



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Thursday, March 5, 2026  
2:30 PM

**\*\*\* Updated 2/24 to add Case 4.a. \*\*\***

Call to Order  
Pledge of Allegiance  
Roll Call

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**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the March 5, 2026 agenda.**

2. Audience Comments -

*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. Any presentations must be submitted at least 24 hours prior to the meeting. Please complete and submit a comment card to the Clerk.*

3. Approval of Minutes

**a. Special Meeting January 27 and Regular Meeting February 5, 2026**

4. Action Items -

**a. Certificate of Appropriateness for Demolition No. 26021: 103 1st Avenue**  
Suncoast Wrecking and Asset Recovery, LLC for Marilyn Nolan requests to demolish a two-family structure that is contributing to the Pass A Grille Historic District and is a locally-designated historic resource (Designation #3, 1995).

**b. Certificate of Appropriateness No. 26024: 102 4th Ave**  
Madison Wilson for Gilbert & Denine Dimola requests a certificate of appropriateness to add decks and stairs in conjunction with the elevation of a contributing single-family resource to the Pass A Grille National Register Historic District. The structure is currently listed on the City's local historic registry but is proposed for de-listing under this project scope (Designation #69).

**c. Certificate of Appropriateness No. 26026: 104 4th Ave**

Madison Wilson for Ronald and Margaret Schiff requests a certificate of appropriateness to add an elevator, decks and stairs in conjunction with the elevation of a contributing two-family resource to the Pass A Grille National Register Historic District. The structure is currently listed on the City's local historic registry but is proposed for de-listing under this project scope (Designation #82).

5. Discussion Items

**a. Design Review No. 25025: 102 4th Avenue**

Design review to allow for deck and stair additions to a currently locally-designated (proposed for de-designation) historic resource and contributing resource to the Pass A Grille National Register Historic District following elevation of the existing residence. The building type for the lot size is House-Medium.

**b. Design Review No. 26027: 104 4th Avenue**

Design review to allow for elevator, deck and stair additions to a currently locally-designated (proposed for de-designation) historic resource and contributing resource to the Pass A Grille National Register Historic District following elevation of the existing residence. The building type for the lot size is House-Medium.

**c. Design Review No. 26029: 301 Gulf Way**

Addition of decks and stairs associated with the elevation of a residence determined to be non-contributing to the Pass A Grille Historic District as of the 2015 Historic Resources Survey. The building type for the lot size is House-Small.

**d. Height interpretation: New buildings in the Pass A Grille Overlay District**

Follow-up discussion on the application of "height" in the Pass A Grille Overlay District.

6. Next Meeting: April 2, 2026

7. Adjournment -

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

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

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

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

**DRAFT HISTORIC PRESERVATION BOARD**

**SPECIAL MEETING MINUTES**

**January 27, 2026 - 9:00 AM**

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

STAFF PRESENT: Kristin Coman, Planning Manager; Ralf Brookes, City Attorney; Frances Robustelli, City Manager; Ariana Wilson-Romo, Exec. Assistant Clerk's Office; Brandon Berry, Senior Planner; Laura Canary, Community Development Director

Chair Loughery called the meeting to order at 9:01 AM. A quorum was present.

1. Approval of the Agenda –

**Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the agenda as presented; the motion carried 5-0.**

2. Audience Comments –

Dave Feinberg, 1407 Pass-A-Grille Way, commented on 8<sup>th</sup> Ave. and the CRD-EA timeline. There was a Q&A period between the Chair and Mr. Feinberg. He clarified that he was not part of the Holloway Hotel project; he just sold the property.

The City Attorney requested the Clerk swear in all those testifying before the board.

3. Action Items –

- a. **Recommendation on Board of Adjustment Case No. 25142 for 702 Pass A Grille Way**  
As authorized at the January 13, 2026 regular meeting of the City Commission, Staff requests a recommendation from the Historic Preservation Board to the Board of Adjustment regarding Unnecessary & Undue Hardship Variance Case No. 25142 for 702 Pass A Grille Way.

Senior Planner Brandon Berry reviewed the presentation for this request, which included maps, hardship criteria, and next steps. His presentation is made part of the record. He also provided the staff report prepared for Variance Case No. 25142, which was included in the Board of Adjustment meeting packet ahead of their scheduled hearing.

Board members requested clarification on where the conditions originated. Staff clarified that these conditions were worked out with the City Attorney from case law. The following four conditions were proposed strictly for the extension requested:

1. The subject request is found to meet the criteria for issuance of an unnecessary and undue hardship variance based on the use of the property necessitating long-term parking that could be disruptive to the historic and maintained mixed-use development pattern of Eighth Avenue, and the physical constraints of the rear alleyway. Acquisition of additional property to the subject zoning lot currently comprised of Lot 17, Block 6, Morey Beach Subdivision,

- or change in use of the property that is associated with new construction or redevelopment of one or more primary use buildings on the property, shall nullify the subject variance approval.
2. The development shall be installed with a “right turn only” sign at the egress from the property to Pass A Grille Way.
  3. A three-foot-wide landscaping buffer containing appropriate shrubs, hedge, and trees, or fence or wall compatible with the architecture of the development, shall be installed along the entire southern side of the retained driveway. The buffer, fence or wall shall be installed at least five feet in height, except where in conflict with the visibility standards of Land Development Code Sec. 6.21. or where actual and documented site visibility issues are present.
  4. Until such times as the subject driveway access to Pass A Grille Way is eliminated, the lodging development shall be permitted two fewer on-street-4B-H tags than authorized by Section 82-202 of the Code of Ordinances, as may be amended. This condition is based upon the number of parking spaces that could be provided on the street were the subject driveway is to be eliminated.

Applicant Brandon Tecklenburg was present and displayed photos of properties that his company has remodeled in the historic district. He also displayed a video showing four utility poles that impede the alleyway. The photos and video Mr. Tecklenburg displayed were made part of the record. He clarified that during a medical emergency, emergency vehicles would not be able to reach the property. He emphasized that this property was presented to him as commercial, and stated that had he known about these complications, he wouldn't have purchased. He requested the board stay on topic to the request and reiterated his scheduled hearing with the Board of Adjustment.

There was discussion regarding why the property was rezoned from ROR to CRD. Mr. Tecklenburg stated that these changes were made prior to his ownership. Chair Loughery expressed frustrations over a proposed development not fitting the historic district.

Greg Murtagh, 258 Sunset Way, part-owner and Pass-A-Grille resident, was present via Teams and requested Chair Loughery clarify comments made regarding “not building to the historic character”. He clarified that he is not the developer, just an owner. He expressed frustration that the board has made comments regarding zoning, stating that those are conversations for the Planning Board. He reiterated that he is here for the request for the driveway.

Member Dashiell clarified some comments that were made to the Historic Preservation Board on August 21, 2025, regarding the proposed development design for this property. She stated that at that meeting, Chair Loughery asked if they were open to working with the Historic Board to create a more historic look. The individuals at that meeting stated that the mid-century modern look was the direction ownership would like to go in, leaving no room for conversation. Chair Loughery added that DevMar, the developers, have already submitted proposed plans to staff, with a modern urban structure. City Attorney Brookes suggested adding a condition that the modern urban look be modified to meet the general historic appearance and character of Pass-a-Grille.

Vice Chair Hockensmith noted that this request pertains to granting access to a platted property that has had historical access in this manner. Vehicle access via the alleyway is not practical or reasonable. She also urged the board members to exercise caution on the topic as the conversation is weighing the line of property rights.

Mr. Tecklenburg clarified that he is not requesting a variance to demolish or build; they are simply asking for the driveway to be the primary driveway. He expressed concerns with Board members and noted that he felt a member should recuse themselves since a family member lives a few doors down. The City Attorney did not comment.

Planning Manager Coman stated that if approved by the Board of Adjustment, the variance would carry with the land with any future development. She clarified that this board should be looking at the subject variance, the same variance that the Board of Adjustment will review, not the DevMar design.

Angela Covington, who represents the applicant, was present via Teams and stated that inappropriate comments had been made today by this board. There are eight criteria to be met for this variance, and Mr. Tecklenburg has submitted paperwork on each point as requested. She requested that the Board make a recommendation.

Member Young requested clarification on how the Board could have this case come back for review. City Attorney Brookes clarified that a condition requesting architectural renderings for design review return to the Historic Board for review could be included. Manager Coman requested that they clarify the stage at which they would like to review the case.

Melinda Pletcher, 2281 East Vina Del Mar, was present and commented on the board review process. She supports a recommendation from the Historic Board.

Vice Chair Hockensmith exited the meeting at 10:35 AM. She did not return.

Dave Feinberg stated he disagreed with adding conditions regarding the design without design choices available.

Marty Nora, 555 Gulf Way, commented on the potential parking spots that are up for risk, adding that he would prefer any future development to have the historic look to match 8<sup>th</sup> Ave.

Chair Loughery requested clarification on the parking passes. Mr. Berry confirmed that based on the unit count, the property would be able to receive 16 parking passes regardless of whether a parking garage exists or not. Discussion ensued regarding precedents on curb cuts in the CRD. Chair Loughery noted that subsection 6 of the Board of Adjustment staff report states the application did not meet the request; however, Land Development Code Section 3.12 requires that all conditions be satisfied.

The board discussed conditions.

**Motion: Member Young moved to recommend the Board of Adjustment grant an unnecessary and undue hardship variance for the property at 702 Pass A Grille Way, with the following conditions:**

- 1. Allow a three-foot curb cut with the ability to shift the curb cut or driveway north to accommodate a three-foot wide landscape buffer.**
- 2. The property forfeits all street parking passes.**
- 3. Provide a three-foot landscape buffer on the southern side containing appropriate shrubs, hedge, and trees or fence or wall compatible with the architecture of the development, and it shall be installed along the entire southern side of the retained driveway. The buffer, fence, or wall shall be installed at least 5 feet in height except where in conflict with the**

**visibility standards of the land development code section 6.21 or where actual and documented site visibility issues are present.**

- 4. Architectural renderings and designs be presented to the Historic Preservation Board for historical design review prior to site plan approval.**

There were discussions regarding the motion on the floor and the staff recommended conditions.

**Motion: Member Young moved to amend the motion on the floor to add the following condition: 5. The development shall be installed with a right-turn-only sign at the egress from the property to Pass-A-Grille Way.**

The motion died for lack of a second.

To allow staff to prepare a written recommendation for the Board of Adjustment, Chair Loughery called a recess at 11:10 AM and reconvened at 11:24 AM.

A handout was prepared and distributed with the proposed conditions as stated earlier by Member Young. This was made part of the record.

Chair Loughery raised concerns with the wording used in condition #1 as it suggested that the criteria had been met. He requested it be reworded. The board discussed.

Mr. Tecklenburg clarified the existing landscaping buffers. He also shared some comments about the parking spaces potentially being taken and the hardships with a right turn only. Ms. Coman added that there is a double yellow line, which does not allow you to turn left.

Ms. Covington added that these conditions should be added upon development. City Attorney Brookes clarified that the language currently reads “following the development of the property”.

The board discussed changes and additions to the drafted staff report.

To allow staff to make the necessary edits, Chair Loughery called a recess at 12:03 PM and reconvened at 12:18 AM.

A new handout was distributed and was made part of the record. City Attorney Brookes noted a few errors.

Chair Loughery requested the staff report be shared with the Board of Adjustment members ahead of their scheduled meeting tomorrow.

**Motion: Member Young moved to approve the recommendation as follows for Variance Case No. 25142 to the Board of Adjustment, as authorized at the January 13, 2026 regular meeting of the City Commission to maintain an existing driveway connection from the property to Pass-A-Grille Way following redevelopment of the property. The Historic Preservation Board finds that the subject variance request does not meet criteria 3.12.(b)(1)a.2&6. of the Land Development Code. The Historic Preservation Board recommends approval to maintain the existing driveway connection only if all of the following five conditions are included in the approval:**

1. Acquisition of additional property to the subject zoning Lot 17, Block 6, Morey Beach Subdivision, or change in use of the property that is associated with new construction or redevelopment of one or more primary use buildings on the property, shall render the subject variance approval null and void.
2. The development shall be installed with a “right turn only” sign at the egress from the property to Pass A Grille Way.
3. A three-foot wide landscaping buffer containing appropriate shrubs, hedge, and trees, or fence or wall compatible with the architecture of the development, shall be installed along the entire southern side of the retained driveway. The buffer, fence or wall shall be installed at least five feet in height, except where in conflict with the visibility standards of Land Development Code Sec. 6.21. or where actual and documented site visibility issues are present.
4. While the subject driveway access to Pass A Grille Way is utilized for site access. The lodging development shall be permitted no on-street 4B-H tags otherwise authorized by Section 82-202 of the Code of Ordinances, as may be amended.
5. Architectural renderings shall be provided for design review of future development by the Historic Preservation Board prior to site plan approval.

Member Dashiell requested to correct “the existing driveway” vs “an existing driveway” in the first paragraph third sentence down.

**Motion:** Member Young moved, and Chair Loughery seconded to amend the motion to change the word ‘an’ to ‘the’ in the first paragraph, last sentence; the motion carried 4-0.

4. Adjournment – The next meeting is scheduled for February 5, 2026.

Chair Loughery adjourned the meeting at 12:32 PM.

*These minutes will be considered for approval at the March 5, 2026, Historic Preservation Board meeting.*

# HISTORIC PRESERVATION BOARD MINUTES

February 5, 2026 - 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; 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 –

Planning Manager Kristin Coman requested to add two action items - light fixtures on the Vina Del Mar Bridge and 10<sup>th</sup> Avenue Sidewalk Replacement (4.c. and d.). Member Dashiell asked to add discussion items on a historic plaque update and demolition fees (5.a. and b.). Member Loughery added discussion items on SB 180, the design guidebook status, and rooftop accessories (5.c., d., and e.).

**Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the agenda February 5<sup>th</sup> 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 January 8, 2026**

**Motion: Member Dashiell moved and Member Hurley seconded the approval of the January 8, 2026 minutes as presented; the motion carried 5-0.**

4. Action Items –

- a. Certificate of Appropriateness for Exterior Maintenance No. 26015: 104 2<sup>nd</sup> 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).

Consultant Lynn Rosetti reviewed a presentation for this request which included request details, criteria, and photos. Her presentation is part of the meeting record. 104 2nd Avenue was constructed circa 1935 and was included in the 2015 historic survey update. The 2015 Florida Master Site File indicates that this building is a contributing resource in the National Register and the City of St. Pete Beach-designated Pass-a-Grill Historic District. Staff were in support of the request and suggested that the applicant address whether the siding will be the width of the vinyl that is being replaced or similar to the fibercement siding that adorns the rear of the structure.

Applicant Margot Fosnes appeared via Zoom and clarified that above the door is aluminum siding. The siding in question will be 3” Hardie board plank, similar to the shingles. The replacement window is the

same as those on the west side, which were installed in 2019.

**Motion: Chair Loughery moved and Vice Chair Hockensmith seconded the approval of Certificate of Appropriateness for Exterior Maintenance No. 26015 at 104 2<sup>nd</sup> Avenue; the motion carried 5-0.**

**b. Proposed Addition of Solar Panel and Beacon to Stop Signs at 21st Avenue**

Senior Planner Brandon Berry requested the Board's recommendation and input under Resolution 2023-04 on a proposal to modify the north- and south-facing stop signs only at the intersection of 21st Avenue and PAG Way. The project would include replacing the existing stop sign assemblies with taller poles that retain fluted design elements, installing a solar panel at the top of each pole, and replacing the current perimeter stop-sign lights with a red flashing stop beacon. The changes would be limited to the north- and south-facing stop signs. City Manager Fran Robustelli clarified to the Board that the pole would not have the historic aesthetic.

The Board supported the proposal to install the taller poles with solar panels and red flashing beacon stop signs on the north- and south-facing stop signs at 21st Avenue as an added safety measure to address ongoing stop-sign violations. They emphasized preserving the historic character where possible, noting that the east- and west-facing signs would remain on historic poles and that the new poles should be painted black to minimize visual impact. It was also requested that staff evaluate relocating the northbound stop sign closer to the roadway to improve visibility, if feasible and ADA-compliant, rather than relying solely on the beacon. The Board was in favor of proceeding with the improvements, provided visibility concerns are addressed, and the design details are carefully coordinated.

**c. Light poles on Vina Bridge**

Mr. Berry advised the Board that Public Services is ready to move forward with the lights on the Vina Del Mar Bridge and staff wanted to confirm the Board's May 2023 recommendation. The original options were displayed and that visual is part of the meeting record. The Board reaffirmed its prior recommendation to proceed with Option 4, selecting the slate/steel blue finish over black. Members expressed continued support for the design and encouraged staff to move forward. Public Services confirmed they are proceeding to production, with installation to occur once fabrication is complete.

**d. 10<sup>th</sup> Avenue Sidewalk**

Mr. Berry reported that Public Services will be replacing the sidewalk along the north side of 10<sup>th</sup> Avenue, creating an uninterrupted connection from the PAG Way sidewalk, and planting Washingtonian palms where the Australian pines had previously been in the northwest corner. He explained the options for pavers (color, size, timing) and asked the board for their input or recommendation.

Following discussion, the Board recommended reusing any existing, salvageable 16-inch hex pavers, primarily the historic red and gray blocks, for the affected sidewalk section, rather than ordering new materials or using stamped concrete. Members thought that Public Works likely has sufficient matching pavers already in storage to complete the repair promptly and cost-effectively. Staff were asked to confirm available inventory with Public Services and report back, with the goal of proceeding quickly and maintaining consistency with the historic hex-paver. It was suggested to discuss a new supplier at the next meeting.

**5. Discussion Items –**

**a. Historic Plaques Update (Added)**

Ms. Coman has reached out to the supplier to confirm pricing; they have increased slightly (to \$249). She reported that she is updating the application form and preparing the first batch of letters to go out. Payments for plaques will go directly to the supplier (with the application form) and the plaques will ship to the city. Ms. Coman will provide a status update at a future meeting.

**b. Demolition Fees (added)**

Member Dashiell opined that the current demolition fees are too low. Mr. Berry explained that the City has undertaken a city-wide fee study including zoning, site plans, CUPs, applications, etc. Many fees will likely be tied to more justified staff costs and, for example, advertising. The current \$50 fee will not cover those costs.

**c. Future of Meetings in re: SB 180 (Added)**

Chair Loughery asked for an update on the bill, and Mr. Berry explained that the law is currently retroactive through October 27, 2027, but proposed amending legislation could roll back the most restrictive moratorium provisions to the end of June 2026. The amendment has advanced through committees but has not yet been finalized.

Board members and staff agreed that the Historic Board's current and proposed work, including recent workshops and design guideline updates, would not be adversely affected by SB 180 or its potential amendment. Chair Loughery emphasized that the bill should not halt ongoing planning efforts and encouraged continued progress on policy discussions and future improvements, so the City is well positioned once the restrictions expire or are eased.

**d. Design Guidebook Update**

Mr. Berry reported that the Board has completed its portion of the work and that only a few minor corrections from last month's recommendations were made. No substantive changes to the content or title have occurred since the Board's last review. Consultant Tara Salmieri is finalizing the book, and it will be brought back to the Board for review and consent prior to proceeding to the City Commission for adoption as part of the ordinance. The guidebook is intended to function similarly to the building type illustrations in Section 20.15 of the LDC, providing schematic examples and relevant design standards rather than regulatory setback or height requirements.

Chair Loughery emphasized the importance of completing the guidebook promptly, citing the length of time the project has been underway and the continued pace of redevelopment. Staff will follow up with Ms. Salmieri for a clearer status update. Members requested a pre-meeting view of the materials so that they would be prepared to discuss at the next meeting and eliminate the need to wait an additional month. City Attorney Chloe Berryman clarified that Board members may review materials in advance but should not discuss them outside a noticed meeting. Members may communicate questions or requests for clarification to staff prior to the meeting, but substantive discussion and consensus-building must occur during the public meeting.

**e. Rooftop Accessories**

Chair Loughery raised concerns about the interpretation of rooftop accessories and how they are applied under the City's height regulations. He mentioned increasing public concern about the apparent height of certain recently constructed homes and questioned whether portions of recessed upper levels or rooftop elements may exceed the maximum permitted height, or whether they are being classified as allowable rooftop accessories. Existing code definitions related to rooftop features were discussed, including references within the height definition to elements such as chimneys, elevator shafts,

mechanical equipment, and other non-habitable areas. While definitions exist, the language is vague and subject to interpretation, particularly when applied to larger rooftop structures that include walls and ceilings or are designed for active use.

The Board expressed concern that the distinction between traditional rooftop appurtenances (i.e., chimneys or mechanical shafts) and more substantial rooftop spaces may be unclear, especially as more projects seek to incorporate usable rooftop areas. Members emphasized the need to ensure that rooftop elements do not function as an additional story beyond what is permitted by height limits. The Board requested that staff prepare a presentation for the next meeting outlining current code definitions related to rooftop accessories/appurtenances, and how staff interprets and applies those definitions in practice with examples of recent residential and/or commercial projects illustrating the interpretation. They would like clarification on how height compliance is evaluated when rooftop elements are recessed or partially enclosed; that information would help them respond to citizen questions and help ensure consistent and transparent application of the code as rooftop designs become more prevalent. Staff acknowledged the request and agreed to bring the requested information back to the next meeting.

6. Adjournment – The next meeting is scheduled for March 5, 2026.

Chair Loughery adjourned the meeting at 3:35 PM.

*These minutes will be considered for approval at the March 5, 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 Demolition No. 26021: 103 1st Avenue

**Action Request:** Following additional applicant testimony on the inability to economically restore the building: Motion to approve Case No. 26021 for 103 1st Avenue with no stay on demolition.

**Strategic Objective:**

**Date:** March 5, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** Suncoast Wrecking and Asset Recovery, LLC for Marilyn Nolan requests to demolish a two-family structure that is contributing to the Pass A Grille Historic District and is a locally-designated historic resource (Designation #3, 1995).

**Funding:** N/A

**Attachments:**

1. 26021 Staff Report
2. Applicant Submittal Package



**DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING & ZONING  
STAFF FINDINGS REPORT  
TO THE  
HISTORIC PRESERVATION BOARD**

**Certificate of Appropriateness / Demolition Case No. 26021**

**Applicant/Property Owner:** Suncoast Wrecking and Asset Recovery, LLC for Marilyn Nolan

**Meeting Date:** March 24, 2026

**Prepared By:** Brandon Berry, Senior Planner

<b>REQUEST</b>	Request to demolish the primary two-family structure on the subject property which is a locally-designated historic resource (#3, 1995) and contributing resource to the Pass A Grille Historic District as of the 2003 Boundary Increase. Demolition of the two accessory dwellings on the property were previously approved under Case No. 25140.
<b>SUBJECT PROPERTY</b>	103 1 <sup>st</sup> Avenue; MOREY BEACH BLK 11, LOTS 13 AND 14; Parcel #19-32-16-58932-011-0130.
<b>LAND USE / ZONING</b>	RLM-2 / PAG
<b>YEAR BUILT</b>	Circa 1901 (Pinellas County Property Appraiser)
<b>HISTORIC STATUS</b>	The existing two-family building has a Florida Master Site File number of P112549 and was listed as a contributing resource in the 2003 National Register Historic District Boundary Increase for Pass A Grille, and remained contributing in the 2015 re-survey of the District. The two rear structures that were approved for demolition in January 2026 have a Florida Master Site File of P112550. It is also on the City's local historic registry (Designation #3, April 1995).
<b>SURROUNDING AREA</b>	North – Single-family Residential South – Residential Condominiums East – Multi-family Residential West – Single-family Residences

**BACKGROUND and ANALYSIS**

The applicant is seeking to demolish the two-family residence known in its Florida Master Site File as “Lands End”, a 1902- or 1901-built structure (depending on source) that is one of the oldest remaining homes in Pass A Grille. The home is a modest frame vernacular that is clad with asbestos shingles and has a continuous block foundation system. While the home itself was not knowingly used for the 1940s stationing of U.S. Army troops in Pass A Grille, the property itself is one of the

few remaining developments that still contains buildings original to that stationing. Both rear buildings have been approved for demolition.

## **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 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 structure is important on the basis of its architecture and contribution to the early settlement history of Pass-A-Grille through the area of community planning and development. It is a simple frame vernacular building reflective of the earliest modern settlement patterns of Pass A Grille, when homes were generally unadorned and built for the transient nature of the area at the time. The property was used for the stationing of troops during WWII, but the building itself was not knowingly used for that purpose.*

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

*The structure is important on the basis of its architecture, settlement history, and year of construction. The home has seen modest alterations over the years, including window change-outs, enclosure of a screen porch along its southeastern side and northern rear, and removal of a chimney, but remains well preserved to form and mass. It is one of the oldest buildings remaining in Pass A Grille, and its appearance is emblematic of the early frame vernacular character of many buildings that were constructed in Pass A Grille from local folk construction techniques, at a time the neighborhood had limited connectivity with the mainland.*

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

*The structure cannot be rebuilt at its current elevation due to floodplain requirements. Any new construction would need to be elevated approximately 6.5 feet above grade to meet minimum floodplain requirements, which is likely to significantly alter the massing of the building. While modern fibercement materials can closely replicate the appearance of asbestos shingles, the material is no longer manufactured or used widely in restorative work. The standing-seam metal roof is modern and a noted later addition, and could be replicated. The building does not have any artisan features that would be challenging to replicate under new construction.*

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

*The frame vernacular style is well represented in Pass-A-Grille, and this structure does not contain a significant number of unique or irreplicable features. The structure is primarily valuable as a historic resource due to its scale, materials, and age.*

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

*Immediately post-storm, the City estimated damage to the structure to be 22% of its depreciated value, indicating that it is viable to restore without demolition or elevation. The application included photos showing significant interior flooring and siding damage, which likely exceeds that initial estimate. The application states it is not economically viable to restore the structure.*

**(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.**

*The applicant states the restoration is not economically viable. Staff has not seen any significant structural damage that would outright preclude restoration, particularly with the historic exemption options available to the owner. However, Staff does find that the cost to restore the home, given the work of remediation work that has already been performed, likely significantly exceeds the City's initial estimates for restoration cost.*

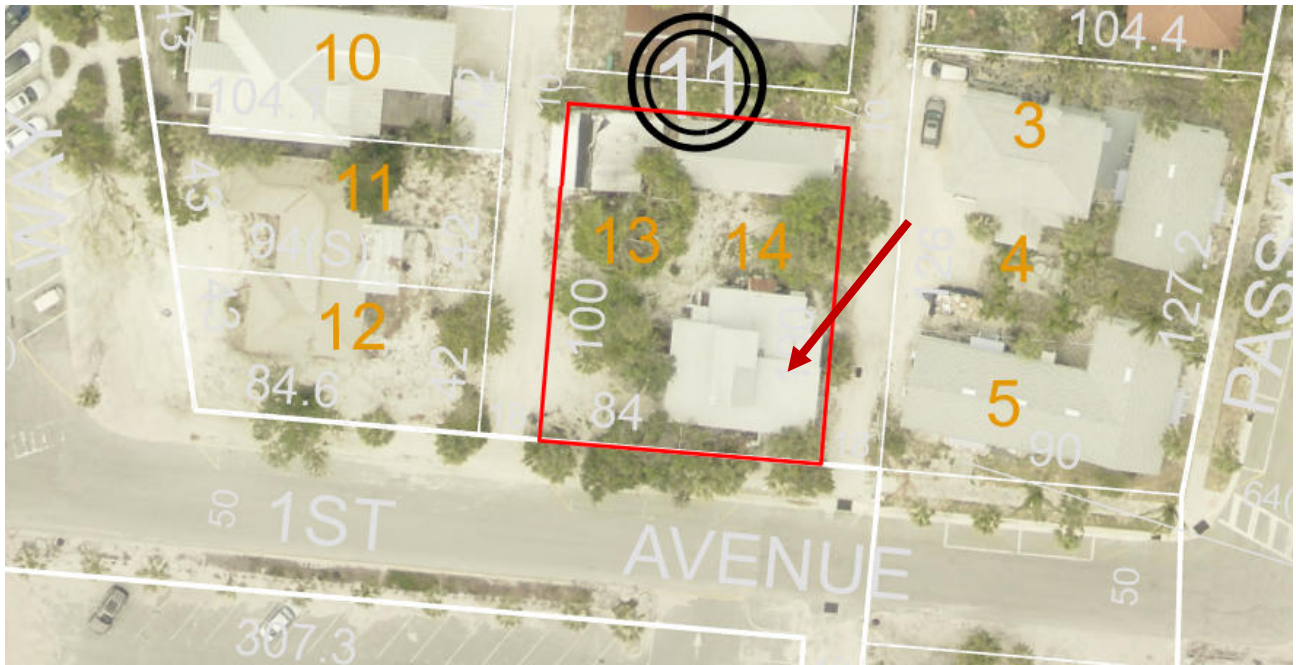
**Staff Recommendation:**

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 requests additional information from the applicant pertaining to the inability to reasonably save the building. The structure was not noted to have sustained substantial damage during a recent post-hurricane assessment. Should adequate testimony be provided, Staff recommends approval with no stay.

The owner has received an extensive letter detailing redevelopment options and has been made aware of the redevelopment restrictions of the existing, nonconforming density buildings.

### AERIAL PHOTOGRAPH

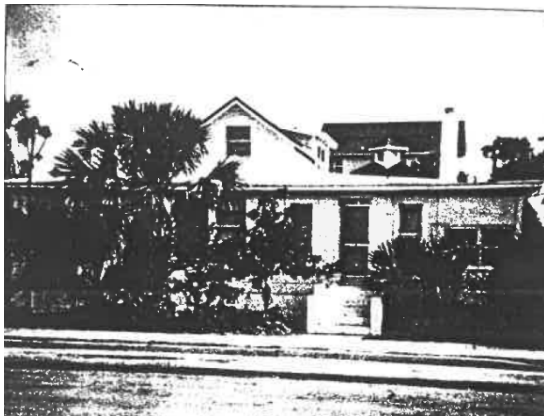


## **HISTORIC PHOTOGRAPHS**

### **Property Card Photo – 1936**



### **Local Historic Designation Photo - 1994**



### **2015 Historic Resources Re-survey**





## Application for Certificate of Appropriateness

**Owner Name & Address**

**Representative Name & Address**

Marilyn Nolan  
 2802 54th St S  
 Gulfport, FL 33703

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

Phone 417-425-5221

Phone 727-607-2244

**Property Address and Legal Description**

103 1st Ave, St Pete Beach, FL 33706 Moery 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 25140

**TYPE OF ACTIVITY**

New Construction \_\_\_\_\_

Addition \_\_\_\_\_

Demolition Demolition of Main Home #103

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.

Main Home - Two Story Structure Will be Demolished

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**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.**

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N/A

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- 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 the main house structure, this home suffered significant flooding and has damaged the structure.

**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.**

This building is not capable of earning a return on its value and not economically feasible due to Hurricane Helenes 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*

1/12/2026

**Owner/Applicant Signature**

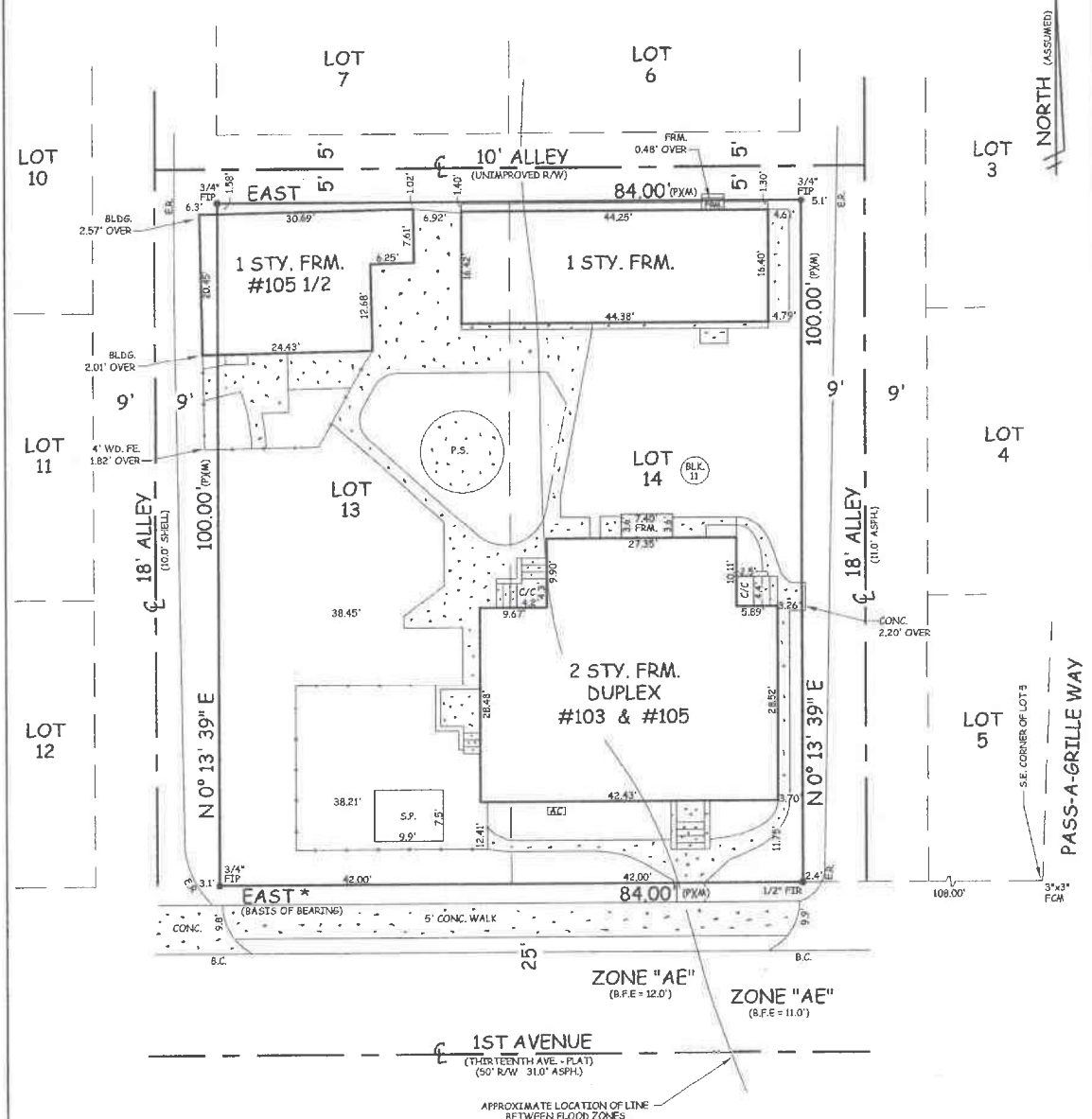
**Date**

Applicant - Suncoast Wrecking

JOB NO.: 171577		<b>MURPHY'S LAND SURVEYING, INC.</b> <b>PROFESSIONAL LAND SURVEYORS</b> 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.



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

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

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

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH 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 63-7, 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

<b>LEGEND:</b>	FD - FOUND	R - RADIUS	MS - METAL SHED	WW - WING WALL	ESMT - EASEMENT	OH - OVERHANG
F.I.P. - FOUND IRON PIPE	N.A.D. - NAIL AND DISK	A - ARC	ALUM - ALUMINUM	C - CENTERLINE	M.H. - MANHOLE	G.M.R. - GARAGE
F.C.M. - FOUND CONCRETE MONUMENT	P.O.L. - POINT ON LINE	C - CHORD	W.H. - WATER HEATER	R/W - RIGHT OF WAY	CONC. - CONCRETE	C/W.D. - 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	C/C - COVERED CONCRETE
P.R.C. - POINT OF REVERSE CURVATURE	P.I. - POINT OF INTERSECTION	# - NUMBER	PL - PLASTER	(D) - DEED	WD. - WOOD	A/C. - AIR CONDITIONER
P.C.C. - POINT OF COMPOUND CURVATURE	-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	-T-T - OVERHEAD TELEPHONE LINES
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	A.F. - ADJACENT FENCE	C.B. - DATCH 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	L.P. - LIGHT POLE

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

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

**Agenda Report**

- Agenda Title Name:** Certificate of Appropriateness No. 26024: 102 4th Ave
- Action Request:** Motion to approve Certificate of Appopriateness No. 26024 for 102 4th Avenue.
- Strategic Objective:**
- Date:** March 5, 2026
- Prepared By:** Lynn Rosetti, Consultant
- Through:** Laura Canary, Community Development Director
- Summary of Issue:** Madison Wilson for Gilbert & Denine Dimola requests a certificate of appropriateness to add decks and stairs associated with the elevation of a contributing resource to the Pass A Grille National Register Historic District, and is currently listed as a locally-designated historic resource but is proposed for de-listing (Designation #69).
- Funding:** N/A
- Attachments:**
1. COA 26024 - Staff Report
  2. COA Application
  3. Plans



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

**Certificate of Appropriateness, Case Number 26024**

**Property Owner:** Gilbert & Denine DiMola

**Meeting Date:** March 5, 2026

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

<b>REQUEST</b>	The property owners of this local historic landmark are requesting a Certificate of Appropriateness to elevate the existing residential building in a manner that is above the BFE (base flood elevation). The foundation will be constructed to support the elevated structure as requested. This elevated foundation may only accommodate access, limited storage, and parking.
<b>SUBJECT PROPERTY</b>	102 4 <sup>th</sup> Avenue Morey Beach Block 9, Lot 6 Parcel I.D. 19-32-16-58932-009-0060
<b>LAND USE / ZONING</b>	RLM-2-PAG /RU-2 Residential District
<b>YEAR BUILT</b>	Circa 1963
<b>HISTORIC STATUS</b>	This property was included in 2003 PAG boundary expansion. A Florida Master Site File Historical Structure form (PI12531) was submitted to the State in 2015. The 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. The home is also currently designated as a local historic resource (Designation #69), but the owner has requested to remove the designation when the subject elevation commences.
<b>SURROUNDING AREA</b>	North – 4 <sup>th</sup> Avenue Multi-family residence (4 units) South – Single family residence East – Alley, Multi-family (5 units) duplex residential (2units) West – Single family residence

**BACKGROUND and ANALYSIS**

102 4<sup>th</sup> Avenue was constructed circa 1963 and is architecturally masonry vernacular in style. It was included in the 2015 historic survey update undertaken in 2015 The 2015 FMSF indicates that this

building is a contributing resource to 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 and materials shall be repaired whenever possible and shall be replaced only when repair is not possible due to severe deterioration.

*The applicants are seeking to elevate this existing masonry vernacular structure in a manner that alters its appearance considerably by elevating the structure onto a proposed new concrete foundation that would provide parking for one car, limited storage, and access to the elevated house. Although the current house itself would not be altered, the elevation onto a substantially changed foundation with stairs and a deck changes the appearance of the house dramatically. Such changes would likely damage the integrity of the overall historic and architectural nature of the house. However, staff do recognize the problematic nature of leaving this house at grade within an area of the city that is subject to flooding.*

- (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 applicants are not removing historic materials but rather adding new materials including seeking the elevation of an existing masonry vernacular structure in a manner that alters its appearance considerably by elevating the structure onto a proposed new foundation. Although the historic integrity may be damaged, this request would better protect the house from future storms and flooding damage.*

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

*The historic house itself is not being altered other than being elevated to protect it from future flooding. However, its' overall appearance will definitely be changed by the*

*proposed elevation, addition of stairs for access, and the addition of a balcony with railings for safety,*

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

*The proposed elevation of this house will leave the original house intact. However, it will change the overall appearance of the house by elevating it to the BFE and adding stairs for access and a balcony with railings for safety.*

**Renovation Project List:**

Create a new elevated foundation, stairs for access, and create a balcony with railings for safety.

**Staff Recommendation:** The proposed Certificate of Appropriateness to elevate this house to protect it from future flooding is supported, but is likely to result in the structure being considered a non-contributing residence under future historic surveys due to the extent of elevation and frontage improvements being made.

# ZONING MAP



## AERIAL PHOTOGRAPH



## Photos





## Certificate of Appropriateness

### List of Required Submittals

The following are required for all request types, which can be found on Page 2:

- Completed COA application form
- Payment of application fee - upon receipt of the invoice
- Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed. - No change to the footprint, home is to be elevated.
  - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36"
  - North arrow shall be provided
- Photographs of the subject property and structures in question

The following are required for any alteration to any façade of the building, including additions to the structure:

- Elevation drawings – all sides
- Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

#### **Floor plans**

- Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36".
- North arrow shall be provided
- Location of all doorways, windows, and walls (interior and exterior)

**Please note that a Historic Preservation inspection is required as part of the Building Permit process for any work that alters the exterior and does not constitute a full site demolition. A final building inspection will not be conducted until after the Historic Preservation inspection is approved or waived by Historic Preservation staff.**



## Application for Certificate of Appropriateness

### Owner Name & Address

GILBERT & DENINE DIMOLA  
 102 4TH AVE  
 ST PETE BEACH, FL 33706

Phone \_\_\_\_\_

### Representative Name & Address

MADISON WILSON  
 PO BOX 15133  
 BROOKSVILLE, FL 34604

Phone 352-585-8326

### Property Address and Legal Description

102 4TH AVE // MOREY BEACH BLK 9, LOT 6

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 House lift / Foundation only

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.

House lift & Foundation Repair. Please refer to plans - no change to the aesthetics of the home except for the decks & stairs.

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**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.**

Concrete stairs and decks- with railing-please refer to railings pics

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**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.**

No change to use, staying a residential home just being removed from it's historic classification and lifted out of the base flood elevation.

- 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.**

Only chage will be the elevation of the home and addition of decks / stairs. All other characteristics of home to remain the same.

- 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.**

Only chage will be the elevation of the home and addition of decks / stairs. All other characteristics of home to remain the same.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

Noted.

**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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

Noted.

**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;**

This residence is in the process of removing it's historic classification.

**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.**

This residence is in the process of removing it's historic classification.

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

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

Exterior Material/Siding
Windows
Doors
Roofing
Entrances/Porches Concrete deck and stairs with railings- pics included

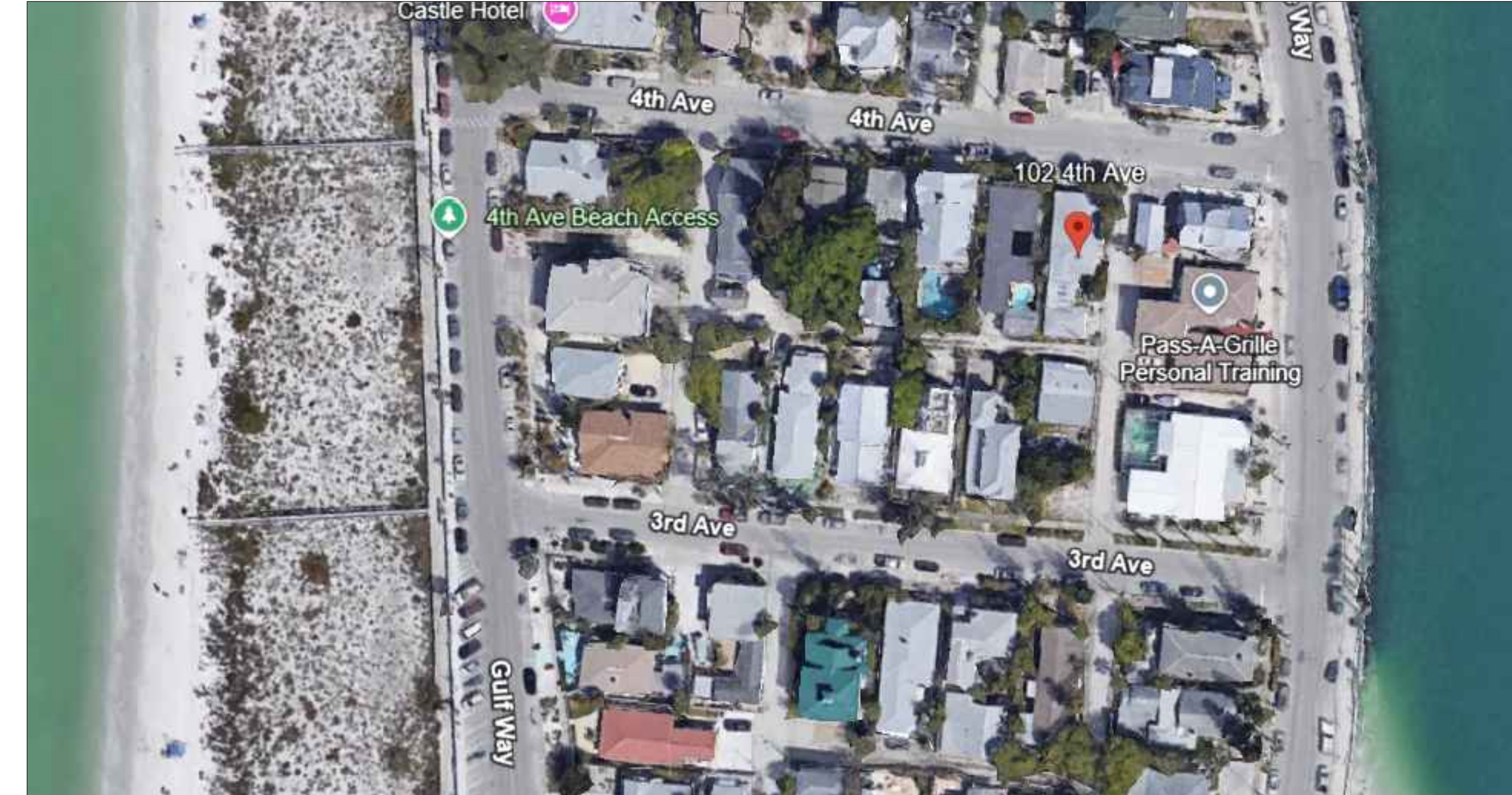
**Owner Attestation:** The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, 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.

*Deanne D. Mola*  
*[Signature]*  
\_\_\_\_\_  
Owner/Applicant Signature

*1/30/26*  
\_\_\_\_\_  
Date



GOOGLE MAPS ELEVATION.  
NTS



AERIAL VIEW  
NTS

# 102 4th Avenue, St. Pete Beach, FL 33706

## SCOPE OF WORK:

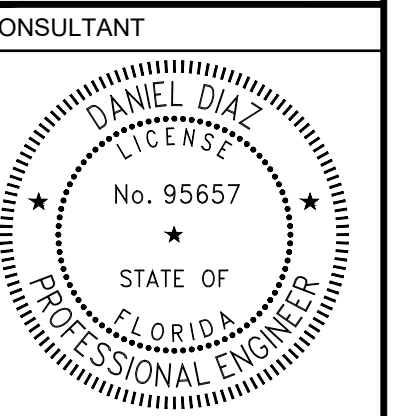
- Structural Home Lifting.
- New Doors and Windows.
- Exterior Masonry Wall at Low Level.

### SHEET INDEX

SHEET NUMBER	SHEET TITLE
A-0	COVER.
N-1	GENERAL NOTES.
C-1	SITE & DRAINAGE PLAN.
A-1	EXISTING FLOOR PLAN.
A-2	EXISTING ELEVATIONS.
A-3	PROPOSED FIRST FLOOR PLAN.
A-4	PROPOSED SECOND FLOOR PLAN.
A-5	NEW ELEVATIONS.
S-1	FOUNDATION PLAN.
S-2	NEW SECOND FLOOR FRAMING PLAN.
S-3	ROOF FRAMING PLAN.
S-4	STAIR DETAILS.

### FLORIDA PRODUCT APPROVAL

PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	PELLA EXTERIOR WINDOWS	STATE	FL11206
DOORS	PELLA EXTERIOR DOORS	STATE	FL40275
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTA	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
MIAMI TECH	AC UNIT TIE DOWN	STATE	FL19731
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463



CONSULTANT  
PROJECT  
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.

102 4th Avenue, St. Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT

SHEET MANAGEMENT  
PROJECT NO: 2025219

SHEET TITLE  
COVER

SHEET NUMBER

**A-0**

**GENERAL NOTES**

- THE PROJECT CONSISTS OF RAISING THE EXISTING CONCRETE-SLAB RESIDENCE AND SUPPORTING IT ON NEW MASONRY LOAD-BEARING WALLS AND STEEL BEAMS. THE SCOPE INCLUDES CONSTRUCTING TWO WOOD-FRAMED STAIRCASES FOR THE MAIN AND SECONDARY ACCESS, AS WELL AS ADDING DECKS AS REQUIRED TO PROVIDE SAFE AND ACCESSIBLE ENTRY TO THE ELEVATED STRUCTURE.
- ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
- FOUNDATION SHALL BEAR ON FIRM STABLE COMPACTED SOIL. IF POOR SOIL CONDITIONS ARE FOUND, CONTACT THE OWNER BEFORE PROCEEDING.
- ALL REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH ADEQUATE SUPPORT.
- THE CONTRACTOR SHALL COORDINATE THE SIZE NUMBER & LOCATION OF ALL ANCHOR BOLTS INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGTH OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT THICKNESS, ETC.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
- ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES.
- ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
- DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
- PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL. ( 3 COATS ) COLOR SELECTED BY OWNER.
- ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE. WITH NEC.

**SITE PREPARATION**

THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS. THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF-ROLLED WITH A HEAVY DRUM-TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20,000 POUNDS. PROOF-ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTOR EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

**EROSION / SEDIMENTATION CONTROL**

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIST SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

**LEGEND:**

- EXISTING RESIDENCE
- PROPOSED ADDITIONAL FOOTPRINT

**LEGAL DESCRIPTION:**

**PROPERTY ADDRESS:**

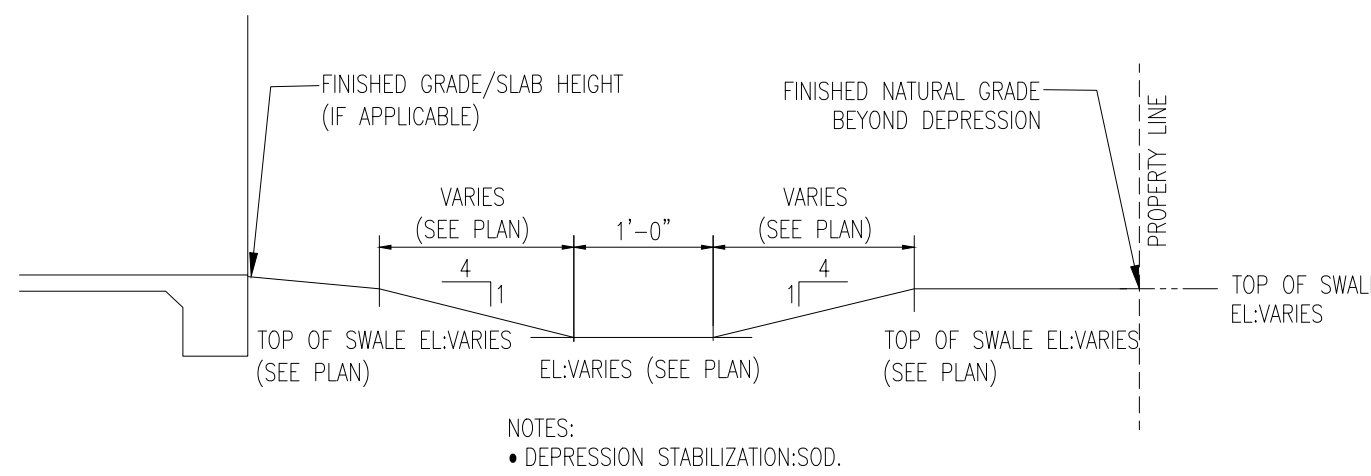
102 4th Avenue, St. Pete Beach, FL 33706.

**DESCRIPTION:**  
LOT 6, BLOCK 9, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE(S) 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

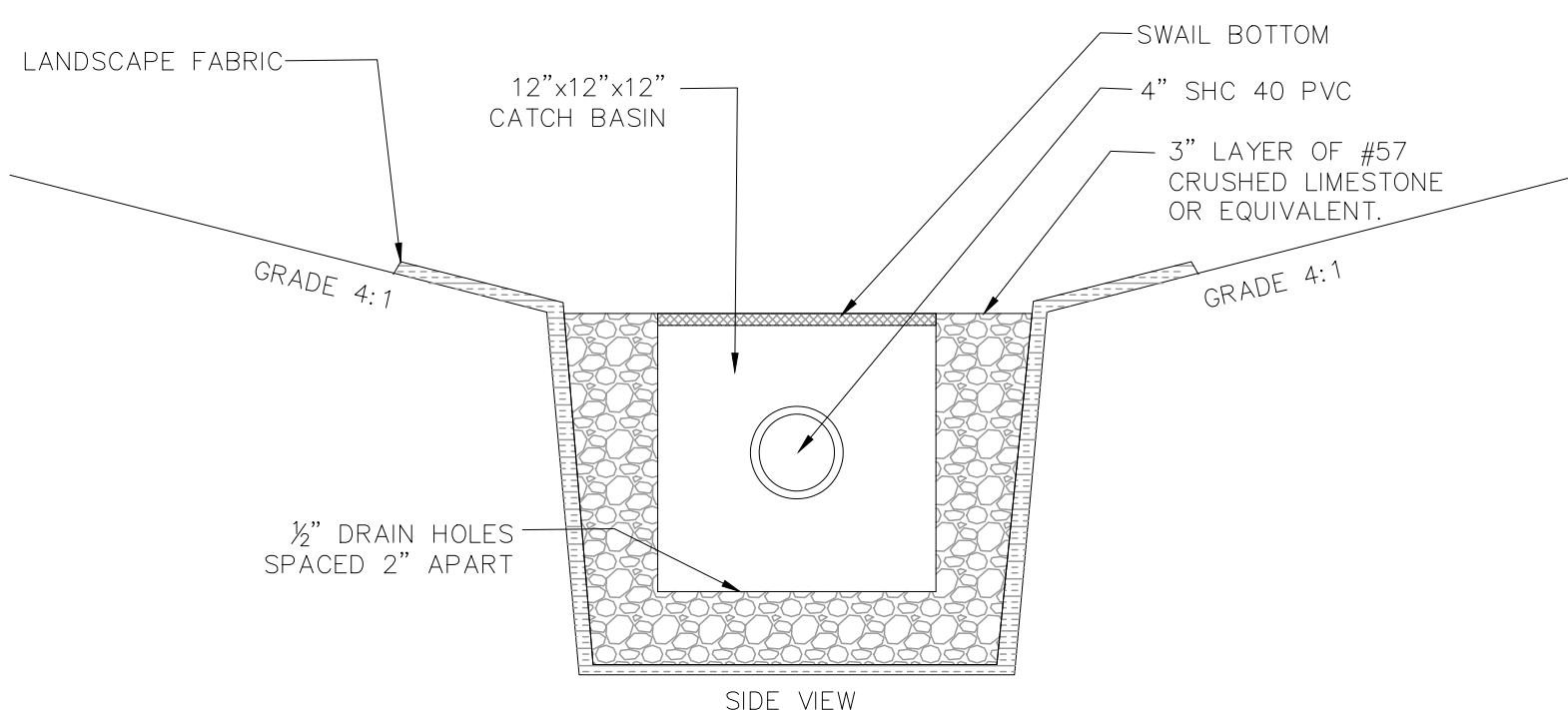
**FLOOD ZONE INFORMATION:**  
According to the Maps prepared by the U.S Department of Homeland Security, this property appears to be located in Flood Zone: AE  
Panel Number: 1251490286H  
Map Dated: 08/24/2021  
BFE= 9 FT

**AREA:**

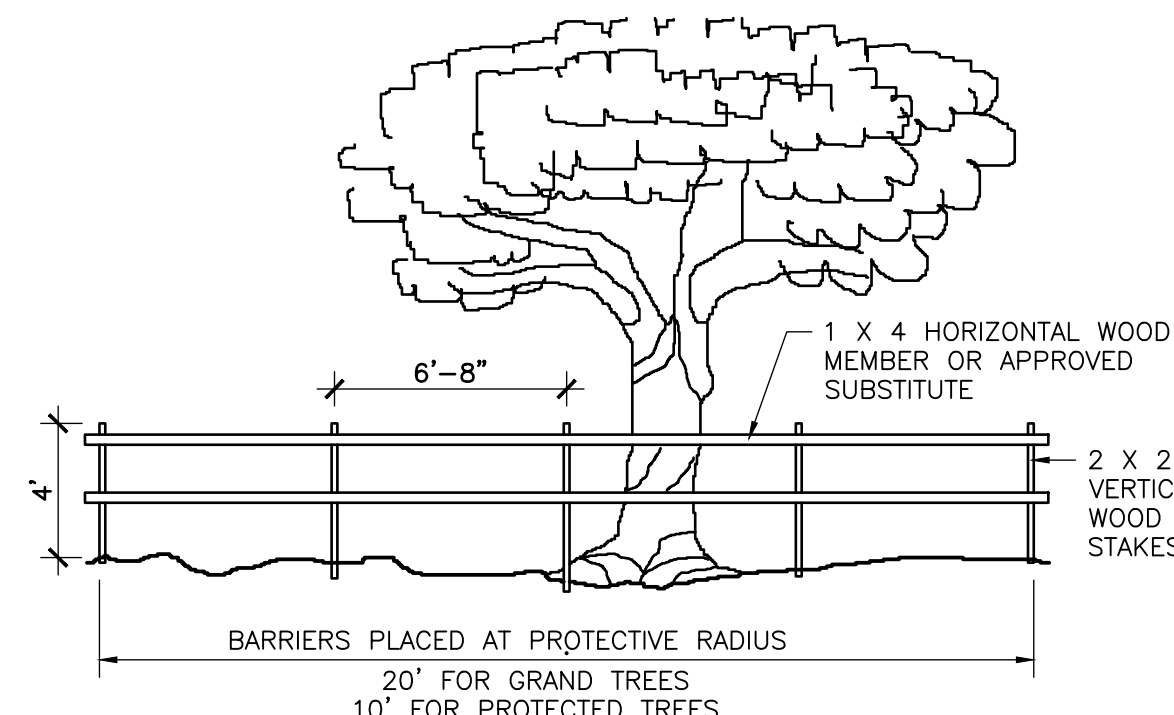
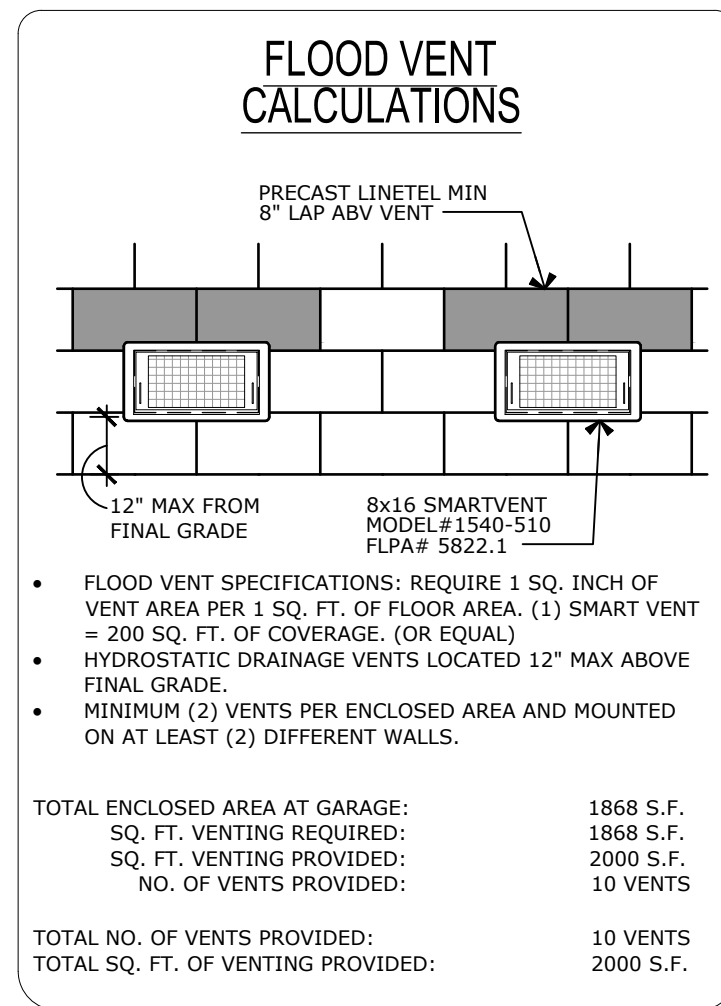
LOT:	4373 S.F.
BUILDING FOOTPRINT:	2698 S.F.
PARKING AND DRIVEWAY:	251 S.F.
POOL AND/OR PATIO AREA:	0 S.F.
WALKWAYS:	540 S.F.
OTHER:	0 S.F.
TOTAL IMPERVIOUS =	3489 S.F
% IMPERVIOUS=TOTAL IMPERVIOUS/LOT	
% IMPERVIOUS=3489/4373=	80 %
GREEN AREA =	20 %



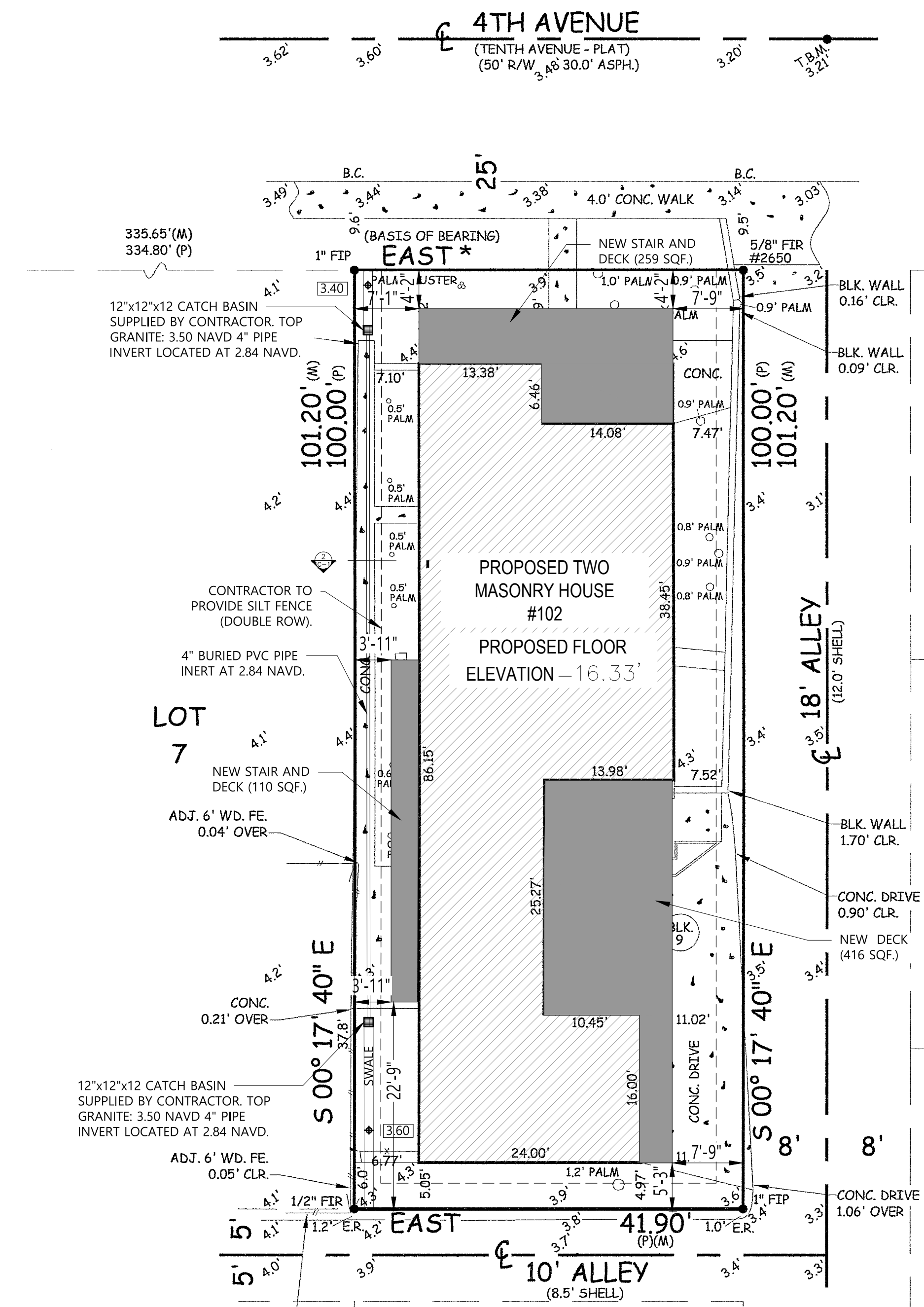
1 SIDE SWALE SECTIONAL DETAIL  
SCALE: 3/4" = 1'-0"



2 CATCH BASIN SECTIONAL DETAIL  
SCALE: 1 1/2" = 1'-0"



BARRICADE DETAIL  
SCALE : NTS



**DMD & COMPANY**  
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CONSULTANT

DANIEL DIAZ  
LICENSED PROFESSIONAL ENGINEER  
No. 95657  
STATE OF FLORIDA

PROJECT

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.

102 4th Avenue, St. Pete Beach, FL 33706

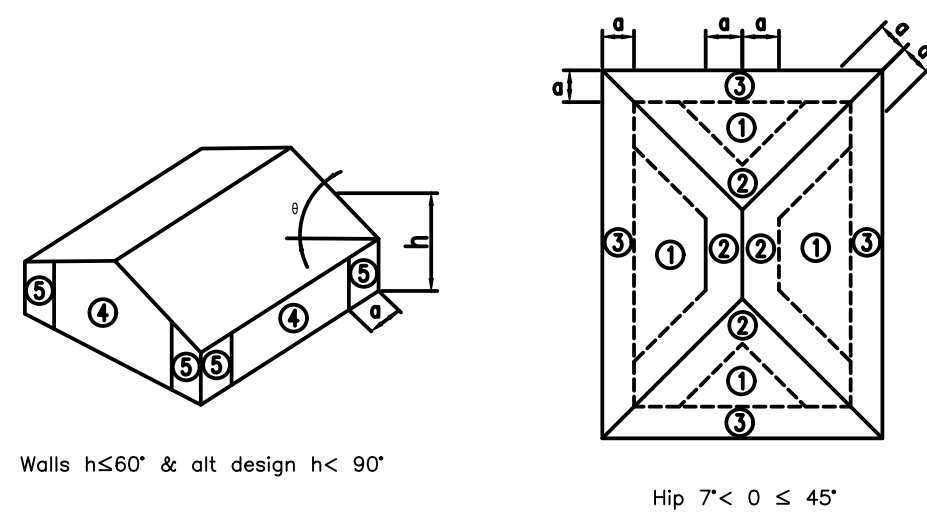
MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT
Δ	12/24/25	REV 1.

SHEET MANAGEMENT	
PROJECT NO:	2025219
SHEET TITLE	SITE & DRAINAGE PLAN
SHEET NUMBER	C-1

PROJECT	4th AVENUE				
ADDRESS:	102 4th AVENUE, St PETE BEACH, FL 33706				
WIND SPEED (MPH (Vult))			148 mph		
EXPOSURE:			D		
RISK CATEGORY:			II		
MEAN ROOF HEIGHT (FT):			23 ft		
INTERNAL PRESURE COEFFICIENT: (+/-)			0.18		
<b>Roof</b>	<b>AREA</b>	<b>10</b>	<b>20</b>	<b>50</b>	<b>100</b>
Negative Zone 1	-105.19	-92.90	-64.36	-52.06	
Negative Zone 2	-137.06	-123.54	-92.15	-78.63	
Negative Zone 3	-147.69	-132.94	-98.70	-83.94	
Positive All Zones	46.75	40.35	25.50	25.50	
Overhang Zone 3 @zone	-196.56	-178.99	-138.19	-120.61	
Overhang Zone 3 @zone	-212.50	-192.11	-144.74	-124.34	
<b>Walls</b>	<b>AREA</b>	<b>10</b>	<b>20</b>	<b>50</b>	<b>100</b>
Negative Zone 4	-68.0	-65.2	-61.4	-58.62	
Negative Zone 5	-83.9	-78.3	-70.8	-65.17	
Positive Zone 4 & 5	62.7	59.9	56.1	53.31	

Notes:  
1) For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.  
2) Plus and minus signs signify pressures acting toward and away from the building surfaces, respectively.  
3) See pressure zone diagrams for corresponding zones.  
4) Roof coverings, finishes, etc. shall be designed for the full negative design pressure.  
5) Roof framing members shall be designed to resist the net uplift design pressure specified.  
6) For ultimate wind pressure, multiply value in the table by 1.67.

LOCATION OF C&C WIND PRESSURE ZONES -- ASCE 7-22



STRUCTURAL SPECIFICATIONS:

- GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ALL ENGINEERS OF RECORD. THE CONTRACTOR IS ALSO SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. DMD & COMPANY, LLC IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.
- TYPICAL DETAILS AND WALL SECTIONS SHOWN APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
- CONTRACTOR MUST FULLY BRACE AND PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.
- THE STRUCTURE AND ALL APPLICABLE COMPONENTS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:
  - THE 8th EDITION (2023) FLORIDA BUILDING CODE.
  - ACI STANDARD 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
  - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 7).
  - AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
- THE FOLLOWING STRUCTURAL CONSTRUCTION DOCUMENTS MUST BE USED IN CONJUNCTION WITH ALL APPLICABLE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DOCUMENTS. IF THERE IS A DISCREPANCY BETWEEN DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING ANY AND ALL CONSTRUCTION. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION MUST ALWAYS APPLY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS AND WITH ANY AND ALL APPLICABLE EQUIPMENT MANUFACTURER'S (I.E. WINDOW, DOOR, AIR HANDLER, ETC.), IF THERE ARE ANY CONFLICTS THE GENERAL CONTRACTOR IS REQUIRED TO REQUEST AND RECEIVE AN ARCHITECTURAL DIRECTIVE PRIOR TO PERFORMING WORK.
- IF THERE ARE ANY DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS REQUIRED FOR CONSTRUCTION THE GENERAL CONTRACTOR MAY REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND/OR CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADDITIONAL INFORMATION.

STRUCTURAL FOUNDATION NOTES:

- SITE SOIL FOR THIS PROJECT HAS BEEN INVESTIGATED BY THE FIRM OF BTL ENGINEERING SERVICES, INC., AS PRESENTED IN THEIR REPORT DATED JULY 11, 2025, THE STRUCTURE CAN BE SUPPORTED ON A SHALLOW FOUNDATION SYSTEM AND A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF MAY BE USED FOR THE DESIGN. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ABOVE STATED CRITERIA.
- FILL AND SURGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATION AS CONTAINED IN THEIR REPORT STATED IN ITEM 1.
- ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- BACKFILLING AGAINST FOUNDATION WALLS SHALL BE DONE CAREFULLY WITH SMALL COMPACTION EQUIPMENT, AFTER SLABS ON GROUND ARE IN PLACE AND CONCRETE HAS SET. NO TRUCKS, BULLDOZERS, ETC. SHALL BE ALLOWED CLOSER THAN 6'-0" TO ANY FOUNDATION WALL. ANY WALL 3'-0" OR HIGHER MUST BE BRACED DURING THE CONSTRUCTION PROCESS.
- NO FOUNDATIONS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPES EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE. BOTTOM OF FOOTINGS SHALL NOT BE LESS THAN 1'-0" BELOW EXISTING GRADE (U.N.O.).
- FOR FOUNDATIONS SIZE AND REINFORCING SEE SCHEDULE.
- CONTRACTOR SHALL TREAT SOIL BENEATH BUILDING FOR TERMITES.

CONCRETE MASONRY UNITS (CMU):

- THE DESIGN AND CONSTRUCTION MUST CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530 / ASCE 7, AND THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530 / ASCE 7.
- MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY MUST BE 1500 P.S.I. (f'm) MORTAR FOR MASONRY MUST BE TYPE "S" OR "M".
- FOR ALL EXTERIOR AND INTERIOR BEARING, BED JOINTS ARE TO COVER 100% OF THE MASONRY SURFACES AND ALL HEAD JOINTS ARE TO COVER 100% OF THE PROJECTED AREA OF THE FACE SHELLS.
- CONCRETE FILL FOR ALL CMU CELLS, AS REQUIRED, MUST BE WITH 3000 P.S.I. GROUT WITH A SLUMP BETWEEN 8 AND 11 INCHES. G.C. MUST SUBMIT DESIGN MIX TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.
- THE MINIMUM HORIZONTAL REINFORCING FOR ALL CMU WALLS MUST BE 9 GAUGE HOT DIP GALVANIZED TRUSS OR LADDER TYPE JOINT REINFORCING AT 16" O.C., PROVIDE MANUFACTURE "T" AND "L" SHAPES FOR INTERSECTIONS AND CORNERS, (MINIMUM LAP 8").
- PROVIDE ADDITIONAL VERTICAL REINFORCING BAR AT EVERY CORNER, INTERSECTION, CONTROL JOINT, AND OPENING EDGES (U.N.O.).
- THE MINIMUM SPURCE FOR ALL REINFORCING IS TO CONFORM TO THE LATEST ACI CODE ALONG WITH THE CRSI SPECIFICATIONS FOR REBAR.
- ALL CMU WALLS HAVE BEEN ENGINEERED TO BE BRACED BY FLOOR/ROOF/BEAM MEMBERS, THEREFORE CONTRACTOR MUST PROVIDE TEMPORARY BRACING DURING CONSTRUCTION.
- ALL CMU BELOW FIRST FLOOR FINISHED ELEVATION MUST BE FULLY GROUT FILLED.
- ALL KNOCK OUT BLOCK HORIZONTAL BARS MUST HAVE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER OF CORNER BARS MUST BE SAME AS HORIZONTAL BARS.
- ALL INTERSECTING WALLS AND CORNER WALLS MUST BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON UNIT BELOW.

STRUCTURAL CONCRETE:

- ALL STRUCTURAL CONCRETE CONSTRUCTION MUST CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
- ALL STRUCTURAL CONCRETE FOR THIS PROJECT MUST HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS INDICATED IN THE TABLE BELOW:

CONCRETE	W/C RATIO	AGGREGATE	USED FOR:
3000 PSI	0.52	STONE	FOUNDATIONS
4000 PSI	0.45	STONE	SLAB ON GRADE
5000 PSI	0.42	STONE	CONCRETE U.N.O.

- ALL REINFORCING STEEL (REBAR) MUST BE NEW BULLET STEEL, INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL REBAR MUST BE SECURELY SUPPORTED AND TIED IN PLACE PRIOR TO CONCRETE PLACEMENT. USE OF CONCRETE BRICK TO SUPPORT BARS IS NOT ALLOWED.
- IF STRUCTURAL CONSTRUCTION DOCUMENTS CALL FOR REBAR TO BE WELDED ALL WELDING MUST CONFORM TO ASTM A-706.
- ANY WELDED WIRE FABRIC (W.W.F.), DESIGNATED IN THE STRUCTURAL CD'S MUST BE PROVIDED IN FLAT SHEETS ONLY AND MUST CONFORM TO ASTM A-185.
- ALL BARS MARKED CONTINUOUS MUST BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER LAP SPURCE LENGTHS DEFINED IN ATTACHED TYPICAL DETAILS (UNLESS OTHERWISE NOTED IN PLANS). IF A SPURCE IS REQUIRED, G.C. MUST SPURCE CONTINUOUS TOP BARS AT MID-SPAN, BETWEEN SUPPORTS AND MUST SPURCE CONTINUOUS BOTTOM BARS OVER SUPPORTS.
- THE MINIMUM CLEAR COVER FOR REBAR MUST BE A MINIMUM OF THE VALUE TABULATED BELOW:

SLABS:	(LIGHTWEIGHT & STONE CONC.)	1"
GRIDDERS & BEAMS:	(TO STIRRUPS)	1 1/2"
JOISTS:	(LIGHTWEIGHT & STONE CONC.)	1 1/4"
COLUMNS AND PIERS:		
SURFACES EXPOSED TO EARTH & WEATHER	(TO STIRRUPS)	2"
ALL OTHER SURFACES	(TO STIRRUPS)	1 1/2"
FOUNDATIONS:		
ALL FORMED SURFACES		2"
ALL SURFACES CAST DIRECTLY AGAINST THE EARTH		3"
WALLS:		
ALL SURFACES EXPOSED TO EARTH		2"
ALL SURFACES EXPOSED TO WEATHER		1 1/2"
ALL OTHER SURFACES		1"

- UNLESS NOTED, TEMPERATURE REINFORCING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
- PROVIDE #4 @ 12" O.C., WITH STANDARD HOOK, TOP BARS IN ALL SLABS AT DISCONTINUOUS ENDS UNLESS OTHERWISE NOTED ON PLANS. LENGTH OF BARS 1/4 OF SPAN, MINIMUM 3'-0". UNLESS OTHERWISE NOTED PROVIDE #4 @ 12" O.C. IN ALL CANTILEVERS. BAR LENGTH MUST BE CANTILEVER SPAN PLUS 10'-0" PLUS STANDARD HOOK AT CANTILEVER ENDS.
- WHERE PIPE SLEEVES (UP TO 2" IN DIAMETER) PASS THROUGH CONCRETE BEAMS, PROVIDE ADDITIONAL STIRRUP EACH SIDE OF SLEEVE. SLEEVES FOR PIPES 2" IN DIAMETER OR LARGER MUST BE STEEL OR CAST IRON, AND THE LOCATION MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
- ALL CONSTRUCTION JOINTS MUST BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
- UNDER NO CIRCUMSTANCES MAY CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE MUST NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUCKETS, CHUTES, CONVEYORS, TREME PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM MUST NOT BE USED ON THIS PROJECT.
- SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP WITH HRWR IS: 8 INCHES - UNLESS OTHERWISE NOTED BY THE STRUCTURAL ENGINEER OF RECORD.
- NO ADMIXTURE MUST BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD AND ONLY AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES MUST CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL POTABLE DRINKING WATER.
- ANY WATER REDUCING ADMIXTURES MUST CONFORM TO ASTM C-494, TYPE A, AND MUST BE USED IN ALL CONCRETE.
- ANY AIR ENTRAINING ADMIXTURE MUST CONFORM TO ASTM C260. THE AIR CONTENT OF CONCRETE MUST BE USED AS FOLLOWS:

FOR CONCRETE EXPOSED TO SOIL OR WEATHER:	5%
FOR INTERIOR WALLS, COLUMNS, AND SLABS:	3%
- ALL FLY ASH USED IN THE CONCRETE MIX DESIGN MUST CONFORM TO ASTM C618, TYPE C OR TYPE F AND MUST NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS MIX.
- ANY EXPOSED CONCRETE SLABS MUST RECEIVE A CURING COMPOUND. THE CURING COMPOUND MUST CONFORM TO ASTM C309 AND MUST HAVE A MINIMUM OF 30% SOLIDS.

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
- STRUCTURAL STEEL ELEMENTS SHALL CONFORM TO THESE SPECIFICATIONS:

ANCHOR BOLTS	ASTM F1554
FRAMING BOLTS	ASTM A325 OR A490
SHAPES (C,L,PL,T)	ASTM A36
SHEAR STUDS	ASTM A108
STEEL PIPE (HSS)	ASTM A500 (42 KSI)
STRUCTURAL TUBE (HSS)	ASTM A500 (46 KSI)
WELDING ELECTRODES	E70XX
WIDE FLANGE (WF)	ASTM A992 (50 KSI)

- SHOP CONNECTIONS MAY BE WELDED OR FASTENED BY HIGH STRENGTH BOLTS. ALL CONNECTIONS SHALL CONFORM TO STANDARD CONNECTION DETAILS ON THE PLANS, UNLESS EXPLICIT APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED. ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER A.I.S.C. UNLESS NOTED OTHERWISE.
- DESIGN CONNECTIONS FOR THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLES FOR "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED", AT THE BOTTOM OF EACH PAGE IN THE "PROPERTIES AND REACTION VALUES", PART TWO OF THE LATEST EDITION OF THE A.I.S.C. "MANUAL OF STEEL CONSTRUCTION".
- ALL BOLTS SHALL BE A MINIMUM OF 3/4" IN DIAMETER, AND BE PROVIDED WITH HARDENED WASHERS UNDER THE TENSION ELEMENT (BOLT HEAD OR NUT).
- ALL CONNECTIONS PERFORMED IN THE FIELD SHALL BE MADE WITH HIGH STRENGTH BOLTS, SLIP-CRITICAL (FRICTION) TYPE.
- INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS MUST CONFORM TO "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
- ALL WELDING OPERATIONS MUST CONFORM TO THE AMERICAN WELDING SOCIETY CODE, ANSI.1.1, AND ALL WELDS SHALL BE PERFORMED USING E70XX, U.N.O. WELDS ARE TO BE EQUAL IN STRENGTH TO SIMILAR BOLTED CONNECTIONS.
- WELDING STRUCTURAL STEEL MEMBERS TO EMBED PLATES IN CONCRETE MUST BE PERFORMED WITH EXTREME CARE. OVERHEATING THE EMBED PLATE DURING THE WELDING PROCESS WILL CAUSE SEVERE DEGRADATION OF THE PERFORMANCE OF THE CONNECTION. WELD IN SHORT, SINGLE PASSES (NO MORE THAN 6" OF LENGTH FOR 1/4" THICK WELD), AND ALLOW AMPLE COOLING-OFF TIME BETWEEN EACH WELD. THICKER WELDS SHOULD BE PERFORMED IN MULTIPLE PASSES, WITH A COOLING-OFF PERIOD FOR EACH PASS.
- GALVANIZE ALL STEEL MEMBERS EXPOSED TO WEATHER (SUCH AS UNTELS, DOOR JAMBS, ETC.).
- SEE SPECIFICATIONS FOR PAINTING OR COATING OF STEEL ELEMENTS. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
- CUTS, HOLES, COPINGS, AND ALL OTHER MODIFICATIONS REQUIRED TO BE MADE FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE PERFORMED ONLY BY THE SHOP ISSUING SAID DRAWINGS, OR OTHER FACILITY APPROVED BY THE ENGINEER TO PERFORM SAID WORK. HOLES IN STRUCTURAL ELEMENTS SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
- CUTTING, BURNING OF HOLES, OR OTHER MODIFICATIONS TO STEEL MEMBERS IN THE FIELD IS NOT PERMITTED WITHOUT THE EXPLICIT APPROVAL OF THE ENGINEER.
- STEEL MEMBERS REQUIRED BY OTHER TRADES TO SUPPORT THEIR EQUIPMENT, WHICH ARE NOT ALREADY PRESENT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH WORK.
- FOR MISCELLANEOUS STEEL ELEMENTS, SEE ARCHITECTURAL DRAWINGS.

**DMD & COMPANY**  
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CONSULTANT

PROJECT

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.

102 4th Avenue, St. Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT

SHEET MANAGEMENT

PROJECT NO: 2025219

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

**N-1**

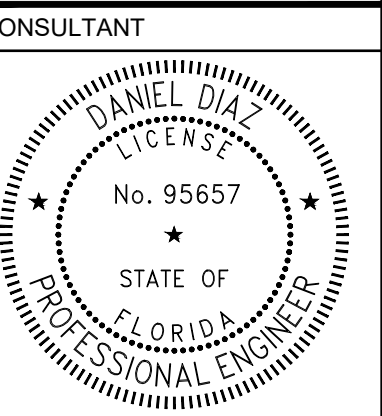
BAR SIZE	LAP SPURCE FOR 8" CMU	LAP SPURCE FOR 12" CMU	REMARKS
#3	19"	19"	----
#4	25"	25"	----
#5	31"	31"	----
#6	57"	52"	----
#7	79"	61"	----
#8	112"	74"	----
#9	146"	88"	----

NOTES:

- TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI. LENGTHS ARE IN INCHES.
- TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPURCE LENGTHS ARE CALCULATED PER ACI 318-19, SECTIONS 12.2.2 AND 12.15, RESPECTIVELY.
- TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
- CASES ONE AND TWO, WHICH DEPEND ON THE TYPE OF STRUCTURAL MEMBER, CONCRETE COVER, AND CENTER-TO-CENTER SPACING OF THE BARS, ARE DEFINED AS:
  - BEAMS, COLUMNS - CASE ONE: CONCRETE COVER AT LEAST 1 BAR DIAMETER AND CENTER-TO-CENTER SPACING AT LEAST 2 BAR DIAMETERS.
  - BEAMS, COLUMNS - CASE TWO: CONCRETE COVER LESS THAN 1 BAR DIAMETER OR CENTER-TO-CENTER SPACING LESS THAN 2 BAR DIAMETERS.
  - ALL OTHERS - CASE ONE: CONCRETE COVER AT LEAST 1 BAR DIAMETER AND CENTER-TO-CENTER SPACING AT LEAST 3 BAR DIAMETERS.
  - ALL OTHERS - CASE TWO: CONCRETE COVER LESS THAN 1 BAR DIAMETER OR CENTER-TO-CENTER SPACING LESS THAN 3 BAR DIAMETERS.
- LAP SPURCE LENGTHS (MINIMUM OF 12 INCHES) ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS; CLASS B = 1.34<sub>u</sub> (ACI 12.15.1). WHEN DETERMINING THE LAP SPURCE LENGTH, L<sub>v</sub> IS CALCULATED WITHOUT THE 12-INCH MINIMUM OF ACI 12.2.1.
- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
- FOR GRADE 75 (MINIMUM YIELD STRENGTH OF 75,000 PSI) REINFORCING BARS, LENGTHS MUST BE MULTIPLIED BY 1.25.
- FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.33.

TENSION DEVELOPMENT AND LAP SPURCE LENGTHS FOR BARS (ACI 12.2.2)

BAR SIZE [LAP CLASS]	TENSION LAP SPURCES												COMPRESSION LAP SPURCES			
	f' <sub>c</sub> = 3000 PSI, NORMAL WEIGHT LAP LENGTH PER SPACING & COVER CASE						f' <sub>c</sub> = 4000 PSI, NORMAL WEIGHT LAP LENGTH PER SPACING & COVER CASE									f' <sub>c</sub> = 5000 PSI, NORMAL WEIGHT LAP LENGTH PER SPACING & COVER CASE
	CASE ONE		CASE TWO		CASE ONE		CASE TWO		CASE ONE		CASE TWO		f' <sub>c</sub> = 3000 PSI	f' <sub>c</sub> = 4000 PSI	f' <sub>c</sub> = 5000 PSI	
#3	B	28"	22"	42"	32"	24"	19"	36"	28"	22"	17"	33"	25"	12"	12"	12"
#4	B	37"	29"	56"	43"	32"	25"	48"	37"	29"	22"	43"	33"	15"	15"	15"
#5	B	47"	36"	70"	54"	40"	31"	60"	47"	36"	28"	54"	42"	19"	19"	19"
#6	B	56"	43"	84"	64"	48"	37"	72"	56"	43"	33"	65"	50"	23"	23"	23"
#7	B	81"	63"	122"	94"	70"	54"	106"	81"	63"	49"	94"	73"	27"	27"	27"
#8	B	93"	72"	139"	107"	80"	62"	121"	93"	72"	55"	108"	83"	30"	30"	30"
#9	B	105"	81"	157"	121"	91"	70"	136"	105"	81"	63"	122"	94"	34"	34"	34"
#10	B	118"	91"	177"	136"	102"	79"	153"	118"	91"	70"	137"	105"	38"	38"	38"
#11	B	131"	101"	196"	151"	113"	87"	170"	131"	101"	78"	152"	117"	43"	43"	43"



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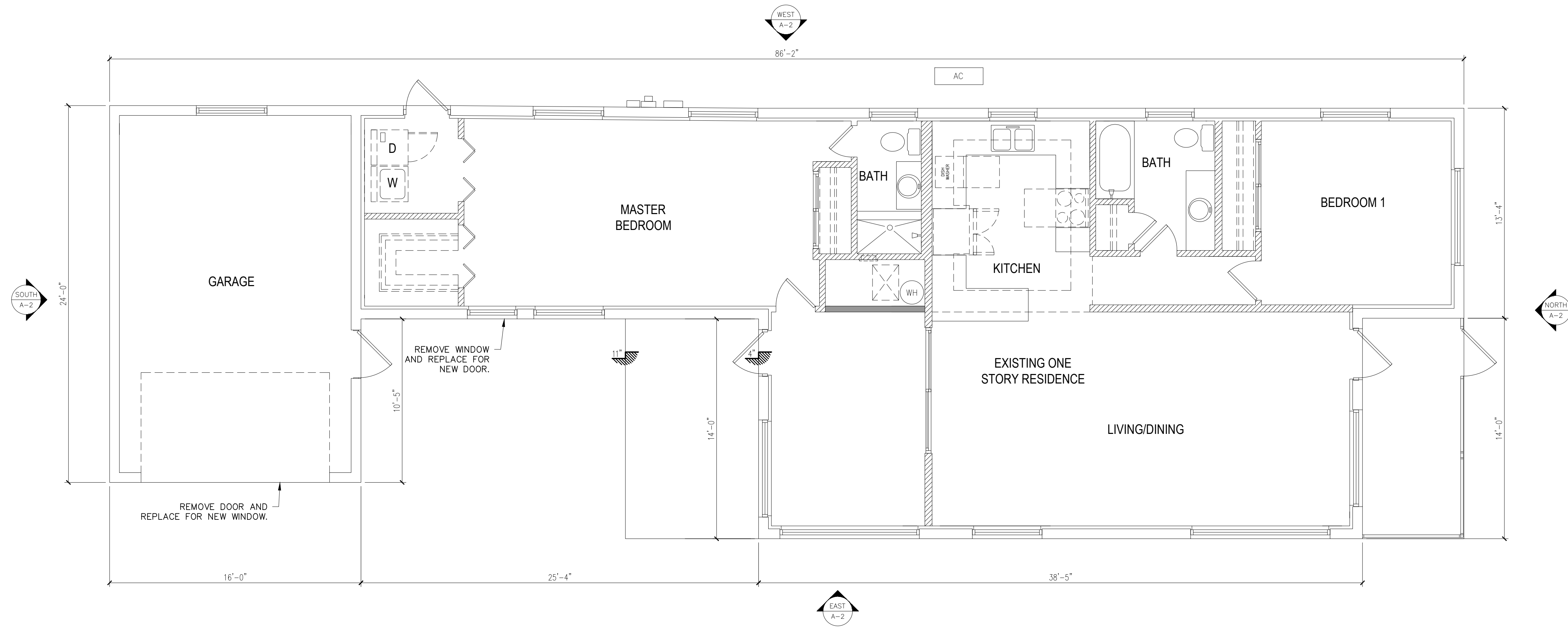
SHEET MANAGEMENT  
 PROJECT NO: 2025219

SHEET TITLE  
 EXISTING FLOOR PLAN

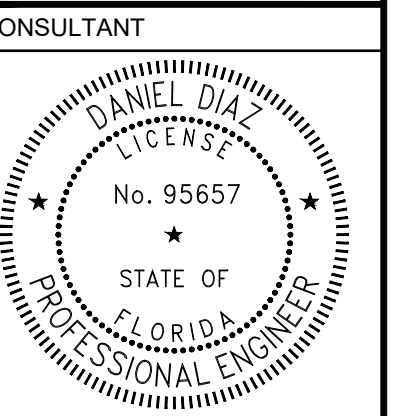
SHEET NUMBER

**A-1**

- LEGEND:**
- EXISTING BEARING WALL.
  - EXISTING PARTITION.
  - PARTITION TO BE DEMOLISHED.



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



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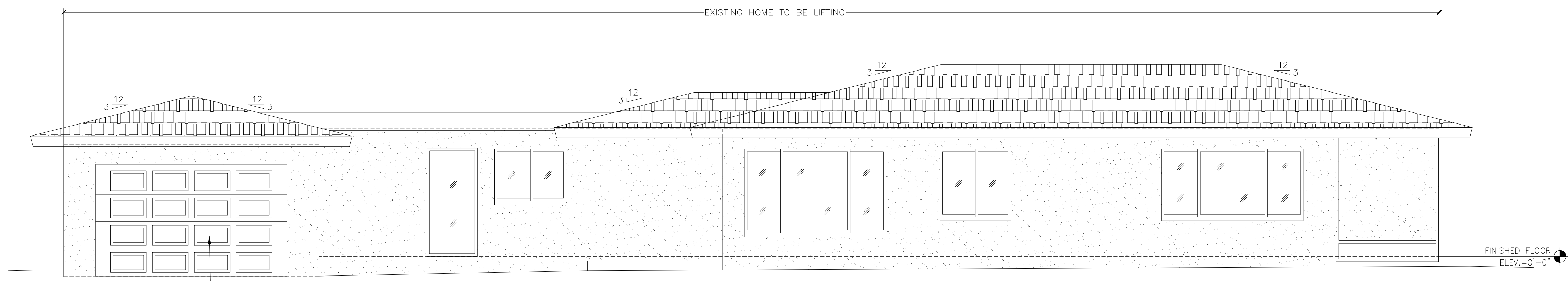
MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT

SHEET MANAGEMENT  
 PROJECT NO: 2025219

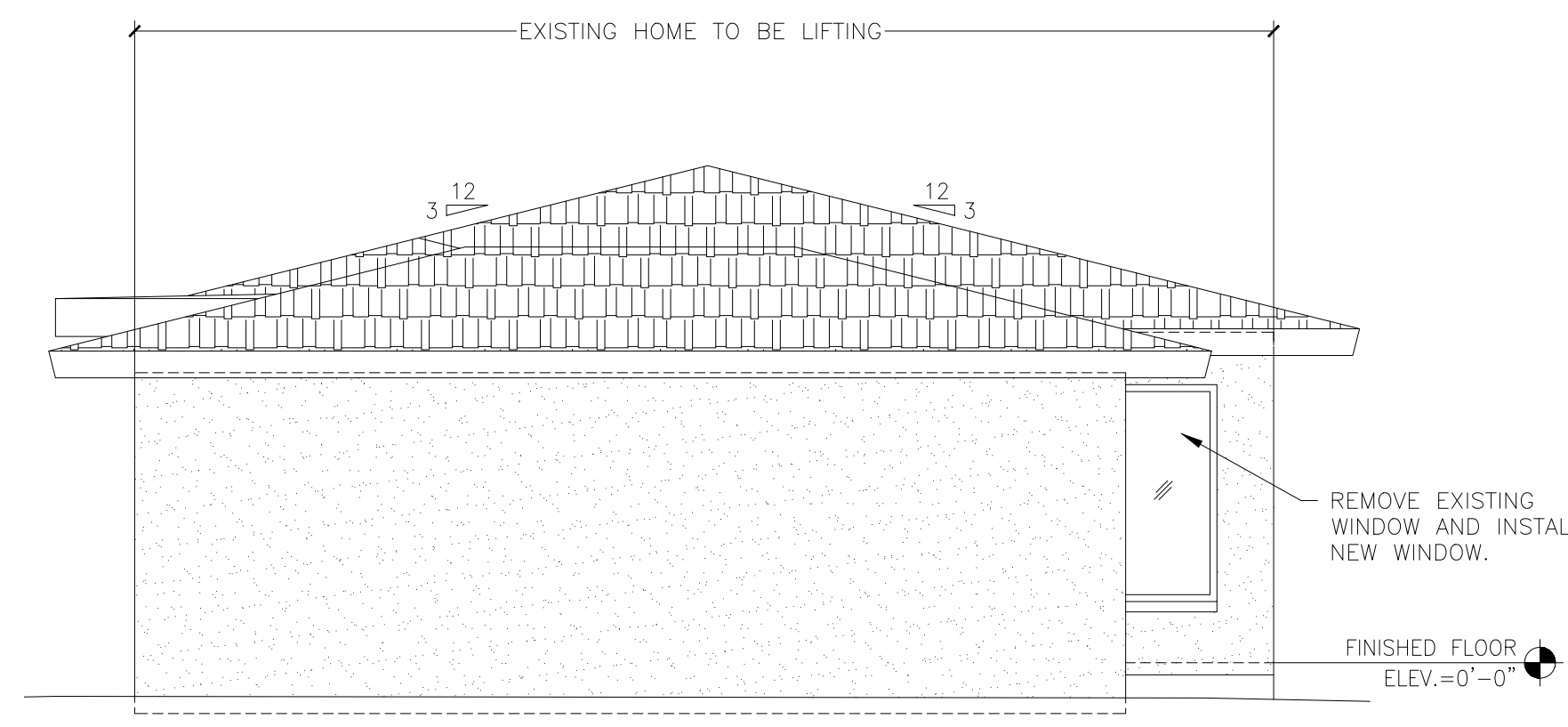
SHEET TITLE  
 EXISTING ELEVATIONS

SHEET NUMBER

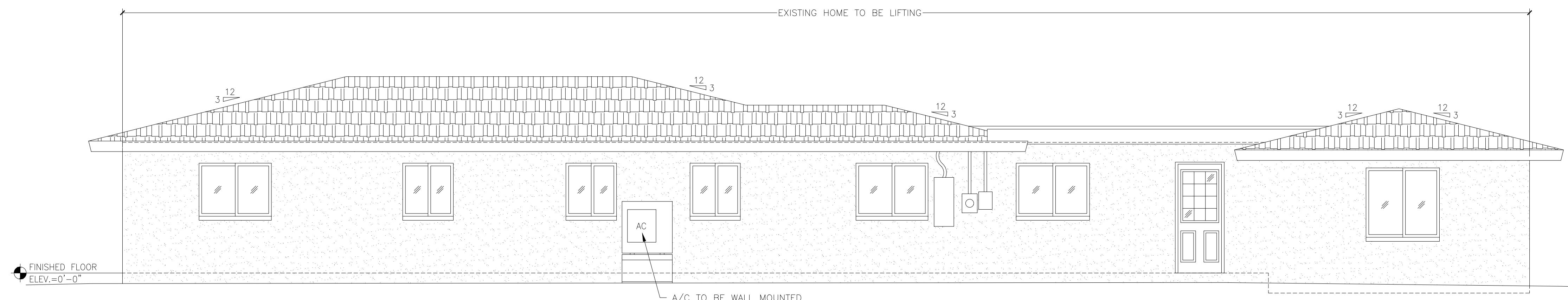
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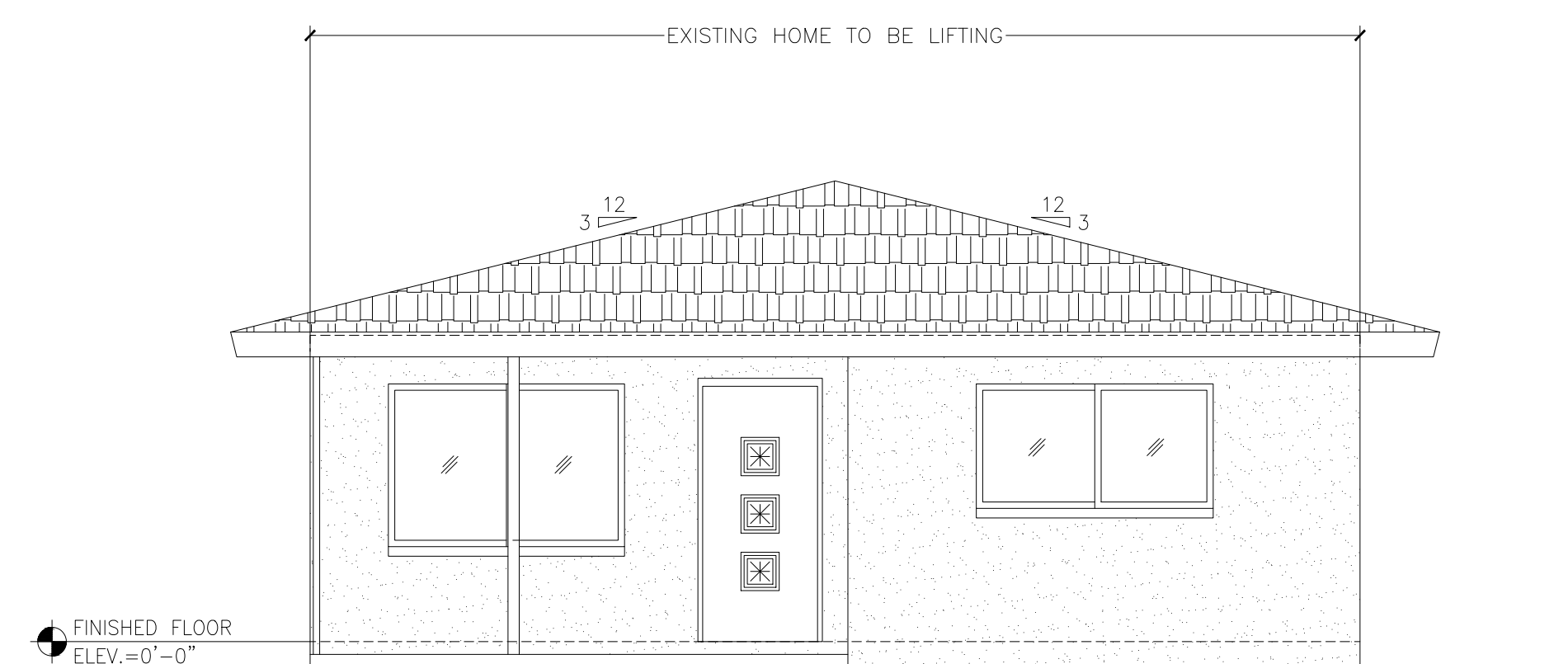
SIDE ELEVATION (EAST)  
 1/4"=1'-0"



REAR ELEVATION (SOUTH)  
 1/4"=1'-0"



SIDE ELEVATION (WEST)  
 1/4"=1'-0"



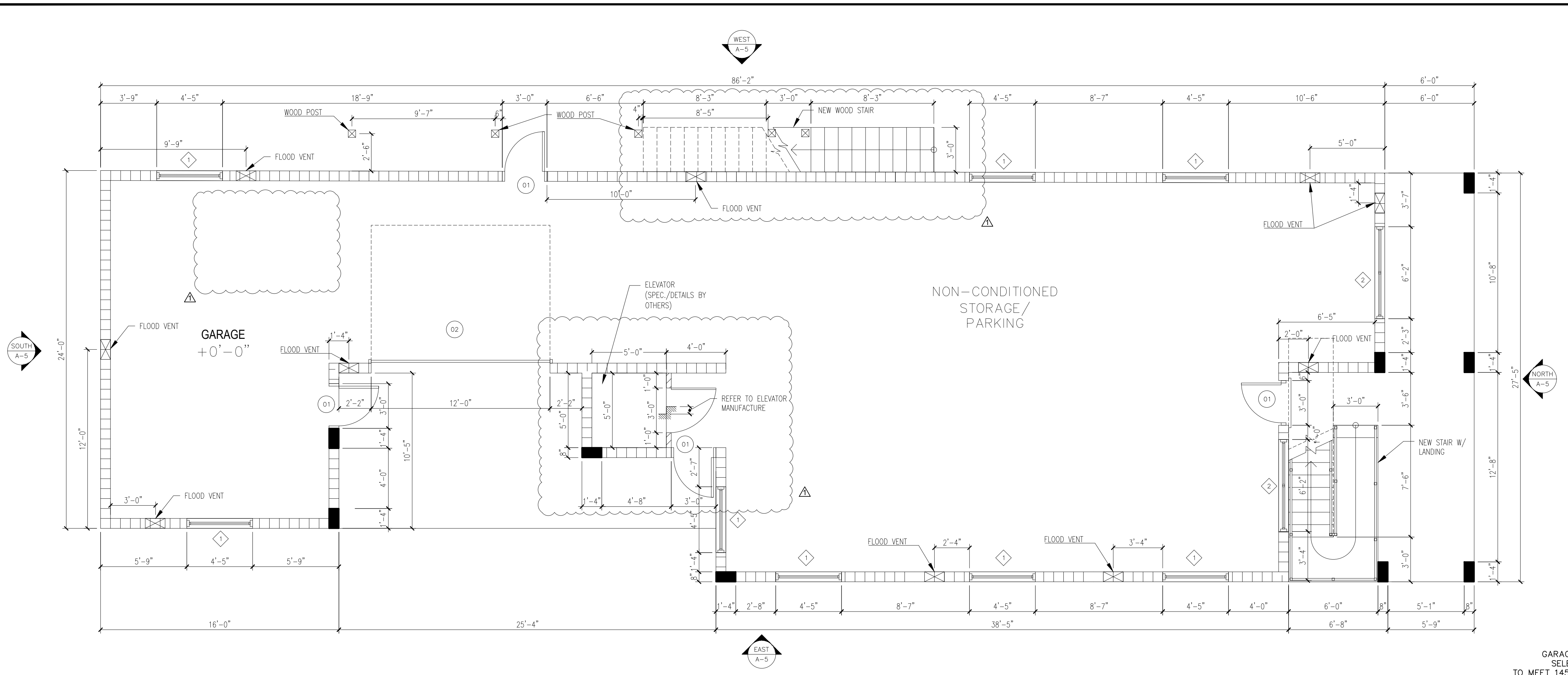
FRONT ELEVATION (NORTH)  
 1/4"=1'-0"

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT
Δ	12/24/25	REV. 1.

SHEET MANAGEMENT	
PROJECT NO:	2025219

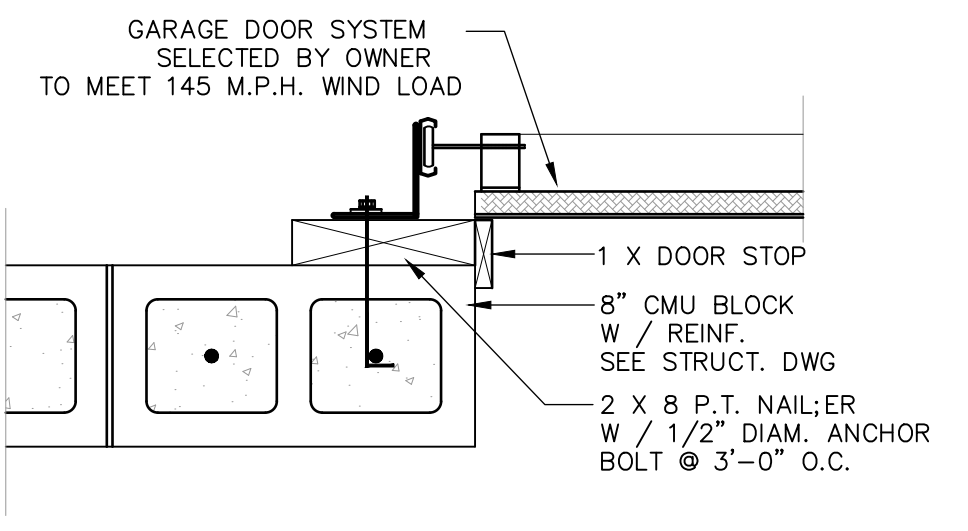
SHEET TITLE	
PROPOSED FIRST FLOOR PLAN	

SHEET NUMBER	
A-3	

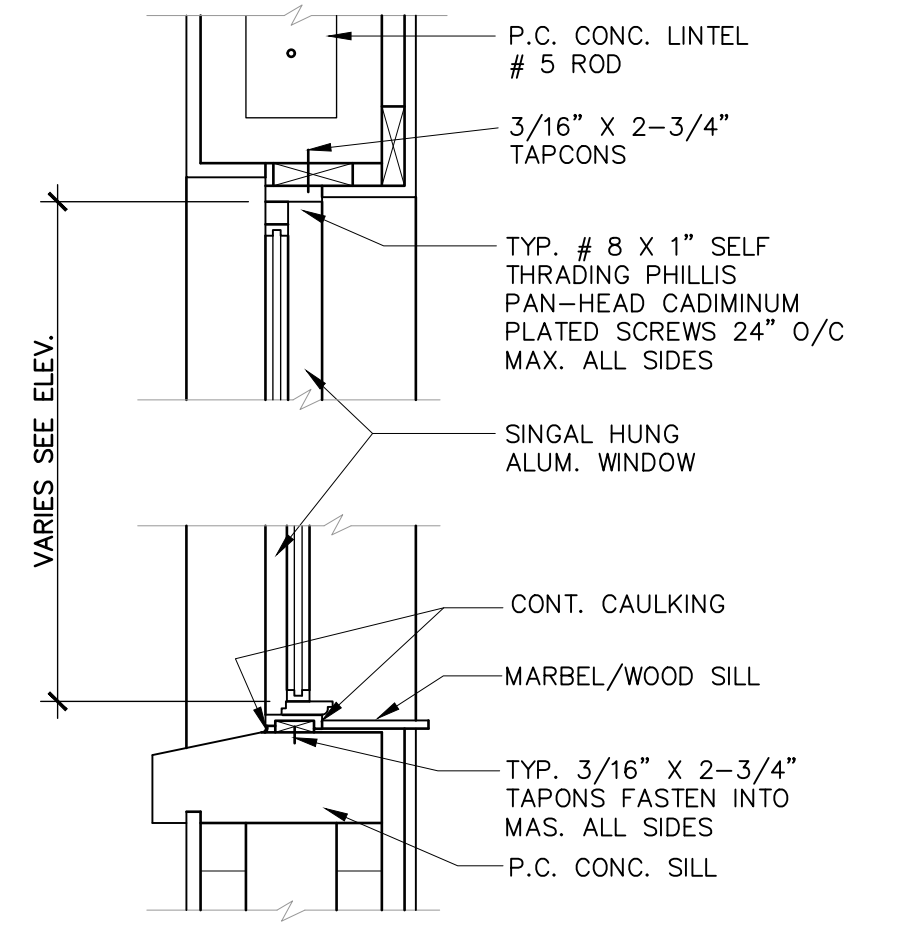


PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

- LEGEND:**
- EXTERIOR WALL: 8" CONC. BLOCKWALL (INSIDE FINISH STUCCO) (OUTSIDE FINISH UNLESS NOTED OTHERWISE).
  - FLOOD VENT 16"x8".
  - DENOTES 8"x16" CONCRETE COLUMN.
  - NEW INTERIOR PARTITION 2X4 P.T. STUDS @16" O.C. WITH 1/2"GYP.BD. EACH SIDE-UNLESS NOTED OTHERWISE



GARAGE DOOR JAMB  
SCALE : 1-1/2" = 1'-0"

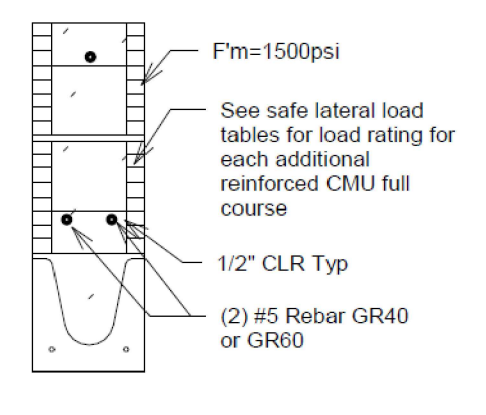
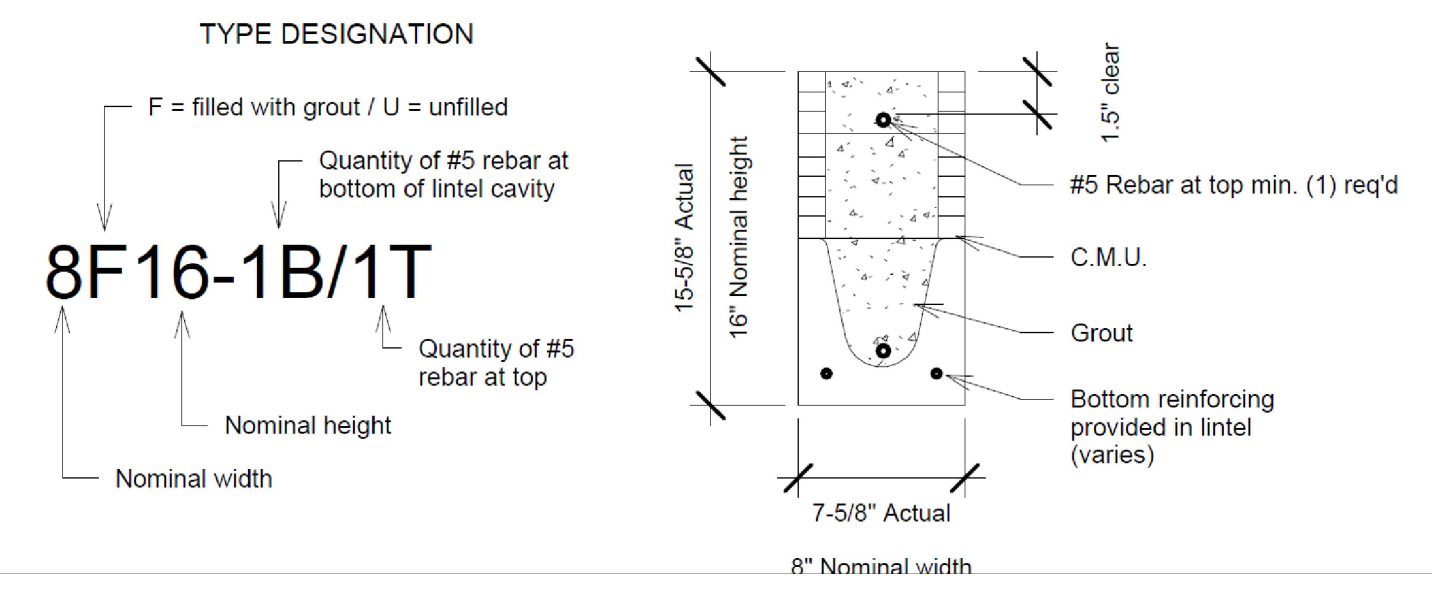


WINDOW SCHEDULE - IMPACT WINDOWS

ID	TYPE	CODE	WIDTH	HEIGHT	FRAME FINISH	STOOL	NOTE
1	SINGLE HUNG	CUSTOM	53"	38"	VINYL/WHITE	MAR	TEMPERED GLASS
2	SLIDING WINDOW	CUSTOM	74"	38"	VINYL/WHITE	MAR	TEMPERED GLASS
3	SINGLE HUNG	CUSTOM	51"	49"	VINYL/WHITE	MAR	TEMPERED GLASS

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



- SAFE LOAD TABLE NOTES
1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
  2. N.R. = Not Rated
  3. Safe loads are superimposed allowable loads.
  4. Safe loads based on grade 40 or grade 60 field rebar.
  5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
  6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
  7. For composite lintel heights not shown, use safe load from next lower height shown.
  8. For lintel lengths not shown, use safe load from next longest length shown.
  9. All safe loads in units of pounds per linear foot.
  10. All safe loads base on simply supported span.
  11. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472 (15) w/15% reduction = 6472 (.85) = 5501 plf.

- SAFETY HAZARDOUS GLAZING LOCATION NOTES:
- 1- FOR GLAZING SHOWERS ENCLOSURE OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTON EXPOSE EDGE OF THE GLAZING IS LESS THAN 60INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE (CONSIDERED A HAZARDOUS) LOCATION; AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENTIAL. SEE NOTES "REQUIRE SAFETY GLAZING IN HAZARDOUS LOCATIONS".

- HURRICANE WINDOWS/DOORS NOTES:
- 2- WINDOWS / DOORS DESIGN PRESSURE = 55 PSF
- 3- WINDOWS / DOORS (NOT IMPACT RESISTANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS

- FRAMING SYSTEM NOTES:
- 4- 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.
- 5- A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

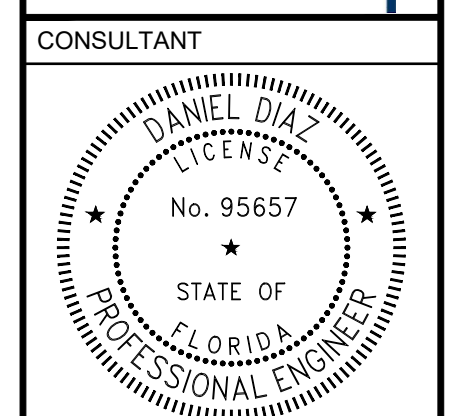
DOOR SCHEDULE

ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'-0" x 6'-8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE
02	12'-0" x 9'-0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)

ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPPING.

(P.) = PANEL DOOR  
(GD.) = GARAGE DOOR

- MATERIALS
1. Fc 8" precast lintel = 4000 psi
  2. Fc prestressed lintel = 6000 psi
  3. Grout per ASTM C476 Fg = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
  4. Concrete Masonry Units (CMU) per ASTM C90 minimum net area compressive strength = 1900 psi
  5. Rebar per ASTM A615 grade 60
  6. Prestressing strand per ASTM A416 grade 270 low relaxation
  7. Mortar per ASTM C270 type M or S
- GENERAL NOTES
1. Provide full mortar bed and head joints.
  2. Shore filled lintels as required.
  3. Installation of lintel must comply with the architectural and/or structural documents.
  4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
  5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
  6. Bottom field added rebar to be located at the bottom of the lintel cavity.
  7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
  8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
  9. Safe load rating based on rational design analysis per ACI 318 and ACI 530.
  10. The exterior surface of lintels installed in exterior or uprity and horizontal (lateral) loads should be checked for the combined loading with the following equation:
- $$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$
11. Lintels loaded simultaneously with vertical (gravity or uprity) and horizontal (lateral) loads should be checked for the combined loading with the following equation:
  12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.



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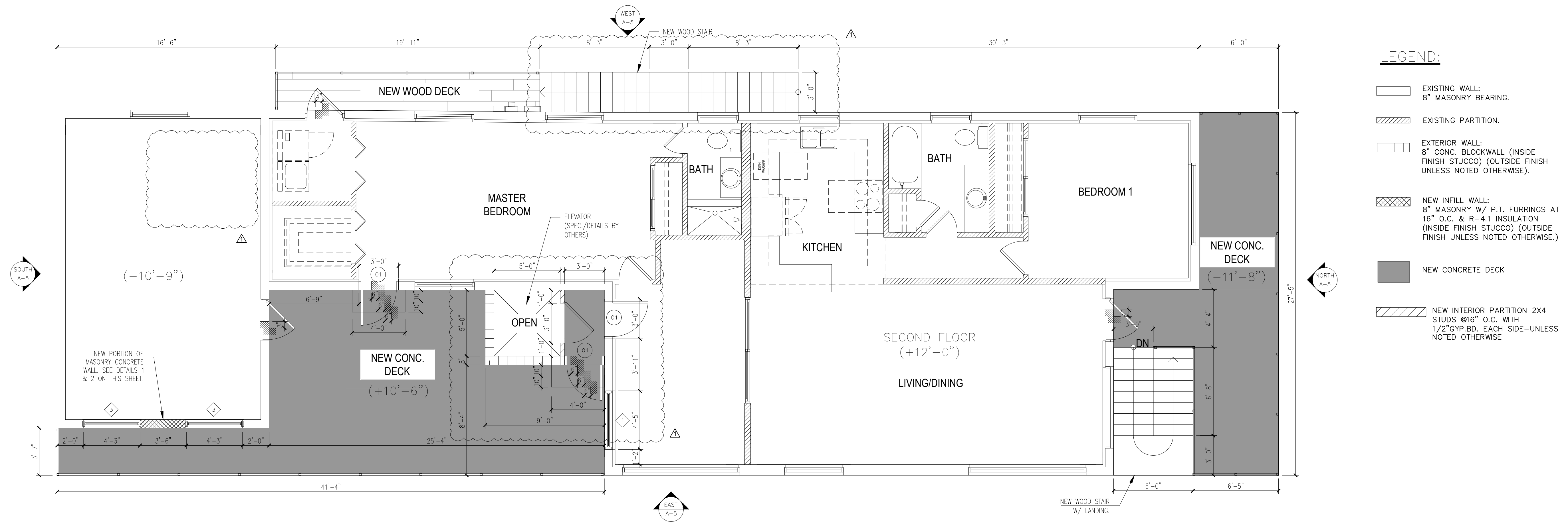
**PROJECT**  
 102 4th Avenue, St.  
 Pete Beach,  
 FL 33706

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Δ	12/24/25	REV 1.

**SHEET MANAGEMENT**  
 PROJECT NO: 2025219

**SHEET TITLE**  
 PROPOSED SECOND FLOOR PLAN

**SHEET NUMBER**  
**A-4**



**PROPOSED SECOND FLOOR PLAN**  
 1/4"=1'-0"

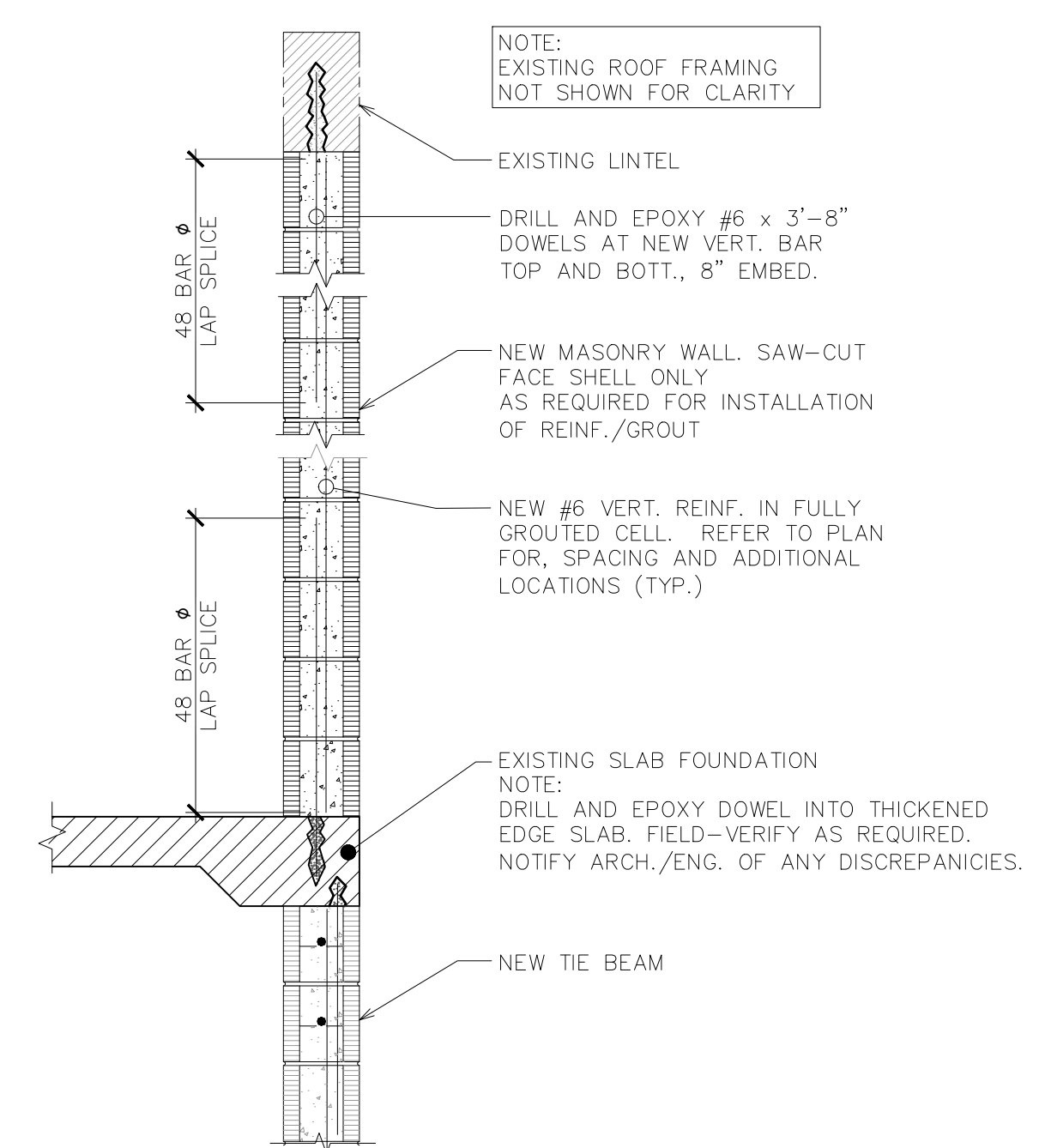
WINDOW SCHEDULE - IMPACT WINDOWS							
ID	TYPE	CODE	WIDTH	HEIGHT	FRAME FINISH	STOOL	NOTE
1	SINGLE HUNG	CUSTOM	53"	38"	VINYL/WHITE	MAR	TEMPERED GLASS
2	SLIDING WINDOW	CUSTOM	74"	38"	VINYL/WHITE	MAR	TEMPERED GLASS
3	SINGLE HUNG	CUSTOM	51"	49"	VINYL/WHITE	MAR	TEMPERED GLASS

**NOTE.- PROVIDE RESIDENTIAL GRADE HARDWARE AS APPROVED BY OWNER & IN COMPLIANCE WITH CODE**

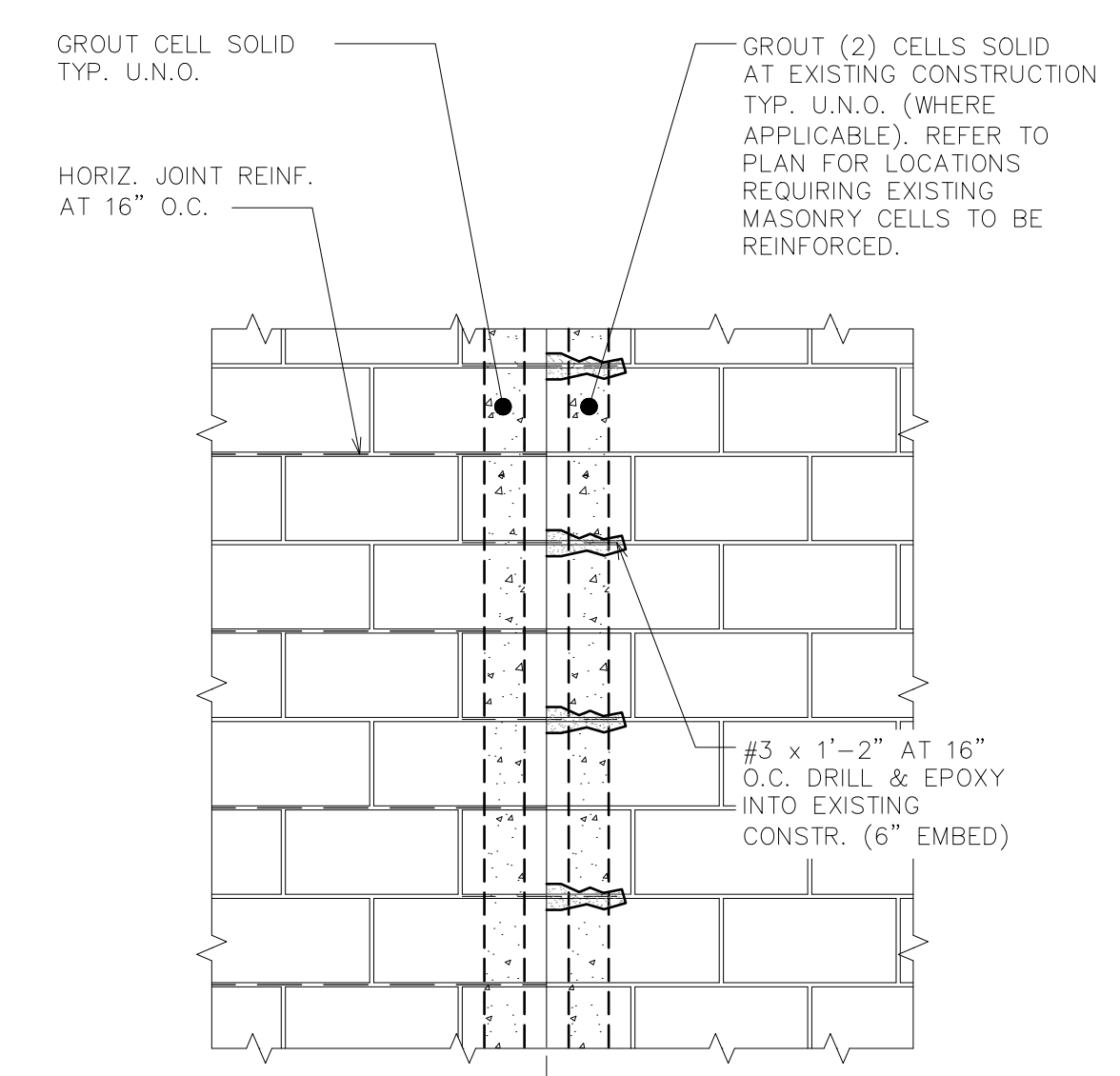
- EXTERIOR DOORS TO BE METAL OR FIBERGLASS, INSULATED & WITH WEATHERSTRIPPING
- DOORS & WINDOWS TO BE APPROVED BY OWNER BEFORE ORDERING
- STUCCO WORK TO BE IN COMPLIANCE WITH ASTM - C926 & ASTM - C1063

DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'-0" x 6'-8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE
02	12'-0" x 9'-0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)

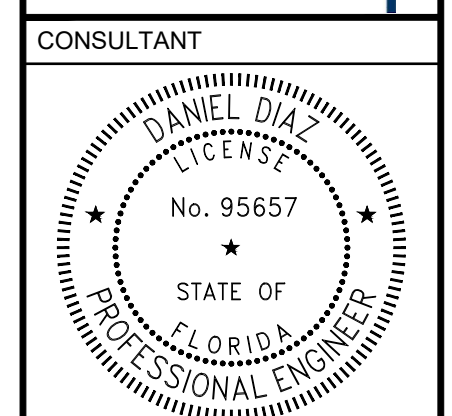
ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPPING.  
 (P.) = PANEL DOOR (PK.) = POKET DOOR  
 (GD.) = GARAGE DOOR (BF.) = BIFOLD DOOR  
 (GL.SL.) = GLASS SLIDING DOOR (F.) = FRENCH DOOR



**1 MASONRY WALL TO EXISTING SLAB**  
 SCALE: NTS



**2 TYPICAL MASONRY IN-FILL DETAIL**  
 SCALE: 3/4" = 1'-0"



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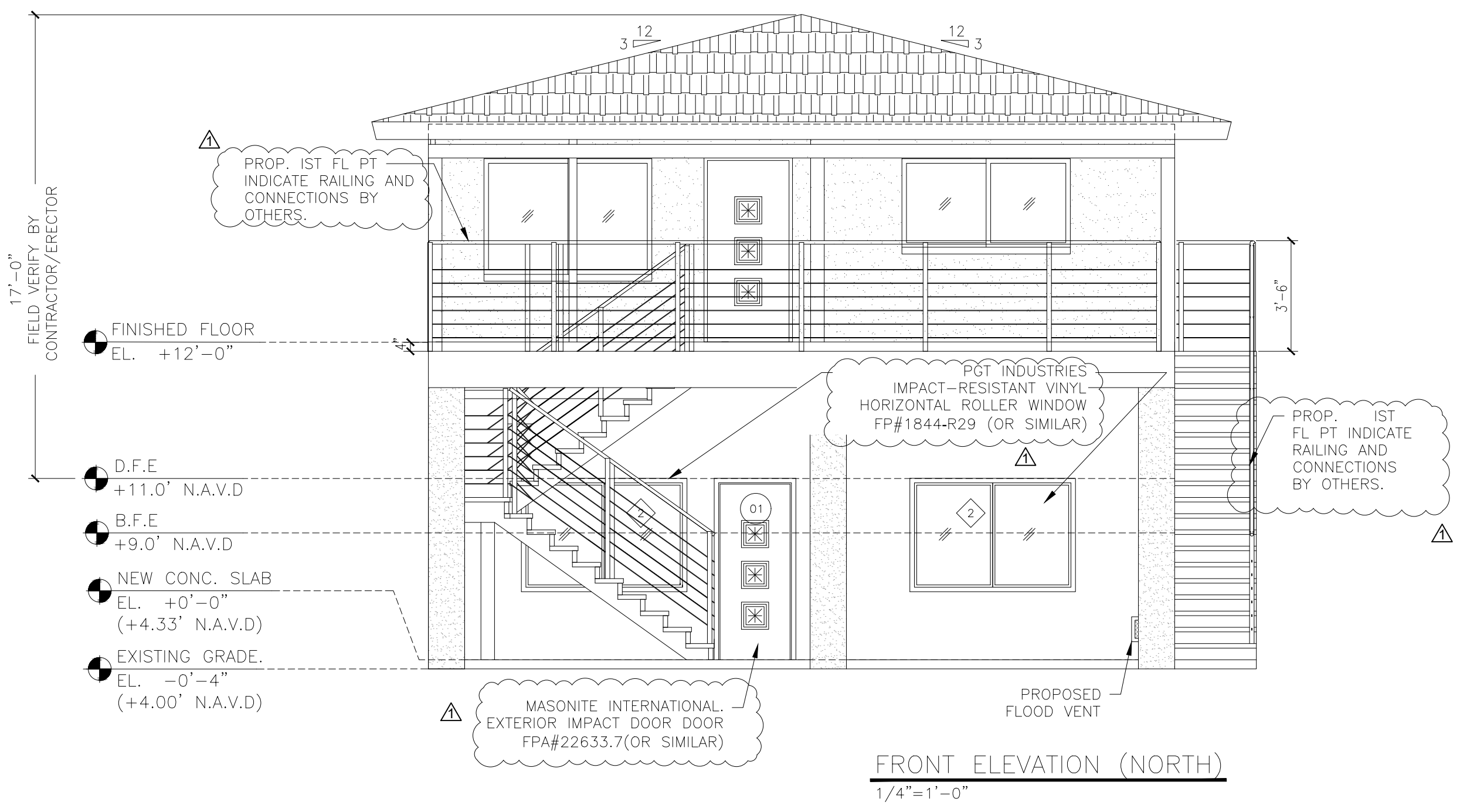
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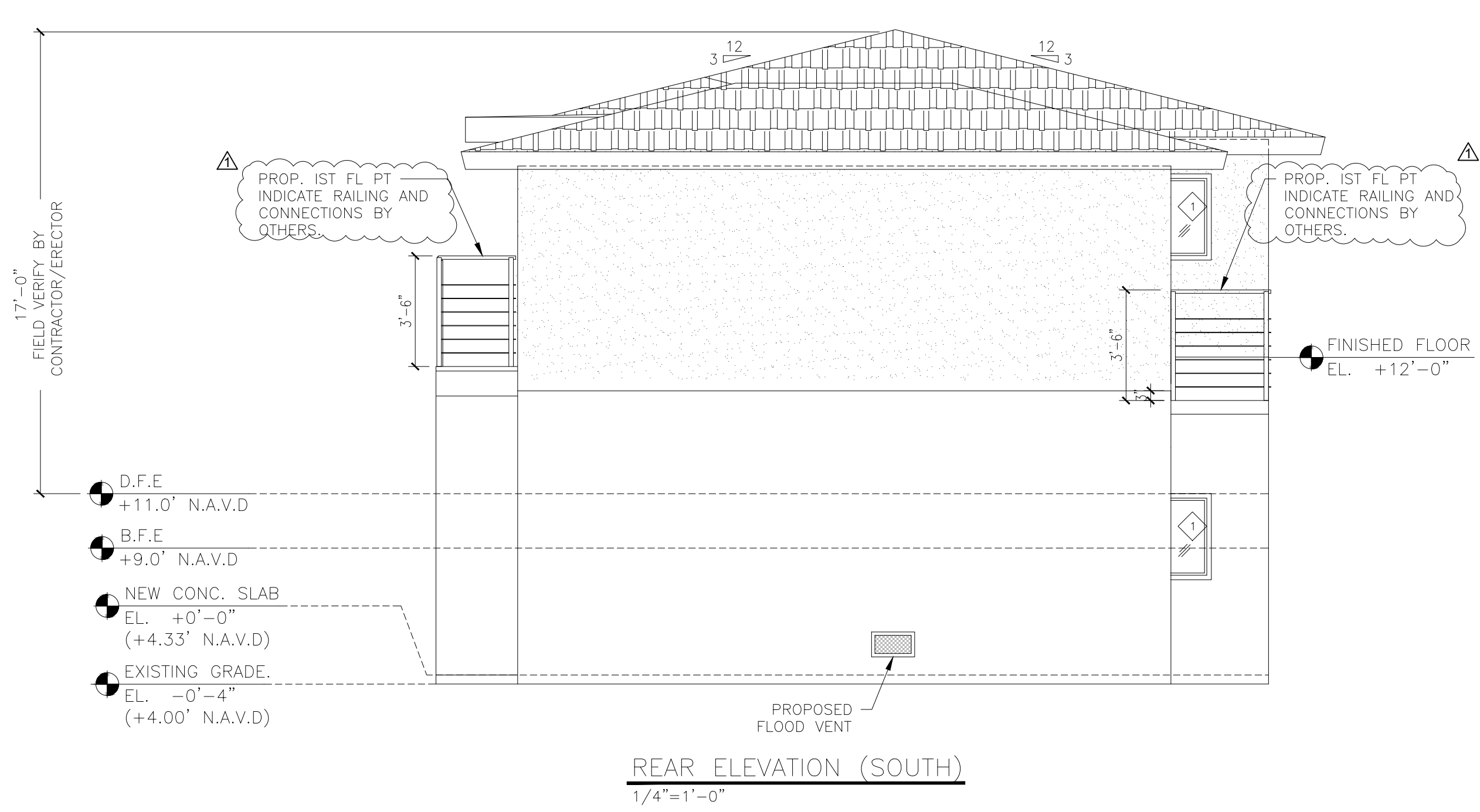
**SHEET MANAGEMENT**  
 PROJECT NO: 2025219

**SHEET TITLE**  
 NEW ELEVATIONS

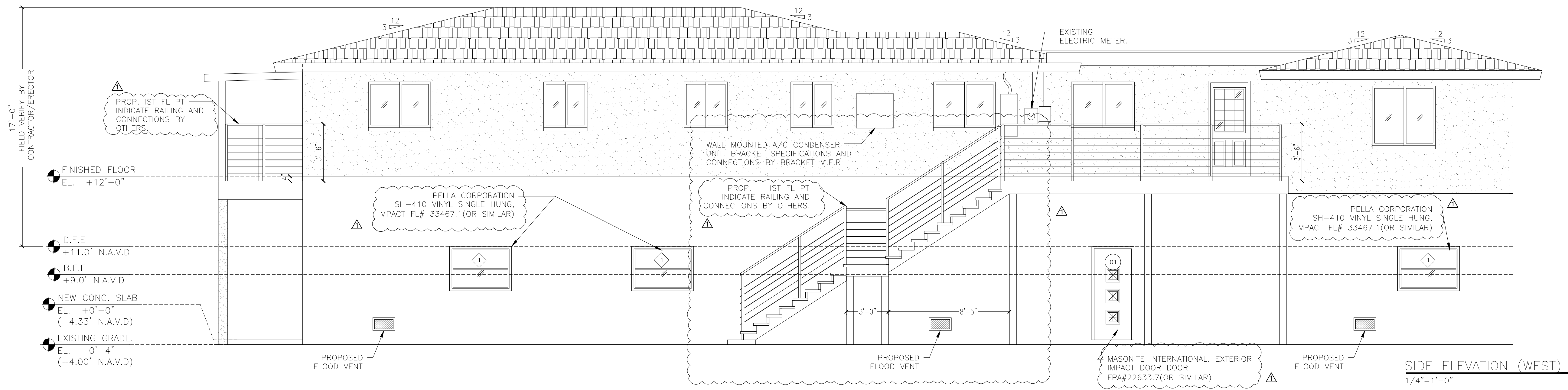
**SHEET NUMBER**  
**A-5**



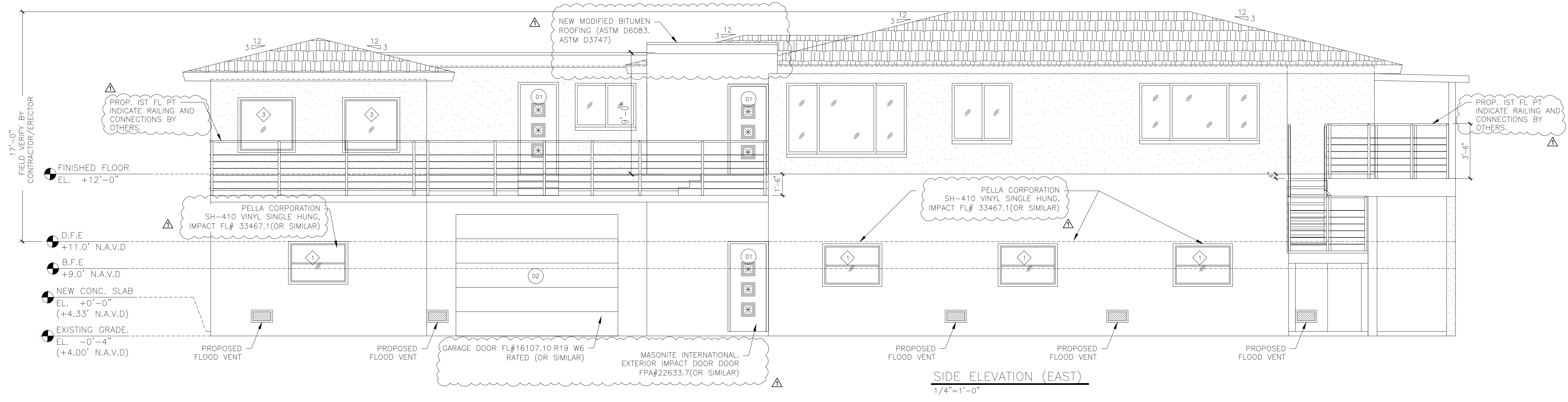
**FRONT ELEVATION (NORTH)**  
 1/4"=1'-0"



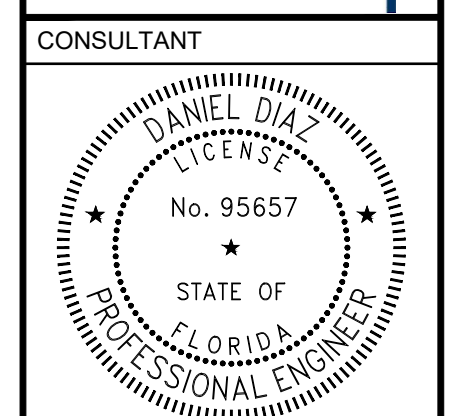
**REAR ELEVATION (SOUTH)**  
 1/4"=1'-0"



**SIDE ELEVATION (WEST)**  
 1/4"=1'-0"



**SIDE ELEVATION (EAST)**  
 1/4"=1'-0"



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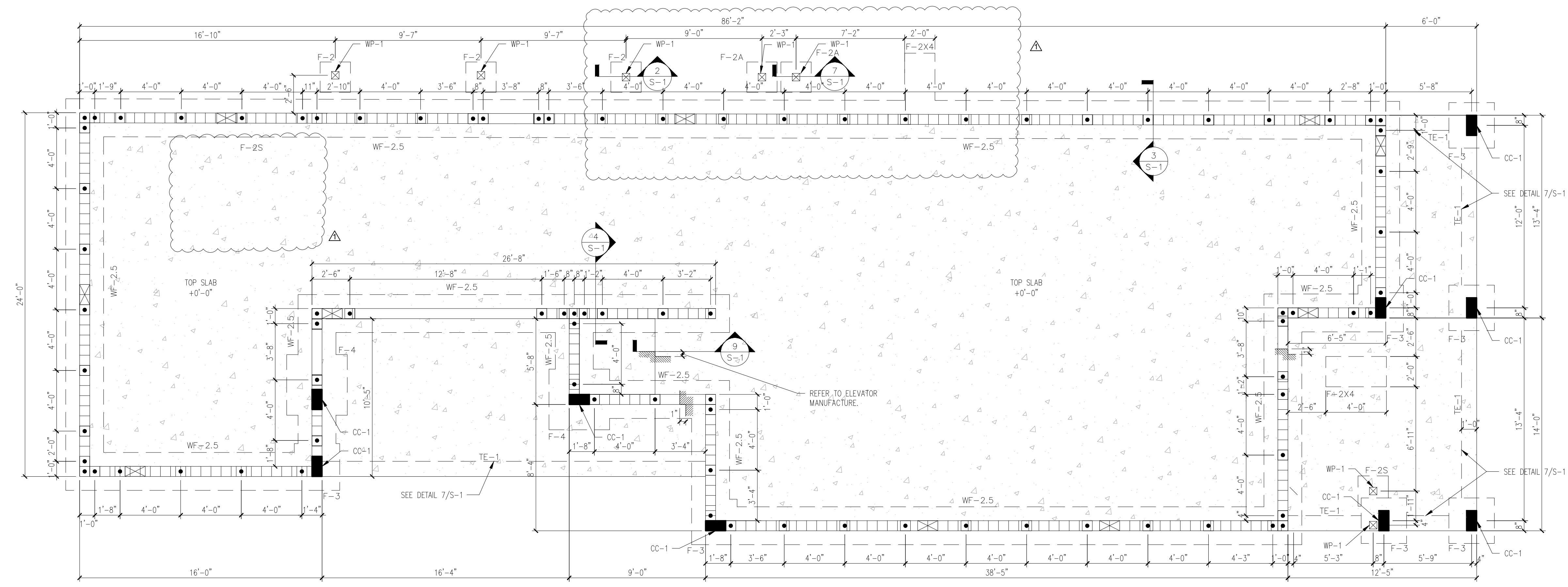
102 4th Avenue, St. Pete Beach, FL 33706

**LEGEND:**

- F-# DENOTES ISOLATED FOOTING. SEE SCHEDULE.
- WF-# DENOTES WALL FOOTING. SEE SCHEDULE.
- CC-1 DENOTES 8"x16" CONCRETE COLUMN. SEE DETAIL 1 ON THIS SHEET.
- WP-1 DENOTES 6"x6" SP#2 WOOD POST.
- 
- 

**PLAN NOTES:**

1. TOP OF SLAB ELEVATION = 0'-0" U.N.O. (4.33' NAVD)  
TOP OF WALL FOOTING ELEVATION = (-) 1'-4" U.N.O.  
TOP OF FOOTING F-3 & F-4 ELEVATION = (-) 1'-4" U.N.O.
2. STEP FOOTINGS WITH GRADE AS REQUIRED. PROVIDE 10" MIN. SOIL COVER OVER ALL EXTERIOR FOOTINGS. CONTRACTOR TO FIELD-VERIFY ELEVATIONS. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
3. BASED ON THE SUBSOIL INVESTIGATION REPORT MADE BY: BTL ENGINEERING SERVICES, INC DATED JULY 11, 2025, THE STRUCTURE CAN BE SUPPORTED ON A SHALLOW FOUNDATION SYSTEM AND A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF MAY BE USED FOR THE DESIGN.



**FOUNDATION PLAN**  
1/4"=1'-0"

**FOOTING SCHEDULE**

MARK	SIZE	DEPTH	REINFORCING EACH WAY	REMARKS
WF-2.5	2'-6" x CONT.	1'-0"	(4) #5 CONT. BOTTOM, #5 TRANS. @ 12" O.C. MAX. BOTTOM.	WALL FOOTING.
F-2	2'-0" x 2'-0"	3'-0"	(2) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 2 ON THIS SHEET.
F-2S	2'-0" x 2'-0"	1'-6"	(3) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 5 ON THIS SHEET.
F-2A	2'-0" x 2'-0"	2'-0"	(2) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 8 ON THIS SHEET.
F-3	3'-0" x 3'-0"	1'-4"	(4) #5 EACH WAY BOTTOM.	ISOLATED FOOTING.
F-4	4'-0" x 4'-0"	1'-4"	(5) #5 EACH WAY BOTTOM.	ISOLATED FOOTING.
F-2x4	2'-0" x 4'-0"	1'-0"	(3) #5 BOTTOM LW, (5) #5 BOTTOM SW	ISOLATED FOOTING.
TE-1	1'-0" x CONT.	1'-0"	(1) #5 CONT. BOTTOM.	THICKENED EDGE.

- NOTES:**
1. CENTER ALL FOOTINGS BELOW WALL OR COLUMN U.N.O.
  2. ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
  3. SEE TOP OF FOOTING AT SECTIONS & DETAILS.
  4. INCREASE DEPTH OF THICKENED SLAB EDGE AS REQUIRED TO MAINTAIN 1'-0" (MIN.) EMBEDMENT BELOW GRADE (TYP.) U.N.O.

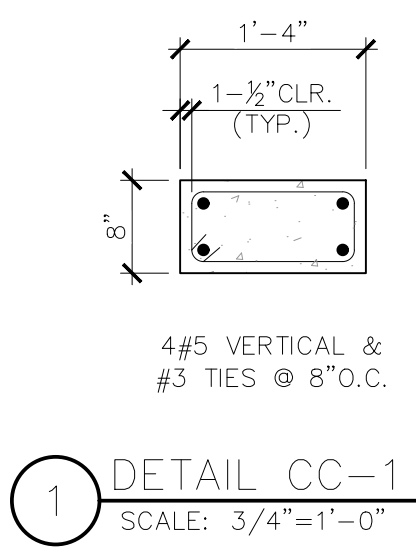
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SHEET MANAGEMENT  
PROJECT NO: 2025219

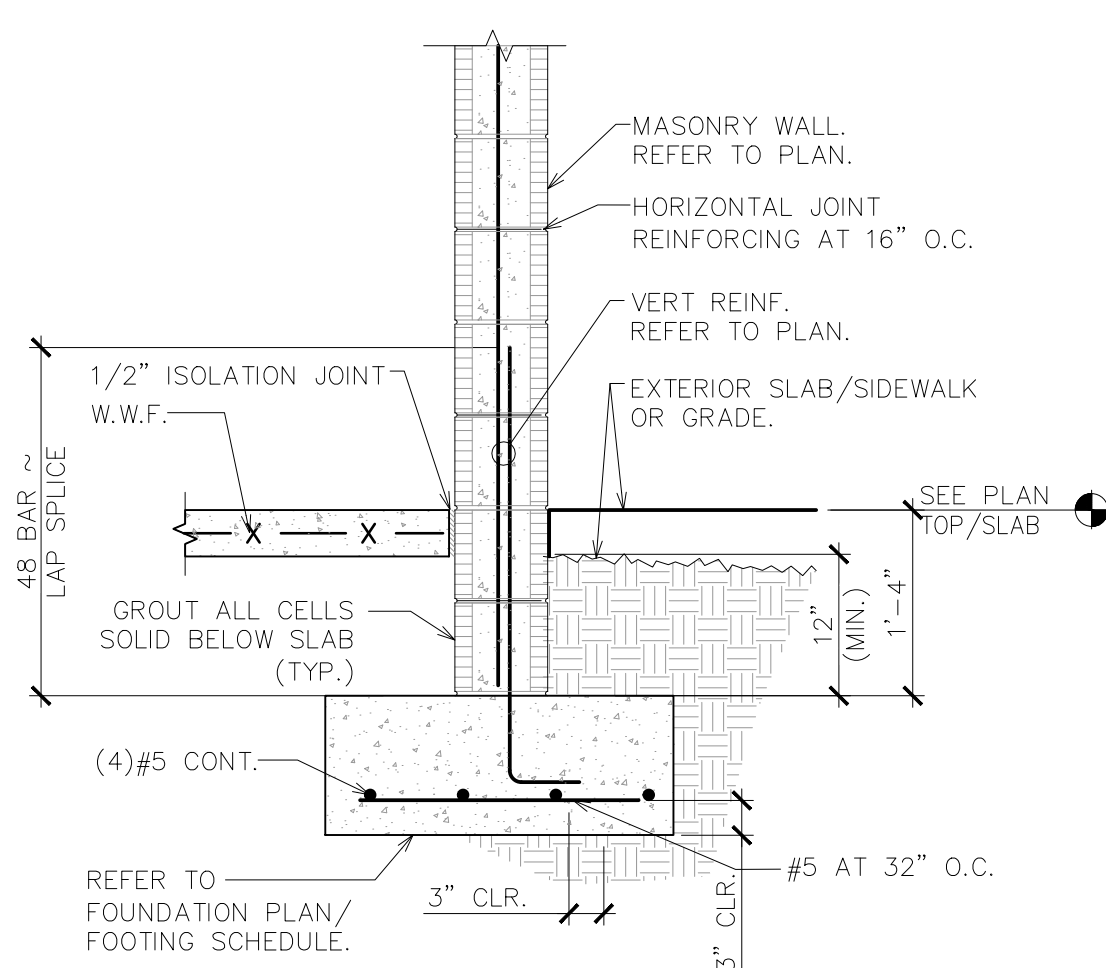
SHEET TITLE  
FOUNDATION PLAN

SHEET NUMBER

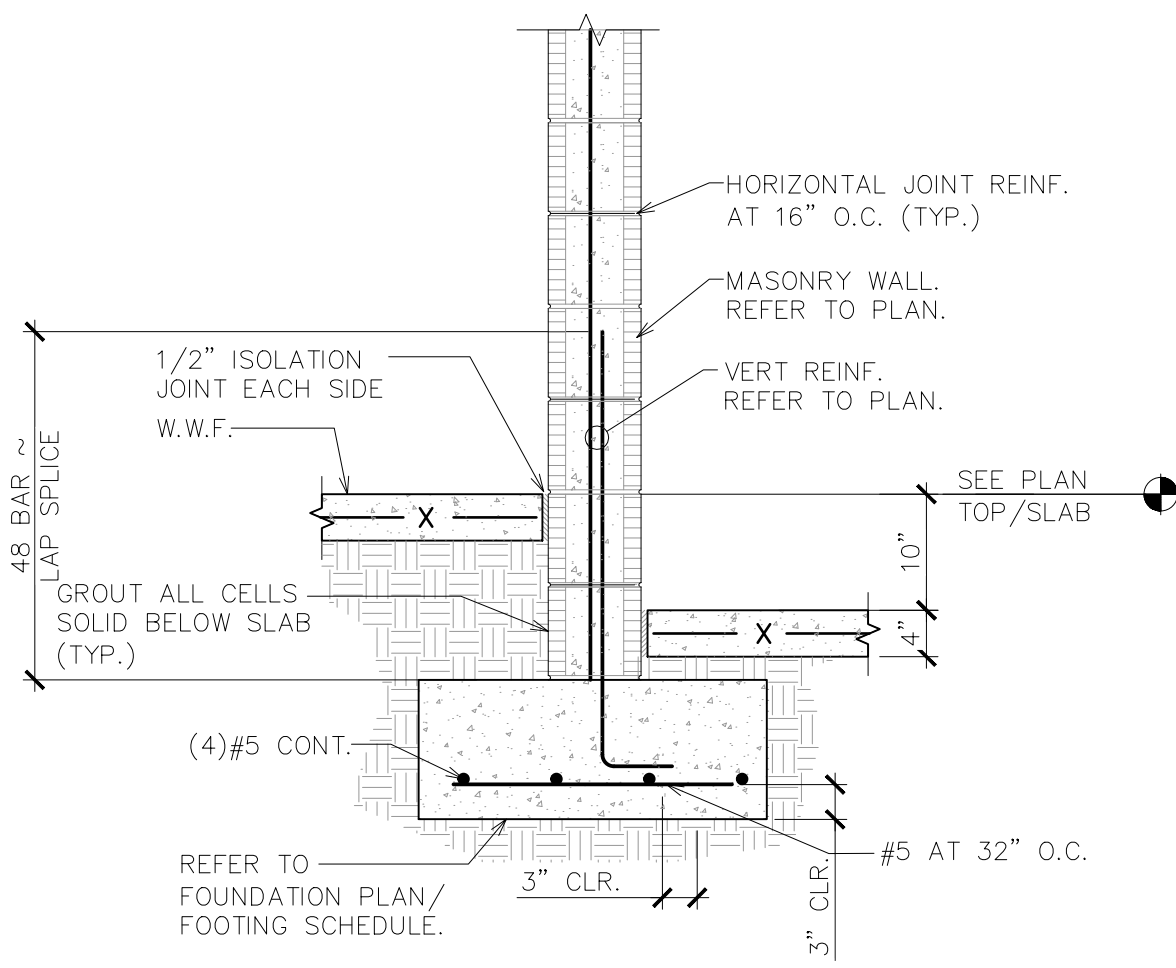
**S-1**



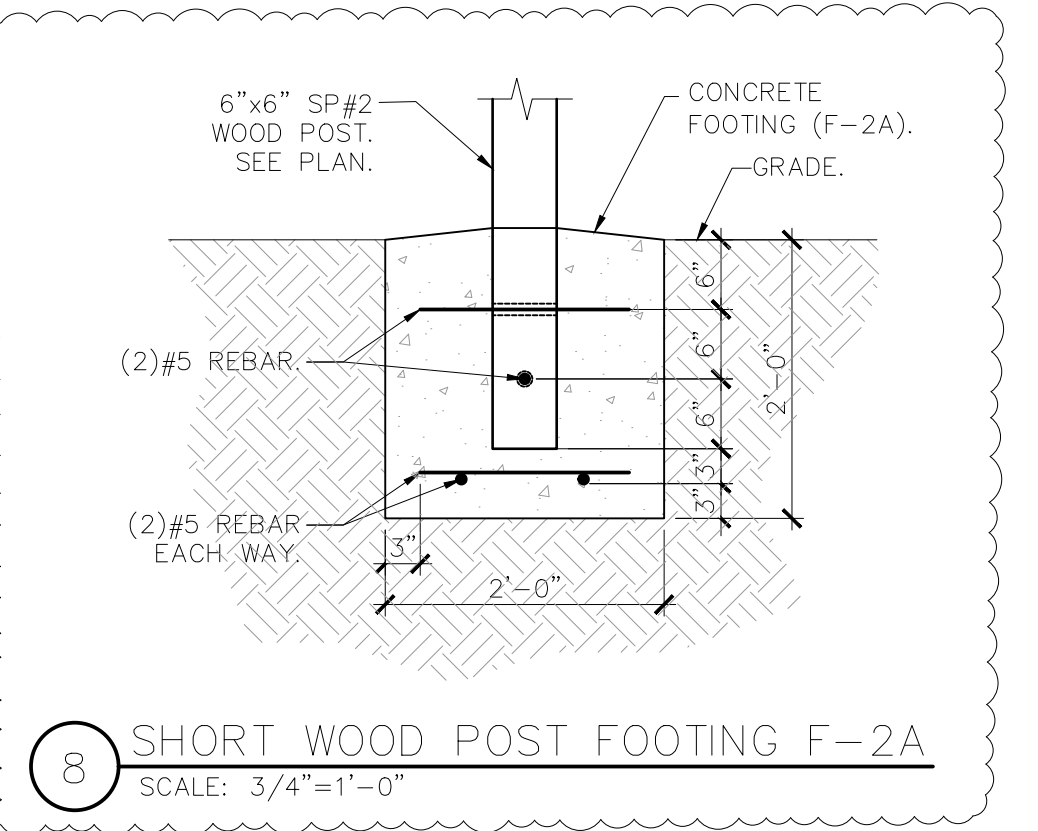
**1** DETAIL CC-1  
SCALE: 3/4"=1'-0"



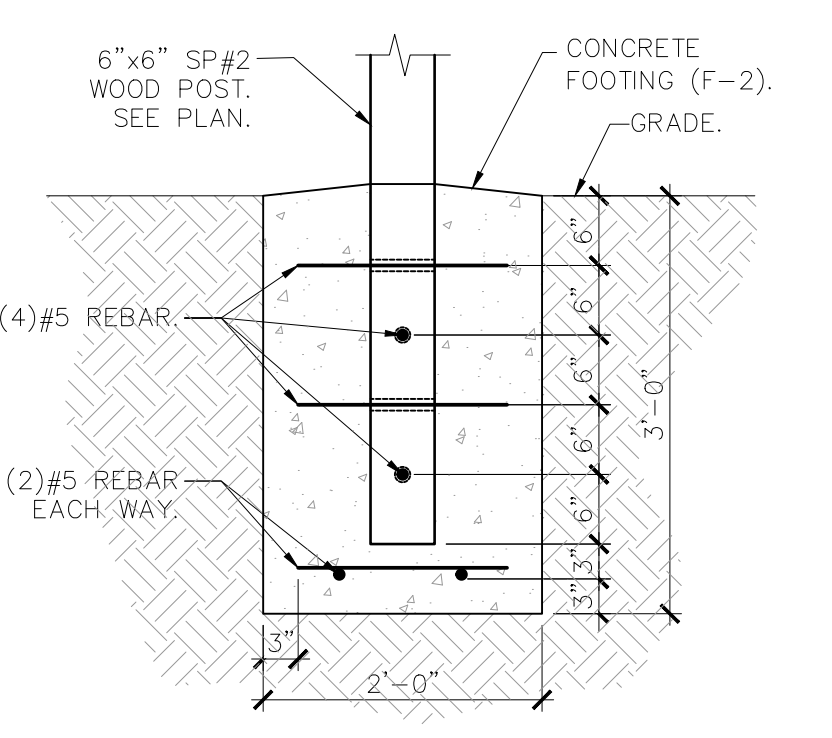
**3** EXTERIOR WALL FOOTING F-2.5  
SCALE: 3/4"=1'-0"



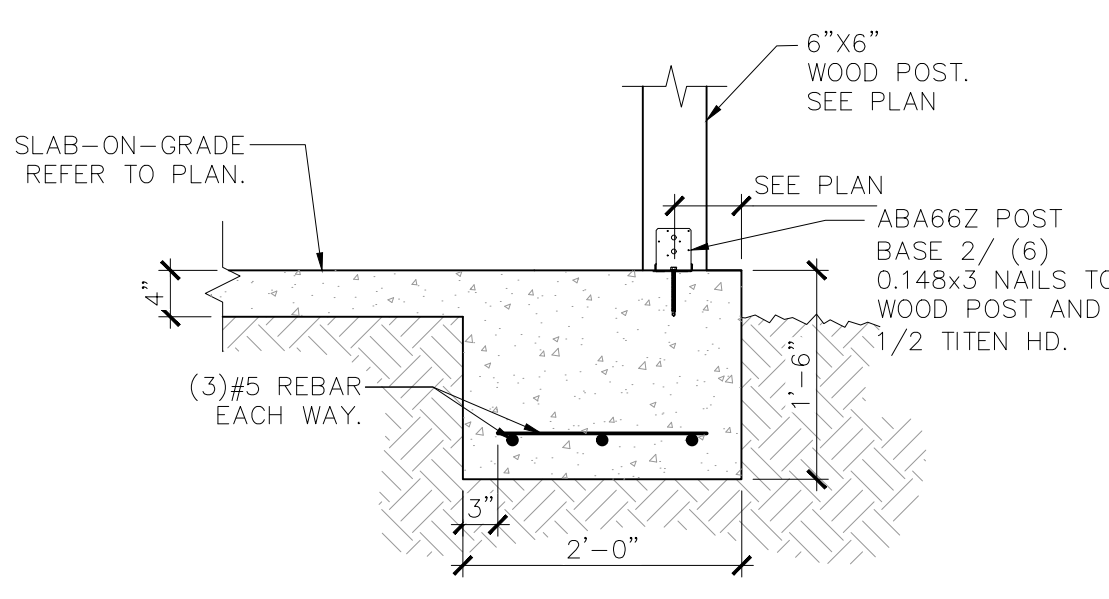
**4** INTERIOR WALL FOOTING F-2.5  
SCALE: 3/4"=1'-0"



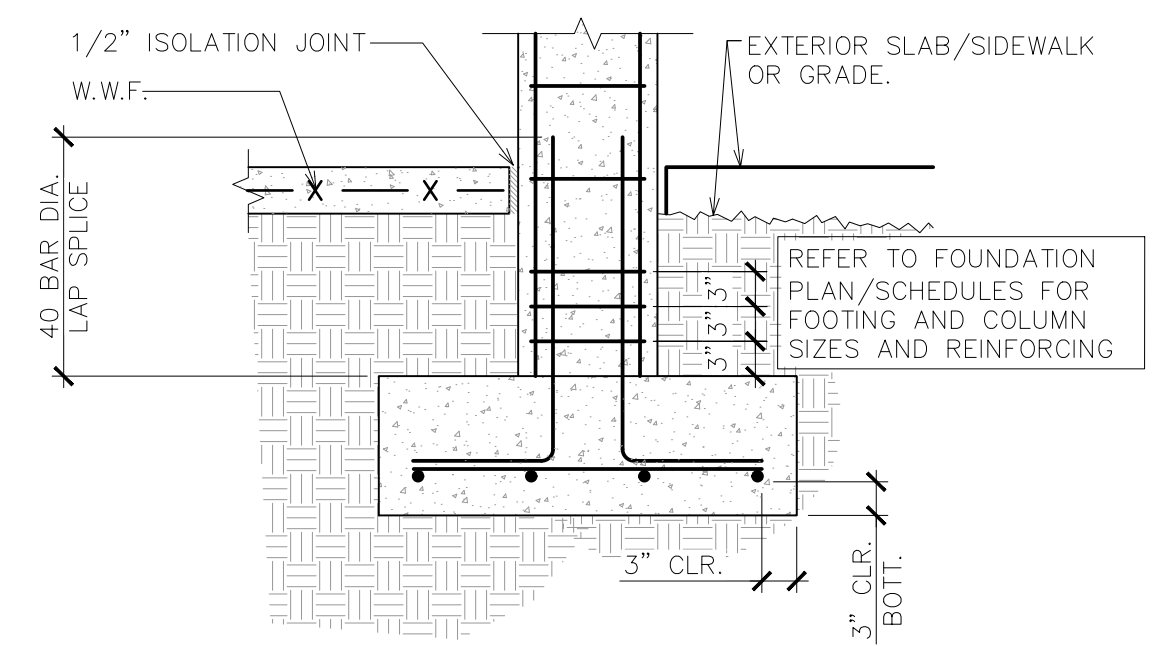
**8** SHORT WOOD POST FOOTING F-2A  
SCALE: 3/4"=1'-0"



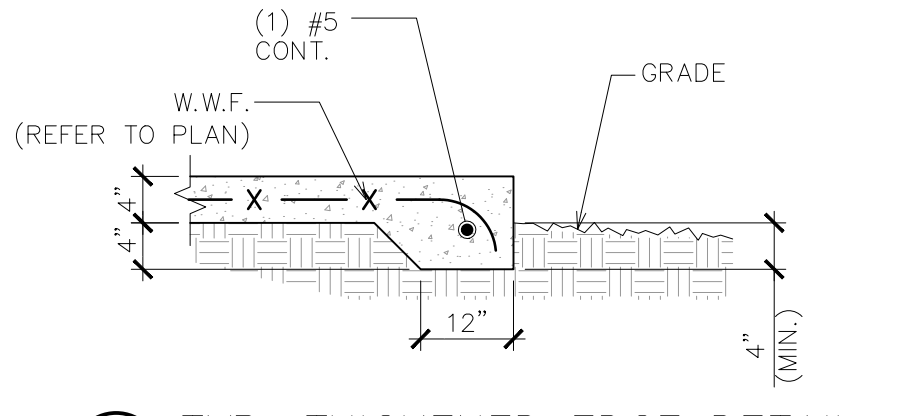
**2** LONG WOOD POST FOOTING F-2  
SCALE: 3/4"=1'-0"



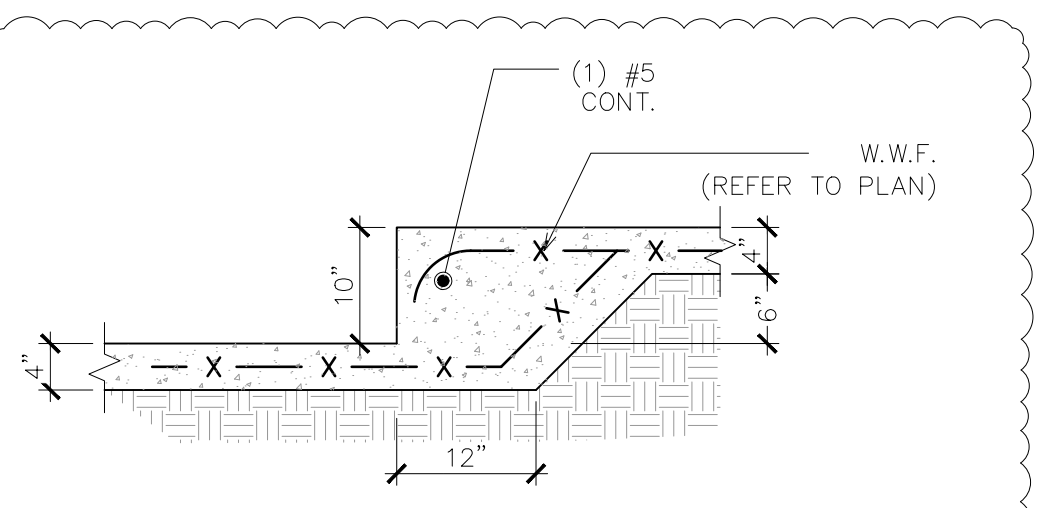
**5** SHORT WOOD POST FOOTING F-2S  
SCALE: 3/4"=1'-0"



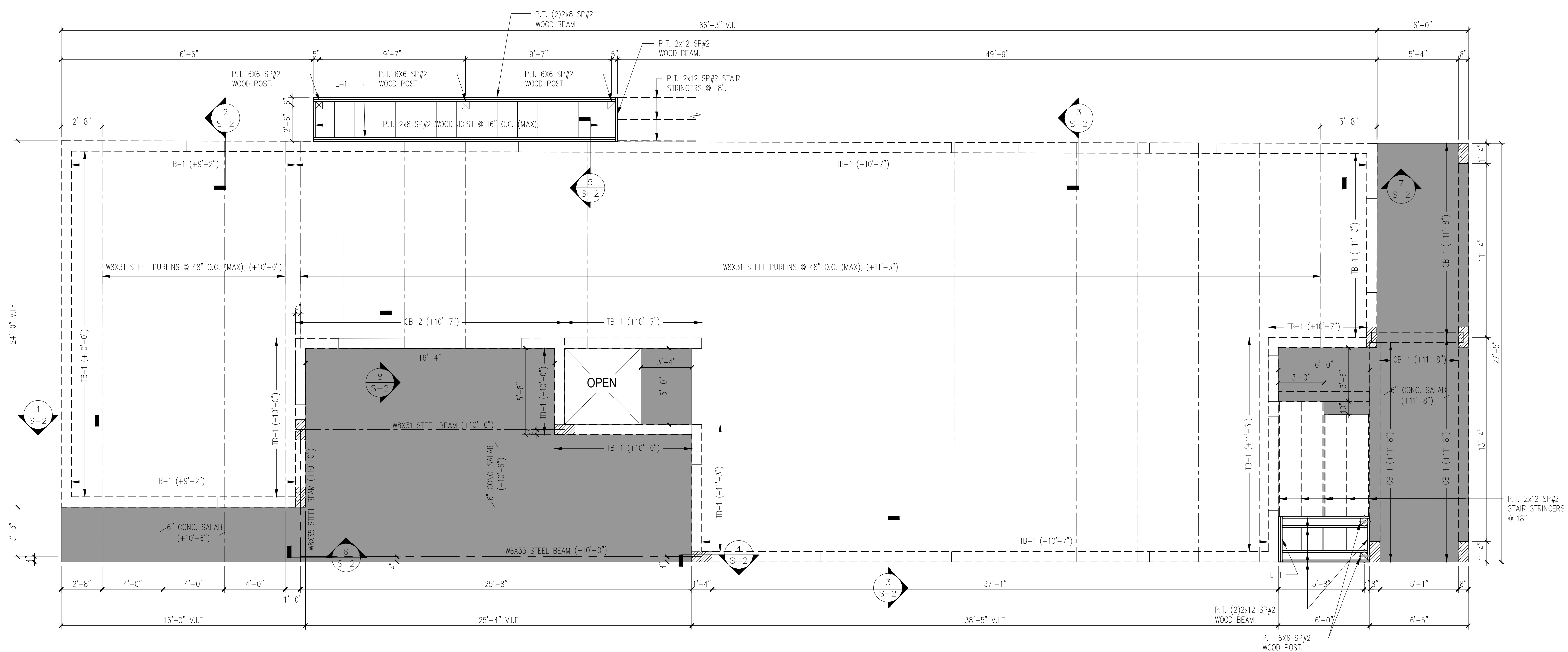
**6** CONCRETE COLUMN DETAIL  
NOT TO SCALE



**7** TYP. THICKENED EDGE DETAIL  
SCALE: 3/4"=1'-0"



**9** ELEVATOR SLAB RESSES DETAIL  
SCALE: 3/4"=1'-0"



NEW SECOND FLOOR FRAMING PLAN  
1/4"=1'-0"

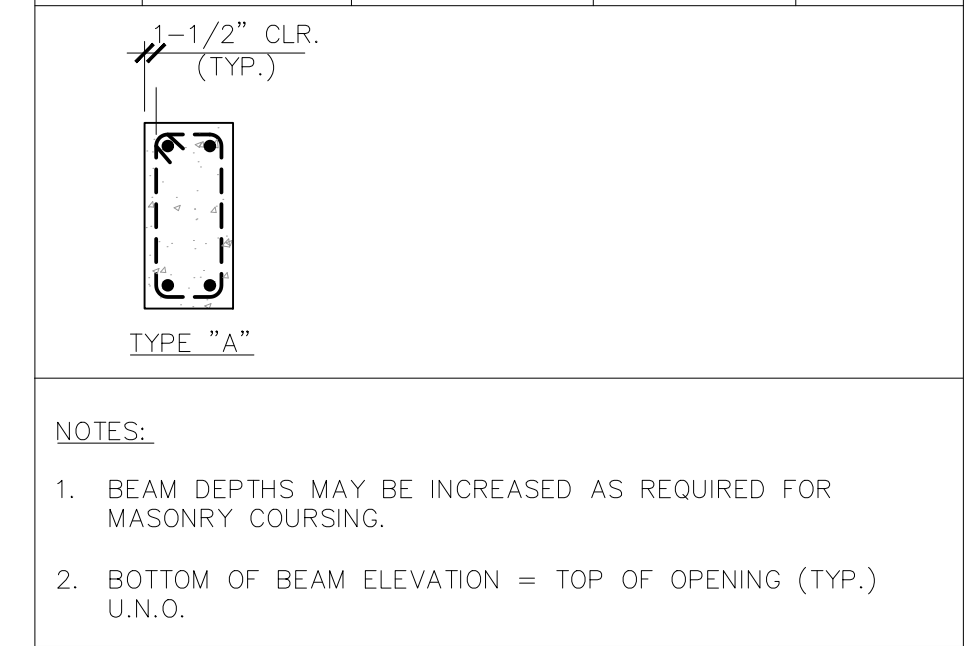
- LEGEND:**
- DENOTES COLUMN SUPPORT BELOW.
  - DENOTES BEAM SUPPORT BELOW.
  - (+ #'-#") DENOTES TOP OF BEAM.
  - 6" CONCRETE SLAB REINF. W/ #4 @ 12" EACH WAY AT MID-DEPTH.
  - L-1 DENOTES P.T. (2) 2X10 WOOD LEDGER w/ 3/4" Ø SIMPSON TITEN HD, 6-1/2" EMBED., AT 8" MAX. FROM EA. END AND 16" O.C. MAX., STAGG. TOP AND BOTTOM.
  - DENOTES 6"x6" SP#2 WOOD POST.

NOTE: PROVIDE HANGER CONNECTOR BY SIMPSON LUS28 AT SIMPLE WOOD JOIST, SEE SECTIONS FOR CONNECTOR OF WOOD BEAM TO WOOD POST.

NOTE: PROVIDE EMBED PL 1/2"x7"x0'-10" w/ (2) 3/4" Ø WELDED STUDS 6" EMBED, AT THE CONCRETE COLUMNS & BEAMS.

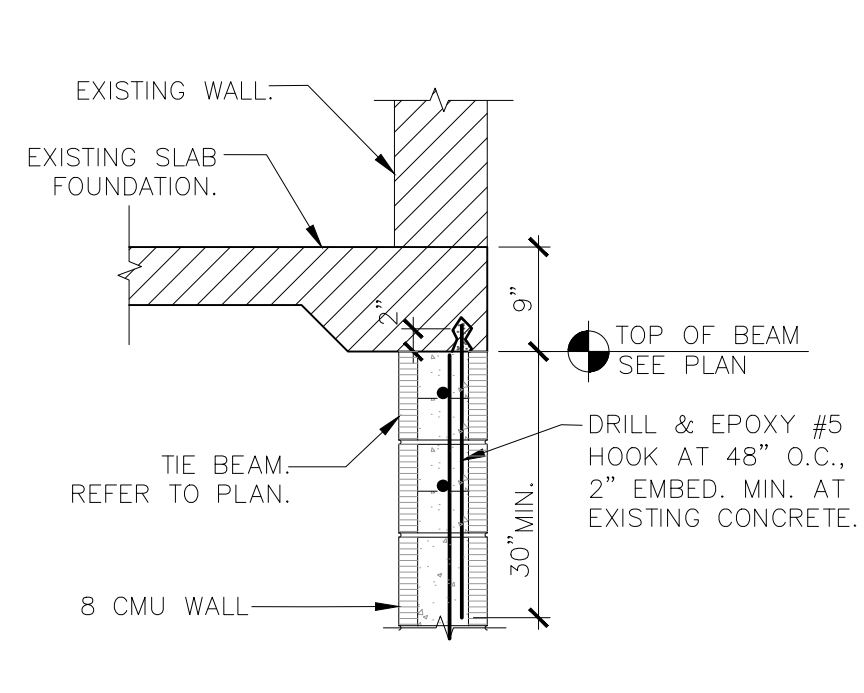
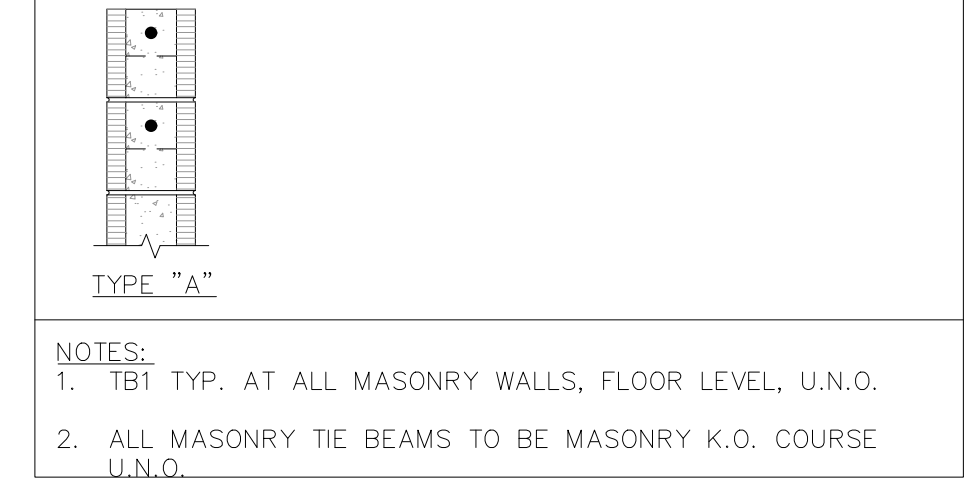
**CONCRETE BEAM SCHEDULE**

MARK	SIZE (W x D)	REINFORCING		TYPE
		CONT. BARS	STIRRUPS	
CB-1	8" x 12"	(2) #5 T & B	#3 AT 6" O.C.	"A"
CB-2	8" x 10"	(2) #5 T & B	#3 AT 6" O.C.	"A"

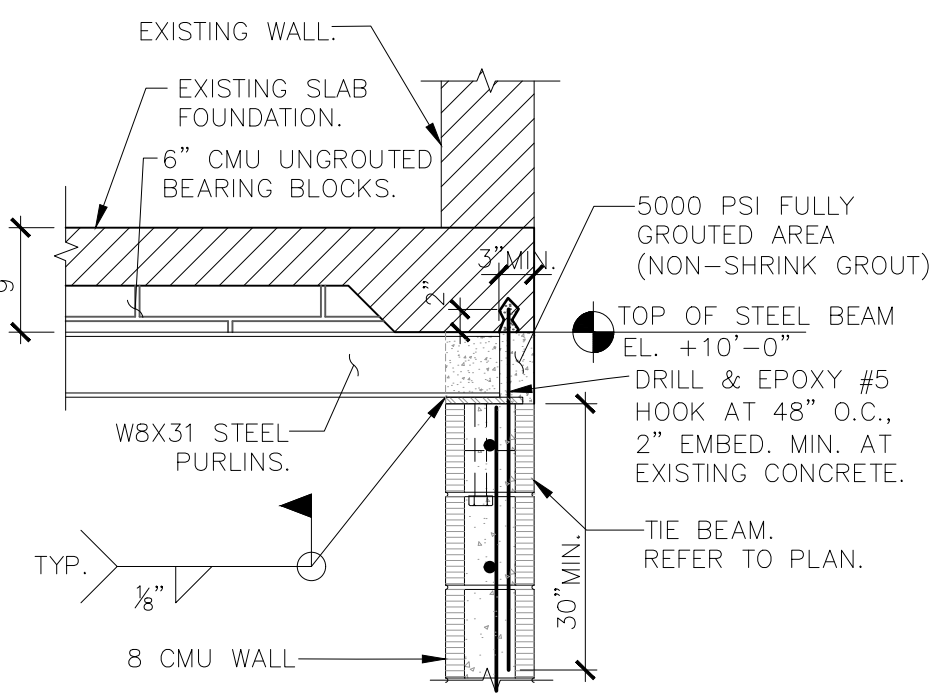


**WALL TIE BEAM SCHEDULE**

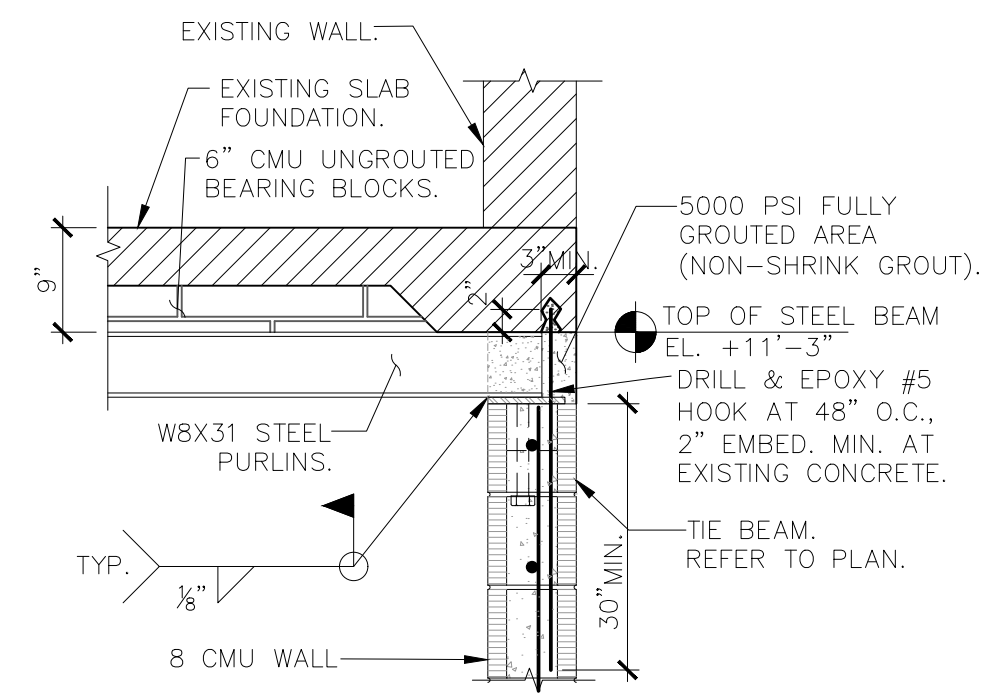
MARK	SIZE (W x D)	REINFORCING		TYPE
		CONT. BARS	STIRRUPS	
TB1	8" x 16"	(1) #5 T & B	-	"A", MAS.



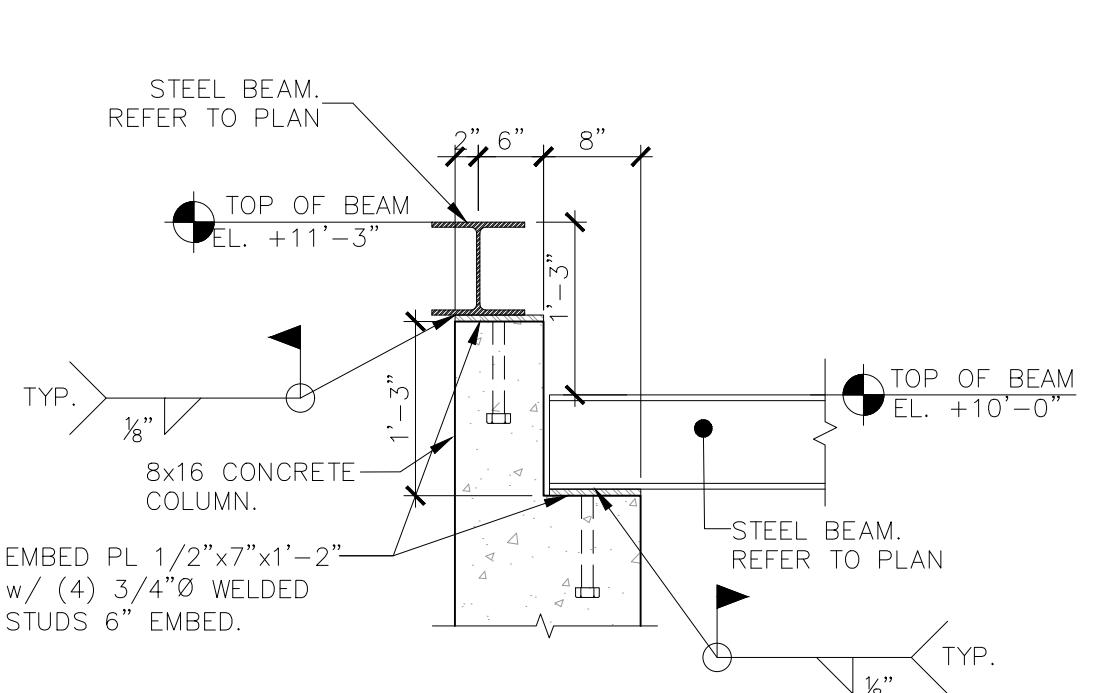
1 CONCRETE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"



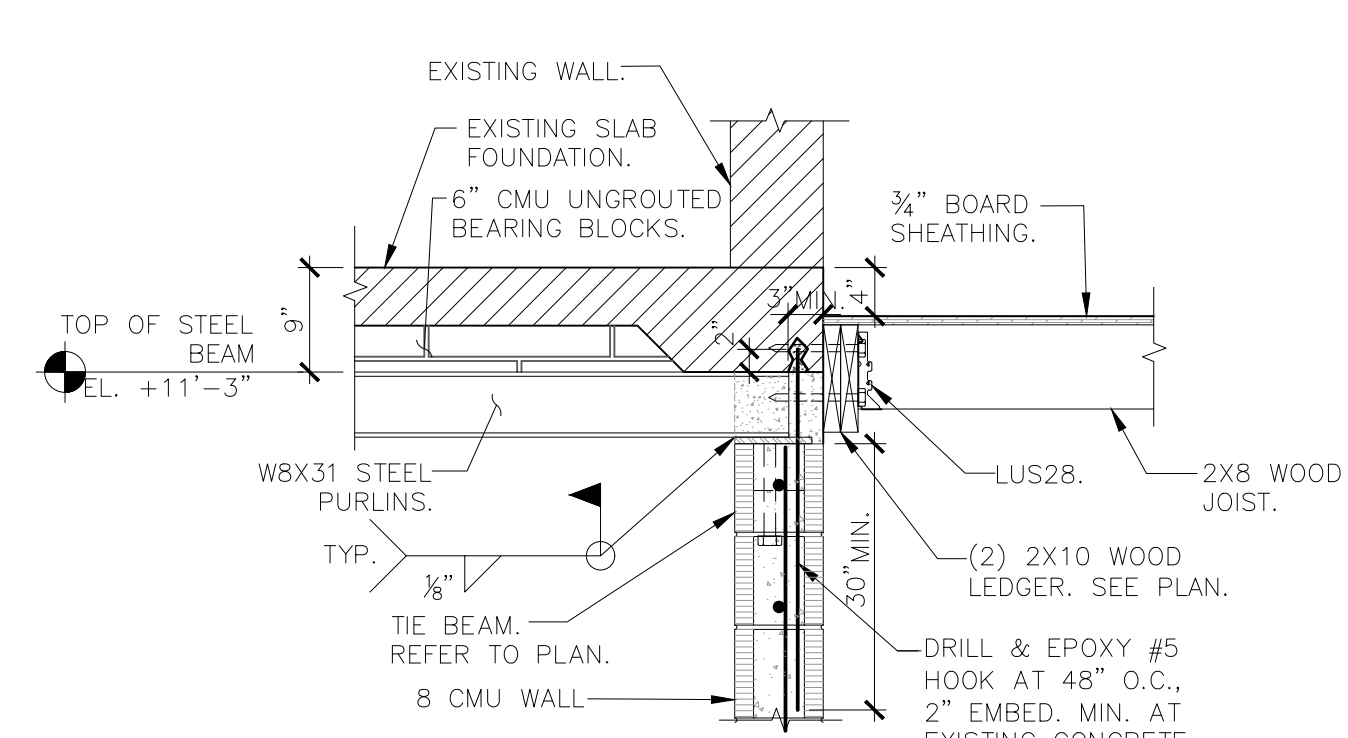
2 ANGLE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"



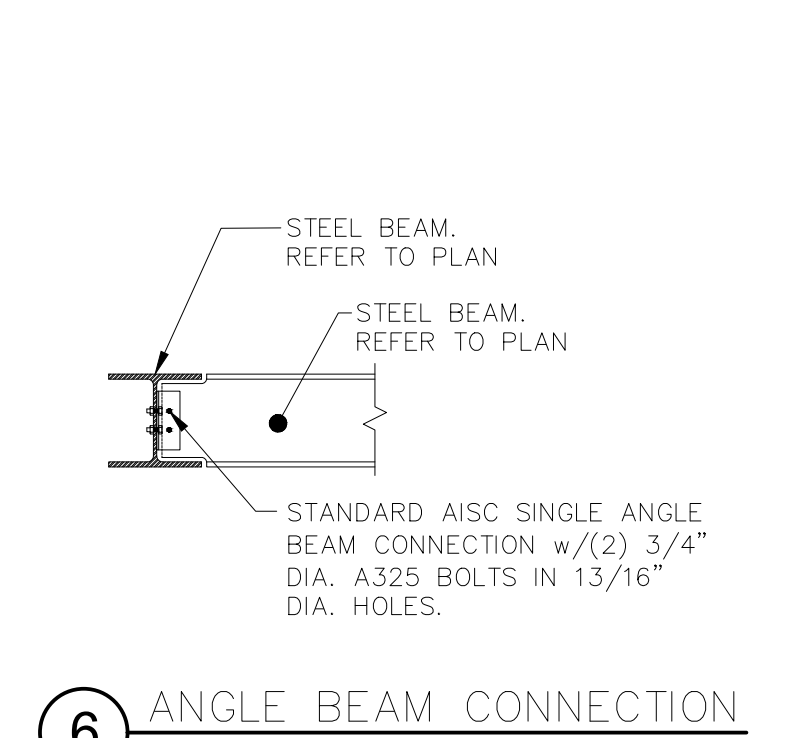
3 ANGLE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"



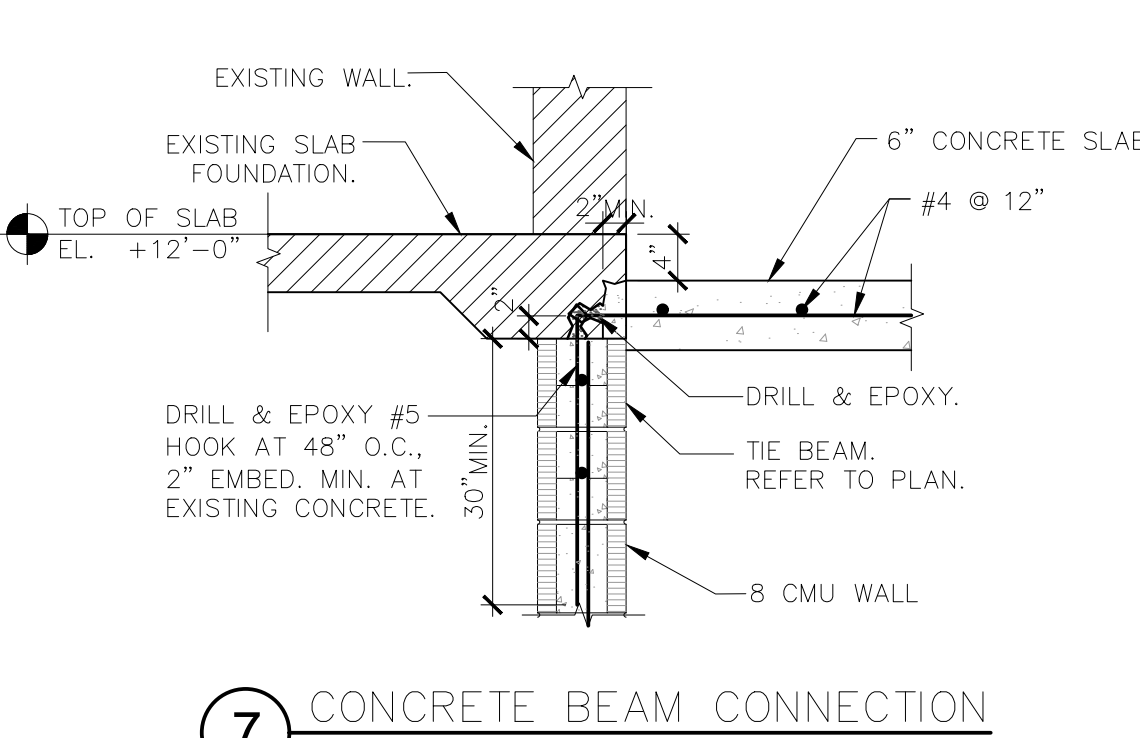
4 ANGLE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"



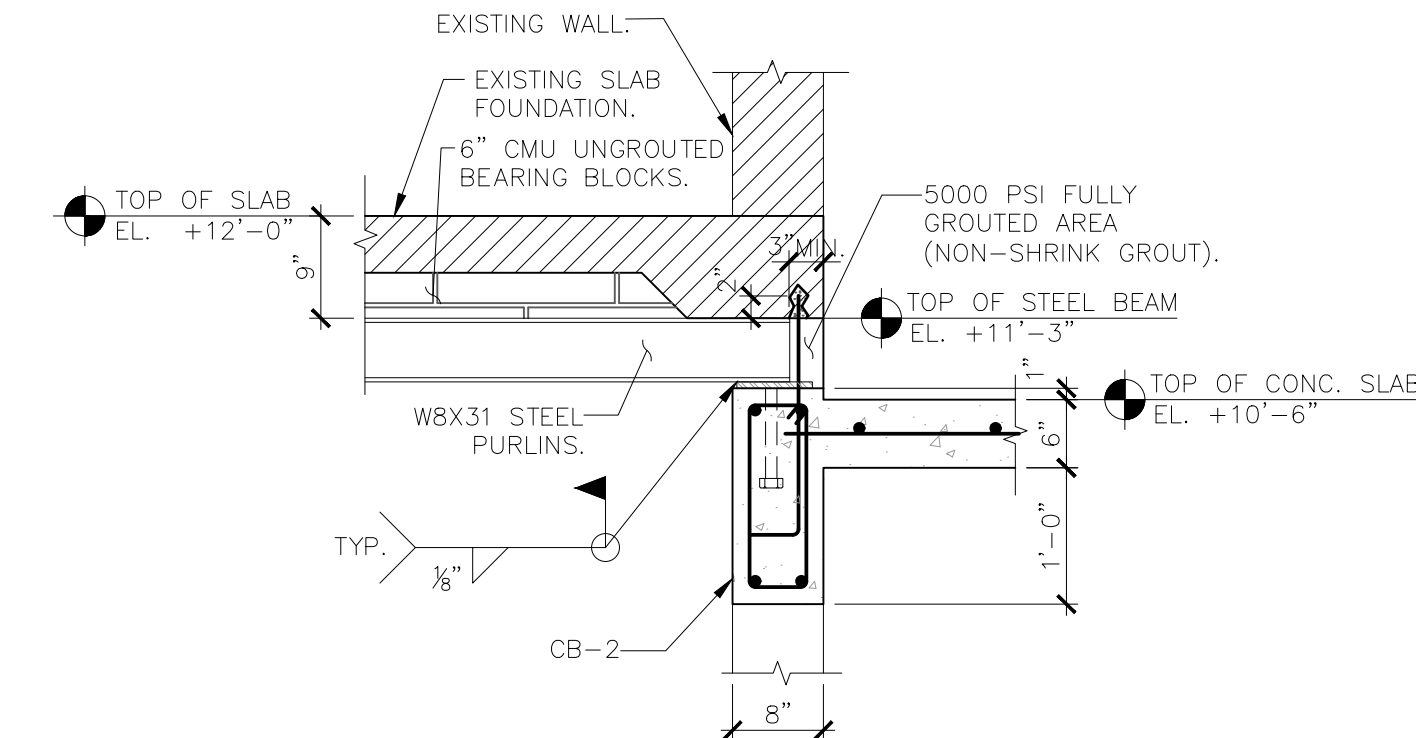
5 CONCRETE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"



6 ANGLE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"



7 CONCRETE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"



8 ANGLE BEAM CONNECTION  
SCALE: 3/4" = 1'-0"

**DMD & COMPANY**  
STRUCTURAL ENGINEERS

2439 Gulf To Bay Blvd, Ste C  
Clearwater, FL 33765  
727.657.0773  
dmd-company.com

CONSULTANT

DANIEL DIAZ  
Professional Engineer  
No. 95657  
STATE OF FLORIDA

PROJECT

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.

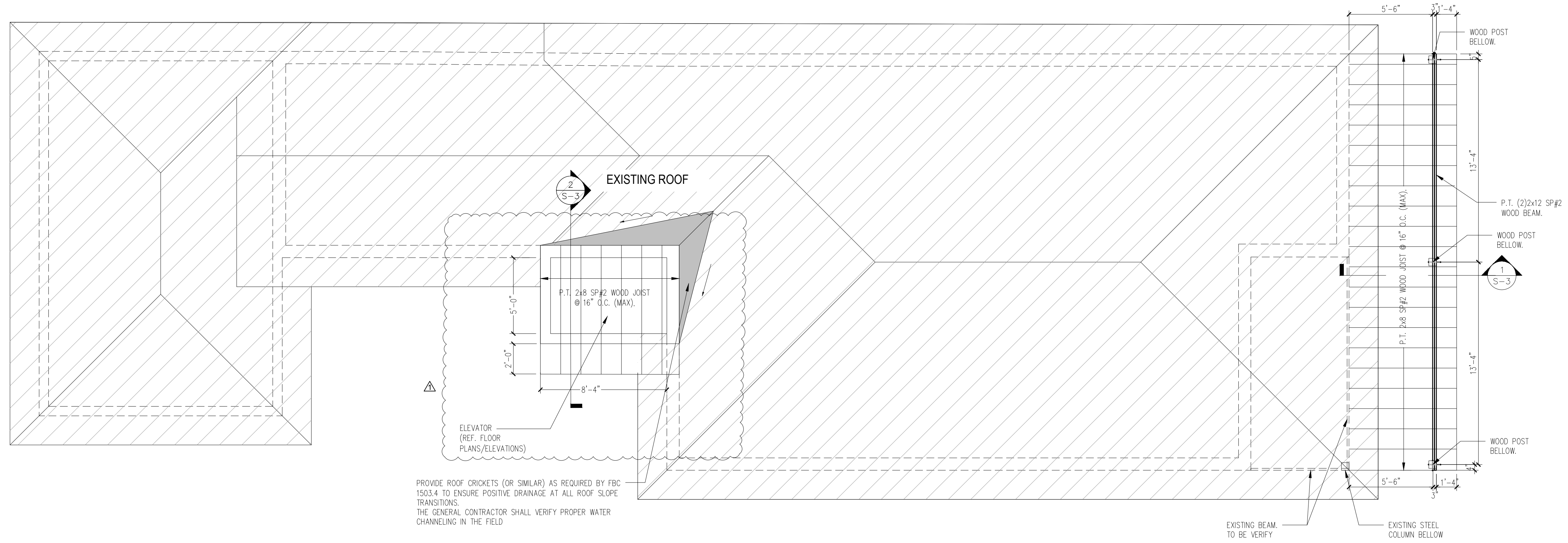
102 4th Avenue, St. Pete Beach, FL 33706

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT

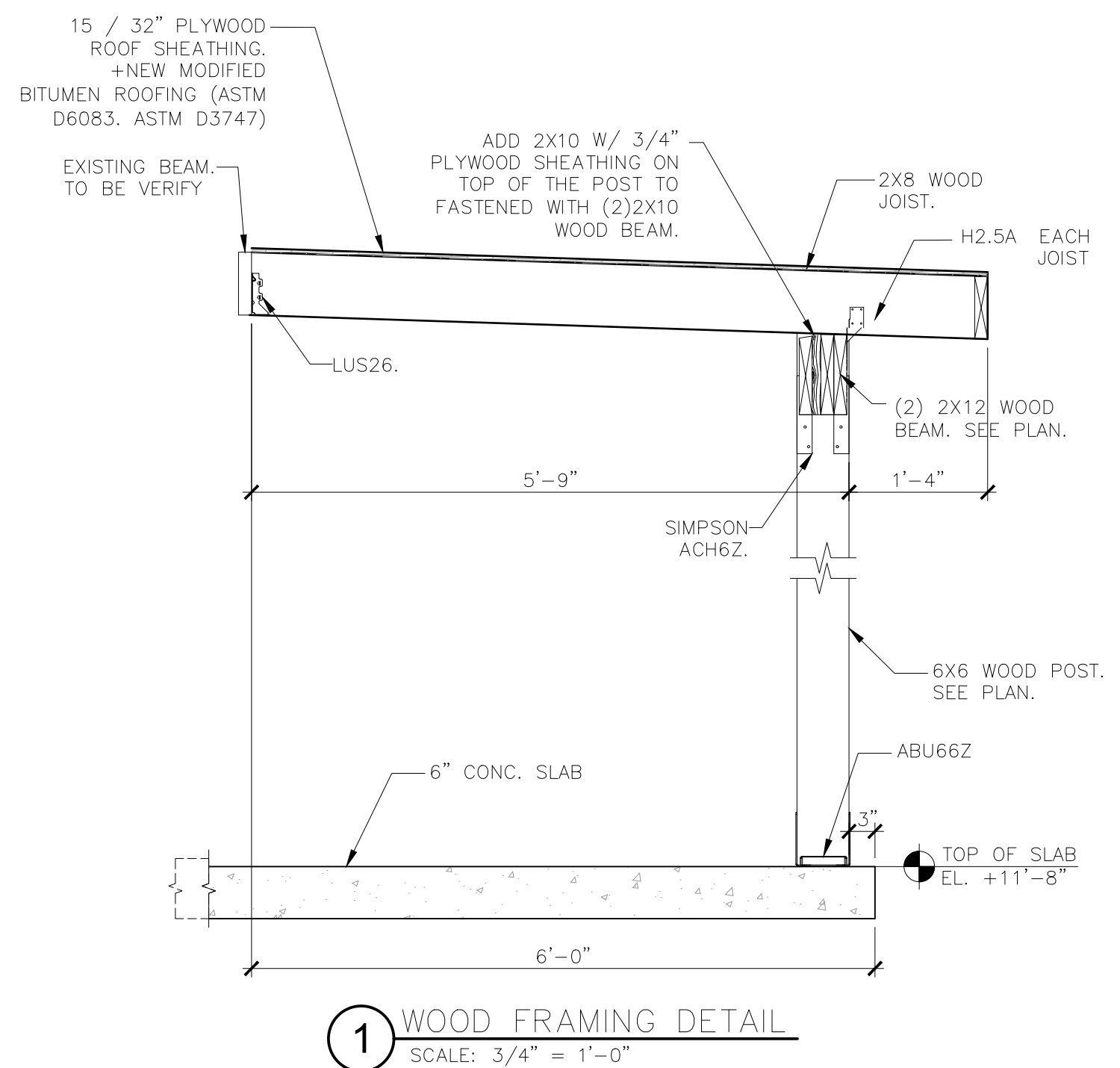
SHEET MANAGEMENT  
PROJECT NO: 2025219

SHEET TITLE  
NEW SECOND FLOOR FRAMING PLAN

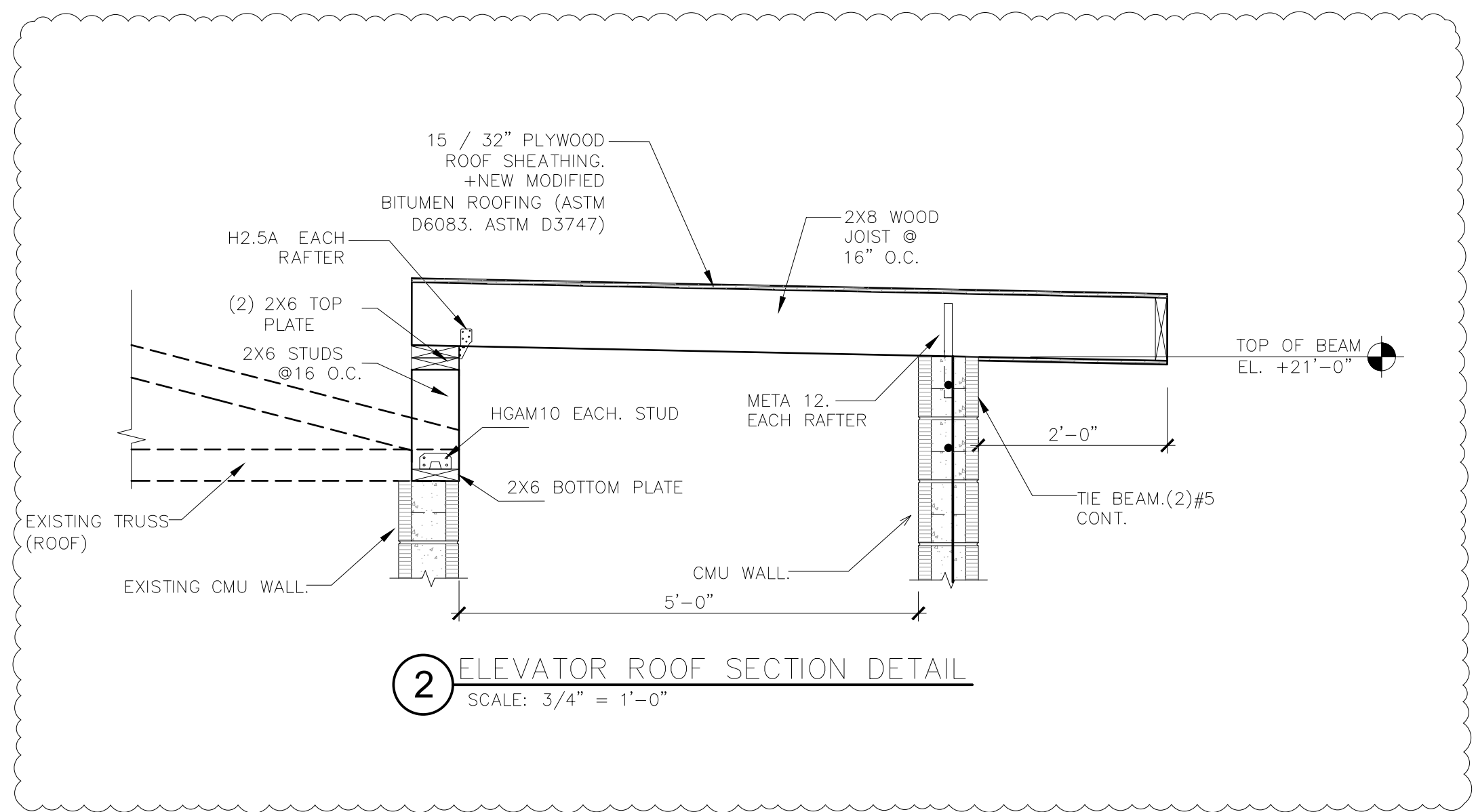
SHEET NUMBER  
S-2



**ROOF FRAMING PLAN**  
1/4"=1'-0"



**1 WOOD FRAMING DETAIL**  
SCALE: 3/4" = 1'-0"



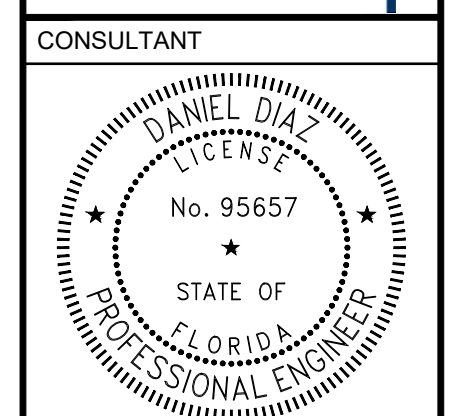
**2 ELEVATOR ROOF SECTION DETAIL**  
SCALE: 3/4" = 1'-0"

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT
△	12/24/25	REV 1.

SHEET MANAGEMENT  
PROJECT NO: 2025219

SHEET TITLE  
ROOF FRAMING PLAN

SHEET NUMBER  
**S-3**



**CONSULTANT**  
**PROJECT**  
 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.

102 4th Avenue, St. Pete Beach, FL 33706

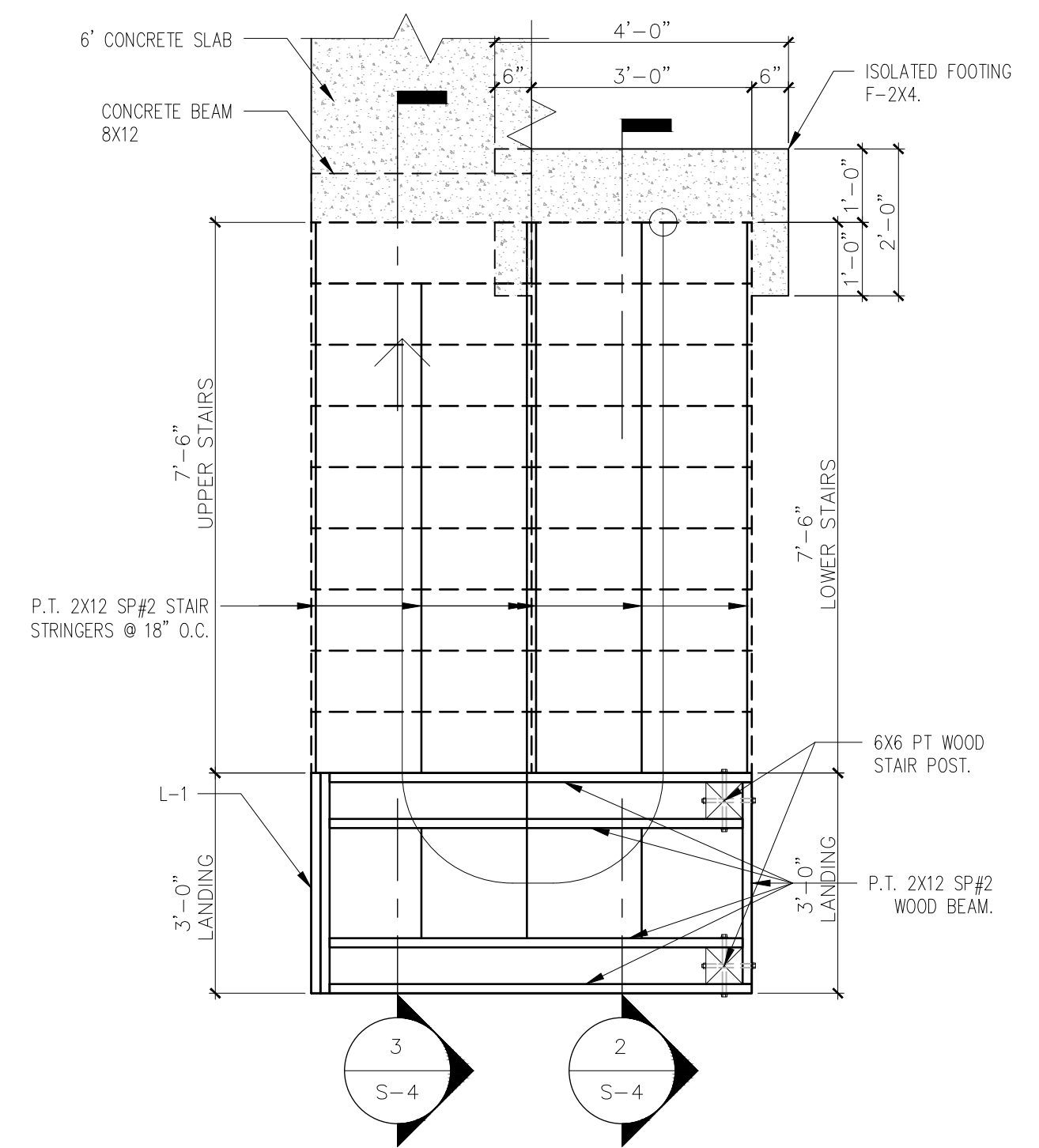
MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT
△	12/24/25	REV 1.

**SHEET MANAGEMENT**  
 PROJECT NO: 2025219

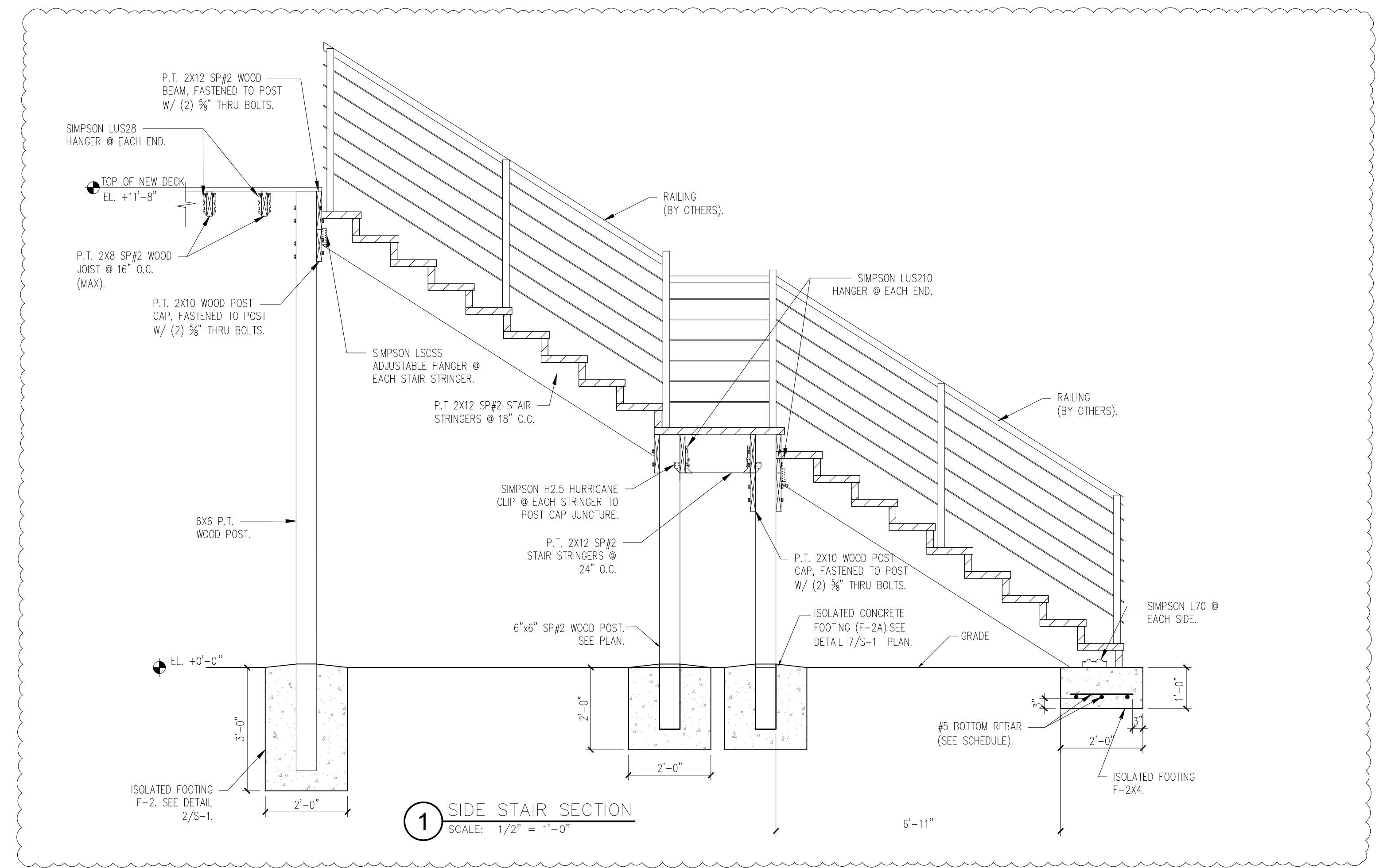
**SHEET TITLE**  
 STAIR DETAILS

**SHEET NUMBER**

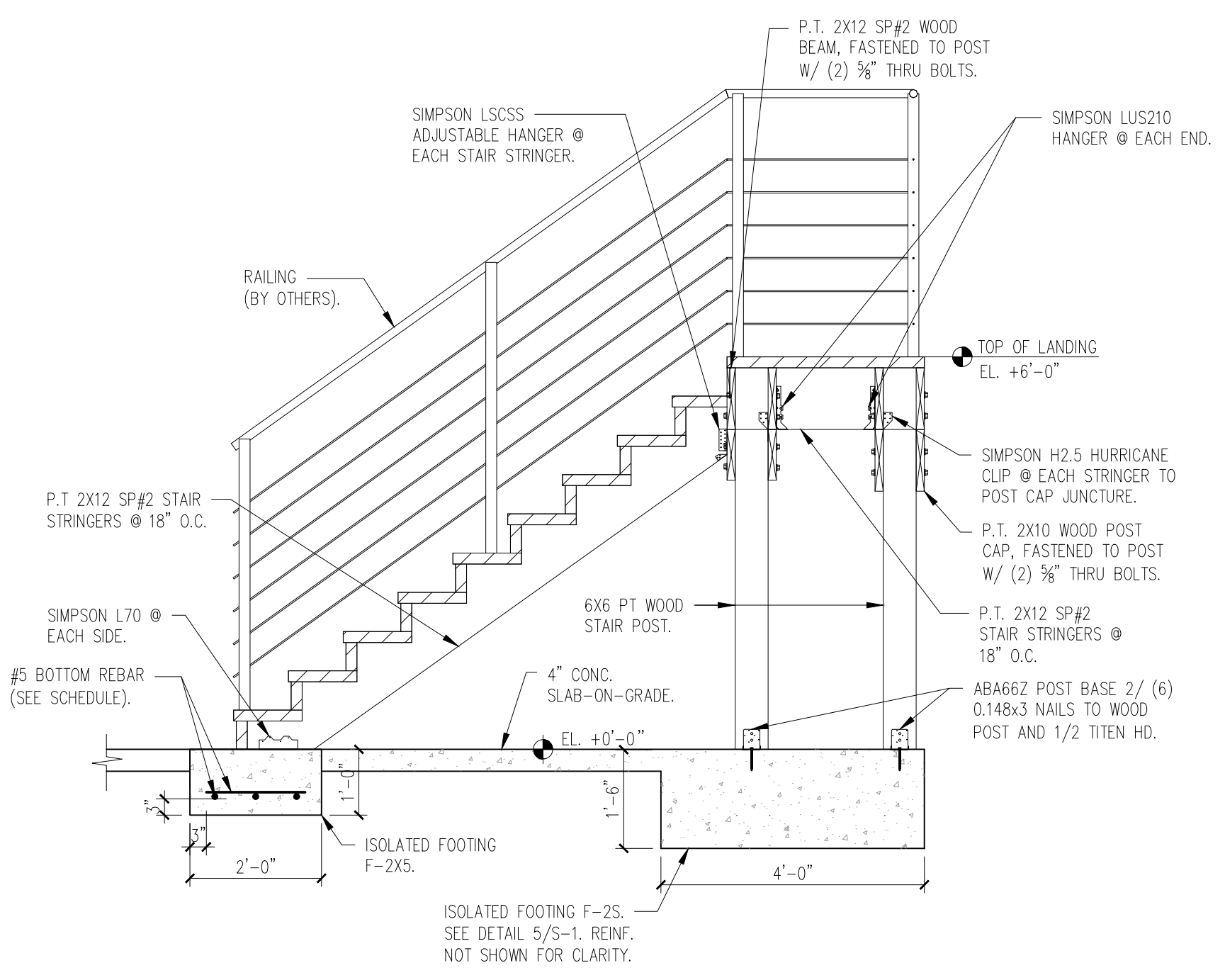
**S-4**



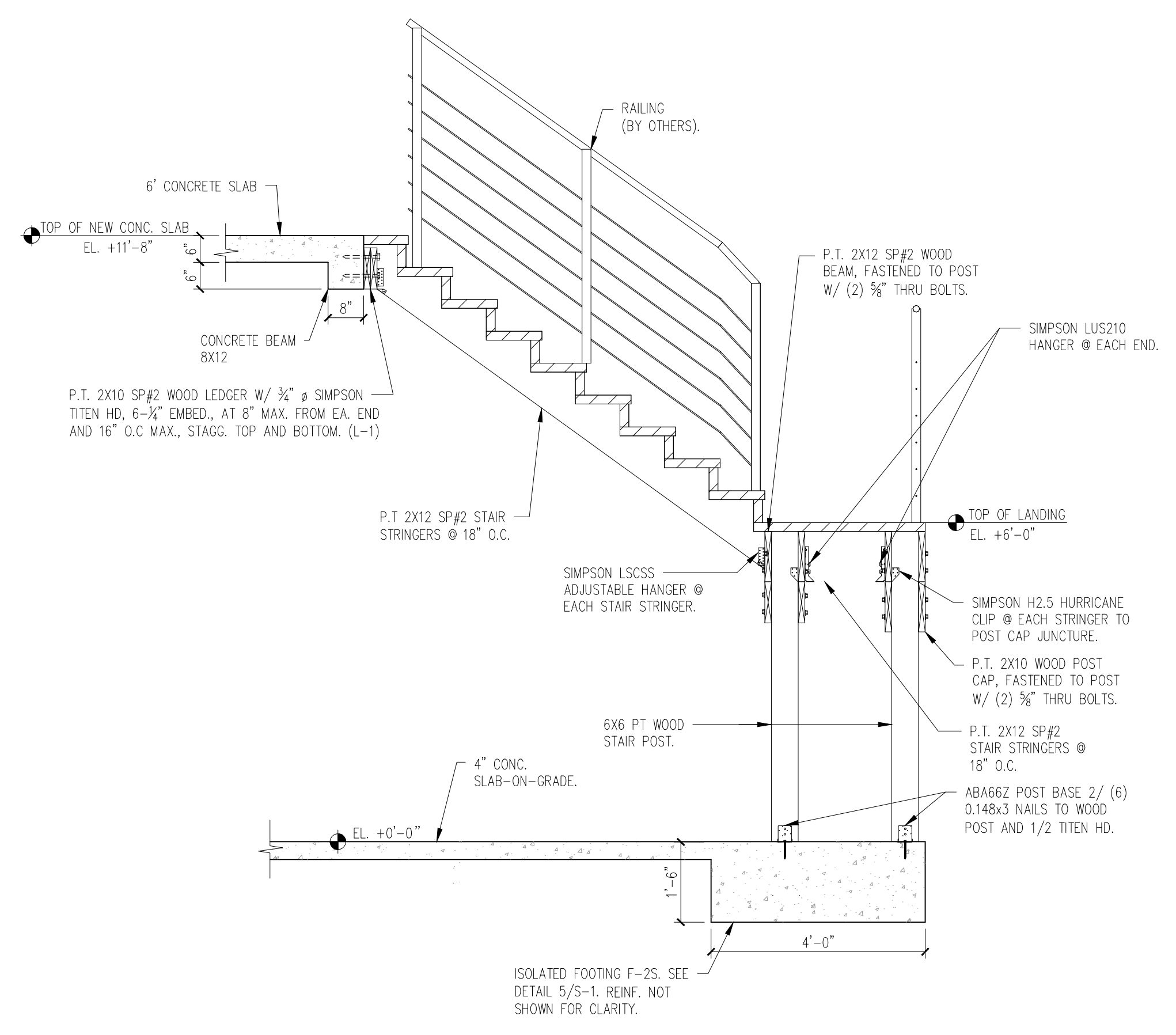
**FRONT STAIR PLAN**  
 SCALE: 1/2" = 1'-0"



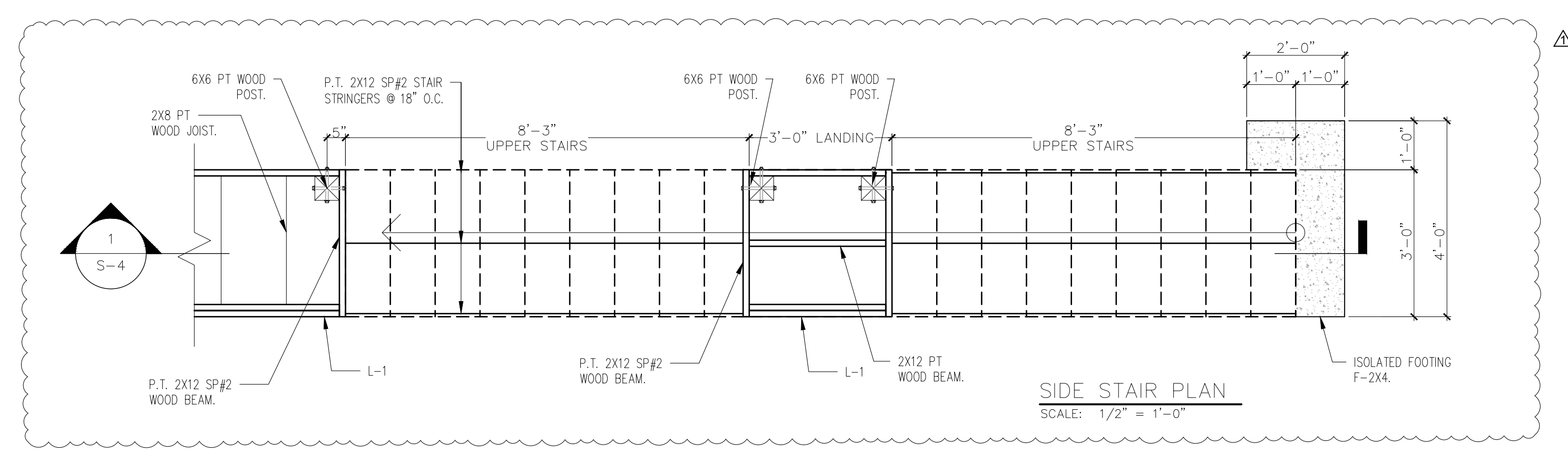
**1 SIDE STAIR SECTION**  
 SCALE: 1/2" = 1'-0"



**2 FRONT STAIR SECTION**  
 SCALE: 1/2" = 1'-0"



**3 FRONT STAIR SECTION**  
 SCALE: 1/2" = 1'-0"



**SIDE STAIR PLAN**  
 SCALE: 1/2" = 1'-0"

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

**Agenda Report**

- Agenda Title Name:** Certificate of Appropriateness No. 26026: 104 4th Ave
- Action Request:** Motion to approve Certificate of Appropriateness No. 26026 for 104 4th Ave.
- Strategic Objective:**
- Date:** March 5, 2026
- Prepared By:** Lynn Rosetti, Consultant
- Through:** Laura Canary, Community Development Director
- Summary of Issue:** Madison Wilson for Ronald and Margaret Schiff requests a certificate of appropriateness to add an elevator, decks and stairs associated with the elevation of a contributing resource to the Pass A Grille National Register Historic District, and is currently listed as a locally-designated historic resource but is proposed for de-listing (Designation #82).
- Funding:** N/A
- Attachments:**
1. Staff Report
  2. Application
  3. Plans



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

**Certificate of Appropriateness, Case Number 26026**

**Property Owner:** Ronald & Margaret Schiff

**Meeting Date:** March 5, 2026

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

<b>REQUEST</b>	The property owners of this local historic landmark are requesting a Certificate of Appropriateness to elevate the existing residential building in a manner meets the required BFE (base flood elevation), add new doors and windows to the house, and be constructed to support the elevated structure. This elevated foundation may only accommodate access, limited storage, and parking.
<b>SUBJECT PROPERTY</b>	104 4 <sup>th</sup> Avenue Morey Beach Block 9, Lot 7 is a Parcel I.D. 19-32-16-58932-009-0070
<b>LAND USE / ZONING</b>	RLM-2-PAG /RU-2 Residential District
<b>YEAR BUILT</b>	Circa 1963
<b>HISTORIC STATUS</b>	This property was included in 2003 PAG boundary expansion. A Florida Master Site File Historical Structure form (PI12532) was submitted to the State in 2015. This building has been locally landmarked. The 2015 FMSF indicates that this building and garage 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.
<b>SURROUNDING AREA</b>	North – 4 <sup>th</sup> Avenue Single-family residence South – Duplex residence East – Single -family residence West – Single -family residence

**BACKGROUND and ANALYSIS**

104 4<sup>th</sup> Avenue was constructed circa 1963 and is architecturally masonry vernacular in style. It was included in the 2015 historic survey update undertaken in 2015. The 2015 FMSF indicates that this building is a contributing resource to 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 and materials shall be repaired whenever possible and shall be replaced only when repair is not possible due to severe deterioration.

*The applicants are seeking to elevate this existing masonry vernacular structure in a manner that alters its appearance considerably by elevating the structure onto a proposed new concrete foundation that would provide parking for one car, limited storage, and access to the elevated house. Although the application indicates the current house itself would not be altered, just elevated, the addition of the foundation with foundation, stairs and will substantially change the historic integrity of the house. The applicant has indicated on their application that they want the house removed from its historic designation.*

- (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 applicants are not removing historic materials but rather adding new materials, including seeking the elevation of existing masonry vernacular structure in a manner that alters its appearance considerably by elevating the structure onto a proposed new elevated foundation. Although the historic integrity may be damaged, this request would better protect the house from future storms and flooding damage.*

- (c) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic structure that shall be preserved. The historic house itself is not being altered other than being elevated to protect it from future flooding. However, its' overall appearance will definitely be changed by the proposed elevation, addition of stairs for access, and the addition of a balcony with railings for safety,

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

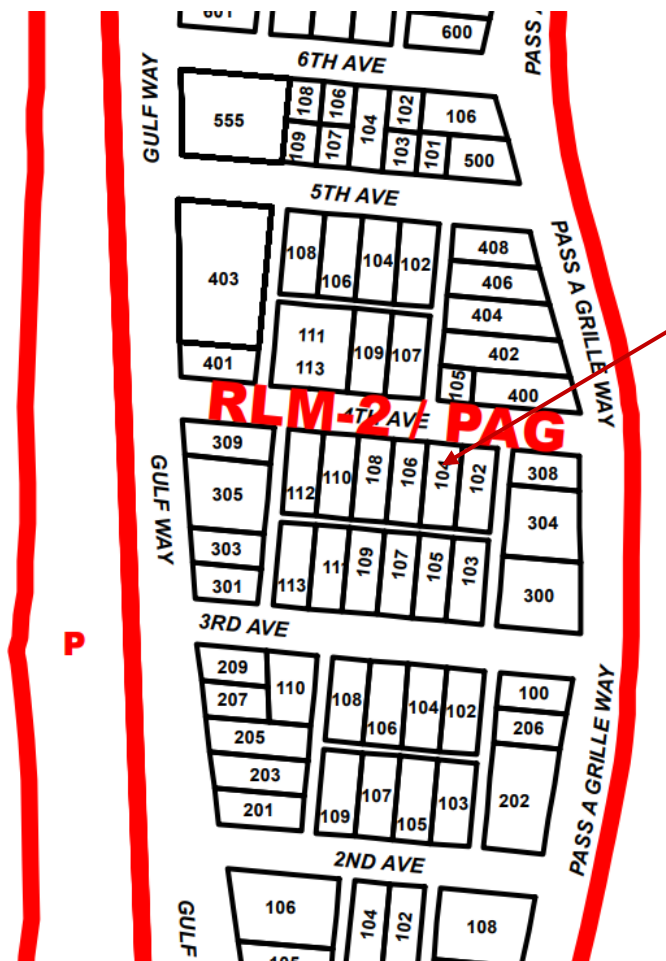
*The proposed elevation of this house will leave the original house intact. However, it will change the overall appearance of the house by elevating it and adding stairs for access and a deck with railings for safety.*

**Renovation Project List:**

Create a new elevated foundation, stairs for access, and add a deck with railings for safety.

**Staff Recommendation:** Approval of this proposed Certificate of Appropriateness to elevate this house as requested to protect it from future flooding.

**ZONING MAP**



**AERIAL PHOTOGRAPH**





## Certificate of Appropriateness

### List of Required Submittals

The following are required for all request types, which can be found on Page 2:

- Completed COA application form
- Payment of application fee
- Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed.
  - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36"
  - North arrow shall be provided
- Photographs of the subject property and structures in question

The following are required for any alteration to any façade of the building, including additions to the structure:

- Elevation drawings – all sides
- Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

- Floor plans**
  - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36".
  - North arrow shall be provided
  - Location of all doorways, windows, and walls (interior and exterior)

**Please note that a Historic Preservation inspection is required as part of the Building Permit process for any work that alters the exterior and does not constitute a full site demolition. A final building inspection will not be conducted until after the Historic Preservation inspection is approved or waived by Historic Preservation staff.**



# Application for Certificate of Appropriateness

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

### Owner Name & Address

### Representative Name & Address

RONALD & MARGARET SCHIFF

MADISON WILSON

104 4TH AVE

PO BOX 15133

ST PETE BEACH, FL 33706

BROOKSVILLE, FL 34604

### Phone

### Phone

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

352-585-8326

### Property Address and Legal Description

104 4TH AVE, ST PETE BEACH FL // MOREY BEACH BLK 9, 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 \_\_\_\_\_

Additional features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

Demolition \_\_\_\_\_

Rehabilitation \_\_\_\_\_

Relocation \_\_\_\_\_

HOUSE LIFT & FOUNDATION ONLY

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.

House lift & Foundation Repair. Please refer to plans - no change to the aesthetics of the home except for the decks & stairs.

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**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.**

Concrete stairs and decks- with railings-please refer to railings pics.

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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.

No change to use, staying a residential home just being removed from it's historic classification and lifted out of the base flood elevation.

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.

Only change will be the elevation of the home and addition of deck / stairs. All other characteristics of home to remain the same.

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.

Only change will be the elevation of the home and addition of deck / stairs. All other characteristics of home to remain the same.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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.

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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.

Noted.

**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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

Noted.

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

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

All features of existing home to remain. Home is just to be elevated and removed from it's historic classification.

- 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.**

Noted.

**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;**

This residence is in the process of removing it's historic classification.

**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.**

This residence is in the process of removing it's historic classification.

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

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

Exterior Material/Siding
Windows
Doors
Roofing
Entrances/Porches

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

*Margaret Rose Schiff*

*2/10/24*

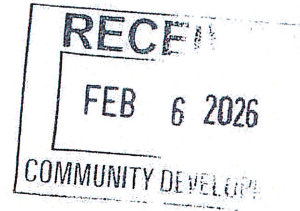
*Ronald D. Schiff*

*2/10/24*

Owner/Applicant Signature

Date

City of St Pete Beach Community Development  
155 Corey Ave  
St Pete Beach, FL 33706



Regarding Permit Application: N/A  
104 4th Ave  
St Pete Beach, FL 33706

To whom it may concern;

As the homeowner of the property located at 104 4th Ave, St Pete Beach, FL, property parcel number 19-32-16-58932-009-0070, I am formally consenting to the removal of this structure from the local historic registry.

Respectfully,

x Margaret Scott Schiff  
Margaret Scott Schiff

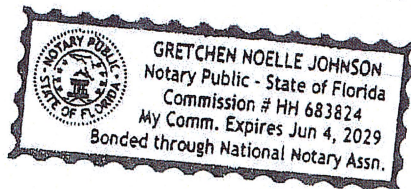
x Ronald D. Schiff  
Ronald David Schiff

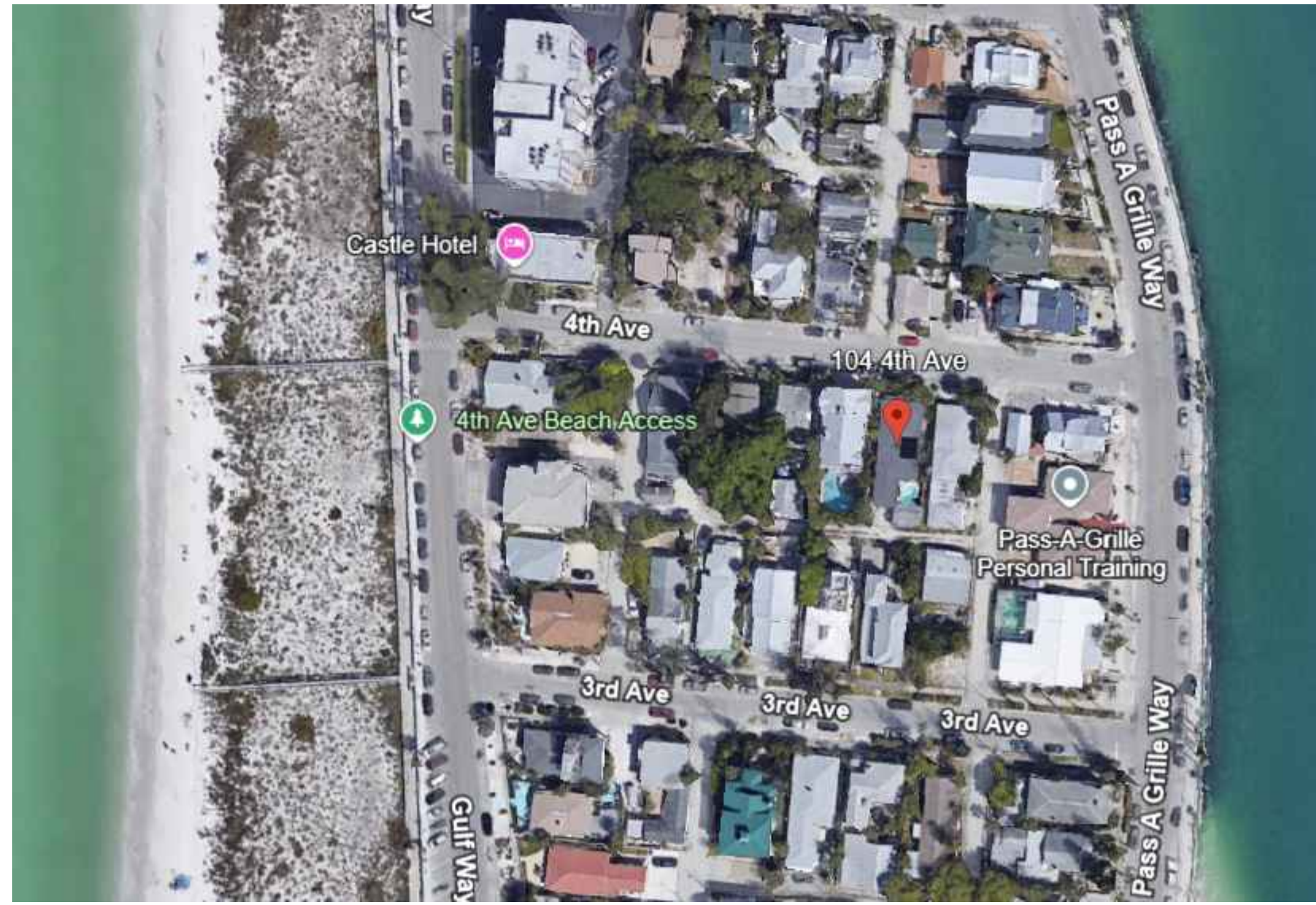
State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence  or online notarization, this 6 day of Feb, 2026 by Margaret & Ron Schiff who is personally known to me or who has produced \_\_\_\_\_ as identification.

Gretchen Johnson  
Notary Signature

Gretchen Johnson  
Printed Name





AERIAL VIEW  
NTS



GOOGLE MAPS ELEVATION  
NTS

# 104 4th Avenue, St. Pete Beach, FL 33706

## SCOPE OF WORK:

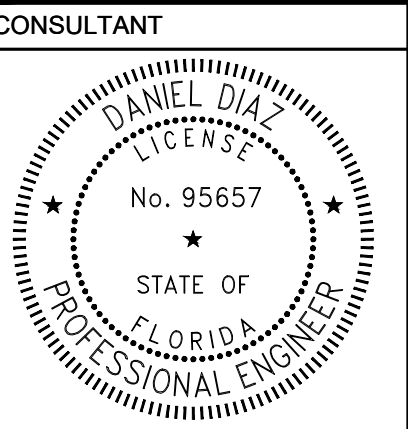
- Structural Home Lifting.
- New Doors and Windows.
- Exterior Masonry Wall at Low Level.

### SHEET INDEX

SHEET NUMBER	SHEET TITLE
A-0	COVER.
N-1	GENERAL NOTES.
C-1	SITE & DRAINAGE PLAN.
A-1	EXISTING FLOOR PLAN.
A-2	EXISTING ELEVATIONS.
A-3	PROPOSED FIRST FLOOR PLAN.
A-4	PROPOSED SECOND FLOOR PLAN.
A-5	NEW ELEVATIONS.
S-1	FOUNDATION PLAN.
S-2	SECOND FLOOR FRAMING PLAN.
S-3	ROOF FRAMING PLAN.
S-4	STAIR DETAILS.
E-1	ELECTRICAL PLAN.

### FLORIDA PRODUCT APPROVAL

PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	PELLA EXTERIOR WINDOWS	STATE	FL11206
DOORS	PELLA EXTERIOR DOORS	STATE	FL40275
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTA	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
MIAMI TECH	AC UNIT TIE DOWN	STATE	FL19731
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463



CONSULTANT

PROJECT

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.

**104 4th Avenue,  
St. Pete Beach,  
FL 33706**

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT


SHEET MANAGEMENT

PROJECT NO: 2025220

SHEET TITLE

COVER

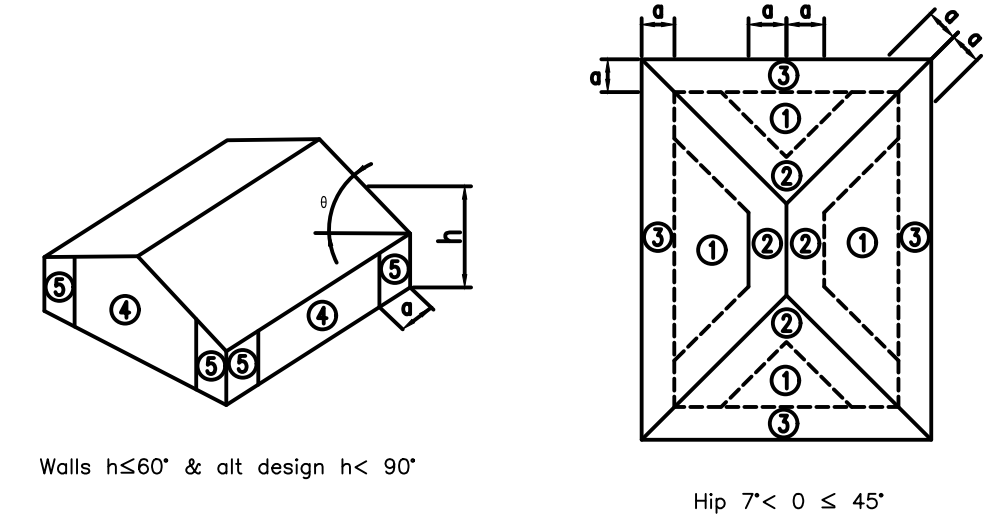
SHEET NUMBER

**A-0**

PROJECT	4th AVENUE			
ADDRESS:	104-4th AVENUE, St PETE BEACH, FL 33706			
WIND SPEED (MPH) (Vuh)			148	mph
EXPOSURE:			D	
RISK CATEGORY:			II	
MEAN ROOF HEIGHT (FT):			23	ft
INTERNAL PRESSURE COEFFICIENT: (+/-)			0.18	
<b>Roof</b>				
AREA	10	20	50	100
Negative Zone 1	-105.19	-92.90	-64.98	-52.06
Negative Zone 2	-137.06	-123.54	-92.15	-78.63
Negative Zone 3	-147.69	-132.94	-98.70	-83.94
Positive All Zones	46.75	40.35	25.50	25.50
Overhang Zone 3 @zone	-196.56	-178.99	-138.19	-120.61
Overhang Zone 3 @zone	-212.50	-192.11	-144.74	-124.34
<b>Walls</b>				
AREA	10	20	50	100
Negative Zone 4	-68.0	-65.2	-61.4	-58.62
Negative Zone 5	-83.9	-78.3	-70.8	-65.17
Positive Zone 4 & 5	62.7	59.9	56.1	53.31

- Notes:
- 1) For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.
  - 2) Plus and minus signs signify pressures acting toward and away from the building surfaces, respectively.
  - 3) See pressure zone diagrams for corresponding zones.
  - 4) Roof coverings, finishes, etc. shall be designed for the full negative design pressure.
  - 5) Roof framing members shall be designed to resist the net uplift design pressure specified.
  - 6) For ultimate wind pressure, multiply value in the table by 1.67.

LOCATION OF C&G WIND PRESSURE ZONES - ASCE 7-22



STRUCTURAL SPECIFICATIONS:

1. GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ALL ENGINEERS OF RECORD. THE CONTRACTOR IS ALSO SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. DMD & COMPANY, LLC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.
2. TYPICAL DETAILS AND WALL SECTIONS SHOWN APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
3. CONTRACTOR MUST FULLY BRACE AND PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.
4. THE STRUCTURE AND ALL APPLICABLE COMPONENTS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:
  - 4.1. THE 8TH EDITION (2023) FLORIDA BUILDING CODE.
  - 4.2. ACI STANDARD 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
  - 4.3. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 7).
  - 4.4. AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
5. THE FOLLOWING STRUCTURAL CONSTRUCTION DOCUMENTS MUST BE USED IN CONJUNCTION WITH ALL APPLICABLE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DOCUMENTS. IF THERE IS A DISCREPANCY BETWEEN DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING ANY AND ALL CONSTRUCTION. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION MUST ALWAYS APPLY.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS AND WITH ANY AND ALL APPLICABLE EQUIPMENT MANUFACTURER'S (I.E. WINDOW, DOOR, AIR HANDLER, ETC.), IF THERE ARE ANY CONFLICTS THE GENERAL CONTRACTOR IS REQUIRED TO REQUEST AND RECEIVE AN ARCHITECTURAL DIRECTIVE PRIOR TO PERFORMING WORK.
7. IF THERE ARE ANY DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS REQUIRED FOR CONSTRUCTION THE GENERAL CONTRACTOR MAY REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND/OR CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADDITIONAL INFORMATION.

DESIGN LOADS:

1. THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8TH EDITION (FBC 2023) BY THE INTERNATIONAL CODE COUNCIL, INC.
2. BUILDING IS CONSIDERED TO BE "ENCLOSED", EXTERIOR GLAZING SHALL BE IMPACT RESISTANT AND/OR PROTECTED IN ACCORDANCE WITH THE FBC.
3. LIVE LOAD REDUCTION ON SUPPORTING ELEMENTS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. NO LIVE LOAD REDUCTION OF ROOF LOADING IS PERMITTED. UNIFORM DEAD LOAD IS ADDITIVE TO ACTUAL STRUCTURAL WEIGHTS.

LOAD SCHEDULE:

ROOF:	DEAD LOAD	=	20 PSF
ROOF:	LIVE LOAD	=	20 PSF
SECOND FLOOR:	TOTAL FLOOR DEAD LOAD	=	40 PSF
SECOND FLOOR:	LIVE LOAD	=	40 PSF
FLOOR:	FLOOR	=	40 PSF
BALCONY:	BALCONY	=	40 PSF
STAIRS:	DEAD LOAD	=	20 PSF
STAIRS:	LIVE LOAD	=	40 PSF

STRUCTURAL FOUNDATION NOTES:

1. SITE SOIL FOR THIS PROJECT HAS BEEN INVESTIGATED BY THE FIRM OF BTL ENGINEERING SERVICES, INC. AS PRESENTED IN THEIR REPORT DATED JULY 11, 2025. THE STRUCTURE CAN BE SUPPORTED ON A SHALLOW FOUNDATION SYSTEM AND A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF MAY BE USED FOR THE DESIGN. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ABOVE STATED CRITERIA.
2. FILL AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATION AS CONTAINED IN THEIR REPORT STATED IN ITEM 1.
3. ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
4. BACKFILLING AGAINST FOUNDATION WALLS SHALL BE DONE CAREFULLY WITH SMALL COMPACTION EQUIPMENT, AFTER SLABS ON GROUND ARE IN PLACE AND CONCRETE HAS SET. NO TRUCKS, BULLDOZERS, ETC. SHALL BE ALLOWED CLOSER THAN 6'-0" TO ANY FOUNDATION WALL. ANY WALL 3'-0" OR HIGHER MUST BE BRACED DURING THE CONSTRUCTION PROCESS.
5. NO FOUNDATIONS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPES EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE. BOTTOM OF FOOTINGS SHALL NOT BE LESS THAN 1'-0" BELOW EXISTING GRADE (U.N.O.).
6. FOR FOUNDATIONS SIZE AND REINFORCING SEE SCHEDULE.
7. CONTRACTOR SHALL TREAT SOIL BENEATH BUILDING FOR TERMITES.

TENSION DEVELOPMENT AND LAP SPICE LENGTHS FOR BARS (ACI 12.2.2)

NOTES:

1. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI. LENGTHS ARE IN INCHES.
2. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPICE LENGTHS ARE CALCULATED PER ACI 318-19, SECTIONS 12.2.2 AND 12.15, RESPECTIVELY.
3. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
4. CASES ONE AND TWO, WHICH DEPEND ON THE TYPE OF STRUCTURAL MEMBER, CONCRETE COVER, AND CENTER-TO-CENTER SPACING OF THE BARS, ARE DEFINED AS:
  - BEAMS, COLUMNS - CASE ONE: CONCRETE COVER AT LEAST 1 BAR DIAMETER AND CENTER-TO-CENTER SPACING AT LEAST 2 BAR DIAMETERS.
  - BEAMS, COLUMNS - CASE TWO: CONCRETE COVER LESS THAN 1 BAR DIAMETER OR CENTER-TO-CENTER SPACING LESS THAN 2 BAR DIAMETERS.
  - ALL OTHERS - CASE ONE: CONCRETE COVER AT LEAST 1 BAR DIAMETER AND CENTER-TO-CENTER SPACING AT LEAST 3 BAR DIAMETERS.
  - ALL OTHERS - CASE TWO: CONCRETE COVER LESS THAN 1 BAR DIAMETER OR CENTER-TO-CENTER SPACING LESS THAN 3 BAR DIAMETERS.
5. LAP SPICE LENGTHS (MINIMUM OF 12 INCHES) ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS; CLASS B = 1.3 $\lambda_d$  (ACI 12.15.1). WHEN DETERMINING THE LAP SPICE LENGTH,  $\lambda_d$  IS CALCULATED WITHOUT THE 12-INCH MINIMUM OF ACI 12.2.1.
6. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
7. FOR GRADE 75 (MINIMUM YIELD STRENGTH OF 75,000 PSI) REINFORCING BARS, LENGTHS MUST BE MULTIPLIED BY 1.25.
8. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.33.

BAR SIZE	LAP SPICE FOR 8" CMU	LAP SPICE FOR 12" CMU	REMARKS
#3	19"	19"	---
#4	25"	25"	---
#5	31"	31"	---
#6	57"	52"	---
#7	79"	61"	---
#8	112"	74"	---
#9	146"	88"	---

STRUCTURAL CONCRETE:

1. ALL STRUCTURAL CONCRETE CONSTRUCTION MUST CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
2. ALL STRUCTURAL CONCRETE FOR THIS PROJECT MUST HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS INDICATED IN THE TABLE BELOW:

CONCRETE	W/C RATIO	AGGREGATE	USED FOR:
3000 PSI	0.52	STONE	FOUNDATIONS
4000 PSI	0.45	STONE	SLAB ON GRADE
5000 PSI	0.42	STONE	CONCRETE U.N.O.

3. ALL REINFORCING STEEL (REBAR) MUST BE NEW BILLET STEEL, INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL REBAR MUST BE SECURELY SUPPORTED AND TIED IN PLACE PRIOR TO CONCRETE PLACEMENT. USE OF CONCRETE BRICK TO SUPPORT BARS IS NOT ALLOWED.
4. IF STRUCTURAL CONSTRUCTION DOCUMENTS CALL FOR REBAR TO BE WELDED ALL WELDING MUST CONFORM TO ASTM A-706.
5. ANY WELDED WIRE FABRIC (W.W.F.), DESIGNATED IN THE STRUCTURAL CD'S MUST BE PROVIDED IN FLAT SHEETS ONLY AND MUST CONFORM TO ASTM A-185.
6. ALL BARS MARKED CONTINUOUS MUST BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER LAP SPICE LENGTHS DEFINED IN ATTACHED TYPICAL DETAILS (UNLESS OTHERWISE NOTED IN PLANS). IF A SPlice IS REQUIRED, O.C MUST SPlice CONTINUOUS TOP BARS AT MID-SPAN, BETWEEN SUPPORTS AND MUST SPlice CONTINUOUS BOTTOM BARS OVER SUPPORTS.
7. THE MINIMUM CLEAR COVER FOR REBAR MUST BE A MINIMUM OF THE VALUE TABULATED BELOW:

SLABS:	(LIGHTWEIGHT & STONE CONC.)	1"
GIRDERS & BEAMS:	(TO STIRRUPS)	1 1/2"
JOISTS:	(LIGHTWEIGHT & STONE CONC.)	1 1/4"
COLUMNS AND PIERS:		
SURFACES EXPOSED TO EARTH & WEATHER	(TO STIRRUPS)	2"
ALL OTHER SURFACES	(TO STIRRUPS)	1 1/2"
FOUNDATIONS:		
ALL FORMED SURFACES		2"
ALL SURFACES CAST DIRECTLY AGAINST THE EARTH		3"
WALLS:		
ALL SURFACES EXPOSED TO EARTH		2"
ALL SURFACES EXPOSED TO WEATHER		1 1/2"
ALL OTHER SURFACES		1"

8. UNLESS NOTED, TEMPERATURE REINFORCING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
9. PROVIDE #4 @ 12" O.C., WITH STANDARD HOOK, TOP BARS IN ALL SLABS AT DISCONTINUOUS UNLESS OTHERWISE NOTED ON PLANS. LENGTH OF BARS 1/4 OF SPAN, MINIMUM 3'-0", UNLESS OTHERWISE NOTED PROVIDE #4 @ 12" O.C. IN ALL CANTILEVERS. BAR LENGTH MUST BE CANTILEVER SPAN PLUS 10'-0" PLUS STANDARD HOOK AT CANTILEVER ENDS.
10. WHERE PIPE SLEEVES (UP TO 2" IN DIAMETER) PASS THROUGH CONCRETE BEAMS, PROVIDE ADDITIONAL STIRRUP EACH SIDE OF SLEEVE, SLEEVES FOR PIPES 2" IN DIAMETER OR LARGER MUST BE STEEL OR CAST IRON, AND THE LOCATION MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
11. ALL CONSTRUCTION JOINTS MUST BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
12. UNDER NO CIRCUMSTANCES MAY CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE MUST NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGIES, CHUTES, CONVEYORS, TREME PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM MUST NOT BE USED ON THIS PROJECT.
13. SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP WITH HRWR IS: 8 INCHES - UNLESS OTHERWISE NOTED BY THE STRUCTURAL ENGINEER OF RECORD.
14. NO ADMIXTURE MUST BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD AND ONLY AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES MUST CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL POTABLE DRINKING WATER.
15. ANY WATER REDUCING ADMIXTURES MUST CONFORM TO ASTM C-494, TYPE A, AND MUST BE USED IN ALL CONCRETE.
16. ANY AIR ENTRAINING ADMIXTURE MUST CONFORM TO ASTM C266. THE AIR CONTENT OF CONCRETE MUST BE USED AS FOLLOWS:
 

FOR CONCRETE EXPOSED TO SOIL OR WEATHER:	5%.
FOR INTERIOR WALLS, COLUMNS, AND SLABS:	3%.
17. ALL FLY ASH USED IN THE CONCRETE MIX DESIGN MUST CONFORM TO ASTM6618, TYPE C OR TYPE F AND MUST NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS MIX.
18. ANY EXPOSED CONCRETE SLABS MUST RECEIVE A CURING COMPOUND, THE CURING COMPOUND MUST CONFORM TO ASTM C309 AND MUST HAVE A MINIMUM OF 30% SOLIDS.

CONCRETE MASONRY UNITS (CMU):

1. THE DESIGN AND CONSTRUCTION MUST CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530 / ASCE 7, AND THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530 / ASCE 7.
2. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY MUST BE 1500 P.S.I. (1'm) MORTAR FOR MASONRY MUST BE TYPE "S" OR "M".
3. FOR ALL EXTERIOR AND INTERIOR BEARING, BED JOINTS ARE TO COVER 100% OF THE MASONRY SURFACES AND ALL HEAD JOINTS ARE TO COVER 100% OF THE PROJECTED AREA OF THE FACE SHELLS.
4. CONCRETE FILL FOR ALL CMU CELLS, AS REQUIRED, MUST BE WITH 3000 P.S.I. GROUT WITH A SLUMP BETWEEN 8 AND 11 INCHES. G.C. MUST SUBMIT DESIGN MIX TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.
5. THE MINIMUM HORIZONTAL REINFORCING FOR ALL CMU WALLS MUST BE 9 GAGE HOT DIP GALVANIZED TRUSS OR LADDER TYPE JOINT REINFORCING AT 16" O.C., PROVIDE MANUFACTURE "T" AND "L" SHAPES FOR INTERSECTIONS AND CORNERS, (MINIMUM LAP 8").
6. PROVIDE ADDITIONAL VERTICAL REINFORCING BAR AT EVERY CORNER, INTERSECTION, CONTROL JOINT, AND OPENING EDGES (U.N.O.).
7. THE MINIMUM SPICE FOR ALL REINFORCING IS TO CONFORM TO THE LATEST ACI CODE ALONG WITH THE CRSI SPECIFICATIONS FOR REBAR.
8. ALL CMU WALLS HAVE BEEN ENGINEERED TO BE BRACED BY FLOOR/ROOF/BEAM MEMBERS, THEREFORE CONTRACTOR MUST PROVIDE TEMPORARY BRACING DURING CONSTRUCTION.
9. ALL CMU BELOW FIRST FLOOR FINISHED ELEVATION MUST BE FULLY GROUT FILLED.
10. ALL KNOCK OUT BLOCK HORIZONTAL BARS MUST HAVE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER OF CORNER BARS MUST BE SAME AS HORIZONTAL BARS.
11. ALL INTERSECTING WALLS AND CORNER WALLS MUST BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON UNIT BELOW.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
2. STRUCTURAL STEEL ELEMENTS SHALL CONFORM TO THESE SPECIFICATIONS:

ANCHOR BOLTS	ASTM F1554
FRAMING BOLTS	ASTM A325 OR A490
SHAPES (C,L,PL,T)	ASTM A36
SHEAR STUDS	ASTM A108
STEEL PIPE (HSS)	ASTM A500 (42 KSI)
STRUCTURAL TUBE (HSS)	ASTM A500 (46 KSI)
WELDING ELECTRODES	E70XX
WIDE FLANGE (WF)	ASTM A992 (50 KSI)

3. SHOP CONNECTIONS MAY BE WELDED OR FASTENED BY HIGH STRENGTH BOLTS. ALL CONNECTIONS SHALL CONFORM TO STANDARD CONNECTION DETAILS ON THE PLANS, UNLESS EXPLICIT APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED. ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER A.I.S.C. UNLESS NOTED OTHERWISE.
4. DESIGN CONNECTIONS FOR THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLES FOR "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED", AT THE BOTTOM OF EACH PAGE IN THE "PROPERTIES AND REACTION VALUES", PART TWO OF THE LATEST EDITION OF THE A.I.S.C. "MANUAL OF STEEL CONSTRUCTION".
5. ALL BOLTS SHALL BE A MINIMUM OF 3/4" IN DIAMETER, AND BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (BOLT HEAD OR NUT).
6. ALL CONNECTIONS PERFORMED IN THE FIELD SHALL BE MADE WITH HIGH STRENGTH BOLTS, SLIP-CRITICAL (FRICTION) TYPE.
7. INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS MUST CONFORM TO "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
8. ALL WELDING OPERATIONS MUST CONFORM TO THE AMERICAN WELDING SOCIETY CODE, AWS D1.1, AND ALL WELDS SHALL BE PERFORMED USING E70XX, U.N.O. WELDS ARE TO BE EQUAL IN STRENGTH TO SIMILAR BOLTED CONNECTIONS.
9. WELDING STRUCTURAL STEEL MEMBERS TO EMBED PLATES IN CONCRETE MUST BE PERFORMED WITH EXTREME CARE. OVERHEATING THE EMBED PLATE DURING THE WELDING PROCESS WILL CAUSE SEVERE DEGRADATION OF THE PERFORMANCE OF THE CONNECTION. WELD IN SHORT, SINGLE PASSES (NO MORE THAN 6" OF LENGTH FOR 1/4" THICK WELD), AND ALLOW AMPLE COOLING-OFF TIME BETWEEN EACH WELD. THICKER WELDS SHOULD BE PERFORMED IN MULTIPLE PASSES, WITH A COOLING-OFF PERIOD FOR EACH PASS.
10. GALVANIZE ALL STEEL MEMBERS EXPOSED TO WEATHER (SUCH AS LINTELS, DOOR JAMBS, ETC.).
11. SEE SPECIFICATIONS FOR PAINTING OR COATING OF STEEL ELEMENTS. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
12. CUTS, HOLES, COPINGS, AND ALL OTHER MODIFICATIONS REQUIRED TO BE MADE FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE PERFORMED ONLY BY THE SHOP ISSUING SAID DRAWINGS, OR OTHER FACILITY APPROVED BY THE ENGINEER TO PERFORM SAID WORK. HOLES IN STRUCTURAL ELEMENTS SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
13. CUTTING, BURNING OF HOLES, OR OTHER MODIFICATIONS TO STEEL MEMBERS IN THE FIELD IS NOT PERMITTED WITHOUT THE EXPLICIT APPROVAL OF THE ENGINEER.
14. STEEL MEMBERS REQUIRED BY OTHER TRADES TO SUPPORT THEIR EQUIPMENT, WHICH ARE NOT ALREADY PRESENT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH WORK.
15. FOR MISCELLANEOUS STEEL ELEMENTS, SEE ARCHITECTURAL DRAWINGS.

**DMD & COMPANY**  
STRUCTURAL ENGINEERS

5510 Roosevelt Blvd., Clearwater, FL 33760  
727.657.0773  
dmd-company.com

CONSULTANT

PROJECT

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

104 4th Avenue,  
St. Pete Beach,  
FL 33706

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT

PROJECT NO: 2025220

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

**N-1**

**GENERAL NOTES**

- THE PROJECT CONSISTS OF RAISING THE EXISTING CONCRETE-SLAB RESIDENCE ON MASONRY LOAD BEARING WALLS AND STEEL BEAMS. BUILDING TWO CONCRETE STAIRCASES FOR MAIN AND SECONDARY ACCESS, AND INCLUDING DECKS AS NECESSARY FOR ACCESSIBILITY.
- ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
- FOUNDATION SHALL BEAR ON FIRM STABLE COMPACTED SOIL. IF POOR SOIL CONDITIONS ARE FOUND, CONTACT THE OWNER BEFORE PROCEEDING.
- ALL REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH ADEQUATE SUPPORT.
- THE CONTRACTOR SHALL COORDINATE THE SIZE NUMBER & LOCATION OF ALL ANCHOR BOLTS INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGTH OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT TICKNESS, ETC.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
- ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES.
- ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
- DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
- PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL. ( 3 COATS ) COLOR SELECTED BY OWNER.
- ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE. WITH NEC.
- ALL UTILITIES WILL BE UNDERGROUND IN COMPLIANCE WITH MADEIRA BEACH CODE SEC 14-121.

**SITE PREPARATION**

THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS. THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF-ROLLED WITH A HEAVY DRUM-TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20,000 POUNDS. PROOF-ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTION EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

**EROSION / SEDIMENTATION CONTROL**

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIST SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

**LEGAL DESCRIPTION:**

**PROPERTY ADDRESS:**

104 4th Avenue, St. Pete Beach, FL 33706.

**DESCRIPTION:**  
LOT 7, BLOCK 9, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE(S) 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

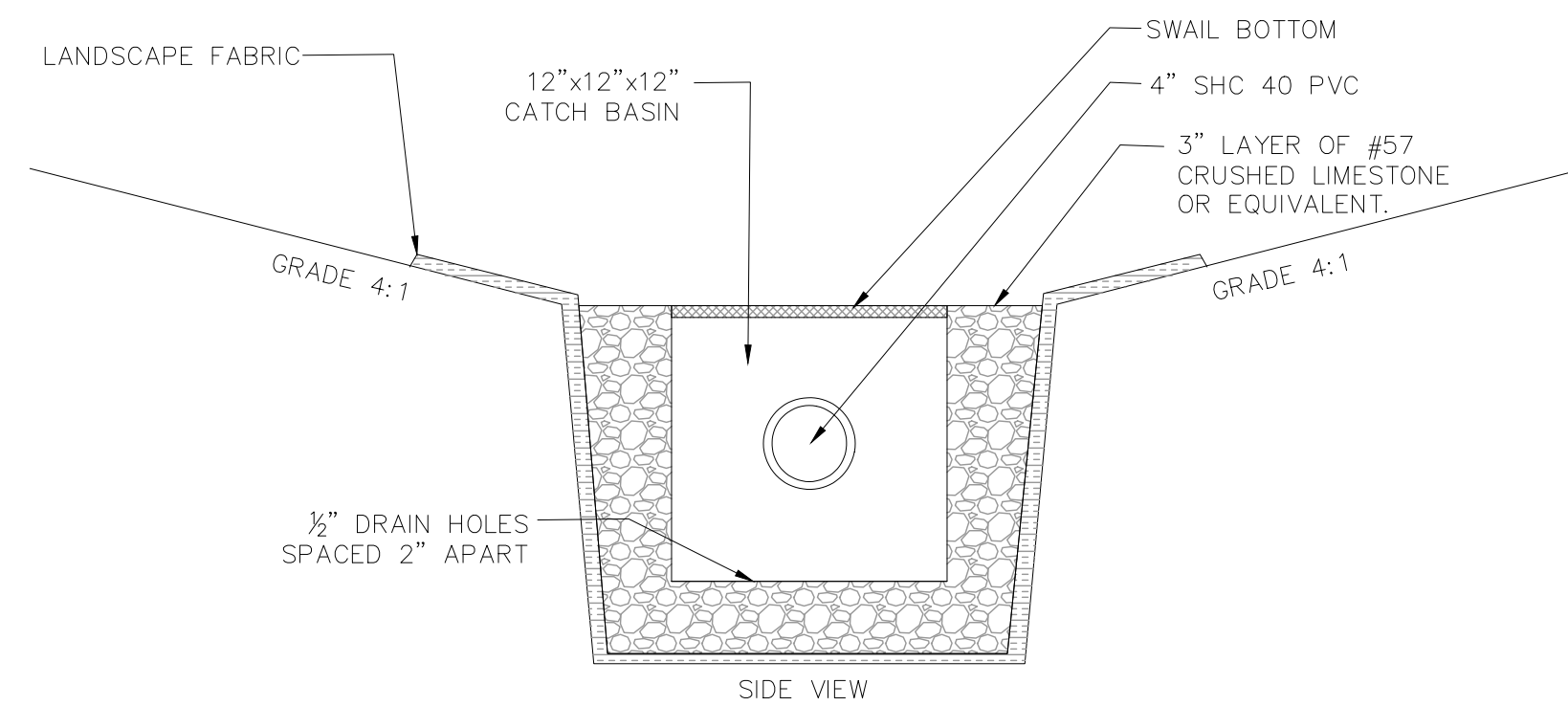
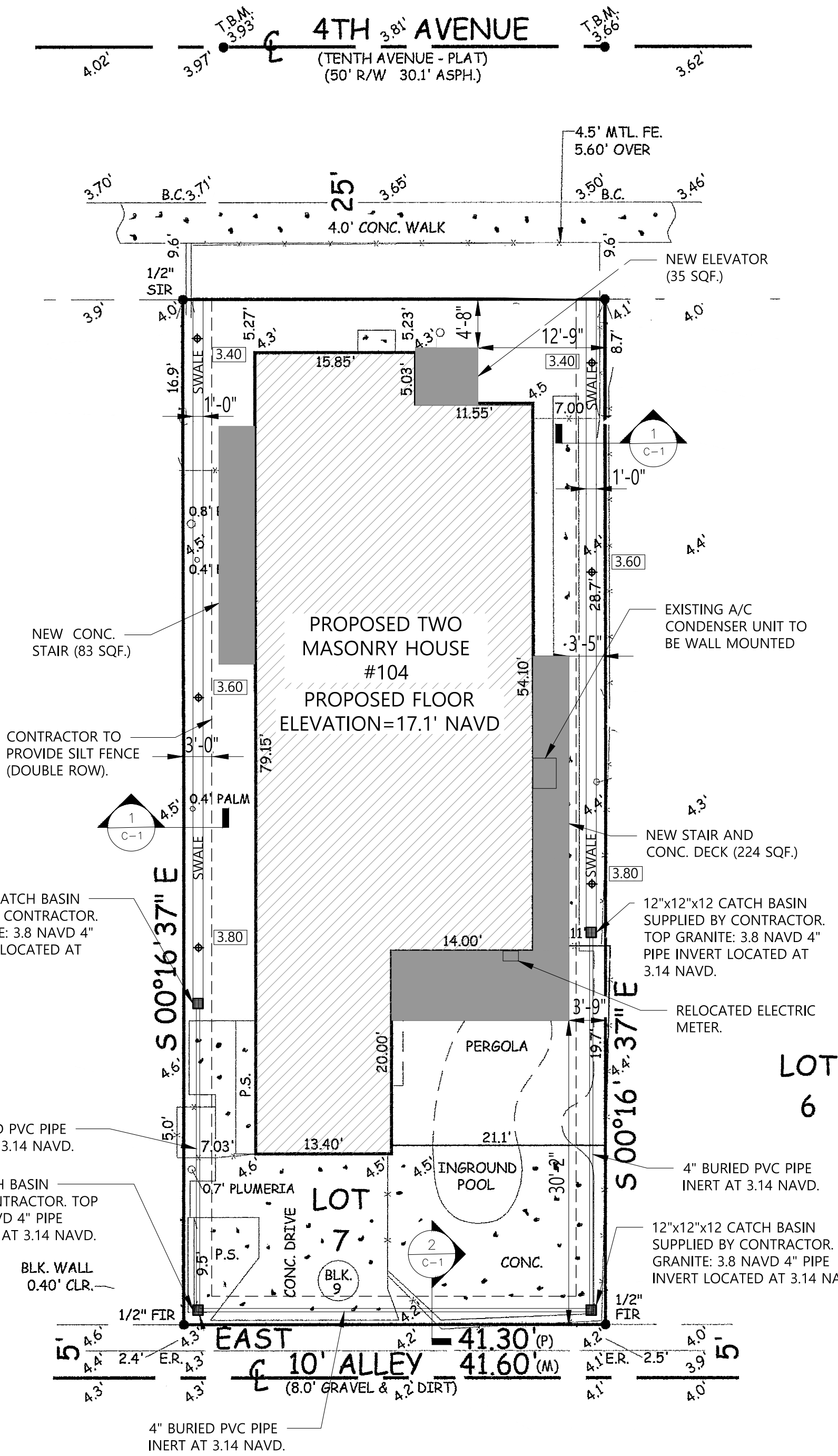
**FLOOD ZONE INFORMATION:**  
According to the Maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Zone: AE, Comm. Panel Number: 125149 0286H, Dated 08-24-21 BFE= 9'

**AREA:**

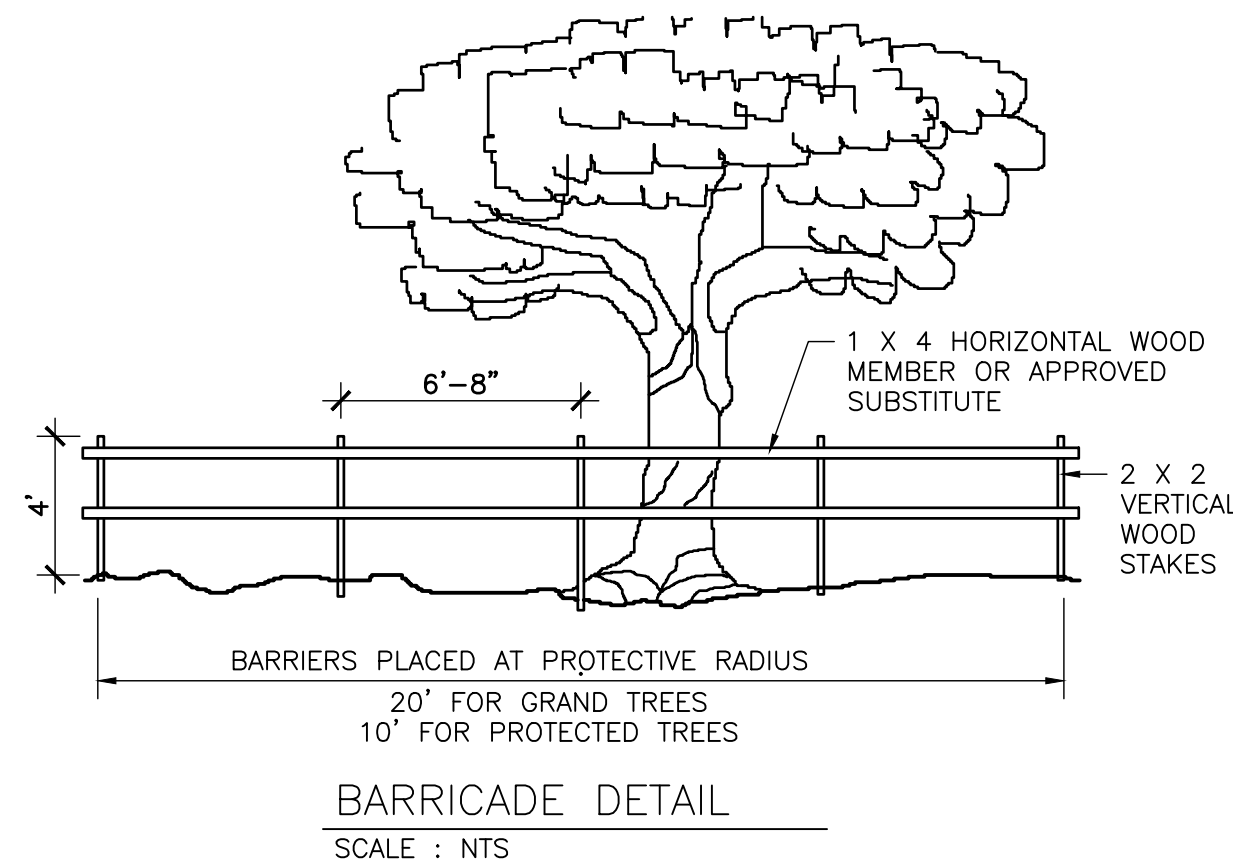
LOT:	4246 S.F.
BUILDING FOOTPRINT:	2172 S.F.
PARKING AND DRIVEWAY:	81 S.F.
POOL AND/OR PATIO AREA:	345 S.F.
WALKWAYS:	60 S.F.
OTHER:	0 S.F.
<b>TOTAL IMPERVIOUS =</b>	<b>3685 S.F</b>
<b>% IMPERVIOUS=TOTAL IMPERVIOUS/LOT</b>	<b>% IMPERVIOUS=2685/4246= 63 %</b>
<b>GREEN AREA =</b>	<b>37 %</b>

**LEGEND:**

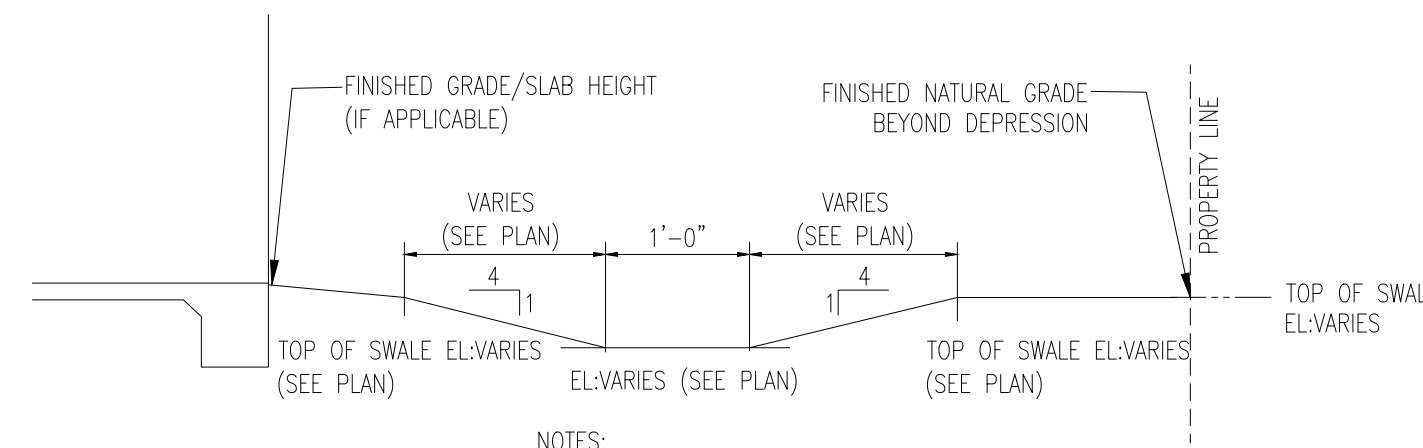
- EXISTING RESIDENCE
- PROPOSED ADDITIONAL FOOTPRINT



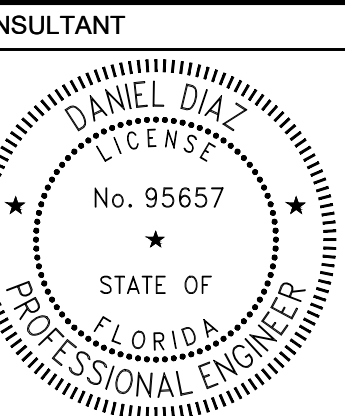
2 CATCH BASIN SECTIONAL DETAIL  
SCALE: 1 1/2" = 1'-0"



BARRICADE DETAIL  
SCALE: NTS



1 SIDE SWALE SECTIONAL DETAIL  
SCALE: 3/4" = 1'-0"



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St. Pete Beach,  
FL 33706

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

**SHEET MANAGEMENT**

PROJECT NO: 2025220

**SHEET TITLE**

SITE & DRAINAGE PLAN

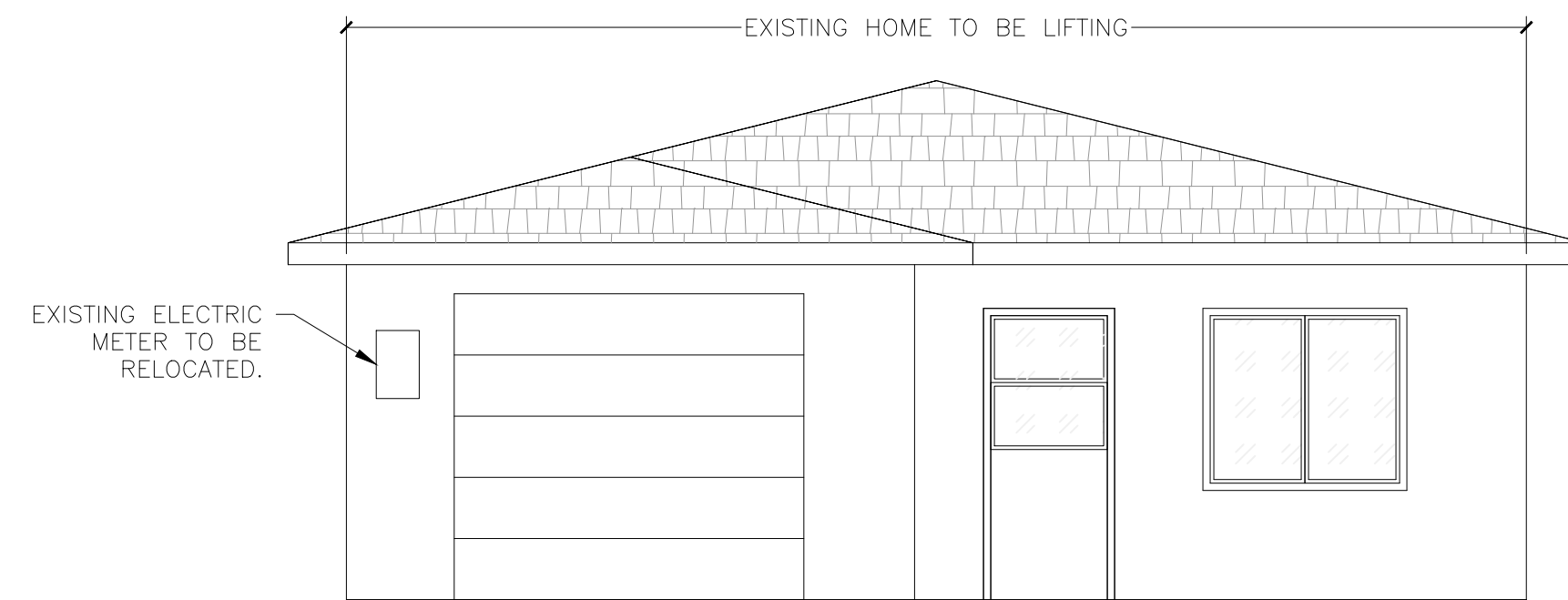
**SHEET NUMBER**

C-1

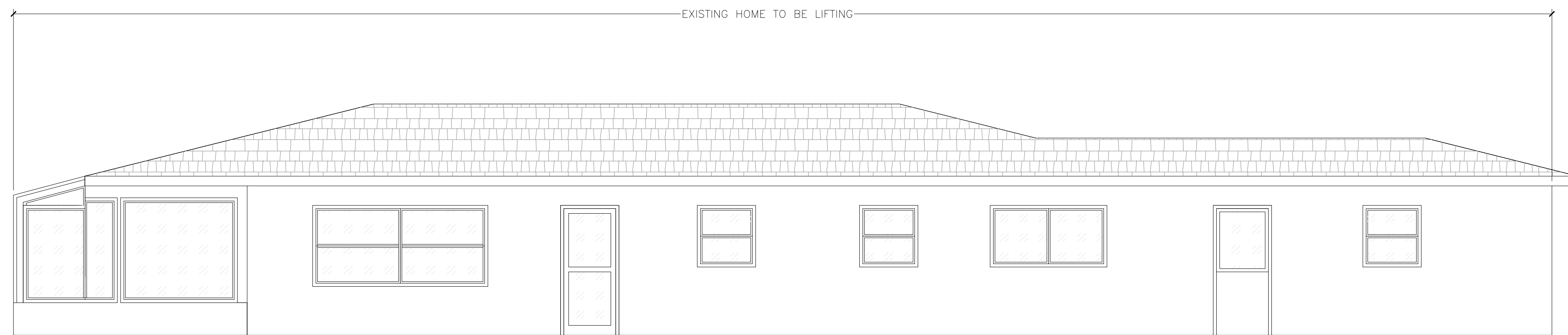




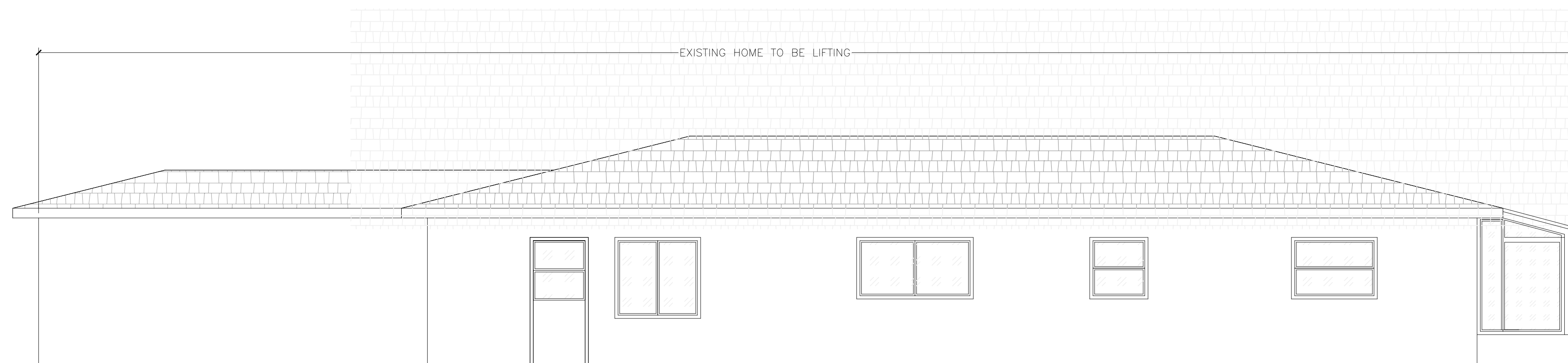
NORTH ELEVATION  
1/4"=1'-0"



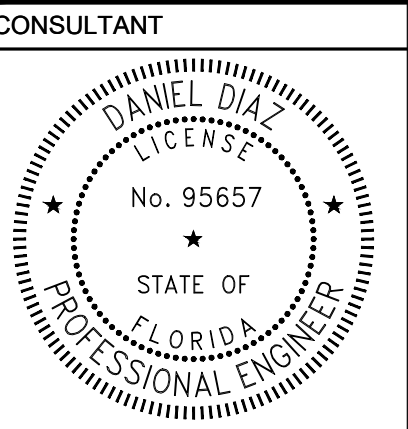
SOUTH ELEVATION  
1/4"=1'-0"



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



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



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FL 33706**

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SHEET MANAGEMENT  
PROJECT NO: 2025220

SHEET TITLE  
EXISTING ELEVATIONS

SHEET NUMBER

**A-2**

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT  
PROJECT NO: 2025220

SHEET TITLE  
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER  
**A-3**

**LEGEND:**

- EXTERIOR WALL: 8" CONC. BLOCKWALL (INSIDE FINISH STUCCO) (OUTSIDE FINISH UNLESS NOTED OTHERWISE).
- NEW INTERIOR PARTITION: 2x4 STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE - UNLESS NOTED OTHERWISE.
- DENOTES 8"x16" CONCRETE COLUMN.
- FLOOD VENT. 16"x8".
- DENOTES 16"x16" CONCRETE COLUMN.

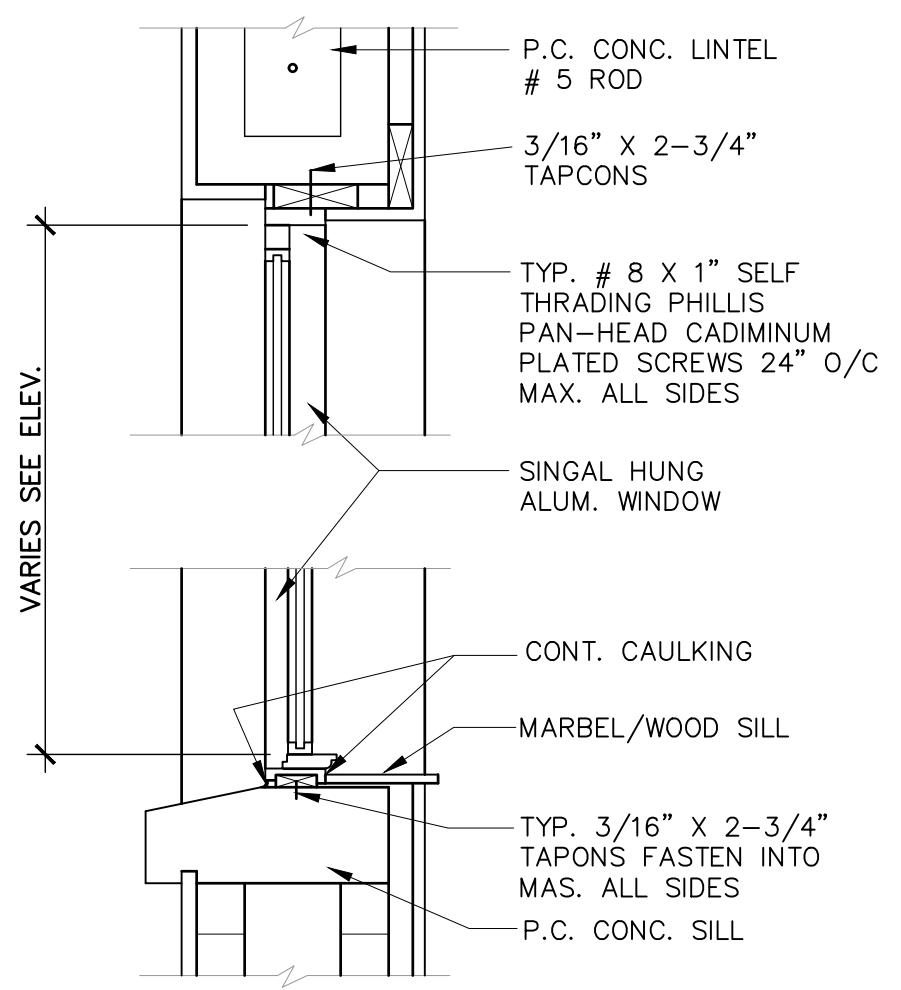
**FLOOD VENT. CALCULATIONS**

PRECAST LINTEL MIN 8" LAP ABOVE VENT  
8x16 SMARTVENT MODEL# 1540-510 FLPA# 5822.1  
12" MAX FROM FINAL GRADE

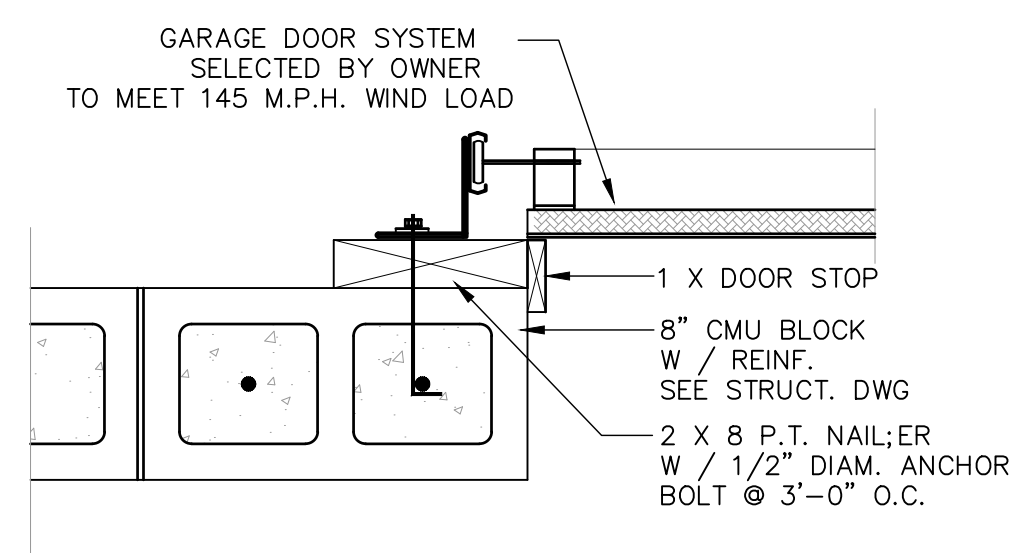
- FLOOD VENT. SPECIFICATIONS: REQUIRE 1 SQ. INCH OF VENT AREA PER 1 SQ. FT. OF FLOOR AREA. (1) SMART VENT = 200 SQ. FT. OF COVERAGE (OR EQUAL).
- HYDROSTATIC DRAINAGE VENTS LOCATED 12" MAX ABOVE FINAL GRADE.
- MINIMUM (2) VENTS PER ENCLOSED AREA AND MOUNTED ON AT LEAST (2) DIFFERENT WALLS.

TOTAL ENCLOSED AREA AT GARAGE:	1426 S.F.
SQ. FT. VENTING REQUIRED:	1426 S.F.
SQ. FT. VENTING PROVIDED:	1600 S.F.
NO. OF VENTS PROVIDED:	8 VENTS

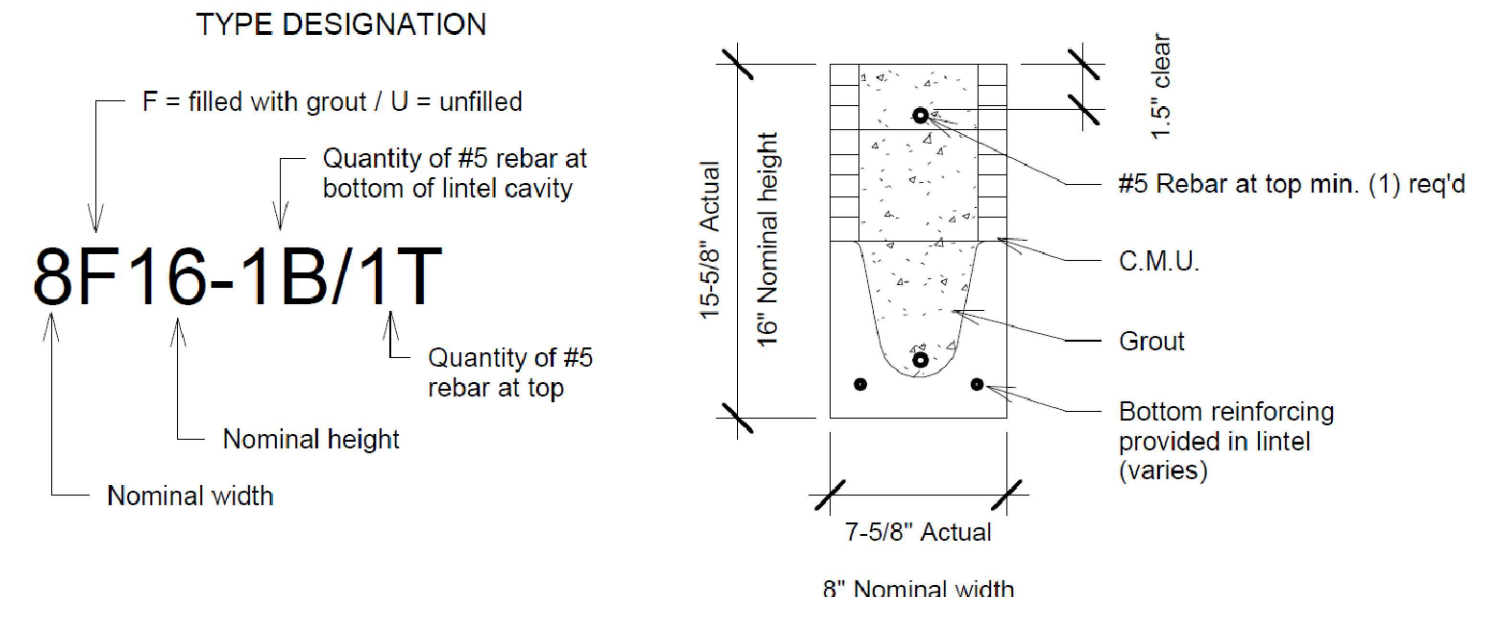
TOTAL NO. OF VENTS PROVIDED:	8 VENTS
TOTAL SQ. FT. OF VENTING PROVIDED:	1600 S.F.



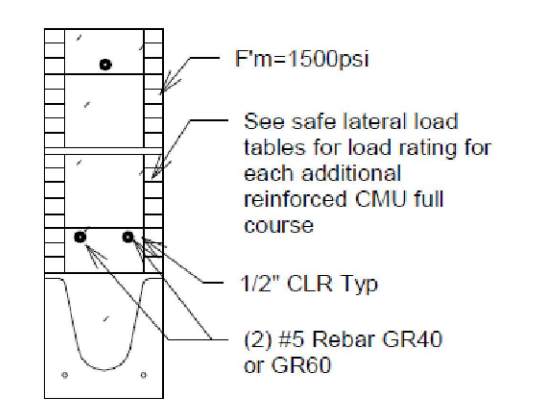
**TYPICAL WINDOW**  
SCALE: 1-1/2" = 1'-0"



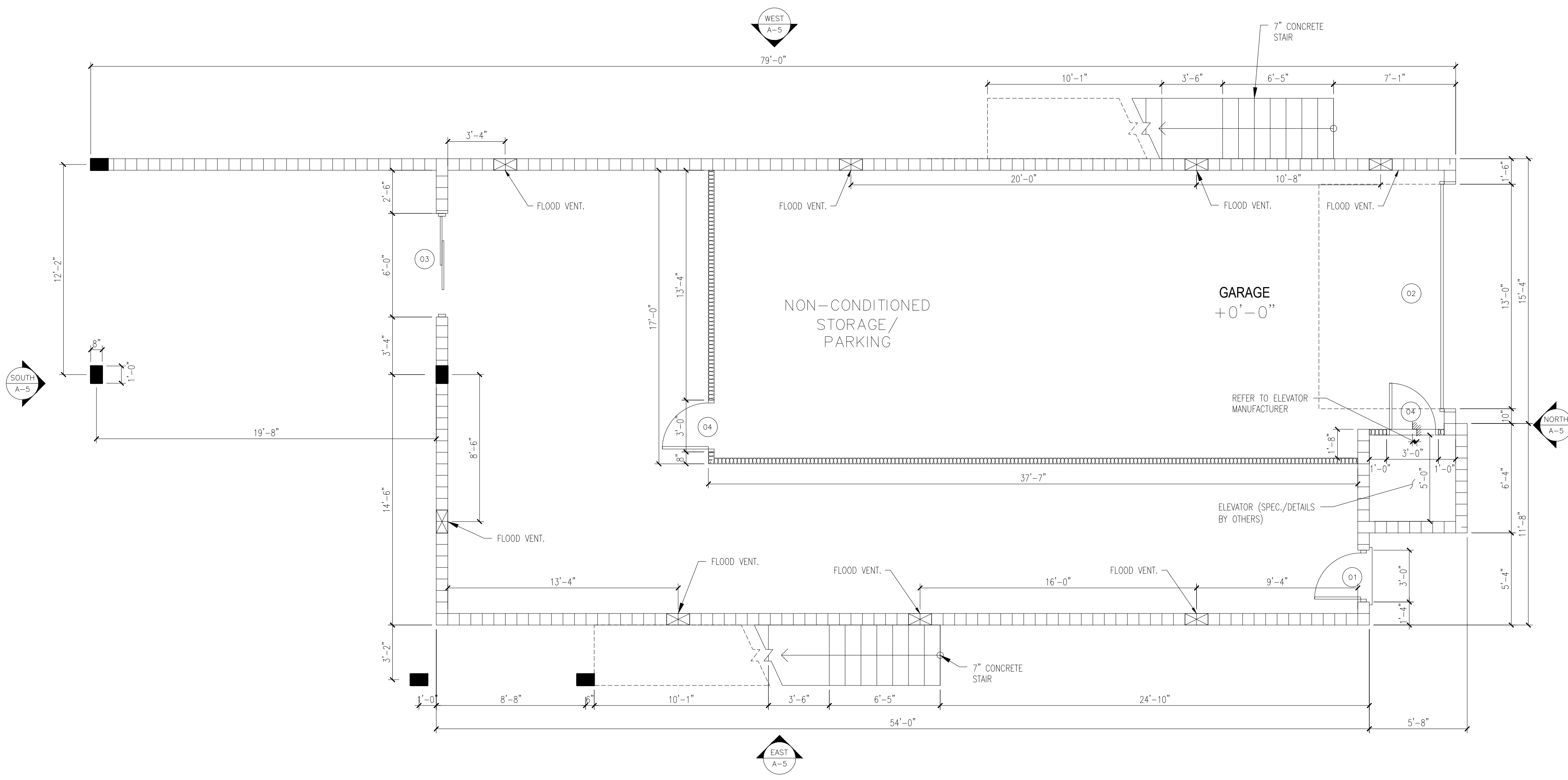
**GARAGE DOOR JAMB**  
SCALE: 1-1/2" = 1'-0"



- SAFE LOAD TABLE NOTES**
- All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 8 1/2 inches.
  - N.R. = Not Rated
  - Safe loads are superimposed allowable loads.
  - Safe loads based on grade 40 or grade 60 field rebar.
  - One #7 rebar may be substituted for two #5 rebar in 8" lintels only.
  - The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
  - For composite lintel heights not shown, use safe load from next lower height shown.
  - For lintel heights not shown, use safe load from next longest length shown.
  - All safe loads in units of pounds per linear foot.
  - All safe loads base on simply supported span.
  - The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472 (15) w/15% reduction = 6472 (.85) = 5501 plf.



**PROPOSED FIRST FLOOR PLAN**  
1/4"=1'-0"



**SAFETY HAZARDOUS GLAZING LOCATION NOTES:**

- FOR GLAZING SHOWERS ENCLOSURE OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTOM EXPOSE EDGE OF THE GLAZING IS LESS THAN 60INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE (CONSIDERED A HAZARDOUS) LOCATION; AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENTIAL. SEE NOTES "REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS".

**HURRICANE WINDOWS/DOORS NOTES:**

- WINDOWS / DOORS DESIGN PRESSURE = 55 PSF
- WINDOWS / DOORS (NOT IMPACT RESISTANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS

**FRAMING SYSTEM NOTES:**

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

DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'-0" x 6'-8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE
02	13'-0" x 7'-0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)
03	6'-0" x 6'-8"	ALUM (GL.SL)	PGI INDUSTRIES	EXTERIOR	SLIDING DOOR
04	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	HINGED SINGLE
05	5'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD DOUBLE
06	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD SINGLE

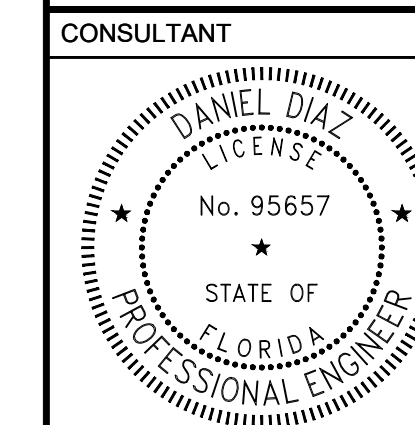
ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPPING.  
(P.) = PANEL DOOR  
(GD.) = GARAGE DOOR  
(GL.SL.) = GLASS SLIDING DOOR

**MATERIALS**

- Pc 8" precast lintel = 4000 psi
- Pc prestressed lintel = 6000 psi
- Grout per ASTM C476 Fg = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
- Concrete Masonry Units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 grade 60
- Prestressing strand per ASTM A416 grade 270 low relaxation
- Mortar per ASTM C270 type M or S

**GENERAL NOTES**

- Provide full mortar bed and head joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural documents.
- U-Lintels are manufactured with 5 1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
- Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
- Bottom field added rebar to be located at the bottom of the lintel cavity.
- 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load rating based on rational design analysis per ACI 318 and ACI 530.
- The exterior surface of lintels installed in exterior and/or structural documents.
- Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.



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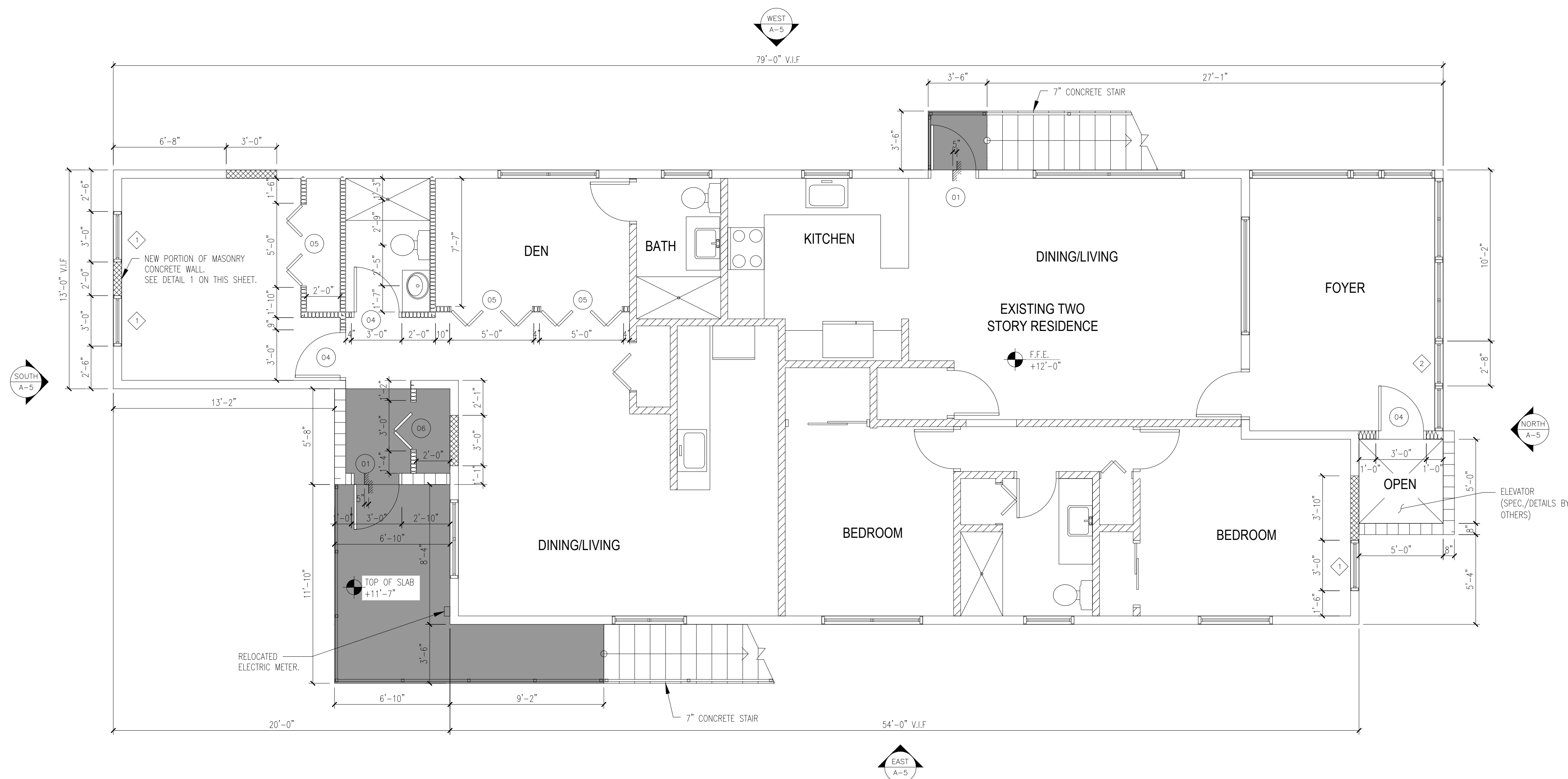
MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT	
PROJECT NO:	2025220

SHEET TITLE  
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER

**A-4**



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

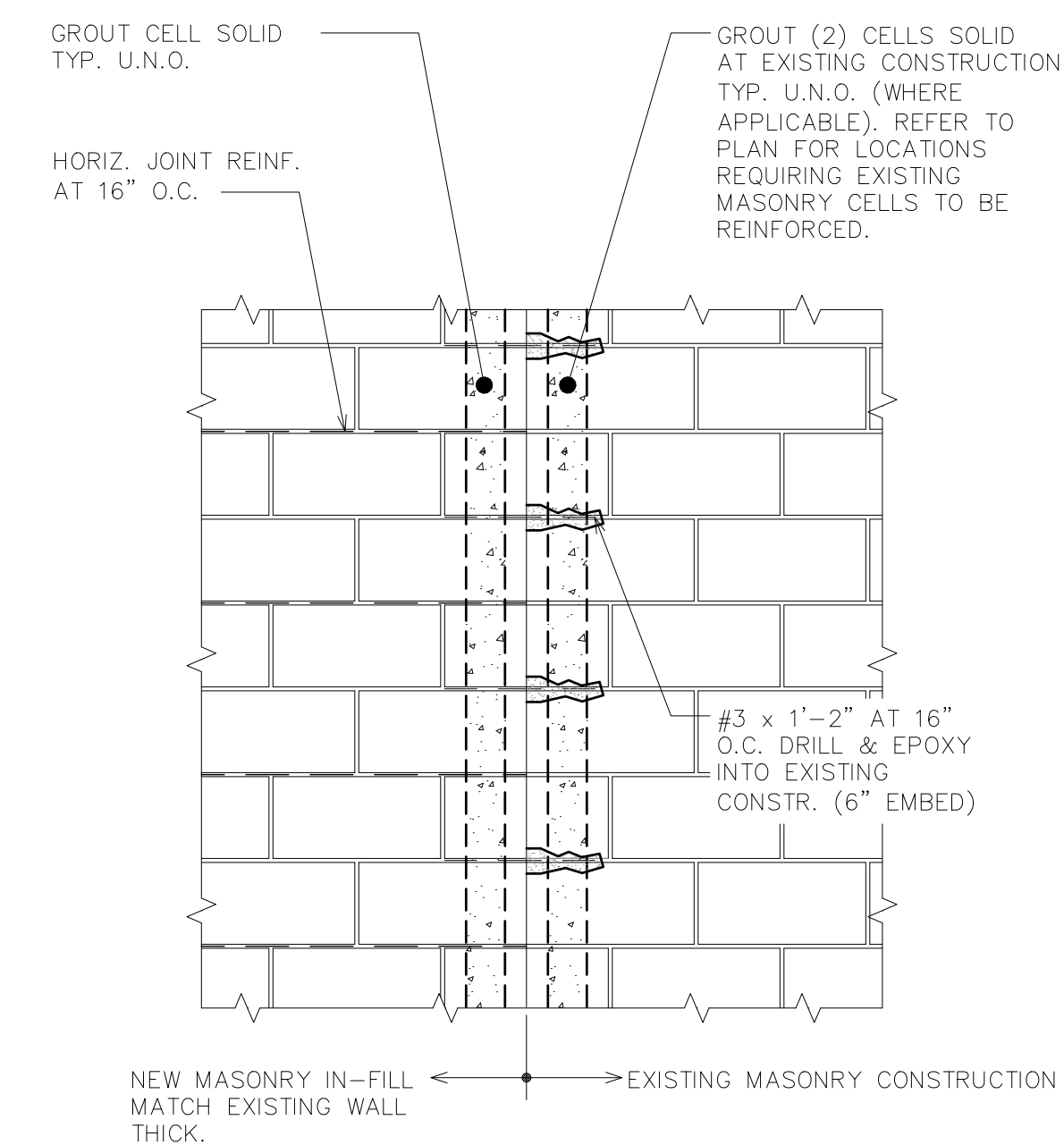
WINDOW SCHEDULE - IMPACT WINDOWS							
ID	TYPE	CODE	WIDTH	HEIGHT	FRAME FINISH	STOOL	NOTE
1	SINGLE HUNG	CUSTOM	36"	50"	VINYL/WHITE	MAR	TEMPERED GLASS
2	SINGLE HUNG	CUSTOM	32"	60"	VINYL/WHITE	MAR	TEMPERED GLASS

DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'-0" x 6'-8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE
02	13'-0" x 7'-0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)
03	6'-0" x 6'-8"	ALUM (GL.SL.)	POT INDUSTRIES	EXTERIOR	SLIDING DOOR
04	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	HINGED SINGLE
05	5'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD DOUBLE
06	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD SINGLE

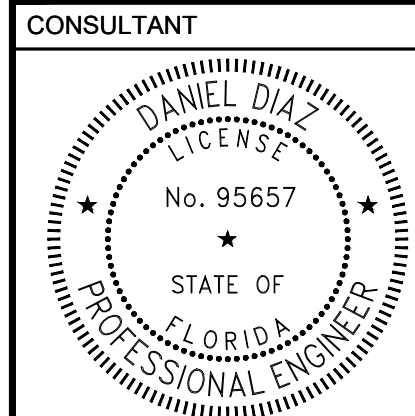
NOTE.- PROVIDE RESIDENTIAL GRADE HARDWARE AS APPROVED BY OWNER & IN COMPLIANCE WITH CODE

- 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

ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPPING.  
(P.) = PANEL DOOR (PK.) = POKET DOOR  
(GD.) = GARAGE DOOR (BF.) = BIFOLD DOOR  
(GL.SL.) = GLASS SLIDING DOOR (F.) = FRENCH DOOR



1 TYPICAL MASONRY IN-FILL DETAIL  
SCALE: 3/4" = 1'-0"



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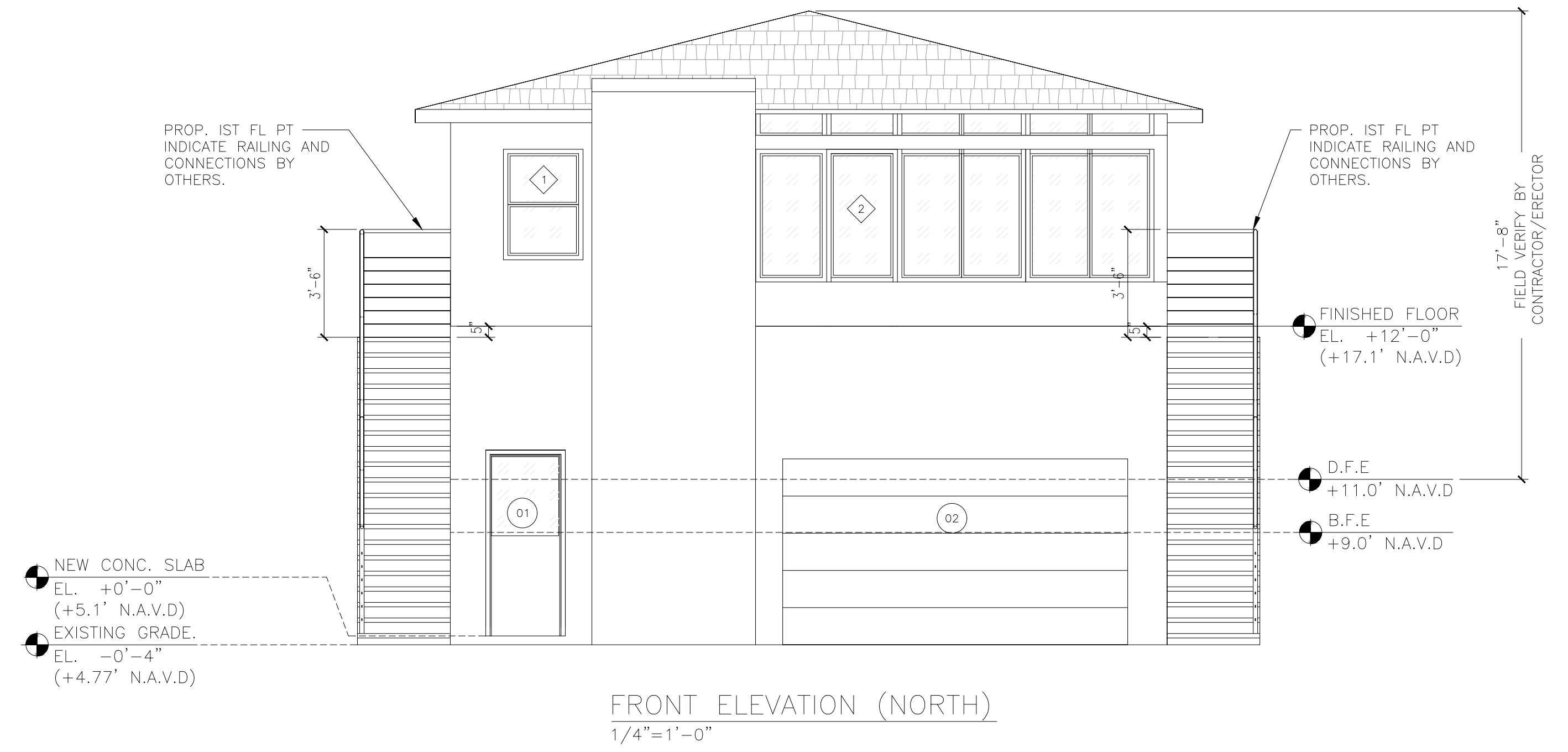
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SHEET MANAGEMENT  
PROJECT NO: 2025220

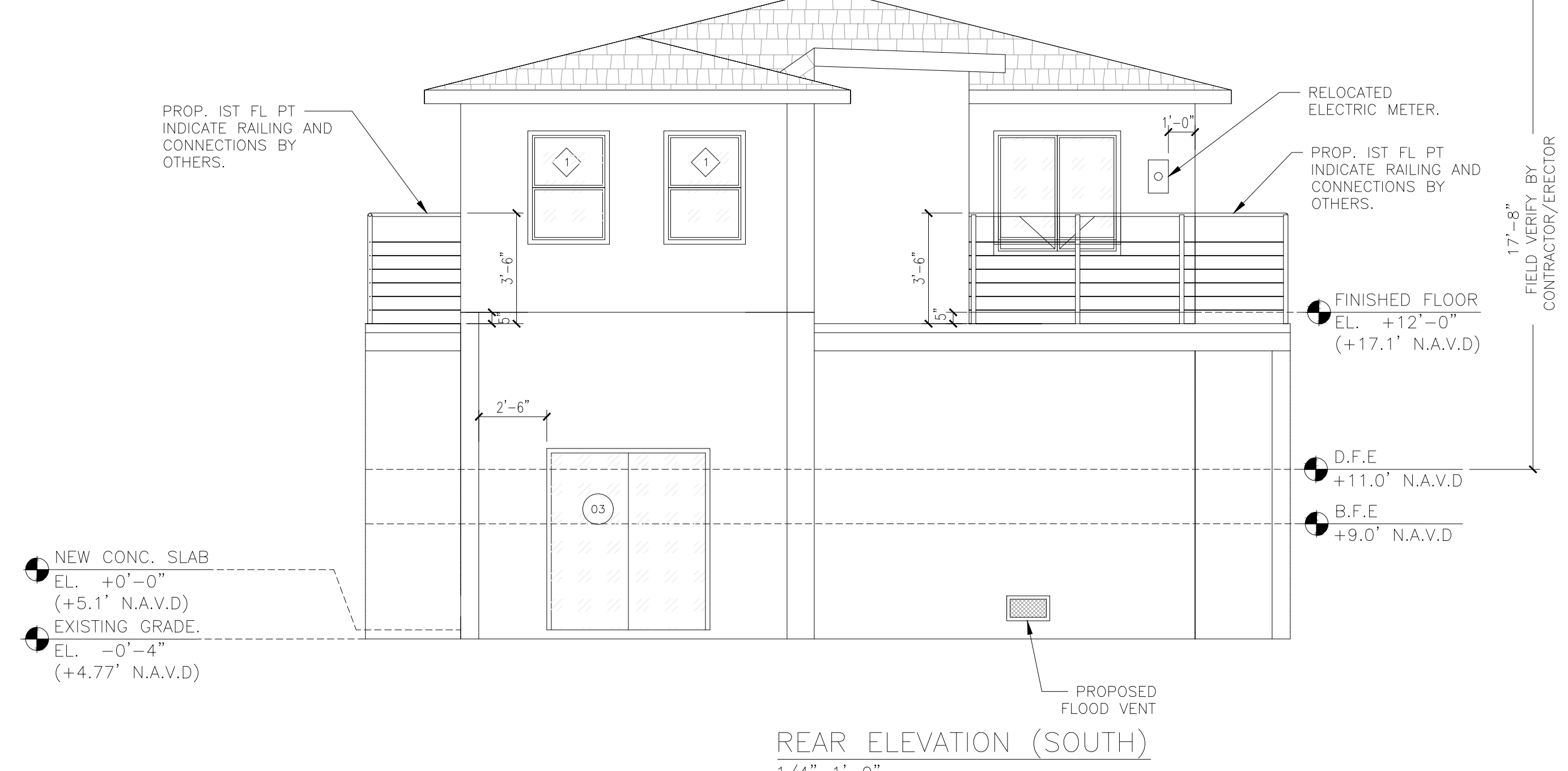
SHEET TITLE  
NEW ELEVATIONS

SHEET NUMBER

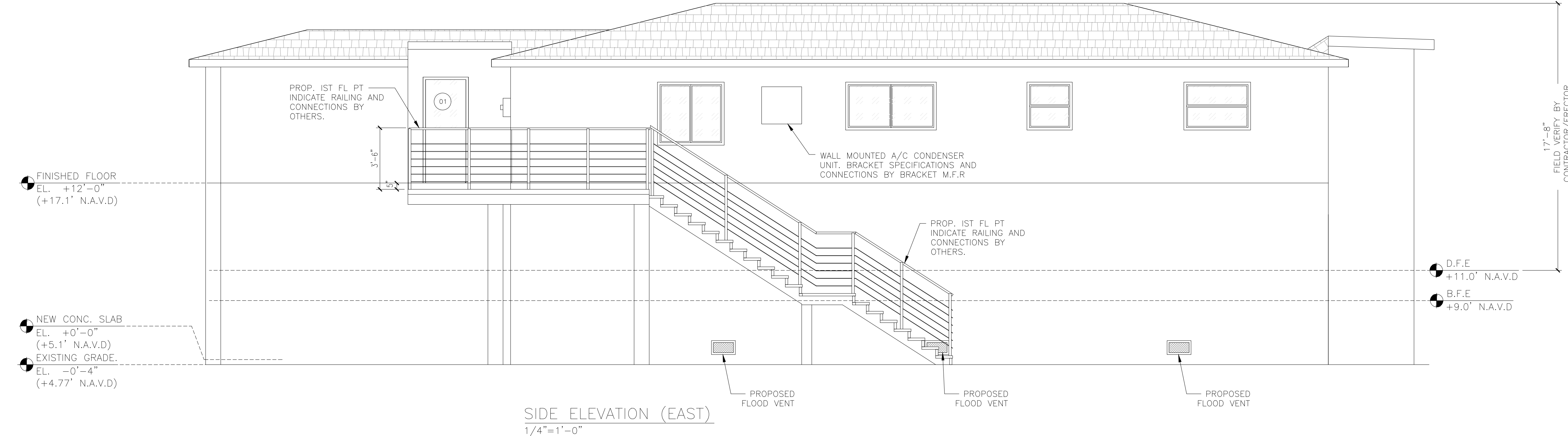
**A-5**



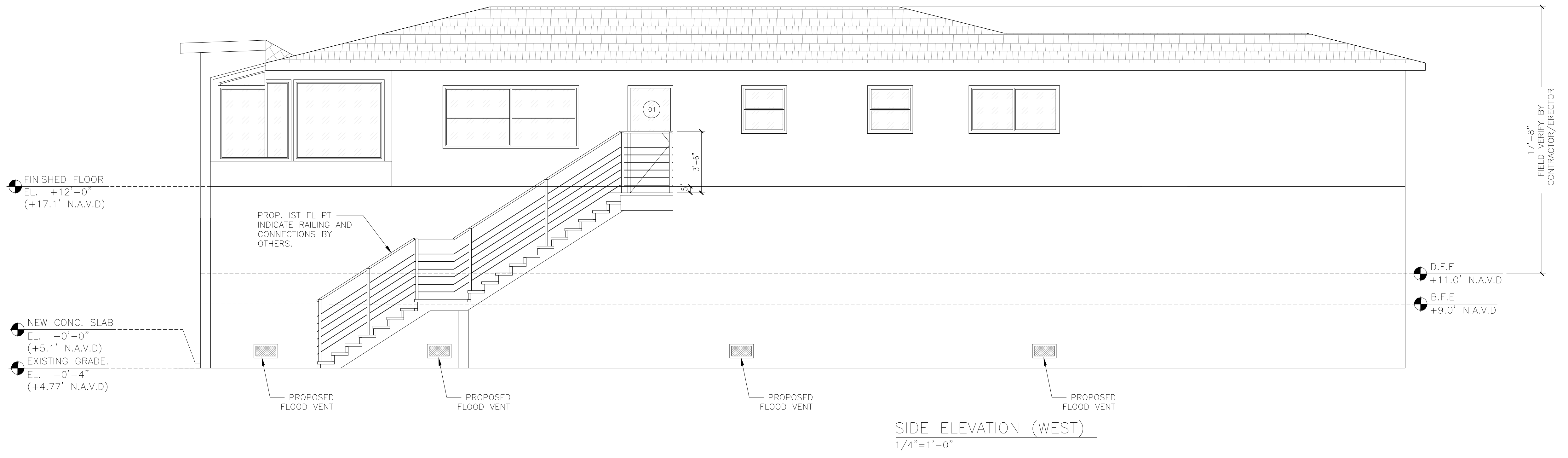
FRONT ELEVATION (NORTH)  
1/4"=1'-0"



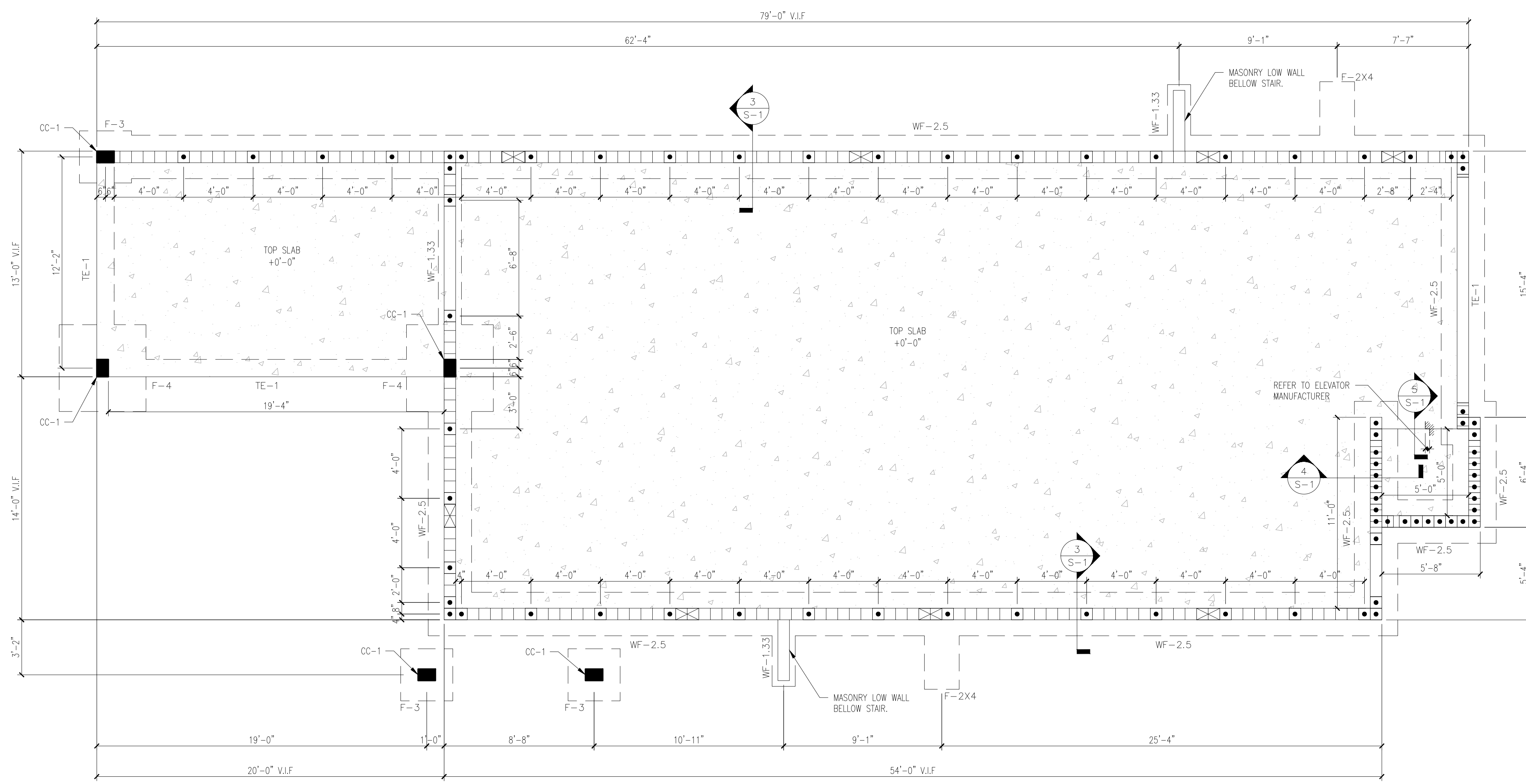
REAR ELEVATION (SOUTH)  
1/4"=1'-0"



SIDE ELEVATION (EAST)  
1/4"=1'-0"



SIDE ELEVATION (WEST)  
1/4"=1'-0"



**FOUNDATION PLAN**  
1/4"=1'-0"

- LEGEND:**
- F-# DENOTES ISOLATED FOOTING. SEE SCHEDULE.
  - WF-# DENOTES WALL FOOTING. SEE SCHEDULE.
  - CC-1 DENOTES 8"x16" CONCRETE COLUMN. SEE DETAIL 1 ON THIS SHEET.
  - [Symbol] DENOTES 8" CMU WALL REINFORCED W/ #5 REBAR @ 48" O.C.
  - [Symbol] FLOOD VENT 16"x8".
  - [Symbol] 4" CONC. SLAB-ON-GRADE (S.O.G.) REINFORCED WITH 6x6 W/ 4xW1.4 W.W.F. AT TOP 1/2 OF SLAB.

- PLAN NOTES:**
1. TOP OF SLAB ELEVATION = 0'-0" U.N.O. (5.1' NAVD)  
TOP OF FOOTING ELEVATION = (-) 1'-4" U.N.O.
  2. STEP FOOTINGS WITH GRADE AS REQUIRED. PROVIDE 10" MIN. SOIL COVER OVER ALL EXTERIOR FOOTINGS. CONTRACTOR TO FIELD-VERIFY ELEVATIONS. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
  3. BASED ON THE SUBSOIL INVESTIGATION REPORT MADE BY: BTL ENGINEERING SERVICES, INC DATED JULY 11, 2025. THE STRUCTURE CAN BE SUPPORTED ON A SHALLOW FOUNDATION SYSTEM AND A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF MAY BE USED FOR THE DESIGN.

**FOOTING SCHEDULE**

MARK	SIZE	DEPTH	REINFORCING EACH WAY	REMARKS
TE-1	1'-0" x CONT.	1'-0"	(2) #5 CONT. BOTTOM. #5 TRANS. @ 32" O.C. MAX. BOTTOM.	THICKENED EDGE.
WF-1.33	1'-4" x CONT.	1'-0"	(2) #5 CONT. BOTTOM. #5 TRANS. @ 32" O.C. MAX. BOTTOM.	WALL FOOTING.
WF-2.5	2'-6" x CONT.	1'-0"	(4) #5 CONT. BOTTOM. #5 TRANS. @ 32" O.C. MAX. BOTTOM.	WALL FOOTING.
F-3	3'-0" x 3'-0"	1'-0"	(4) #5 EACH WAY BOTTOM.	ISOLATED FOOTING.
F-4	4'-0" x 4'-0"	1'-0"	(5) #5 EACH WAY BOTTOM.	ISOLATED FOOTING.
F-2X4	2'-0" x 4'-0"	1'-0"	(3) #5 BOTTOM LW (5) #5 BOTTOM SW	ISOLATED FOOTING.

- NOTES:**
1. CENTER ALL FOOTINGS BELOW WALL OR COLUMN U.N.O.
  2. ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
  3. SEE TOP OF FOOTING AT SECTIONS & DETAILS.
  4. INCREASE DEPTH OF THICKENED SLAB EDGE AS REQUIRED TO MAINTAIN 1'-0" (MIN.) EMBEDMENT BELOW GRADE (TYP.) U.N.O.

**DMD & COMPANY**  
STRUCTURAL ENGINEERS

9510 Roosevelt Blvd. Clearwater, FL 33760  
727.657.0773  
dmd-company.com

**CONSULTANT**

DANIEL DIAZ  
LICENSE  
No. 95657  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**PROJECT**

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MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

**SHEET MANAGEMENT**

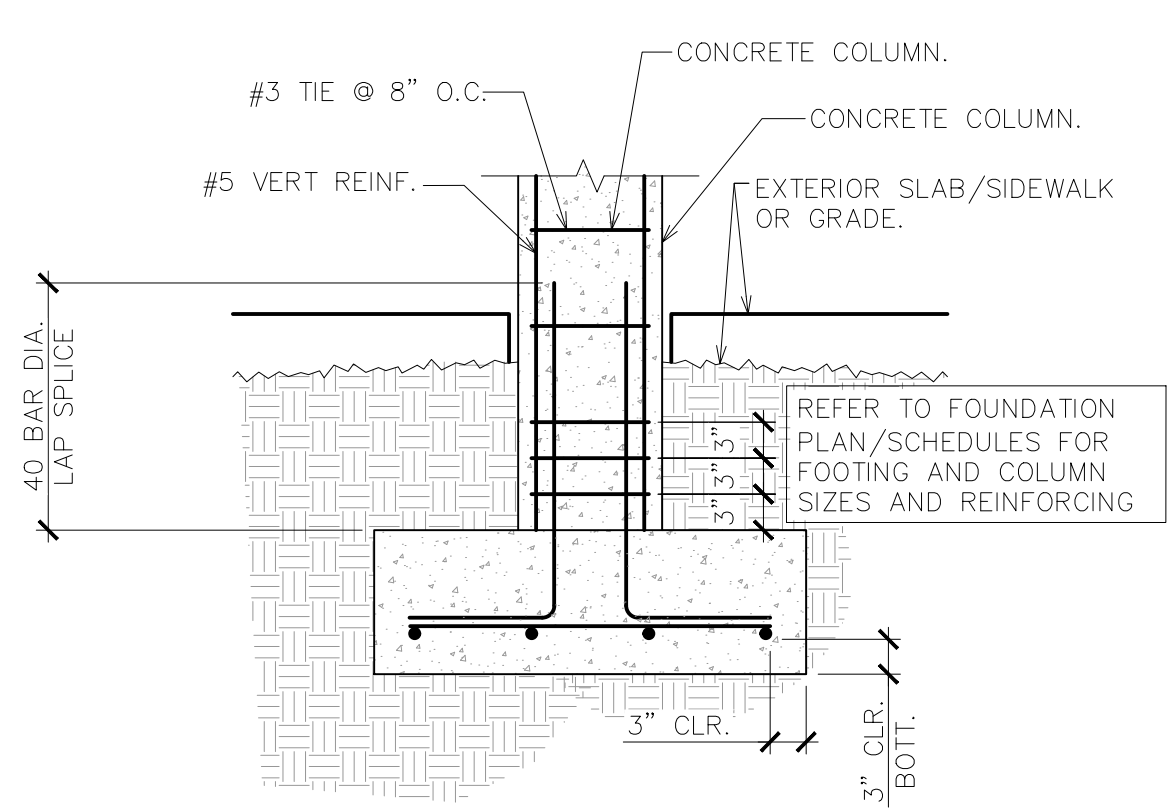
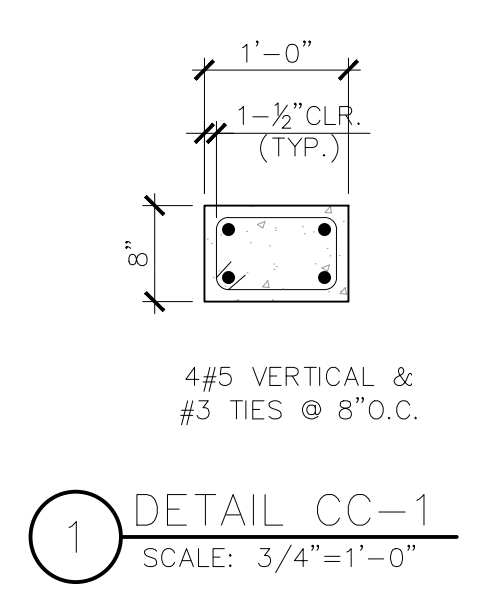
PROJECT NO: 2025220

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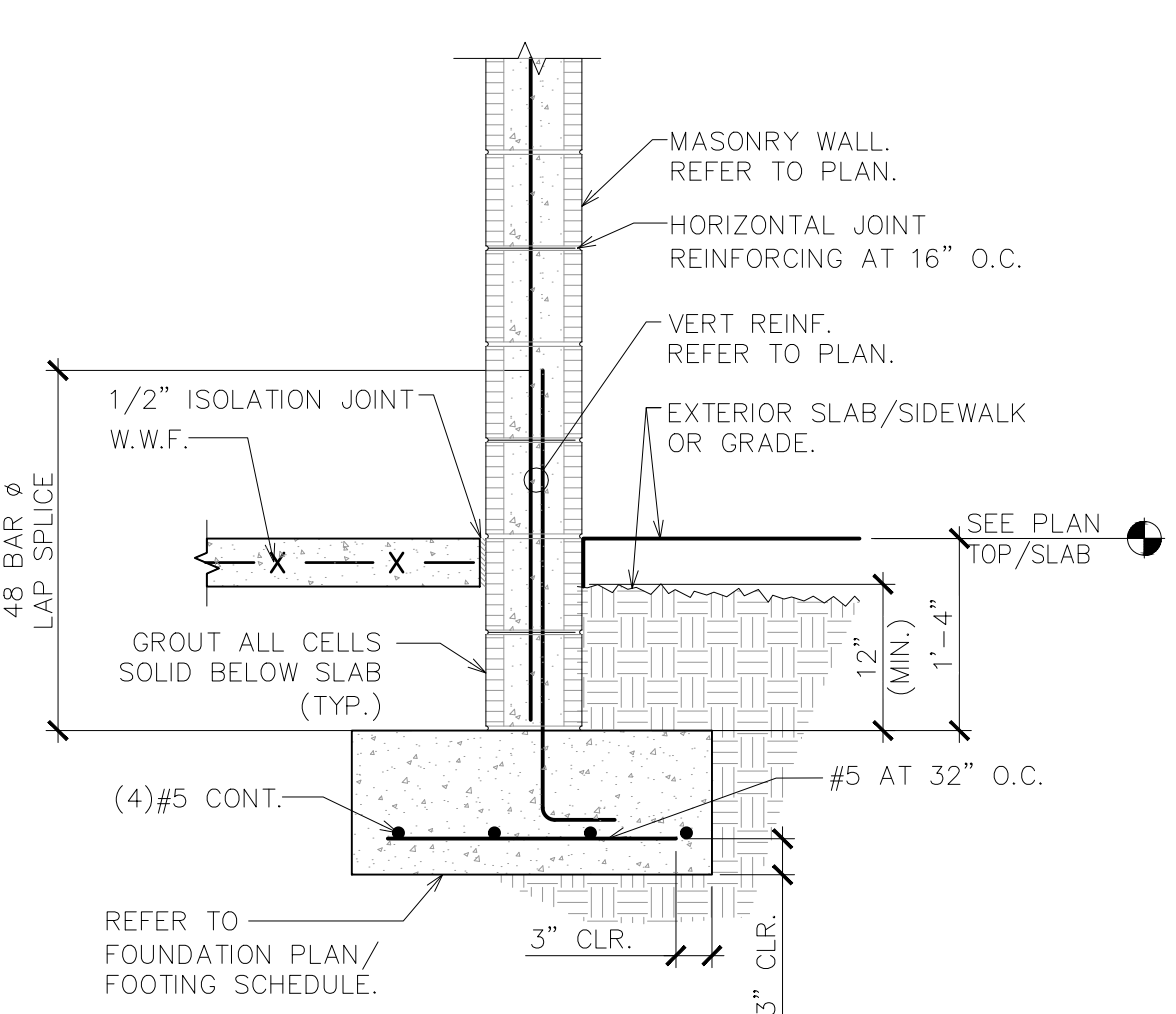
FOUNDATION PLAN

**SHEET NUMBER**

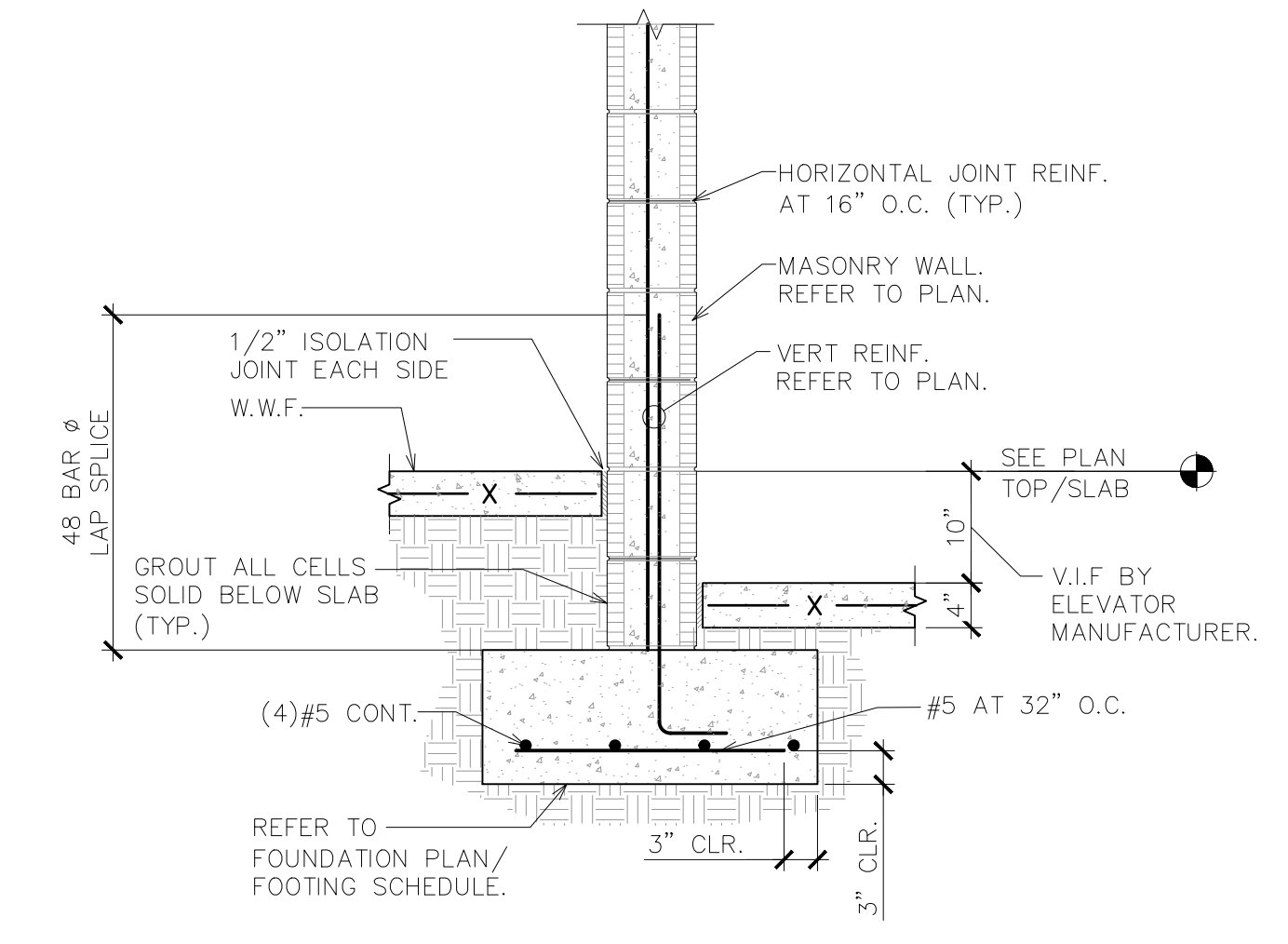
**S-1**



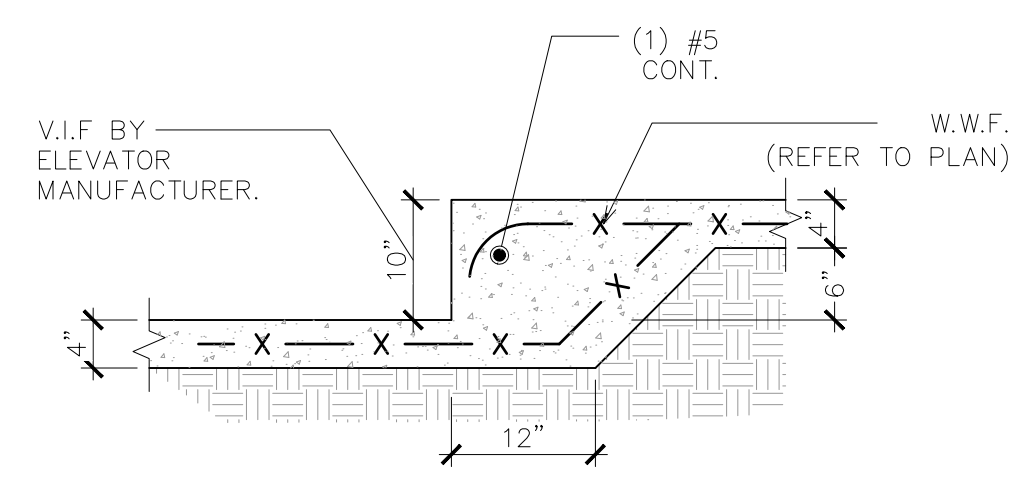
**2 CONCRETE COLUMN DETAIL F-3**  
NOT TO SCALE



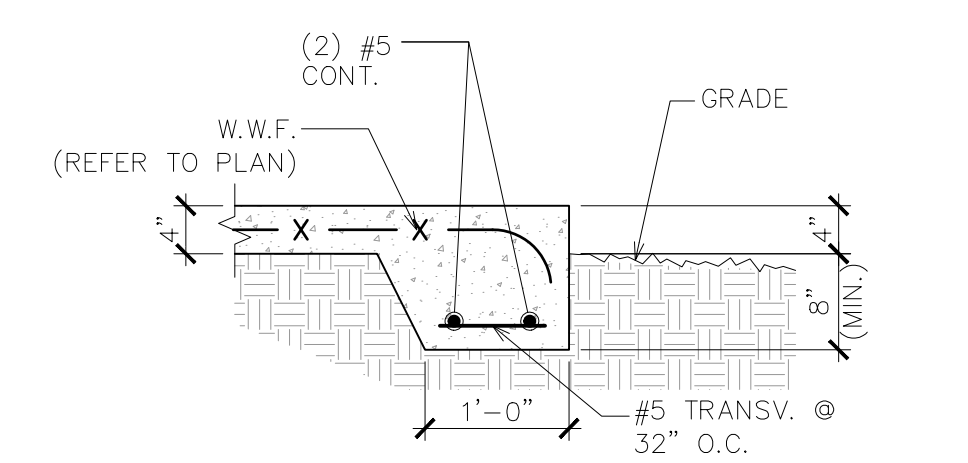
**3 EXTERIOR WALL FOOTING F-2.5**  
SCALE: 3/4" = 1'-0"



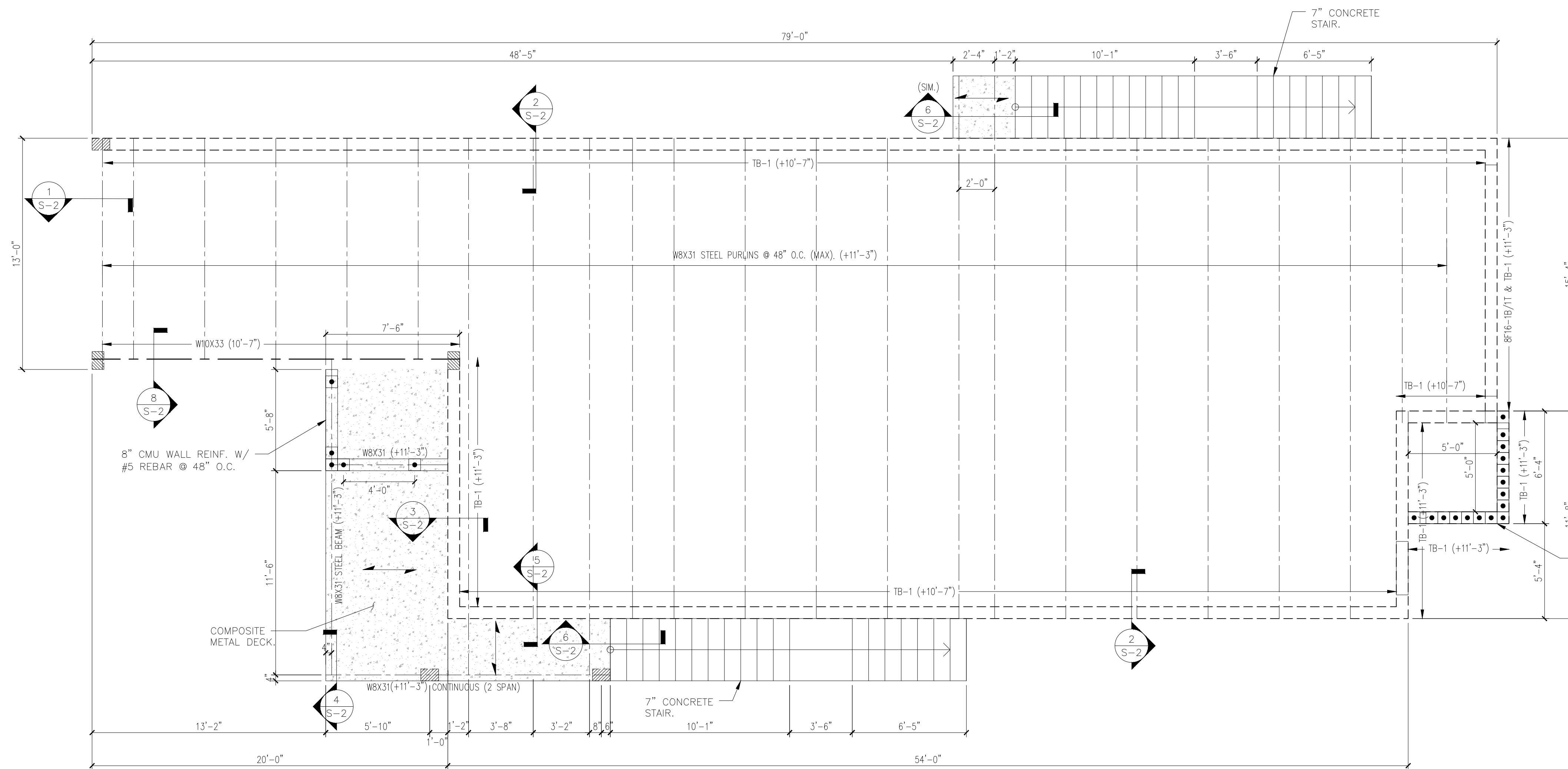
**4 INTERIOR WALL FOOTING F-2.5**  
SCALE: 3/4" = 1'-0"



**5 ELEVATOR SLAB RESSES DETAIL**  
SCALE: 3/4" = 1'-0"



**6 TYP. THICKENED EDGE DETAIL**  
SCALE: 3/4" = 1'-0"



NOTE: PROVIDE EMBED PL 1/2"x7"x0'-10" w/ (2) 3/4" WELDED STUDS 6" EMBED, AT THE CONCRETE COLUMNS & BEAMS.

COMPOSITE DECK NOTES:  
 2" NORMAL WEIGHT CONCRETE ON 2" (22 GAGE) COMPOSITE DECK, 2VLI BY VULCRAFT OR SIMILAR (4" TOTAL THICKNESS) WITH 6x6xW1.4xW1.4 WELDED WIRE MESH (FIBERFIL IS AN ACCEPTABLE ALTERNATE). SHORE DECK IF LESS THAN (3) CONTINUOUS SPANS AND IN ACCORDANCE W/ MAX SDI UNSHORED CLEAR SPAN PUBLISHED BY MANUFACTURER UNTIL CONCRETE HAS REACHED 75% OF COMPRESSIVE STRENGTH. PROVIDE MINIMUM 4% DOSE OF CONEX BY EUCLID.

- LEGEND:
- [Hatched Box] DENOTES COLUMN SUPPORT BELOW.
  - [Dashed Box] DENOTES BEAM SUPPORT BELOW.
  - (+ #'-#") DENOTES TOP OF BEAM.
  - [Arrow] INDICATES SPAN OF STRUCTURAL DECK. SEE NOTES FOR DECK SPECIFICATIONS.
  - [Circle with Dots] DENOTES 8" CMU WALL.

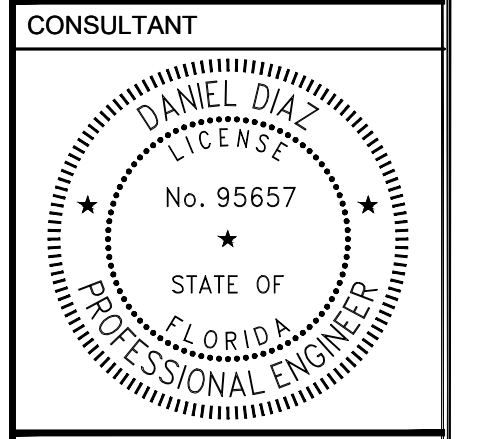
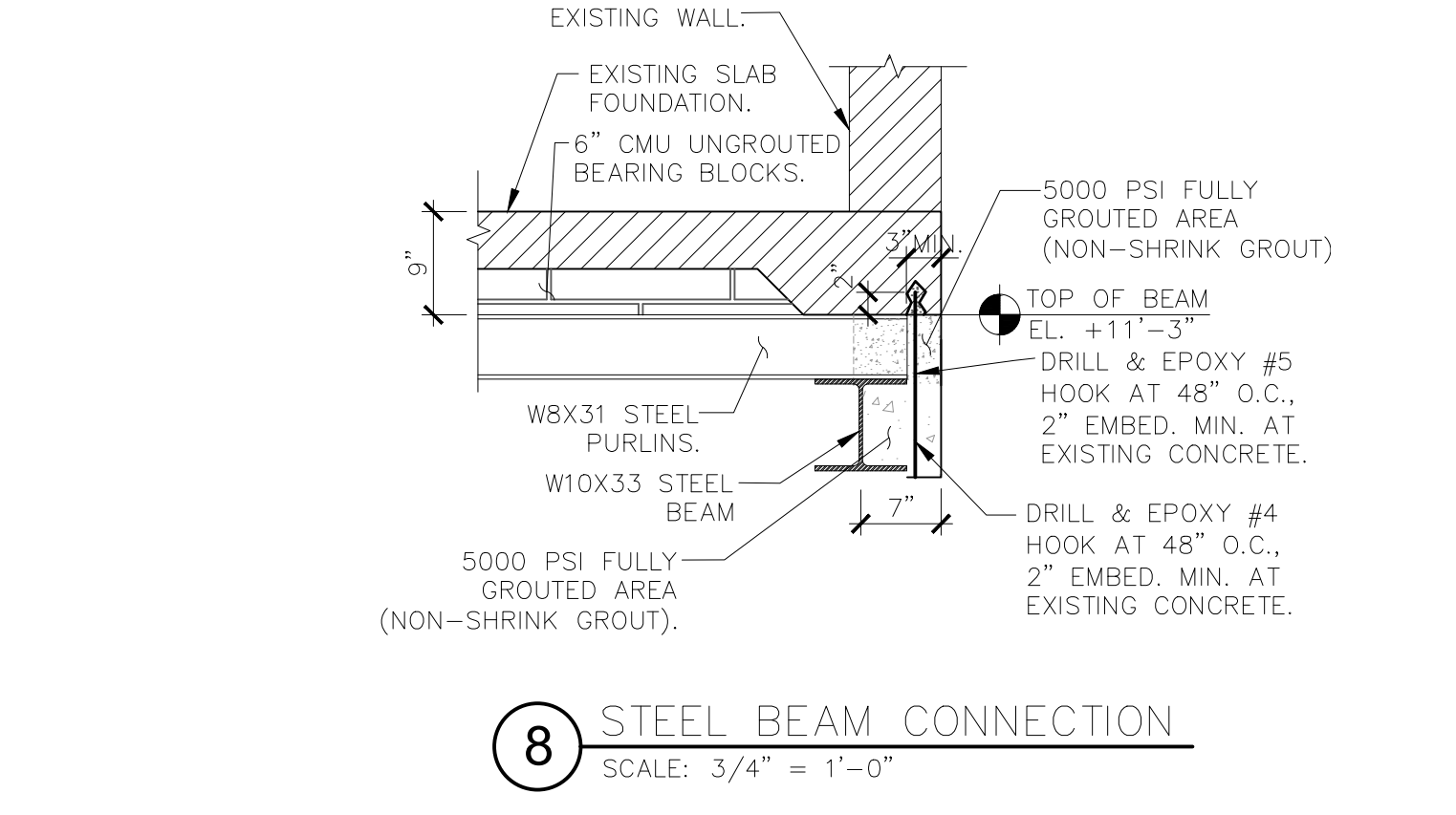
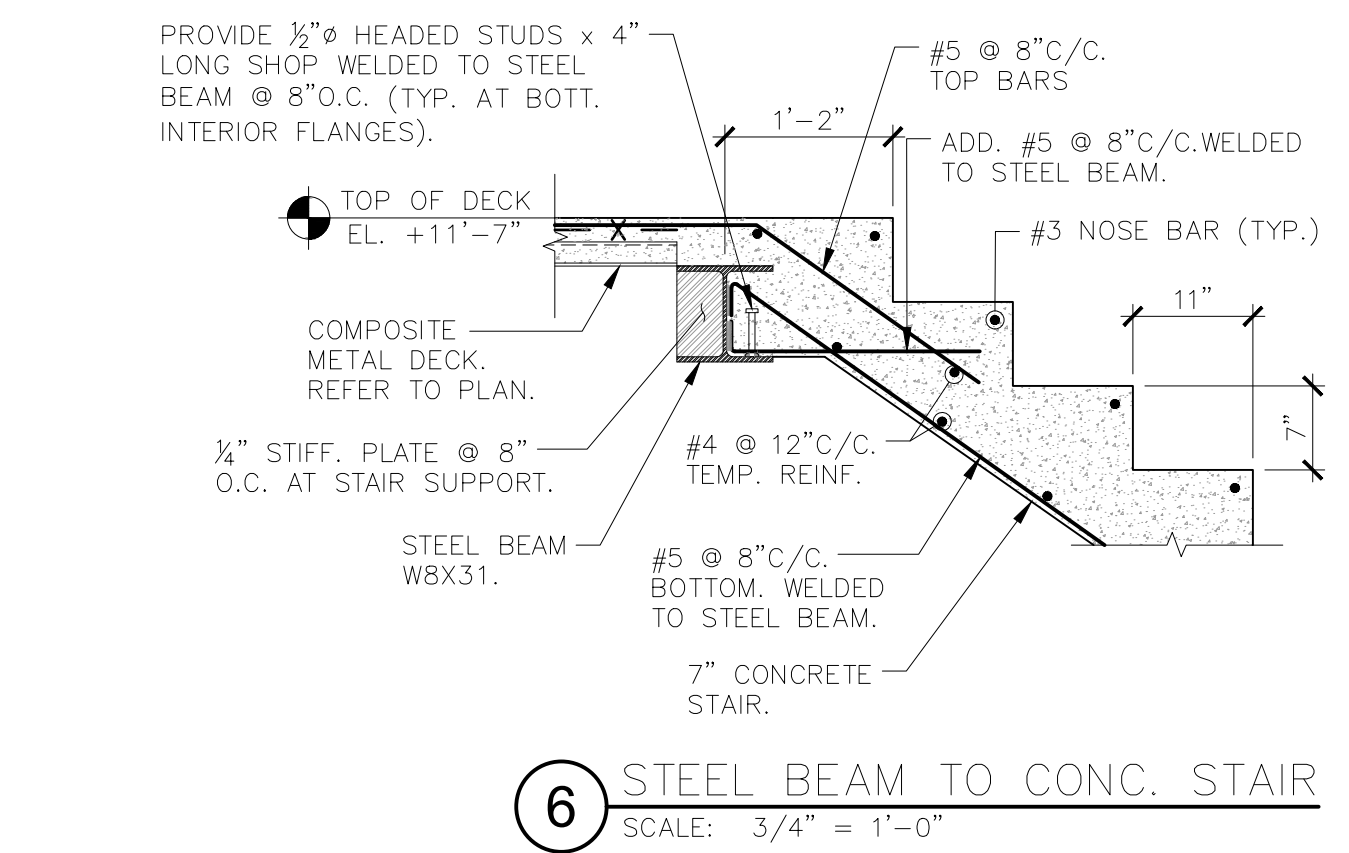
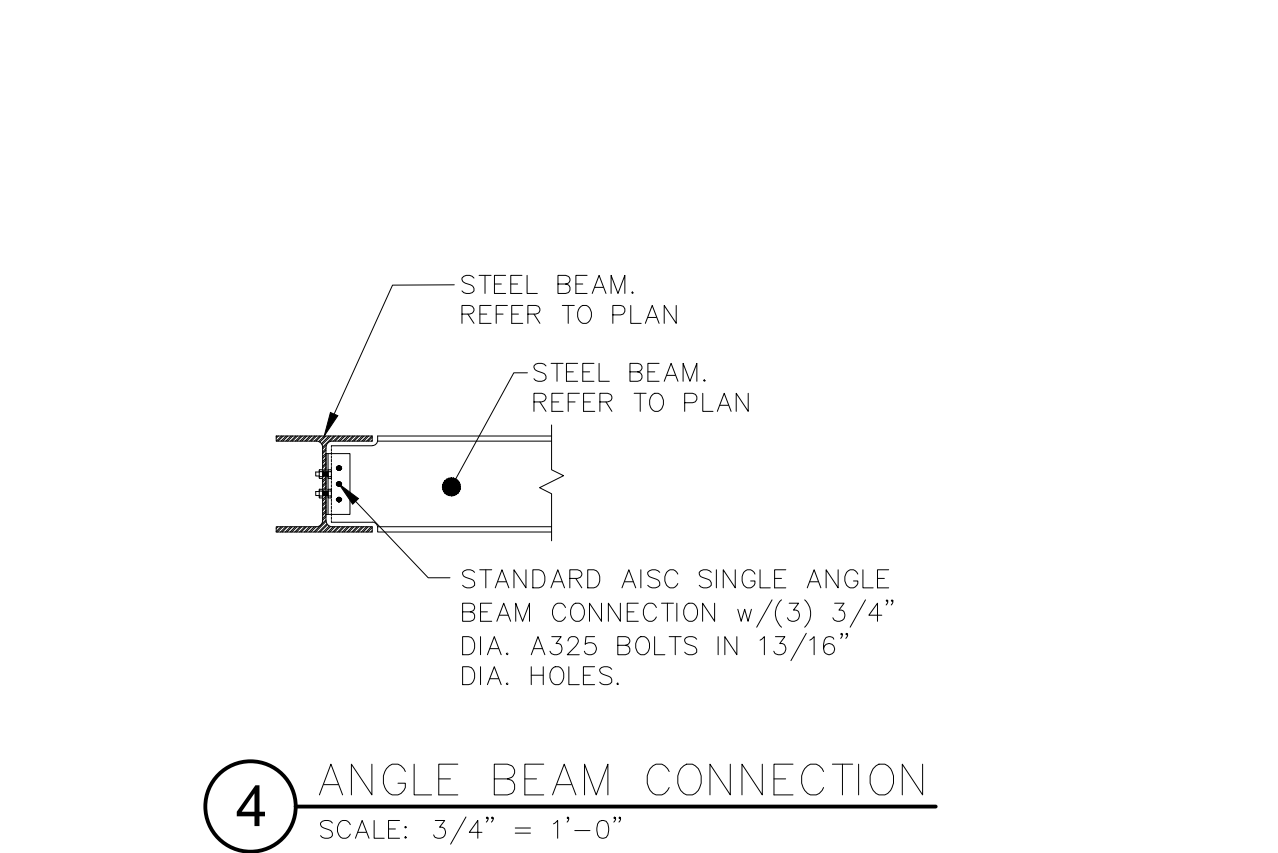
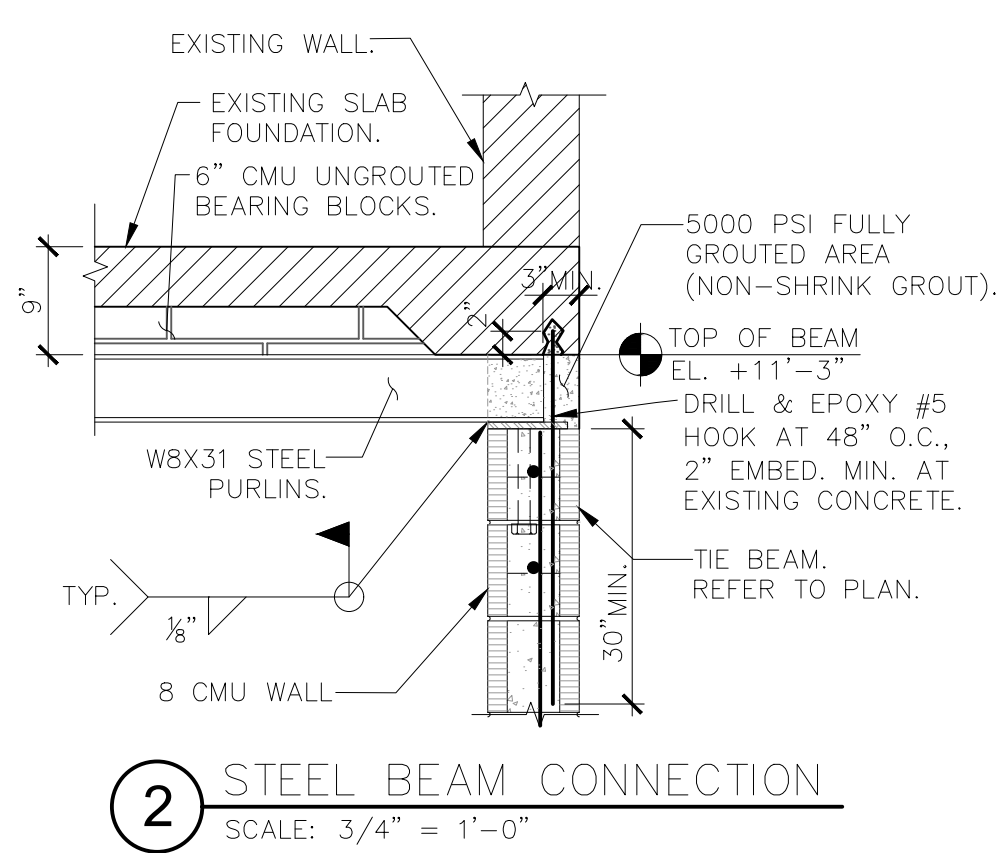
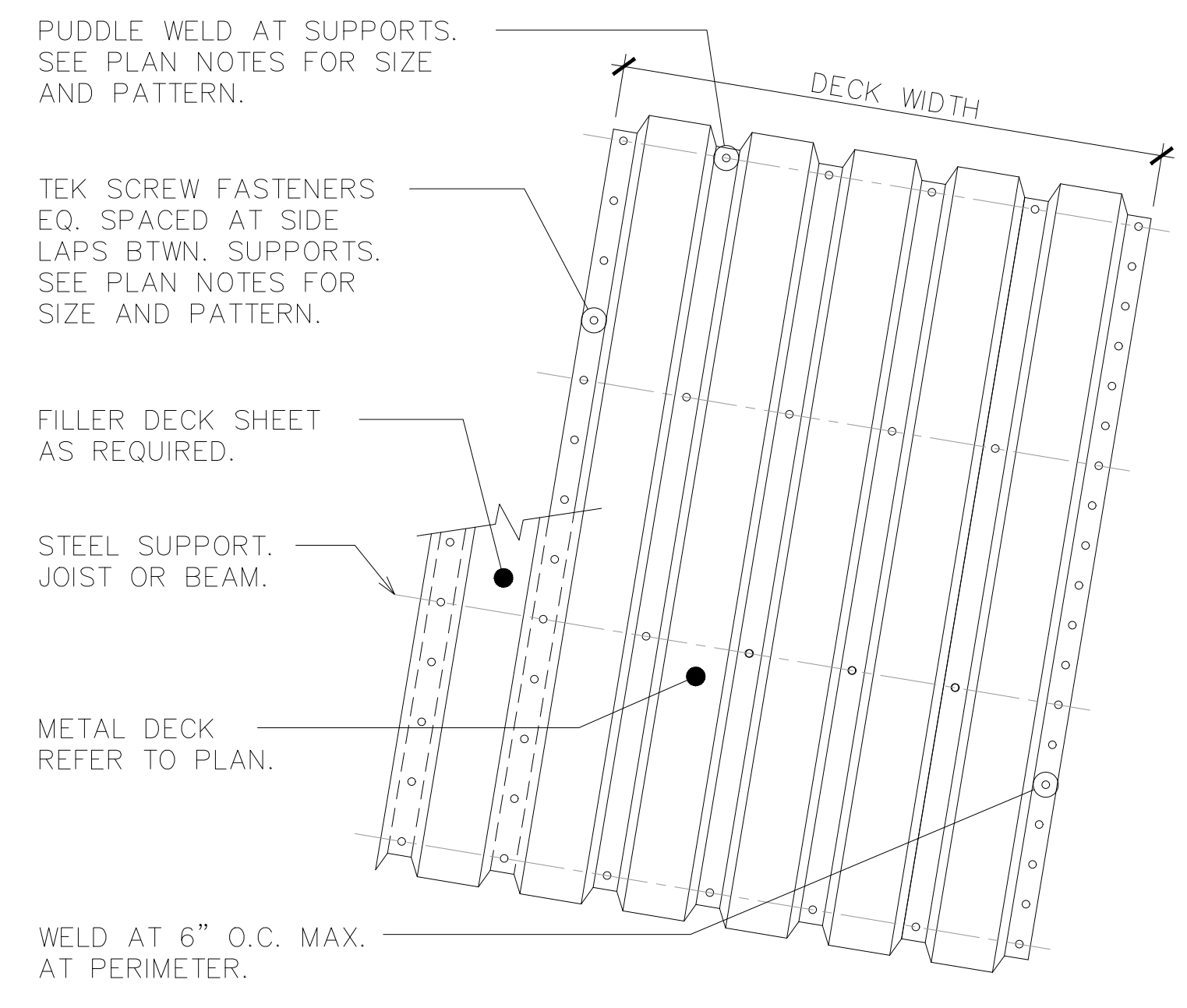
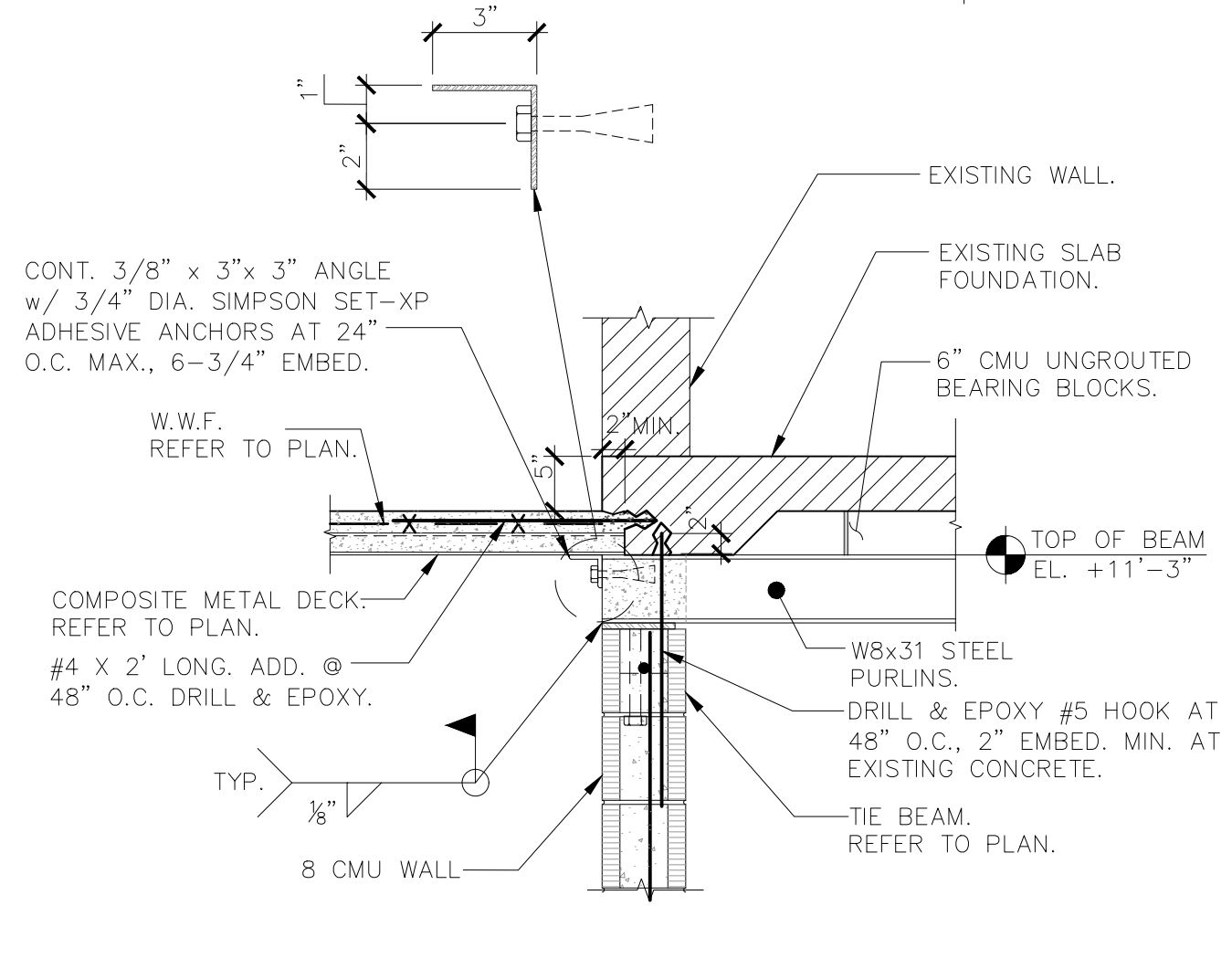
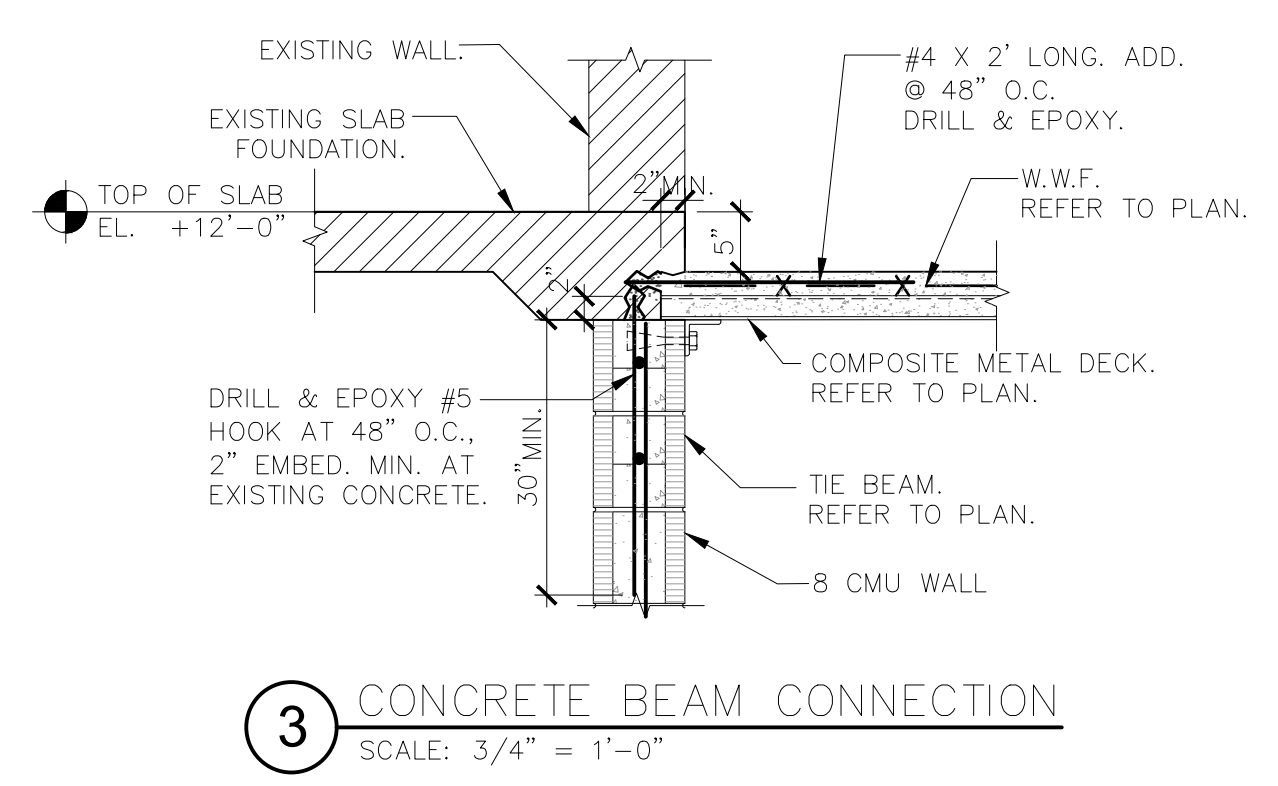
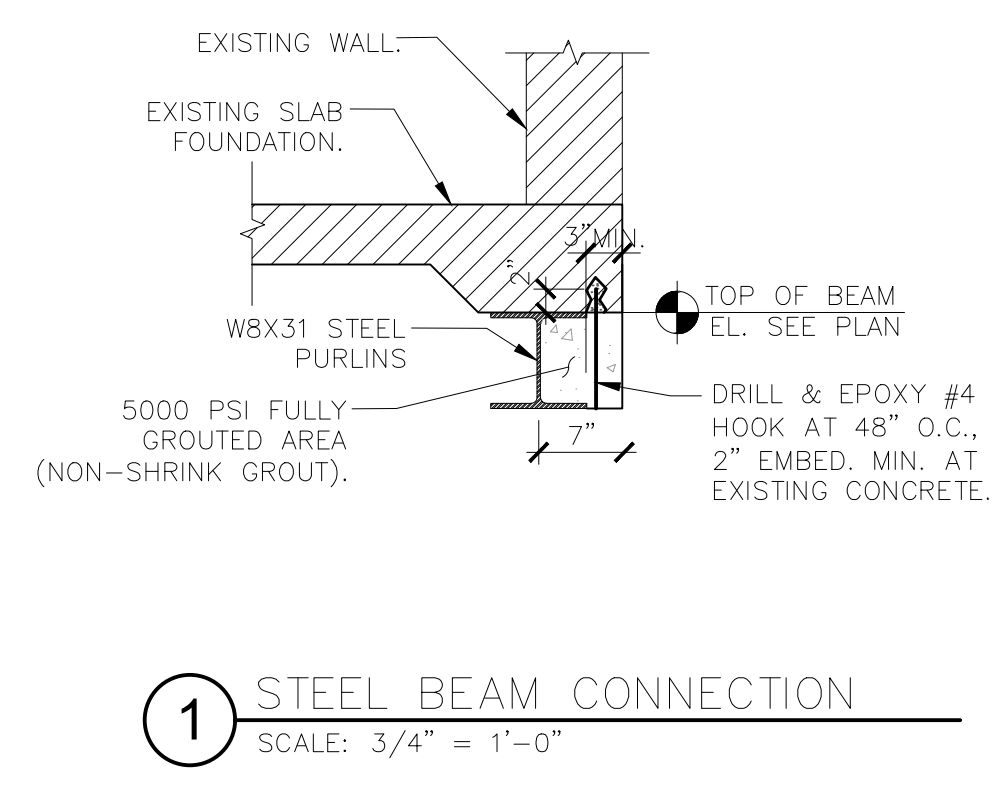
WALL TIE BEAM SCHEDULE

MARK	SIZE (W x D)	REINFORCING		TYPE
		CONT. BARS	STIRRUPS	
TB1	8" x 16"	(1) #5 T & B	-	"A", MAS.

TYPE "A"

NOTES:  
 1. TB1 TYP. AT ALL MASONRY WALLS, FLOOR LEVEL, U.N.O.  
 2. ALL MASONRY TIE BEAMS TO BE MASONRY K.O. COURSE U.N.O.

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



PROJECT  
 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.

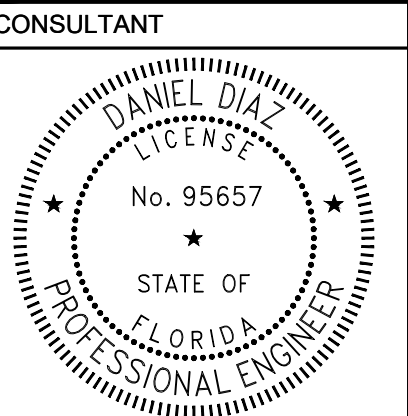
104 4th Avenue,  
 St. Pete Beach,  
 FL 33706

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT  
 PROJECT NO: 2025220

SHEET TITLE  
 SECOND FLOOR FRAMING PLAN

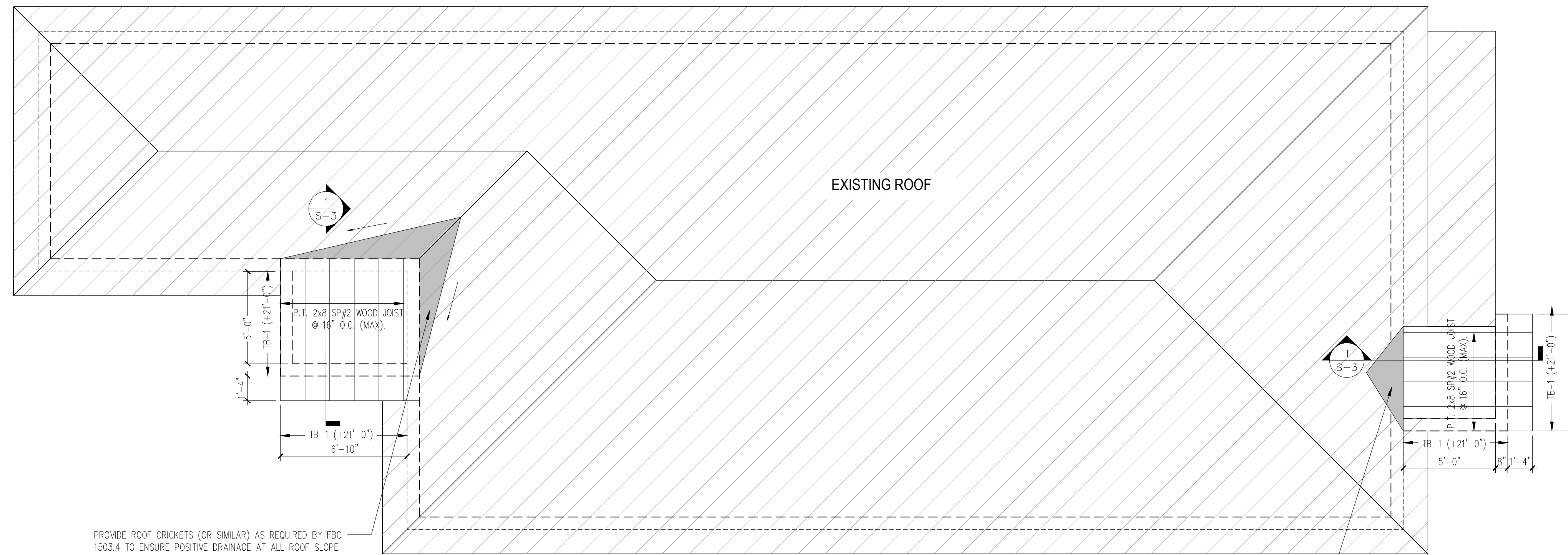
SHEET NUMBER  
 S-2



CONSULTANT

PROJECT  
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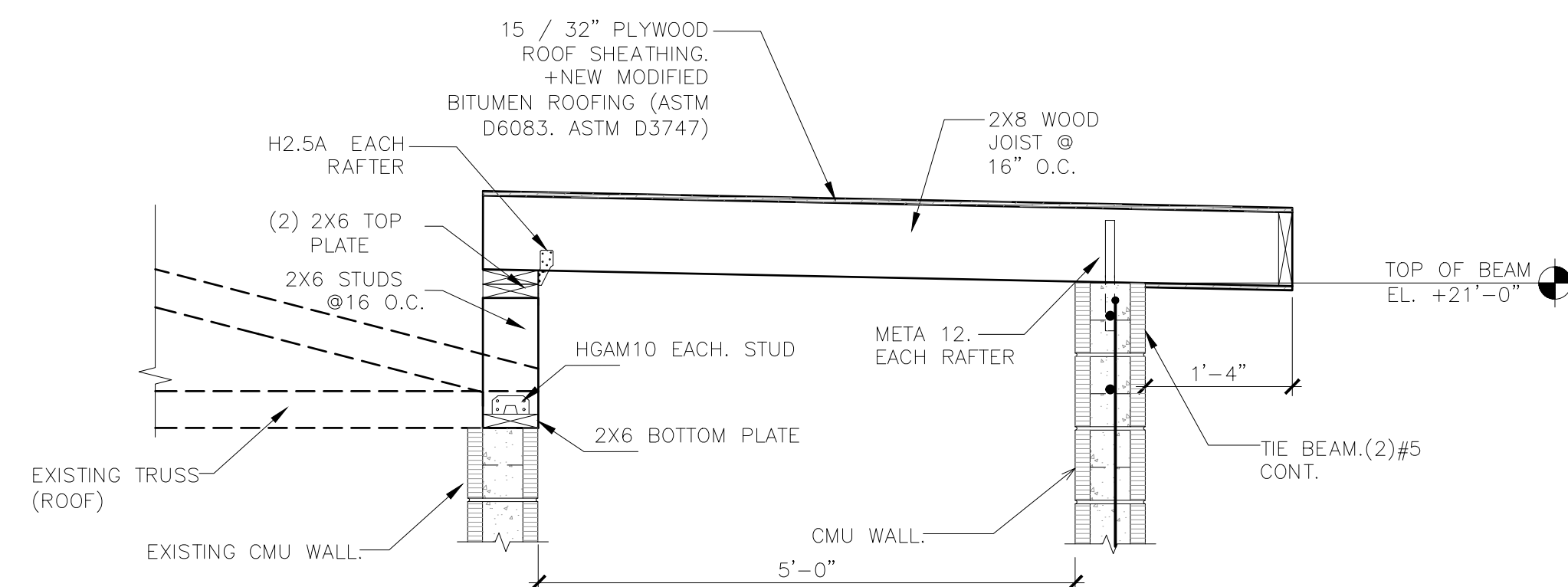
104 4th Avenue,  
St. Pete Beach,  
FL 33706



PROVIDE ROOF CRICKETS (OR SIMILAR) AS REQUIRED BY FBC 1503.4 TO ENSURE POSITIVE DRAINAGE AT ALL ROOF SLOPE TRANSITIONS.  
THE GENERAL CONTRACTOR SHALL VERIFY PROPER WATER CHANNELING IN THE FIELD

PROVIDE ROOF CRICKETS (OR SIMILAR) AS REQUIRED BY FBC 1503.4 TO ENSURE POSITIVE DRAINAGE AT ALL ROOF SLOPE TRANSITIONS.  
THE GENERAL CONTRACTOR SHALL VERIFY PROPER WATER CHANNELING IN THE FIELD

**ROOF FRAMING PLAN**  
1/4"=1'-0"



**1 ROOF SECTION DETAIL**  
SCALE: 3/4" = 1'-0"

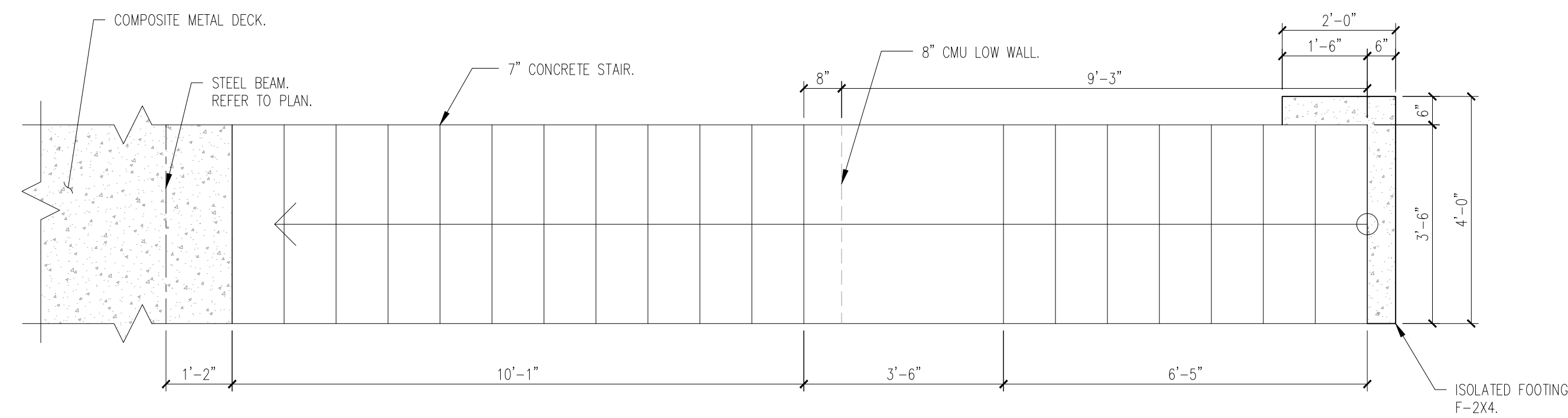
MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT  
PROJECT NO: 2025220

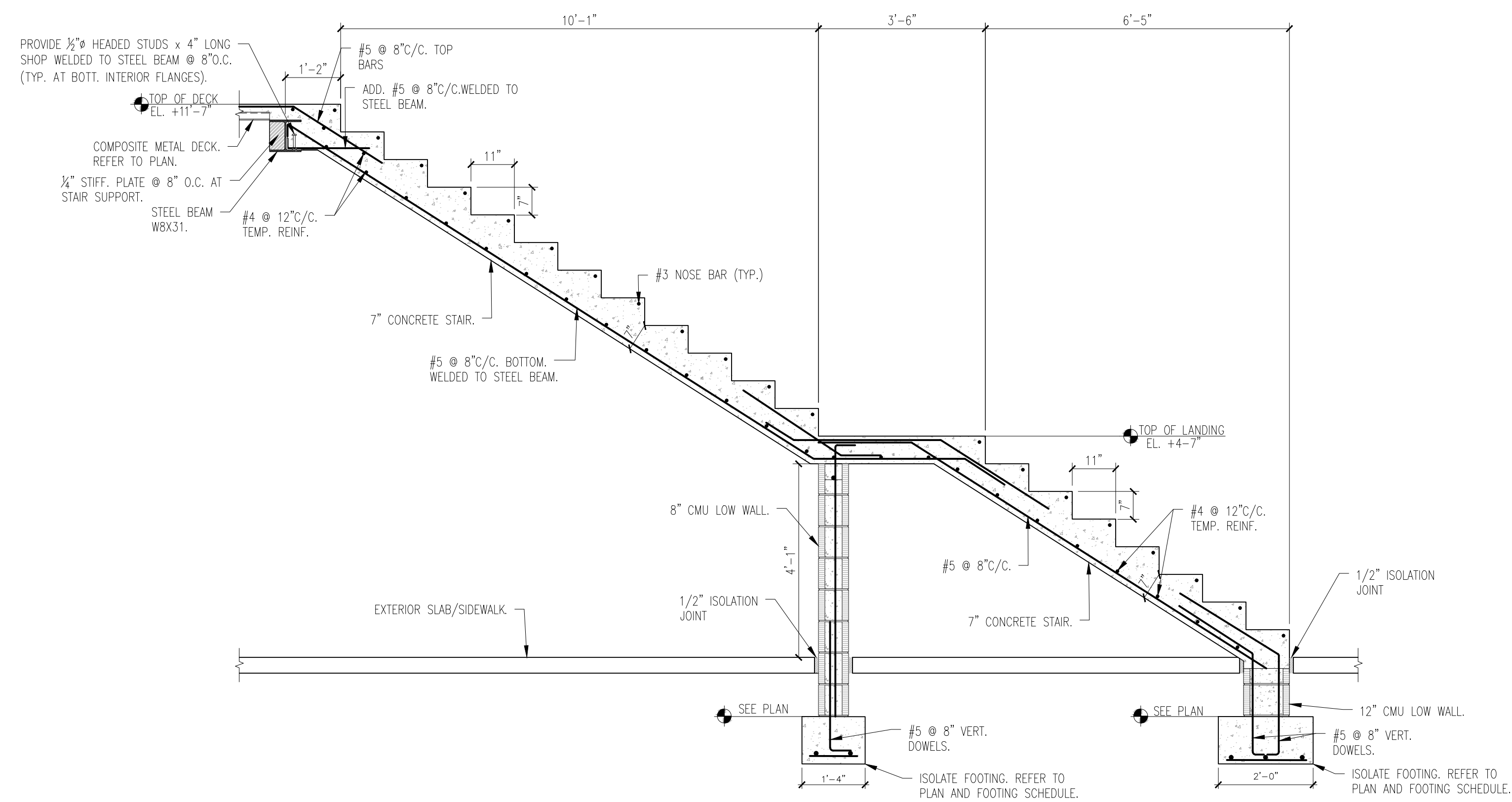
SHEET TITLE  
ROOF FRAMING PLAN

SHEET NUMBER

**S-3**

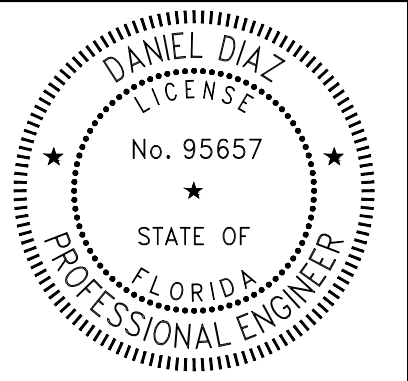


FRONT CONCRETE STAIR PLAN  
SCALE: 1/2" = 1'-0"



1 CONC. STAIR SECTION (REINF.)  
SCALE: 1/2" = 1'-0"

CONSULTANT



PROJECT

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104 4th Avenue,  
St. Pete Beach,  
FL 33706

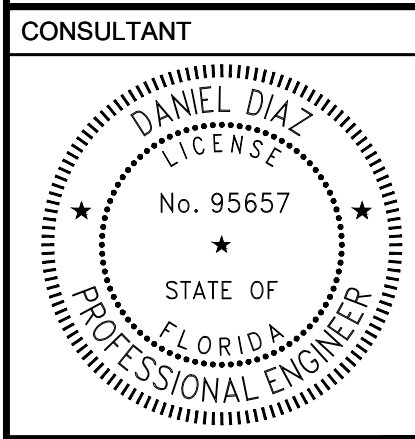
MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT  
PROJECT NO: 2025220

SHEET TITLE  
STAIR DETAILS

SHEET NUMBER

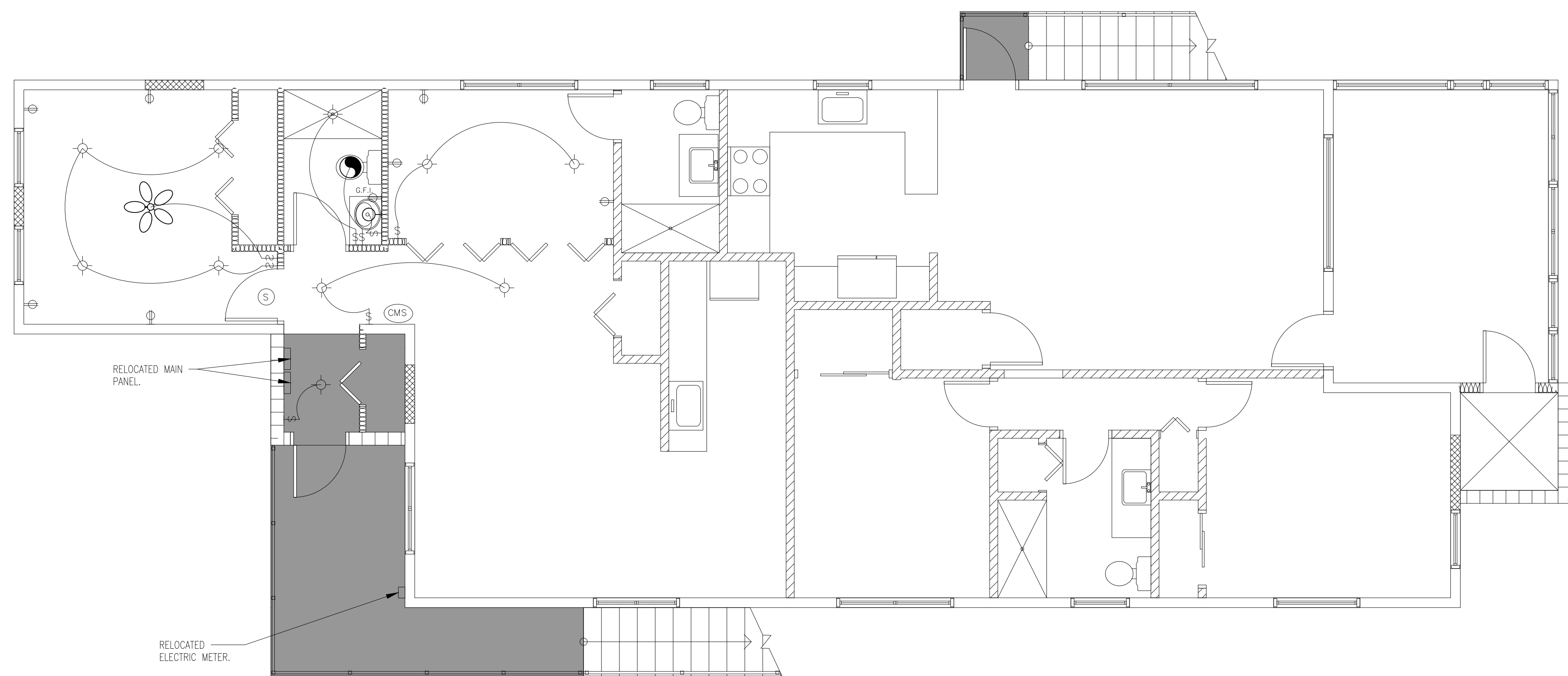
S-4



**CONSULTANT**  
DANIEL DIAZ  
LICENSE  
No. 95657  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

**PROJECT**  
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.

**104 4th Avenue,  
St. Pete Beach,  
FL 33706**



**ELECTRICAL PLAN**  
1/4"=1'-0"

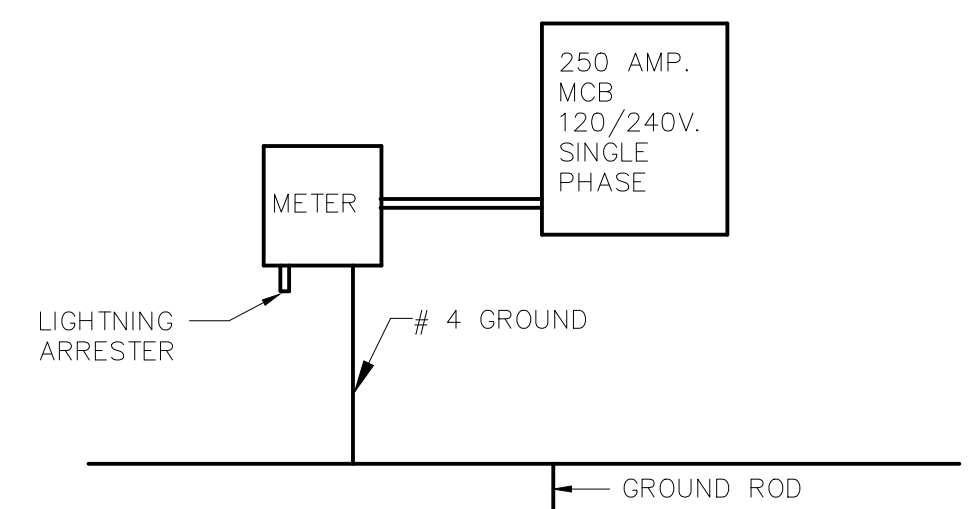
**ELECTRICAL KEY**

- ☉ CEILING MOUNTED LED CAN LIGHT FIXTURE
- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕<sub>W.P.</sub> WEATHERPROOF DUPLEX OUTLET
- ⊕<sub>G.F.I.</sub> GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊖ 220 VOLT OUTLET
- ⊖<sub>3</sub> WALL SWITCH (DIMMERS AS SELECTED BY OWNER)
- ⊖<sub>3</sub> THREE-WAY SWITCH
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- <sub>RECESSED</sub> CEILING MOUNTED INCANDESCENT RECESSED LIGHT FIXTURE
- ⊏ TV CABLE CONNECTION
- ☼ CEILING FAN
- ☼ EXHAUST FAN
- ⊕ SMOKE DETECTOR
- ☎ TELEPHONE
- ☐ FLOURESCENT LIGHT
- ⊖ GARBAGE DISPOSAL
- ☼ FLOOD LIGHT
- CONDUIT AND WIRES, CONCEALED IN CEILING OR WALL
- ☎ CHIMES
- ⊖ CM CARBON MONOXIDE DETECTOR
- ⊖ CMS CARBON MONOXIDE & SMOKE DETECTOR COMBO
- ⊕<sub>W.P.</sub> WEATHERPROOF LIGHT
- ☎ TV
- ⊖ PENDANTS LIGHT
- ☎ CHANDELIER LIGHT
- MAGNETIC TRACK LIGHT
- ☎ BACKLIT MIRROR

**NOTE:**  
LIGHTS, OUTLETS, SWITCHES & ELECTRICAL ACCESSORIES TO BE APPROVED BY OWNER BEFORE ORDERING.  
PROVIDE J. BOX FOR FAN AT ALL BEDROOM WITH SEPARATE SWITCH FOR FAN AND LIGHT.

**ELECTRICAL NOTES**

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF FLORIDA STATE STATUTE (I.E.: LITHIUM BATTERY OPERATED SMOKE ALARMS) 553.883 BATTERY-POWERED SMOKE ALARMS MUST BE POWERED BY A NONREMOVABLE, NONREPLACEABLE BATTERY THAT POWERS THE ALARM FOR AT LEAST 10 YEARS.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.I.) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL OUTLETS TO BE ON ARC FAULT CIRCUIT INTERRUPTER.
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTALS AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
SWITCHES.....42"  
OUTLETS.....14"  
TELEPHONE.....14"  
TELEVISION.....14"
- COORDINATE WITH OWNER FOR TYPE & LOCATION OF CAN LIGHT, FANS DIMMERS, SWITCHES, RECEPTACLES, PHONE LINES, TV CABLE, ETC.
- ELECTRICAL CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL COMPLETE ELECTRICAL SYSTEM AND RELATED COMPONENTS IN COMPLIANCE WITH N.E.C. AND ALL APPLICABLE LOCAL REGULATIONS.



**ELECTRICAL RISER DIAGRAM**  
N.T.S.

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

**SHEET MANAGEMENT**  
PROJECT NO: 2025220

**SHEET TITLE**  
ELECTRICAL PLAN

**SHEET NUMBER**  
**E-1**

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

**Agenda Report**

**Agenda Title Name:** Design Review No. 25025: 102 4th Avenue

**Action Request:** None - for review purposes.

**Strategic Objective:**

**Date:** March 5, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** In addition to the accompanying certificate of appropriateness request, which is required pursuant to Land Development Code Sec. 28.8.(a) due to the deck and stair additions to this contributing residence that encroach into the required setbacks, Staff is bringing forward this item for design review. While the decks and stairs encroach beyond the setbacks permitted for the Historic Preservation Board to approve through a certificate of appropriateness or design review, approval of both requests by this Board would allow the applicant to construct decks with a setback of ten feet from the front and rear property lines, and stairs seven feet from the front and rear property lines, even if the accompanying variance request is denied by the Board of Adjustment. The deck and stairs are proposed at 4'-2" from the front property line, and 5'-3" from the rear property line, at their closest points.

The existing residence is a single-story masonry vernacular home that is minimally adorned. The elevated ground floor utilizes masonry construction and includes an identical front door with roller windows offset to the elevated residence, which helps somewhat preserve the design of the elevated living level above. The deck itself provides banding and assists with providing visual support for the elevated living level. The horizontal cabling of the deck, while likely appropriate for the horizontally-oriented residence at its current floor height, is less appropriate for a home that is being elevated an additional 11 feet

and now has a much stronger vertical emphasis. In lieu of horizontal cable railing, the applicant may wish to utilize vertical pickets of a more contemporary material such as wood. The overall height of the home, while still compliant with the district regulations, also exceeds by over five feet the required floor elevation for a residence in the property's flood zone. Although the City promotes elevation of nonconforming residences when determined to be in the best interest of the homeowner, the extent of elevation is likely to result in loss of contributing status under future historic surveys. The owner of the property has acknowledged this through submittal of a request to de-designate the residence as a locally-designated historic resource, which may make it ineligible for benefits of such designation in the future.

The elevation proposed for the residence is in place and will not result in the enclosed portion of the building extending further into any required yard setback. The front screened porch is being converted to an open deck and an elevator is being added into the interior jog that will remain within the general building footprint. The subject residence and its neighbor that are also proposed for elevation are set along other residences that encroach a greater distance toward the front property line, two of which are elevated. While the features of the subject development are not the same, Staff finds that the elevation will not result in a structure of inappropriate mass or scale compared with other, existing, residences in the vicinity.

Staff finds the applicant should utilize stucco for the ground floor, provide similar roller and door styles on the ground floor as on the elevated floor, and consider an alternative barrier around the deck than a more modern cable railing, as part of the design considerations. Should the applicant wish to retain the structure's contributing status, the applicant should also consider a lower elevation that meets the floodplain elevation requirements, which would place the residence's elevated floor at no less than six feet above grade. At present proposal, the twelve-foot elevation overpowers the approximately eight-foot floor height.

As with all design reviews, the Historic Preservation Board may make recommendations that assist with maintaining the compatibility of the improvements with the Local Historic District.

**Funding:** N/A

**Attachments:** 1. DR Application

Case #: \_\_\_\_\_ Submission Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_



## Application for Pass-a-Grille Overlay District Residential Design Review

The information below provides a list of details that must be shown on all plans submitted for new development, redevelopment, or additions that utilize the residential Pass-a-Grille Building Types of Land Development Code (LDC) Sec. 20.15. Please read each section carefully. Applications may be rejected if information is not provided in full at time of submittal.

Staff may require review of any project subject to residential design review before the Historic Preservation Board.

### GENERAL INFORMATION (filled out by applicant)

**Owner Name & Address**

GILBERT & DENINE DIMOLA

102 4TH AVE

ST PETE BEACH, FL 33706

Phone \_\_\_\_\_

**Representative Name & Address**

MADISON WILSON

PO BOX 15133

BROOKSVILLE, FL 34604

Phone 352-585-8326

**Property Address and Legal Description**

102 4TH AVE // MOREY BEACH BLK 9, LOT 6

**Project Description**

House lift and foundation repair to meet FEMA base flood elevations.

**TYPE OF ACTIVITY**

New Construction: \_\_\_\_\_

Addition: \_\_\_\_\_

Other (please explain): Elevation of home.

**Required Drawings**

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

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

## Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

### **LDC Sec. 20.22. - General building design (residential).**

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

- (a) The mass of a building must include:
  - (1) *Primary mass.* The building shall have a distinct primary mass.
  - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
  - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
  - (1) Windows in varying, yet similar arrangements.
  - (2) Appropriate vertical visual consistency at the centerline of the façade.
  - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
  - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
  - (1) Proximity (objects close together complement each other).
  - (2) Similarity- common textures, colors or features.



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

**Agenda Report**

**Agenda Title Name:** Design Review No. 26027: 104 4th Avenue

**Action Request:** None - for review purposes.

**Strategic Objective:**

**Date:** March 5, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** In addition to the accompanying certificate of appropriateness request, which is required pursuant to Land Development Code Sec. 28.8.(a) due to an elevator and deck and stair additions to this contributing residence that encroach into the required setbacks, Staff is bringing forward this item for design review. While the decks and stairs encroach beyond the setbacks permitted for the Historic Preservation Board to approve through a certificate of appropriateness or design review, approval of both requests would allow the applicant to construct an elevator addition to the front of the residence with a setback of ten feet from the front property line, and decks 4'-2" from the side property line, even if the accompanying variance request is denied by the Board of Adjustment. The applicant is proposing an elevator with a setback of 4'-8" from the front property line, and a deck 3'-5" from the side property line.

The structure is a single-story two-family masonry vernacular residence that was built in 1963 according to its Florida Master Site File. The applicant is proposing to elevate the residence substantially higher than 10.0' NAVD 88, to 17.1' NAVD 88, which will make the residence compliant with the floodplain regulations. The structure also adds a flat-roofed elevator addition to the front, in lieu of the substantial decks and stairs proposed for the neighboring residence, which falls below the primary roof ridge.

While additions to historic residences are always preferable recessed along the side or the rear, Staff finds the elevator addition is not incompatible with the architecture of the building. As a simple masonry residence, the siding should match the adjacent, existing and elevated building, the addition in narrow and secondary in scale, and it provides a flat roofline which does not overpower or attempt to mimic the roofline of the primary residence. It is also the least obtrusive location from a zoning standpoint, with the interior of the home arranged such that a rear elevator would not allow access to the front tenant space, and a side addition would encroach a significant distance toward neighboring properties.

What is more impactful is the addition of the garage access and elimination of the primary walk-up access from the front of the structure. The front-facing roll-up garage door would not have been out of character as an element included in initial construction of the mid-1960s residence. However, as a later addition, the garage does not retain the spaces and layout of the existing residence. The elevation is also a significant concern. The twelve-foot elevation substantially dwarfs the existing approximately eight-foot floor height of the residence and provides, with the front elevator addition, a much more vertically-oriented structure than the existing residence. Staff finds that the structure is likely to be assessed to lose its contributing historic status under future historic surveys due to the substantial changes being undertaken. The owner has acknowledged this, submitting a request to de-designate the residence from the local historic registry. While the property was listed on the registry post-storm, it has been listed for more than one year and has not taken advantage of the substantial improvement exception for the scope of storm-related repair work completed, authorizing the de-listing.

As with all design reviews, the Historic Preservation Board may make recommendations that assist with maintaining the compatibility of the improvements with the Local Historic District.

**Funding:**

**Attachments:**

1. DR Application

Case #: \_\_\_\_\_ Submission Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_



### Application for Pass-a-Grille Overlay District Residential Design Review

The information below provides a list of details that must be shown on all plans submitted for new development, redevelopment, or additions that utilize the residential Pass-a-Grille Building Types of Land Development Code (LDC) Sec. 20.15. Please read each section carefully. Applications may be rejected if information is not provided in full at time of submittal.

Staff may require review of any project subject to residential design review before the Historic Preservation Board.

**GENERAL INFORMATION (filled out by applicant)**

**Owner Name & Address**

RONALD & MARGARET SCHIFF

104 4TH AVE

ST PETE BEACH, FL 33706

Phone \_\_\_\_\_

**Representative Name & Address**

MADISON WILSON

PO BOX 15133

BROOKSVILLE, FL 34604

Phone 352-585-8326

**Property Address and Legal Description**

104 4TH AVE, ST PETE BEACH, FL // MOREY BEACH BLK 9, LOT 7

**Project Description**

House lift and foundation repair to meet FEMA base flood elevations.

**TYPE OF ACTIVITY**

New Construction: \_\_\_\_\_

Addition: \_\_\_\_\_

Other (please explain): Elevation of home.

## Required Drawings

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

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

### Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

#### LDC Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

- (1) *Primary mass.* The building shall have a distinct primary mass.
- (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
- (3) Voids that allow for natural breaks in the mass.

(b) Proportional design elements shall include:

- (1) Windows in varying, yet similar arrangements.
- (2) Appropriate vertical visual consistency at the centerline of the façade.
- (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
- (4) Overall design shall be symmetrically or asymmetrically balanced.

(c) Design must include the following rhythms:

- (1) Proximity (objects close together complement each other).
- (2) Similarity- common textures, colors or features.

**Required Drawings**

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

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

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

*Margaret Sue Schiff*  
Ronald D. Schiff  
Applicant Signature

2/10/25  
2/10/25  
Date

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

**Agenda Report**

**Agenda Title Name:** Design Review No. 26029: 301 Gulf Way

**Action Request:** None - for discussion only.

**Strategic Objective:**

**Date:** March 5, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** The subject residence was included in the 2003 Boundary Increase of the Pass A Grille National Register District as a contributing resource to the District, but was reassessed in 2015 to no longer be contributing. This change is likely due to a significant alteration and addition to the western side of the structure that occurred in 2010, which changed the western-facing features and roofline of the residence. The structure is eligible for the subject design review process to use the House-Small standards applicable to building additions in the Pass A Grille Overlay District, but not the greater contributing structure standards that are applicable to structural additions found to retain the building as a contributing resource.

The subject request is being brought forward for design review due to the addition of decks and stairs that encroach to a setback of seven feet from the southern "secondary front" property line where ten feet is required, and to 3'-9" on the north side yard where 4'-3" is required, based on the underlying zoning of RLM-2. Approval of the subject design review would allow both of those features to be permitted without a variance. However, as the associated residence is being elevated in place and will not be relocated or structurally modified to meet the three-foot setback from the north side yard and east rear yard required by the Land Development Code at time of elevation, the Board of Adjustment must still approve the project scope for variance after review by the Historic Preservation

Board.

The subject structure contains craftsman detailing but is differentiated from some of the smaller-scale historic bungalows in the District through arch windows and a much more dominant secondary gable massing than most historic craftsman houses. The porch is shallow and there is columnwork adjacent to it, but the gable roof above lacks rafter tails and other elements associated with historic construction of the style.

Staff finds, purely from an architectural standpoint, the structure generally preserves its form and massing and is elevated only the adequate distance to make reasonable use of the ground floor as a storage and access space. Vehicle access remains from the alleyway and, while the structure would have been more architecturally compatible with the District as an expanded walk-up at its minimum 5.2-foot elevation with lattice placed elsewhere around the exposed foundation, the elevation itself is not disproportionate with the living level that remains. The vertical supports of the deck railing both match the vertical orientation of the residence and are appropriate for the style generally.

The applicant should address why the horizontal siding of the upper story was not utilized below the horizontal support band between the two stories, which is generally preferred under the architectural guidelines. The applicant should also consider a thicker top railing to the deck railing to more closely match porch barriers frequently used in the bungalow styling.

As with all design reviews, the Historic Preservation Board may make recommendations that assist with maintaining the compatibility of the improvements with the Local Historic District.

**Funding:**

**Attachments:**

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

**Agenda Report**

**Agenda Title Name:** Height interpretation: New buildings in the Pass A Grille Overlay District

**Action Request:** None - for Board discussion.

**Strategic Objective:**

**Date:** March 5, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** At the February meeting, the Historic Preservation Board requested additional information on the under-construction project at 110 15th Avenue, a new single-family home. The plans for the property show the roof parapet at 26'-5" above the measurement starting point (eight feet from grade), with an overall rooftop storage and access area of approximately 32 feet from that point. Under the current regulations, the parapet is approximately 1.5 feet below the allowable height of 28 feet, while the overall non-habitable space height is right at the height limit of 32 feet. Under the flood zone and height definition applicable prior to the flood map changes that occurred in 2021, the parapet height is still compliant with the 28 feet height limit, and the overall height is approximately 1'-3" taller than what would have been permitted at that time. Staff finds the height of the building complies with the regulations currently applicable to the property.

Staff recognizes that the height definition and applicable standards of Land Development Code Section 7.2.(k), which outline appurtenances permitted above the height limit, use the term "habitable" when the examples given fall into a more informally-defined "occupiable" space. Antennas, elevator shafts, and other features listed as examples are non-habitable but are different conceptually from bathrooms, closets, and other features that tend to be considered part of the overall residential square footage but are also

considered "non-habitable".

Since adoption of the original Pass A Grille Overlay District in the late 1990s, which was partially put in place to regulate height, the City has had a different definition and/or applicable standards for "height" in the Pass A Grille Overlay District than the definition or standard applicable to the rest of the City. Pertinent language has significantly changed three times, as follows:

### **2003 - 2016**

#### Land Development Code Division 2

Height means the vertical distance above the required\* flood elevation to the highest point of a flat roof, to the deck of a mansard roof or to the average height between the plate and the ridge of gable or hip roofs, not including chimneys, antennas, elevator shafts, mechanical rooms or other non-habitable areas.

\* Changed to base (from required) flood elevation in 2015.

#### Land Development Code Division 20

Sec. 20.10. - Maximum height of structures.

(a) Residential and transient accommodation structures: No new or substantially improved building within the PAG Pass-a-Grille Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet.

### **2017-2021**

#### Land Development Code Division 20

Sec. 20.02 - Definitions.

Building height : Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for

second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed not to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed thirty-two (32) feet. Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

## **2021-Present**

### Land Development Code Division 20

#### Sec. 20.02 - Definitions.

Building height: Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:

- a. For any structure with habitable space located less than eight (8) feet above natural grade, height shall be measured from the property's required Design Flood Elevation.
- b. For any structure with habitable space beginning at or higher than eight (8) feet above natural grade, height shall be measured from eight (8) feet above natural grade.

Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

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The City-wide height definition, applicable from the year of district adoption, states that non-habitable spaces are not included in the definition of "height". However, unlike all other areas of the City, properties in the Pass A Grille Overlay District that contain residential or lodging uses also have strict overall limits to building height, of 32 feet based on starting point measurement. Prior to 2021, this measurement was taken from base flood elevation, which at the time was equal to and up to three feet higher for properties across Pass A Grille; the 2021 flood maps largely favored lower elevation requirements for properties along Gulf Way, while those toward Pass A Grille Way saw minimal changes of 0-1 feet. With average grade elevations of 3-4.5 feet NAVD 88 along Pass A Grille Way and the Avenues, and grade elevations of 5.5-6.5 feet along Gulf Way, the definition changes had limited impact to new construction along Pass A Grille Way. The definition and flood map changes, taken together, may have allowed some properties along Gulf Way to be built up to approximately three feet higher than would have been permitted under the original height definition, with most being permitted an additional 1-2 feet of height when measured from lot grade.

While Senate Bill 180 is still active and may limit definition modifications or significant interpretation changes in the near term, Staff can explore with the City Attorney's Office options for substituting the term "habitable" with a more suitable term for the types of features provided as examples within relevant definitions and general Code permissions. This definition change would likely be specific to the Pass A Grille Overlay District and would not apply more generally in the City, including in the CRD-Eighth Avenue District.

**Funding:** N/A

**Attachments:**

1. Building Height Definition - 1993
2. PAG Ord 1999
3. 2003 PAG Standards
4. 2003 Height Definition
5. 2021 PAG Height Standards
6. 110 15th Ave Roof Access Plan & Elevation

(4) Service bays - an area within an establishment for repairing motor vehicles, each bay providing space for one vehicle.

(5) Service and repair garage - an establishment which provides minor service and maintenance of the ancillary systems of a vehicle including such services as sales and service of spark plugs, batteries, and distributor and ignition system parts; sales service, and repair of tires; replacement of mufflers, tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, windshield wipers and blades, grease retainers, wheel bearings, mirrors, and the like; radiator cleaning, flushing, and fluid replacement; washing and polishing, and sale of automotive washing and polishing supplies; greasing and lubrication; installing and repairing fuel pumps, oil pumps, and lines; minor adjustment and repair of carburetors; emergency repair of wiring; minor motor adjustment not involving removal of the head or crankcase; and warranty maintenance and safety inspections.

Bed and breakfast. An owner occupied/operated dwelling containing no more than four lodging units, including the resident manager's unit, which do not have independent kitchen facilities; providing transient lodgings and breakfast.

Blood bank. Any corporation, partnership or business which engages in the activity of receiving or taking blood, plasma or any component thereof from human donors for a monetary consideration.

Boathouse. An accessory building built over water, designed or used for the protection and storage of boats and boat supplies.

Building. Any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, or property.

~~Building. A structure having a roof supported by columns or walls.~~

Building height. The vertical distance measured from the one-hundred-year flood level at the front of the building to the highest point of the roof for flat roofs; to the deckline of mansard roofs; and to the mean height between eaves and ridges for gable, hip and gambrel roofs; further, provided that decorative features, elevator lift housings, stair towers, air conditioning units, television or radio antennas, or other mechanical or functional features extend no more than ten (10) feet above said vertical distance.

Car wash. An establishment engaged in the business of, or as an accessory use, washing domestic vehicles with self-serve, automated or staffed facilities.

Clinic. An establishment used for medical or dental care which is comprised of a variety of medical specialties and which has equipment on site to diagnose and administer treatment on an outpatient basis.

~~Clinic. An establishment where patients who are not lodged overnight are admitted for examination and treatment by one person or a group of persons practicing any form of healing or health building service to individuals whether such persons be medical doctors, chiropractors, osteopaths, chiropractists, naturopaths, optometrists, dentists or any such profession, the practice of which is lawful in the State of Florida.~~

ORDINANCE 99 - 62

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA AMENDING CHAPTER 134, ARTICLE VI OF THE CODE OF ORDINANCES BY ESTABLISHING THE PASS-A-GRILLE PLANNING DISTRICT; BY DEFINING THE AREA OF THE DISTRICT; BY PROVIDING FOR A TWENTY-EIGHT FOOT BUILDING HEIGHT LIMIT WITHIN THE DISTRICT; AND BY PROVIDING AN EFFECTIVE DATE.

THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA,  
DOES ORDAIN

**Section One (1):** Chapter 134, Zoning Code, Article VI of the Code of Ordinances, City of St. Pete Beach, Florida, is hereby amended by adding the following:

Division 12 Pass-a-Grille Planning District

Sec. 134-1440 Pass-a-Grille Planning District

(a) The Pass-a-Grille Planning District (PAG District) is hereby established as a special planning district.

(b) The PAG District shall consist of that area bordered on the north by 32<sup>nd</sup> Ave. and running south to the point where the island meets the Pass-a-Grille Channel, limited to that area lying between Pass-a-Grille Channel and the Gulf of Mexico. The boundaries of the PAG District are shown on the map accompanying this ordinance and made a part of this Division and designated the "Pass-a-Grille Planning District of St. Pete Beach, Florida." The official PAG District map, properly attested, is on file in the office of the city clerk. The official zoning map of the City of St. Pete Beach is to be amended to reflect the location and boundaries of the PAG District. The PAG District, which overlays zoning districts R-2, R-3 and R-3A, C-1 and C-3, shall be subject to the regulations specified within this Division in addition to the regulations of the underlying zoning districts.

(c) Where the requirements of the PAG District conflict with the requirements of the underlying district, the provisions of the PAG District shall prevail.

Sec. 134-1441 Building Height. No new or substantially improved building within zoning districts R-2, R-3, and R-3A shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation of the applicable building site, as indicated on the adopted flood insurance rate maps published by FEMA; provided that the overall roof height shall not exceed thirty-two (32) feet

**Section Two (2):** This ordinance shall become effective immediately upon final passage.

Passed on first reading October 21, 1999

Passed on Second reading November 16, 1999

Attest:

Theresa B. McMaster

Attest City Clerk:  
Theresa McMaster

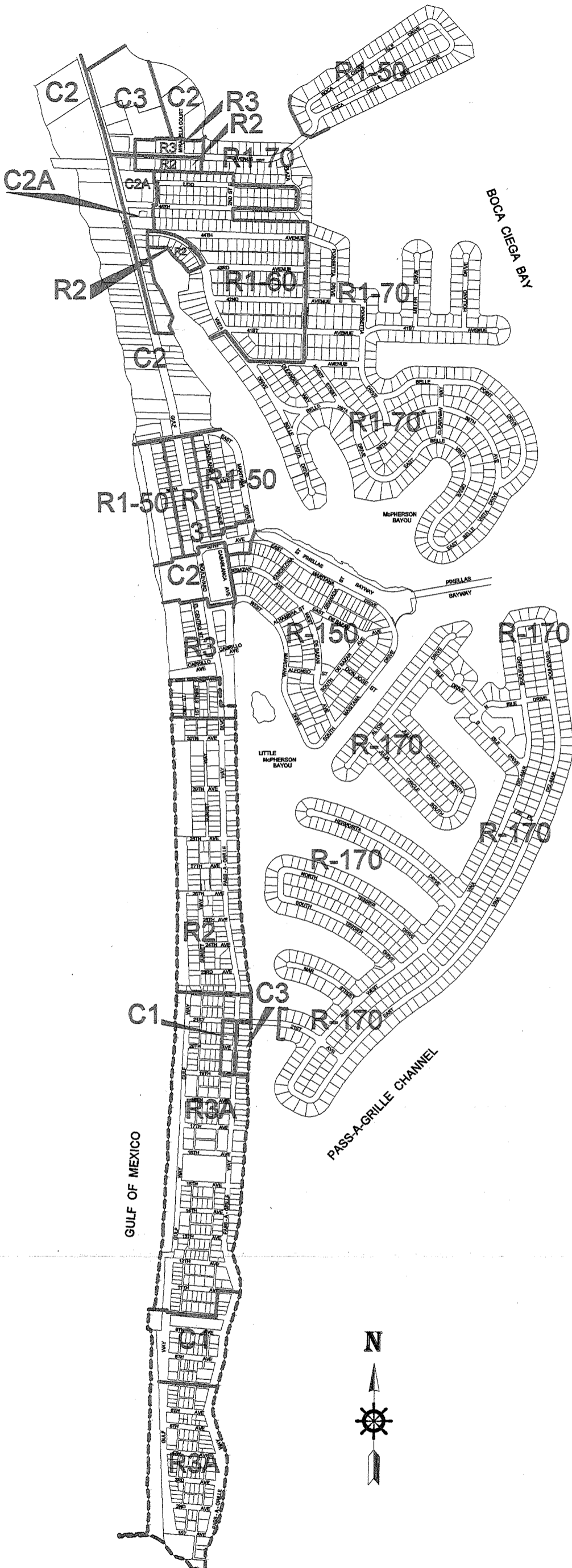
Ron McKenney

Mayor:  
Ronald McKenney



# City of St. Pete Beach

## COMPREHENSIVE ZONING MAP



R-1-50	Single Family Residence LDR - 5 UPA
R-1-60	Single Family Residence LDR - 5 UPA
R-1-70	Single Family Residence LDR - 5 UPA
R-2	One and Two Family Residential ULDR - 7.5 UPA
R-3	Multi-Family Residential MDR - 15 UPA
R-3A	Multi-Family Residential LDMR - 10 UPA
R-3B	Tourist Residential LDMR W-PERM. TOURIST LODGING OVERLAY - 10 UPA
RO-1	Residential-Office-One RO -15 UPA
RO-2	Residential-Office-Two RO -15 UPA
ROR	Residential-Office-Retail ROR -15 UPA
C-1	Neighborhood Commercial NC - 15 UPA
C-2	Tourist Residential TR 15-30 UPA
C-2A	Tourist Commercial ROR 15 UPA
C-3	General Commercial
----- PAG	Pass-A-Grille Planning District Section 134-1440, Adopted November 16, 1999 Ordinance 99-82

**Section 20.7. Additional requirements.**

All proposed new construction within the PAG Pass-a-Grille Overlay District shall not be issued a building permit until such proposed construction has been reviewed by the appropriate board of authority to ensure it's compatibility with neighboring structures.

**Section 20.8. Minimum zoning lot requirements.**

The minimum lot area and width requirements in the PAG Pass-a-Grille Overlay District shall be the same as those imposed by the underlying district.

**Section 20.9. Minimum yard requirements.**

The minimum yard depth and width requirements in the PAG Pass-a-Grille Overlay District shall be the same as those imposed by the underlying district. No structures shall be permitted seaward of the city's Coastal Construction Setback Line.

**Section 20.10. Maximum height of structures.**

- (a) **Residential and transient accommodation structures:** No new or substantially improved building within the PAG Pass-a-Grille Overlay District and having the underlying zoning designation of RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet.
- (b) **Other structures:** 35 feet.

**Section 20.11. Minimum off-street parking requirements.**

- (a) **Residential:** Two spaces per dwelling.
- (b) **All other uses.** As determined necessary under the conditional use approval procedures.

**Section 20.12. Landscaping required.**

All uses shall be landscaped in accordance with the provisions of Division 22 of this code.

**Section 20.13. Maximum floor area ratio.**

Maximum floor area ratio (FAR) for non-residential uses: Underlying district requirements.

**Section 20.14. Maximum impervious surface ratio.**

Maximum impervious surface ratio (ISR) for residential and transient accommodation uses: 0.70

Maximum impervious surface ratio (ISR) for non-residential uses: Underlying district requirements.

**Gross land area** means the total land area within the property boundaries of the subject parcel specifically excluding any public road rights-of-way or submerged land.

**Guest room.** See: "Transient accommodation unit".

**Height** means the vertical distance above the required flood elevation to the highest point of a flat roof, to the deck of a mansard roof or to the average height between the plate and the ridge of gable or hip roofs, not including chimneys, antennas, elevator shafts, mechanical rooms or other non-habitable areas.

**Historic building or site** means a property, site, zoning lot, building, or structure, that has been designated as "historic" by the City Commission or that is listed on the National Register of Historic Places as being worthy of protection, enhancement and perpetuation because of its cultural, historic, architectural, or archaeological significance and integrity.

**Home occupation** means a business, profession, occupation, or trade which is conducted within a portion of a residential building or accessory building for the economic gain or support of a resident of the dwelling, and which is incidental and secondary to the residential use within the dwelling.

**Hotel.** See "Transient accommodation use – Hotels and motels. (1) Hotel".

**Impervious surface** means any material that prevents absorption of storm water into the ground.

**Impervious surface ratio (ISR)** means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

**Intensity** means the amount or magnitude of a use on a site or allowed in a zoning district. Generally, it is measured by floor area. Intensity may be measured by such things as number of employees, amount of production, trip generation, or hours of operation. [See also "Density" and "Floor area ratio".]

**Interior lot.** See "Lot types – Interior lot".

**Kennel** means a facility for the keeping of more than five adult dogs or 10 adult cats on site. "Adult" means having attained the age of one calendar year or greater. Kennels are regulated on the basis whether they have outdoor runs or not.

**Kitchen** means any room or portion of a room within a building designed and/or used or intended to be used for the cooking or preparation of food, which may also include, but is not limited to, stoves, microwave ovens, sinks, refrigerators, storage or other food preparation equipment, or any combination thereof. This may not include outside grilling facilities or other items determined by the City Manager as not constituting a kitchen.

**Land Development Code** mean ordinances or regulations enacted by the City of St. Pete Beach for the regulation of any aspect of development and include, but are not limited to, zoning, signs, drainage and any other regulations controlling the development of land.

**Sec. 20.17. Building height.**

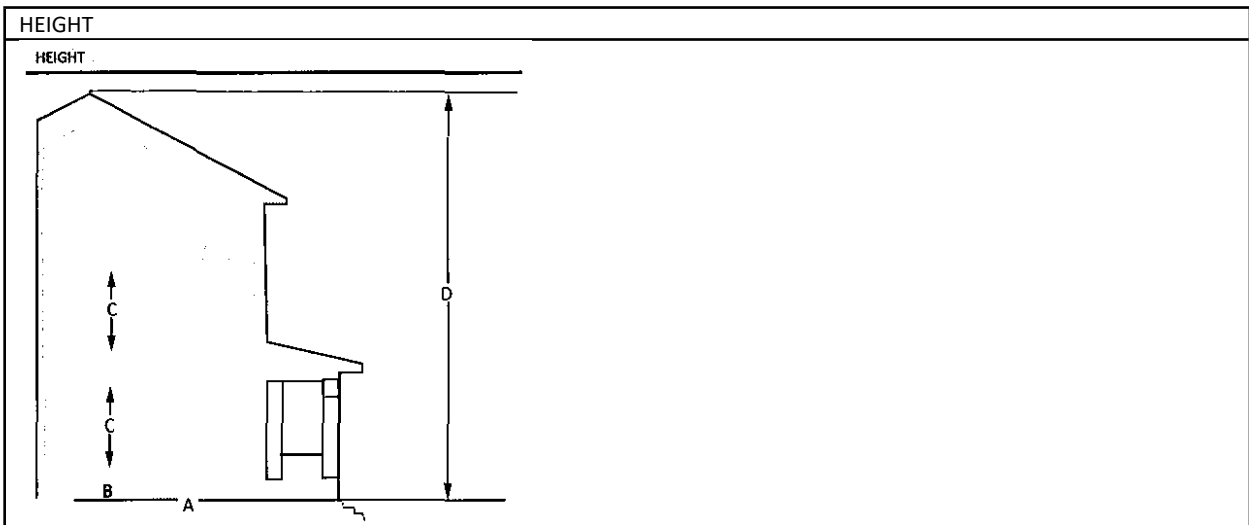
Each building lot typology in section 20.15 provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:

- a. For any structure with habitable space located less than eight feet above natural grade, height shall be measured from the property's required Design Flood Elevation.
- b. For any structure with habitable space beginning at or higher than eight feet above natural grade, height shall be measured from eight feet above natural grade.

Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

	MIN	MAX
Building facade requirements:		
A - Base Flood Elevation (BFE) refer to Sec. 98-33		
B - Finished Grade (FG)	Determined by the BFE & FG	
C - Height of Floors (liveable)	8	14
D - Total Height (Measurement from the required DFE)	—	—
Residential*	—	28-32*
Commercial (non-residential)	—	Refer to Underlying Zoning District

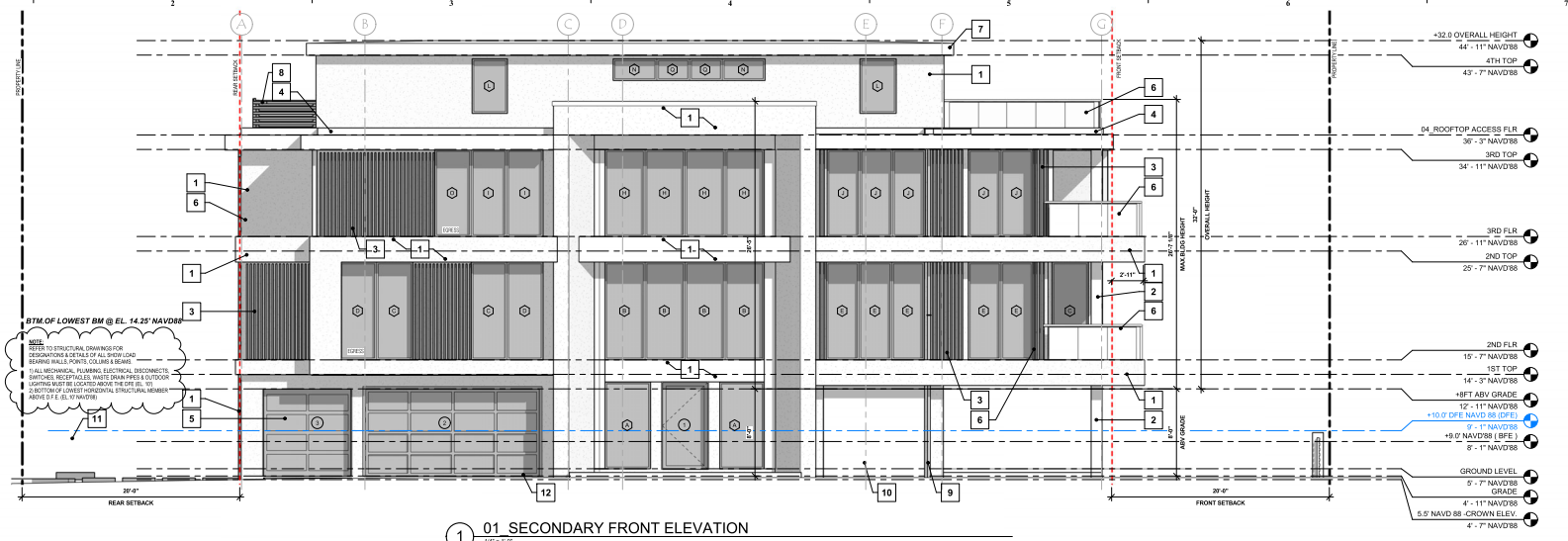
\* Not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the location specified above, further provided that the overall roof height shall not exceed 32 feet.



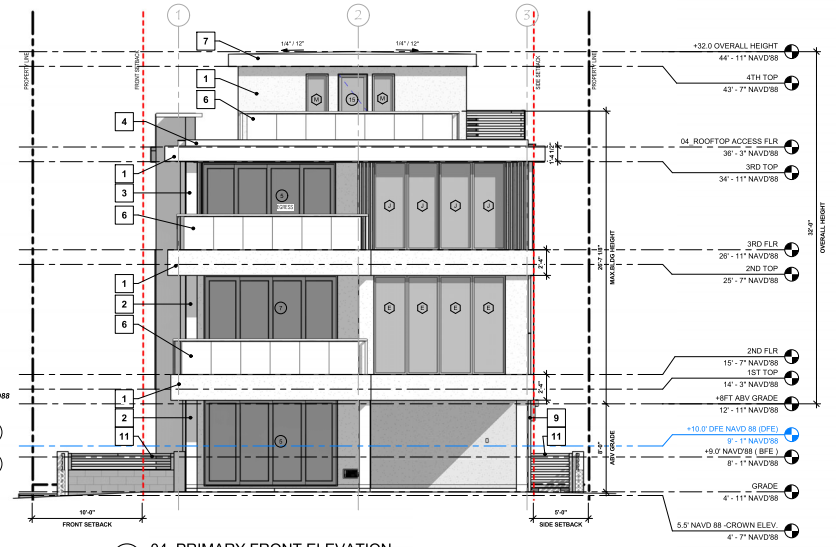
(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021)







1 01 SECONDARY FRONT ELEVATION  
16'1" x 10'



2 04 PRIMARY FRONT ELEVATION  
16'1" x 10'

WINDOW SCHEDULE					
Mark	Count	Width	Height	Type	Solar Heat Gain Coefficient (U) / Solar Heat Gain Coefficient
A	2	4'-2"	8'-0"	4280 FXD	
B	4	3'-4"	9'-0"	3590 FXD	
C	4	3'-4"	9'-0"	3480 FXD	
D	2	3'-4"	9'-0"	3480 CSMT	
E	10	16'-0"	9'-0"	3590 FXD	
F	1	2'-0"	3'-0"	2030 FXD	
G	5	3'-0"	3'-0"	3050 CSMT	
H	4	3'-4"	8'-0"	3580 FXD	
I	2	3'-4"	8'-0"	3480 FXD	
J	11	3'-0"	8'-0"	3080 FXD	
K	11	3'-0"	8'-0"	3080 CSMT	
L	2	3'-4"	8'-0"	3450 FXD	
M	2	3'-4"	8'-0"	2080 FXD	
N	2	4'-0"	9'-0"	4020	
O	1	3'-4"	8'-0"	3480 CSMT	
P	3	2'-0"	3'-0"	2030 FXD	
Q	5	3'-0"	2'-0"	3020	
R	1	4'-2"	8'-0"	4280 FXD	
S	1	4'-2"	8'-0"	4280 FXD	
Grand total: 63					

DOOR SCHEDULE					
Door No.	Count	W	H	TYPE	
1	1	4'-2"	8'-0"	4280 EXT FULL BLK	
2	1	18'-0"	8'-0"	15080 OVH GARAGE DR	
3	2	8'-0"	8'-0"	9080 OVH GARAGE DR	
4	1	3'-0"	8'-0"	3080 EXT DR	
5	3	12'-0"	8'-0"	12080 SC20 MIN FIRE RATED	
6	3	3'-0"	8'-0"	12080 SC20 MIN FIRE RATED	
7	1	12'-0"	8'-0"	12080 SC20 MIN FIRE RATED	
8	1	3'-0"	8'-0"	3080 INT. GLASS-FRAMELESS	
9	1	2'-0"	8'-0"	2080 INT. CLOVER	
10	5	2'-0"	8'-0"	2080 INT. S.C.	
11	11	2'-8"	8'-0"	2880 INT. PKT	
12	12	2'-8"	8'-0"	2880 INT. S.C.	
13	1	3'-0"	8'-0"	3080 SC20 MIN FIRE RATED	
14	4	2'-8"	8'-0"	2880 INT. PKT	
15	2	2'-8"	8'-0"	2080 GL. DR.	
16	1	2'-0"	8'-0"	24" x 96"	
Grand total: 42					

ELEVATION COLOR KEY	
2 3	BLUE CHARCOAL SW-079
1	EXTRA WHITE SW-008
1	SOFFIT TAG TRK
4 7 8 9	TRICOIN BLACK SW-058

ELEVATION MATERIAL KEY	
1	SMOOTH STUCCO COLOR: EXTRA WHITE
2	COLLARS COLOR: BLUE CHARCOAL SW-079
3	POWDER COATED ALUMINUM CLADDING COLOR: BLUE CHARCOAL SW-079
4	SMOOTH STUCCO @ 12" PARAPET COLOR: TRICOIN BLACK SW-058
5	IMPACT GARAGE DOOR - CLORPY
6	IMPACT TEMPERED GLASS RAILING
7	FABRIC COLOR: TRICOIN BLACK SW-058
8	POWDER COATED ALUMINUM MECHANICAL SCREEN COLOR: TRICOIN BLACK SW-058
9	ALUMINUM GITTER & DOWNSPOUT SW-420N
10	WATER FEATURE - TILE
11	4FT HIGH ALUMINUM BLACK FENCE
12	SMART FLOOR VENT

**WINDOW NOTES:**  
1. ALL ROOMS USED FOR SLEEPING SHALL BE PROVIDED WITH ONE WINDOW MEETING THE EXPRESS REQUIREMENTS OF IRC-AL-101.

**W&D FLASHING NOTE:**  
1. ALL WINDOWS TO BE IMPACT AND LAMINATED TEMPERED

**FEMA NOTE FOR AREAS BELOW B.F.E.**  
(PER FEMA TECHNICAL FACT SHEET NO. 8-1)  
ALL SPACES ON THIS LEVEL CAN BE USED ONLY FOR BUILDING ACCESS, PARKING AND STORAGE.  
THE CONSTRUCTION OR FINISHING OF ANY SPACE ON THIS LEVEL FOR RECREATIONAL OR HABITABLE PURPOSES IS STRICTLY PROHIBITED.  
WALLS SHALL BE EQUIPPED BY FLOOD OPENINGS TO EQUALIZE THE HYDROSTATIC PRESSURES & MUST ALLOW FOR THE ENTRY & EXIT OF FLOODWATER.  
MECHANICAL OR PLUMBING EQUIPMENT TO BE INSTALLED BELOW THE B.F.E., MUST BE FLOOD-WATER RESISTANT.

**NON-CONVERSION NOTES:**  
1. THE INTERIOR AREA BELOW THE DFE (ELEV. 10') SHALL ONLY BE USED FOR PARKING, STORAGE & BUILDING ACCESS.  
ALL MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL ELEMENTS SHALL BE LOCATED ABOVE THE DFE (ELEV. 10').  
ALL CONSTRUCTION MATERIALS & FINISHES BELOW THE DFE (ELEV. 10') SHALL BE 72-HOUR WATER-RESISTANT.  
3. NO INT. INSULATION IS ALLOWED BELOW DFE.

**GENERAL NOTES:**  
1. ALL MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND STRUCTURAL ELEMENTS SHALL BE LOCATED ABOVE THE DFE (ELEV. 10').  
2. ALL CONSTRUCTION MATERIALS & FINISHES BELOW THE DFE (ELEV. 10') SHALL BE 72-HOUR WATER-RESISTANT.  
3. NO INT. INSULATION IS ALLOWED BELOW DFE.

**ELEVATION NOTES**  
1. EXTERIOR SMOOTH STUCCO @ FINISHING  
2. FLASHING TYPICAL AT ALL REG. LOCATIONS

**ELEVATION FINISH NOTES:**  
**STUCCO AND EXTERIOR CLADDING FINISHES:**  
STUCCO SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER METAL OR W/FE LATH AND SHALL NOT BE LESS THAN 2 COATS WHEN APPLIED OVER MASONRY.

**CONCRETE:**  
IN 3 COAT STUCCO SHALL BE USED TO DELINEATE STUCCO AREAS NOT OPERATED THAN 1/4" MAX. 1/2" OR AT MAXIMUM DISTANCE OF 12 BETWEEN JOINTS PER ASTM C-1183 (CURRENT EDITION).

**WEAP SCREENS:**  
SHALL BE INSTALLED AT ALL STUCCO TRANSITIONS BETWEEN WOOD AND MASONRY AS REQUIRED BY ASTM C-1183 (CURRENT EDITION).

**TERMITE PROTECTION**  
SECTION 918  
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE/TERMINAL CONTROL APPLIED PRE-CASTING, BATTING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION Labeled for use as a preventative treatment to new construction.

**GENERAL NOTES:**  
1. ALL MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND STRUCTURAL ELEMENTS SHALL BE LOCATED ABOVE THE DFE (ELEV. 10').  
2. ALL CONSTRUCTION MATERIALS & FINISHES BELOW THE DFE (ELEV. 10') SHALL BE 72-HOUR WATER-RESISTANT.  
3. NO INT. INSULATION IS ALLOWED BELOW DFE.

PLOTTED: 04/14/2019  
PLOTTED BY: TJB

PROJECT NO: 23-06  
DRAWN BY: TJB  
CHECKED BY: LMB

RELEASE DATE: 04/01/2025  
REV # DATE/DESCRIPTION

REV #	DATE/DESCRIPTION
1	
2	
3	
4	

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET ID:

A2.0