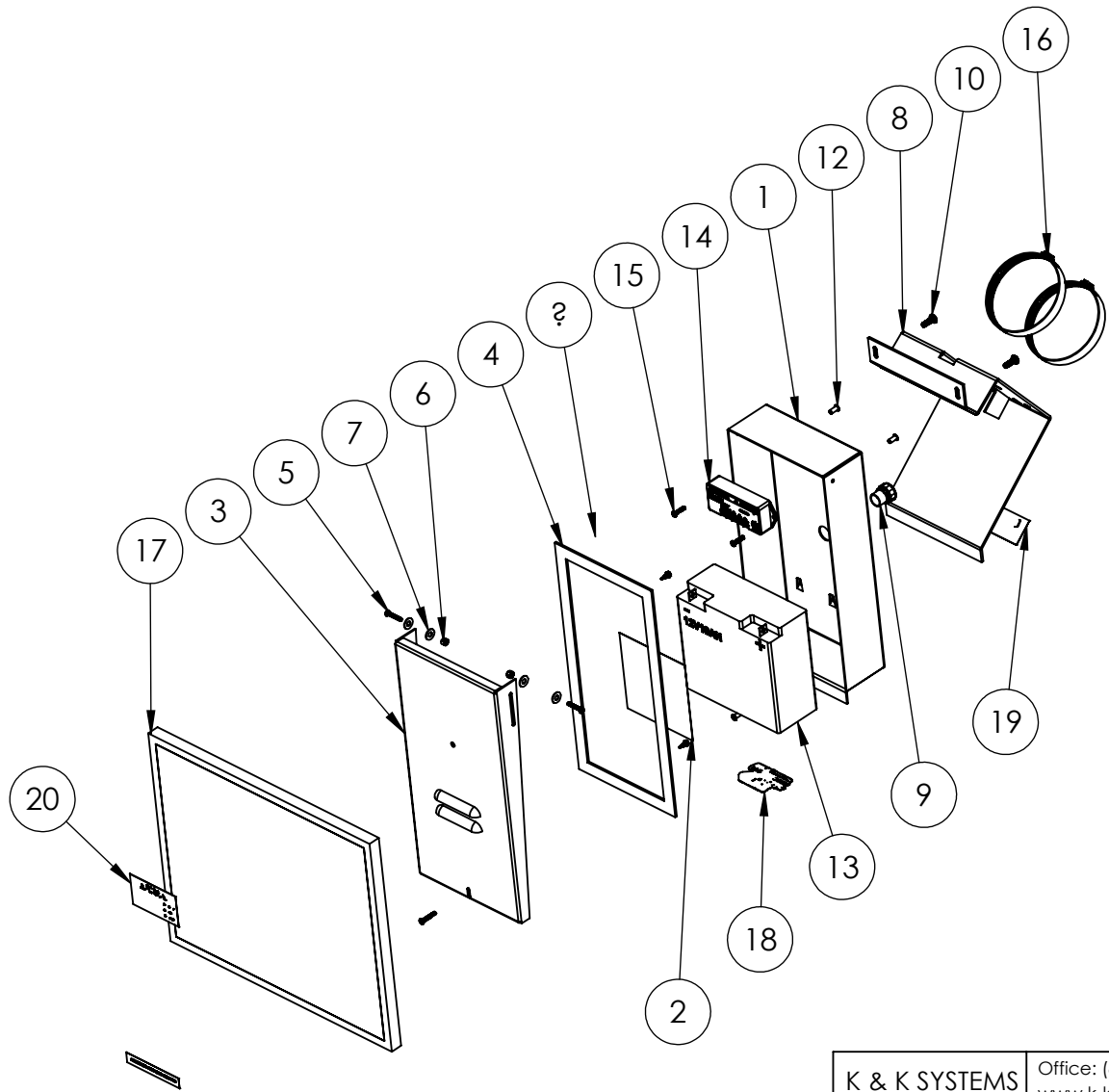
Stop Beacons 24/7 Solar Powered (Red)

ECO Continuous flash 24/7. Single 12" Red LED, polycarbonate head, 20 watt solar panel with mounting bracket, aluminum battery box, SPLasher, and solar power package including battery to mount to existing pole. When mounting to spun aluminum pole requires 1 or 2 CTR-MH.



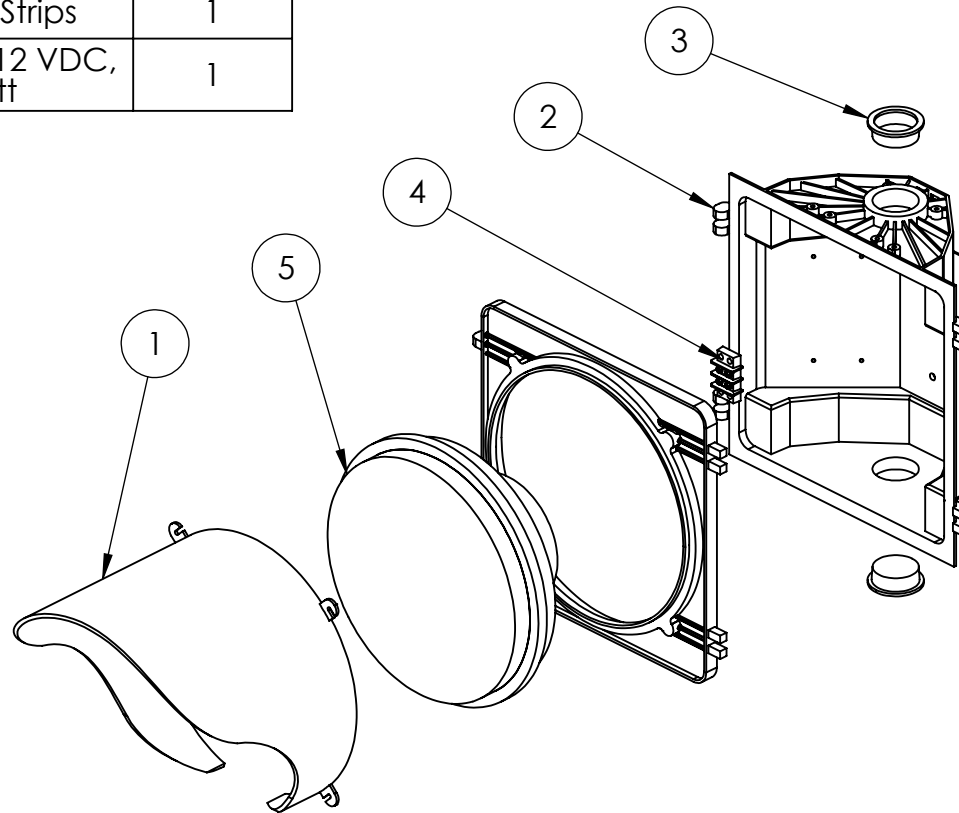
K & K SYSTEMS		Office: (888) 414-3003 www.k-k-systems.com
TITLE: ECO-115-S12		
DWG. NO. Overview		
DRAWN BY:	Timothy P.	DATE: 4/27/2023
CHECKED BY:	Mike Taylor	DATE: 4/27/2023
PROPRIETARY AND CONFIDENTIAL The information contained in this drawing is the sole property of K & K Systems. Any reproduction in part or as a whole without the written permission of K & K Systems is prohibited. **CHECK LOCAL CODES FOR ALL MEASUREMENTS**		
Revision:	Scale: 1:64	Size: 8.5 X 11
		Sheet: 1 of 5

Item Number	PartNo	Description	Quantity
1	MES1314201516080A	13 1/4" X 20 15/16" X .080	1
2	TC-CFSCREEN66	6"X6" CHARCOAL FIBERGLASS SCREEN	1
3	MES169161034080A	16 9/16" X 10 3/4" X .080	1
4	SC-WSTRIP341848	1/8" x 3/4" x 48" Weather Strip	1
5	FAPP8321SS	8-32 X 1 PHIL PAN M/S 18-8 SS	3
6	FALN832SS	8-32 Nylon-Insert Locknut	2
7	FAFW1458SS	1/4X5/8 FLAT WASHER 18-8 SS	4
8	MES197125A	19" x 7" x 1/8" Alum Sheet	1
9	SC-STCGRIP12	1/2 IN STRAIGHT CORD GRIP WATER TIGHT	1
10	FAPP142034SS	1/4-20 X 3/4 PHIL PAN M/S 18-8 SS	2
11	FAPWSD83212SS	#8-32 X 1/2 WSHR PHIL "SELF DRILL" 410 SS	3
12	FARN832	8-32 Rivet Nut(.80/.130)steel	3
13	BAT-12-18A	12V 18AMP BATTERY	1
14	SPLASHER	Splasher	1
15	FAPP83234SS	8-32 X 3/4 PHIL PAN M/S 18-8 SS	2
16	FAC1785916SS	1-7/8 5 WORM GEAR CLAMP WITH 9/16 BAND (410-SS HEX SCREW)	2
17	DS-A1-20	20 Watt Solar Panel	1
18	KKCB3	3in Wide Black Cloud Cut Decal	1
19	KKSOLAR13	1.25" t x 3.75" w Solar Black	1
20	VIN # DECALS	3 1/2" x 2" Black on Silver 3M	1

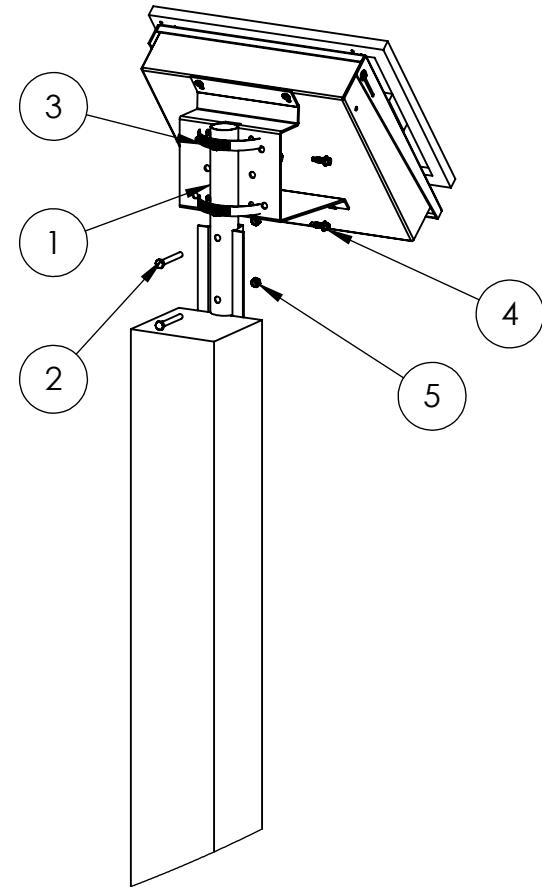
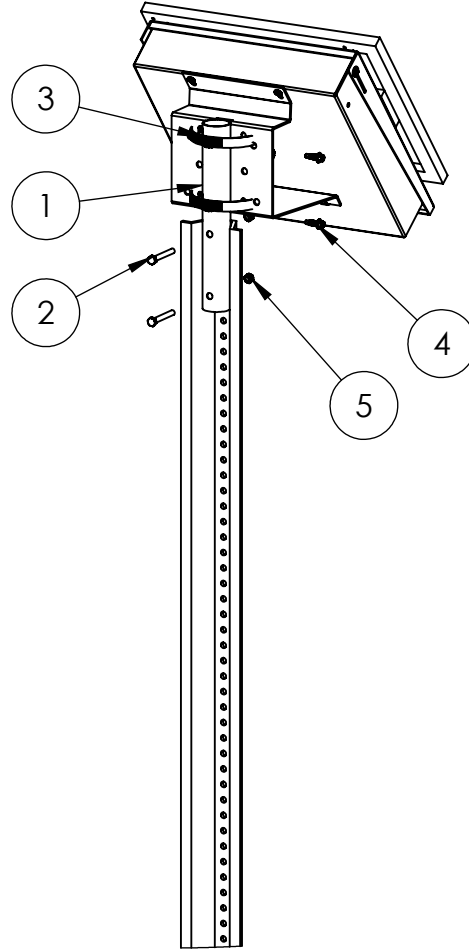
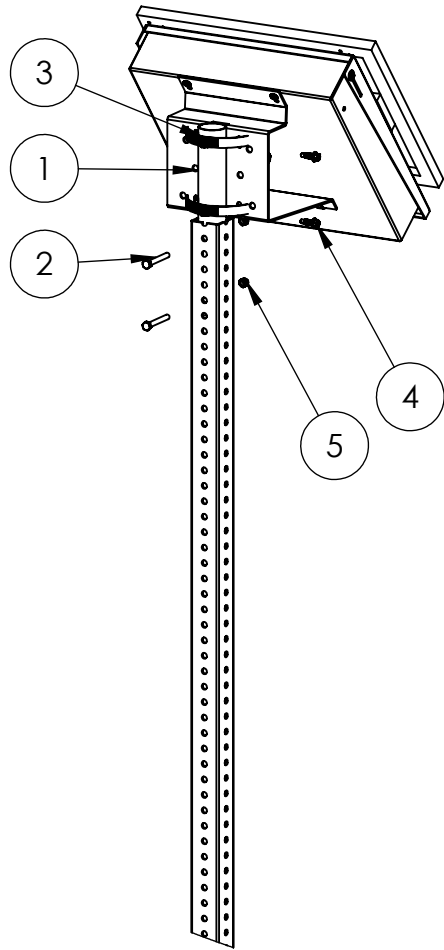


K & K SYSTEMS		Office: (888) 414-3003 www.k-k-systems.com
TITLE: ECO-115-S12		
DWG. NO. Solar		
DRAWN BY: Timothy P.	DATE: 4/27/2023	
CHECKED BY: Mike Taylor	DATE: 4/27/2023	
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Revision:	Scale: 1:10	Size: 8.5 X 11
		Sheet: 2 of 5

Item Number	PartNo	Description	Quantity
1	SH-12CPY	12" cap visor poly yellow	1
2	SH-12HPY	12" signal housing poly yellow	1
3	SH-HPY	Plastic push in head cap Yellow	2
4	STS-2position	2-Terminal Strips	1
5	SIG-12R44WNP	12" RED LED, 12 VDC, 4.4 watt	1

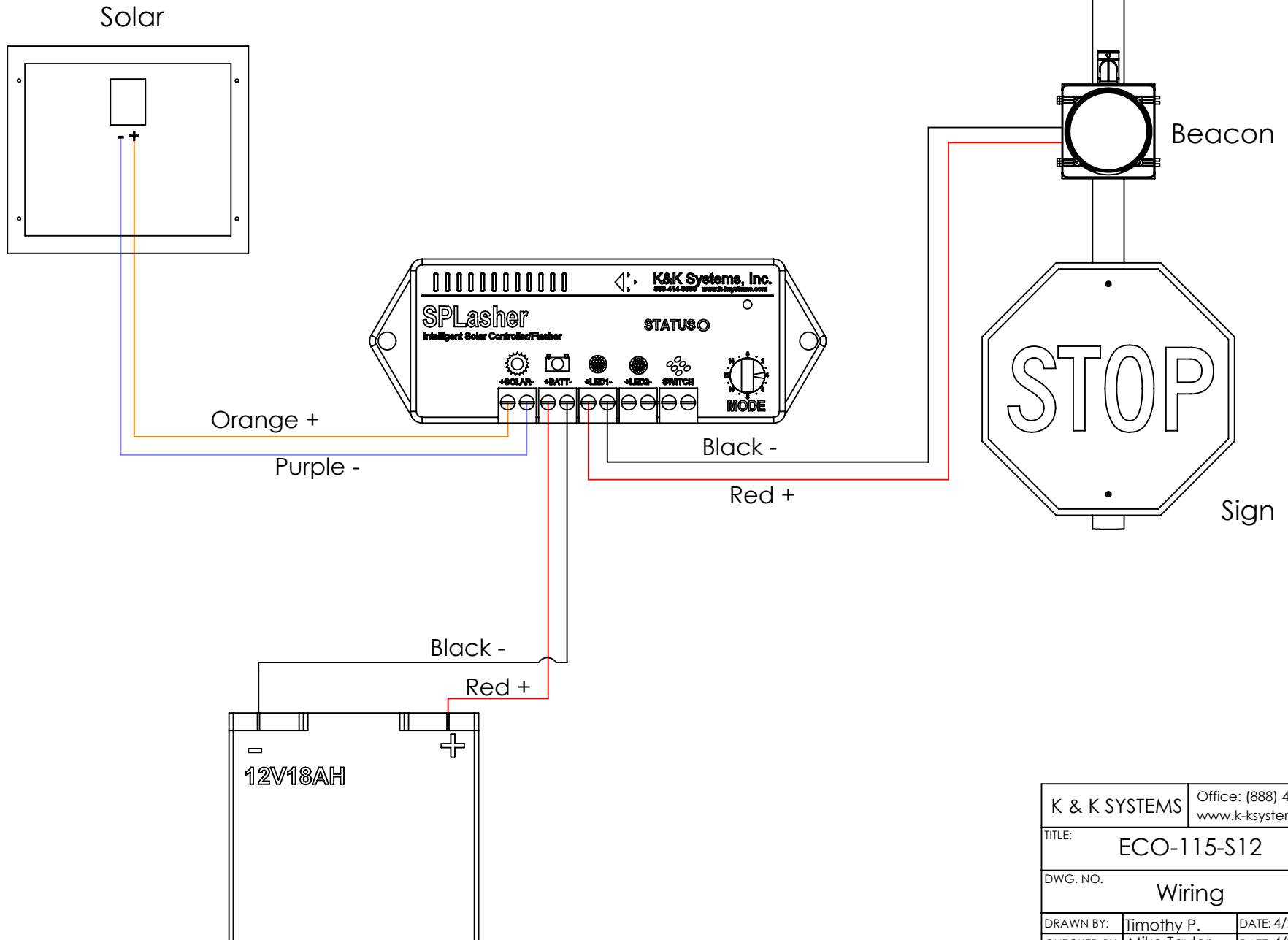


K & K SYSTEMS		Office: (888) 414-3003 www.k-k-systems.com
TITLE: ECO-115-S12		
DWG. NO. Beacon		
DRAWN BY:	Timothy P.	DATE: 4/27/2023
CHECKED BY:	Mike Taylor	DATE: 4/27/2023
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Revision:	Scale: 1:8	Size: 8.5 X 11 Sheet: 3 of 5



Item Number	PartNo	Description	Quantity
1	ME-112GEMTCONDUIT12	1-1/2" ID X 12" Inch Hot Dip Galvanized Steel EMT Conduit, 10 Foot (Thinner)	1
2	FAHB5168212SS	5/16-18 X 2-1/2 HEX BOLT	2
3	FAC1785916SS	1-7/8 5 WORM GEAR CLAMP WITH 9/16 BAND (410-SS HEX SCREW)	2
4	FAPWSD5161SS	5-16x1 HEX SCREW (SELF DRILL)	2
5	FAHN51618SS	5/16-18 "NC" FINISHED HEX NUT 18-8 SS	2

K & K SYSTEMS		Office: (888) 414-3003 www.k-k-systems.com
TITLE: Eco Mounting Options		
DWG. NO.		
DRAWN BY:	Timothy P.	DATE: 4/27/2023
CHECKED BY:	Mike Taylor	DATE: 4/27/2023
PROPRIETARY AND CONFIDENTIAL		
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Revision:	Scale: 1:64	Size: 8.5 X 11
		Sheet: 4 of 5



K & K SYSTEMS		Office: (888) 414-3003 www.k-k-systems.com
TITLE: ECO-115-S12		
DWG. NO. Wiring		
DRAWN BY:	Timothy P.	DATE: 4/27/2023
CHECKED BY:	Mike Taylor	DATE: 4/27/2023
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		Sheet: 5 of 5

