



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, April 2, 2026
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the April 2, 2026 agenda.

2. Audience Comments -

If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called.

3. Approval of Minutes

a. March 5, 2026 Minutes

4. Action Items -

a. Local Historic Designation #26040: 3600 Belle Vista Dr E

Daniel and Debbie Bowen, Owners, request local historic designation of the residence at 3600 Belle Vista Dr E.

b. Local Historic Designation #26041: 107 13th Avenue

Terry and Margaret Heidi Perna, Owners, request local historic designation of the residence at 107 13th Avenue.

5. Discussion Items

a. Design Review No. 24095 (Resubmittal): 1303 Gulf Way

Audean Ross requests design review of a new House-Medium residence proposed to be built on the subject property. This is a resubmittal of a design review case that was originally reviewed at the March 2025 meeting, where the Board requested this item be brought back for review following modifications.

b. Design Review No. 26050: 205 Gulf Way

Frank Frazee of Frazee Design, Inc. requests a design review of a House-Medium single-family residence proposed to be built on the subject property.

c. Amendment to Ordinance 2025-07: Clarifying height limitations for residential development in the Pass A Grille Overlay District

Presenting potential clarifying language for the elements and spaces permitted in the span between 28-32 feet in height, as applicable to residences with flat and low-sloped roofs in the Pass A Grille Overlay District.

6. Information Items -

a. Hardship Variance No. 25043: 2004 & o [Parcel # 18-32-16-68634-009-0280] Pass A Grille Way

Jon Sipera and Kyle Bass for Charles Collom of COLLOM PROPERTIES LLC and CC BULL LLC requests an unnecessary and undue hardship variance to Land Development Code Section 20.19., which prohibits vacation of alleyways within the Pass A Grille Overlay District. If this request is approved by the Board of Adjustment, it would authorize the vacation request to be made to the City Commission pursuant to Section 1.03 of the City Charter.

b. Historic plaque program updates

Sharing an update on historic plaques, if available.

c. Design guidebook update

Sharing an update on the design guidebook progress, if known.

7. Next Meeting: May 7, 2026

8. Adjournment -

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

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

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

HISTORIC PRESERVATION BOARD MINUTES

March 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; Chloe Berryman, City Attorney; Ginny Keeter-Bodkin, Deputy Clerk; Laura Canary, Community Development Director; Kristin Coman, Planning Manager; Brandon Berry, Senior Planner; Lynn Rosetti, Planning Consultant

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

1. Approval of the Agenda –

Staff requested to add a status update item on the 10th Ave sidewalk with Camden Mills, Public Services Director, to be heard first (5.e.); Member Dashiell added an update on the status of status historic plaques (5.f.); Chair Loughery added a status update on the design guidebook (5.g.) and Vice Chair Hockensmith asked to add a brief update of on disclosure (5.h.).

Motion: Member Hurley moved and Chair Loughery seconded the approval of the agenda as amended; the motion carried 5-0.

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

3. Approval of Minutes –

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

Chair Loughery noted that the January 27th meeting included this board's recommendation to the Board of Adjustment regarding Case 25142 for 702 Pass A Grille Way, which is now being appealed. The recorded meeting proceedings are available on the city's website in addition to the minutes.

Motion: Chair Loughery moved, and Member Hurley seconded to approve the January 27, 2026 minutes as presented; the motion carried 5-0.

Motion: Chair Loughery moved, and Member Young seconded to approve the February 5, 2026 minutes as presented; the motion carried 5-0.

4. Action Items –

The Deputy Clerk swore in all those who would be testifying before the board.

- a. 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).

Senior Planner Brandon Berry reviewed a brief presentation on this request. Earlier this year this board approved a Certificate of Appropriateness to demolish the other two structures on the property. This is for the primary structure at the front of the property. He reviewed the Land Development Code criteria for demolition permits. Staff suggested that the applicant provide testimony pertaining to the inability to save the building. The structure was not noted to have sustained substantial damage during a recent post-hurricane assessment. The owner has received an extensive letter detailing redevelopment options and has been made aware of the redevelopment restrictions on the existing, nonconforming density buildings. Staff recommended approval with no stay or conditions.

Applicant Marilyn Nolan testified that neighbor behind her took the historical marker plaque for safe keeping and explained that there are some items inside they would like to save and donate to the historical museum. She testified that this was the third major storm and flood she had been through and was not able to restore the home again. She added that the house was previously a barracks for a senior officer in the 1930's. Member Dashiell requested that Ms. Nolan write down any significant history of the property that she knows.

Motion: **Chair Loughery moved, and Member Young seconded to approve the Certificate of Appropriateness for Demolition No. 26021: 103 1st Avenue with no stay; the motion carried 5-0.**

b. Certificate of Appropriateness No. 26024: 102 4th Avenue

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).

Contract Planner Lynn Rosetti presented the background and details of this request; her presentation is part of the meeting record. The applicants are seeking to elevate this structure above BFE (base flood elevation) onto a proposed new concrete foundation that would provide parking for one car, storage, and access to the elevated house. The house itself would not be altered, but the elevation and the modified foundation with stairs and a deck will change the appearance. Staff recognized the problematic nature of leaving this house at grade within an area of the city that is subject to flooding. Staff noted that the applicant is not required to elevate the building to the proposed height, but they generally do not discourage property owners from elevating as high as they prefer. However, if the elevation had been closer to five or six feet, staff felt there could have been a more reasonable discussion about creating a usable ground-level space. Their concern mainly relates to how much elevation is being proposed, as this level of elevation usually requires careful consideration. This board is considering only the Certificate of Appropriateness for the design; other matters will require approval from the Board of Adjustment.

Because the structure is still currently considered a contributing resource until the district is re-surveyed, which may take another year or two after the storm, staff advised that the applicant still obtain a Certificate of Appropriateness in the meantime. This ensures review continues during this interim period, since the building could potentially remain on the registry or be identified as contributing again during the future survey.

Applicant Gil Dimola appeared testified that they were unaware that the dwelling was on the historic register. He presented a photo of what he originally proposed that the finished home would look like. Mr. Berry confirmed that there had been some changes to the plans since design review.

Motion: Member Hurley moved to approve Certificate of Appropriateness No. 26024 at 102 4th Avenue to remove from historic designation. He withdrew the motion.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Certificate of Appropriateness No. 26024 at 102 4th Avenue without a specific recommendation to the Board of Adjustment; the motion carried 5-0.

c. Certificate of Appropriateness No. 26026: 104 4th Avenue

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).

Ms. Rosetti reviewed a presentation on the request, including background and analysis, and photographs. Staff recommended approval to protect the structure from future flooding. Mr. Berry testified that he spoke to the applicant regarding loss of historic designation.

A key concern raised by Chair Loughery was the proposal to relocate the garage from the rear alley to the front of the property, which would require a curb cut and removal of an on-street parking space. The Chair noted that front-facing garages are uncommon in this historic section of Pass-A-Grille, where alley access has traditionally been used for vehicles, and expressed concern that the change could alter the historic streetscape. Staff clarified that the COA review only applies to the architectural changes (elevator, decks, and stairs) and not the garage or curb cut, which are handled administratively through the permitting process and reviewed by staff and potentially the Board of Adjustment. The board could comment on design concerns but does not have authority to deny the project based on the garage location.

Applicant Andrew Schiff testified that rear alley access is extremely narrow (about 10 feet) and difficult to maneuver, making it impractical for parking. The proposed design would allow two tandem parking spaces under the elevated home, replacing the single rear garage. Additional considerations included accessibility for elderly homeowners and ease of trash handling.

Board members generally agreed that the applicants had carefully considered the design, and discussion concluded with acknowledgment that the board's decision is limited to the elevator, deck, and stair elements, while concerns about the front garage and curb cut were noted but outside the Board's authority.

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded to approve Certificate of Appropriateness No. 26026 for 104 4th Avenue with the recommendation to the Board of Adjustment to consider parking from the rear of properties, moving forward on other cases. The motion carried 5-0.

5. Discussion Items –

a. Design Review No. 26025: 102 4th Avenue

Mr. Berry explained that this design review allows 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. No additional living space is proposed under this project. The design allows for a partial setback encroachment. The Board of Adjustment is responsible for the remainder of the encroachment toward the front yard and the rear yard.

Staff's design comments were to continue the stucco patterning to the ground floor, the deck barrier should be vertical aluminum or a style contemporaneous with the age of the structure, and the height and massing will likely remove the home from being considered a contributing structure (which the owners are aware of). Staff felt that the primary front setback was consistent with others on the block. This is a single-family use, so there are no form or mass limitations other than those required under the design regulations.

Owner Gilbert Dimola testified that the stucco will be straight down to ground level and the deck barrier will be vertical.

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

Staff presented a design review for proposed improvements to this home, which include adding an elevator, decks, and stairs as part of elevating the structure. No additional living space is being added.

The elevator is proposed at the front (north side) of the home, with stairs on the west side and a deck and stair on the east side. The front elevator and the eastern deck slightly encroach into required setbacks, requiring variances from the Board of Adjustment. The elevator extends about 8 inches beyond the existing front wall, and the eastern deck extends about two-thirds of a foot into the side setback.

Staff noted that the elevator addition appears secondary in scale and compatible with the main structure. A design change from a flat roof to a hip-style roof helps it better match the historic character of the home. However, staff pointed out that the new front garage access significantly changes the front façade, and the extent of the elevation may prevent the house from qualifying as a contributing historic resource in the future, which the owner understands.

Staff indicated the design is appropriate but noted that variances are required for the setback encroachments, and the Board may provide recommendations before the case proceeds to the Board of Adjustment.

c. Design Review No. 26029: 301 Gulf Way

Mr. Berry presented the third and final design review for 301 Gulf Way, a non-contributing residence according to the 2015 Historic Resources Survey, meaning a Certificate of Appropriateness was not required. The proposal involves elevating the existing one-story Craftsman bungalow approximately 11 feet and adding decks and stairs, while converting the ground level to parking, storage, and access space. The project largely preserves the existing appearance and architectural character of the home, maintaining its modern Craftsman features. Vehicular access will remain from the alley, which is preferred. The elevation height was considered reasonable and not overwhelming to the structure.

Design comments were minimal, with staff suggesting a thicker top railing for the front deck to better reflect the Craftsman style. Staff also noted the use of stucco on the ground floor rather than continuing horizontal siding. The item is being reviewed prior to moving to the Board of Adjustment, as the project requires variances for setbacks less than three feet on the north and east sides due to the home being elevated in place. Staff found the proposal well designed and compatible with the existing structure.

Architect Mark Jonnati appeared on behalf of the applicants and testified as to their decision to keep the existing building: his clients are design-sensitive and wanted to preserve the visual impression. The 3rd Avenue elevation is very visible, and the applicants felt that the siding on the length of building was too much and the stucco provides a chance to change colors subtly; they thought it was the best solution.

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

In response to a request from the board, staff presented an example of a newly constructed home on Gulf Way to explain how building height is currently interpreted under the code. The home measures height from 8 feet above grade, allowing 26 ft.7 in. to the top of the habitable roof area, 28 ft. for a flat roof parapet, and up to 32 ft overall for any structure, including non-habitable elements. The top level of the example home is labeled non-habitable storage and roof access, which staff stated allows it to reach nearly the 32-foot maximum.

Board members questioned this interpretation, arguing that the upper structure appears to function as an additional floor and that the code's examples for height exceptions (such as chimneys or mechanical features) do not clearly justify a full enclosed space above the roof. Concerns were raised that this interpretation could allow future buildings to effectively add another level while technically remaining within the height limit.

Staff explained that the interpretation relies partly on Florida Building Code definitions of habitable vs. non-habitable space and acknowledged that the definition of height has evolved through multiple code revisions, creating potential ambiguity.

The discussion concluded with a recommendation from Laura Canary, Community Development Director, to hold a workshop with the City Commission and stakeholders to clarify or potentially amend the code, ensuring consistent interpretation of height limits going forward.

e. Update 10th Ave Sidewalk (added)

Public Services Director Camden Mills reported that the city did not have enough original hexagonal pavers for the sidewalk, so additional pavers were outsourced from manufacturers in gray and red. A couple of pallets of each have been ordered to maintain the same size and shape. The job should be completed in the next few weeks. Washingtonian Palms will be installed at a later date.

f. Historic Plaque Update (added)

Ms. Coman reported that the city has decided to go more "full service" and have property owners come to the city to order plaques vs. to the vendor. There will likely be one bulk order initially. Staff is finalizing the applications and working on the list of properties. The city's PIO will be publishing on the website and social media to get the information out. Interested parties will contact the Planning Department; the initial order will likely take 6-8 weeks and then orders may be quarterly thereafter.

Plaques are still \$249. Historical markers were also briefly discussed.

g. Design guidebook update (added)

Mr. Berry reported that he spoke with Consultant Tara Salmieri, who indicated she is in process and expects an 8–10-week lead time, possibly in May. He added that there is currently a pending State Bill being considered that significantly modifies SB 180 and would scale back the applicability for most of it to July. There appears to be a House companion to that bill. Staff will be tracking that, and keep the board updated.

h. Disclosure (added)

Vice Chair Hockensmith reported that due diligence with the State and the Association of Realtors, the seller's disclosure form now specifically asks whether the home is historic or in a historic district. She added that this should be part of the legal description with the Property Appraiser's Office to promote continued awareness.

6. Adjournment – The next meeting is scheduled for April 2, 2026.

Chair Loughery adjourned the meeting at 4:36 PM.

These minutes were approved at the April 2, 2026 Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Local Historic Designation #26040: 3600 Belle Vista Dr E

Action Request: Motion to approve local historic designation case number 26040 for 3600 Belle Vista Dr E.

Strategic Objective:

Date: April 2, 2026

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: Staff finds the structure is eligible to listing on the basis of its strong architectural Spanish/masonry vernacular style. The property has a recorded Florida Master Site File of PI14401, which Staff is awaiting from the original preparer. A copy will be provided if received prior to the meeting.

Funding: N/A

Attachments:

1. Staff Report
2. Attachments



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

Local Historic Designation Case No. 26040: Daniel and Debbie Bowen, property owners.

Meeting Date: April 2, 2026

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

	The property owners are requesting a Local Landmark Designation for 3600 Belle Vista Drive East.
SUBJECT PROPERTY	3600 Belle Vista Drive East, St. Pete Beach, FL 33706 Belle Vista Shores, Block 5, Lot 10, Parcel ID 07-32-16-07542-005-0100
LAND USE / ZONING	RU-1/Residential District; Residential Urban
YEAR BUILT	Circa 1969
HISTORIC STATUS	3600 Belle Vista Drive East was constructed in 1969 in the Belle Vista neighborhood of St Pete Beach. This Spanish influenced ranch style house was documented by the University of Florida through a State historic survey grant awarded to Pinellas County in a three-year effort to conduct a historic survey of properties located within the county that were located within areas subject to frequent flooding events.
SURROUNDING AREA	North – Single-family residence demolished recently due to storm damage South – Boca Ciega Bay East – Single-family residence constructed in 1958 West – Single-family residence constructed in 1970

BACKGROUND and ANALYSIS

The island of Long Key historically housed the townships of Pass-a-Grille, Don CeSar Place, Belle Vista, and St. Petersburg Beach. In 1957 these townships voted to consolidate into the City of St. Petersburg Beach. Later the name was changed to St. Pete Beach to provide a distinction between the Beach community and the larger mainland City of St. Petersburg. The architectural form of 3600 Belle Vista Drive East is a general ranch type form with Mid-Century Spanish styling on the exterior.

Sec. 28.20. - Designation report.

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

(1) Individual historic buildings or archaeological sites:

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

As previously noted, this residential Spanish influenced ranch style building was built in 1969 and is a masonry vernacular (block) house with an outer layer of stucco that helps create the Spanish influence and styling. The roof is terra cotta tile which further supports its Spanish styling.

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

Built in 1969 staff find that 3600 Belle Vista Drive East meets this requirement as identified below:

- It reflects the broad cultural history of the township of Belle Vista's predominantly residential nature.
- It embodies the distinctive visible characteristics of the Masonry Vernacular type of architecture along with the ornate Spanish style of stucco over the block exterior and the terra cotta tile on the roof which further enhances the Spanish theme style of the house.

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

3600 Belle Vista Drive East appears to be in good condition and appears to be well maintained. There are no known threats or other circumstances that might affect the integrity of the building at this time.

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

The applicants are not proposing to alter the historical use of the building as a single-family residential structure, nor are any alterations or adaptive use proposals being proposed at this time.

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

3600 Belle Vista Drive is zoned RU-1 and has a RU Residential Urban land use category. A zoning map is included in this staff report.

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

Staff recommend that this contributing residential structure be recognized as a locally designated historic landmark because it is a contributing and well-maintained property that retains its architectural integrity and is a good representative of Belle Vista's residential architecture. No work is being proposed for this property currently and no specific preservation treatments appear necessary.

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

The photographic record from the application is included within this report. Additionally, the PowerPoint presentation by staff will provide a photographic record as well.

Sec. 28.22 – Designation criteria established.

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

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

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

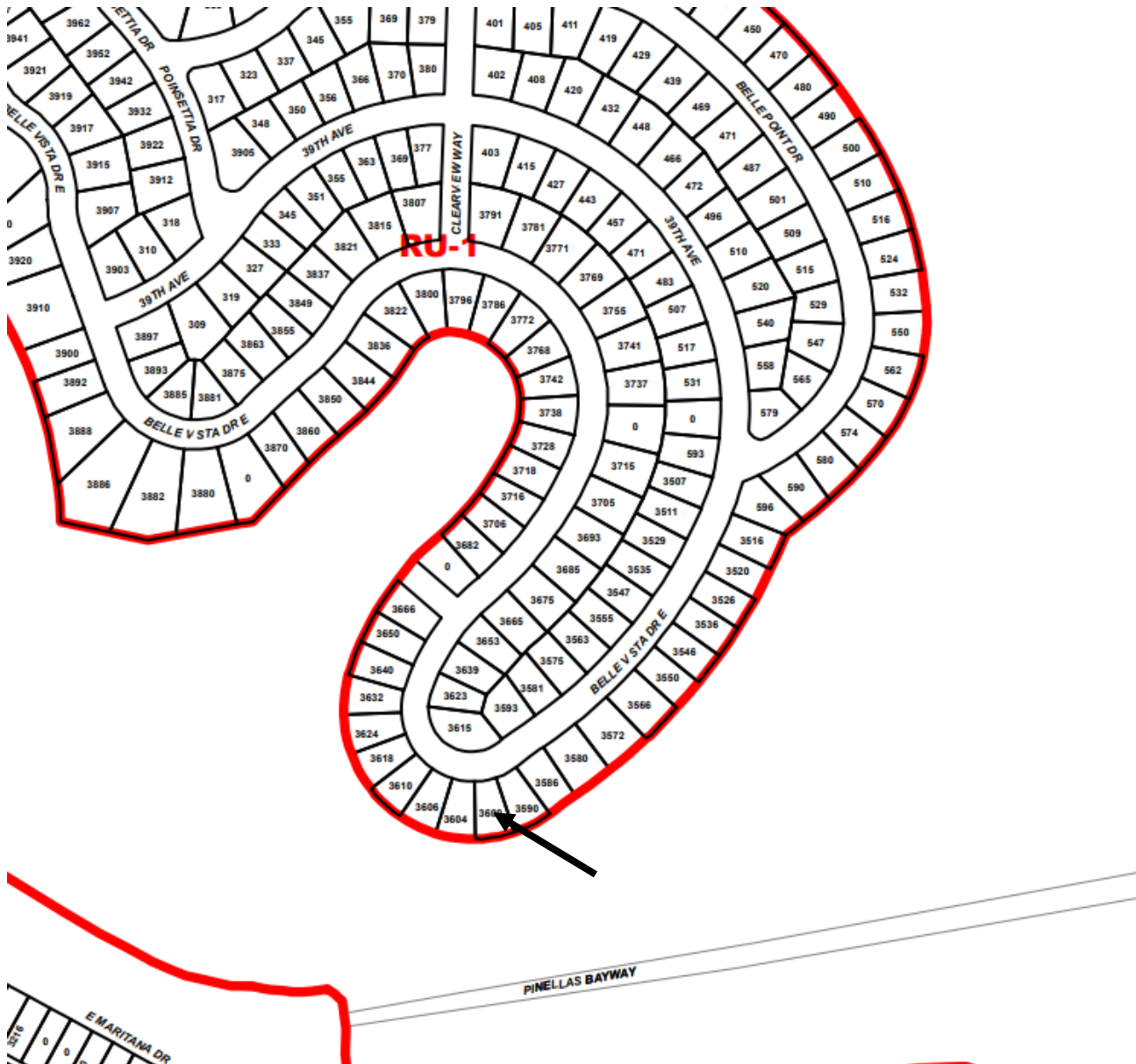
Staff analysis: Staff support this application to designate 3600 Belle Vista Drive which is located in the Belle Vista neighborhood. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural history of the Belle Vista neighborhood with strong Spanish styling and
- b. It embodies the distinctive visible characteristics of a Spanish influenced masonry vernacular residence in style, period, and method of construction.

Staff recommendation: Staff recommend APPROVAL of the Local Historic Designation of 3600 Belle Vista Drive E because:

- a. It reflects the broad cultural history of the Belle Vista residential neighborhood and the City of St. Pete Beach; and
- b. It embodies the distinctive visible characteristics of a Spanish influenced masonry vernacular residence in style, period, and method of construction.

Zoning Map





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 26040

Property Owner Name & Address

Agent or Representative Name & Address

Daniel and Debbie Bowen
3600 Belle Vista Dr. E
St Pete Beach, FL 33706

Phone 727 269-3720

Phone _____

Email Address DJB1016@outlook.com

Email Address _____

Property Address, Legal Description, Parcel ID

3600 Belle Vista Dr E., Belle Vista Shores, Block 5, Lot 10
Parcel Number 07/32/16/07542/005/0100

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): PI14401

Florida Master Site File Recorder:

(Name and Title, if applicable):

Unda Stephenson, UF professor

I (the undersigned) am the legal owner legal representative of home located at 3600 Belle Vista Dr. E. and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature:

Debbie J. Bowen

Date:

3/6/2026

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

FUNCTION OR USE**Historic Functions**

Current Functions

single family home

DESCRIPTION**Architectural Classification**

ranch, Spanish colonial

Materials

block, stucco, tile roof (terracotta)

STATEMENT OF SIGNIFICANCE

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

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

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

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
- ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

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

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

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

Areas of Significance (please describe the following):

1. Period of Significance

Built 1969

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

Built 1969, very limited alteration (to our knowledge)

3. Significant Persons

4. Cultural Affiliation/Historic Period

Old Florida Spanish style home, block, stucco, tile roof, pavers, Florida room, pool, external leach HVAC, "plastic window shade" window in main bathroom

5. Architect

6. Builder

Narrative

3600 Belle Vista Drive East is a Spanish inspired old Florida block and stucco home with a clay tile roof, pavers, a Florida room, ceramic tile flooring, and a floor to ceiling acrylic bathroom window ("plastic window shade" from 1960's). It has a leach style heating and cooling system with no internal HVAC unit. The 1365 square foot home is situated on MacPherson Bayou near the tip of the big bend on Belle Vista Drive East. It was built in 1969.

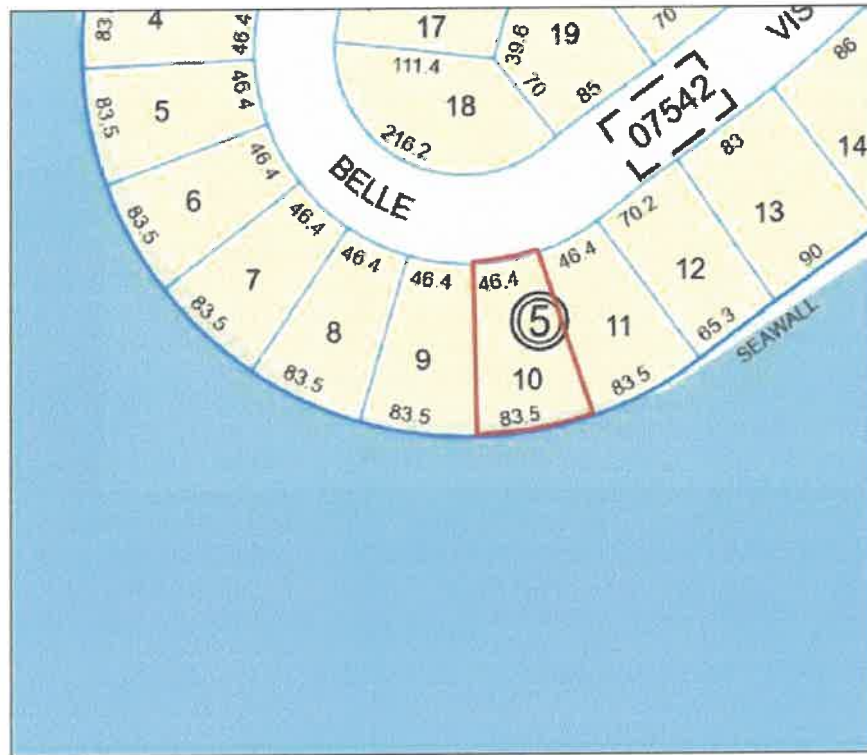
This home once viewed the old Bayway Bridge but now has spectacular views of the new Bayway Bridge since 2015. From the backyard, the Don Cesar is in plain view to the west of this home. We have been told this was one of the first homes built in this section of Belle Vista Shores in 1969.

To the best of our knowledge, improvements have been limited to maintenance. No significant site plan alterations have occurred.

Debbie and Daniel Bowen
Owners since 2010
3600 Belle Vista Drive E

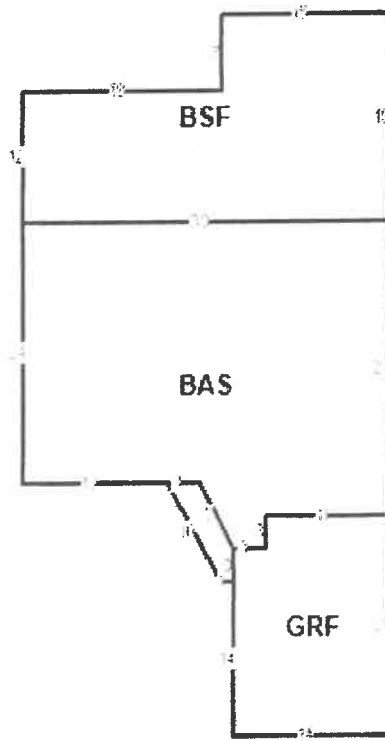
PLAT MAP

SUBJECT PLAT MAP



Parcel ID: 07-32-16-07542-005-0100
3600 Belle Vista Drive East
St. Pete Beach, Florida 33706

TAX RECORDS SKETCH



3600 BELLE VISTA DR E
ST. PETE BEACH, FL 33706

LEGAL DESCRIPTION AND CERTIFICATION

LOT 10, BLOCK 5, BELLE VISTA SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Community Number: 125149 Panel: 0278 Suffix: G Flood Zone: AE Field Work: 8/20/2020

Certified To:

DEBBIE J. BOWEN AND DANIEL F. BOWEN; BAXTER TITLE CORPORATION; COMMONWEALTH LAND TITLE INSURANCE COMPANY; FLAGSTAR BANK, its successors and/or assigns.

Property Address:

3600 BELLE VISTA DR E
ST. PETE BEACH, FL 33706

Survey Number: 429499

Client File Number: 527-20-07-R

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

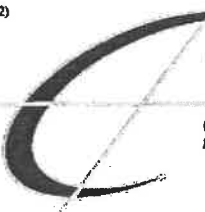
SYMBOL DESCRIPTIONS:

	CATCH BASIN		MISC. FENCE
	CENTERLINE ROAD		PROPERTY CORNER
	COVERED AREA		UTILITY BOX
	EXISTING ELEVATION		UTILITY POLE
	HYDRANT		WATER METER
	MANHOLE		WELL
	METAL FENCE		WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
- IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**TARGET
SURVEYING, LLC**

LB #7893

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6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BELLE VISTA DRIVE E
60' R/W (IMPROVED)

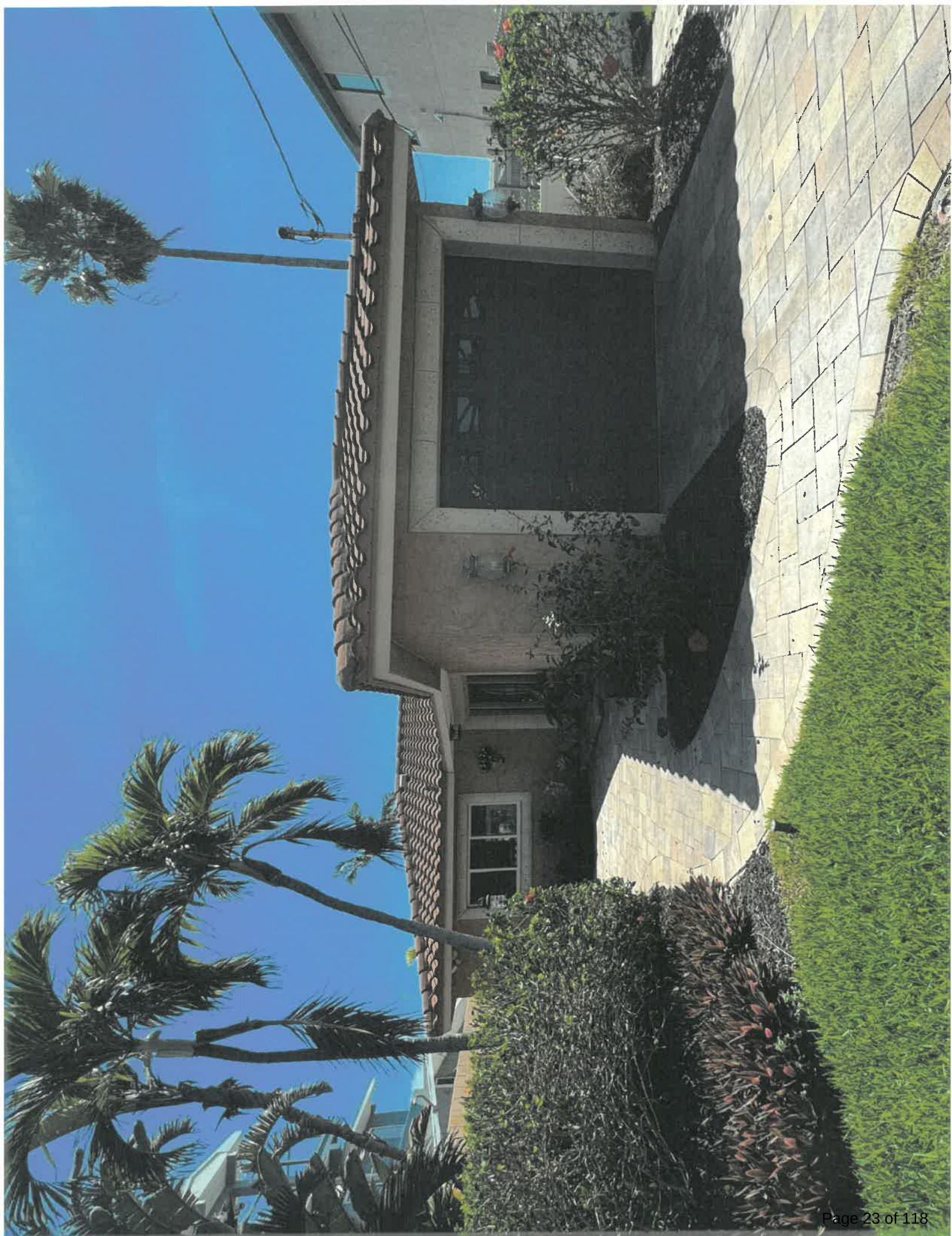


**FOUND
"X-CUT"**

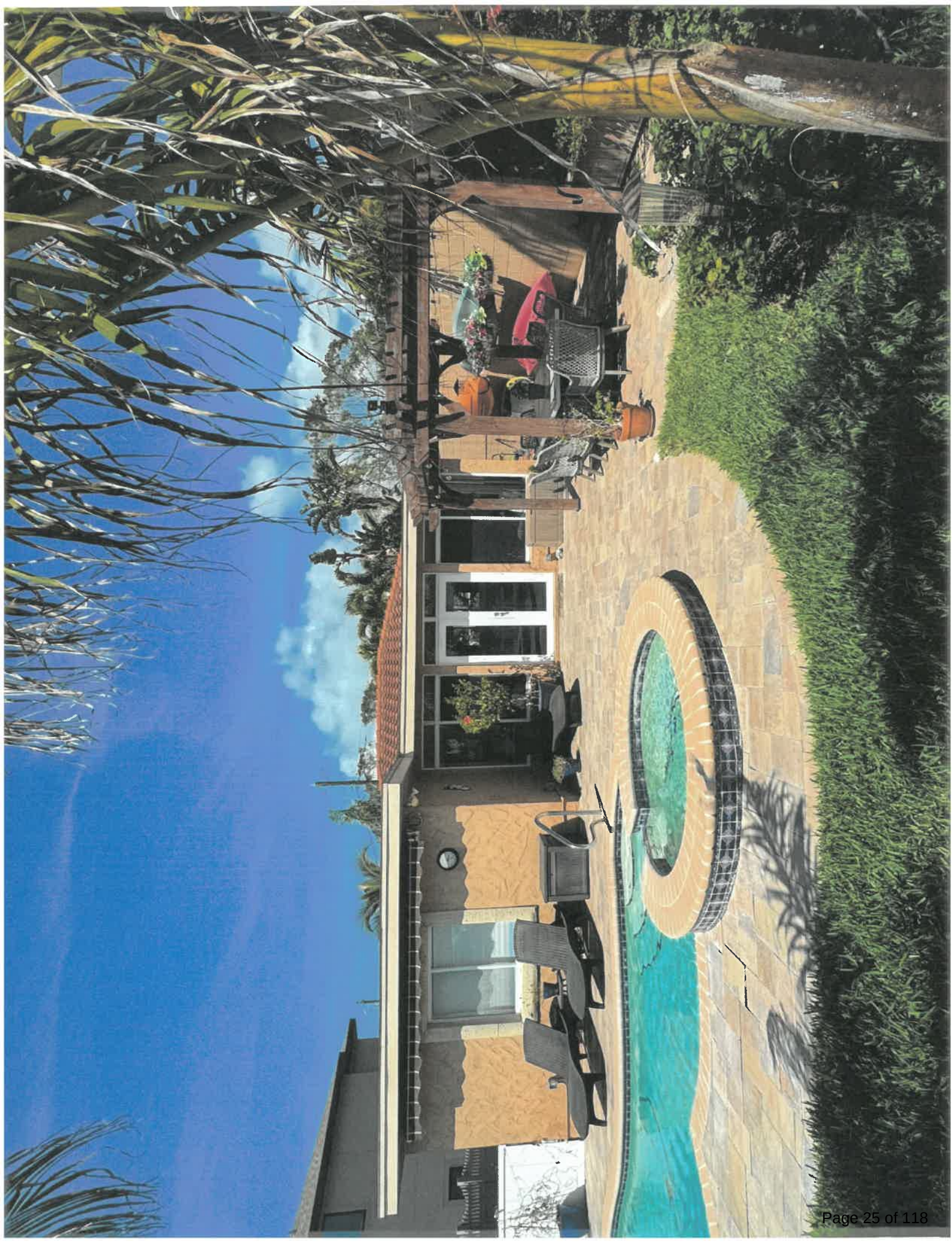
The seal is circular with a dashed border. The text "KENNETH J. OSBORNE" is curved along the top inner edge, and "PROFESSIONAL SURVEYOR" is curved along the bottom inner edge. In the center, the text "No. 6415" is at the top, "STATE OF" is in the middle, and "FLORIDA" is at the bottom.

STATEWIDE FACSIMILE (800) 741-0571
WEBSITE: <http://targetsurveying.net>

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415











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

Agenda Report

Agenda Title Name: Local Historic Designation #26041: 107 13th Avenue

Action Request: Following applicant testimony: Motion to approve local historic designation request number 26041 for 107 13th Avenue.

Strategic Objective:

Date: April 2, 2026

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: The structure was a contributing resource to the National Register Historic District in its 2003 boundary increase, and reaffirmed as a contributing resource in the City's 2015 re-survey.

The home experienced what appears to be largely superficial exterior damage with the exception of a crack in the stucco and/or wall on the western side. The interior state of the residence is not known, but the damage to the structure was estimated at 70% of its depreciated value in the wake of the 2024 hurricanes, which indicates substantial damage.

Staff requests testimony as to how the structure is planned to be restored or redeveloped in the near future, if known. If adequate testimony is provided, Staff recommends approval of listing the structure on the local historic registry.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Letter from Applicant
4. Florida Master Site File



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

Local Historic Designation Case No. 26040: Terry and Margaret Heidi Perna, property owners.

Meeting Date: April 2, 2026

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

REQUEST	The property owners are requesting a Local Landmark Designation for 107 13 th Avenue.
SUBJECT PROPERTY	107 13 th Avenue, St. Pete Beach, FL 33706 Warren Websters Map, Block B, Lot 85, Parcel ID 18-32-16-95454-004-0850
LAND USE / ZONING	RLM-2 / PAG Residential District
YEAR BUILT	Circa 1922
HISTORIC STATUS	107 13 th Avenue was constructed in 1922 in the township of Pass-a-Grille. This Frame Vernacular house is one of the older houses in the historic Pass-a-Grille neighborhood and it was determined to be a contributing historic structure in the Pass-a-Grille National Register Historic District as determined by the historic consultants during the 2015 Pass-a-Grille historic survey update.
SURROUNDING AREA	North – Residential South – 13 th Avenue & Residential East – Residential West – Residential

BACKGROUND and ANALYSIS

The island of Long Key historically housed the townships of Pass-a-Grille, Don CeSar Place, Belle Vista, and St. Petersburg Beach. In 1957 these townships voted to consolidate into the City of St. Petersburg Beach. Later the name was changed to St. Pete Beach to provide a distinction between the Beach community and the larger mainland City of St. Petersburg. 107 13th Avenue embodies the early architectural styling and methods of construction in the Pass-a-Grille township. During the historic survey update, 107 13th Avenue was determined to be a contributing historic structure within the Pass-a-Grille National Register Historic District.

Sec. 28.20. - Designation report.

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

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

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

As previously noted, this residential building was built in 1922 and is frame vernacular in style with an outer layer of stucco. The roof is gable and is covered by metal and also asphalt shingles per the application.

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

Built in 1922 in Pass-a-Grille, staff find that 107 13th Avenue meets this requirement as identified below:

- It reflects the broad cultural history of the early Pass-a-Grille township's residential component; and
- It embodies the distinctive visible characteristics of the Frame Vernacular style of architecture and method of construction in a manner typical of the architectural style, period, and method of construction.

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

107 13th Avenue appears to be in damaged and in need of repair. The existing state of the building, and estimated substantial damage to the structure from the 2024 hurricanes, are potential threats that may affect the integrity of the building now or in the future.

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

The applicants are not proposing to alter the historical use of the building as a single-family residential structure, nor are any alterations or adaptive use proposals being proposed at this time.

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

107 13th Avenue is zoned RLM-2/PAG Residential District, with an RU land use category. A zoning map is included in this staff report.

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

Staff recommend that this contributing residential structure be recognized as a locally designated historic landmark property because it is a contributing property that is in need of help. It is a good representative of Pass A Grille architecture. It is also one of the oldest houses in Pass A Grille. No work is being proposed for this property; however, the property appears to be damaged and in need of repair.

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

The photographic record from the FMSF is included in this report. Additionally, the PowerPoint presentation by staff will provide a photographic record as well.

Sec. 28.22 – Designation criteria established.

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

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

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

Staff analysis: Staff support this application to designate 107 13th Avenue which is located within the Pass-a-Grille National Register Historic District as a historic property, pending the owner satisfactorily addressing the comments below. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural history of the Pass-a-Grille residential component of Pass-a-Grille and the city of St. Pete Beach; and
- b. It embodies the distinctive visible characteristics of the Frame Vernacular architectural style, period, and method of construction.

However, despite the home's eligibility, Staff requests additional testimony from the applicant as to the long-term plans for the structure, whether it be for restoration or demolition and redevelopment. The property is currently listed for sale, and if listed on the local historic registry, the owner must keep the property on the registry for at least one year or demolish the residence. While a future owner would be eligible for a substantial damage waiver or variance, and it appears most of the exterior work to the structure could be handled without substantive alteration to the appearance of the structure, designation at this time only to demolish the structure in the immediate future could create additional hurdles for the owner.

Staff recommendation:

Staff requests the following testimony from the owner:

1. Whether it is known at this time if the future property owner seeks to retain the historic designation for the structure and repair or otherwise restore the structure;

2. Whether it is known if the crack on the western side of the structure is superficial and whether the owner projects that restoration would be a challenge given the extent of interior damage, if any.

Should the applicant choose to move forward with designation in recognition of the preceding, Staff recommends APPROVAL of the Local Historic Designation of 107 13th Avenue because it:

- a. It reflects the broad cultural history of the Pass-a-Grille residential component of the City of St. Pete Beach; and
- b. It embodies the distinctive visible characteristics of the Frame Vernacular architectural style, period, and method of construction.

Zoning Map





Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

Terry + Margaret Heidi Perna
108 15th ave
St. Pete Beach, FL 33706

Phone 727-410-3152/727 463-4843

Phone _____

Email Address Heidiperna62@gmail

Email Address _____

Property Address, Legal Description, Parcel ID

107 13th ave St Pete Beach, FL 33706

WEBSTER'S MAP, WARREN BLK B, LOT 85

PARCEL NO. - 18/32/16/95454/004/0850

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of _____ located at 107 13th ave _____ and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Terry + M. Heidi Perna Date: 2/20/26

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Websters MAP, WARREN BLK B, Lot 85, parcel # 18/32/16/95454/004/0850.

FUNCTION OR USE**Historic Functions**

Private residence -
family home.

Current Functions

Private residence - single
family home.

DESCRIPTION**Architectural Classification**

Frame vernacular w/
stucco.

Materials

exterior: stucco, Roof: Gable,
metal + asphalt., sliding "hurricane"
windows, false louvered shutters,
Roof balustrade.

STATEMENT OF SIGNIFICANCE

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

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

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

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

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

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

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

Areas of Significance (please describe the following):

1. Period of Significance

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

Constructed 1922.

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Narrative Description

- 1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
- 2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
- 3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
- 4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
- 5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

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

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12498**
 Field Date 1-5-2015
 Form Date 3-16-2015
 Recorder # _____

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

Site Name(s) (address if none) 107 13th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 107 Direction _____ Street Name 13th Street Type Avenue Suffix Direction _____
 Address: 107 13th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-95454-004-0850 Landgrant _____
 Subdivision Name WARREN WEBSTER'S MAP Block B Lot 85
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1922 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1922 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Porch, roof balustrade, siding
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Sliding windows

Distinguishing Architectural Features (exterior or interior ornaments) False louvered shutters, roof balustrade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A garage is attached to the rear, however, vegetation and fencing obstruct photography.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER – Determined eligible:

☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) Central, 1-leaf door located on the enclosed porch and flanked by large 1-light sidelights of opaque wavy glass

Porch Descriptions (types, locations, roof types, etc.) The original porch was not full width but has been expanded and enclosed with large sliding 1-light windows. A rooftop balustrade has been added.

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

Narrative Description of Resource This building appears on the 1923 Sanborn Map. The original porch was not full width but has been expanded and enclosed with large sliding 1-light windows. A rooftop balustrade has been added. Vegetation and fencing obstruct photography

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

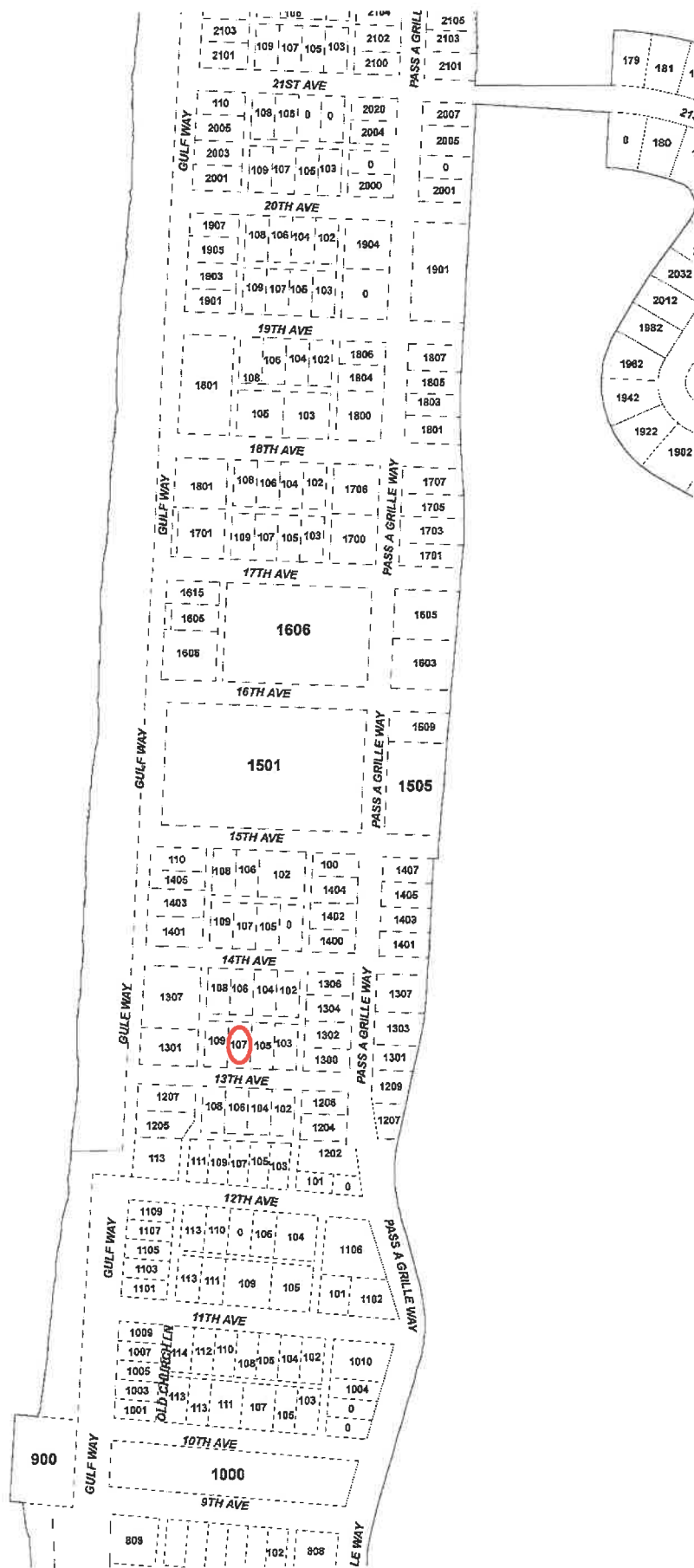
Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/gghenry@trcsolutions.com
 (address / phone / fax / e-mail)

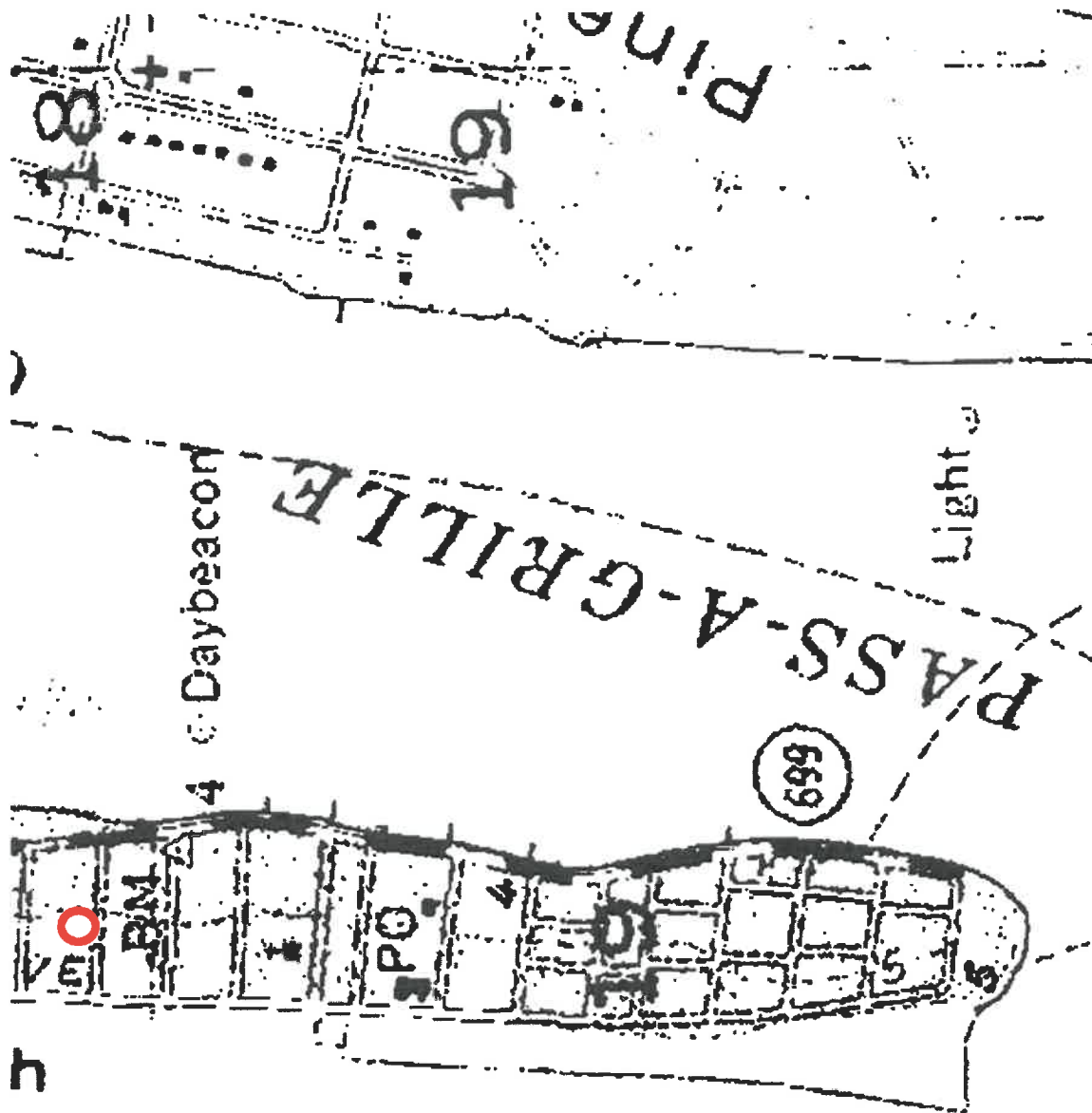
Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



13th_107_P112498_01





Address: 107 13TH AVENUE

Site #8P12498

To the members of the Historic Preservation Board

Please consider our request to have our home at 107 13th ave , Pass a Grille designated as Historic. My husband grew up in this home and we would like to save it. The house has the charm and character that Pass a Grille is known for. One by one, it seems these little cottages are being lost and cannot be replaced. Our family had many gatherings in the home and it has many stories to tell. It is our hope that by placing it on the list of historic homes her stories will continue for many more generations. Thank you for your consideration as we try to save this cottage.

The Perna family

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12498**
 Field Date 1-5-2015
 Form Date 3-16-2015
 Recorder # _____

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 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 107 Direction _____ Street Name 13th Street Type Avenue Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-95454-004-0850 Landgrant _____
 Subdivision Name WARREN WEBSTER'S MAP Block B Lot 85
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1922 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1922 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Porch, roof balustrade, siding
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Sliding windows

Distinguishing Architectural Features (exterior or interior ornaments) False louvered shutters, roof balustrade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A garage is attached to the rear, however, vegetation and fencing obstruct photography.

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) Central, 1-leaf door located on the enclosed porch and flanked by large 1-light sidelights of opaque wavy glass

Porch Descriptions (types, locations, roof types, etc.) The original porch was not full width but has been expanded and enclosed with large sliding 1-light windows. A rooftop balustrade has been added.

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

Narrative Description of Resource This building appears on the 1923 Sanborn Map. The original porch was not full width but has been expanded and enclosed with large sliding 1-light windows. A rooftop balustrade has been added. Vegetation and fencing obstruct photography

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

- | | | |
|--|----------|----------|
| 1. <u>Architecture</u> | 3. _____ | 5. _____ |
| 2. <u>Community planning & development</u> | 4. _____ | 6. _____ |

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions

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

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

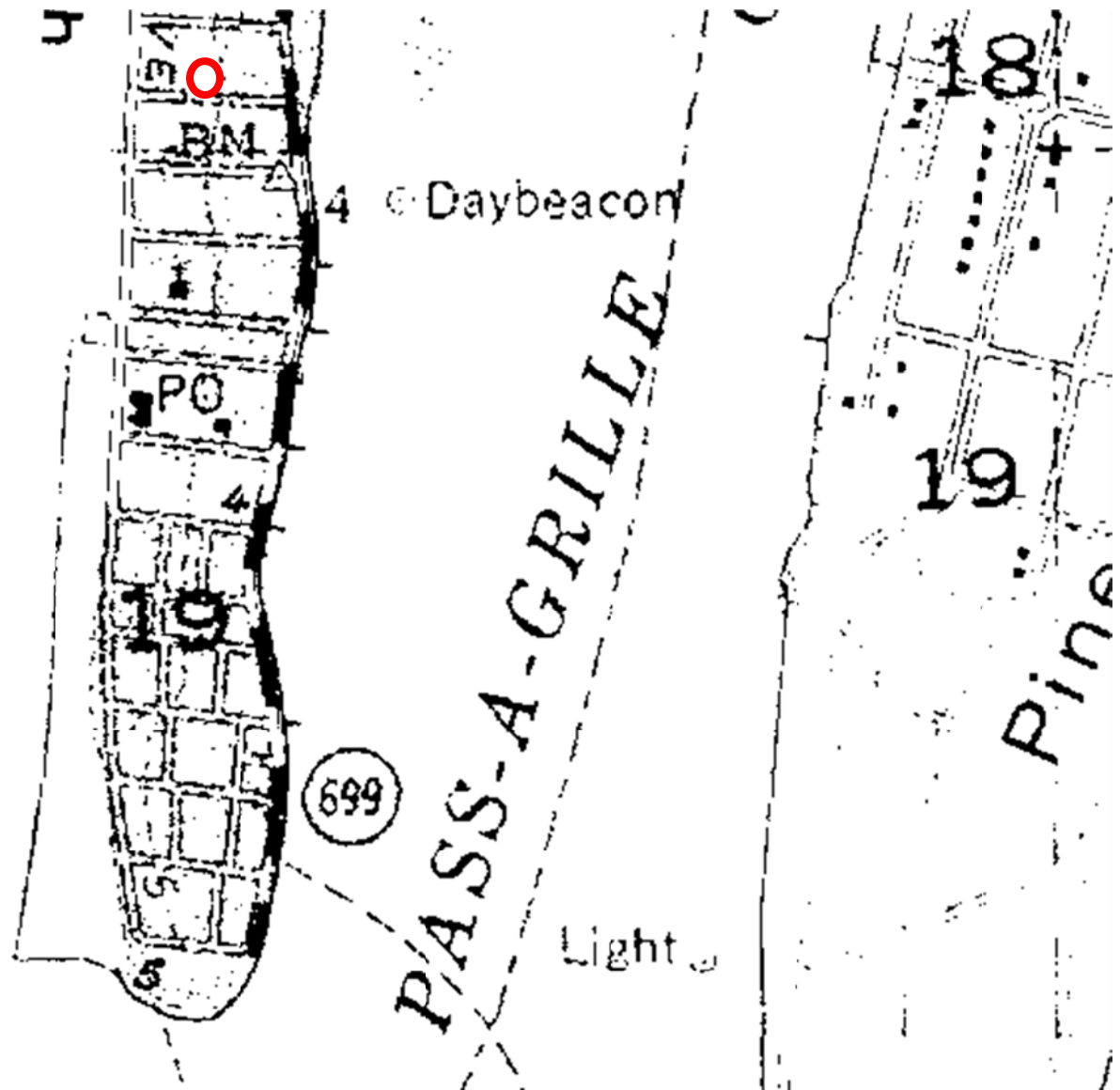
② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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

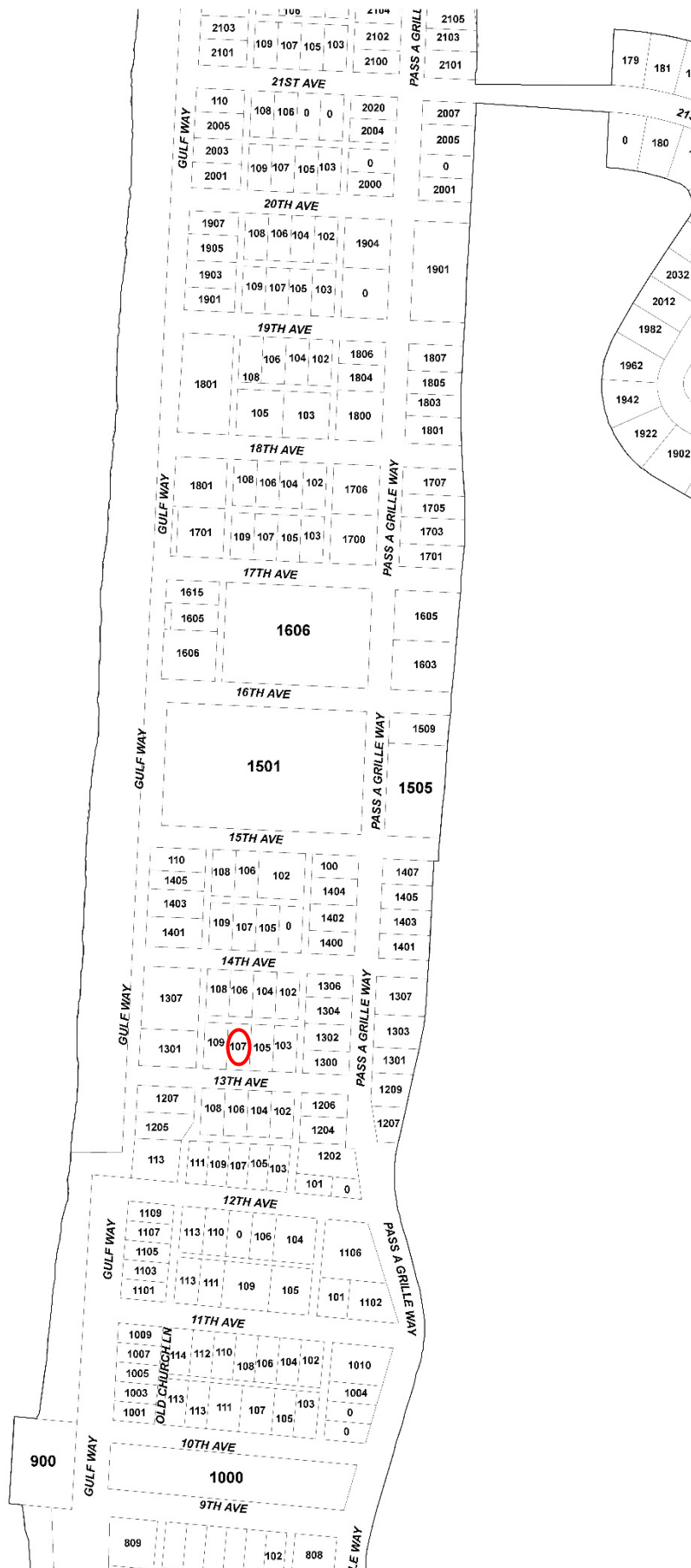


13th_107_P112498_01



Site #8PI12498

Address: 107 13TH AVENUE



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

Agenda Report

Agenda Title Name: Design Review No. 24095 (Resubmittal): 1303 Gulf Way

Action Request: For review only. The Board may make comments that help to ensure the consistency of the residence within the Pass A Grille Overlay District.

Strategic Objective:

Date: April 2, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

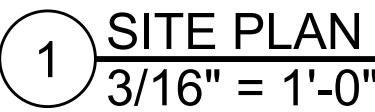
Summary of Issue: This item was originally reviewed by the Historic Preservation Board at its March 2025 meeting, where substantive comments were shared primarily related to the facade design. The Board requested the item be brought back for re-review upon modification.

Since that meeting, the applicant has significantly modified the front of the building to provide more effective design connection between the base and living levels through use of stonework and a grey stucco on upper and the ground floors, add architectural elements providing opacity to the ground level, and address zoning comments related to the height of the building and landscaping requirements. Staff now finds that the building meets the design intent of the Overlay District, and generally meets the zoning requirements. Staff made minor comments pertaining to justification of the height measurement basis, and requirements for synthetic turf to be located out of swales, which the owner has acknowledged and is working to address. Staff also finds the recent plan set appears to show the pool deck encroaching into the side yard, which will need to be scaled back. This requirement can be addressed at permitting.

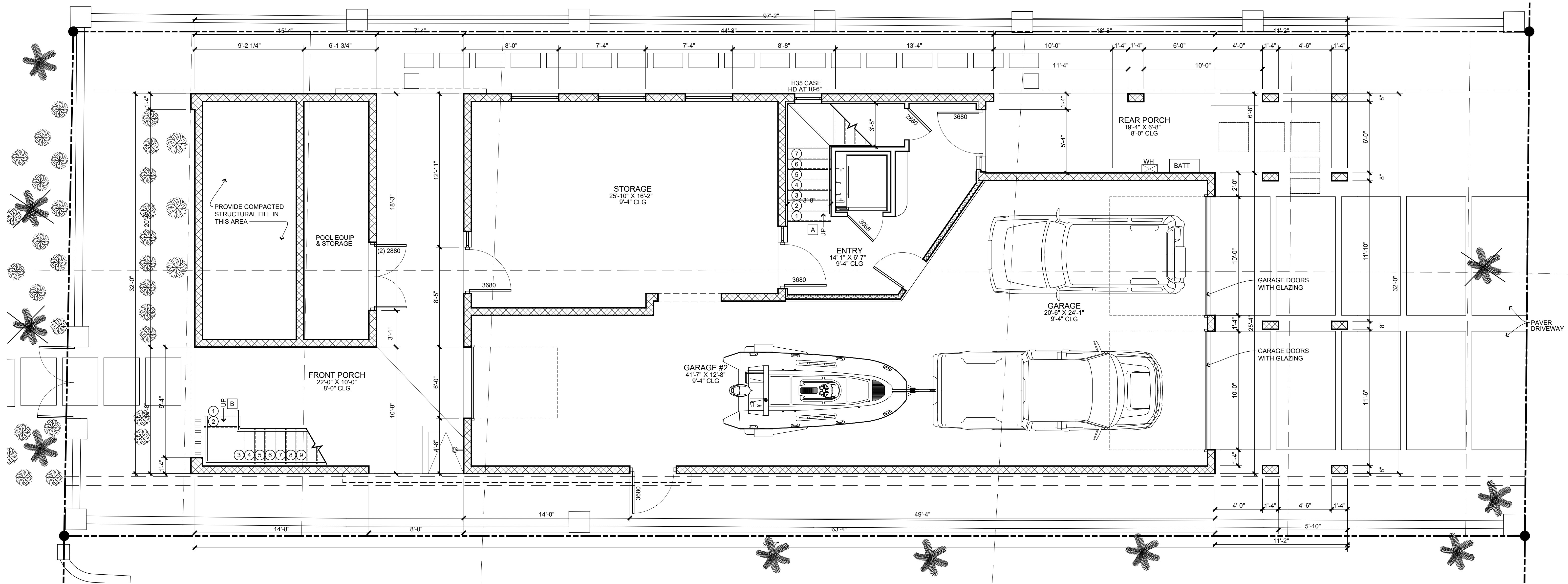
Funding:

Attachments:

1. Plans
2. 3D Renderings

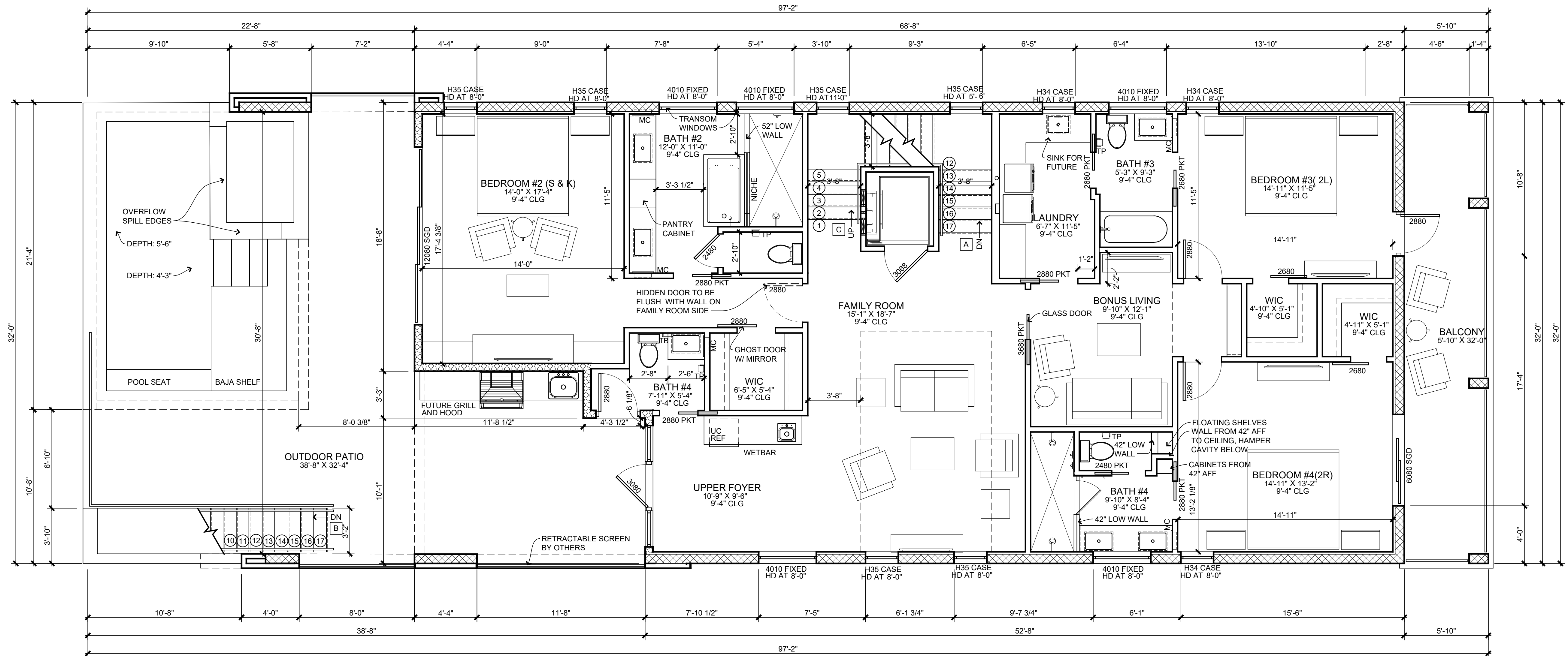


10	03/23/2026	SD	DRAWING SCALE: AS INDICATED PRINT DATE: 3/23/2026 PROJECT NUMBER: P250466 DRAWING NAME: SITE PLAN PRESENTATION DRAWN BY: MB CHECK BY: JW
9	03/12/2026	SD	
8	03/09/2026	SD	
7	03/06/2026	SD	
6	02/27/2026	SD	
NO.	DATE	ISSUE / REVISION	



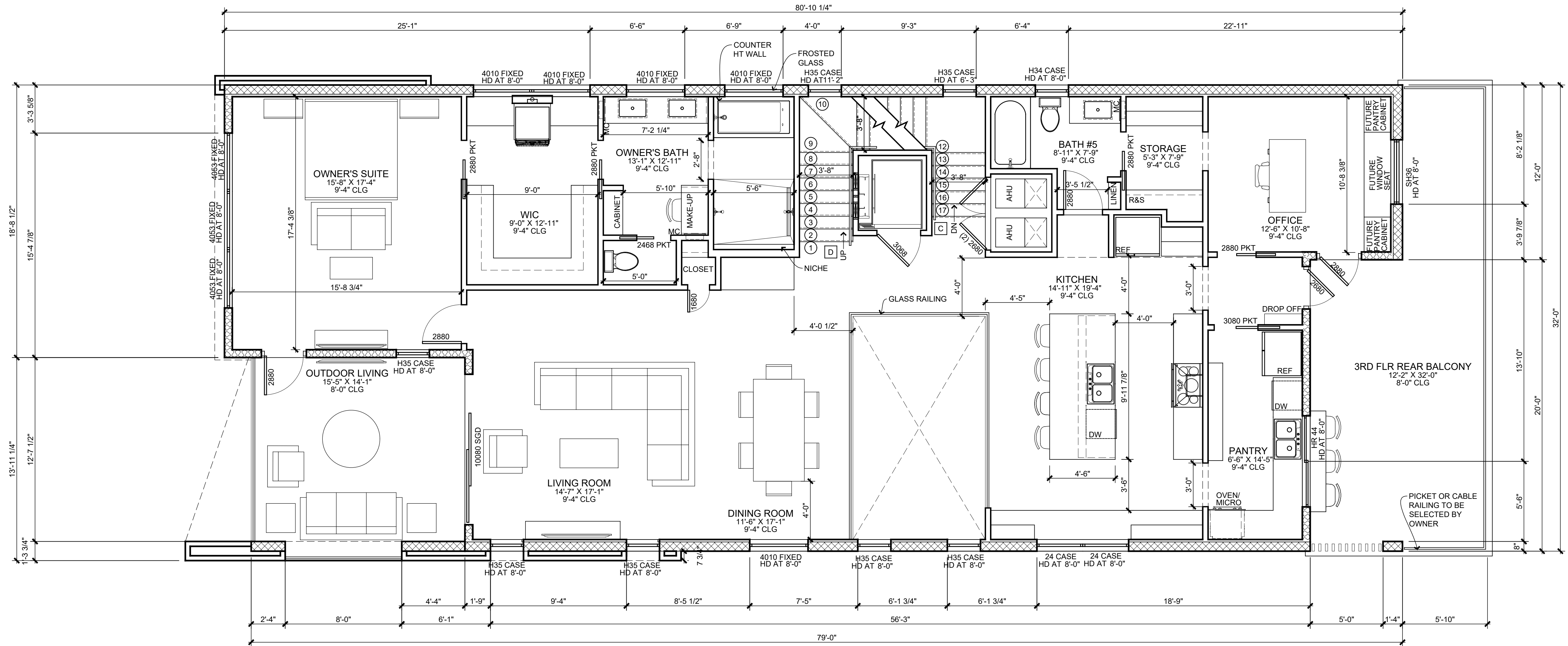
1 FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE:	
AREA	PROPOSED
FIRST FLOOR LIVING	266
SECOND FLOOR LIVING	1,879
THIRD FLOOR LIVING	2,241
TOTAL LIVING SQ. FT.	
4,386	
GARAGE & STORAGE	1,632
FRONT PORCH	221
REAR PORCH	129
POOL EQUIP. STORAGE	110
2ND FLR BALCONY	187
POOL DECK/OUTDOOR PATIO	541
3RD FLR REAR BALCONY	313
3RD FLR FRONT BALCONY	195
ROOFTOP PATIO	750
ROOFTOP EQUIPMENT	150
TOTAL SQ. FT.	
8614	
WALL LEGEND:	
ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR RESISTANT COMPONENTS	
	CMU W/ 1X3 PT FURRING STRIP 3/4" INSUL. BOARD 1/2" GYP
	CMU
	2X STUD W/ 1/2" GYP. UNO



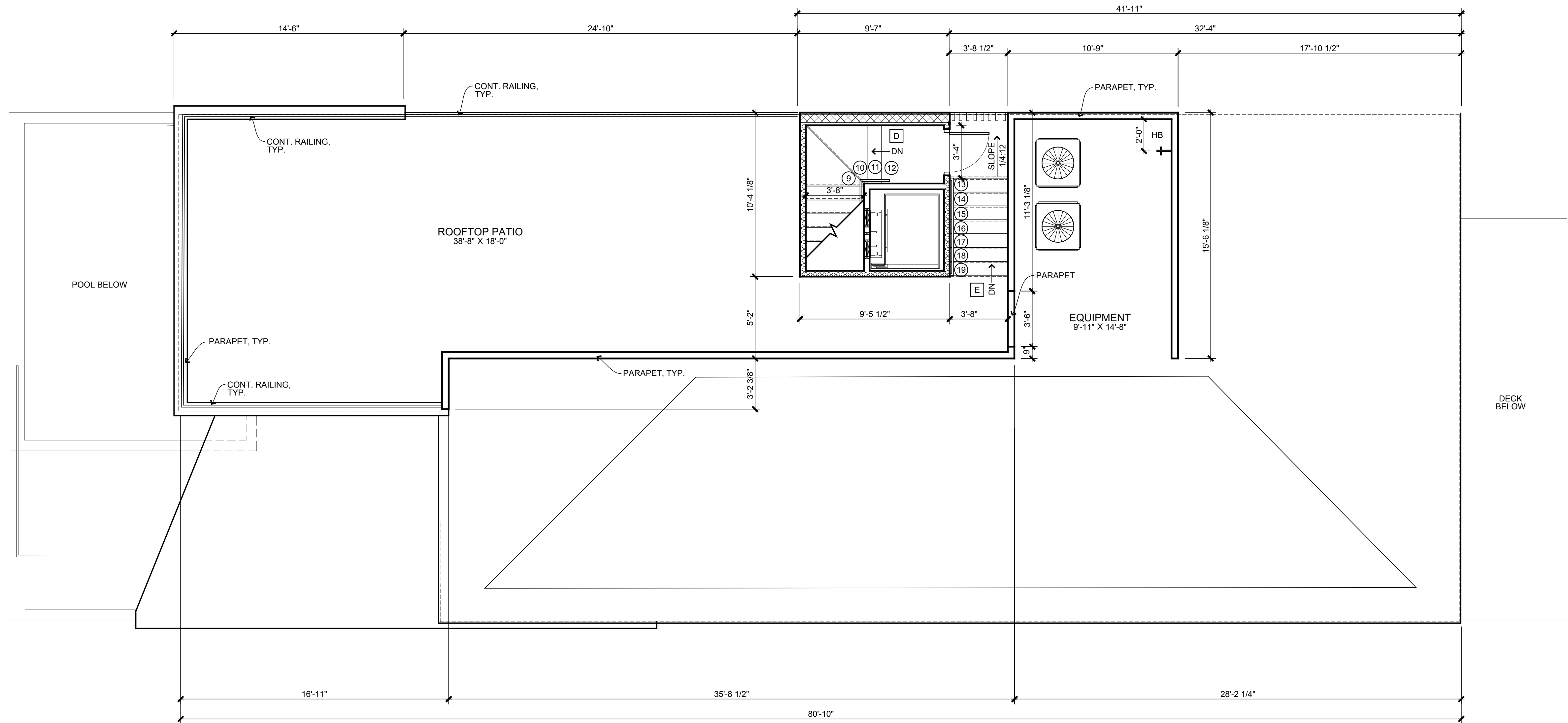
1 SECOND FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE:	
AREA	PROPOSED
FIRST FLOOR LIVING	266
SECOND FLOOR LIVING	1,879
THIRD FLOOR LIVING	2,241
TOTAL LIVING SQ. FT.	
4,386	
GARAGE & STORAGE	1,632
FRONT PORCH	221
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ROOFTOP PATIO	750
ROOFTOP EQUIPMENT	150
TOTAL SQ. FT.	
8614	
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	CMU W/ 1X3 PT FURRING STRIP 3/4"
	CMU
	2X STUD W/ 1/2" GYP. UNO



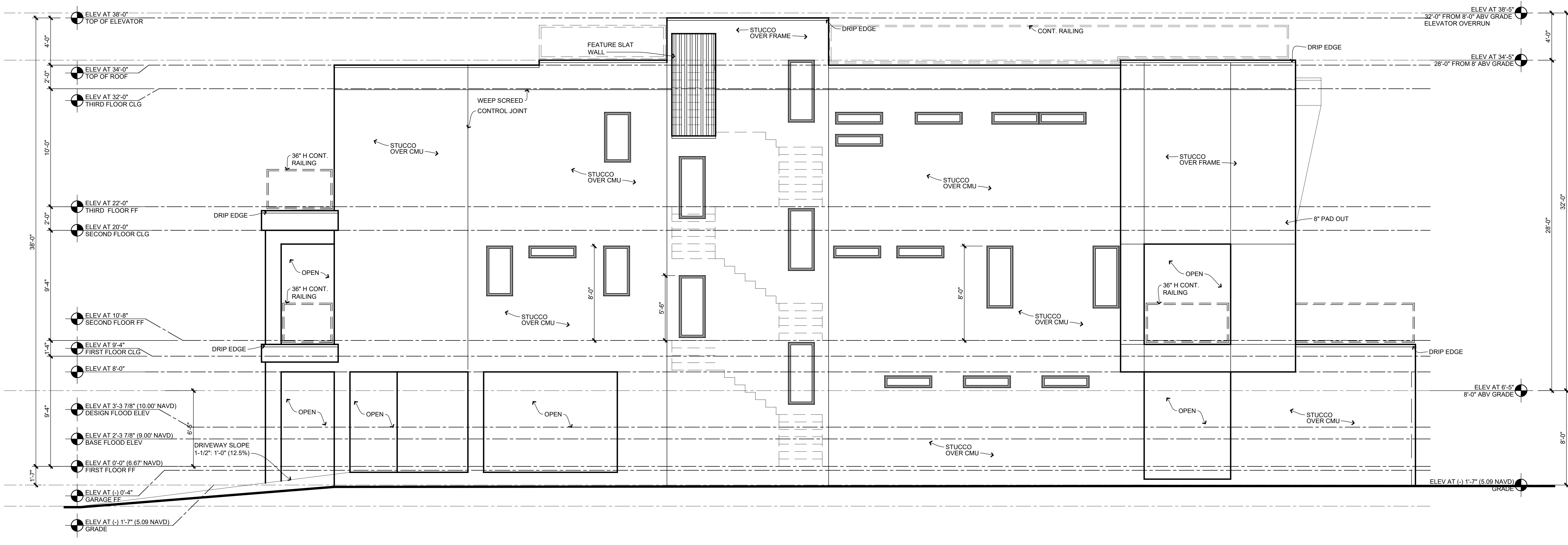
1 THIRD FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE:	
AREA	PROPOSED
FIRST FLOOR LIVING	266
SECOND FLOOR LIVING	1,879
THIRD FLOOR LIVING	2,241
TOTAL LIVING SQ. FT.	
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ROOFTOP PATIO	750
ROOFTOP EQUIPMENT	150
TOTAL SQ. FT.	
8614	
WALL LEGEND:	
ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR RESISTANT COMPONENTS	
	CMU W/ 1X3 PT FURRING STRIP 3/4"
	CMU
	2X STUD W/ 1/2" GYP. UNO

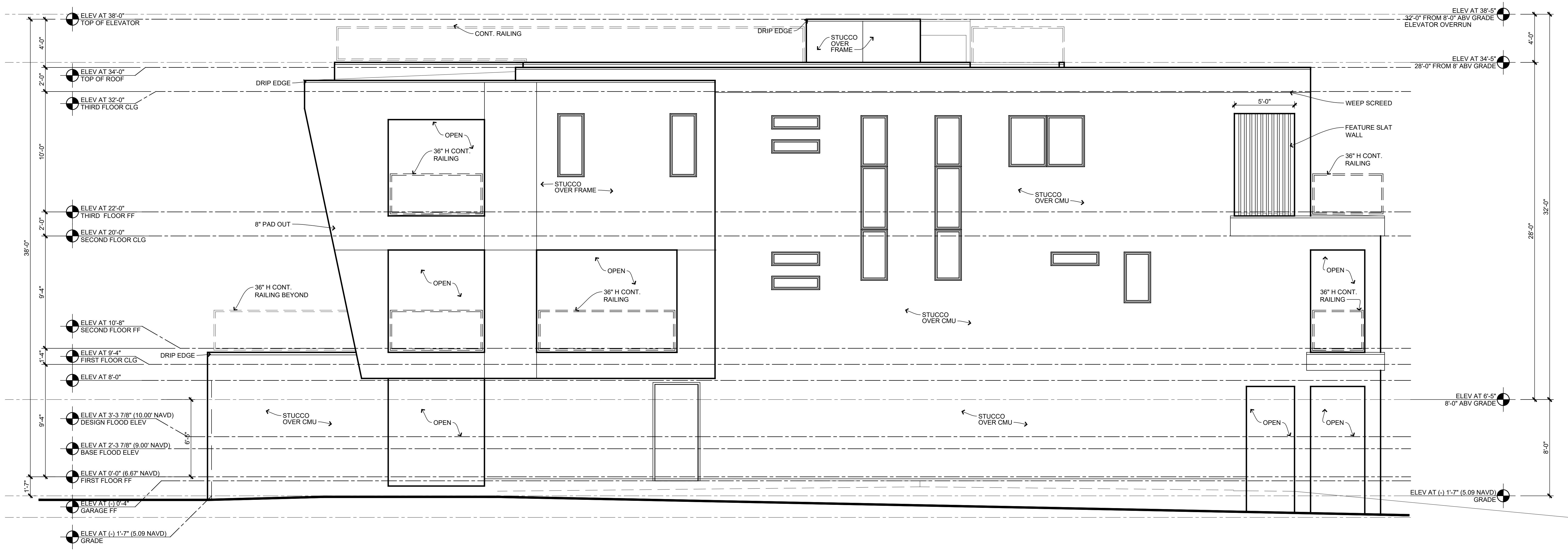


1 FOURTH FLOOR PLAN
1/4" = 1'-0"

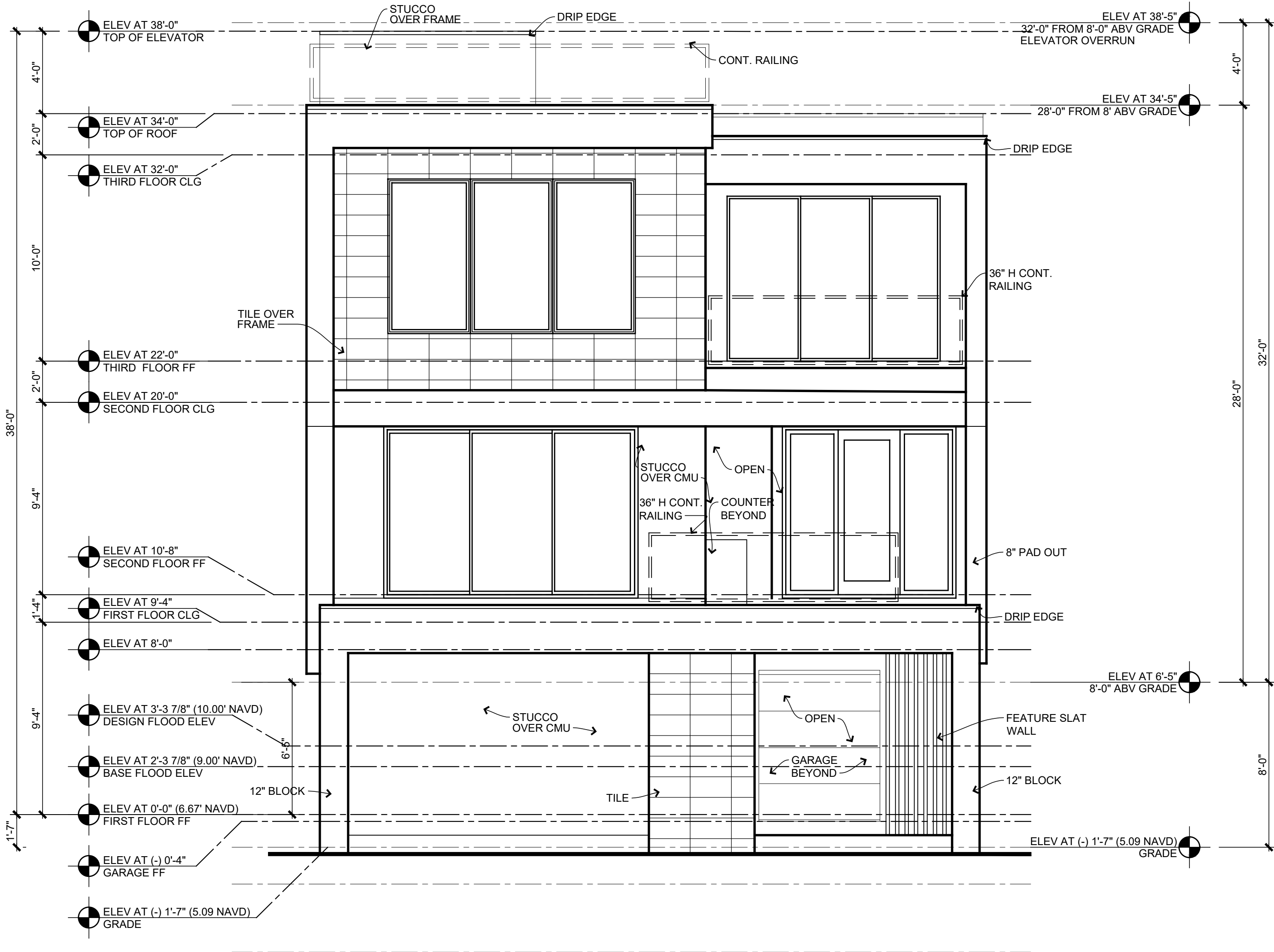
SQUARE FOOTAGE:	
AREA	PROPOSED
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	CMU W/ 1X3 PT FURRING STRIP 3/4"
	CMU
	2X STUD W/ 1/2" GYP. UNO



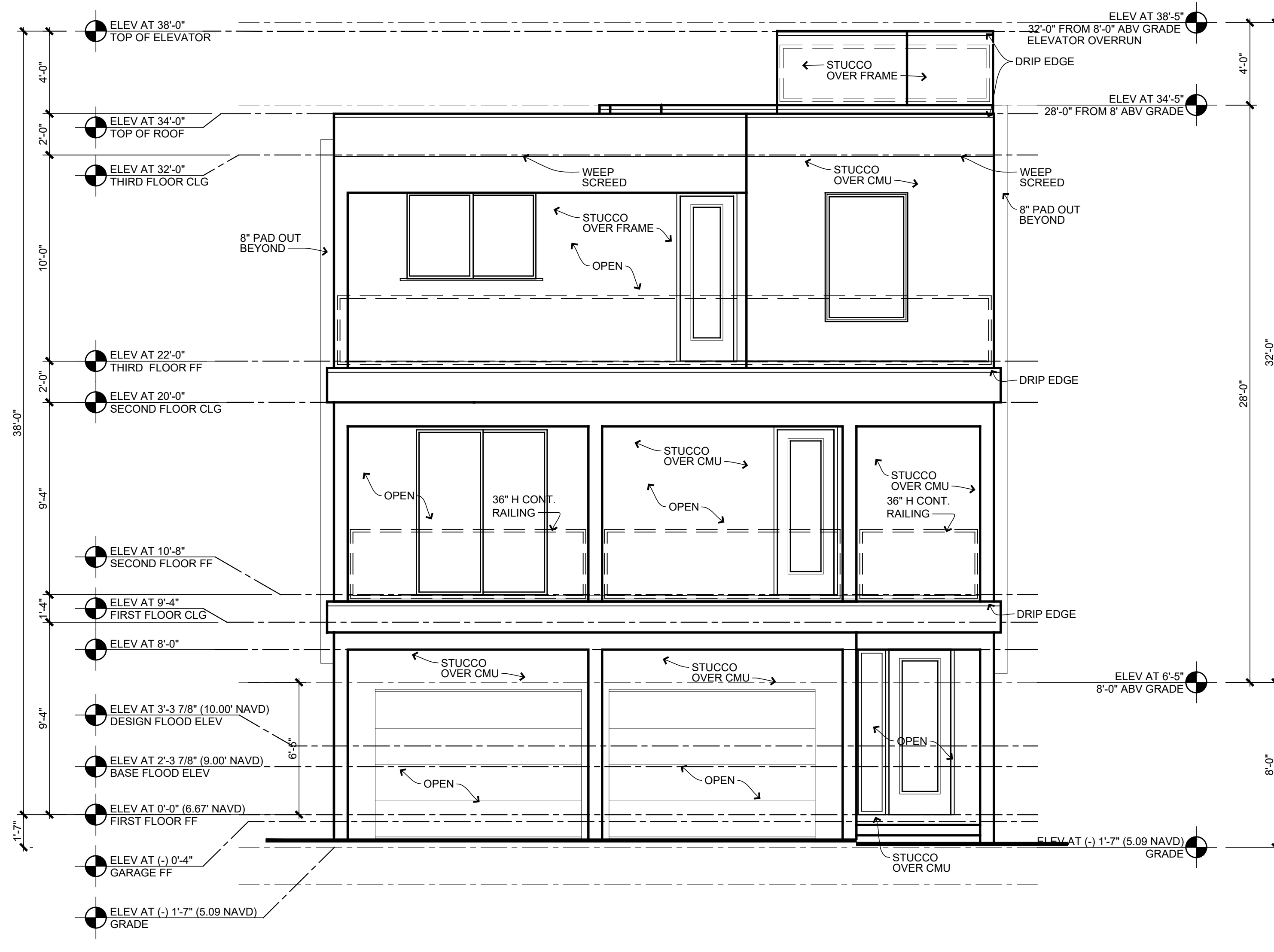
1 LEFT ELEVATION
1/4" = 1'-0"



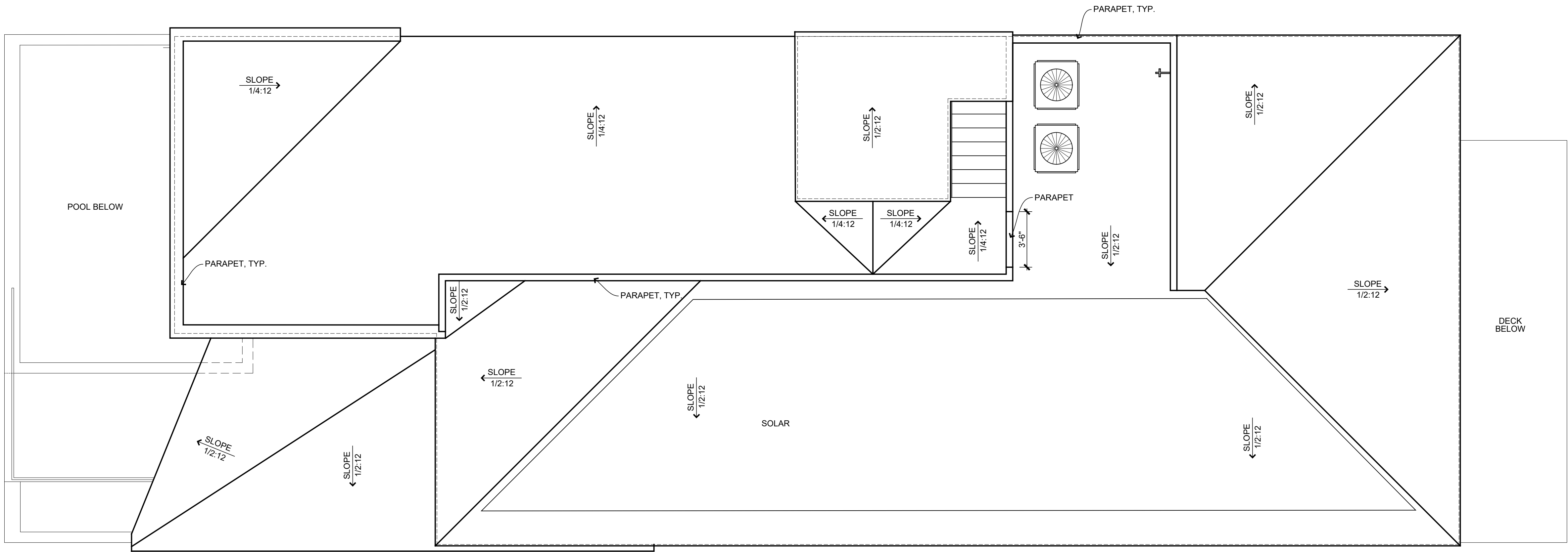
1 RIGHT ELEVATION
1/4" = 1'-0"



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



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



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

SQUARE FOOTAGE:	
AREA	PROPOSED
FIRST FLOOR LIVING	266
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	CMU W/ 1X3 PT FURRING STRIP 3/4"
	CMU
	2X STUD W/ 1/2" GYP. UNO

3D PRESENTATION IMAGES

ROSS RESIDENCE



MANCINI:

ROSS RESIDENCE



MANCINI:

ROSS RESIDENCE



MANCINI:

ROSS RESIDENCE



MANCINI:

ROSS RESIDENCE



MANCINI:

ROSS RESIDENCE



MANCINI:

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ROSS RESIDENCE



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ROSS RESIDENCE



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

Agenda Report

Agenda Title Name: Design Review No. 26050: 205 Gulf Way

Action Request: None - for review only. The Board may make additional comments that help to ensure the compatibility of the structure within the District.

Strategic Objective:

Date: April 2, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The property is currently vacant following the demolition of a residence on the property in 2025. The applicant has applied for new construction under the House-Medium standards.

Staff has the following comments:

Design

- The structure lacks a defined porch or stoop as defined in Section 20.15. of the Land Development Code, as required for a residence built to the House-Medium standards.
- The frontage at the 10-15 foot build-to range exceeds the 20% transparency standard. Provision of a porch or stoop may resolve this comment.
- Staff overall finds the residence meets the other applicable design requirements of the Code.

Zoning

- Height is not shown to the top of the parapet or roof midpoint as required for a development in the PAG Overlay District. Height may be measured from eight feet above natural grade but may not exceed 28 feet from that point to the top of parapet or roof midpoint.
- Driveway is located in the correct yard but may not exceed 20 feet per connection at the property line.
- One additional understory tree is required in the front yard.

- Hex pavers at frontage must be preserved when developing and a temporary pour may be appropriate if there are concerns about damage during construction.

Funding: N/A

Attachments:

1. Application for Pass-a-Grille Overlay District Residential Design Review
2. Agent Authorization - Signed
3. Plans

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

DEBRA MARTIN / DAAJ INVESTMENTS

15 ALPINE WAY

SWANNANOVA, NC

Phone _____

Representative Name & Address

FRANK FRAZE / FRAZE DESIGN INC.

3125 5TH AVENUE NORTH,

ST. PETERSBURG, FL, 33713

Phone (727) 328-3608

Property Address and Legal Description

Address: 205 Gulf way St. Pete Beach, FL, 33706. Legal Description: Moray Beach BLK 10, LOT 12

Project Description

New three-story house construction with CMU exterior walls. Interior walls are wood stud and gypsum board.

TYPE OF ACTIVITY

New Construction: ☒

Addition: ☐

Other (please explain): _____

Required Drawings

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

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

Required Building Design Elements

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

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

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

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

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

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

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

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

Applicant Signature

Date



Owner's Authorization for Agent

I/WE Debra Martin
(print name of property owner)

hereby authorize Frank Frazee
(print name of agent)

to represent me/us in an application for Pass-a-Galle Overlay District Residential Design Review
(type of application: variance, conditional use, zoning, etc.)

Debra Martin
Signature of Owner 3/4/26

Debra Martin
Print Name of Owner

Frank Frazee
Signature of Agent 3.5.26

Frank Frazee
Print Name of Agent

The foregoing instrument was acknowledged before me this 5TH day of MARCH 2026 by _____
who is personally known _____ as identification.

Michael Keller
(Notary Signature) 3/5/26
(Date)

My Commission Expires _____



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

DESIGN DEVELOPMENT
DOCUMENTS FOR:

ROSSI SPEC.
205 GULF WAY ST.
PETE BEACH, FL, 33706

PROJECT SUMMARY

THE PROJECT CONSISTS OF A THREE-STORY HOUSE.
CMU EXTERIOR WALLS. INTERIOR WALLS ARE WOOD STUD AND
GYPSUM BOARD. ROOFING IS A TPO ROOFING MEMBRANE.

PERMITTING AGENCY

ST. PETE BEACH BUILDING DEPARTMENT

ARCHITECT:

FRAZE DESIGN, INC.

3125 5TH AVE N, ST. PETERSBURG,
FLORIDA, 33713



THESE DOCUMENTS, DESIGNS, NOTES, DETAILS AND SPECIFICATIONS
AND CONCEPTS ARE THE SOLE PROPERTY OF FRAZE DESIGN, INC.
AND SHALL NOT BE REPRODUCED, RE-USED OR COPIED FOR
OTHER PROJECTS, IN WHOLE OR PART WITHOUT THE WRITTEN
CONSENT OF FRANK FRAZE, ARCHITECT, AIA.

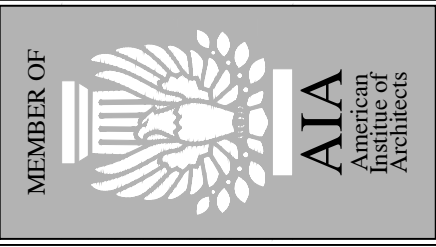
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WITH U.S. COPYRIGHT AND PATENT LAWS. UNAUTHORIZED
REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE
LAW.

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

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND
BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 8TH
EDITION 2013 FLORIDA BUILDING CODE. IN ADDITION TO ANY OTHER
APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY
STANDARDS.

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

ISSUE	DATE	BY:
REVIEW	03/04/2026	TL
PERMIT		
REV.		
REV.		
REV.		
REV.		
REV.		
REV.		



FDI# 25122.00

Construction Documents for:

ROSSI SPEC
205 GULF WAY
ST. PETE BEACH, FL, 33706



commercial
residential
architecture

FRAZE

design

FL LIC. NO. AA26000685
ST. PETERSBURG, FLORIDA 33713
3125 5TH AVENUE N, SUITE 200
PHONE: 727/228-3608
FAX: 727/228-3609

ST. PETERSBURG, FLORIDA 33713
3125 5TH AVENUE N, SUITE 200
PHONE: 727/228-3608
FAX: 727/228-3609

STUDIO: 727/228-3608

SHEET TITLE
COVER PAGE

SHEET NUMBER
A-0

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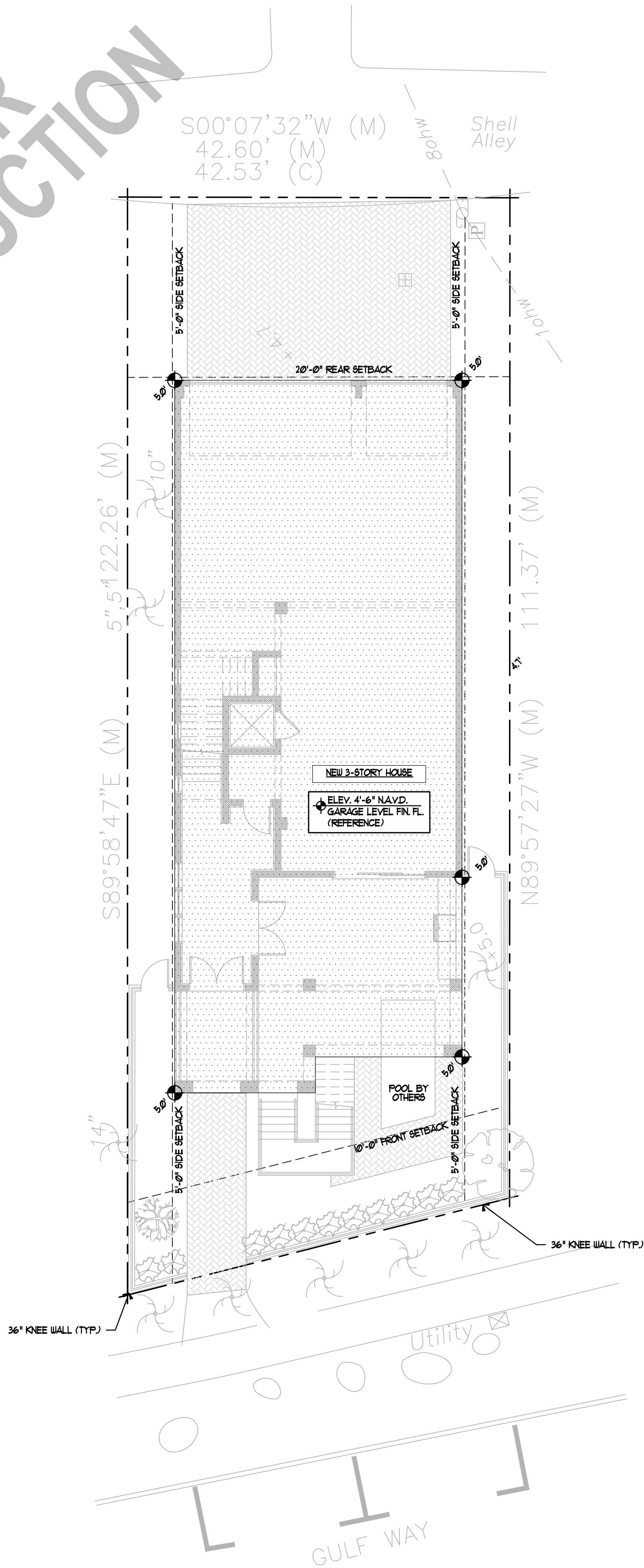
Page 77 of 118

[illegible][illegible]

SECTION OR DETAIL KEY

	SECTION NO.
	SHEET NO.
	HOSE BIB
	ACOUSTIC PANELS
	FACE BRICK
	CONCRETE
	CONCRETE BLOCK - CMU
	INTERIOR FRAME WALL
	WASHED GRAVEL
	GYPSUM BOARD
	RIGID INSULATION
	BLANKET INSULATION
	DIMENSIONAL LUMBER
	METAL IN ELEVATION
	UNDISTURBED SOIL OR COMPACTED FILL
	PLYWOOD
	METAL - LARGE SCALE
	INSULATING SHEATHING
	ELEVATION
	SECTION CUT
	DETAIL NUMBER
	SHEET NUMBER

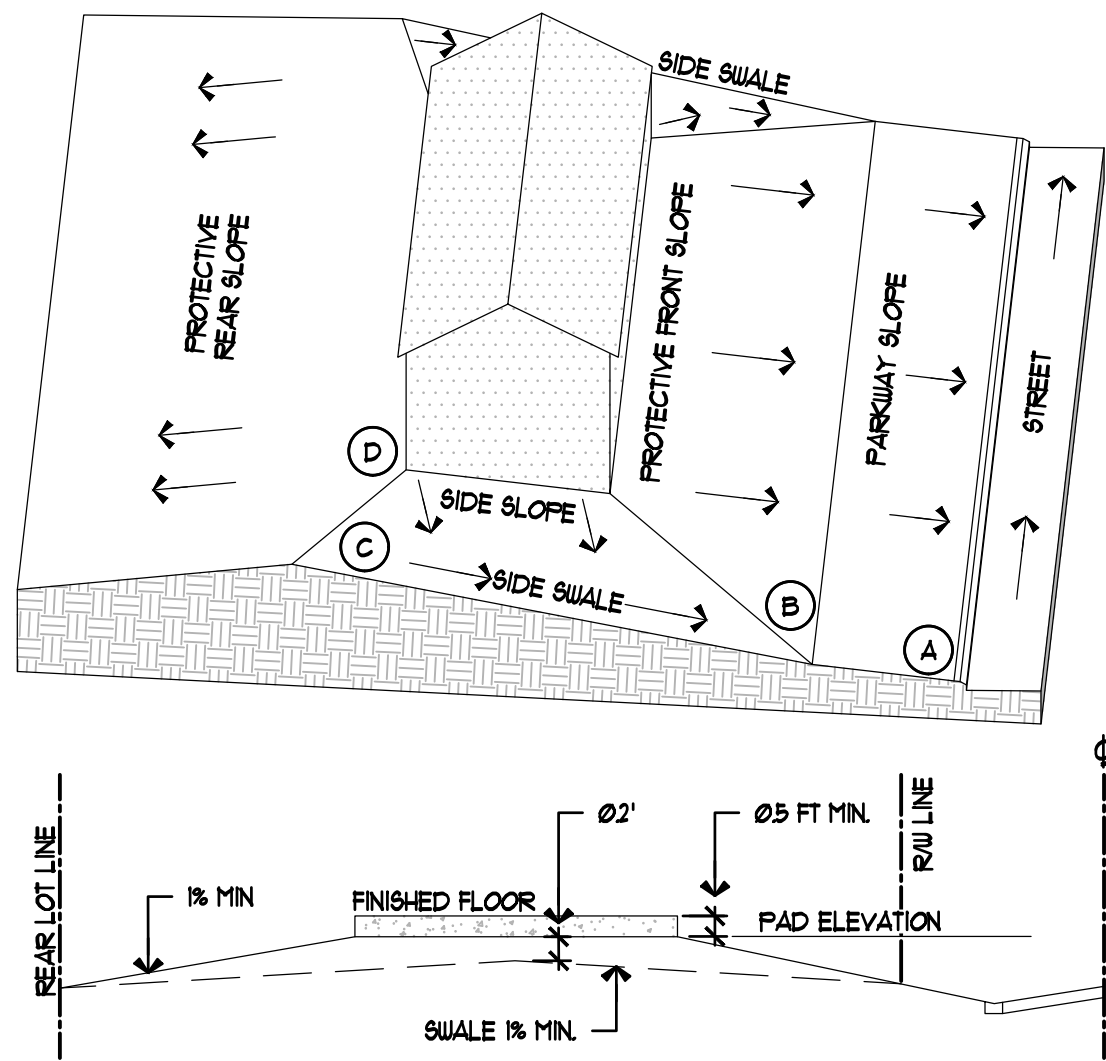
NOT FOR CONSTRUCTION



LOT GRADING TYPE "B" - DRAINAGE TO BOTH STREET & REAR

ONLY SIDE SWALES ARE NEEDED TO DRAIN BOTH TO THE STREET AND TO THE REAR LOT LINE. THEY SHOULD EXTEND BACK OF THE LINE OF THE REAR BUILDING WALLS THEN SPLASH BLOCKS FROM REAR ROOF DOWNSPOUTS SHOULD BE PLACED TO DIRECT ROOF WATER TO THE SIDE SWALES FOR DRAINAGE DIRECTLY TO THE ADJUTING STREET. THIS THE AMOUNT OF WATER CARRIED ON THE REAR SLOPE TO EASEMENTS OR OTHER PROPERTIES IS KEPT AS SMALL AS POSSIBLE. THIS REDUCES EROSION AND DISPOSAL PROBLEMS.

- A CURB-TOP ON LOT LINE EXTENSION AT HIGHEST LOT CORNER
- A-B PARKWAY SLOPE
- B-C SIDE SWALE
- C-D PROTECTIVE SIDE SLOPE AT EXTENSION OF REAR WALL



SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW TREE
- NEW SHRUB
- INDICATES DIRECTION OF SITE DRAINAGE
- INDICATES EXISTING ELEVATION PRIOR TO FINISH GRADING
- INDICATES PROPOSED ELEVATION
- INSTALL IRRIGATION SYSTEM, 100% OF COVERAGE OF PERMEABLE AREA

1 SITE PLAN

SCALE: 1/8" = 1'-0"

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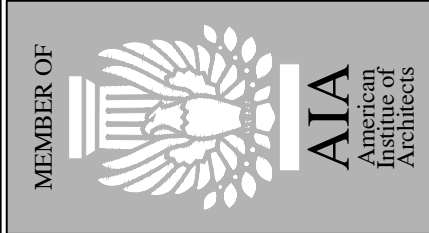
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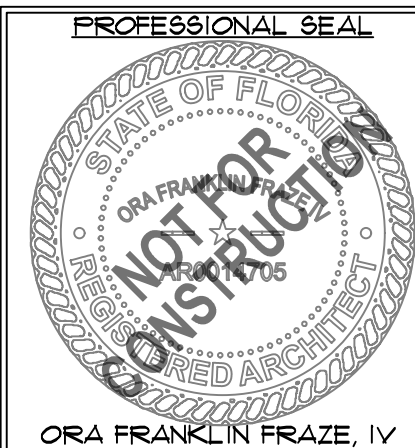
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FDI# 25122.00

Construction Documents for:

ROSSI SPEC
205 GULF WAY
ST. PETE BEACH, FL, 33706

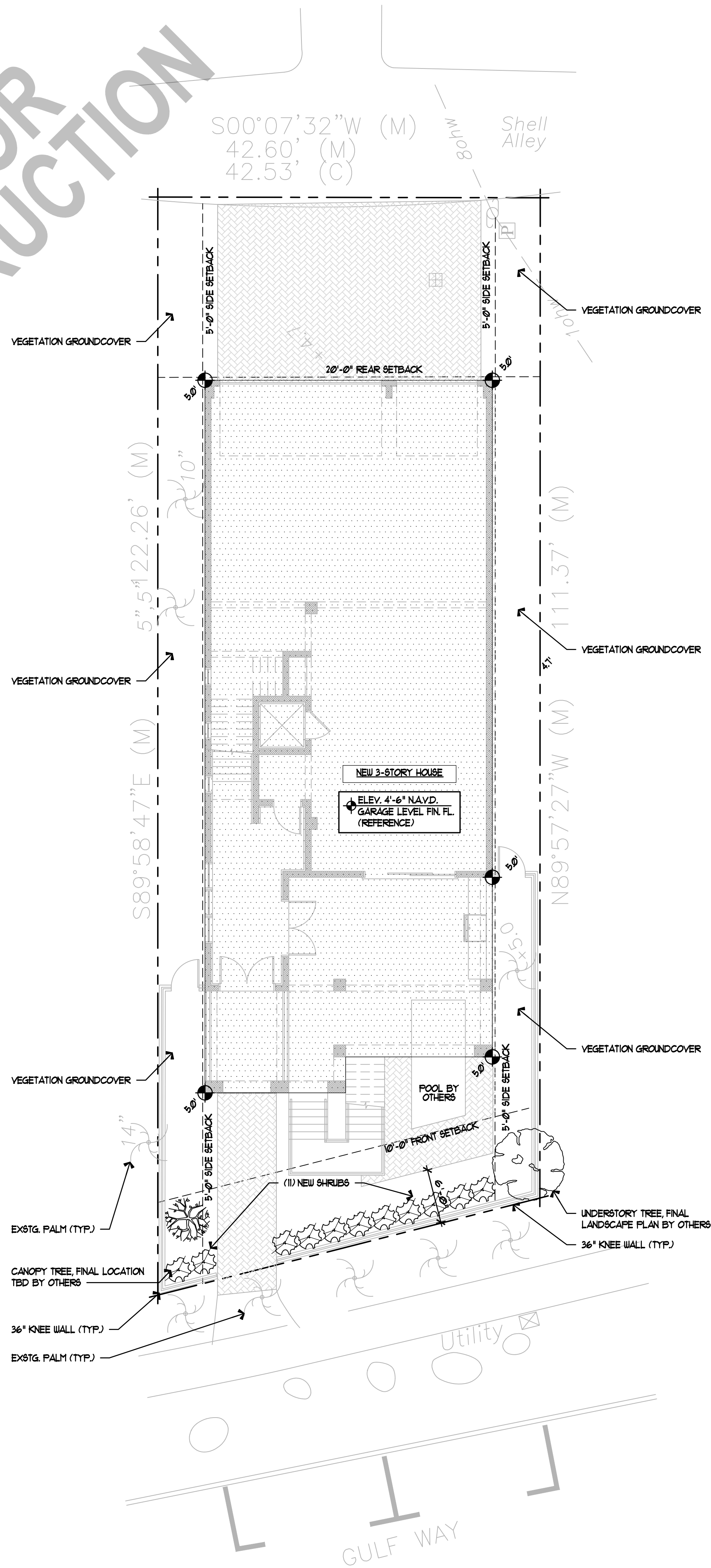


FRAZE commercial residential architecture
design
FRAZE DESIGN, INC.
3125 5th AVENUE N. SUITE 200
ST. PETERSBURG, FLORIDA 33713
PHONE: 727/728-3608
FAX: 727/728-3608
STUDIO: 727/728-3608
E-MAIL: fdi@frazedesign.com
FL LIC. NO. AA2600685

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-2

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1 LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

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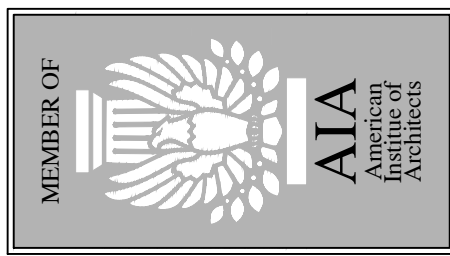
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Construction Documents for:

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205 GULF WAY
ST. PETE BEACH, FL, 33706

FDI# 25122.00



FRAZE design commercial residential architecture

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PHONE: 727/228-3608 FAX: 727/228-3609

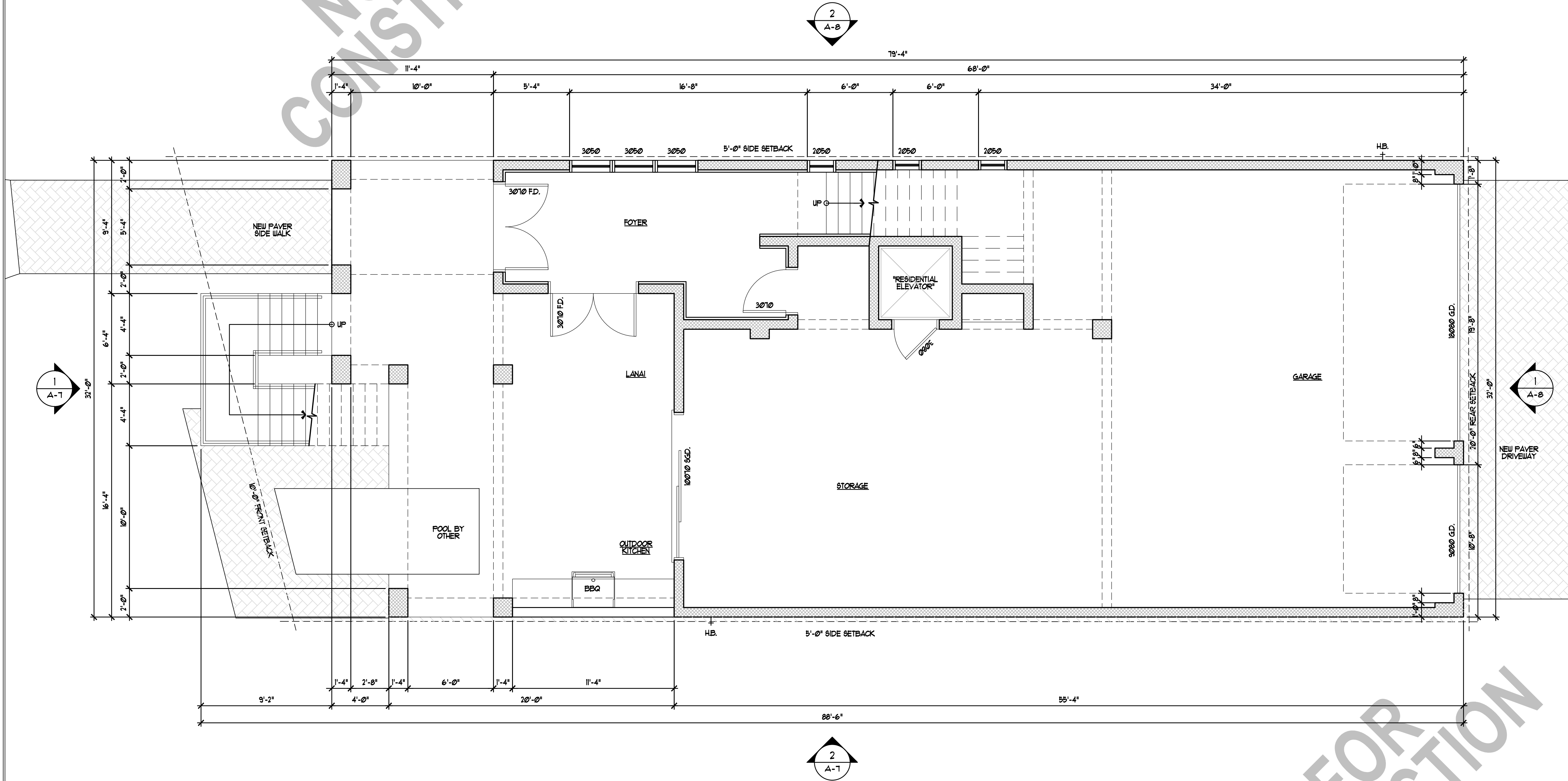
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SHEET TITLE
LANDSCAPING PLAN

SHEET NUMBER
A-2.1

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

SQUARE FOOTAGE CALCULATIONS	
FOYER	236 SF.
LIVING AREA (MAIN LEVEL)	2223 SF.
LIVING AREA (UPPER LEVEL)	2716 SF.
TOTAL (AG)	4695 SF.
GARAGE	953 SF.
STORAGE	523 SF.
LANAI	1204 SF.
BALCONY #1	291 SF.
BALCONY #2	291 SF.
TOTAL (UNDER ROOF)	7469 SF.
GULF OVERLOOK	507 SF.

WALL LEGEND	
	NEW CMU WALL
	NEW FRAME WALL

FLOOD RESISTANT MATERIALS
ALL BUILDING MATERIALS BELOW THE DESIGN FLOOD ELEVATION MUST BE FLOOD DAMAGE RESISTANT PER FEMA. ONLY CLASS 4 AND CLASS 5 MATERIALS ARE ACCEPTABLE FOR AREAS BELOW THE DESIGN FLOOD ELEVATION (DFE).

FLOOD VENT CALCULATIONS

PRECAST LINETEL MIN 8" LAP ABV VENT

12" MAX FROM FINAL GRADE

8x16 SMARTVENT

- 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.
- 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: 1316 SF.

SQ FT VENTING REQUIRED: 1316 SF.

NO. OF VENTS REQUIRED: 7 VENTS

TOTAL SQ FT OF VENTING PROVIDED: 1400 SF.

TOTAL NO. OF VENTS PROVIDED: 9 VENTS

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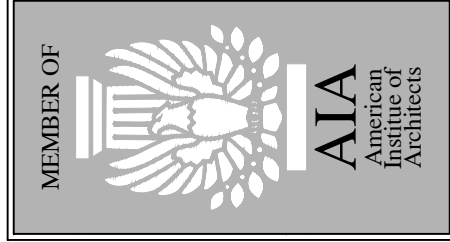
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Construction Documents for:

ROSSI SPEC
205 GULF WAY
ST. PETE BEACH, FL, 33706



FRAZE design commercial residential architecture

FL LIC. NO. AA2600685

ST. PETERSBURG, FLORIDA 33713

3125 5th AVENUE N. SUITE 200

PHONE: 727/228-3608

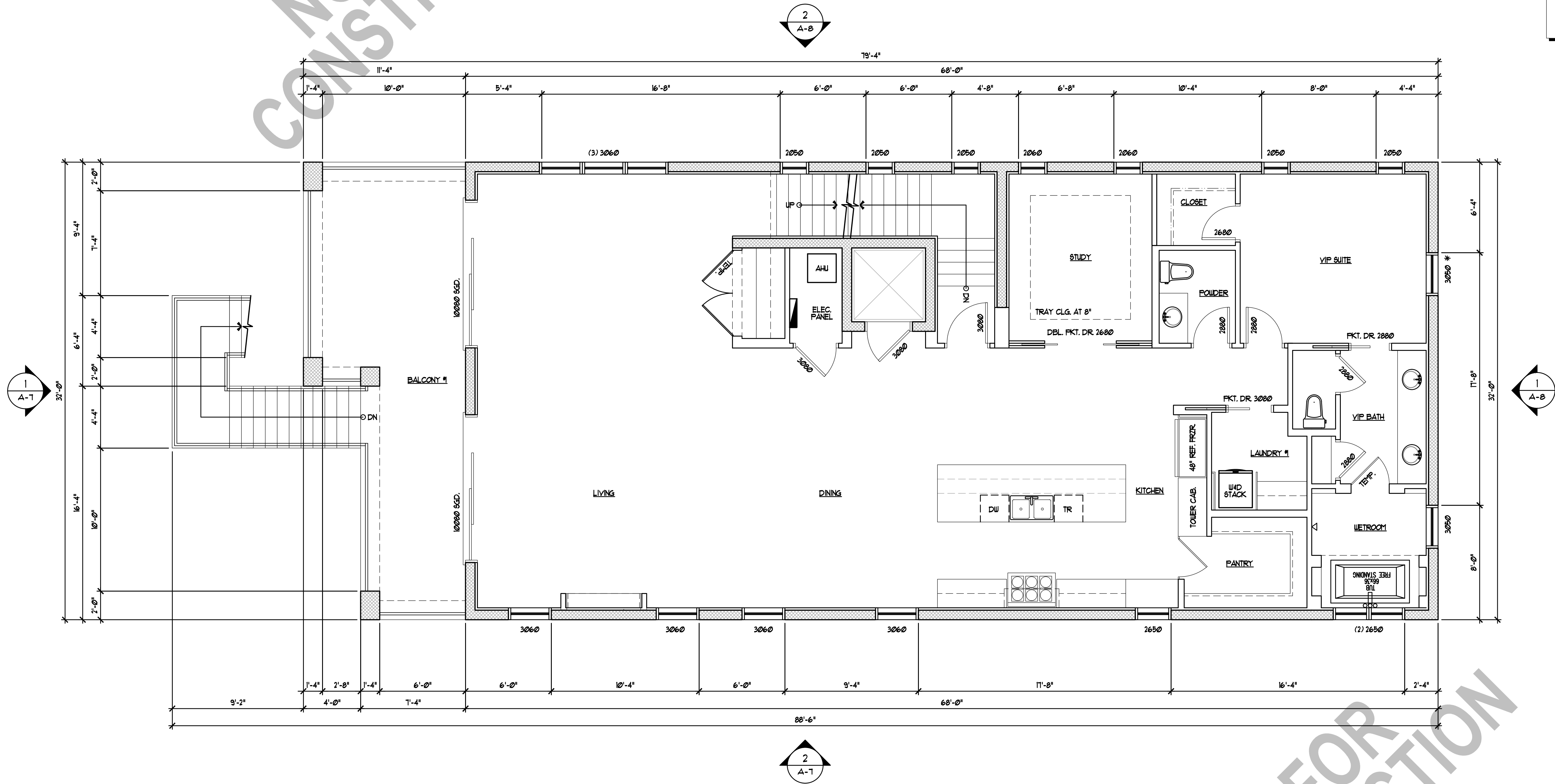
FAX: 727/228-3609

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EMAIL: fdi@frazedesign.com

SHEET TITLE
GARAGE LEVEL
FLOOR PLAN

SHEET NUMBER
A-3



SQUARE FOOTAGE CALCULATIONS	
FOYER	236 SF.
LIVING AREA (MAIN LEVEL)	2223 SF.
LIVING AREA (UPPER LEVEL)	2716 SF.
TOTAL (A/C)	4635 SF.
GARAGE	953 SF.
STORAGE	523 SF.
LANAI	1204 SF.
BALCONY #1	291 SF.
BALCONY #2	291 SF.
TOTAL (UNDER ROOF)	1469 SF.
GULF OVERLOOK	501 SF.

WALL LEGEND	
	NEW CMU WALL
	NEW FRAME WALL

1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
* INDICATES EMERGENCY EGRESS PER
FBC R310.2

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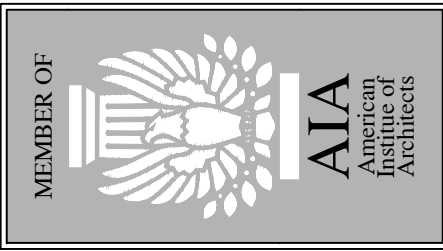
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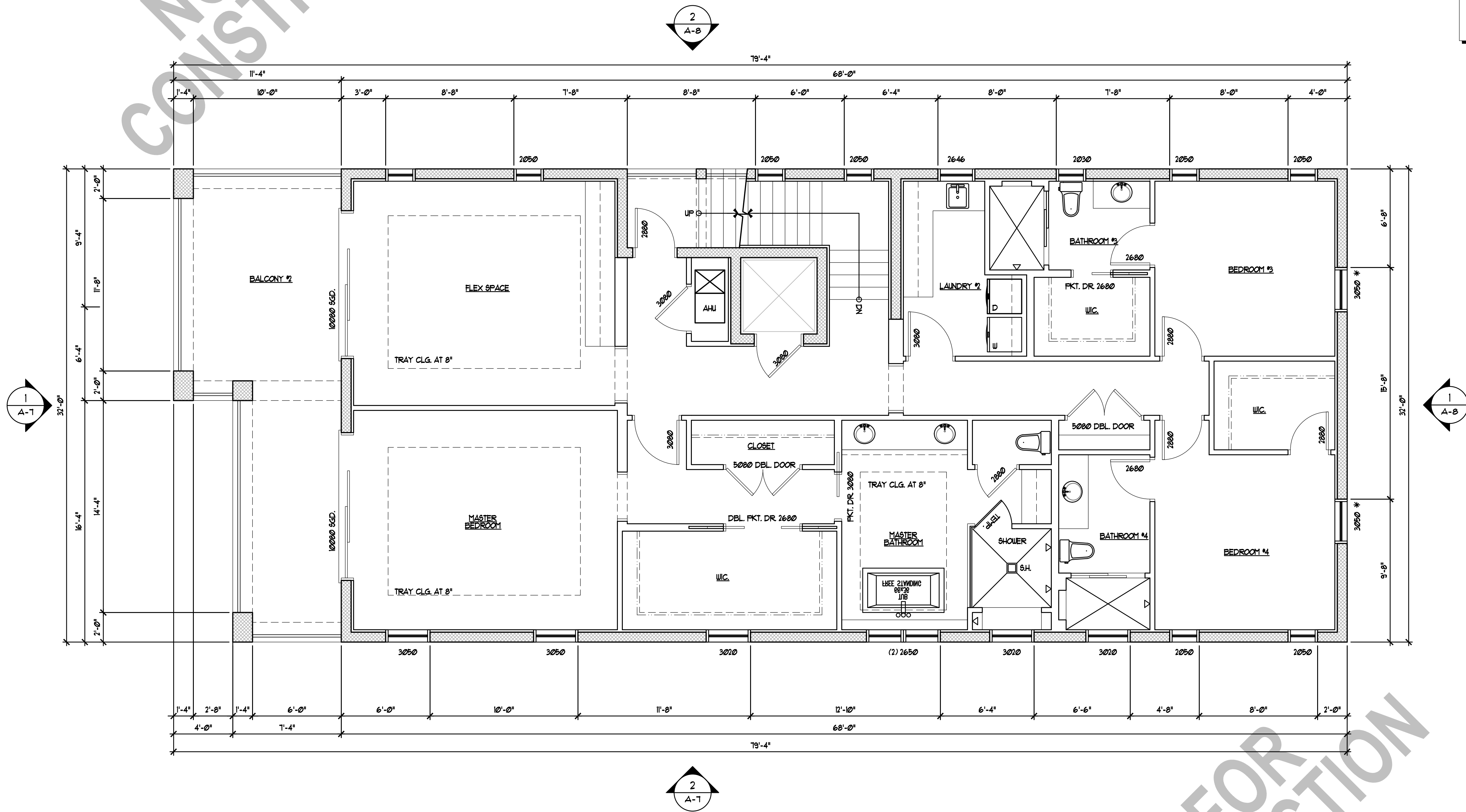
ROSSI SPEC
205 GULF WAY
ST. PETE BEACH, FL, 33706



commercial
residential
architecture

FL LIC. NO. AA2000685
ST. PETERSBURG, FLORIDA 33713
3125 5th AVENUE N. SUITE 200
PHONE: 727/228-3609 FAX: 727/228-3608

SHEET TITLE	
MAIN LEVEL FLOOR PLAN	
SHEET NUMBER	
A-4	



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

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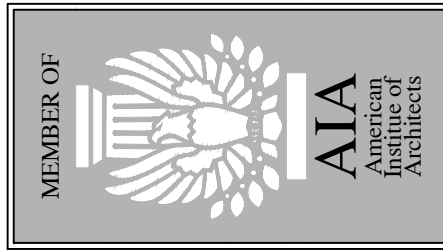
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ST. PETE BEACH, FL, 33706



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architecture

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FL LIC. NO. AA2000685

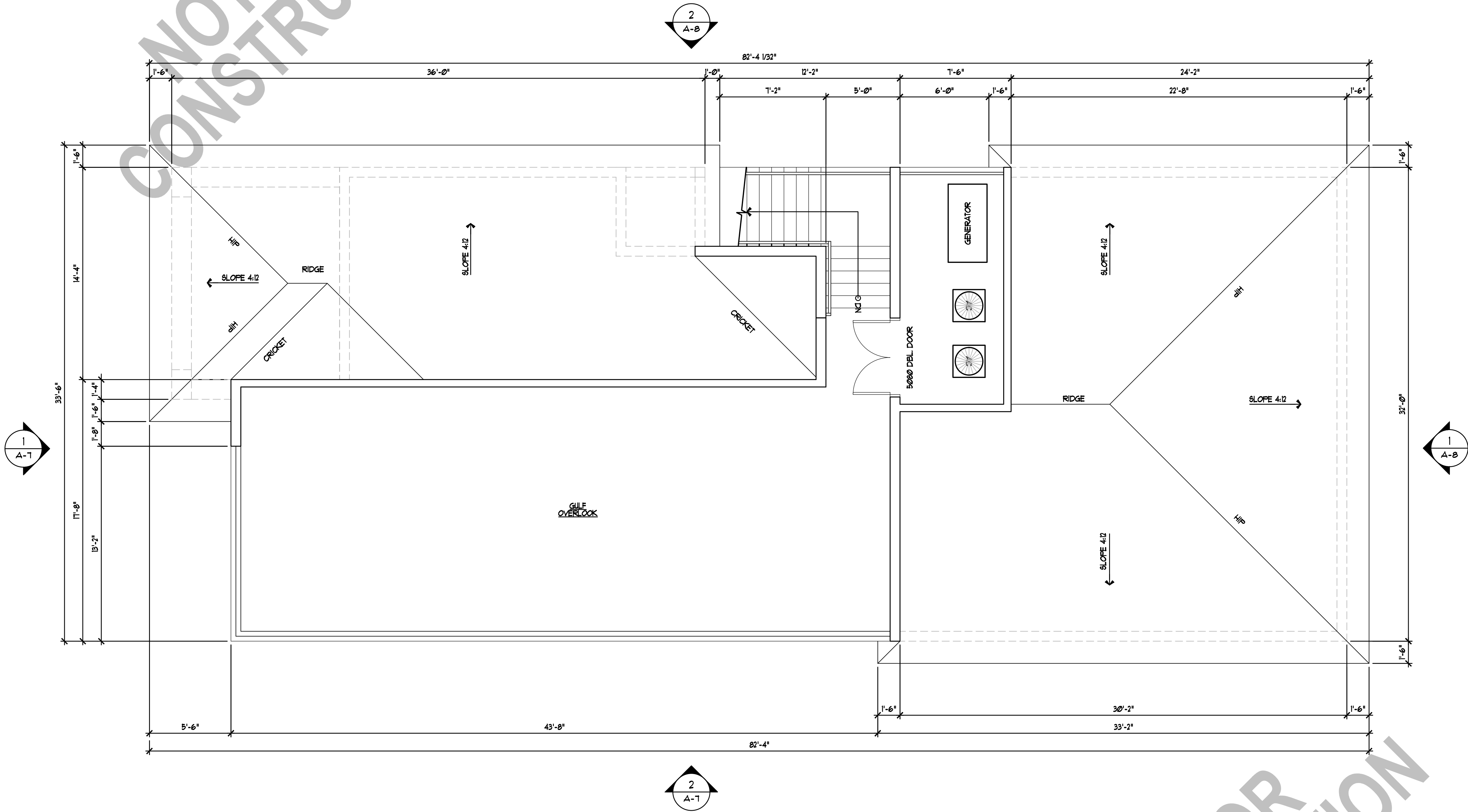
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3125 5th AVENUE N. SUITE 200

PHONE: 727/228-3609

FAX: 727/228-3608

SHEET TITLE
UPPER LEVEL FLOOR PLAN
SHEET NUMBER
A-5



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

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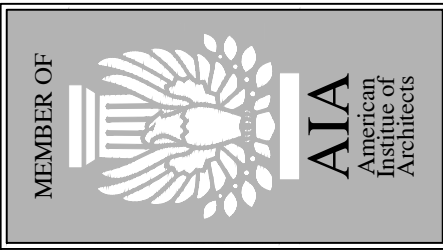
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Construction Documents for:

ROSSI SPEC
205 GULF WAY
ST. PETE BEACH, FL, 33706

FDI# 25122.00



FRAZE design
commercial
residential
architecture

FL LIC. NO. AA2600685
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3125 5th AVENUE N. SUITE 200
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EMAIL: fdi@frazedesign.com

STUDIO: 727/528-3608

SHEET TITLE
ROOF PLAN
FLOOR PLAN

SHEET NUMBER
A-6

MEMBER OF



AIA
American
Institute of
Architects

FDI# 25122.00

Construction Documents for:

ROSSI SPEC
205 GULF WAY
ST. PETE BEACH

PROFESSIONAL SEAL



ORA FRANKLIN FRAZEE, IV

FRAZE
design



commercial
residential
architecture

EMAIL: frf@frazedesign.com FL LIC. NO. AA2600585
ST. PETERSBURG, FLORIDA 33713
PHONE: 727/328-5608 STUDIO: 727/328-5608
FAX: 727/328-5609

SHEET TITLE
FRONT & RIGHT

SHEET NUMBER

A-7

Page 85 of 118

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RT103.4 FLASHING: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL. FLASHING SHALL BE INSTALLED OVER THE ROOF STRUCTURE, DRAINING COMPONENTS, SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AIAA 11. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALANT. THE JUNCTURE WITH THE BUILDING WALL SHALL BE SEALED WITH A MINIMUM OF 1/2" (6.35) OF TYPE CSP-CLASS GRADE NS OR OTHER WATER FOR JOINTS, JOINTS, AND CONTRACTION, ASTM C228, AIAA 82, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AIAA 11. THE EXTERIOR WALL FINISH APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL. FINISH ON THE WATER-RESISTIVE BARRIER COPIING WITH SECTION 102.3 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 112. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - 1) THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR GLOTTED IN ORDER TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL. FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
 - 2) IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
 - 3) IN ACCORDANCE WITH OTHER APPROVED METHODS.
 - 4) IN ACCORDANCE WITH R1A04AAMA 100, R1A04AAMA 109, R1A04AAMA 250, R1A04AAMA/WDMA 300 OR R1A04AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STRUCTURAL SPRINGS.
 - 1) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - 2) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - 3) WHERE EXTERIOR FLOORS, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF TWO OR MORE COURSES.
 - 4) AT WALL AND ROOF INTERSECTIONS.
 - 5) AT BUILT-IN GUTTERS.

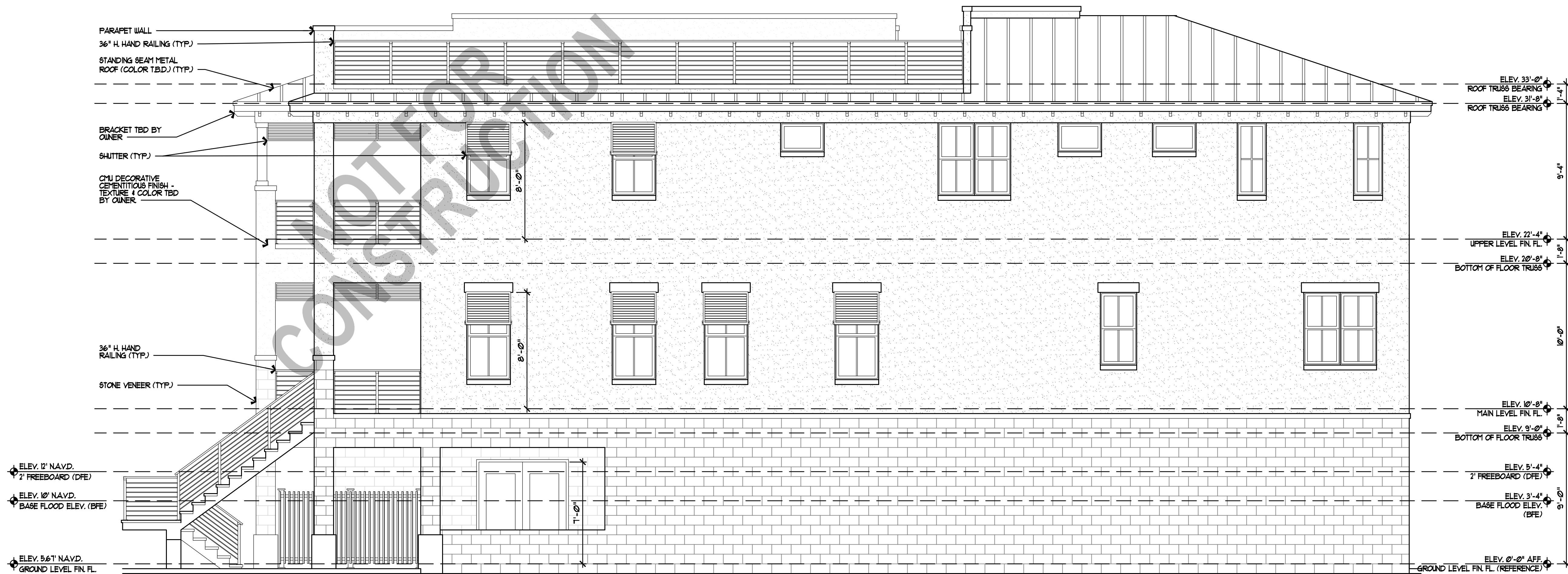
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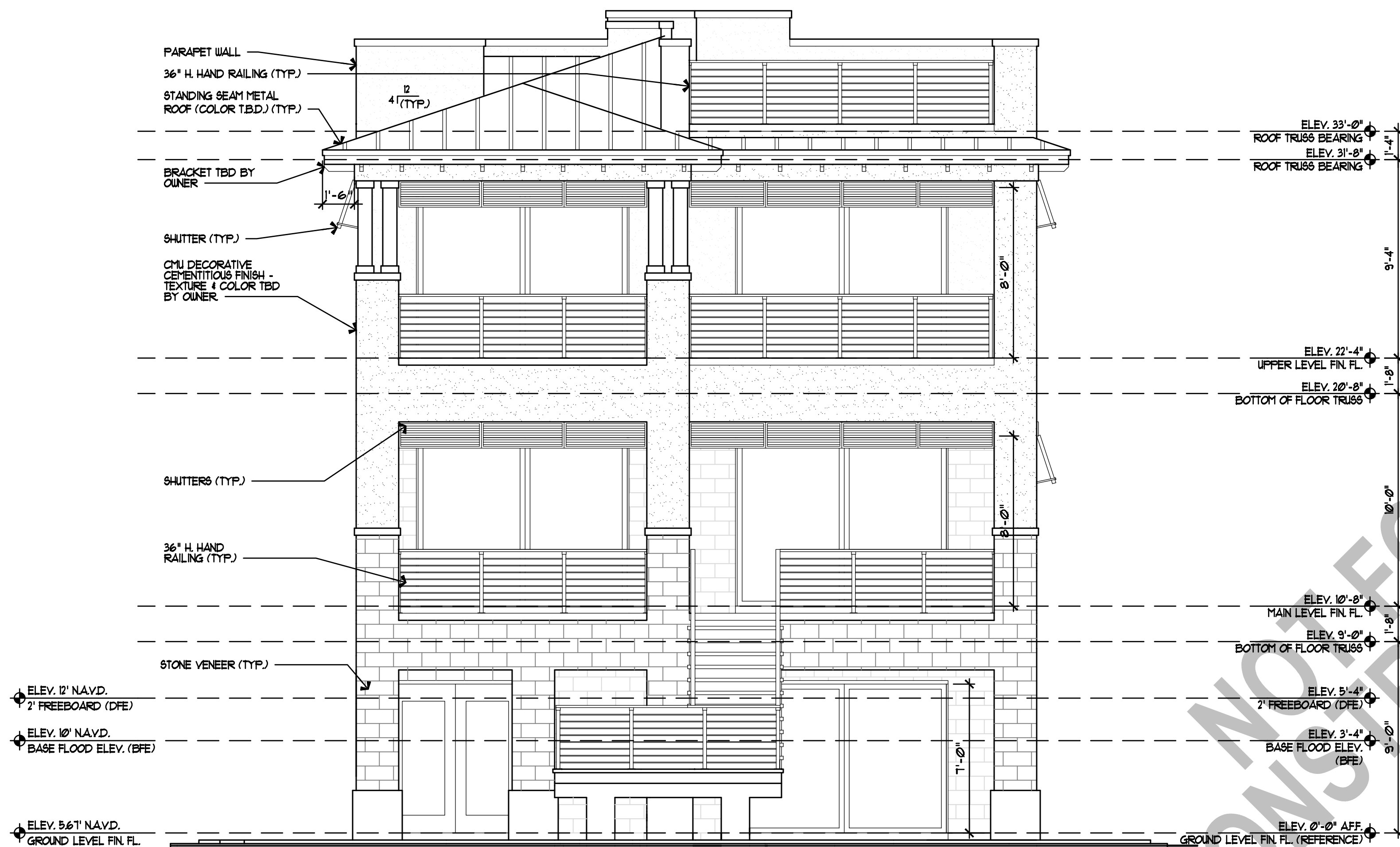
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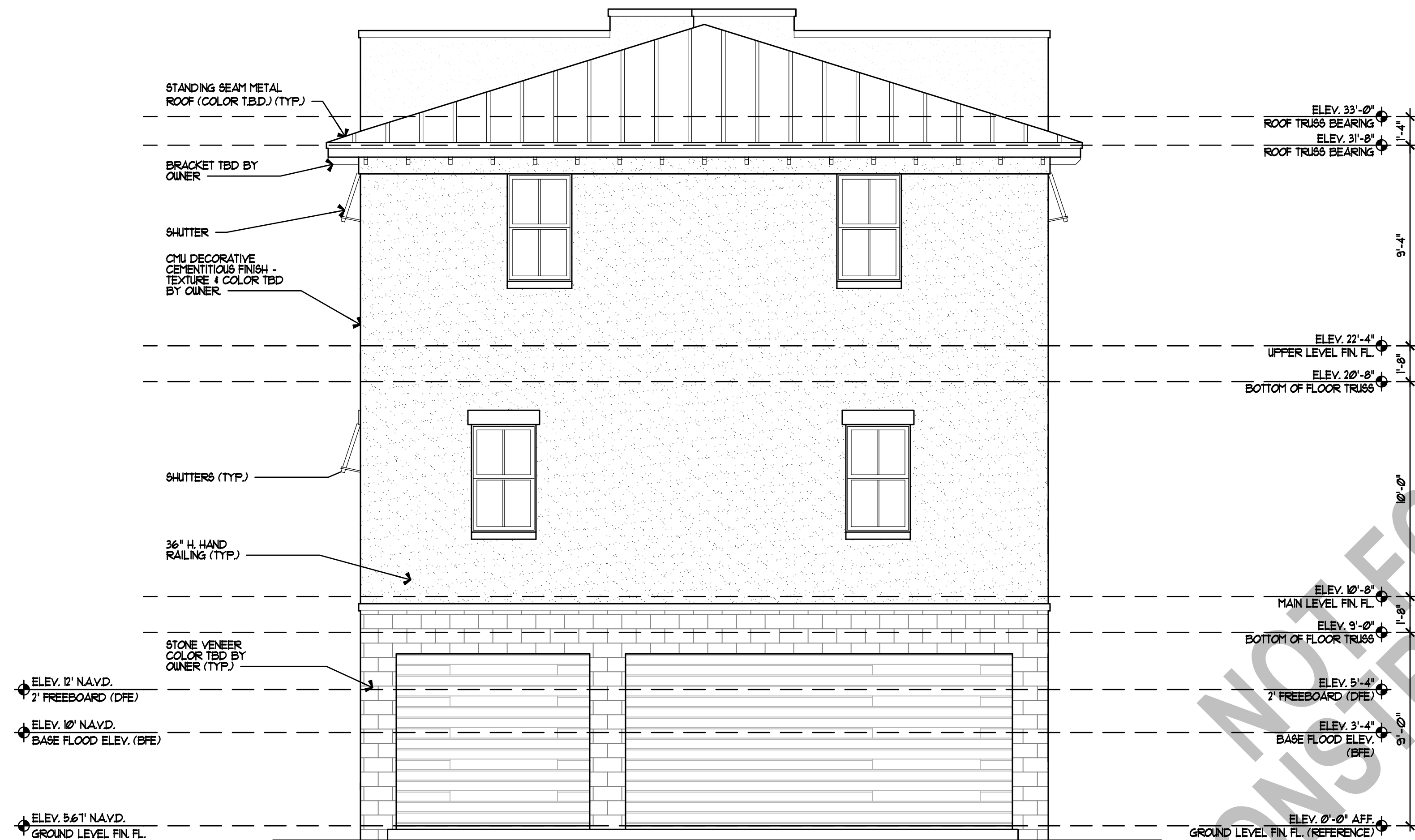
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

* INDICATES EMERGENCY EGRESS PER
FBC R3102

FLASHING NOTES:

DUE TO CLARITY NOT ALL REQUIRED FLASHING IS INDICATED ON THE DRAWINGS. FLASHING SHALL BE INSTALLED PER FBC 2020 R103.4. CODE SECTION HAS BEEN PROVIDED BELOW AS REFERENCE ONLY.

R103.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 111. ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 8000 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C920, AAMA 810, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 114. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER. FLASHING SHALL COMPLY WITH SECTION 1033 FOR SUBSEQUENT DRAINAGE MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 112. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
 - IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
 - IN ACCORDANCE WITH OTHER APPROVED METHODS.
 - IN ACCORDANCE WITH FMA/AAMA 1000, FMA/AAMA 2000, FMA/AAMA 2500, FMA/AAMA 4000, FMA/AAMA 3000 OR FMA/AAMA 4000.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

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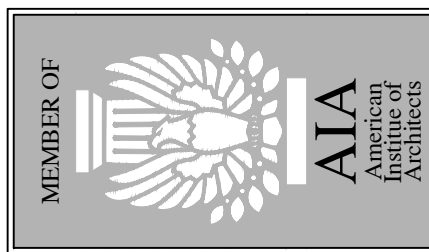
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* THE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

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

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

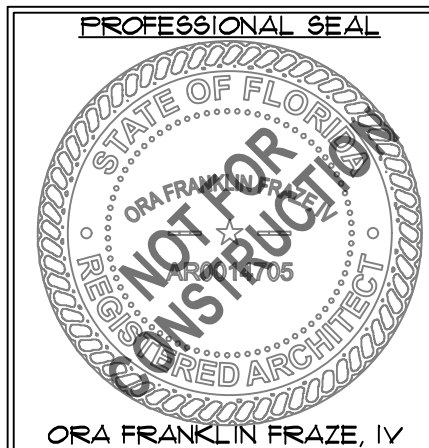
ISSUE	DATE	BY:
REVIEW	03/04/2026	TL
PERMIT		
REV.		
REV.		
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ED# 25122.00

Construction Documents for:

ROSSI SPEC
205 GULF WAY
ST. PETE BEACH, FL, 33706



commercial
residential
architecture

FRAZE
design

FL LIC. NO. AA2000685
ST. PETERSBURG, FLORIDA 33713
3125 5th AVENUE N. SUITE 200
PHONE: 727/528-3608
FAX: 727/528-3609
STUDIO: 727/528-3608

E-MAIL: ffd@frazedesign.com

SHEET TITLE
REAR & LEFT
ELEVATIONS

SHEET NUMBER
A-8

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

Agenda Report

Agenda Title Name: Amendment to Ordinance 2025-07: Clarifying height limitations for residential development in the Pass A Grille Overlay District

Action Request: None. If the Board agrees with the amendment as drafted or modified, it will be brought back for formal recommendation at the May 2026 meeting.

Strategic Objective:

Date: April 2, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: When it was adopted in 1999, the Pass A Grille Overlay District effectively functioned only to limit height for those buildings constructed within what were, at the time, the core residential areas of the District. Over time the District regulations substantially expanded, adding setback encroachment permissions for contributing structures, and in 2017, significant modifications addressing design and development standards. The Historic Preservation Board recommended in 2025 further significant modifications to the code, including alleyway access locations, frontage improvement clarifications, and other changes that are pending creation of a design review guidebook.

Staff has found that new development in the District and elsewhere in the City generally has been growing taller, and more structures are being developed to make use of the rooftop for occupiable space rather than simply functional space used for storage, limited access, or equipment such as condensers, tanks, and so on. Outside of the Pass A Grille Overlay District, the code states that non-habitable features are allowed above the roofline. In one recent case, Staff permitted a space that is defined as non-habitable in the Florida Building Code to extend to 32 feet, the maximum height allowed for a structure in the district as defined.

Unlike the definition of height found in Division 2, the definition in Division 20 applicable to the Overlay District contains no explicit permission for habitable space overruns between the 28 feet maximum permitted for flat and low-sloped roof structures, and the highest point of the roof permitted for any residential structure, which is 32 feet. A separate height definition was added to Division 20 in 2017 with the significant Overlay amendments, largely mirroring the language adopted in 1999 with additional limitations on floor height, and the height definitions in Division 2 and 20 were modified in 2021 when the City added eight feet above grade as a permitted basis for the height measurement starting point. When the Overlay District was originally adopted in 1999, the height definition specifically stated what features were permitted to exceed the height. The revised definition in 2003, which was adopted with the City's current land development code, provided a list of functional examples but specified "non-habitable features" as allowed to exceed the maximum height permitted under the zoning code. It also provided a subsection listing additional non-occupiable overruns permitted in all areas of the City, and architectural overruns permitted only outside of Pass A Grille, in Section 7.2.(k).

To resolve inconsistencies in interpretation, Staff is proposing the following, applicable only to the height definition and applicable in the Pass A Grille Overlay District Division 20:

1. Include the specified "non-occupiable" features found in Division 7.2.(k) explicitly in the definition, allowing for roof tanks, equipment, and other elements that do not function to serve human habitation or routine occupancy. Staff interprets these features to already be permitted in the 28-32 foot height limit, as they are not regulated as "architectural features" under the final sentences of that item.
2. Limit walled and roofed features placed above the parapet of flat-roofed structures to:
 - Florida Building Code-compliant stairs and elevator shafts with associated landings, not to exceed 200 square feet or the minimum required by the Florida Building Code;
 - An unconditioned storage area, not to

exceed 120 square feet.

This amendment is intended to remove ambiguity in staff interpretation, provide clearer guidance to property owners and developers on the permitted elements allowed above the 28' measurement point on flat roofed structures, and limit the area from being later converted and used for an unintended purpose. Staff finds this amendment would reintroduce the explicit permissions in place at time of the creation of the District, continue to exclude functional elements from the stricter 28' height limit consistent with the current code interpretation, and allow for reasonable rooftop storage space equivalent to allowed at-grade storage space for limited storage of equipment on the roof.

Funding: N/A

Attachments: 1. Height Modification Language

Sec. 20.02. Definitions.

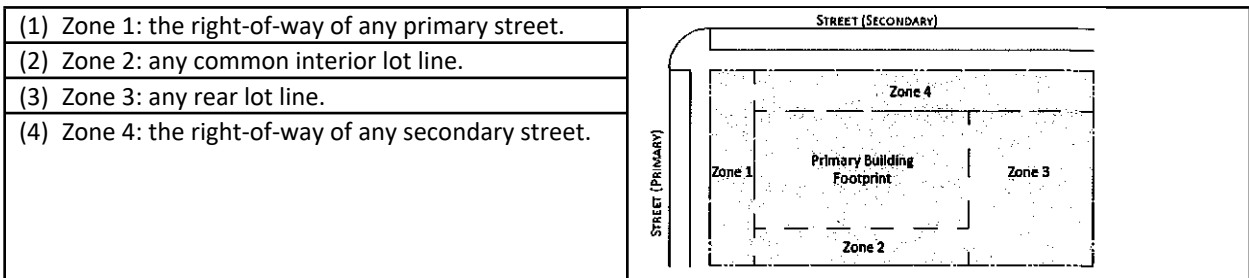
- (a) *Accessory structure envelope* means provisions for the setbacks and maximum building footprints permitted for accessory structures that are not specifically named and regulated under sections 6.12 or 6.13. The following is provided as a non-exhaustive list of accessory structures subject to this envelope: carriage houses, pool houses, detached living quarters, and detached storage buildings that exceed standards for residential or commercial storage buildings found in the aforementioned sections.
- (b) *Balance* means the relationship among the elements of a building on either side of an imaginary centerline through the middle of a building. Buildings are either symmetrically or asymmetrically balanced.
- (c) *Balanced, asymmetrically* means the shape(s) and design of a building may not match exactly, but instead have equal visual weight they are still visually balanced.
- (d) *Balanced, symmetrically* means the shapes on one side of the centerline match the shapes on the other side. The two halves are visually equally.
- (e) *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. Features, spaces, and elements permitted between the 28-foot maximum flat or low-sloped roof and parapet height, and overall 32-foot maximum, are listed in Section 20.17.
- (f) *Building envelope*: Provisions for the minimum and maximum setbacks permitted by front, side, and rear yards. There is a minimum and maximum setback for each lot type. The maximum and minimum frontage refers to the proportion of the lot width along which the primary building façade must be within the minimum and maximum front setback.
- (g) *Compatible design* means architectural design and construction that will fit harmoniously into the district based on scale, materials, and quality of construction with adjacent buildings and structures.
- (h) *Lot requirements*: Provisions for minimum and maximums, lot depth, lot size and the permitted lot coverage.
- (i) *Lot, waterfront*: A zoning lot which abuts any body of water or the beach. All lots not considered waterfront shall be considered interior for rear setback purposes.
- (j) *Mass, primary*: largest shape of a building.
- (k) *Mass, secondary*: additional shapes that form the façade of the building
- (l) *Parking provisions*: The amount of parking shall be determined by Division 23 of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the frontage requirements have been met as required by building type. The diagram illustrates a primary and secondary street. Primary streets are streets that are addressed to the parcel of land. Secondary streets may or may not

Words that are underlined are proposed as additions.

Words that are ~~stricken~~ are proposed for removal.

have access to the parcel. Zones are defined and illustrated by the lot area between the principal building frontage and:



- (m) *Private frontages*, refers to the area that is attached or integrated into the primary building.
- (n) *Proportion* means the relationships of one part of a façade to the whole. A house that is correctly proportionate establishes a visual relationship between all parts of its exterior. The voids, primary, and secondary masses should all be proportional to one another in order maintain architectural harmony.
- (o) *Proximity* means that objects that are close together should complement each other.
- (p) *Rhythm* means the use of repetitive elements in order to establish architectural harmony. It is based off of three main principles: the principle of Proximity, the principle of Similarity, and the principle of Continuation. These principles are part of a larger set known as *Gestalt Principles*.
- (q) *Similarity* means how our eyes are easily able to group objects together that share common textures, colors, or features.
- (r) *Voids* means windows, doors, or other openings that create negative space allowing for breaks within a primary or secondary mass.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021; Ord. No. 2021-22, § 2, 10-12-21)

Sec. 20.17. Building height.

- (a) 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.(1) 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.(2) 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.
 - (3) Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.
- (b) When a building or portion thereof located within a zoning district listed in (a) preceding is a flat-roofed or low-sloped roof structure, the following features, spaces and elements, only, may be constructed and installed in the span between 28 and 32 feet above the measurement starting point, provided that no portion of the building or appurtenance may exceed 32 feet in height:
 - (1) Those listed features in Section 7.2.(k) of this Land Development Code, such as antenna, tanks, condensers, and cupolas, that are classified as features unintended for human occupancy,

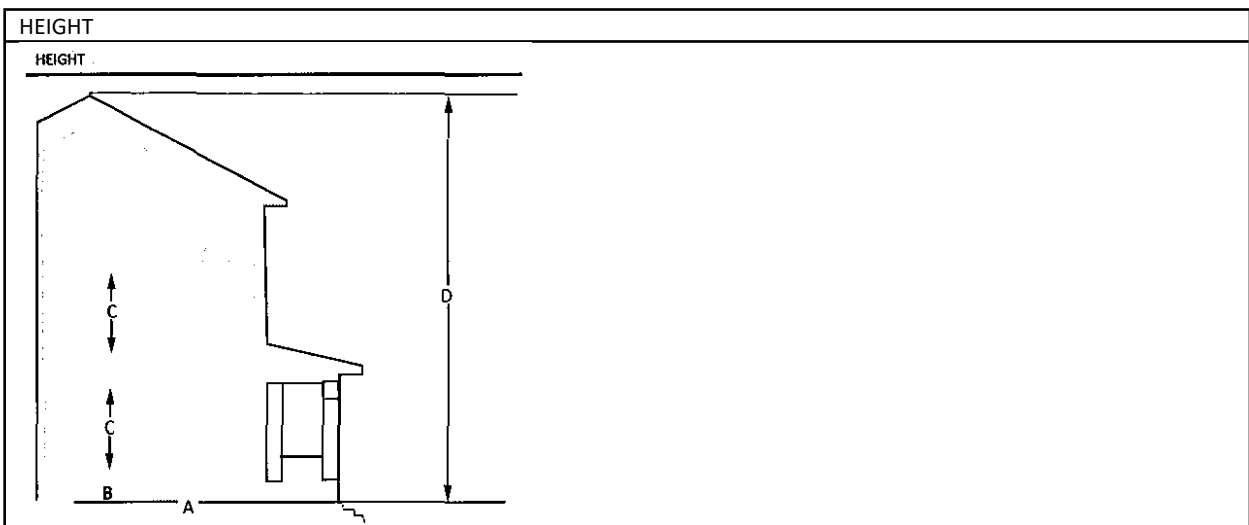
Words that are underlined are proposed as additions.

Words that are ~~stricken~~ are proposed for removal.

- (2) Walled and/or roofed elevator cabin spaces, stairs, and associated landings, that are occupiable features used for access to the roof, provided such spaces do not exceed a total of 200 square feet in area combined or the minimum size required by the Florida Building Code to provide roof access, whichever is greater.
- (3) Walled and/or roofed unconditioned storage spaces, not to exceed a total of 120 square feet.
- (4) Safety railings mounted on the roof or surrounding parapet to provide a guard for use of the rooftop space, as required by the Florida Building Code.

	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)

Words that are underlined are proposed as additions.

Words that are ~~stricken~~ are proposed for removal.

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

Agenda Report

Agenda Title Name: Hardship Variance No. 25043: 2004 & o [Parcel # 18-32-16-68634-009-0280] Pass A Grille Way

Action Request: None - for informational purposes.

Strategic Objective:

Date: April 2, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The properties possess zoning of ROR/PAG and the alleyway was dedicated as part of the overall street and alleyway network under the 1913 revised plat of the Phillips Division, which runs from the southern properties of 13th Avenue to the northern properties of 22nd Avenue. It is the last known east-west publicly-dedicated alleyway in the Pass A Grille Overlay District that has a direct connection with Pass A Grille Way or Gulf Way, with several others having been vacated over the years.

Section 20.19 of the Land Development Code, adopted in 2017, prohibits vacation of alleyways in the Pass A Grille Overlay District. The applicant is requesting a variance to that standard on the basis of a claimed unnecessary and undue hardship. If this case is approved by the Board of Adjustment, the applicant will be required to apply to the City Commission for approval of the vacation, as they are the entity authorized under the City Charter to hear such cases.

Funding: N/A

Attachments:

1. Certificate of Completeness
2. Survey
3. Application
4. Revised Map of Phillips Division - 1913



Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 3/18/2026
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **April 29, 2026**.

Variance Case Number: 26043

Application Type: Unnecessary & Undue Hardship Variance

Owner: Charles Collom, Manager for CC BULL LLC & COLLOM PROPERTIES LLC

Applicant/Agent: John Sipera & Kyle Bass

Parcel Number: 18-32-16-68634-009-0280 & 18-32-16-68634-009-0290

Address: 2004 Pass A Grille Way & 0 Pass A Grille Way, St. Pete Beach, FL 33706

Zone: ROR/PAG

Submittal Documents:

1. Completed Unnecessary & Undue Hardship Variance package with application form, including Exhibit A (narrative), Exhibits B through D (alleyway condition photos), and Exhibit E (aerial showing alternate routes).
2. Alley Boundary Survey showing the 15-foot portion of alleyway for which the abutting property owners seek a vacation, signed by John O. Brendla, PSM, on February 20, 2026, consisting of one sheet.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|---------------------------------------|
| ☐ Board of Adjustment Attorney <i>via email</i> | ☐ City Manager |
| ☐ TRC Committee <i>via email</i> | |

Board Members:

- | | |
|---------------------------------------|--|
| ☐ Denise Chase | ☐ Kathy Garchow |
| ☐ Chris Core | ☐ Dan Small |
| ☐ Jim Schmidt | |

Cc: Charles Collom, Manager for Owners (jrcmoo@aol.com)
Jon Sipera, Agent (jsipera@ranmardevelopment.com)
Kyle Bass, Agent (kyle.bass@webercrabb.com)



21st AVE.

CLARK ST (PER PLAT)

T.B.M.
83.71
N&D

SECTION 18, TOWNSHIP 32S, RANGE 16E

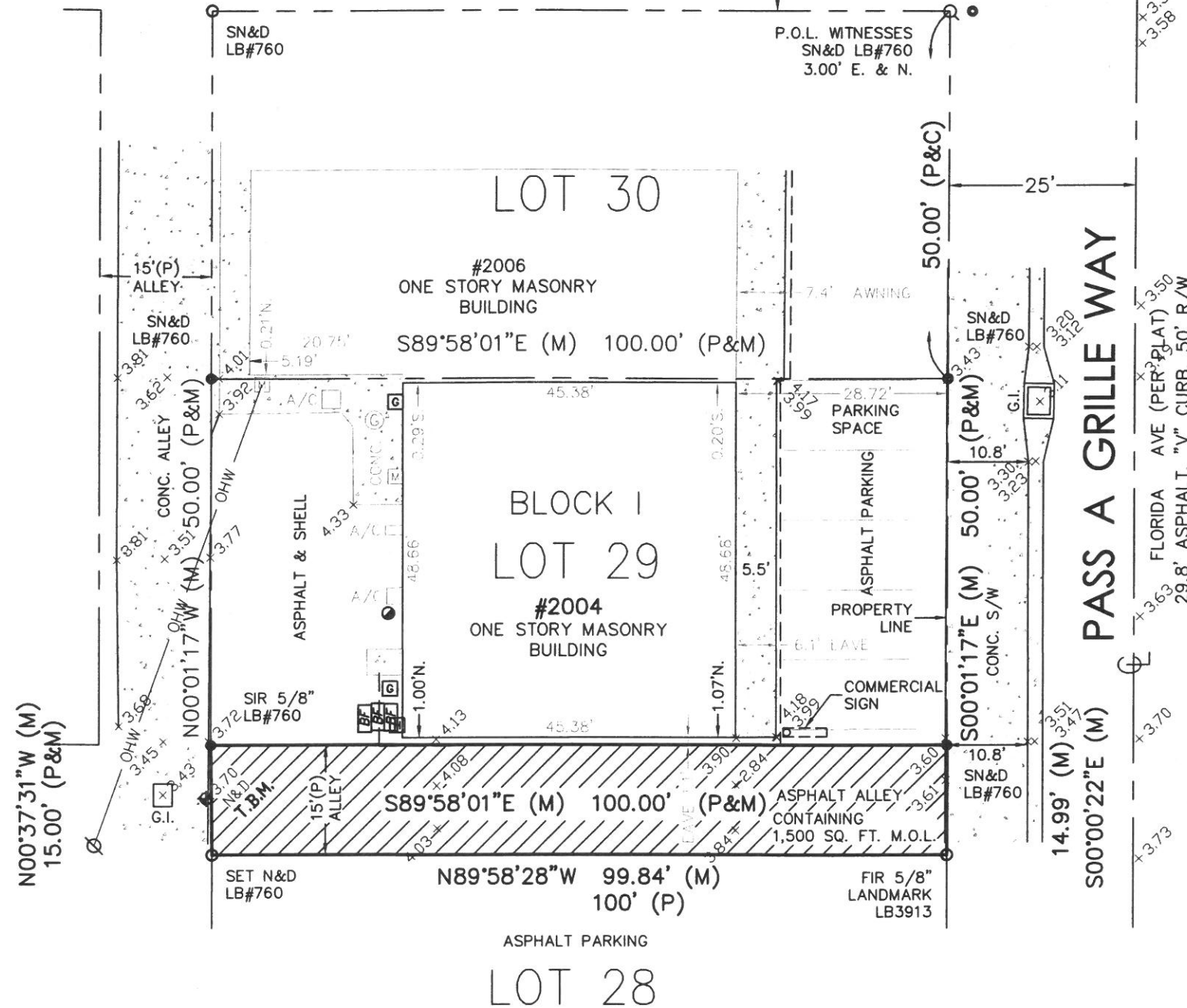
LEGEND:

FND = FOUND
N&D = NAIL & DISK
FIR = FOUND IRON ROD
SIR = SET IRON ROD
OHW = OVERHEAD WIRE
(C) = CALCULATED
(D) = DEED
(M) = FIELD MEASUREMENT
(P) = PLAT
CONC = CONCRETE
R/W = RIGHT OF WAY
P.O.L. = POINT ON LINE
SN&D = SET NAIL AND DISK
S/W = SIDEWALK
T.B.M. = TEMPORARY BENCHMARK
C/C = COVERED CONCRETE
G.I. = GRATE INLET
WF = WOOD FENCE
WM = WATER METER
BF = BACK FLOW PREVENTER AND WATER METER
C = CLEANOUT
PM = POWER METER
G = GAS METER
WH = WATER HEATER
FH = FIRE HYDRANT
TS = TRAFFIC SIGN
PP = POWER POLE
G = GREASE MANHOLE
+0.00 = SPOT ELEVATION

CERTIFIED TO:

CC BULL LLC (LOT 29)

Flood Zone
AE (EL. 9')
COMMUNITY PANEL #125149 12103C0278 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY OF WATER LOTS
ASSUMED NORTH
Benchmark:
COUNTY #288 Y 135 P.C.
EL. = 4.053' N.G.V.D., ADJUSTED TO
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'



LEGAL DESCRIPTION

A 15 FOOT ALLEY ADJACENT TO AND BETWEEN LOTS 28 AND 29, BLOCK "I", REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 38, BEING THE SAME PROPERTY SHOWN ON THE MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 26, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

I hereby Certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760
BOUNDARY SURVEY - 10/5/2022
ALLEY BOUNDARY SURVEY - 12/9/2025

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record. Survey not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

F.B.: 976 PG: 64, 65, 69

2209-21.CRD

John C. Brendla & Associates, Inc.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North ~ Pinellas Park, Florida 33781
phone (727) 576-7546 ~ front@jcbrendla.com

Job Number
2209-20

DRW: JM

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning @stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)
-

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner CC Bull, LLC Collom Properties, LLC	Charles Collom Charles Collom	2381 E Vina Del Mar Blvd., St. Pete Bch, FL 33706 2381 E Vina Del Mar Blvd., St. Pete Bch, FL 33706	(727) 418-1314 (727) 418-1314
Applicant/ Agent	Jon Sipera Kyle Bass	12645 Race Track Road, Tampa, FL 33626 5453 Central Ave, St. Pete, FL 33710	(813) 695-2886 (727) 828-9919
Owner Email Address: Jrcmoo@aol.com		Applicant/Agent Email Address: Jsipera@RanmarDevelopment.com Kyle.bass@webercrabb.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation ROW	Future Land Use Designation If variance is granted the ROW would convert to ROR/PAG	Lot Area Approx. 1,498 SF
Legal Description: Alleyway between Lots 28 and 29 of Phillips Division Rev Map Block I.		
Address:		
Explanation of Request: Request for hardship variance as it relates to the general restriction of vacating alleyways pursuant to Sec. 20.19.		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

See attached Exhibit "A"

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

See attached Exhibit "A"

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

See attached Exhibit "A"

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

See attached Exhibit "A"

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

See attached Exhibit "A"

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

See attached Exhibit "A"

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

See attached Exhibit "A"

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

See attached Exhibit "A"

	02/23/2026		02/23/2026
Signature of Applicant	Date	Signature of Authorized Agent	Date

VARIANCE APPLICATION

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

CC

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

CC

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

CC

On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

CC

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

CC

I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

CC

I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

CC

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

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


Signature of Applicant

02/23/2026

Date

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE CC Bull, LLC
(print name of property owner)

hereby authorize Jon Sipera and Kyle Bass
(print name of agent)

to represent me/us in an application for an Unnessary and Undue Hardship Variance.
(type of application: variance, conditional use, zoning, etc.)


Signature of Owner

Signature of Owner

Charles Collom, Member
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 23rd day of
February 20 26 by Charles Collom or who is
personally known as Charles Collom produced _____ as
identification.


(Notary Signature)

02/23/2026
(Date)

My Commission Expires 02/03/2030



CHARLES ASHCRAFT
Notary Public
State of Florida
Comm# HH729343
Expires 2/3/2030

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE Collom Properties, LLC
(print name of property owner)

hereby authorize Jon Sipera and Kyle Bass
(print name of agent)

to represent me/us in an application for an Unnessary and Undue Hardship Variance
(type of application: variance, conditional use, zoning, etc.)

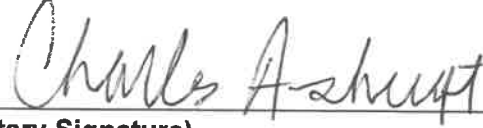

Signature of Owner

Signature of Owner

Charles Collom, Member
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 23rd day of
February 20 26 by Charles Collom or who is
personally known as Charles Collom produced _____ as
identification.


(Notary Signature)

02/23/2026
(Date)

My Commission Expires 02/03/2030



CHARLES ASHCRAFT
Notary Public
State of Florida
Comm# HH729343
Expires 2/3/2030

DEAR APPLICANT:

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

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

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



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Collom Properties, LLC, agrees to permit city staff to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

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

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

Name(print): Jon Sipera

Address: 2381 E. Vina Del Mar Blvd., St. Pete Beach, FL 33706

[Signature] 02/23/2026
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 23rd day of February, 2026 by:
Jon Sipera, Agent for Collom Properties, LLC who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

My commission Expires: 02/03/2030

NOTARY: Charles Ashcraft

Print Name: Charles Ashcraft Notary

Public, State of Florida

(Notarial Seal)



CHARLES ASHCRAFT
Notary Public
State of Florida
Comm# HH729343
Expires 2/3/2030

EXHIBIT “A”

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.**

Response:

The subject property is burdened by a unique confluence of historical platting, structural positioning, and failing infrastructure that is not representative of neighboring parcels within the district. Specifically:

- a. **Substandard ROW Geometry:** The adjacent Right-of-Way is only 15 feet wide, significantly narrower than standard municipal alleys or secondary access routes. This creates a 'pinched' corridor that is physically insufficient for modern utility or transportation standards.
- b. **Physical Deterioration and Lack of Maintenance:** The street surface within this ROW has reached a state of advanced deterioration, characterized by [cracking/pitting/unpaved sections]. This condition indicates a lack of municipal utility and suggests that the ROW is no longer maintained as a viable public thoroughfare, unlike the primary streets serving adjacent properties. See Pictures attached to the Application as Exhibits B, C, and D.
- c. **Extreme Structural Proximity:** A permanent, pre-existing building is situated approximately one foot (1') from the property line abutting this ROW. This creates a one-foot 'dead zone' that is unique to this specific site.
- d. **Physical Impossibility of Maintenance:** Unlike neighboring structures that enjoy standard setbacks, the 1-foot clearance on this parcel—compounded by the poor condition of the abutting street—makes it physically impossible to perform essential building maintenance (such as structural inspections, painting, or pest mitigation) without encroaching into the public ROW.
- e. **Functional Redundancy:** While other buildings in the district may rely on their adjacent alleys for primary access, this property is served by three (3) superior, alternative routes. The combination of the narrow 15-foot width and the deteriorating street surface renders this ROW a "paper street" with no essential public purpose, making the physical restriction on this specific building both peculiar and unnecessary. See arial attached to the application as Exhibit E.
- f. **Remediation of Non-Conforming Setbacks:** The current configuration creates an irregular setback pattern along the block. By vacating the ROW and incorporating that land, the proposal brings the north and south sides of the abutting properties into alignment with current setback requirements. This

creates a uniform building line that conforms to modern standards, a benefit that cannot be achieved under the current, archaic platting.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property.

Response:

The peculiar conditions governing this request are entirely a result of historical platting, the original siting of the permanent structure, and the natural lifecycle of the municipal infrastructure—all of which pre-date the current Land Development Regulations and the applicant's acquisition of the property.

- a. **Pre-Existing Conditions:** The building was constructed in its current location decades ago, at a time when the 1-foot setback was either permitted or established before modern setbacks were codified. The applicant has made no structural changes or additions that decreased the distance between the building and the ROW.
- b. **Fixed Platting:** The 15-foot width of the ROW—which is significantly substandard compared to modern 20-foot alley requirements—is a permanent geographic feature established by the original city plat. The applicant had no role in determining the width or location of this public corridor.
- c. **External Infrastructure Decay:** The deteriorating state of the street surface within the ROW is a result of long-term environmental factors and municipal maintenance cycles. The applicant has no legal authority to pave, repair, or maintain the public ROW, and therefore the current hazardous or "decayed" condition of the access way is an external circumstance imposed upon the property.
- d. **Inherited Constraint:** The 'maintenance impossibility' and safety hazards created by the 1-foot clearance are the result of these two historical, fixed elements meeting at this specific point. The applicant is seeking relief from a physical configuration and a deteriorating public environment that were inherited, not created.
- e. **Reconciliation of Historical Inconsistencies:** The misalignment of the north and south abutting property lines with respect to the ROW is a legacy of antiquated surveying and platting. By seeking to vacate the ROW, the applicant is attempting to resolve an inconsistency that has existed for decades. This action brings the property into the current setback framework—a corrective measure that addresses a historical anomaly rather than a condition created by the applicant's recent actions or developments.

3. **Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant.**

Response:

A strict, literal application of the standard setback and Right-of-Way (ROW) regulations to this specific parcel would result in a practical "denial of maintenance," a hardship not shared by neighboring properties. The intersection of the current code and the site's unique physical state creates the following inequities:

- a. **Deprivation of Basic Property Maintenance:** Standard code interpretations assume a property owner has sufficient space to maintain their own exterior. Because of the 1-foot proximity to the property line, a literal interpretation effectively forbids the applicant from performing routine upkeep (painting, sealing, structural repair) without technically violating ROW access rules. This places the applicant at a disadvantage compared to owners of modern-conforming lots who can maintain their structures entirely from within their own property lines.
- b. **Safety Hazards Compounded by Deterioration:** Forcing a literal adherence to the 15-foot ROW boundary—while the street surface itself is in a state of advanced deterioration—creates an undue safety risk. The crumbling infrastructure of the alleyway, combined with the lack of a functional "buffer zone," means that any attempt to access the side of the building for repairs is inherently more dangerous than on a well-maintained, standard-width street.
- c. **Inequity of Access Utility:** Most properties in this district benefit from their adjacent alleys as functional conduits for utilities or transport. In this case, the narrow 15-foot width and the decayed state of the pavement render the ROW functionally obsolete. A literal interpretation would force the applicant to honor a "protection zone" for a public thoroughfare that no longer provides a public benefit, while simultaneously preventing the applicant from protecting their own physical investment.
- d. **Obstruction of Regulatory Alignment:** Literal enforcement of the current boundaries prevents the normalization of the block's geometry. While other properties in the district benefit from aligned and predictable setbacks, a strict interpretation here forces the retention of a jagged and outdated ROW line. By granting the variance and vacating the ROW, the property can finally be brought into the current setback alignment shared by the north and south abutting properties. Denying this relief leaves the applicant stuck in a historical "dead zone" that the Land Development Code was intended to phase out, not preserve.

4. **The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density.**

Response:

The relief sought is strictly remedial in nature and does not facilitate any expansion of use, density, or development intensity beyond what is currently permitted.

- a. **No Increase in Density:** This request does not seek to add additional square footage. The footprint of the existing structure remains unchanged; the goal is simply to resolve a physical conflict between the existing building and a substandard, deteriorating Right-of-Way.
- b. **Consistency with the Comprehensive Plan:** The St. Pete Beach Comprehensive Plan prioritizes public safety, neighborhood character, and the elimination of blight. By addressing a "maintenance-locked" area and a redundant, unmaintained ROW, this request aligns with the City's goals of ensuring structural integrity and improving neighborhood security.
- c. **External Nature of the Deterioration:** The advanced decay of the street surface is a condition the applicant has "suffered" as a passive neighbor, not one created to manufacture a hardship. This deterioration is the result of long-term municipal utility cycles and environmental wear, which the applicant has no legal standing to repair.
- d. **Good Faith Intent:** The applicant did not create this situation to "skirt" zoning rules. The building's location and the ROW's width are fixed historical facts established long before the applicant's ownership. The intent is not to establish a use that is inconsistent with the Land Development Code, but rather to bring the property into a state where it can be safely maintained and secured in accordance with the Code's underlying health and safety objectives.

5. **An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship.**

Response:

The applicant's request is entirely unrelated to financial gain or the pursuit of a higher property valuation. The hardship cited is a physical and functional impediment, not an economic one.

- a. **Necessity, Not Profit:** This petition is driven by the physical impossibility of maintaining a permanent structure situated only 12 inches from a substandard public Right-of-Way. The relief requested provides no additional square footage,

no increase in rental potential, and no change in land use that would generate a greater financial return.

- b. **Mitigation of Maintenance Costs and Liability:** The decaying condition of the street surface within the ROW actually creates an economic *burden* on the property in the form of potential liability and increased maintenance costs (due to the difficulty of accessing the structure over uneven, crumbling ground). The applicant is seeking to resolve these safety hazards and the "maintenance-locked" condition, not to extract additional value from the land.
 - c. **Resolution of a Public Liability:** While the vacation of the ROW would return the land to the tax rolls and relieve the City of the ongoing financial burden of a deteriorating asset that requires eventual repair, these are secondary public benefits. They do not constitute a financial "windfall" for the applicant, who is simply seeking the basic right to protect their existing investment from further decay.
 - d. **Standard Enjoyment:** The applicant seeks only the same basic ability to maintain, repair, and secure their property that is enjoyed by every other owner in the district who possesses standard setbacks and well-maintained public access. The goal is the preservation of the existing structure against the elements, not the maximization of its commercial or financial potential.
 - e. **Conformance through Alignment:** The request is inherently consistent with the Land Development Code because it seeks to rectify a geometric anomaly. By vacating the ROW, the south and north sides of the abutting properties will be brought into alignment with current setback standards. Far from being a "deliberate creation" of a non-conformity, this action uses the variance process to eliminate a historical misalignment, resulting in a property boundary that finally mirrors the standardized setbacks intended by the modern Code.
6. **Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district.**

Response:

Approval of this request does not constitute the granting of a special privilege; rather, it restores to the applicant the same rights and functional use of property enjoyed by the vast majority of owners in this district.

- a. **Parity in Maintenance:** Most parcels in this zoning district are configured with standard setbacks that allow for routine building upkeep, ladder placement, and emergency access on all sides of a structure. Because of the peculiar 1-foot proximity to the substandard ROW, the applicant is currently denied this basic right. Granting the variance simply places the applicant on equal footing with their neighbors.

- b. **Consistency of Access:** Other property owners in the area utilize a well-defined grid of improved alleys and streets. By transitioning the maintenance of this redundant, substandard, and decaying 15-foot segment to the property owner while maintaining necessary utility easements, the City ensures this site is no longer at a disadvantage compared to properties served by fully functional municipal corridors.
- c. **Uniformity of Code Enforcement:** The Land Development Code intends for all buildings to be maintained in a safe and aesthetic condition. The current physical constraint, exacerbated by the decaying street surface, makes such compliance nearly impossible. By granting this request, the City enables the applicant to comply with those very codes—an opportunity already available to every other owner in the district whose building placement is not constrained by a deteriorating, substandard ROW.
- d. **Restoration of Dimensional Uniformity:** Granting this variance allows for the vacation of a redundant ROW that currently disrupts the logical flow of the block. This action brings the north and south sides of the abutting properties into the current setback alignment, ensuring the subject property mirrors the dimensional characteristics of neighboring lots. Rather than granting a special privilege, this approval corrects a geographic inconsistency, providing the applicant with a property configuration that is finally consistent and uniform with the surrounding properties in the district.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure;

Response:

The relief requested represents the absolute minimum deviation necessary to allow for the safe, reasonable use and essential maintenance of the property, given the unique physical constraints of the site.

- a. **Necessity of Relief:** The request is narrowly tailored to address only the specific "pinched" area where the permanent structure sits 1 foot from the 15-foot substandard ROW. No additional land or setback reductions are being sought beyond what is required to remedy this specific physical impossibility.
- b. **Reasonable Use vs. Infrastructure Decay:** The "reasonable use" in question is the basic ability to maintain, repair, and protect a permanent building. Because the abutting street surface is in a state of advanced deterioration, accessing the exterior of the building for maintenance is currently hazardous. Granting this minimum relief allows the applicant to stabilize the area and perform necessary repairs without further impacting a public ROW that is already functionally compromised.

- c. **No Alternative Solution:** Because the building is a permanent structure and the ROW is a fixed legal boundary, there is no lesser administrative action that would resolve the conflict. Shifting the maintenance responsibility of this specific, decaying 15-foot segment to the property owner is the most efficient and minimal way to solve the "maintenance-locked" condition.
 - d. **Minimal Impact:** This request does not seek to relocate the building or expand its footprint. It merely seeks to reconcile the property line with the existing physical reality of the site. By maintaining all necessary utility easements, the public interest is preserved while the applicant is granted the bare minimum clearance required for ladders, scaffolding, and essential maintenance equipment.
 - e. **Least Intrusive Path to Compliance:** The request represents the minimum variance because it utilizes the existing physical boundaries to create a logical solution. By incorporating the vacated ROW, the property lines are simply adjusted to bring the north and south abutting sides into alignment with current setback standards. This is the most conservative approach possible, as it achieves regulatory conformity and solves the maintenance hardship without requiring any structural changes or creating new encroachments
8. **The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.**

Response:

The requested relief is in complete harmony with the City's Comprehensive Plan and will serve to enhance, rather than detract from, the surrounding neighborhood and public welfare.

- a. **Public Safety and Welfare:** The current 1-foot "pinch point" between the structure and the substandard, 15-foot ROW creates a pocket for debris accumulation and a potential security "blind spot." Furthermore, the advanced deterioration of the street surface within this narrow corridor poses a tripping hazard and a drainage concern. By resolving this layout, the applicant can properly secure the perimeter, improve lighting, and stabilize a known maintenance hazard.
- b. **Neighborhood Compatibility:** The request does not alter the character of the neighborhood. The building footprint remains unchanged. Because the ROW is functionally redundant—supported by three superior alternative routes—and is currently in a state of infrastructure decay, its vacation or the granting of a

variance will have zero impact on the neighborhood's traffic circulation or connectivity.

- c. **Protection of Property Values:** This request will protect and likely enhance area property values by allowing for the proper upkeep and preservation of a permanent structure. A building that cannot be maintained (due to the current 1-foot clearance and crumbling access) eventually becomes a source of blight. This variance ensures the structure remains a well-maintained asset to the streetscape rather than a deteriorating eyesore.
- d. **Preservation of Public Interest:** To ensure no detriment to the public, the applicant has proposed a Perpetual Public Utility & Access Easement, at least while the utilizes are utilizing such easement. This ensures that while the burden of maintenance and liability for the decaying pavement shifts to the private owner, the City and utility providers retain all necessary rights to infrastructure. This arrangement provides a direct fiscal benefit to the City by returning land to the tax rolls and removing the municipal cost of eventually repairing a substandard, low-utility segment of the ROW.
- e. **Promotion of Orderly Development:** The variance is fundamentally in harmony with the Land Development Code's goal of creating a consistent and predictable urban environment. By vacating the ROW, the property lines on the north and south sides are brought into direct alignment with current setback standards. This eliminates a historical "jag" in the platting, resulting in a uniform building line that mirrors the surrounding neighborhood and fulfills the City's long-term planning objectives for the district.

EXHIBIT "B"
ALLEYWAY - LOOKING EAST



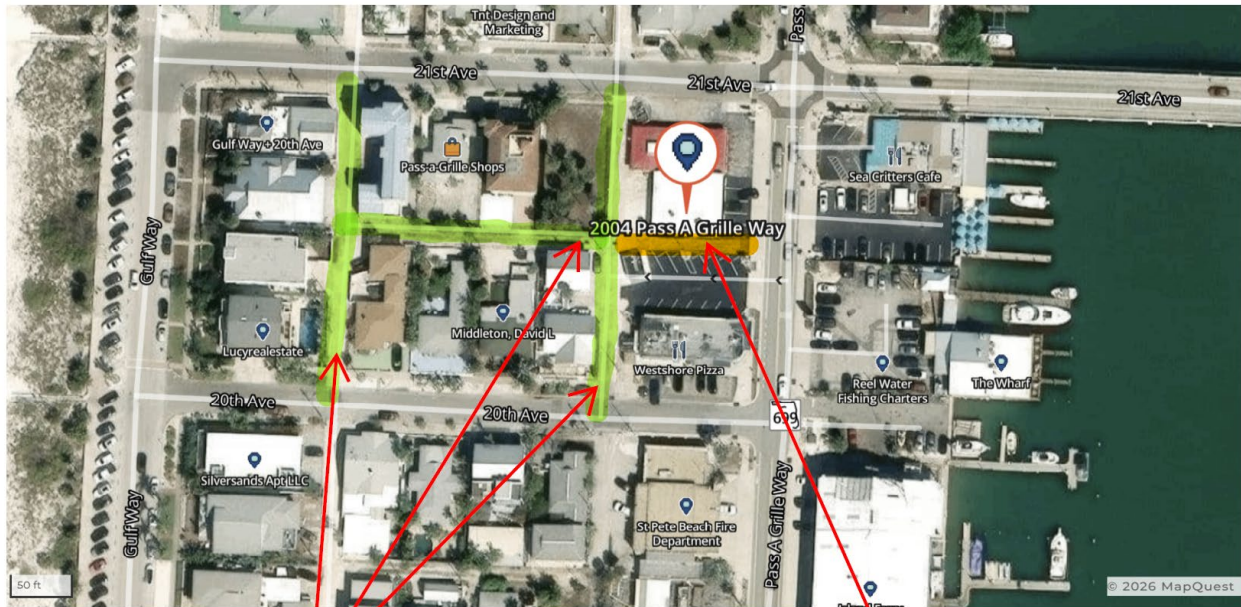
EXHIBIT "C"
ALLEYWAY - LOOKING WEST



EXHIBIT "D"
CLOSE UP SHOTS OF ALLEYWAY SHOWING DETERIORATION

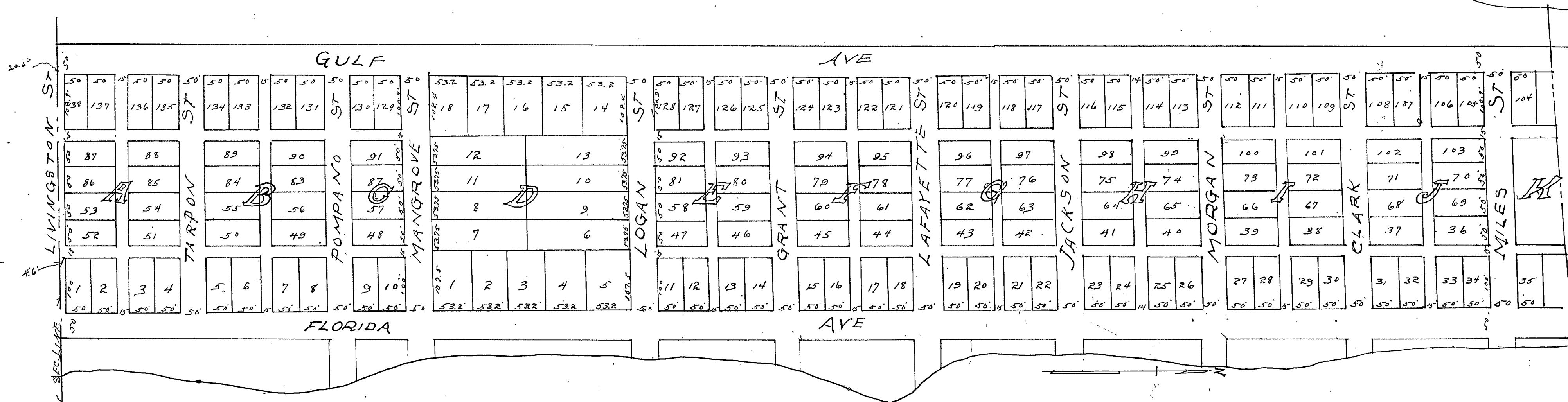


EXHIBIT "E"
**AERIAL OF PROPOSED ALLEY AND
SUPERIOR ALTERATE ROUTES**



SUPERIOR ALTERNATIVE ROUTES
HIGHLIGHTED IN GREEN

PROPOSED VACATION OF ALLEYWAY
HIGHLIGHTED IN YELLOW



KNOW ALL MEN BY THESE PRESENTS that whereas, on or about the 23rd day of May 1895, there was spread upon the records in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, a purported map or plat of Government Lot Four (4) Section eighteen (18) Township thirty-two (32) South of Range sixteen (16) East, then in Hillsborough, now in Pinellas County, Florida, purporting in part to plat and subdivide the said Government Lot 4, into lots, blocks, streets, avenues and alleys, but which purported plat was without any specifications as to dimensions, or size of lots or blocks, or lengths or widths of the streets, avenues and alleys, and without any dedication to the public use of any of the streets, avenues, or alleys, purporting to be delineated and designated by name upon the said purported plat:

AND WHEREAS, the undersigned, Edward V. Pechin, has acquired by sundry mesne conveyances from the State of Florida, the fee simple title to all unnumbered parcels of land, which includes streets, avenues, and alleys between Jackson Street and Livingston Street and all unnumbered blocks and riparian rights on the East side, beginning opposite the middle of Block G running southerly to Livingston Street; also all unnumbered water lots lying in front of or opposite Lot 21 Block G, Lots 23, 24, 25 and 26 in Block H, Lots 27, 28 and 30 in Block I, Lots 31, 32, 33 and 34 in Block J, Lot 35 in Block K, and also so much of water lot lying in front of Block G as lies between the middle line of the alley between Lots 20 and 21 and the south line of Lot 21, both extended to the Bayou East of Pass-a-Grille Island, or Long Key; and all those parts or parcels of land, together with all the riparian rights on the Gulf coast west of Gulf Avenue, between the north and south boundary lines of Government Lot Four (4), all according to the said purported plat of the said Government Lot four (4) Section Eighteen (18) Township Thirty-two (32) South, Range Sixteen (16) East:

AND WHEREAS, an actual survey of the said Government Lot Four (4) Section Eighteen (18) Township thirty-two (32) South, of Range Sixteen (16) East, has disclosed that the dimensions, measurements, widths and lengths of lots and blocks, streets, avenues, and alleys, as indicated and delineated by the above revised map or plat, harmonizes with,

and conforms to the delineation of the said map or plat of Phillips Division of Pass-A-Grille City, filed and recorded in Plat Book One (1) of page (88), in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, on or about the 23rd day of May, 1895, as far as the delineations of the said plat are indicative, and that a record of this revised plat or map, will in no way tend to confuse or change the boundary lines of any of the lots, blocks, streets, avenues, or alleys purported to be indicated or delineated by the said former map or plat;

NOW, THEREFORE, I, the undersigned, Edward V. Pechin, do hereby make and execute for filing in the office of the Clerk of the Circuit Court of Pinellas County, Florida, the above map or plat of subdivision of Government Lot Four (4) of Section Eighteen (18) Township Thirty-two (32) South, of Range Sixteen (16) East, of Pinellas County, Florida, to be known, described and designated as "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY" and hereby, and by these presents dedicate to the use of the public forever, all of the streets, avenues, and alleys, as indicated, laid out, and delineated in and by the said above map or plat between Jackson Street and Livingston Street, but hereby expressly reserve to myself, my heirs and assigns all pieces and parcels of land and all riparian rights, contiguous, adjacent and fronting thereon, on the Gulf Coast, being between the north and south boundary lines of Government Lot Four (4), and lying west of Gulf Avenue, and all unnumbered lots and blocks, pieces and parcels of land, and all riparian rights contiguous, adjacent to, and fronting thereon, on the East side of said Government Lot Four (4) from, and beginning opposite the middle of Block G and running thence southerly to Livingston Street; also all unnumbered water lots lying in front of or opposite Lot 21 Block G, Lots 23, 24, 25 and 26 in Block H, Lots 27, 28 and 30 in Block I, Lots 31, 32, 33 and 34 in Block J, Lot 35 in Block K, and also so much of water lot lying in front of Block G as lies between the middle line of the alley between Lots 20 and 21 and the south line of Lot 21.

THE REVISED MAP OF

PHILLIPS DIVISION OF

PASS-A-GRILLE CITY

AN ALLOTMENT OF GOV. LOT 4, SEC. 18, T. 32 S. R. 16 E.

Filed December 9th 1913.

C. H. Hensling,

Clerk Circuit Court.

both extended to the Bayou East of Pass-A-Grille or Long Key, all according to the above "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY."

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 28th day of November, A.D. 1913.

Edward V. Pechin (SEAL)

STATE OF Pennsylvania
COUNTY OF Philadelphia
CITY OF Philadelphia

Before me, Theodore Gray, a Notary Public in and for City, County and State aforesaid.

personally appeared Edward V. Pechin, to me well known, and who acknowledged before me that he executed the foregoing instrument of dedication of "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY" and that he executed the same freely and voluntarily for all the uses and purposes therein expressed and set forth.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of my office this the 28th day of November, 1913.

Seal

Theodore Gray
NOTARY
Commissioner