



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Friday, June 12, 2026  
1:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

---

**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the June 11, 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. April 2, 2026 Meeting Minutes**

4. Action Items -

**a. Election of Officers 2026-27**

Sec. 22-208. - Officers.

The members of the historic preservation board shall elect a chair and a vice-chair for a one-year term each.

The Board may opt to maintain current appointments.

Current: Chair Bill Loughery; Vice Chair Tia Hockensmith

Requested Action:

Motion to appoint \_\_\_\_\_ as the Committee Chair for 2026-27.

Motion to appoint \_\_\_\_\_ as the Committee Vice Chair for 2026-27.

**b. Local Historic Designation No. 26056: 2001 Pass A Grille Way (The Wharf)**

**Restaurant)**

James Miller, Owner, requests Local Landmark Designation for 2001 Pass-a-Grille Way which historically was known as Bells' Fish House. Currently the property is known as the Wharf Restaurant and Sports Bar and operates as a restaurant and bar.

**c. Certificate of Appropriateness No. 26055: 1706 Pass A Grille Way**

Paulette Bosela, Owner, requests a Certificate of Appropriateness to install mini-split condensers to replace in-window units along the northern frontage of the apartment building, and replace existing jalousie windows with two-lite single-hung windows, on a locally-designated historic structure (Designation #62).

**d. Certificate of Appropriateness for Demolition No. 26051: 106 3rd Avenue**

Irene Lipinski, Owner, requests to demolish the 1949 three-family, single-story residence on the property, which was considered a contributing structure to the Pass A Grille Historic District at time of its 2003 boundary increase (8 PI11182).

**e. Certificate of Appropriateness for Demolition No. 26054: 1401 Pass A Grille Way**

Robert and Laura Stark, Owners, request to demolish the 1938 single-family, two-story structure that is listed as a contributing resource to the Pass A Grille Historic District as of its 2003 boundary increase (8PI928).

**f. Certificate of Appropriateness for Demolition No. 26073: 104 18th Avenue**

Waterstone City Homes Inc. for PHILLIPS, MICHAEL VITO LIVING TRUST and PHILLIPS, AMY FEIL TRE requests to demolish a two-family residential home with detached garage that are considered contributing resources to the Pass A Grille Historic District (PI00963).

**g. Certificate of Appropriateness No. 26109: 1500 Pass A Grille Way (Warren Webster Community Center)**

The City of St. Pete Beach requests a certificate of appropriateness to substitute two existing entry doors with a half-lite over solid panel design, and existing french doors with simulated muntin french doors, at the Warren Webster Community Center, a locally-designated historic resource and contributing structure to the Pass A Grille Historic District.

5. Discussion Items

**a. Design Review 26103: 1807 Pass A Grille Way**

Staff requests design review of a new residence proposed to be constructed to the House-Large standards of the Pass A Grille Overlay District.

**b. Follow-up items**

6. Informational Items -

**a. Design review elevation resubmittal: 205 Gulf Way**

Informational item addressing height concerns with the proposed project for 205 Gulf Way.

**b. Design review resubmittal: 1004 Pass A Grille Way**

Providing the building plans for new residential construction at 1004 Pass A Grille Way to the Historic Preservation Board for informational purposes.

7. Next Meeting: July 9, 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](http://www.stpetebeach.org).**

# HISTORIC PRESERVATION BOARD MINUTES

April 2, 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; 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 –

Senior Planner Brandon Berry asked that Item 4b. Local Historic Designation #26041, 107 13th Avenue be removed from the agenda at the applicant's request, Item 5c. be modified to be a discussion on a height interpretation, and Item 6a. to precede 5c. as the applicant was present. Vice Chair Hockensmith asked to add an item on the Gulf Beaches Historic Museum.

**Motion: Chair Loughery moved and Vice Chair Hockensmith seconded the approval of the April 2, 2026 agenda as amended; the motion carried 5-0.**

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

3. Approval of Minutes –

a. **March 5, 2026 Meeting**

**Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded to approve the March 5, 2026 minutes as presented; the motion carried 5-0.**

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

Member Young left the meeting at 2:35 PM; a quorum remained.

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.

Contract Planner Lynn Rosetti reviewed a brief presentation on this request which included an aerial photo, survey, and photos. Her presentation is part of the meeting record. Ms. Rosetti described the Spanish styling of the residence. Staff found the structure to be eligible for designation listing on the basis of its strong architectural Spanish/masonry vernacular style. The property has a recorded Florida Master Site File of PI14401.

Mr. Berry spoke with the applicants who were unable to attend. The members had no questions and felt the request was straightforward.

**Motion: Chair Loughery moved, and Member Hurley seconded to approve Local Historic Designation #26040 at 3600 Belle Vista Dr. E.; the motion carried 4-0.**

**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

This item was removed at the Applicant's request.

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.

Mr. Berry introduced a brief presentation which included renderings of the 2024 and new submittals and nearby structures. His presentation is part of the meeting record. He reviewed the design comments from consultant Tara Salmieri who found the design meets the current requirements. Staff comments were that artificial turf should be located out of swales, the pool deck appears to encroach into the side yard, and the applicant must justify height measurement basis at time of permit submittal. This is a single-family use, so there are no form or mass limitations other than those required under the design regulations.

Chair Loughery questioned the height of the elevator shaft. Detailed plans have not been submitted yet. Agents Jenny Callahan and John Wolf were present for the owner and testified that they are building under the PAG Overlay. Chair Loughery mentioned the mass and scale in the historic district, ceilings heights, dwelling heights, and adding accessories to roofs. He mentioned that building height would be a discussion later in the meeting and definitions could potentially change. Mr. Wolf explained that the elevator does not reach all the way to the roof, but part of the shaft does. The agents were unable to answer why the owners are building a modern home in a historic district. There is a pool in the front on 2<sup>nd</sup> level.

**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.

Mr. Berry reviewed a presentation including the proposed site plan which is part of the record. The prior home came for demolition approval in February of 2025.

The City's design reviewer found the design review elements were met but had concerns about the visual emphasis placed on the stairs, which deemphasized the porch massing created through elevated deck variation. Other design elements that were met were the vertical and horizontal visual support, common material and color palette, and common façade elements. Staff's zoning comments were that a

full landscaping plan is required at time of submittal; it is unknown if the height standard has been met (parapet is limited to 28 feet from 8 feet above grade), hex pavers at frontage should be preserved or replaced. This is a single-family use, so there are no form or mass limitations other than those required under the design regulations. This project has not yet gone to permitting.

Fancy Rinard of Fraze Design appeared and testified that they just received the information on height requirements a few hours ago and had not yet reviewed. Mr. Berry testified that by current code the parapet could not exceed 28 feet.

Chair Loughery asked for clarification on the stair comment, Mr. Berry noted that current code allows for additional landscaping and more, higher vegetation will be placed for screening purposes. Chair Loughery reiterated that going to the maximum floor height causes issues with overall height. Views of the exposed stairwell were requested when the item returns.

**c. Maximum height of flat and low-sloped roofs** (as amended during agenda approval)

Mr. Berry explained that Staff met with the City Attorney and it was determined that modifications to the application of “height” in the Pass A Grille Overlay, specifically for flat and low-sloped roof structures, was an acceptable alternative to code modifications. Because the bill that would have removed the most restrictive language from the law created out of Senate Bill 180 did not pass this legislative session, creating language that could be viewed as more restrictive would place any ordinance at risk in a manner that would not necessarily apply to an interpretive correction. As a solution, Staff had distributed a document to the members which interpreted the application of height standards for select residential structures in the PAG Overlay.

He reviewed the proposal:

- A low-sloped roof is a roof with slope of 2:12 or less;
- The maximum height from the measurement starting point, to the top of the parapet of a flat- or low-sloped roof, is 28 feet;
- Elements permitted above the 28 feet measurement on any portion of a roof classified as flat or low-slope are limited to non-occupiable features permitted by Sec. 7.2.(k):
  - Spires
  - Cupolas
  - Belfries
  - Antennae
  - Water tanks
  - Ventilators
  - Chimneys
  - Elevator shaft enclosures that do not accommodate an occupiable elevator car above the 28-foot height limit.
  - Other, similar, non-occupiable rooftop appurtenances.
- When a home has a roof that is partially sloped, and partially flat or low-sloped, the 28-foot limitation applies to the portion of the roof that is flat or low-sloped.
- This interpretation does not apply to homes with sloped roofs of greater than 2:12 pitch, which maintain defined limits of 28 feet to the midpoint, and 32 feet overall, from the starting point utilized.

Board discussion followed clarifying that the key issue is not whether rooftop areas are habitable (as defined by building code), but whether they are occupiable. Members agreed that spaces like storage

rooms, while not technically habitable, are still occupiable and therefore should not be permitted above the maximum roof height. Discussion emphasized preventing large, usable rooftop spaces (e.g., storage rooms or potential hangout areas) that could circumvent height limits. The interpretation would prohibit occupiable elements above the allowed height, even if labeled as non-habitable. Decorative elements such as spires, cupolas, and belfries were considered acceptable within the height allowance only if they are non-occupiable. If such features become large enough to allow occupancy, they could be prohibited.

Whether a rooftop element is occupiable may be determined by access. Features with permanent access (stairs or elevators) suggest occupiable use, while limited access (e.g., hatch with ladder) may be allowed only for non-occupiable purposes like mechanical equipment. Members raised concerns about property owners potentially misusing approved non-occupiable spaces in the future. Enforcement would likely fall under code compliance, though limitations exist once construction is complete.

Staff and the city attorney supported the interpretation. The board generally agreed it reflects the intent of existing regulations, though Mr. Berry suggested that it remains subject to potential legal challenge. The interpretation would be forwarded to the City Commission for confirmation and possible future codification if the board agreed. The interpretation would apply to new projects moving forward, excluding those already permitted or approved through design review. Members expressed urgency in advancing this to the City Commission to address ongoing development activity.

The board leaned toward a stricter interpretation of roof height limits by prohibiting any occupiable rooftop spaces, while still allowing minor decorative architectural elements that cannot be used or accessed as living space. Members Hurley and Dashiell, Vice Chair Hockensmith and Chair Loughery were in favor of moving this forward to the City Commission.

Member Dashiell suggested renderings and definitions of the elements permissible above the 28 feet be added to the pending Design Guidebook.

6. Informational Items –

- a. **Hardship Variance No. 25043: 2004 & 0 [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

Mr. Berry presented this item including an aerial photo and rendering of the location. The request was to vacate a portion of an east–west alley in Pass-a-Grille, where such vacations are generally prohibited and require a variance. Staff explained the multi-step process: the Board of Adjustment must first find a hardship to allow the request to proceed, but only the City Commission can approve the actual alley vacation.

The alley serves as one of the few remaining east–west connections in the area, raising questions about its historical purpose and importance. Applicant representative Jon Sipera cited hardship due to the building’s close proximity to the alley (about one foot), safety concerns with vehicle movement, and the poor condition of the alley. Board members questioned whether these hardships were valid, noting that the building was constructed within allowable setbacks and similar alleys function without issue. The alley has historical significance and long-standing use. Additional concerns included utility easements, ownership implications (split between adjacent properties), and whether vacating the alley would solely

benefit the applicant. The board emphasized the need for more historical context and justification if the request advances, particularly given the site's location in a historic district.

**b. Historic plaque program updates**

Ms. Coman reported that staff has gone through the historic designation list and the Property Appraiser and identified 95 properties to which letters and applications will be sent. This includes both residential and commercial.

**c. Design guidebook update**

Mr. Berry reported that staff are looking at architectural vignettes and will email the draft out once it is all together. Chair Loughery offered to help if needed.

**d. Gulf Beaches Historic Museum (Added)**

Vice Chair Hockensmith reported that the rehab of documents and artifacts damaged in the hurricanes is going well. The Gulf Beaches Historic Museum Sunset Cruise and Egmont Key Tour will be on April 11<sup>th</sup> from 6:45 to 8:30. Tickets are \$75 for members and \$80 for non-members. There will also be storytelling and a 50/50 raffle. She commented on the historic display in the City Hall lobby.

e. Adjournment – The next meeting is scheduled for May 7, 2026.

Chair Loughery adjourned the meeting at 4:20 PM.

*These minutes will be considered for approval at the May 7, 2026 Historic Preservation Board meeting.*

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

**Agenda Report**

**Agenda Title Name:** Election of Officers 2026-27

**Action Request:**

**Strategic Objective:**

**Date:** June 12, 2026

**Prepared By:**

**Through:**

**Summary of Issue:**

**Funding:**

**Attachments:**

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

**Agenda Report**

**Agenda Title Name:** Local Historic Designation No. 26056: 2001 Pass A Grille Way (The Wharf Restaurant)

**Action Request:** Motion to approve local historic designation 26056 for 2001 Pass A Grille Way.

**Strategic Objective:**

**Date:** June 12, 2026

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

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

**Summary of Issue:** James Miller, Owner, requests Local Landmark Designation for 2001 Pass-a-Grille Way which historically was known as Bells' Fish House. Currently the property is known as the Wharf Restaurant and Sports Bar and operates as a restaurant and bar.

**Funding:** N/A

**Attachments:**

1. Staff Report
2. Application



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

**Local Historic Designation Case No. 26042:** James Miller, property owner.

**Meeting Date:** May 7, 2026

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

<b>REQUEST</b>	The property owner is requesting a Local Landmark Designation for 2001 Pass-a-Grille Way which historically was known as Bells’ Fish House. Currently the property is known as the Wharf Restaurant and Sports Bar and operates as a restaurant and bar.
<b>SUBJECT PROPERTY</b>	2001 Pass-a-Grille Way, St. Pete Beach, FL 33706 Phillips Division Rev Map that unnumbered tract lying E of Lots 27 & 28, Blk I between E R/W of Florida Avenue (NKA Pass-a- Grille Way) & Water T...; Parcel ID 18-32-16-68634-000-0017
<b>LAND USE / ZONING</b>	CG-1 Commercial District
<b>YEAR BUILT</b>	Circa 1928
<b>HISTORIC STATUS</b>	2001 Pass-a-Grille had its beginning in 1928 when it was originally constructed in 1928 within the township of Pass-a-Grille. It was originally known as Bell’s Fish House (Harry Bell – local fishing guide was the proprietor). Although this property did not have a FMSF at the time of the owners’ request for local historic designation, staff determined based on its history with Pass-a-Grill’s fishing industry that this property met the criteria for local historic designation and was a contributing property in the category of local history. An interesting sidebar is that the first Harry H Bell (there were three in all) met Clarence Birdseye in 1927 who pioneered a process for freezing food. Mr. Birdseye urged Mr. Bell to build a freezer which Mr. Birdseye designed for Mr. Bell’s business. The Bell’s went on to establish a frozen seafood business that continued to be used after moving the business from Pass-a-Grille to St. Petersburg in 1960.
<b>SURROUNDING AREA</b>	North – Restaurant - 1979 South – Unnumbered tract extension of 20 <sup>th</sup> Avenue East – Boca Ciega Bay West – Pass-a-Grille Way and Shaner’s L&C Market - 1979

**BACKGROUND and ANALYSIS**

Originally this business opened as Bells Fish House in 1928 by Harry Bell's grandfather, Harry H, Bell and the structure included a dock with access to Boca Ciega Bay. The current restaurant is within the original structure's footprint. Originally the building was a fish processing business and was the first such business on Pass-a-Grille. Harry Bell was the proprietor, and he also was a fishing guide.

**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 commercial property had its beginnings in 1928 as a fish house and a fishing guide business.

**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.**

Begun in 1928 in Pass-a-Grille, staff find that 107 13<sup>th</sup> 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 commercial 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.**

2001 Pass-a-Grille Way 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 applicant is not proposing to alter the use of the building as a restaurant and bar, nor are any alterations or adaptive use proposals being proposed at this time.

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

2001 Pass-a-Grille Way is zoned CG-1 Commercial District. 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 commercial structure be recognized as a locally designated historic landmark property because it is a significant commercial historic site with broad ties to the Pass-a-Grille fishing industry as well as the innovative use of Clarence Birdsye's freezer invention, The property is well maintained and is being adaptively reused as a restaurant. .and well-maintained property that retains its integrity and is a good representative of Pass-a-Grille commercial architecture. It is also one of the oldest houses in Pass-a-Grille. No work is being proposed for this property, 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 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 2001 Pass-a-Grille Way which is located within the Pass-a-Grille National Register Historic District as a historic property. Staff find that the building is significant in the following areas:

- a. It reflects the broad cultural history of the Pass-a-Grille commercial fishing component of Pass-a-Grille and the City of St. Pete Beach.

Staff also wishes to note that, in correspondence with the Federal Emergency Management Agency, the Merry Pier building located over water (beyond the reach of mean high tide) was not eligible for substantial damage exceptions on the sole basis of their historic designation. Unlike on-land structures, should the building sustain substantial damage or be sought for substantial improvement in the future, the applicant may not be eligible for that benefit of designation. As this property falls within an AE flood zone, rather than VE as applied to the Merry Pier, the applicant may wish to seek confirmation on eligibility should that be the sole basis for this request.

**Staff recommendation:** Staff recommends APPROVAL of the Local Historic Designation of 2001 Pass-a-Grille because it:

- a. It reflects the broad cultural history of the Pass-a-Grille commercial fishing component of Pass-a-Grille and the City of St. Pete Beach.

### Zoning Map



## Aerial Photograph



**SUBJECT  
PROPERTY -  
2001 Pass-a-  
Grille Way**



# Application for Local Historic Designation

### GENERAL INFORMATION

Case Number \_\_\_\_\_

#### Property Owner Name & Address

#### Agent or Representative Name & Address

JAMES MILLER  
3901 43<sup>RD</sup> ST. SOUTH  
ST PETERSBURG FL. 33711.

Stanton Chevalier  
235 3<sup>RD</sup> Ave N #433  
St. Pete, FL 33701

Phone 516-459-0773

Phone 714 248 3641

Email Address irene@generalfibre.com.

Email Address StantonChevy@gmail

#### Property Address, Legal Description, Parcel ID

2001 PASS-A-GRILLE WAY. ST. PETE BEACH FL. 33706.

Historic Name of Property (if applicable): BELLS FISH HOUSE.

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 2001 PASS-A-GRILLE WAY 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: [Handwritten Signature]

Date: 6-3-2025.

**TYPE OF REQUEST**

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

**BOUNDARY DESCRIPTION AND SIZE OF PROPERTY**

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

SEE ATTACHED PROPERTY APPRAISER PRINTOUT

**FUNCTION OR USE**

Historic Functions

CLEANING + PROCESSING OF FISH

Current Functions

RESTAURANT + BAR.

**DESCRIPTION**

Architectural Classification

COMMERCIAL VERNACULAR

Materials

WOOD FRAME - SHEET METAL  
SIDING + ROOFING - CONCRETE PILINGS -  
WOOD DOORS.

## 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.

## 6. Builder

UNKNOWN

---



---



---

**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.

- . PIONEER DAYS ON TAMPA BAYS GULF BEACHES, BY GEORGE LIZOTTE, 2017
- . SURF, SAND AND POSTCARD SUNSETS, BY FRANK T. HURLEY, 1977



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 28-Jul-2025)**

Parcel Number

**18-32-16-68634-000-0017**

- Owner Name  
**MILLER, JAMES A**
- Property Use  
**2125 Restaurant, Cafeteria**
- Site Address  
**2001 PASS A GRILLE WAY  
ST PETE BEACH, FL 33706**
- Mailing Address  
**3901 43RD ST S  
ST PETERSBURG, FL 33711-4249**
- Legal Description  
**PHILLIPS DIVISION REV MAP THAT UNNUMBERED TRACT LYING E OF LOTS 27 & 28, BLK I BETWEEN E R/W OF  
FLORIDA AVE (NKA PASS-A- GRILLE WAY) & WATER T ...**
- Current Tax District  
**ST PETE BEACH (SPB)**
- Year Built  
**1980**

Heated SF	Gross SF	Living Units	Buildings
<b>2,950</b>	<b>3,690</b>	<b>0</b>	<b>1</b>

**Parcel Map**



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21900/0237	Find Comps	280.02	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	3/38

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$2,040,000	\$2,040,000	\$2,040,000	\$2,040,000	\$2,040,000

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
------	---------------------	-------------------	------------------------	----------------------	----------------------	-------------------------

2023	N	\$1,985,000	\$1,985,000	\$1,985,000	\$1,985,000	\$1,985,000
2022	N	\$1,615,000	\$1,301,300	\$1,301,300	\$1,615,000	\$1,301,300
2021	N	\$1,183,000	\$1,183,000	\$1,183,000	\$1,183,000	\$1,183,000
2020	N	\$1,110,000	\$1,110,000	\$1,110,000	\$1,110,000	\$1,110,000
2019	N	\$1,040,000	\$1,040,000	\$1,040,000	\$1,040,000	\$1,040,000

**2024 Tax Information**



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

<b>Tax Bill</b>	<b>2024 Millage Rate</b>	<b>Tax District</b>
<a href="#">View 2024 Tax Bill</a>	15.4202	(SPB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
20-Jan-2022	\$3,200,000	<u>U</u>	I	BELL ROBERT P TRUSTEE	MILLER JAMES A	21900/0237
15-Jul-2019	\$100	<u>U</u>	I	BELL ROBERT P TRUST	BELL ROBERT P & EMILY B JT TRUST	20628/1256
14-Dec-2011	\$0	<u>U</u>	I	FLORIDA INTERNAL IMPROVEMENT TRUST FUND	BELL ROBERT P TRUST	17438/0582
18-Feb-2000	\$0	<u>M</u>	I	BELL HARRY H & SONS INC DSLV	FL INT IMP FUND TRE	10817/1893
08-Jun-1998	\$0	<u>U</u>	I	FL INT IMP TR	FL INT IMP FUND TRE	10124/1797

**2024 Land Information**

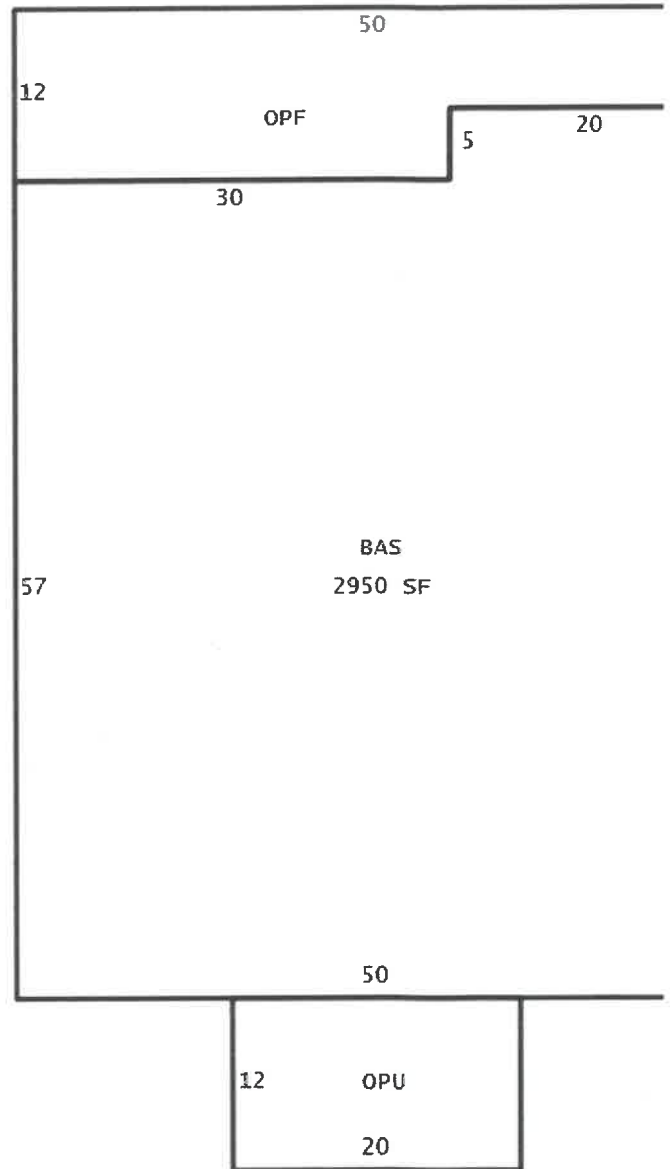
Land Area: = 14,732 sf | = 0.33 acres      Frontage and/or View: None      Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Restaurants/Cafe	100x115.2	\$150	11,520	SF	1.0000	\$1,728,000
Rivers And Lakes	45.7x65.6	\$100	2,998	SF	1.0000	\$299,800

**2024 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Special Footing		
Floor System:	Wood W/Sub Floor	Base (BAS): 2,950	2,950
Exterior Walls:	Corrugated Metal	Open Porch (OPF): 0	500
Unit Stories:	1	Open Porch Unfinished (OPU): 0	240
Roof Frame:	Gable Or Hip	<b>Total Area SF:</b> 2,950	<b>3,690</b>
Living Units:	0		
Roof Cover:	Corrugated Metal		

Year Built: 1980  
 Building Type: Restaurant / Lounge/Drive-In Rest.  
 Quality: Average  
 Floor Finish: Hard Tile  
 Interior Finish: Dry Wall  
 Cooling: Heat & Cooling Pkg  
 Fixtures: 16  
 Effective Age: 45



**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	8,400.0	\$33,600	\$33,600	1980
DOCK	\$48.00	60.0	\$2,880	\$1,152	1994
DOCK	\$48.00	416.0	\$19,968	\$7,987	1994
PATIO/DECK	\$44.00	200.0	\$8,800	\$8,536	2023
PATIO/DECK	\$44.00	1,500.0	\$66,000	\$26,400	1994
SHED	\$52.00	96.0	\$4,992	\$1,997	1980

**Permit Data**

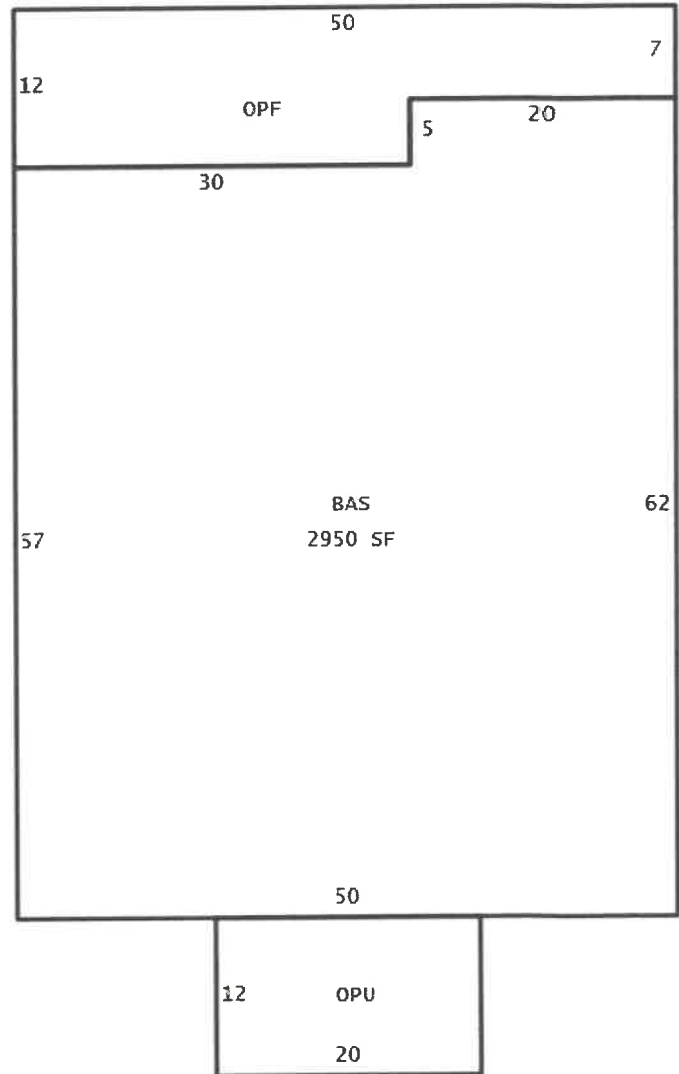
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the

permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">WND-23-00950</a>	DOCK	09/06/2024	\$0
<a href="#">2401999</a>	ADDITION/REMODEL/RENOVATION	09/03/2024	\$15,000
<a href="#">2301792</a>	WINDOWS/DOORS	09/05/2023	\$33,000
<a href="#">2301035</a>	ROOF	05/24/2023	\$7,800
<a href="#">2300356</a>	ADDITION/REMODEL/RENOVATION	02/21/2023	\$189,356
<a href="#">2202271</a>	HEAT/AIR	10/26/2022	\$9,800
<a href="#">2201918</a>	PATIO/DECK	09/07/2022	\$100,000
<a href="#">2201811</a>	TPP USE	08/23/2022	\$2,400
<a href="#">2201810</a>	ROOF	08/23/2022	\$19,285
<a href="#">2201778</a>	TPP USE	08/18/2022	\$112,057

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Special Footing	Base (BAS)	2,950	2,950
Floor System	Wood W/Sub Floor	Open Porch (OPF)	0	500
Exterior Walls	Corrugated Metal	Open Porch Unfinished (OPU)	0	240
Unit Stories	1	<b>Total Area SF</b>	<b>2,950</b>	<b>3,690</b>
Roof Frame	Gable Or Hip			
Living Units	0			
Roof Cover	Corrugated Metal			
Year Built	1980			
Building Type	Restaurant / Lounge/Drive-In Rest.			
Quality	Average			
Floor Finish	Hard Tile			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	16			
Effective Age	45			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	8,400.0	\$33,600	\$33,600	1980
DOCK	\$48.00	60.0	\$2,880	\$1,152	1994
DOCK	\$48.00	416.0	\$19,968	\$7,987	1994
PATIO/DECK	\$44.00	200.0	\$8,800	\$8,536	2023
PATIO/DECK	\$44.00	1,500.0	\$66,000	\$26,400	1994
SHED	\$52.00	96.0	\$4,992	\$1,997	1980

## Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">WND-23-00950</a>	DOCK	09/06/2024	\$0
<a href="#">2401999</a>	ADDITION/REMODEL/RENOVATION	09/03/2024	\$15,000
<a href="#">2301792</a>	WINDOWS/DOORS	09/05/2023	\$33,000
<a href="#">2301035</a>	ROOF	05/24/2023	\$7,800
<a href="#">2300356</a>	ADDITION/REMODEL/RENOVATION	02/21/2023	\$189,356
<a href="#">2202271</a>	HEAT/AIR	10/26/2022	\$9,800
<a href="#">2201918</a>	PATIO/DECK	09/07/2022	\$100,000
<a href="#">2201810</a>	ROOF	08/23/2022	\$19,285
<a href="#">2201811</a>	TPP USE	08/23/2022	\$2,400
<a href="#">2201778</a>	TPP USE	08/18/2022	\$112,057

2021	N	\$1,183,000	\$1,183,000	\$1,183,000	\$1,183,000	\$1,183,000
2020	N	\$1,110,000	\$1,110,000	\$1,110,000	\$1,110,000	\$1,110,000
2019	N	\$1,040,000	\$1,040,000	\$1,040,000	\$1,040,000	\$1,040,000

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
20-Jan-2022	\$3,200,000	<u>U</u>	I	BELL ROBERT P TRUSTEE	MILLER JAMES A	21900/0237
15-Jul-2019	\$100	<u>U</u>	I	BELL ROBERT P TRUST	BELL ROBERT P & EMILY B JT TRUST	20628/1256
14-Dec-2011	\$0	<u>U</u>	I	FLORIDA INTERNAL IMPROVEMENT TRUST FUND	BELL ROBERT P TRUST	17438/0582
18-Feb-2000	\$0	<u>M</u>	I	BELL HARRY H & SONS INC DSLV	FL INT IMP FUND TRE	10817/1893
08-Jun-1998	\$0	<u>U</u>	I	FL INT IMP TR	FL INT IMP FUND TRE	10124/1797

2024 Land Information

Land Area: ≈ 14,732 sf | ≈ 0.33 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Restaurants/Cafe	100x115.2	\$150	11,520	SF	1.0000	\$1,728,000
Rivers And Lakes	45.7x65.6	\$100	2,998	SF	1.0000	\$299,800

Parcel Summary (as of 28-Jul-2025) Parcel Map

Parcel Number  
**18-32-16-68634-000-0017**

Owner Name  
MILLER, JAMES A

Property Use  
2125 Restaurant, Cafeteria

Site Address  
2001 PASS A GRILLE WAY  
ST PETE BEACH, FL 33706

Mailing Address  
3901 43RD ST S  
ST PETERSBURG, FL 33711-4249

Legal Description  
PHILLIPS DIVISION REV MAP THAT  
UNNUMBERED TRACT LYING E OF LOTS 27 &  
28, BLK I BETWEEN E R/W OF FLORIDA AVE  
(NKA PASS-A- GRILLE WAY) & WATER  
TOGETHER

Current Tax District  
ST PETE BEACH (SPB)

Year Built  
1980



Heated SF	Gross SF	Living Units	Buildings
2,950	3,690	0	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21900/0237	Find Comps	280.02	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	3/38

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$2,040,000	\$2,040,000	\$2,040,000	\$2,040,000	\$2,040,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,985,000	\$1,985,000	\$1,985,000	\$1,985,000	\$1,985,000
2022	N	\$1,615,000	\$1,301,300	\$1,301,300	\$1,615,000	\$1,301,300

FREEZER PLANT, OPENED  
1928. ITS THE SAME  
BUILDING YOUR  
STANDING IN NOW!  
SNAPPER AND GROUPE  
BOAT'S OUT FRONT.

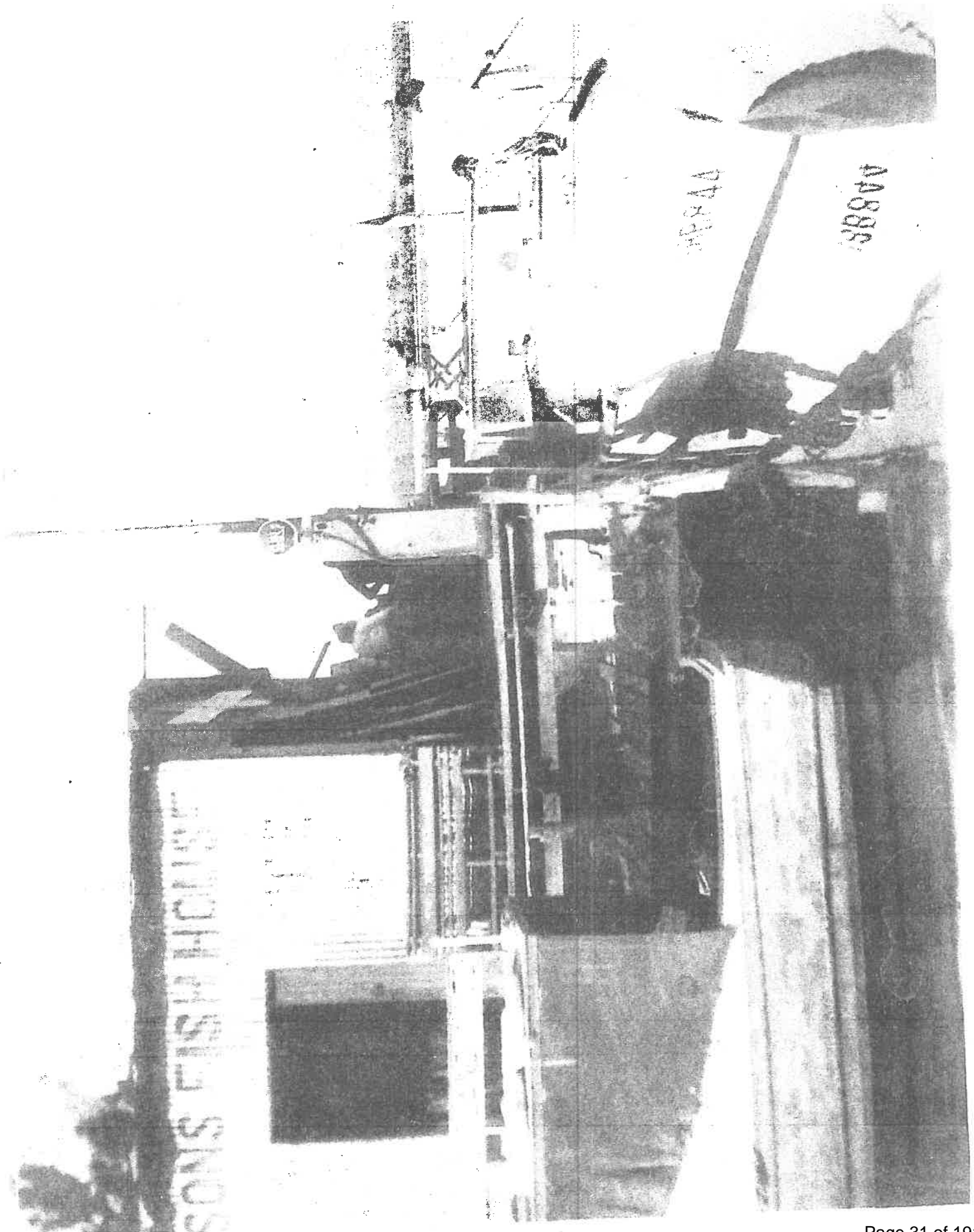


WHINING, CRYING, OUTRIGHT BLUBBERING  
OR THE LIKES THEREOF ARE  
**STRICTLY PROHIBITED**  
ON THESE PREMISES!



EXHIBIT "A"







AERIAL PHOTO FROM APPROX. 1940

# \$200,000 Freezer Plant Planned Here

A firm which pioneered the fish freezing business in St. Petersburg in 1929 has announced plans for a \$200,000 modern fish freezer plant to be built at the southwest corner of 28th Street South and the Seaboard Railroad starting in May.

H. Heber Bell, of Harry H. Bell and Sons Inc., 204 Pass-a-Grille Way, Pass-a-Grille, says the building will be 185 feet by 140 feet, and will have a capacity of 50,000 pounds daily and a total holding capacity of five million pounds, making it the largest fish freezing plant on the West Coast of Florida.

He says construction will begin "sometime in May," with expected completion in August. The contract will be let to local construction firms.

The Zoning Board has approved the construction, subject to re-planning the land, which was purchased Dec. 23. Arrangements have been made for railroad sidings on the property, according to Bell.

The building will be primarily a warehouse with processing of the fish continuing at present at the Pass-a-Grille location. Bell says eventually the firm hopes to move all its operations to the new plant. Equipment for refrigeration will be supplied by Florida Ice Machine Co., Tampa.

The Pass-a-Grille plant, built in 1944 for \$75,000, has a capacity for 20,000 pounds packed and frozen daily and cold storage capacity for six and one-half million pounds.

The firm is a wholesale supplier of fish in package form for chain restaurants and stores in the South-eastern states and along the Atlantic seaboard. Principal markets for the firm is Georgia, Morrison Cafeterias and the Dittie Food Market chain, one among its customers.

Harry H. Bell is president of the company. He first came to St. Petersburg in 1901 from Cincinnati, and made permanent residence in 1910. He entered the fish business in 1922.

Bell St. pioneered fish freezing here after he and his son visited Clarence Birdseye in Gloucester, Mass., in 1929. Birdseye originated the frozen food process.

The firm expanded steadily, attaining its present size in 1944. H. Heber Bell is secretary-treasurer, and M. R. Trisho is vice president. Holdings include a shrimp boat fleet of three 75-foot vessels operating from Rayon La Batre, Ala., and the Strump Bar at Pass-a-Grille, leased to and operated by Nick and Lucille Fischerbach.

Largest volume of fish handled by the Bell plant consists of mackerel and mackerel, much of which is processed into fillets and fish sticks.

## Judge Threatens Fire Violators With Fine, Jail

Mayor Kermit Hoffman, sitting as judge, threatened last night in court to levy fines and impose jail sentences to stop outbreaks of fires in Pinellas Park.

He fined G. F. Hazelpf, 7253 53rd Street, Pinellas Park, \$25, suspending \$10, for violating a town fire ordinance.

Town ordinance requires fires be burned under supervision and kept under control. Hazelpf pleaded innocent. He said he was burning trash, made a fire guard but the blaze burned into dry grass. Fire apparently caused \$37.50 damage to a neighbor's shrubbery. The Mayor said, Hazelpf had a fire permit.

**OTHER CASES:**  
Thomas E. Justice, Audubon, N.J., driving while under the influence of alcohol, was arrested by police officers on 21st Street, St. Petersburg, March 27.

## Man Burned In Bed Said In 'Fair' Condition

Charles Bradbury, 69, who was seriously burned Monday when his bed clothes caught fire, was reported in "fair" condition last night at Mound Park Hospital.

## Congressional Hopefuls Face-To-Face On TV

The three candidates for Democratic nomination for first district congressman came out for first face-to-face meeting on TV Station WTVT's Public Affairs Forum. It was one of several issues discussed.

Tom Johnson of Tampa made it clear that he was for segregation. Winton King called the U.S. Supreme Court ruling for integration in the schools "a flagrant violation of state's rights," and William A. F. Stephenson said it was clear that this district was out of sympathy with integration and as a congressman he would represent the wishes of the people. He added that the congressman elected should work in every way possible with the southern delegation to do their legally best to meet the problem. He said the recent Southern manifesto was a fair

statement of the south's feeling on the matter.

On the matter of contributions from labor and big business, Johnson said he thought the state's Who - Gave - It - Who - Got - It Law, adopted in 1951, was working all right; King called large contributions a dangerous practice.

Stephenson said something must be done about high campaign costs. In answer to this, Johnson said contributions to a certain amount should be made deductible from income tax, and King added that such a proposal is now before the U.S. Senate. All three indicated that contributions in their races were slow.

None had any specific labor proposals, but all said the main thing is to establish better relations between labor, the management, the public and government.

On the matter of the improvements to the Tampa Harbor, King said such improvements had been

## Pinellas X-Ray Response Breaks State Records

Pinellas County's free tuberculosis x-ray survey has broken all state records, officials of the Tuberculosis and Health Association said yesterday.

They quoted Warren Wooten, chief state x-ray technician, as saying Pinellas County's 18,000 x-rays for one-fifth of all free x-rays taken in the state during this year's survey.

The free, seven-week program has four more days. Mobile units will give free x-rays today at:

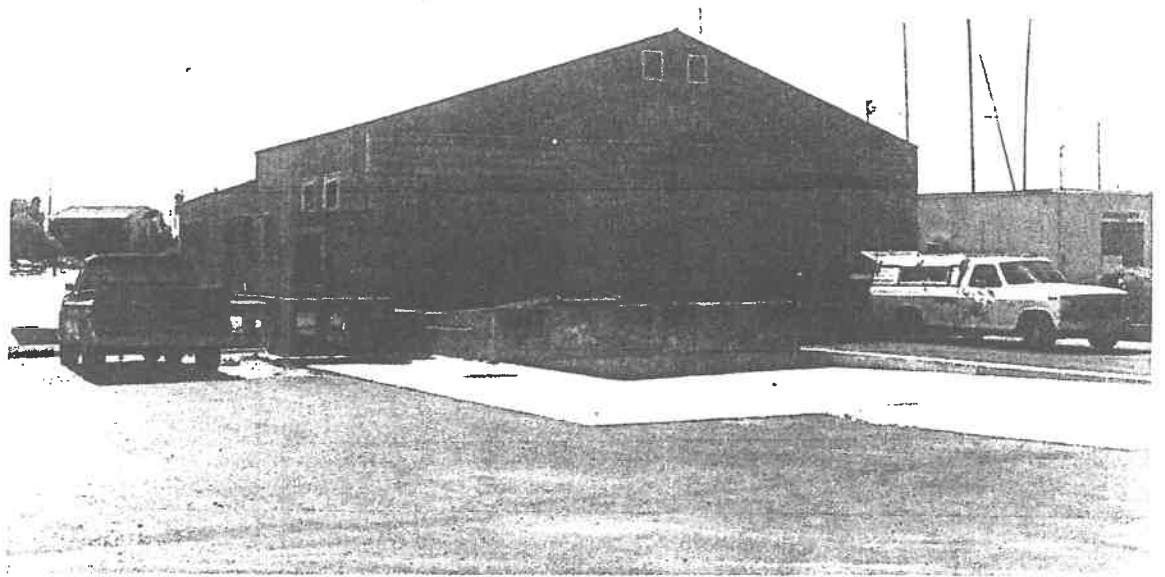
- Webb's City, 10 a.m. to 1 p.m., 2 to 5 p.m., 6 to 9 p.m.; Margaret Ann Store at Lakeview and Ninth Street South, 9 a.m. to noon, 1-4:57 p.m.; Woodlawn Public Market, 10 a.m. to 1 p.m., 2 to 5 p.m., 6 to 9 p.m.; Sunken Gardens, 10 a.m. to 1 p.m., 3 to 6 p.m.; 22nd Street and Ninth Avenue South, 2 to 5 p.m., 6 to 9 p.m. and Central Plaza, 10 a.m. to 1 p.m., 2 to 5 p.m. and 6 to 9 p.m.

## Crash in Auto

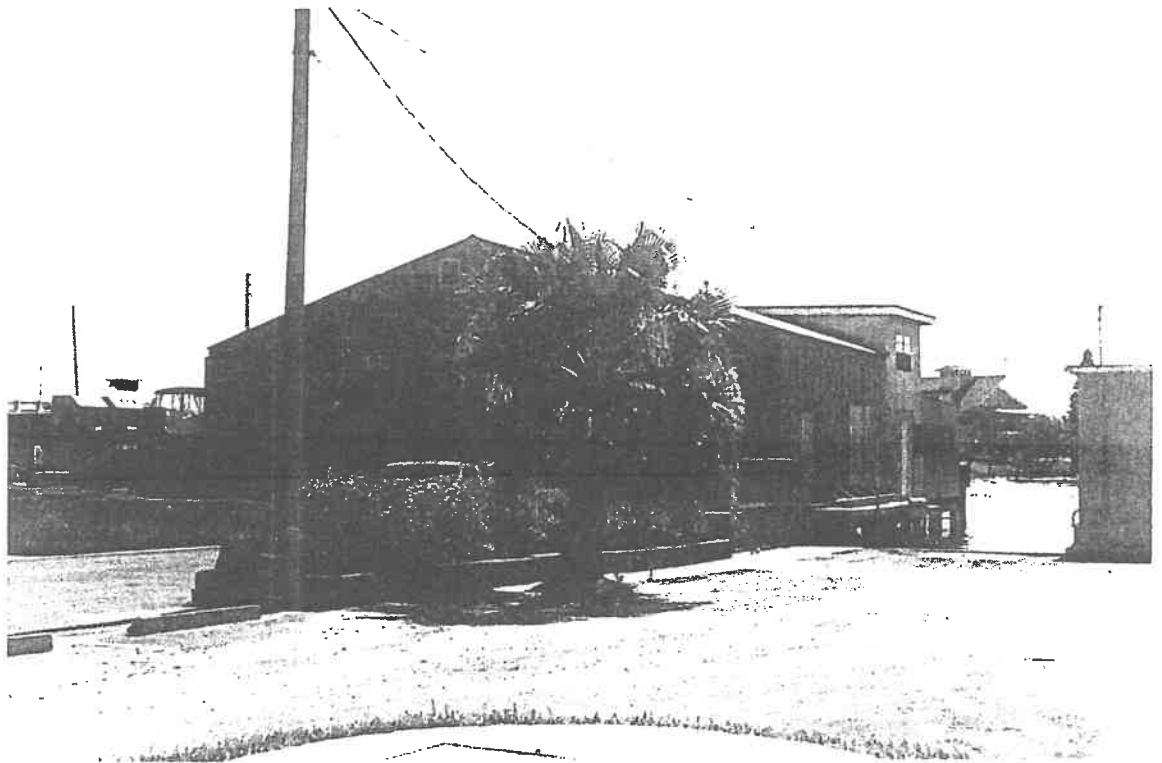
Morrow, 14, a student, died at Mound Park Hospital today for facial cuts after accident at 47th Street and Central Avenue.



PHOTOS FROM 1970s



FRONT AND NORTH SIDE OF BUILDING



SOUTH SIDE OF BUILDING

ARCHIVE

# Harry H. Bell Jr., co-owner of family seafood business



By CRAIG BASSE

Harry H. Bell Jr., co-owner of a one-time major Suncoast seafood business and an art connoisseur, died Wednesday (March 17, 1993) at home after a long illness. He was 55.

He was the third generation of his family to head Harry H. Bell & Sons Seafood Inc., originally on Pass-a-Grille beach and now at 756 28th St. S, St. Petersburg.

His grandfather established the company in 1922 and got a big boost in 1927.

That was the year Mr. Bell's grandfather met Clarence Birdseye, who pioneered a process for freezing food. Birdseye urged the Bells to build a freezer at the company's Pass-a-Grille headquarters. He designed it himself.

With Mr. Bell's father, Harry Heber Bell Sr., leading the way, the family went on to establish a frozen seafood business that continued to use the basic Birdseye design even after moving from Pass-a-Grille to St. Petersburg in 1960.



*1905 Harry came down from Ohio to his parents  
1907 Cincinnati  
→ 1908 Wm. R. Bell  
Cincinnati Ohio built first brick house at 1005 Gulfway  
1928 Ash business*

Skip A...



"We really got in on the ground floor of the frozen food business," Harry Bell Jr. said in an interview in 1984 when he became the company's president.

***Assigned seating is coming to Southwest Airlines. ☒***

For several years before their father died in 1985, Mr. Bell and his brother, Robert, operated the company, which, at its peak, processed and froze 100,000 pounds of seafood per day and employed 200 workers. Today, its staff of about 20 primarily offers commercial cold storage and sales.

A collector of contemporary art, Mr. Bell was featured in a newspaper account in 1985 about paintings, such as works from St. Petersburg artist David Anderson and Clearwater's Terry Curtis, used to decorate his home.

He was a member of the National Fisheries Association and St. Petersburg Yacht Club.

Survivors include his mother, Doris Post, St. Petersburg; a brother, Robert, St. Petersburg Beach; a companion, Sandy Syvertsen, St. Petersburg; and two nieces.

Memorial services will be at 4 p.m. Sunday at Beach Memorial Chapel, 301 Corey Ave., St. Petersburg Beach, with Cecilia A. Tucker officiating.

The family suggested memorial contributions to AIDS Coalition Pinellas, 410A N Fort Harrison Ave., Clearwater 34615.

\_\_ Some information in this obituary came from a story in the St.

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

**Agenda Report**

**Agenda Title Name:** Certificate of Appropriateness No. 26055: 1706 Pass A Grille Way

**Action Request:** Motion to approve Certificate of Appropriateness No. 26055 with staff conditions.

**Strategic Objective:**

**Date:** June 12, 2026

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

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

**Summary of Issue:** Paulette Bosela, Owner, requests a Certificate of Appropriateness to install mini-split condensers to replace in-window units along the northern frontage of the apartment building, and replace existing jalousie windows with two-lite single-hung windows, on a locally-designated historic structure (Designation #62).

**Funding:** N/A

**Attachments:**

1. 26055 - Staff Report
2. 26055 - Application
3. Window Detail - Proposed



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

**Certificate of Appropriateness / Demolition Case No. 26055**

**Applicant/Property Owner:** Paulette Bosela

**Meeting Date:** May 6, 2026

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

<b>REQUEST</b>	Request to substitute single-hung one-over-one pane vinyl windows for existing two-over-two pane wood sash windows, and install mini-split condensing units on the exterior of a multifamily residential dwelling that is considered a contributing resource to the Pass A Grille Historic District, and is a locally-designated historic structure (P112608 & Designation #62, 2019)
<b>SUBJECT PROPERTY</b>	1706 Pass A Grille Way; 18-32-16-68634-006-0170; PHILLIPS DIVISION REV MAP BLK F, LOTS 17 AND 18 & N 7.5FT OF ALLEY ON S OF LOT 17.
<b>LAND USE / ZONING</b>	RLM-2 / PAG
<b>YEAR BUILT</b>	Circa 1925 (National Register of Historic Places 2003 Report - Boundary Increase of the Pass-A-Grille Historic District) or late 1930s (property card)
<b>HISTORIC STATUS</b>	The existing courtyard apartment building has a current Florida Master Site File of P112608 and is considered a contributing resource to the Pass A Grille Historic District, as well as a locally-designated historic resource.
<b>SURROUNDING AREA</b>	North – 18 <sup>th</sup> Avenue and Condominiums South – Condominiums East – Pass-A-Grille Way and Residences West – Alleyway and Single-family Residence

**BACKGROUND and ANALYSIS**

The applicant is seeking to replace existing two-over-two wood sash windows on the fronts of the structure, interior to the courtyard with two-lite single-hung windows, and receive post-installation permission to maintain mini-split condensing units, which are located along the courtyard interior and 18<sup>th</sup> Avenue-facing portions of the structure. This work accompanies other interior and limited exterior maintenance restoration work for the structure, which was authorized through issued building permits over the preceding months.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

## **CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)**

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

*There is no change to the use of the property, new openings to accommodate the windows, or substantive change to the structure to accommodate the mini splits. The structure has historically maintained in-window units, which have been substituted for mini-splits mounted on the side of the building.*

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

*Staff does not find the substitution of former in-window units with mini-splits to be substantial or result in elimination of features that contribute to the historic integrity of the residence or property. While mini-splits are recently-developed equipment, they are mounted to the building in a way that would not affect its siding or other spatial relationships if removed in the future. The owner has also mounted them to the interior of the courtyard, and lower-volume frontage, to reduce visual impact.*

*Staff finds the substitution of the windows to have a moderate impact and requests the applicant install horizontal muntin to provide a similar visual break in the window to the existing windows. While wood sash windows may be difficult to source, and the location of the windows within the courtyard does provide some visual screening to the changes when viewed from a distance, the absence of muntin is a significant visual change to the existing windows.*

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

*The window pattern is appropriate for the home's era, although the material is not. Vinyl did not become a frequently-utilized trim until the 1970s. The equipment is contemporary and not intended to be viewed as a conjectural historic feature.*

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

*This request does not affect any later-stage addition to the structure.*

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

*These requests are not meaningfully modifying the materials, features, finishes, or construction techniques of the residence. The mini split units are mounted in a manner that can be removed in the future. The windows are not stylistically inappropriate for the era of the residence's development, but the lack of wood trim and the lack of muntin does somewhat stand out as modern elements. Staff requested the applicant look for two-over-two lite windows, to mimic the style of the existing windows, and was told that they were unable to identify any modern window that would meet other applicable requirements.*

**6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

*The windows may be restorable but appear to be in a condition that makes them in need of replacement. Staff does not consider window condenser units to be a contemporaneous historic feature as window units became ubiquitous in the post-WWII period, which succeeded the apartments' development. While Staff has comments on how to properly obscure the mini-splits, Staff has no concerns with the replacement of the window units.*

**7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

*Not applicable. The structure is not proposed to be chemically treated. The applicant originally proposed siding replacement but removed it from the work scope.*

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

*No known archaeological resources are present, and the scope of work is unlikely to disturb any that are present.*

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

*No new additions are proposed under this scope.*

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

*The mini split units can be removed in the future without significant degradation to the structure. The windows could also be substituted in the future for a more period-appropriate style without significantly impairing the structure's historic integrity.*

**LDC Sec. 28.18 – Additions and modern equipment**, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

- 1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

*The condenser units are modern but the applicant has agreed to mask them through landscaping. Staff recommends the lines be set within a cover that is painted to match the building and the disconnects also be painted to further obscure them.*

- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

*Staff recommends the applicant further explore two-over-two lite windows to mirror the existing pattern when viewed from the street. Staff would also prefer the mini split lines to run directly beneath the unit, but finds that combination of a cover/shroud and landscaping should provide effective visual mitigation.*

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

*Equipment is proposed along the interior courtyard and along the 18<sup>th</sup> Avenue side of the structure, which is the less visible of the two frontages and also the one that is less essential to the architectural form of the building. While the equipment would be preferable along the side of the rear of the building, it may not be functional in the units to which they are associated.*

- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

*The units are replacing window units along the less visible frontage of the two sides of the structure.*

**Staff Recommendation:**

Staff has no concerns with the mini-split condensers in their proposed locations, but recommends requiring two conditions of approval and asks the applicant to comment on the potential for a third condition:

**Required**

1. The lines shall be set in a cover that is painted the same color as the dwelling, and the disconnect shall also be painted to match the building if doing so would meet all safety codes and manufacturer requirements.
2. Landscaping shall be installed adjacent the mini split units along the 18<sup>th</sup> Avenue side of the structure, within the property boundary, that provides proper airflow for the units and will provide sufficient height within one growing season to obscure the units from the street.

**Recommended**

1. The lines shall be set to run vertically from the equipment, without the 90-degree jog currently existing.

Staff also recommends the applicant place false muntin horizontal with the windows to mirror the existing design, and seek wood sash windows if viable, to approximate the appearance of the remaining windows when viewed from the public frontage.

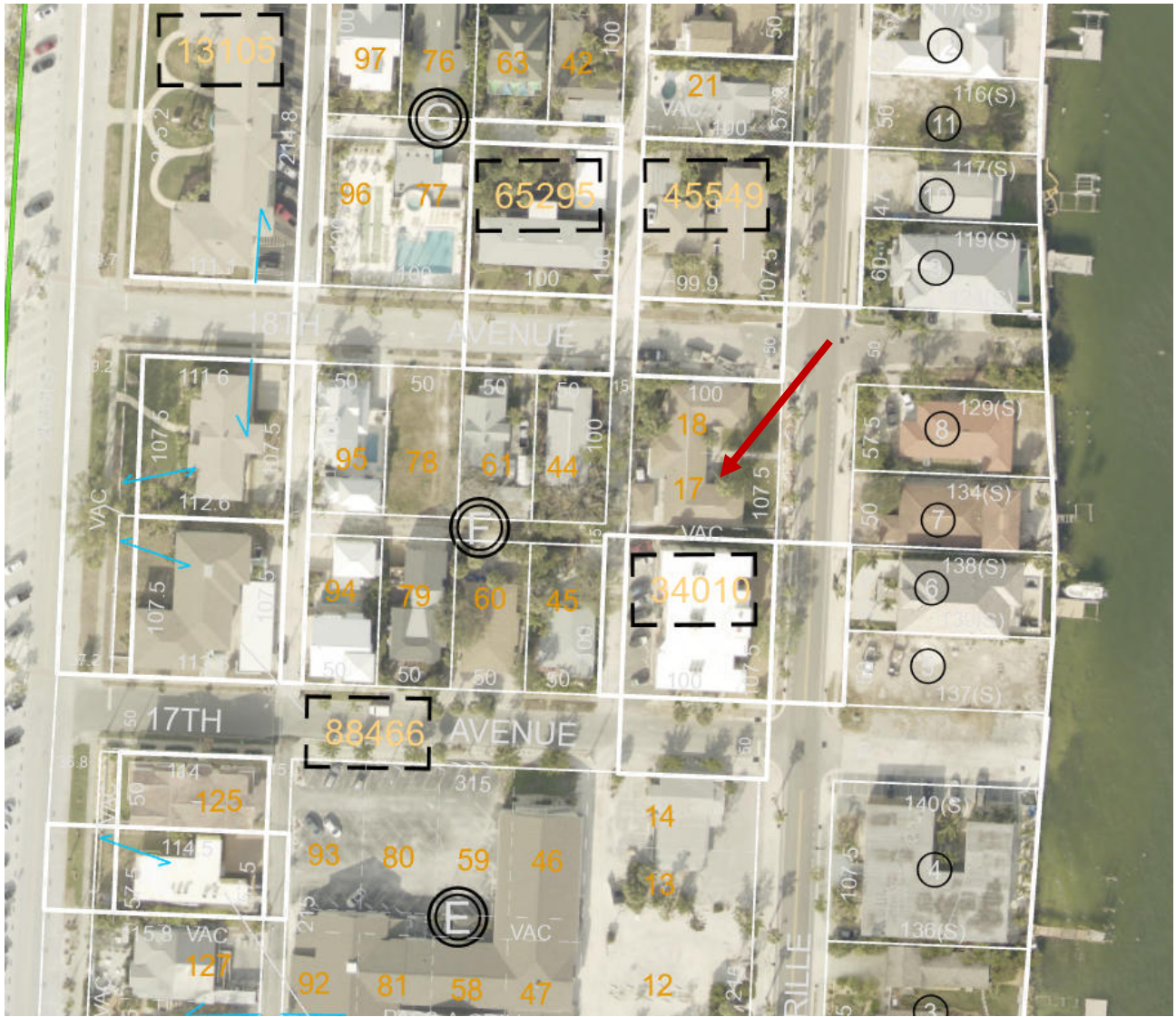
**REPLACEMENT WINDOW LOCATIONS**



**MINI SPLIT LOCATIONS – 18<sup>TH</sup> AVENUE FRONTAGE**



### AERIAL PHOTOGRAPH





## Application for Certificate of Appropriateness

**Owner Name & Address**

PAULETTE BOSELA  
 1426 SKYLINE RD  
 ST PAUL MN 55121

Phone 612 729 9316

**Representative Name & Address**

PAULETTE BOSELA  
 1426 SKYLINE RD  
 ST PAUL MN 55121

Phone 612 729 9316

**Property Address and Legal Description**

1706 PASSA GRILLE WAY → PHILLIPS DIVISION REV MAP BLK F, LOTS 17 + 18 AND N 7.5 FT OF ALLEY ON S OF LOT 17

Is the property part of a previously approved development proposal?  Yes  No

If yes, provide the case number \_\_\_\_\_

**TYPE OF ACTIVITY**

- New Construction \_\_\_\_\_
- Addition \_\_\_\_\_
- Demolition \_\_\_\_\_
- Rehabilitation
- Relocation \_\_\_\_\_

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

SEE ATTACHED PAGE FOR DESCRIPTION OF WORK

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

**LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements**, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. Please describe your project with respect to the Secretary of Interior Standards which are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

THE PROPERTY WILL CONTINUE TO BE USED FOR ITS EXISTING PURPOSE. THE INSTALLATION OF MINI-SPLIT HVAC SYSTEMS REPRESENTS A MINIMAL INTERVENTION THAT DOES NOT ALTER THE BUILDING'S DISTINCTIVE MATERIALS, ARCHITECTURAL FEATURES, SPATIAL RELATIONSHIPS, OR HISTORIC LAYOUT. THE WORK IS LIMITED TO MECHANICAL UPGRADES NECESSARY FOR CONTINUED USE AND COMFORT.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

THE PROJECT AVOIDS REMOVAL OR ALTERATION OF DEFINING FEATURES. EXISTING WINDOW OPENINGS WILL NOT BE ENLARGED OR MODIFIED, AND THE REMOVAL OF WINDOW AIR CONDITIONERS WILL IMPROVE THE BUILDING'S HISTORIC APPEARANCE.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

SEE ATTACHED

---

## **DESCRIPTION OF WORK**

**This project consists of the removal of existing window-mounted air conditioning units and the installation of a ductless mini-split HVAC system to serve the existing residential structure.**

**The removal of window units will improve the exterior appearance of the building by eliminating visible mechanical equipment from window openings.**

**New mini-split condenser units will be located at grade and positioned to minimize visibility from the public right-of-way. Refrigerant lines will be routed in a discreet manner along less visible elevations of the structure.**

**No changes to the building footprint, height, or architectural features are proposed. Existing window openings will remain unchanged.**

**All work will comply with applicable codes and will maintain the historic character of the structure.**

**When possible, condenser units will be installed in inconspicuous locations behind the building or on the side least visible from the street.**

**2 necessary installations on Pass a Grille Way and 2 on 18th Avenue will be completely hidden from view from the street by use of strategically planted shrubbery. (See attached photos)**

**Along with the minimal visibility of the new equipment, the mini splits will enhance the historic elegance of the building design by the removal of the visual clutter of the window units.**

**No structural or structural changes whatsoever.**

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

SEE ATTACHED

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

N/A

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

N/A

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

N/A

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

N/A

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

N/A

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

N/A

**LDC Section 28.18 - Additions and modern equipment**, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.

N/A

2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

N/A

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

N/A

4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.

AS IS POSSIBLE, THE A/C EQUIPMENT WILL BE INSTALLED ON THE SIDES/ REAR OF THE STRUCTURE AND POSITIONED AS FAR FROM THE STREET AS PRACTICAL. LANDSCAPING, INCLUDING APPROPRIATE FLORIDA NATIVE TREES AND/OR SHRUBS, WILL BE USED TO EFFECTIVELY SCREEN THE UNIT FROM PUBLIC VIEW, THUS THE BUILDING IS CONSISTENT WITH HISTORIC GUIDELINES.

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

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

N/A

- 2. Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

N/A

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

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

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

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



**Owner/Applicant Signature**

3/28/26

**Date**

## ① DESCRIPTION OF WORK

1.

**The property will continue to be used for its existing purpose. The proposed installation of mini-split HVAC systems represents a minimal intervention that does not alter the building's distinctive materials, architectural features, spatial relationships, or historic layout. The work is limited to mechanical upgrades necessary for continued use and comfort.**

---

2.

**The historic character of the property will be retained and preserved. The project avoids removal or alteration of defining features. Existing window openings will not be enlarged or modified, and the removal of window air conditioning units will improve the building's historic appearance.**

---

3.

**The property will continue to be recognized as a physical record of its time and place. The installation of mini-split systems will not introduce conjectural features or elements from other historic properties. All improvements are contemporary, clearly functional, and do not create a false sense of historical development.**

---

4.

**No changes that have acquired historic significance will be removed or altered. The project focuses solely on non-historic mechanical equipment (window A/C units), and their removal enhances rather than detracts from the historic character of the building.**

---

5.

**Distinctive materials, features, finishes, and construction techniques will be preserved. The installation of mini-split systems will be performed in a manner that avoids damage to historic fabric, with all penetrations minimized and located in less visible, non-character-defining**

SEE ATTACHED

- 2. Attach photos and a survey of the existing property.

SEE ATTACHED

- 3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

SEE ATTACHED DOCUMENT  
WITH AHRI CERTIFICATION



# Certificate of Product Ratings

AHRI Certified Reference Number : 214061902    Date : 01-27-2026    Model Status : Production Stopped

AHRI Type : HRCU-A-CB-O (Mini-Split Heat Pump, with Remote Outdoor Unit Air-Source, Free Delivery)

Outdoor Unit Brand Name : Prime

Outdoor Unit Model Number : EMPRN121-V

Indoor Type : Mini-Splits (Non-Ducted)

Indoor Model Number(s) : CMPRN121-V

Rated as follows in accordance with the latest edition of AHRI 210/240 - 2017 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A2) - Single or High Stage (95F), btuh : 11000

SEER : 16.00

EER (A2) - Single or High Stage (95F) : 8.50

Heating Capacity (H12) - Single or High Stage (47F) : 11500

HSPF (Region IV) : 9.70

Rated as follows in accordance with AHRI 210/240-2024 (I-P), Performance Rating of Unitary Air-Conditioning & Air-Source heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A<sub>Full</sub>) - Single or High Stage (95F), btuh : 11000

SEER2 : 17.00

EER2 (A<sub>Full</sub>) - Single or High Stage (95F) : 8.40

Heating Capacity (H1Nom) - Multi/Variable Stage (47F) : 11500

HSPF2 (Region IV) : 8.00

Sold in? : USA

†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced."Production Stopped" Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale.

Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

The Department of Energy has published updated energy efficiency metrics for central air conditioners and heat pumps. This publication reflects both the 1987 metric (SEER) and the 2023 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRInet.org for more information about updated energy efficiency metrics.

#### DISCLAIMER

AHRI does not endorse the product(s) listed on this Certificate and makes no representations, warranties or guarantees as to, and assumes no responsibility for, the product(s) listed on this Certificate. AHRI expressly disclaims all liability for damages of any kind arising out of the use or performance of the product(s), or the unauthorized alteration of data listed on this Certificate. Certified ratings are valid only for models and configurations listed in the directory at [www.ahridirectory.org](http://www.ahridirectory.org).

#### TERMS AND CONDITIONS

This Certificate and its contents are proprietary products of AHRI. This Certificate shall only be used for individual, personal and confidential reference purposes. The contents of this Certificate may not, in whole or in part, be reproduced; copied; disseminated; entered into a computer database; or otherwise utilized, in any form or manner or by any means, except for the user's individual, personal and confidential reference.

#### CERTIFICATE VERIFICATION

The information for the model cited on this certificate can be verified at [www.ahridirectory.org](http://www.ahridirectory.org), click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed at bottom right.

©2026 Air-Conditioning, Heating, and Refrigeration Institute



we make life better™

CERTIFICATE NO.:

134140028408616752



BEFORE  
PAGA WAY

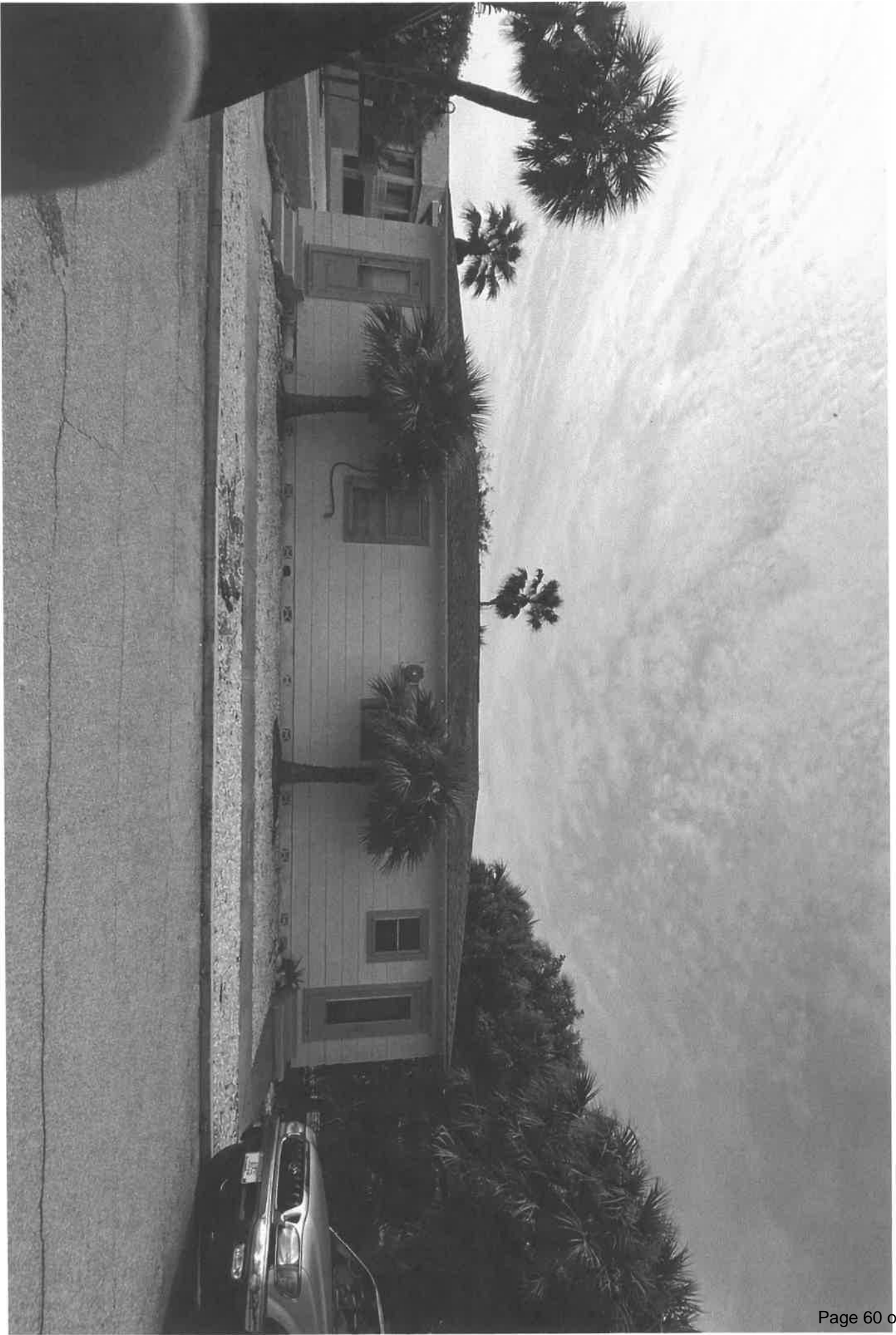


AFTER  
PASS A SPRUCE WARD





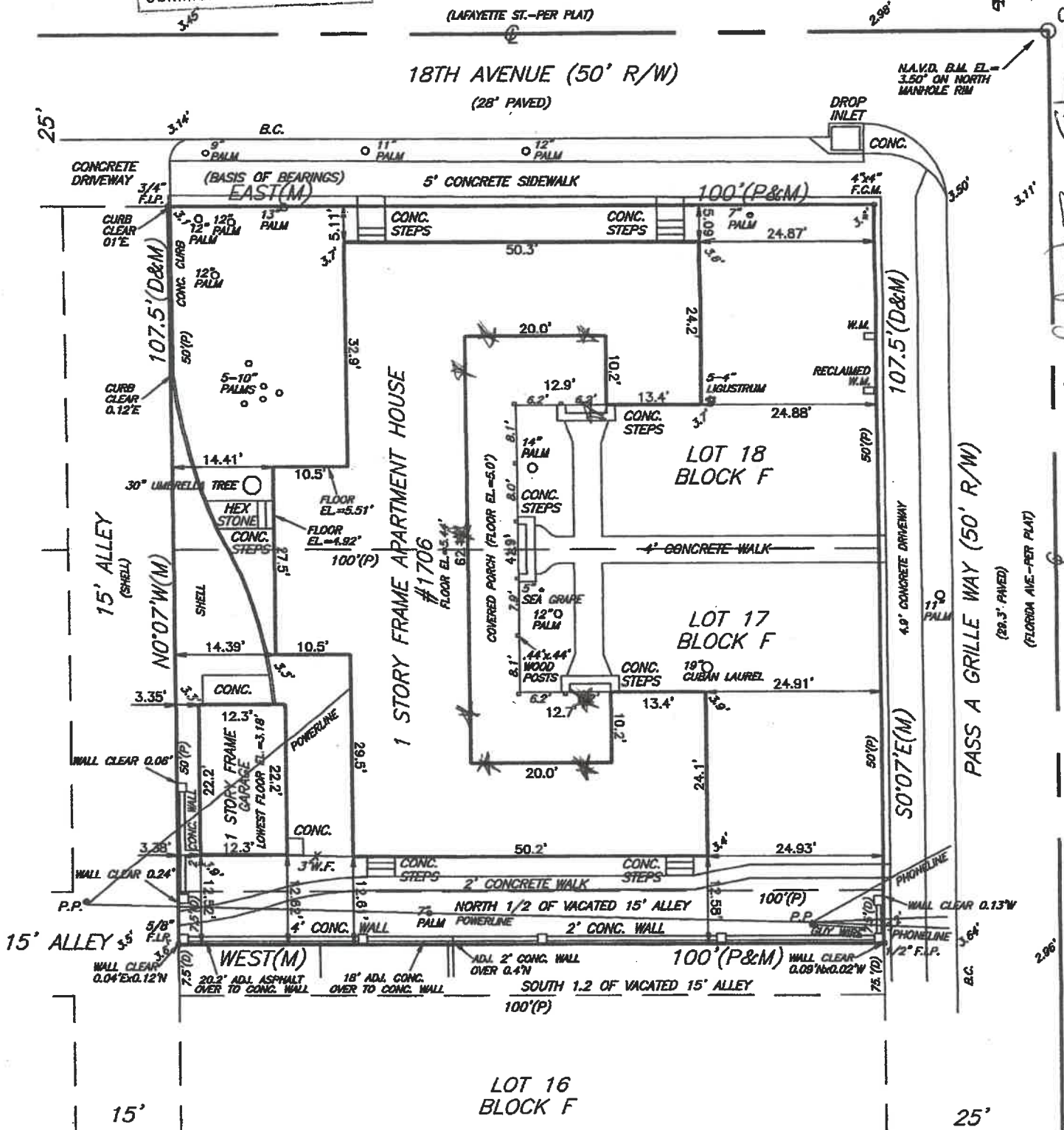
CURRENT  
18th AVE



APRER 18TH AVE

RECEIVED  
APR 02 2019  
COMMUNITY DEVELOPMENT

RECEIVED  
FEB 25 2026  
COMMUNITY DEVELOPMENT



A BOUNDARY SURVEY OF LOTS 17 AND 18, BLOCK F, AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF LOT 17, BLOCK F, PHILLIPS DIVISION OF PASS-A-GRIFFE CITY, AS RECORDED IN PLAT BOOK 4, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITH SPOT ELEVATION AS SHOWN.  
CONTAINING 10747.85 SQUARE FEET, MORE OR LESS.

<p>JOB NUMBER: MMXVII011 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 1/11/17 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH</p>	<p><b>DAVID C. HARNER</b> PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 18 TOWNSHIP 32 SOUTH RANGE 16 EAST</p>	<p>FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0278 G CHECKED BY: DCH</p>
<p>CERTIFIED TO: <b>PAULETTE BOSELA</b></p>		
<p>I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.</p> <p>NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.</p> <p>LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION A=ARC LENGTH ADJ.=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY CONC.=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL.=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE EL.=ELEVATION FT.=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M.=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE D.=DEED R.=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT P/S=PAVERSTONE B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P.=PLAT E.P.=EDGE OF PAVEMENT</p> <p>1/12/17 <i>DCH</i> DAVID C. HARNER P.S.&amp;M. REGISTRATION NUMBER 2650</p> <p><b>DAVID C. HARNER</b> CERTIFICATE NO. 2650 STATE OF FLORIDA REGISTERED LAND SURVEYOR</p> <p>"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"</p>		



East Colonial 10PM 32807



East Colonial 10PM 32807

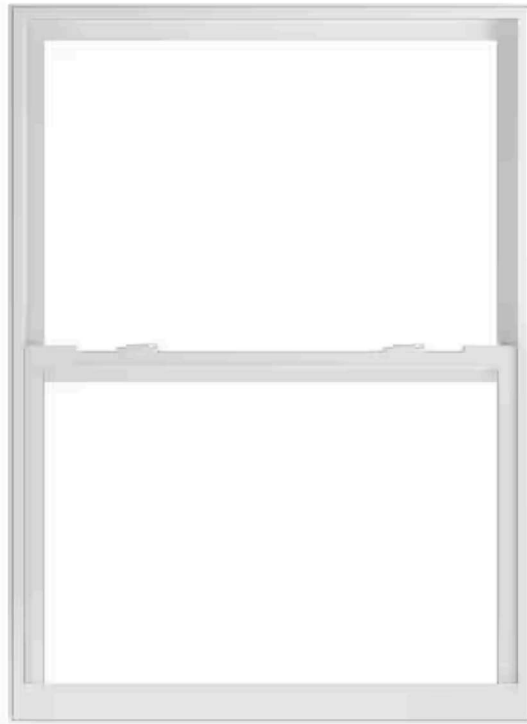
Shop All Services

DIY

Log In

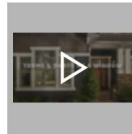
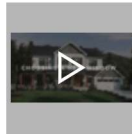
... / Doors & Windows / Windows / Single Hung Windows / American Craftsman Single Hung Windows

Internet # 205150432 Model # 70 SHFL Store SKU # 1000051138



Feedback

Hover Image to Zoom



SHOP SPRING DEALS >

American Craftsman

35.875 in. x 49.5 in. 70 Series White Single Hung Low-E Argon SC Glass Vinyl Impact FL Flange Window, Screen Incl

★★★★☆ (198) Questions & Answers (200)

\$429<sup>00</sup>



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

**Agenda Report**

**Agenda Title Name:** Certificate of Appropriateness for Demolition No. 26051: 106 3rd Avenue

**Action Request:** (Following applicant testimony): Motion to approve certificate of appropriateness 26051 for 106 3rd Avenue without a stay on demoliton.

**Strategic Objective:**

**Date:** June 12, 2026

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

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

**Summary of Issue:** Staff requests applicant testimony acknowledging the square footage limitations of redeveloping a structure with more than one dwelling unit prior to approval.

**Funding:** N/A

**Attachments:**

1. Staff Report
2. Application
3. Applicant Photos



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

**Certificate of Appropriateness / Demolition Case No. 26051**

**Applicant/Property Owner:** Irene Lipinski

**Meeting Date:** May 6, 2026

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

<b>REQUEST</b>	Request to demolish the 1949 three-family, single-story residence on the property, which was considered a contributing structure to the Pass A Grille Historic District at time of its 2003 boundary increase (8 PI11182).
<b>SUBJECT PROPERTY</b>	106 3 <sup>rd</sup> Avenue; 19-32-16-58932-010-0080; Morey Beach Block 10, Lot 8.
<b>LAND USE / ZONING</b>	RLM-2 / PAG
<b>YEAR BUILT</b>	Circa 1949 (National Register of Historic Places 2003 Report - Boundary Increase of the Pass-A-Grille Historic District)
<b>HISTORIC STATUS</b>	The existing three-family building has a current Florida Master Site File of PI12540 and is considered a contributing resource to the Pass A Grille Historic District.
<b>SURROUNDING AREA</b>	North – 3 <sup>rd</sup> Avenue and Single-family Residence South – Alleyway and Single-family Residence East – Two-family Development West – Single-family Residence

**BACKGROUND and ANALYSIS**

The applicant is seeking to demolish a masonry single-story residence containing three dwelling units according to the Property Appraiser and City licensing records. The residence is a relatively unadorned masonry residence that Staff finds to be primarily contributing on the basis of its scale, compatibility with other structures built during its construction timeframe, and limited frontage improvements since initial construction, which appear to have involved only an enclosure of its porch from inspection of available records. The residence is designed to appear as a single-family dwelling from the front, and contains side entrances reached by walkways set tight to the building.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

## **CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)**

### **LDC Sec. 28.11. - Demolition permits.**

**(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**

**(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

**(1) The historic or architectural significance of the building.**

*Staff finds the building to be contributing on the basis of its vernacular, compatibility with other structures built during its post-War construction period, lack of significant modification since construction, and scale and massing. The front of the residence contains awning windows, which the Florida Master Site File note to be original. The scalloped trim between the awning windows and soffit is a unique architectural feature for its time period.*

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

*The building is primarily important on the basis of its scale and massing, along with its provision of the dwindling "apartment house" dwelling type, which reflects its pre-zoning character. The District continues to lose homes built at or near grade of a modest one-to-two story height, along with modest multifamily dwellings that are designed to integrate with other, detached single-family, homes. While the building itself is not a standout architecturally, even compared with other simple masonry vernacular homes in the District, its small dwelling unit size and side access orientation may be difficult to accommodate, at a similar scale, under a redevelopment proposal.*

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

*The residence cannot be redeveloped at its current elevation. With a grade height of approximately 4.5 feet per City records, and a required elevation of 10.0 feet NAVD 88 for any new development, Staff expects the home to be elevated from its approximately one-*

*foot elevation that exists today to six or more upon redevelopment. This change would substantially modify the scale and massing of the residence, which presently maintains a horizontal orientation.*

*The materials and features could be reproduced under a new development. As the building is adorned block, and located outside of the Coastal zone, a vented block foundation with water-resistant interior materials would be acceptable if desired.*

*The property survey shows the home meeting required side setbacks, but appears to show the home encroaching into the required ten-foot front and 15-foot rear setbacks. Given its modest unit size, accommodation of stairs within the building footprint to access a reconstructed three-family dwelling may be a challenge. If the owner desires to rebuild a three-family residence, which will restrict living unit size to the size existing, they should be aware of the limitations that increased setback requirements will place on the building.*

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

*The masonry vernacular style remains well represented in Pass A Grille. However, historic multifamily apartment house dwellings are a dwindling historic resource, and Staff has found that they have been demolished post-storm at a significant pace. Although this is not one of the last remaining examples of that dwelling type in Pass A Grille, it is a disappearing resource that separates the neighborhood from the largely Euclidean zoning patterns of the rest of the City.*

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

*The applicant states the home is beyond saving. Photos of the interior show removed drywall and cabinets, and potential damage to the electric and wiring. Exterior damage appears modest. The City estimated the residence to have sustained just under substantial damage. However, this assessment occurred in the immediate wake of the 2024 hurricanes, and additional damage may have occurred in the 19 months since.*

**(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

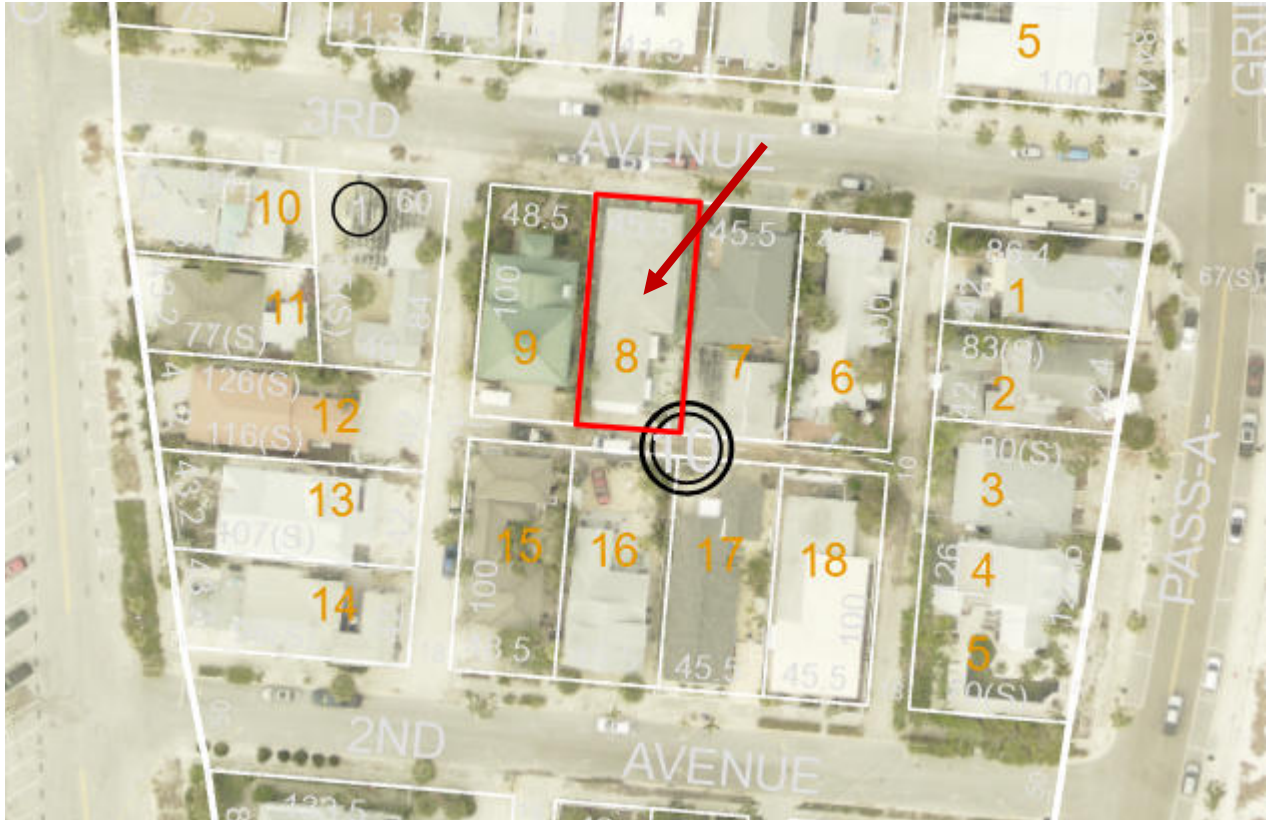
*Staff does not find there to have been significant structural damage to the residence. The home appears capable of being restored and maintained with its existing use. However, Staff does not find a 30-day delay would serve any direct purpose in this case, as that is the only restriction the Historic Preservation Board may place on the case.*

**Staff Recommendation:**

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff requests applicant testimony that they understand any future development which will provide for more than one dwelling unit will require the living square footage of the residence to be limited to the existing living square footage, which is 1,935 sq. ft. per the Pinellas County Property Appraiser. With modern interior requirements like mechanical closets, and interior circulation for dwelling units above the ground floor if exterior access is not provided, this may represent a significant limitation on redevelopment that retains the existing three dwelling units.

### AERIAL PHOTOGRAPH





26051



2

# Application for Certificate of Appropriateness Demo

### Owner Name & Address

### Representative Name & Address

Irene Lipinski  
141 W. Tessier Dr  
St Pete Beach FL  
33706

same dan@aaasco.com  
goldfish @ gate.net

Phone (727) 204-5032

Phone

### Property Address and Legal Description

106 3<sup>rd</sup> Ave, St Pete Beach FL 33706

Is the property part of a previously approved development proposal?  Yes  No

If yes, provide the case number \_\_\_\_\_

### TYPE OF ACTIVITY

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

Addition \_\_\_\_\_

Demolition  AAA Service Company

Rehabilitation \_\_\_\_\_

Relocation \_\_\_\_\_

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

N/A

3 units



---

---

---

---

2. Attach photos and a survey of the existing property.

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

Demolition

---

---

---

---

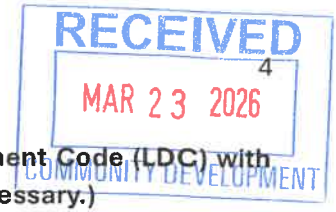
---

---

---

---





Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

**LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements**, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. Please describe your project with respect to the Secretary of Interior Standards which are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

N/A

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

N/A

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

N/A



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

N/A

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

N/A

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Deteriorated beyond ability to rehab.  
Flooded and no longer occupied.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

N/A



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

NA

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

NA

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

NA



**LDC Section 28.18 - Additions and modern equipment**, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

MA

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

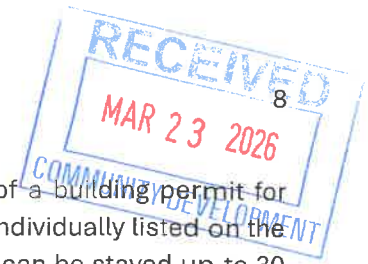
MA

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

N/A

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

N/A



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

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

Deteriorated and flooded.  
Damage beyond ability to repair

**2. Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

Not occupied after internal demolition of drywall, etc

MAR 23<sup>9</sup> 2026  
COMMUNITY DEVELOPMENT

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

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

Exterior Material/Siding
N/A
Windows
N/A
Doors
N/A
Roofing
N/A
Entrances/Porches
N/A

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

  
Owner/Applicant Signature

24 March 06  
Date



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org



## Hurricane Damage Reporting - Final Notice

Date: 01/06/2026

**TO: Property Owner**  
LIPINSKI, IRENE E  
PO BOX 66187  
ST PETE BEACH FL 33736-6187

**RE: Hurricane Damage Compliance – Required Permits and Flood Damage Reporting (Hurricanes Helene & Milton)**

**Site-Specific Data for 106 3RD AVE (Based on Lidar and Post-Storm Assessments):**

- **Approximate Elevation of Grade (Lidar):** 4.5 ft NAVD
- ✳️ • **Estimated Flood Water Depth (inside structure):** 1.4 ft ✳️
- **Storm surge elevation:** 7 ft NAVD

Dear Property Owner,

Following the impact of Hurricane Helene and/or Hurricane Milton, your property at the address listed above has been identified through preliminary assessments (included with this letter), aerial inspections, and Lidar data as potentially sustaining flood-related and/or wind damage.

As part of the City of St. Pete Beach's commitment to public safety, storm recovery, and long-term community resilience, we are requiring all affected property owners to either:

1. Provide clear evidence that no damage was sustained, including proof of no floodwater entering the structure.  
**OR**
2. Submit a permit application for any storm-related repairs, reconstruction, or damage mitigation work.

The data above shows an estimated water level inside the home and is presumed that damage may have occurred. If you believe that no floodwater entered your home, proof is required to demonstrate this with acceptable documentation, such as:

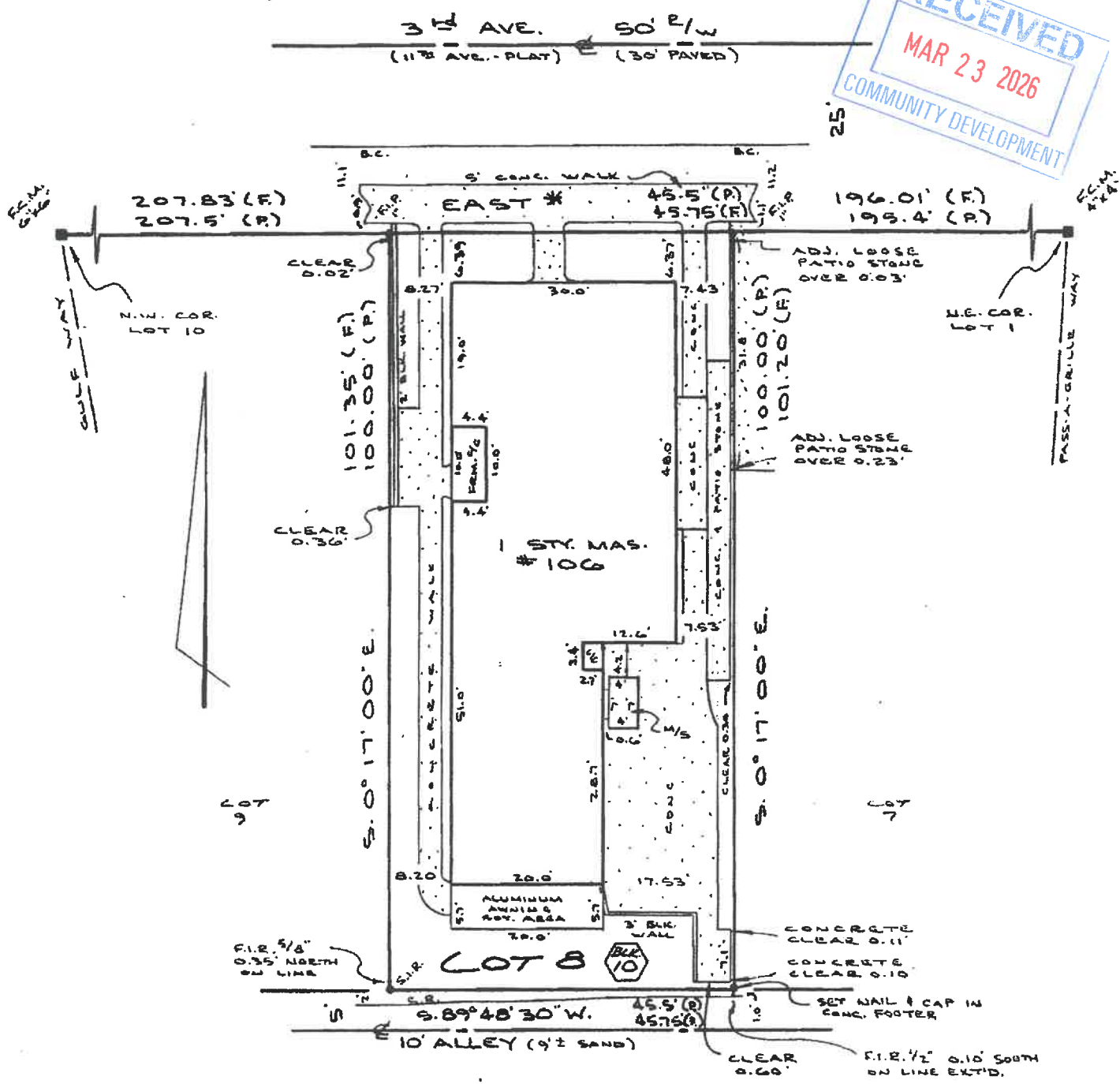
- Post-storm inspection reports by licensed professionals
- Photos or videos clearly showing dry interiors during/after the event
- Insurance claim denials citing no damage

### Important Notice – Compliance Required

Failure to act on this notice—either by applying for the appropriate permits or providing satisfactory documentation of no damage—may result in Code Enforcement action, which may include:

- Fines and penalties
- Stop work orders for unpermitted construction
- Potential liens on the property
- Suspension of flood insurance coverage

**RECEIVED**  
 MAR 23 2026  
 COMMUNITY DEVELOPMENT



A BOUNDARY SURVEY OF: Lot 8, Block 10, MOREY BEACH as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, ( of which Pinellas County was a part ) Florida.

**LANGTON SURVEYING, INC.**  
 LAND SURVEYORS

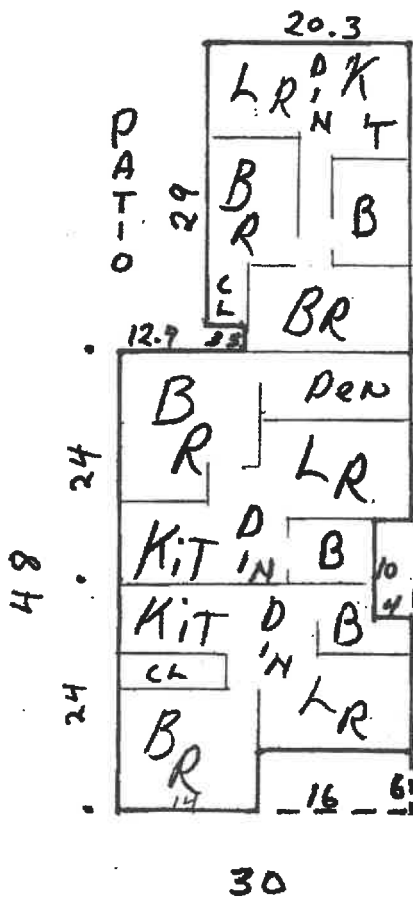
6285 PARK BOULEVARD, PINELLAS PARK, FL 34665  
 545-5900 • 545-5396 • FAX: 545-9441

CERTIFIED TO: Irene E. Lipinski  
 First Union National Bank of Florida

**Building Sketch**

MAR 23 2020  
COMMUNITY DEVELOPMENT

Alley



641 SF

80

720 SF

624 SF

3rd Avenue



## Certificate of Appropriateness

### List of Required Submittals

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

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

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

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

The following are optional but strongly suggested:

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

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



CUC1225772  
CRC1333092

**AAA SERVICE COMPANY**  
"Demolition To Done"  
855.786.9221  
AAASCO.COM

DEMOLITION - SITE PREP - RESIDENTIAL CONSTRUCTION

MRSR 2224  
SOC131152168

**AAA SERVICE COMPANY**  
"Demolition To Done"  
855.786.9221  
AAASCO.COM

DEMOLITION - SITE PREP - RESIDENTIAL CONSTRUCTION

MRSR 2224  
SOC131152168

**AAA SERVICE COMPANY**  
"Demolition To Done"  
855.786.9221  
AAASCO.COM

DEMOLITION - SITE PREP - RESIDENTIAL CONSTRUCTION

MRSR 2224  
SOC131152168

**AAA SERVICE COMPANY**  
"Demolition To Done"  
855.786.9221  
AAASCO.COM

DEMOLITION - SITE PREP - RESIDENTIAL CONSTRUCTION







106

MPSR 2224  
SQC131152168

CUC120772  
CNC1333882



**SERVICE COMPANY**

**"Demolition To Done"**

**855.786.9221**

**AAASCO.COM**

DEMOLITION - SITE PREP - RESIDENTIAL CONSTRUCTION

**NO TRESPASSING**  
THIS AREA IS DESIGNATED  
CONSTRUCTION. UNAUTHORIZED  
TRESPASSING ON THIS PROPERTY  
COMMITTS A FELONY  
Florida Statute Sec. 810.05











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

**Agenda Report**

**Agenda Title Name:** Certificate of Appropriateness for Demolition No. 26054: 1401 Pass A Grille Way

**Action Request:** Motion to approve Certificate of Appropriateness 26054 without a stay on demolition.

**Strategic Objective:**

**Date:** June 12, 2026

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

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

**Summary of Issue:** The structure is extensively damaged and is collapsing at the rear. While it is an excellent example of an unaltered, frame vernacular structure, Staff finds the structure to be beyond reasonable limits for restoration.

**Funding:** N/A

**Attachments:**

1. Staff Report
2. Application
3. Survey
4. Elevation Certificate



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

**Certificate of Appropriateness / Demolition Case No. 26054**

**Applicant/Property Owner:** Robert and Laura Stark

**Meeting Date:** May 6, 2026

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

<b>REQUEST</b>	Request to demolish the 1938 single-family, two-story structure that is listed as a contributing resource to the Pass A Grille Historic District as of its 2003 boundary increase (8PI928)
<b>SUBJECT PROPERTY</b>	1401 Pass A Grille Way; 18-32-16-95454-002-0210; WEBSTER'S MAP, WARREN BLK 2, LOT A.
<b>LAND USE / ZONING</b>	RLM-2 / PAG
<b>YEAR BUILT</b>	Circa 1938 (National Register of Historic Places 2003 Report - Boundary Increase of the Pass-A-Grille Historic District)
<b>HISTORIC STATUS</b>	The existing three-family building has a current Florida Master Site File of PI00928 and is considered a contributing resource to the Pass A Grille Historic District.
<b>SURROUNDING AREA</b>	North – Single-family Residence South – 14 <sup>th</sup> Avenue street-end and Vacant Residential East – Water West – Pass-A-Grille Way and Two-family Residence

**BACKGROUND and ANALYSIS**

The applicant is seeking to demolish a frame two-story single-family residence according to the Property Appraiser. The property is heavily vegetated in the front but appears to retain its asbestos shingles, chimneys, and louvered vents in the front facing gable beneath the ridges. The Florida Master Site File also lists shingle siding and original casement windows, with roof kneebraces, as standout features.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the

identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

## **CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)**

### **LDC Sec. 28.11. - Demolition permits.**

**(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**

**(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

**(1) The historic or architectural significance of the building.**

*Prior to the storm, the residence was an excellent example of an appropriately-scaled two-story frame vernacular residence. The residence contains what staff finds to be an effectively-designed single-car garage, which projects out from the residence and retains similar features as the rest of the residence. The residence maintains a consistent palette of features and materials along the front façade. While the residence is not itself a unique use or overall design, it is a relatively exemplary example of the frame vernacular structure style that was common in the pre-war period.*

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

*The building is primarily important on the basis of its scale and massing, and retention of historic features. It is unaltered according to its Florida Master Site File, which is exceedingly rare in St. Pete Beach. The architecture thus maintains a commonality of elements and materials that is not found among other developments in such a significant representation.*

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

*The residence is located in the Coastal A zone which requires breakaway walls for new construction. This will alter the appearance of the residence, and require it to be elevated by an estimated 7-8 feet, which will dramatically alter its massing and scale. While a similar design could be provided for the recessed entry area, that space could not be used as living space. As the footprint of the residence is substantially smaller than those that could be used for modern construction, it may be possible to reconstruct the living space within one story, which would somewhat preserve the stature of the home. However, this would not preserve the massing of the structure as it exists today.*

*Fibercement siding is permitted below the required flood elevation, if set on appropriate breakaway walls, and can be found in styles that match the structure's existing design. Similar window design could also be preserved on a redeveloped ground floor.*

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

*The frame vernacular style remains the most common style in the Pass A Grille Overlay District. However, Staff finds this home is a particularly strong example, particularly for a two-story structure. It is also one of the few unaltered historic residences remaining in the District.*

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

*The City estimated the residence to have sustained 100% damage from the 2024 storms, indicating a total loss. The applicant states the rear of the residence is collapsing, which is beyond a reasonable limit for restoration of a contributing residence.*

**(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

*Staff finds it cannot earn a reasonable economic return in its current state.*

**Staff Recommendation:**

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff recommends approval without stay. The residence sustained severe damage that is unreasonable to require the applicant remediate. The home is currently subject of a substantial damage amnesty period and delaying removal would be inconsistent with the intent of that amnesty.

### AERIAL PHOTOGRAPH



Historic Photo (Undated – from 1938 property card)





# Application for Certificate of Appropriateness

**Owner Name & Address**

**Representative Name & Address**

Robert & Laura Stark  
 107 12<sup>th</sup> Ave  
 St Pete Beach FL 33706

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone 317-670-1343

Phone \_\_\_\_\_

**Property Address and Legal Description**

1401 Pass-A-Grille Way, St Pete Beach, FL 33706

Webster's Map  
 Warren Blk 2, Lot A

Is the property part of a previously approved development proposal?

Yes  No

If yes, provide the case number \_\_\_\_\_

**TYPE OF ACTIVITY**

New Construction

Addition

Demolition

Rehabilitation

Relocation

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

Demo the current structure and landscape. Level the site for new construction

---

---

---

---

**2. Attach photos and a survey of the existing property.**

**3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.**

---

---

---

---

---

---

---

---







**LDC Section 28.18 - Additions and modern equipment**, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

- 1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**
  
- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
  
- 3. Additions shall be attached to the rear and/or to the side of the original structure.**
  
- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

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

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

No reasonable measures can be taken to save the building. The building sustained damage from Helene on Sept 26, 2024. The remediation on the structure has not been started. The back of the house has been collapsing and is becoming a health and safety concern as we approach another hurricane season.

**2. Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

It would not be reasonable economically to rehab the building.

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

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

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

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



**Owner/Applicant Signature**



**Date**



## MEMORANDUM

To: Melinda Pletcher  
From: Brandon Berry, Planner  
Planning & Zoning Division  
City of St. Pete Beach - (727) 363-9229

Date: August 5, 2025

Re: Zoning Verification Letter No. 25108 – 1401 Pass-a-Grille Way [Parcel #18-32-16-95454-002-0210]

Dear Melinda Pletcher,

1401 Pass-a-Grille Way is zoned RLM-2/PAG. According to the Property Appraiser the lot is 53.7x110' in size, which would make the property eligible for a House – Medium building type pursuant to Land Development Code Sec. 20.15. and relevant design requirements of Division 20, or a standard development subject to the setbacks and other development standards of the RLM-2 zoning district. The lot is sized for one residential unit.

Note that Ordinance 2025-07, which passed first reading in May 2025 and is pending final adoption, would require that any redevelopment or new development of property within the Pass-A-Grille Overlay District be constructed to the standards of the Overlay District. This would require that new construction of a single-family residence be to the House-Medium standard and related design requirements if submitted after final adoption of this ordinance, which has not currently been scheduled for final reading.

You asked whether this property would be permitted a driveway access from the street-end. The 14<sup>th</sup> Avenue street-end has a zoning of ROS/SE-2 pursuant to Division 18 of the Land Development Code, which does permit limited access for abutting property owners. This access is also consistent with the existing use of that street-end as a shell surfaced area without recreation facilities.

Access along these street ends should be oriented near the intersection, as shown in the graphic attached to this letter. This access location may be modified only to avoid the stormwater baffle box and tide check valve with manholes and hatches, which must remain accessible. Access may not exceed 20 feet at the property line, and no more than one access point may be established along this street-end unless authorized by City Parks and Recreation and the City's Public Services Department. A total of up to three driveways are permitted for this property, which would allow two additional connections along Pass-a-Grille Way if desired, subject to other limitations such as lot coverage and frontage landscaping requirements.

I hope this letter satisfies your inquiry. Should you have any further questions please contact me at [bberry@stpetebeach.org](mailto:bberry@stpetebeach.org) or via phone at 727-363-9229.

Sincerely,

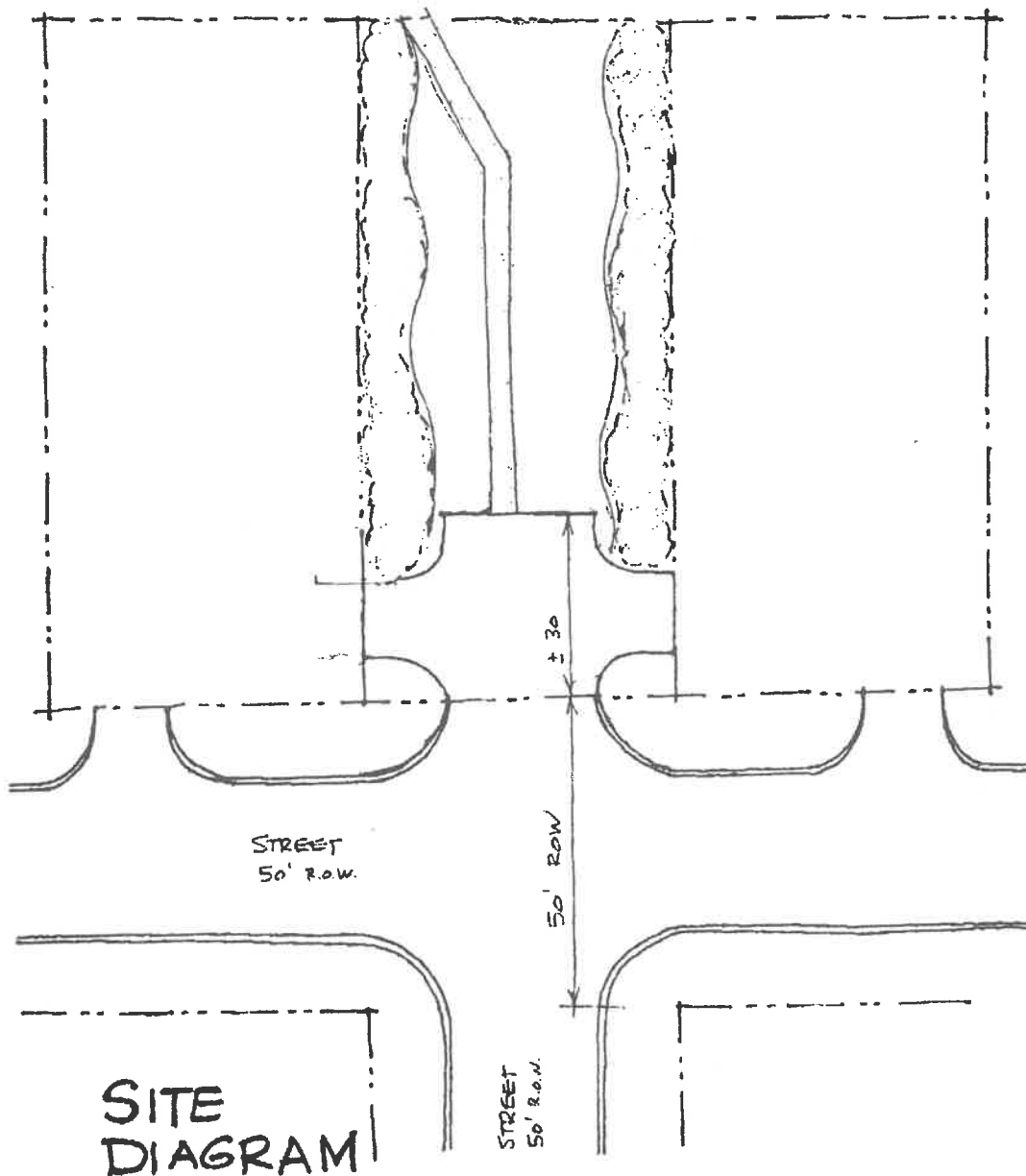
**Brandon  
Berry**

Digitally signed by  
Brandon Berry  
Date: 2025.08.05  
22:39:54 -04'00'

Brandon Berry  
Planner

**Referenced Graphic: Access for properties abutting an ROS/SE-2 street-end**

**Vehicular Access Illustration**





Parcel Summary (as of 04-Feb-2026)

Parcel Map

Parcel Number

**18-32-16-95454-002-0210**

Owner Name

PUTNAM, ROBERT N II

Property Use

0110 Single Family Home

Site Address

1401 PASS A GRILLE WAY  
ST PETE BEACH, FL 33706

Mailing Address

PO BOX 18612  
TAMPA, FL 33679-8612

Legal Description

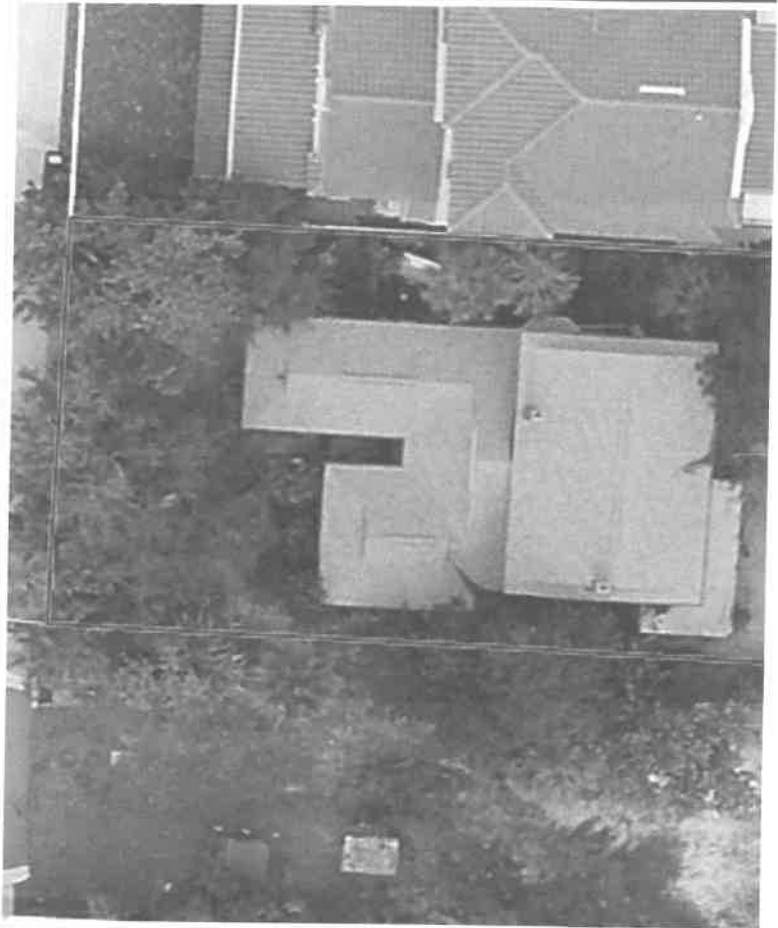
WEBSTER'S MAP, WARREN BLK 2, LOT A

Current Tax District

ST PETE BEACH (SPB)

Year Built

1937



Living SF	Gross SF	Living Units	Buildings
1,919	2,358	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions &
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions c found. Please note tha Exemptions (Homestead, Widower, Veterans, First R will not display
2026	Yes	100%		
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning
04443/1106	\$1,847,900	<u>280.02</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map

2025 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal
2025	\$1,551,131	\$965,702	\$914,980	\$940,702	\$

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal
2024	Y	\$1,775,238	\$967,609	\$917,609	\$942,609	
2023	Y	\$1,545,832	\$939,426	\$889,426	\$914,426	

2022	Y	\$1,310,867	\$912,064	\$862,064	\$887,064
2021	Y	\$1,035,117	\$885,499	\$835,499	\$860,499
2020	Y	\$1,038,681	\$873,273	\$823,273	\$848,273

2025 Tax Information

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate
<a href="#">View 2025 Tax Bill</a>	15.8285

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee
31-Dec-1976	\$47,500	Q			

2025 Land Information

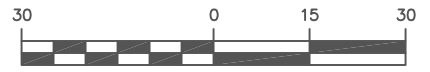
Land Area: ≈ 5,911 sf | ≈ 0.13 acres

Frontage and/or View: Intracoastal

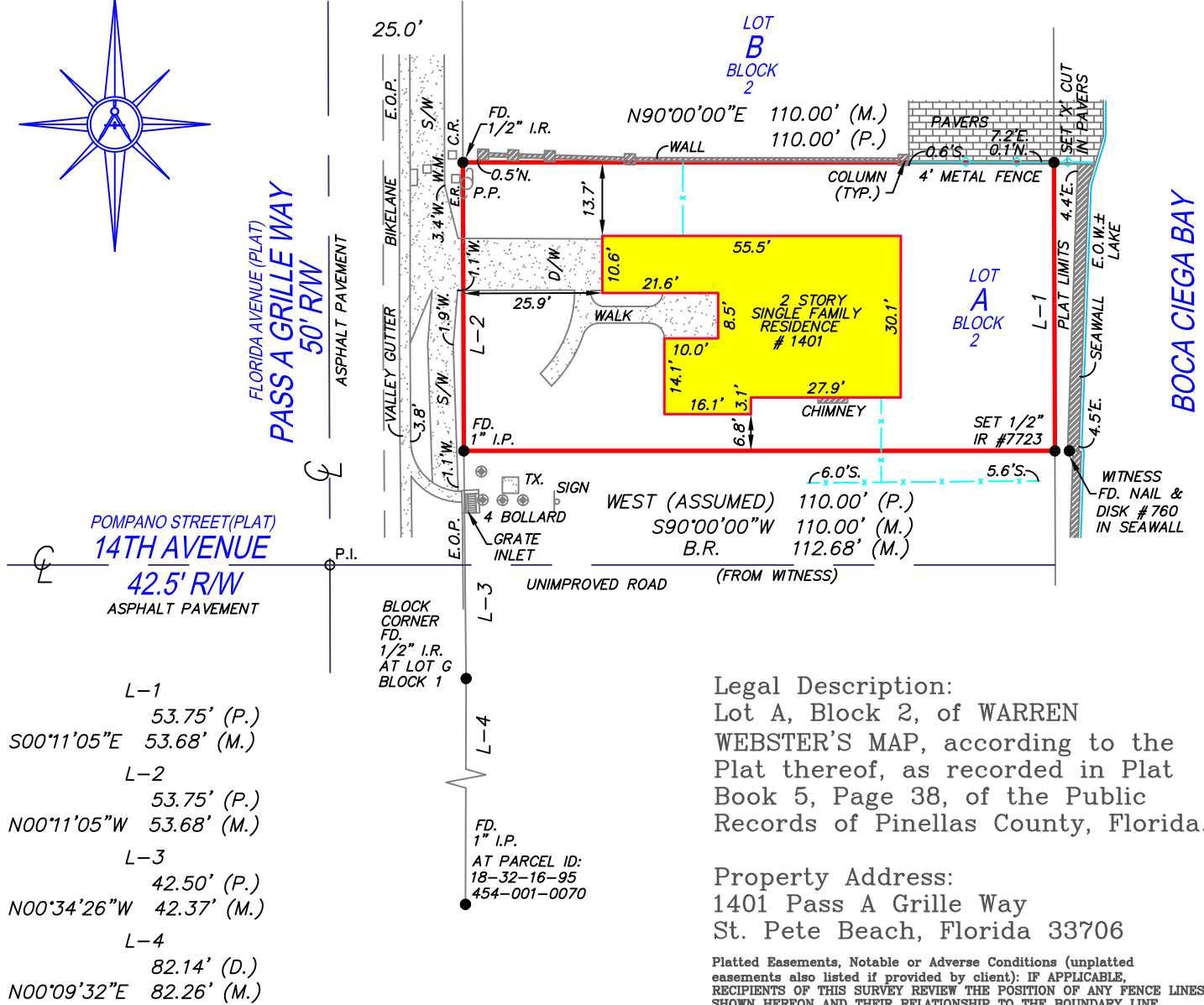
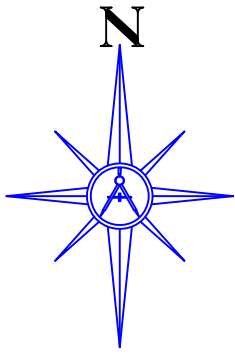
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustme
Single Family	53x110	\$27,500	53.73	FF	1.1128

# SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



GRAPHIC SCALE (In Feet)  
1 inch = 30 ft.



- L-1  
53.75' (P.)  
S00°11'05"E 53.68' (M.)
- L-2  
53.75' (P.)  
N00°11'05"W 53.68' (M.)
- L-3  
42.50' (P.)  
N00°34'26"W 42.37' (M.)
- L-4  
82.14' (D.)  
N00°09'32"E 82.26' (M.)

**Legal Description:**  
Lot A, Block 2, of WARREN WEBSTER'S MAP, according to the Plat thereof, as recorded in Plat Book 5, Page 38, of the Public Records of Pinellas County, Florida.

**Property Address:**  
1401 Pass A Grille Way  
St. Pete Beach, Florida 33706

**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**  
 -0' U.E./D.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.  
 -0' U.E./D.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.  
 -0' U.E./D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.  
 -0' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

**FLOOD ZONE**

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", PER F.I.R.M. COMMUNITY & PANEL NUMBER 125149-0278 H, LAST REVISION DATE 08/24/2021. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

C.R. = CABLE RISER  
E.R. = ELECTRIC RISER

**LEGEND & ABBREVIATIONS**

A/C	AIR CONDITIONER	M.E.	MAINTENANCE EASEMENT	S/W	SIDEWALK
B.R.	BEARING REFERENCE	N.	NORTH	SEC.	SECTION
C.	CALCULATED	N&D	NAIL & DISC	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	N.R.	NON RADIAL	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.H.L.	OVERHEAD LINES	TX	TRANSFORMER
CALC.	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.	PLAT	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.B.	PLAT BOOK	W.	WEST
CH	CHORD	P.C.	POINT OF CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.C.	POINT OF COMPOUND CURVATURE	W.V.	WATER VALVE
D	DESCRIPTION OR DEED	P.C.P.	PERMANENT CONTROL POINT		
D.E.	DRAINAGE EASEMENT	PG.	PAGE		
E	EAST	P.I.	POINT OF INTERSECTION		
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
EMP	ELECTRIC METER POST	P.O.L.	POINT ON LINE		
E.O.P.	EDGE OF PAVEMENT	P.P.	POINT OF BEGINNING		
E.O.W.	EDGE OF WATER	P.V.C.	POLYVINYL CHLORIDE		
E.P.U.E.	ELECTRIC POWER UTILITY EASEMENT	P.O.B.	POINT OF BEGINNING		
ESMT.	EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
F.F.	FINISHED FLOOR	P.R.C.	POINT OF REVERSE CURVE		
FD.	FOUND	P.R.M.	PERMANENT REFERENCE MONUMENT		
F.H.	FIRE HYDRANT	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R.	RADIUS		
I.R.	IRON ROD	RAD.	RADIAL		
L	ARC LENGTH	RAD. PT.	RADIUS POINT		
M.	FIELD MEASURED	R/W	RIGHT OF WAY		
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988	S.	SOUTH		
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

**SYMBOLS**

	CENTERLINE
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

**CERTIFIED TO:**  
Robert Howard Stark and  
Laura Corcoran Stark;  
Genisy Title, Inc.;  
CATIC  
The Bank of Tampa, ISAOA  
ATIMA.

NOTE:  
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

SHEET 1 OF 1

**Section 18, Township 32 South, Range 16 East**

Drawn By: AV	Survey Number: 26-1270		
4			
3			
2			
1			
NO.	REVISIONS	BY	DATE

Prepared By  
**LakeRidge Surveying & Mapping, LLC**

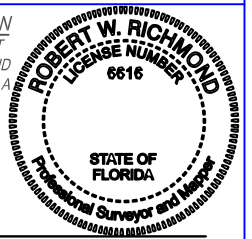
886 SOUTH DUNCAN DRIVE,  
TAVARES, FL 32778  
CERTIFICATE OF AUTHORIZATION LB7723

PHONE 407-385-3151  
FAX 1-866-941-8789

**SURVEYOR'S CERTIFICATION**

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 03-30-2026



ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**ELEVATION CERTIFICATE**

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Robert Howard Stark and Laura Corcoran Stark;</u> A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1401 Pass A Grille Way</u>	Policy Number: _____ Company NAIC Number: _____
City: <u>St. Pete Beach</u> State: <u>FL</u> ZIP Code: <u>33706</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>18-32-16-95454-002-0210</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>residential</u>	
A5. Latitude/Longitude: Lat. <u>27°69'21.31" N.</u> Long. <u>-82°73'58.00" W,</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>8</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>1133</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>15</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A8.c: <u>1470</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ 0 sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>630</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A9.c: _____ 0 sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ 0 sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ 0 sq. ft.	

**SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1.a. NFIP Community Name: <u>City of of St Pete Beach</u> B1.b. NFIP Community Identification Number: <u>125149</u>	
B2. County Name: <u>Pinellas</u> B3. State: <u>FL</u> B4. Map/Panel No.: <u>12103C0278</u> B5. Suffix: <u>H</u>	
B6. FIRM Index Date: <u>08/24/2021</u> B7. FIRM Panel Effective/Revised Date: <u>08/24/2021</u>	
B8. Flood Zone(s): <u>AE</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>10</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1401 Pass A Grille Way

City: St. Pete Beach

State: FL

ZIP Code: 33706

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: FDOT Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?  Yes  No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 3.5  feet  meters

b) Top of the next higher floor (see Instructions): 5.9  feet  meters

c) Bottom of the lowest horizontal structural member (see Instructions): N/A  feet  meters

d) Attached garage (top of slab): 3.5  feet  meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): n/a  feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  Finished 3.2  feet  meters

g) Highest Adjacent Grade (HAG) next to building:  Natural  Finished 3.5  feet  meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: N/A  feet  meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments and describe in the Comments area.

Certifier's Name: Robert W. Richmond License Number: 6616

Title: Professional Land Surveyor

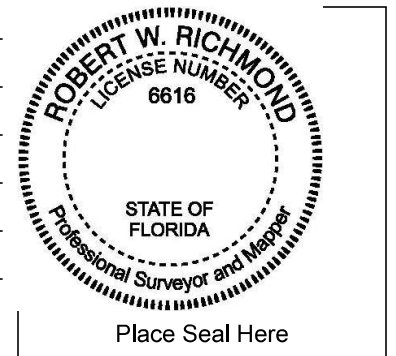
Company Name: LakeRidge Surveying & Mapping, LLC

Address: 17316 Deer Island Road

City: Tavares State: FL ZIP Code: 32778

Telephone: (407) 385-3151 Ext.: \_\_\_\_\_ Email: surveys@lakeridgesurveying.com

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

c2e= a/c unit

26-1270

Latitude and Longitude provided by FEMA

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1401 Pass A Grille Way

City: St. Pete Beach

State: FL

ZIP Code: 33706

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1401 Pass A Grille Way

City: St. Pete Beach State: FL ZIP Code: 33706

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a.  A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b.  A local official completed Section H for insurance purposes.
- G3.  In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4.  The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: \_\_\_\_\_ G6. Date Permit Issued: \_\_\_\_\_
- G7. Date Certificate of Compliance/Occupancy Issued: \_\_\_\_\_
- G8. This permit has been issued for:  New Construction  Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G11. Variance issued?  Yes  No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: \_\_\_\_\_ Title: \_\_\_\_\_

NFIP Community Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1401 Pass A Grille Way

City: St. Pete Beach

State: FL

ZIP Code: 33706

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom \_\_\_\_\_  feet  meters  above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: \_\_\_\_\_  feet  meters  above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes  No

### SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
 1401 Pass A Grille Way

City: St. Pete Beach State: FL ZIP Code: 33706

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: front

Clear Photo One



Photo Two

Photo Two Caption: side

Clear Photo Two

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
 1401 Pass A Grille Way

City: St. Pete Beach State: FL ZIP Code: 33706

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: rear

Clear Photo Three



Photo Four

Photo Four Caption: side

Clear Photo Four

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

**Agenda Report**

**Agenda Title Name:** Certificate of Appropriateness for Demolition No. 26073: 104 18th Avenue

**Action Request:** (Following applicant testimony): Motion to approve Certificate of Appropriateness 26073 for 104 18th Avenue [with or without a 30-day stay].

**Strategic Objective:**

**Date:** June 12, 2026

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

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

**Summary of Issue:** Staff does not find that the home or detached garage have evidently sustained substantial damage, and requests additional support from the applicant for the need to redevelop. Staff also requests the applicant acknowledge they will be limited to the existing living square footage of the building under any future redevelopment scenario.

**Funding:** N/A

**Attachments:**

1. Staff Report
2. Application
3. Demo Plan
4. Survey
5. Agent Authorization
6. Photo 1
7. Photo 2
8. Photo 3
9. Photo 4
10. Photo 5
11. Photo 6



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

**Certificate of Appropriateness / Demolition Case No. 26073**

**Applicant/Property Owner:** Michael Vito Phillips Living Trust & Amy Feil Phillips Trust

**Meeting Date:** June 12, 2026

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

<b>REQUEST</b>	Request to demolish an existing residence and garage constructed circa 1926 that are considered contributing resources to the Pass A Grille Historic District (PI00963).
<b>SUBJECT PROPERTY</b>	104 18 <sup>th</sup> Avenue; PHILLIPS DIVISION REV MAP BLK F, LOT 61; Parcel # 18-32-16-68634-006-0610.
<b>LAND USE / ZONING</b>	RLM-2 / PAG
<b>YEAR BUILT</b>	Circa 1926 (National Register of Historic Places 2003 Report - Boundary Increase of the Pass-A-Grille Historic District)
<b>HISTORIC STATUS</b>	The structures have a Florida Master Site File of PI00963, with both the primary residence and detached garage considered contributing resources to the Pass A Grille Historic District.
<b>SURROUNDING AREA</b>	North – 18 <sup>th</sup> Ave & Multifamily Residential South – Alleyway and Single-family residence East – Single-family residence West – Vacant (Planned single-family residence)

**BACKGROUND and ANALYSIS**

The applicant is seeking to demolish a wood frame 1.5-story residence and detached garage that were constructed in 1926 according to the property’s Florida Master Site File. The residence has been modestly altered with an enclosed/screened porch and asbestos shingle siding. The structure was reroofed with asphalt shingles subsequent to its last survey in 2015, and minor soffit repairs have been completed. It is an example of the craftsman architectural style, containing bargeboard under the eaves, front-facing gables, and louvered vents, as features typical of the style. The maintenance of Tuscan-style columns in the now-enclosed porch is rare for Pass A Grille, and uncommon for the craftsman style generally.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

## **CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)**

### **LDC Sec. 28.11. - Demolition permits.**

**(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**

**(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

**(1) The historic or architectural significance of the building.**

*Staff finds the residential building is primarily significant on the basis of its architecture and scale. The building is consistent in rhythm and massing with other developments in the neighborhood constructed around the same time. The style of the development is consistent and, while asbestos siding is not original to the structure, it is common throughout the neighborhood as a siding material for craftsman residences. The garage, which is referenced as a detached apartment on its Florida Master Site File, is consistent with the design of the primary residence.*

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

*The craftsman style is well represented throughout the district, and due to a significant number being built on concrete or open pier foundations at two to three feet above grade, many did not sustain substantial damage from the 2024 hurricane season. The primary residence contains modest unique features that are unique for the structural style, such as the bargeboard and Tuscan porch supports. It is important on the basis of its scale and massing, particularly due to the inability to reconstruct the residence with its current relatively-horizontal orientation. The rear garage is largely obscured from the street.*

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

*Asbestos shingles can no longer be used as a primary siding material, although contemporary alternatives like fibercement exist. The home is also required to be elevated,*

*which staff estimates will result in a living level 6-7 feet above the ground, and the scale and features of the existing home are likely to be lost in the new construction. As this required height would logically result in a ground floor used for parking, storage, or access, this also increases the likelihood of construction with a garage floor facing the street, which is currently not prohibited by the zoning code.*

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

*The primary residence is not one of the last remaining examples of its kind. Craftsman structures are well represented in the district, although several of the more prominent have been electively renovated in the past decade. The rear garage with what appears to be a workshop or limited workshop, while not visible from the street, is a dwindling structure type in Pass A Grille. Depending on the date of redevelopment, the owner may be required to provide access to the property from the alleyway due to pending code amendments. However, they are eligible for a garage below the residence rather than detached from it.*

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

*The applicant states that reasonable measures cannot be taken to save the building. Staff has not seen any evidence that the home was substantially damaged, although the crawlspace was not evaluated following the 2024 hurricanes.*

**(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

*Staff have not received any evidence that the home could not be restored and maintain a reasonable economic return. Photos included with the listing show the interior in good condition. The foundation does not appear to be substantially damaged.*

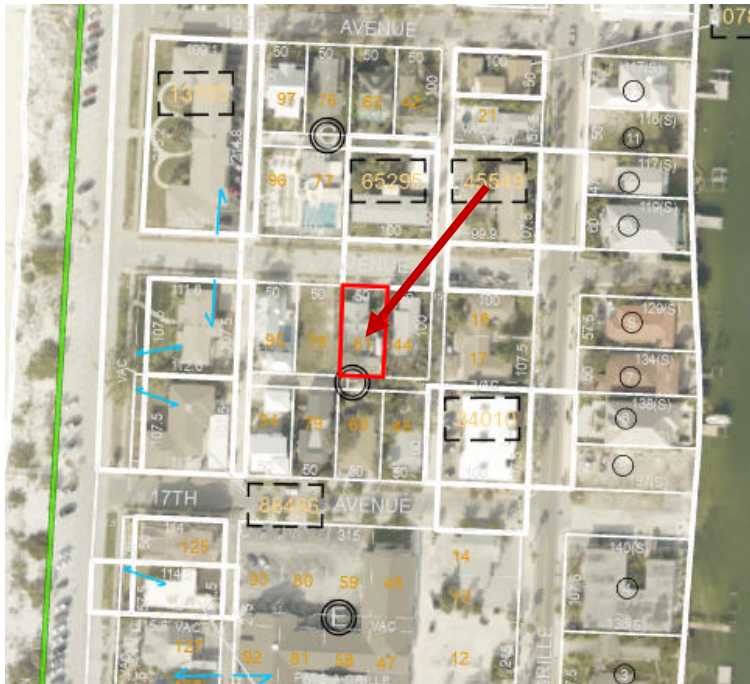
**Staff Recommendation:**

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff requests applicant testimony that they understand any future development which will provide for more than one dwelling unit will require the living square footage of the residence to be limited to the existing living square footage, which is 1,218 sq. ft. per the Pinellas County Property Appraiser. With modern interior requirements like mechanical closets, and interior circulation for dwelling units above the ground floor if exterior access is not provided, this may represent a significant limitation on redevelopment that retains the existing two dwelling units licensed to the property.

The applicant may also wish to submit evidence that the home is in need of demolition and incapable of restoration, as the photos provided in the listing do not show clear evidence of substantial or significant damage.

### AERIAL PHOTOGRAPH



### 1936 PROPERTY CARD PHOTO





## Application for Certificate of Appropriateness

Owner Name & Address

Representative Name & Address

Phillips, Michael Vito Living Trust Phillips,  
Michael Vito TRE / 8712 Spring Shore  
TRL Tallahassee, FL 32312-5019

Waterstone City Homes Inc.  
2011 W. Cleveland St #unit B  
Tampa, FL 33606

Phone 813-417-2515

Phone 727-430-4622

Property Address and Legal Description

104 18th Ave St. Pete Beach, FL 33706 / Phillips Division Rev Map BK F, Lot 61

Is the property part of a previously approved development proposal?  Yes  No

If yes, provide the case number \_\_\_\_\_

**TYPE OF ACTIVITY**

- New Construction \_\_\_\_\_
- Addition \_\_\_\_\_
- Demolition** \_\_\_\_\_
- Rehabilitation \_\_\_\_\_
- Relocation \_\_\_\_\_

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

Net demolition of primary and accessory structures. Removal of driveway and patio concrete structures. Removal of tree.

---

---

---

---

2. Attach photos and a survey of the existing property.

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

N/A

---

---

---

---

---

---

---

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

**LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements**, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. Please describe your project with respect to the Secretary of Interior Standards which are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

N/A

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

N/A

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

N/A

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

N/A

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

N/A

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

N/A

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

N/A

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

N/A

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

N/A

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

N/A

**LDC Section 28.18 - Additions and modern equipment**, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.

N/A

2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

N/A

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

N/A

4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.

N/A

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

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

No

2. **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

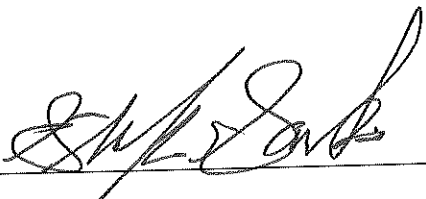
Due to FEMA regulations, it is impossible to rehabilitate this structure in a manner that is economically feasible.

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

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

Exterior Material/Siding N/A
Windows N/A
Doors N/A
Roofing N/A
Entrances/Porches N/A

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

  
 \_\_\_\_\_  
 Owner/Applicant Signature

5/8/20  
 \_\_\_\_\_  
 Date



Concrete Driveway  
(use as temp driveway)  
Silt Fence  
Wet Demolition of Structures  
Tree Protection

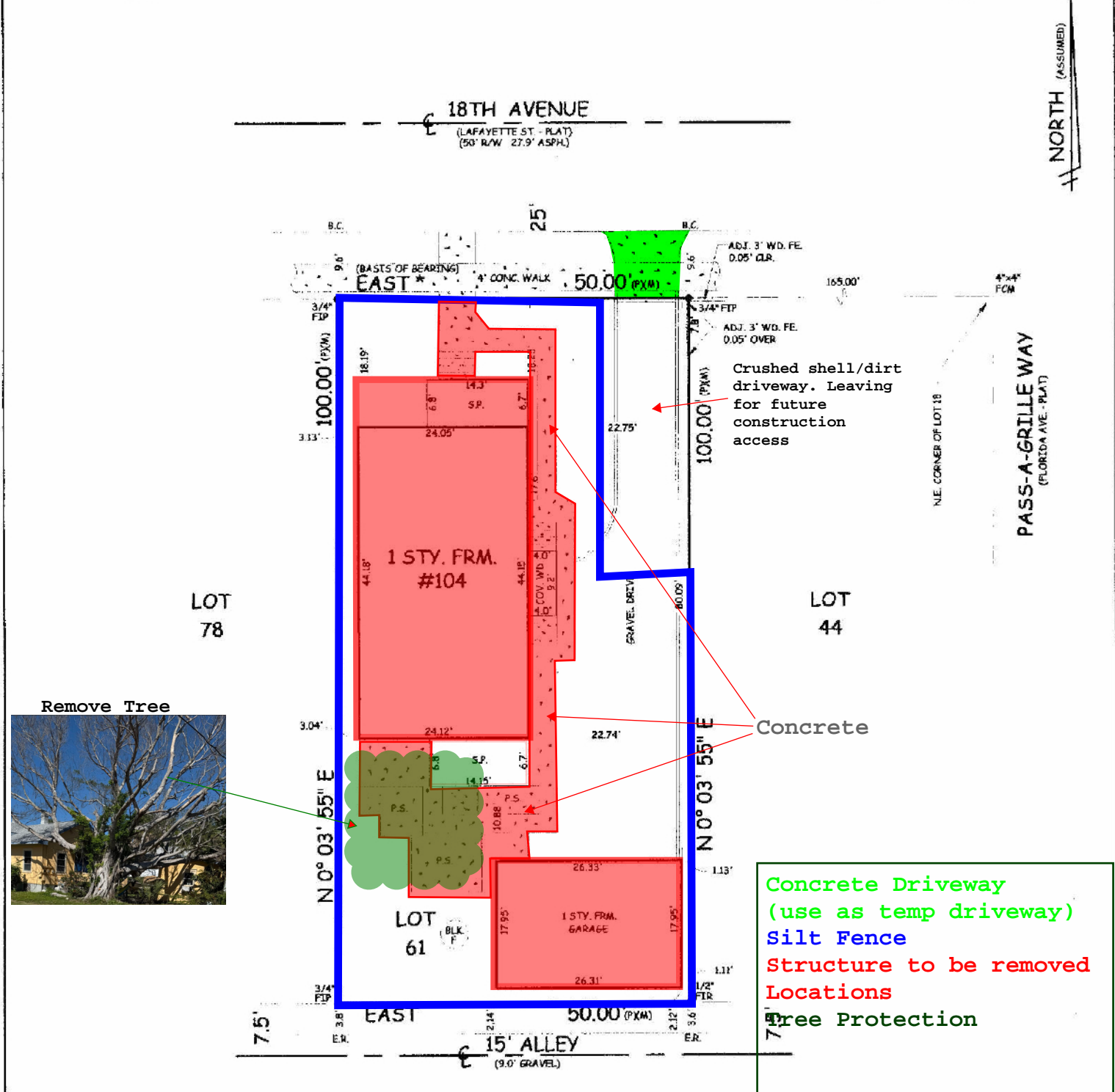
JOB NO.: 140273  
 DRAWN BY: MRB  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 2/24/14

**MURPHY'S LAND SURVEYING, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 5760 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710  
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: Michael V. Phillips

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 18 TWP. 32 S. RGE. 16 E.



Concrete Driveway  
 (use as temp driveway)  
 Silt Fence  
 Structure to be removed  
 Locations  
 Tree Protection

A BOUNDARY SURVEY OF: Lot 61, Block F, PHILLIPS DIVISION OF PASS-A-GRILLE CITY, as recorded in Plat Book 4, Page 26 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in  
 Flood zone: AE Comm. Panel No. : 125149 0278 G Map Date : 9/03/03 Base Flood Elev. : 10.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY) HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND (IF APPLICABLE) UNLESS EMBOSSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

<b>LEGEND:</b> F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	F.D. - FOUND N.A.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.O.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -H-H- - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R.W. - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.S. - TOP OF BANK	W.W. - WING WALL C. - CENTERLINE R.W. - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	E.S.M.T. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.N. - OVERHANG GAR. - GARAGE C'WD. - COVERED WOOD C'PS. - COVERED PATIO STONE C/C. - COVERED CONCRETE A/C. - AIR CONDITIONER S.P. - SCREENED PORCH -P-P- OVERHEAD POWER LINES -T-T- OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
--	---	--	---	---	--	---

EDWARD D. MURPHY, P.E., P.L.S. #5933

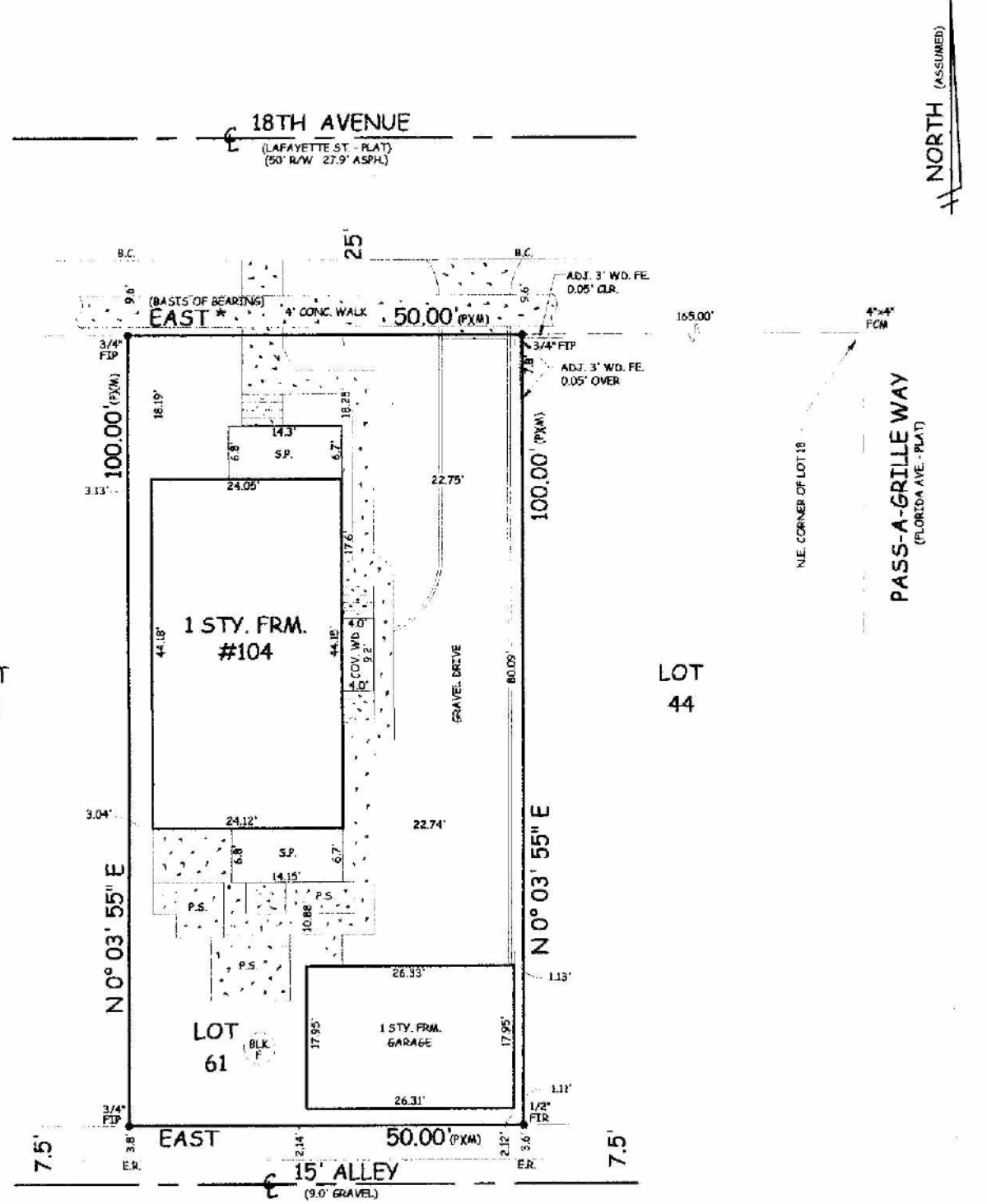
JOB NO.: 140273  
 DRAWN BY: MRB  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 2/24/14

**MURPHY'S LAND SURVEYING, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 5760 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710  
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: Michael V. Phillips

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 18 TWP. 32 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 61, Block F, PHILLIPS DIVISION OF PASS-A-GRILLE CITY, as recorded in Plat Book 4, Page 26 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: AE Comm. Panel No. : 125149 0278 G Map Date : 9/03/03 Base Flood Elev. : 10.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY) HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND IS NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

<b>LEGEND:</b> F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	F.D. - FOUND N.A.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -H-H- - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R.W. - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.S. - TOP OF BANK	W.W. - WING WALL C. - CENTERLINE R.W. - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	E.S.W.T. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR CDL. - COLUMN WD. - WOOD BLK. - BLOCK S/W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.N. - OVERHANG GAR. - GARAGE C'WD. - COVERED WOOD C'PS. - COVERED PATIO STONE C/C. - COVERED CONCRETE S.P. - AIR CONDITIONER -P-P- - SCREENED PORCH -P-P- - OVERHEAD POWER LINES -T-T- - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
--	---	--	---	---	--	--

EDWARD D. MURPHY P.E., P.L.S. #5933



**Owner's Authorization For Agent Form**  
**Community Development Department**  
**City of St. Pete Beach, Florida 727-363-9241**

I/We Amy Feil Phillips, Trustee for the Michael Vito Phillips Living Trust  
(Property Owner(s) printed name)

hereby authorize Waterstone City Homes, Inc.  
(Agent's printed name)

to represent me in an application for Certificate of Appropriateness and Demo  
(Type of application: Variance, Conditional Use, Zoning, etc.)

Amy Feil Phillips, Trustee  
Signature of Owner

N/A  
Signature of Owner

Amy Feil Phillips, Trustee  
Owner's Printed Name

N/A  
Owner's Printed Name

The foregoing instrument was acknowledged before me this 12th day  
of May 20 26, by Amy Feil Phillips who  
is personally known N/A or produced Driver License as  
identification.

Angel Urbaez

05/12/2026

(Notary Signature)

(Date)

My commission expires 01/08/2030

Commonwealth of Pennsylvania - Notary Seal  
Angel Manuel Urbaez, Notary Public  
Northampton County  
My commission expires January 8, 2030  
Commission Number 1466185

Notarized remotely online using communication technology via Proof.













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

**Agenda Report**

**Agenda Title Name:** Certificate of Appropriateness No. 26109: 1500 Pass A Grille Way (Warren Webster Community Center)

**Action Request:** Motion to approve Case 26109 for the front and side-entry door replacements as submitted, and request modification of the rear french doors to provide a 5-by-3 lite pattern with exterior-applied muntin of similar width as the existing doors..

**Strategic Objective:**

**Date:** June 12, 2026

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

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

**Summary of Issue:** The doors proposed for replacement are found on the 1950s Warren Webster Community Center, which most recently underwent significant renovation in the mid-2010s. The City of St. Pete Beach is seeking to replace the existing front door with a horizontally-separated half-lite over solid panel door, a northern-side access door facing the tennis courts with the same, and the rear french doors with simulated muntin pattern french doors, both of which will be impact rated. The front door exists but is presently boarded up, while the side entry door and rear french doors remain in place. The Warren Webster Community Center is a locally-designated historic resource and a contributing structure to the Pass A Grille Historic District.

Staff offers the following comments:

**Front and side entry doors**

Staff generally finds the replacements meet the Secretary of the Interior's standards for rehabilitation, and the three standards for exterior maintenance and repair work found in the City's Land Development Code. The replacement door design is utilitarian in nature and its entry handle indicative of commercial

rather than residential design, which closely matches the existing door. As a replacement for a replacement door, it does not alter a historic feature, introduce any chemical treatments that could damage the integrity of the remainder of the structure, and generally matches the existing door in design and suitability for the structure type. For the replacement of the front door, the structure retains its adjoining elements such as the faux shutters and frame in terms of color, design, and texture.

The simple horizontal divider matches the proportions of similar elements on the structure, such as the window, and solid bottom pane is not inappropriate for the modest mid-century style of the community center. The doors are being replaced to make them impact-resistant, which will provide substantially greater protection for the structure in the future and ensures its can maintain its public function. While not an example of historic craftsmanship itself, Staff finds the replacements will not detract from the structure's historic elements, and that aluminum and glass designs were not uncommon in the mid-century. Staff recommends approval as submitted.

### **Rear french doors**

The rear french doors are proposed for replacement along the northwestern side of the structure, facing the baseball field. As the doors are effectively not visible from outside of the property, Staff finds that their replacement can be more focused on retaining general design features and ensuring general compatibility in design elements, rather than matching the replacement doors exactly. While the rails surrounding the exterior of the door are narrower and similar in proportions to the front door, Staff finds that the pattern should match the vertical orientation of the existing doors, and more importantly have exterior-applied slender muntin that replicate the existing door design rather than the wider and heavier pattern of the proposed doors. While true mullion would be preferable and tie in better with the Secretary of the Interior's criteria that emphasizes retaining design and distinctive features, that would be contrary to the intended purpose of this project, which is to install impact-rated doors to protect the community center into the future. However, wider, thicker, and fewer inset muntin that are not effectively replicated on the exterior do read to staff to be more conjectural with modern features, and while not on a primary facade, should still be respected if viable.

---

Staff recommends approval of the front and side-entry replacement doors as submitted, and requests that the replacement rear french doors be modified to provide a similar 5x3 divided lite pattern, with more slender muntin and an exterior-applied raised pattern that is similar in geometry. Maintaining the interior separator will help to provide the depth of a true muntin.

**Funding:**

Funded as part of the City's restoration budget.

**Attachments:**

1. Front door - existing
2. Side door - existing
3. Rear french doors - existing
4. Proposed replacement front door
5. Proposed replacement french doors
6. Original designation application - 2016
7. Florida Master Site File



Pass-A-Grille  
**Warren Webster  
Community Center**  
City of St. Pete Beach  
1500 Pass-A-Grille Way





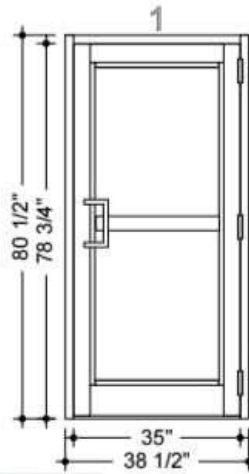


Prepared by: Daryl Rivera Client Name: Customer - Dr  
 Job Name: CMT1500 Client Address: 8051 NW 79TH PLACE MEDLEY FL 33166

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Reinf
A	1	MG5500	38.5"	80.5"	Clear Anodized	No	
<b>Glass</b>	[ 3/16 CLEAR HS + 0.090 PVB + 3/16 CLEAR HS ] ( U-FACTOR: 0.0, SHGC: 0.0 )						

\* No compliance with HVHZ

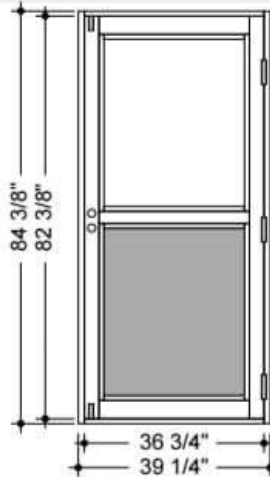
Looking from the outside



Lock	Hinges	Handle	Closer	Swing
(1) Panic 1285	(3) Hinges	Panic	4500	RHO

Mark	Qty	Product	Width	Height	Config.	Frame	90 Days Bluemax	Pressure
B	1	Mg3000 LMI	39.25"	84.35"	X	Clear Anodized	No	+80/ -80
<b>Glass</b>	3/16 CLEAR HS + 0.090 PVB + 3/16 CLEAR HS ( U-FACTOR: 1.016, SHGC: 0.433 )							

Looking from the outside

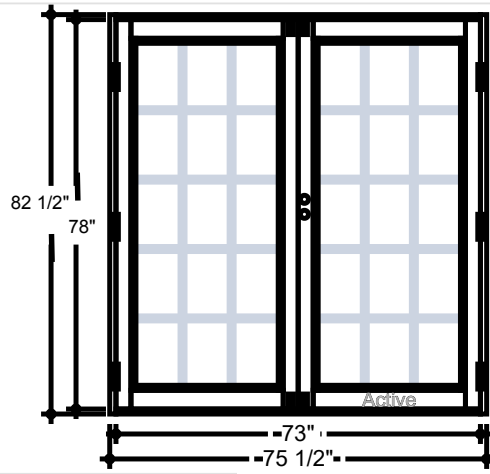


Hinges	Three Point Lock	Two Point Lock	Flush Bolt	Handle
3	N/A	N/A	2	N/A



Prepared by: Daryl Rivera    Client Name: Customer - Dr  
 Job Name: CMN359    Client Address: 8051 NW 79TH PLACE MEDLEY FL 33166

Mark	Qty	Product	Width	Height	Config.	Frame	90 Days Bluemax	Pressure
B	1	Mg3000 LMI	75.5"	82.5"	XX	White	No	+80/ -80
Glass	3/16 CLEAR HS + 0.090 PVB + 3/16 CLEAR HS ( U-FACTOR: 1.016, SHGC: 0.433 )							



Looking from the outside

Hinges	Three Point Lock	Two Point Lock	Flush Bolt	Handle
18	N/A	N/A	12	N/A



## Application for Local Historic Designation

**General Information:**

**Case Number: 2016-0038**

Site Name (Property Name): Warren Webster Building

Site Address: 1500 Pass-a-Grille Way

Legal Description: PHILLIPS DIVISION REV MAP BLK D, UNDIVIDED BLK D

Florida Site File Number (if applicable): PI12559

Florida Site File Recorder: Geoffrey Henry and Ellen Rankin, TRC Solutions  
 (Name and Title, if applicable):

Year Built: 1955

Property Owner(s): City of St. Pete Beach

Owner Address: 155 Corey Avenue, St. Pete Beach, FL 33706

Type of Ownership: Owner

Owner Signature 

Conditions of Site	Significance:
Check One <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<p><b>The Warren Webster building is significant in the area of Community Planning &amp; Development for its historical use as a community meeting facility.</b></p>
<b>Integrity of Site</b> Check One or More <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Original Use <input type="checkbox"/> Restored Use <input type="checkbox"/> Moved/Date	

Original Use	<b>Community meeting facility</b>
Present Use	<b>Community meeting facility</b>

**Building Information:**

Architect: \_\_\_\_\_

Builder: \_\_\_\_\_

Style and/or Period: Masonry Vernacular - 1950's

Floor Plan (layout & organization): Open

Exterior Fabric (major exterior materials): Concrete block; Central block symmetric wings

Structural System(s) (bearing wall, post and beam): Concrete block

Porches (yes/no; location): No

Orientation (front door direction): East

Foundation System (slab on grade, crawl space, basement...): Concrete Block , Continuous

Roof Type (hip, gable, gambrel, mansard, flat): Gable

Secondary Roof Structure: \_\_\_\_\_

Roof Surface (roofing material): Asphalt shingle

Window Type (double-hung, casement, awning, jalousie): Metal awning with false louvered shutters

Ornamentation – Exterior: Awning over front entrance

Chimney (yes/no, location): Yes, rear of building

Number of Stories: 1

Number of Dormers: 0

Outbuildings (accessory buildings): \_\_\_\_\_

*(If the outbuilding is a part of the application for Local Historic Designation, please provide separate Building Information sheet(s) for those structures.)*

Surroundings (location, site amenities, landscape elements): \_\_\_\_\_

Part of Hurley Park, a city park with a baseball field, basketball court, tennis courts,

and picnic pavilion. The park is bounded by Gulf Way to the west and Pass-a-Grille Way

to the east.

Applicant Signature \_\_\_\_\_



Date \_\_\_\_\_

4/18/16

Original  
 Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12559**  
Field Date 1-5-2015  
Form Date 3-15-2015  
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) Hurley Park and Community Center 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 1500 Direction \_\_\_\_\_ Street Name Pass-a-Grille Street Type Way Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) 15th Avenue/16th Avenue  
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) St Pete Beach In City Limits?  yes  no  unknown County Pinellas  
Township 32S Range 16E Section 19 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 18-32-16-68634-004-0000 Landgrant \_\_\_\_\_  
Subdivision Name PHILLIPS DIVISION REV Block D Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting       Northing        
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1923  approximately  year listed or earlier  year listed or later  
Original Use Park From (year): c1923 To (year): \_\_\_\_\_  
Current Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Other Use Community Center From (year): 1955 To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: Unknown Nature \_\_\_\_\_  
Additions:  yes  no  unknown Date: 1-1-1992 Nature Basketball cts, picnic pav, restrooms  
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 Masonry Vernacular Exterior Plan Central Block Symmetric Wings Number of Stories 1  
Exterior Fabric(s) 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Asphalt shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Windows (types, materials, etc.) Metal awning windows with false louvered shutters

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, pierced concrete dugouts (2)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) The 2-story concession stand building is of concrete block construction and has a hipped roof with exposed rafters.

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. Concrete Block 2.
Main Entrance (stylistic details) Central, 1-leaf door is flanked by false louvered shutters and sheltered by an awning.
Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch

Condition (overall resource condition): [ ]excellent [x]good [ ]fair [ ]deteriorated [ ]ruinous
Narrative Description of Resource Dedicated to businessman and civic activist Frank T. Hurley in 1966, the park consists of a community center, baseball field with announcement building and 2 pierced concrete dugouts. Modern basketball courts, picnic pavilion, and restrooms are on site.

Archaeological Remains [ ]Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [x]FMSF record search (sites/surveys) [x]library research [ ]building permits [x]Sanborn maps
[ ]FL State Archives/photo collection [ ]city directory [ ]occupant/owner interview [ ]plat maps
[x]property appraiser / tax records [ ]newspaper files [ ]neighbor interview [ ]Public Lands Survey (DEP)
[ ]cultural resource survey (CRAS) [x]historic photos [ ]interior inspection [ ]HABS/HAER record search
[x]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 [x]no [ ]insufficient information
Appears to meet the criteria for National Register listing as part of a district? [x]yes [ ]no [ ]insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This park with four contributing buildings 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. Entertainment/recreation 5.
2. Community planning & development 4. 6.

DOCUMENTATION

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

RECORDER INFORMATION

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

Required Attachments
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.



Pass-a-Grille\_1500\_P112559\_06



Pass-a-Grille\_1500\_P112559\_09



Pass-a-Grille\_1500\_P112559\_05



Pass-a-Grille\_1500\_P112559\_07



Pass-a-Grille\_1500\_P112559\_08



Pass-a-Grille\_1500\_P112559\_04



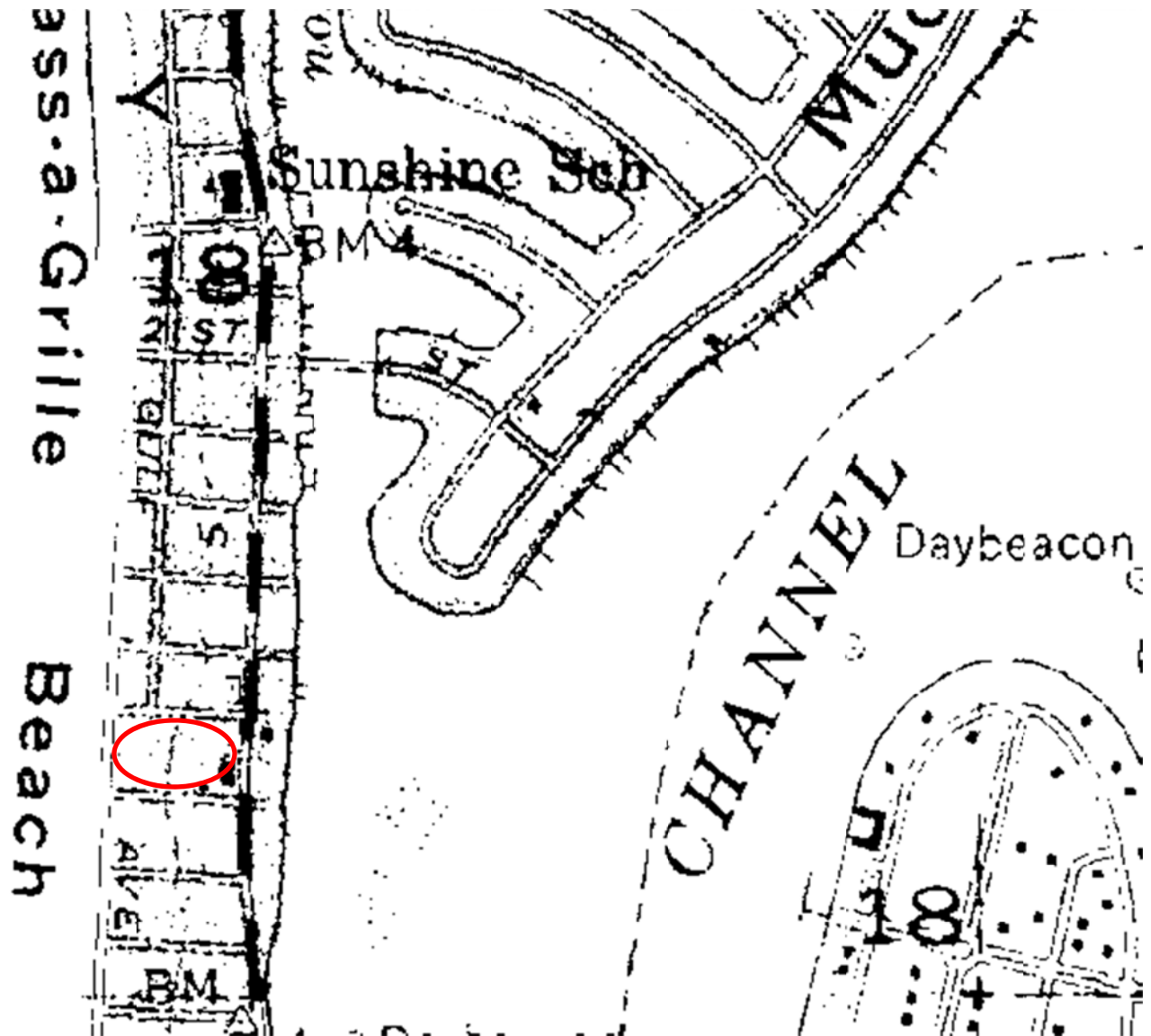
Pass-a-Grille\_1500\_P112559\_02



Pass-a-Grille\_1500\_P112559\_03



Pass-a-Grille\_1500\_P112559\_01



Site #8PI12559

Address: 1500 PASS-A-GRILLE WAY



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

**Agenda Report**

**Agenda Title Name:** Design Review 26103: 1807 Pass A Grille Way

**Action Request:** No motion required - the Historic Preservation Board may make recommendations that assist with ensuring the compatibility of the development within the Overlay District.

**Strategic Objective:**

**Date:** June 12, 2026

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

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

**Summary of Issue:** The subject residence is a proposed replacement of a former single-family residence that sustained substantial damage in the 2024 hurricanes and has since been demolished. In conjunction with the design review the applicant is requesting an administrative variance to the southern side yard setback requirement of seven feet to accommodate a home with setback of 6'-1". Staff expects this case to be decided by the end of July 2026.

Overall, Staff finds the design of the home and its massing and scale meets the intent of the Pass A Grille Overlay District. The design eliminates all vehicular access from the primary street of Pass A Grille Way, relegating it to the 19th Avenue street end, which has been a board priority. The design contains the frontage material standards, similar patterns to windows and doors, and clear base support for the upper level that is required by the Overlay. The use of contrasting stonework for the primary porch and walk-out balcony, as well as foundation base, are modest and provide the appearance of a home that was built at grade. Staff finds the home overall exemplifies the intent of the Overlay.

In terms of zoning, Staff makes the following comments:

- 1) The width of the driveway exceeds the allowable 26 feet allowed at the street and 20 feet allowed at the property line, and will need to have a break at some point in its span.
- 2) Additional landscaping is required along the northern frontage yard of 19th Avenue, with one understory tree provided for each 20 feet of home frontage.
- 3) Frontage fence is permitted but not required due to the plan showing intent to plant an opaque hedge. If a fence is installed it must be of a wood, shell, or concrete material.
- 4) Due to the amount of impervious material on the site, the land area available for backyard amenities like a pool is limited. The applicant should address any intent to later add a pool or other significant accessory features.
- 5) The frontage sidewalk will need to be removed and replaced with a hex-stamped or hex paver sidewalk to meet requirements of Resolution 2023-04.
- 6) The applicant should address how they will meet the Coastal A construction requirements with the concrete pilaster walls.

**Funding:** N/A

**Attachments:**

1. Application
2. 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

#### Representative Name & Address

Victor Tonas & Wendy Hopwood

RIOS Architecture, Ana Lacivita 813-591-0159

KH Build (GC), Zach Gange 727-902-6031

Phone 724-712-6030 / 414 -716-8513

Phone \_\_\_\_\_

#### Property Address and Legal Description

1807 PASS A GRILLE WAY ST PETE BEACH, FL 33706

Parcel Number 18-32-16-68634-000-0012

#### Project Description

Construction of a new two-story masonry single-family residence, comprising approximately 2,750 square feet of living space with 3 bedrooms and 3.5 bathrooms. The property is located in a Coastal VE Zone with a LiMWA line crossing. The structure is designed to comply with all FEMA flood elevation standards, State and County building codes, and the architectural design guidelines of the Pass-a-Grille Overlay District

#### 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.

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

## 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.

Victor Tomas & Wendy Hayward  
Applicant Signature

May 18, 2026  
Date

# RIOS

**Rios Architecture, Inc**  
**Architecture**  
 700 S Harbour Island Blvd #235  
 Tampa, FL 33602  
 (813)591-0159  
 alex\_rios@riosarchitecture.com



APPROVED PRODUCTS LIST		
SUB CATEGORY	MANUFACTURER	FL APPROVAL NO.
AC BRACKET		
AC BRACKET	DIVERSITECH	FL22529.3
AC ROOF STAND		
AC ROOF STAND	MIAMI TECH INC	#24546.3
DOORS		
SWING	JELD WEN	FL16708.3
SWING W/FULL LITE	JELD WEN	FL16708.2
SWING DOUBLE DOOR	JELD WEN	FL16708.1
SLIDING GLASS	PGT INDUSTRIES	FL.251.7
GARAGE DOOR	CLOPAY BUILDING PRODUCTS COMPANY	FL5684.3
FLOOD VENTS		
FLOOD VENTS	SMART VENT PRODUCTS, INC	FL5822.3
PANEL WALLS		
SOFFITS	AMERIMAX HOME PRODUCTS	FL5896.1
ROOFING		
TIMBERLINE ASPH SHINGLE	GAF, INC.	FL10124.1
METAL ROOFING	BERRIDGE MANUFACTURING CO	FL11241.2
ON RIDGE ROOF VENT	FLAMCO	FL21580.3
OFF RIDGE ROOF VENT	FLAMCO	FL21580.1
ROOF UNDERLAYMENT	OWENS CORNING	FL15216.1
SIDING		
PLANK	JAMES HARDIE BUILDING PRODUCTS	FL13192.2
STRUCTURAL COMPONENT		
GIRDER TIEDOWN	SIMPSON STRONG-TIE CO.	FL11473.10
HURRICANE TIE	SIMPSON STRONG-TIE CO.	FL10456.3
WINDOW		
VINYL CASEMENT	JELD WEN	FL42240.1
VINYL FIXED	JELD WEN	FL42241.1
VINYL SINGLE HUNG	JELD WEN	FL14095.1

SHEET INDEX				
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
A0.0	COVER SHEET			
A0.1	SITE PLAN & PROJECT INFO			
A0.2	LANDSCAPING PLAN (St. Pete)			
A0.4	LEGEND & SPECIFICATIONS			
A2.0	FIXTURE PLAN			
A3.0	CONSTRUCTION PLAN			
A4.0	ROOF LAYOUT PLAN			
A5.0	EXTERIOR ELEVATIONS			
A5.1	EXTERIOR ELEVATIONS			
A6.0	BUILDING SECTIONS			
A6.1	BUILDING SECTIONS			
A7.0	WALL SECTIONS			
A7.1	WALL SECTIONS - BLOCK			
A7.2	WALL SECTIONS - WOOD			
A7.3	DEMISING WALL - WOOD			
A7.4	DEMISING WALL - BLOCK			
A7.6	WALL SECTIONS - RATED (APTS)			
A8.0	ELECTRICAL PLAN			
A8.1	ELECTRICAL PLAN			
S1.0	STANDARD DETAILS			
S2.0	STANDARD DETAILS			
S3.0	STANDARD DETAILS			
S4.0	STANDARD DETAILS			
S4.1	3 STORY WALL SECTIONS			
S5.0	STANDARD DETAILS			
S6.0	STANDARD DETAILS			

ISSUANCES / REVISIONS:

NO.	DATE	DESCRIPTION
		PERMIT DRAWINGS

ARCHITECT OF RECORD:  
**ALEX RIOS**  
**AR97426**

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ALEX RIOS USING A DIGITAL SIGNATURE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CLIENT:  
**VICTOR TONAS**

PROJECT TITLE:  
**1807 PAG WAY**

PROJECT ADDRESS:  
**1807 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706**

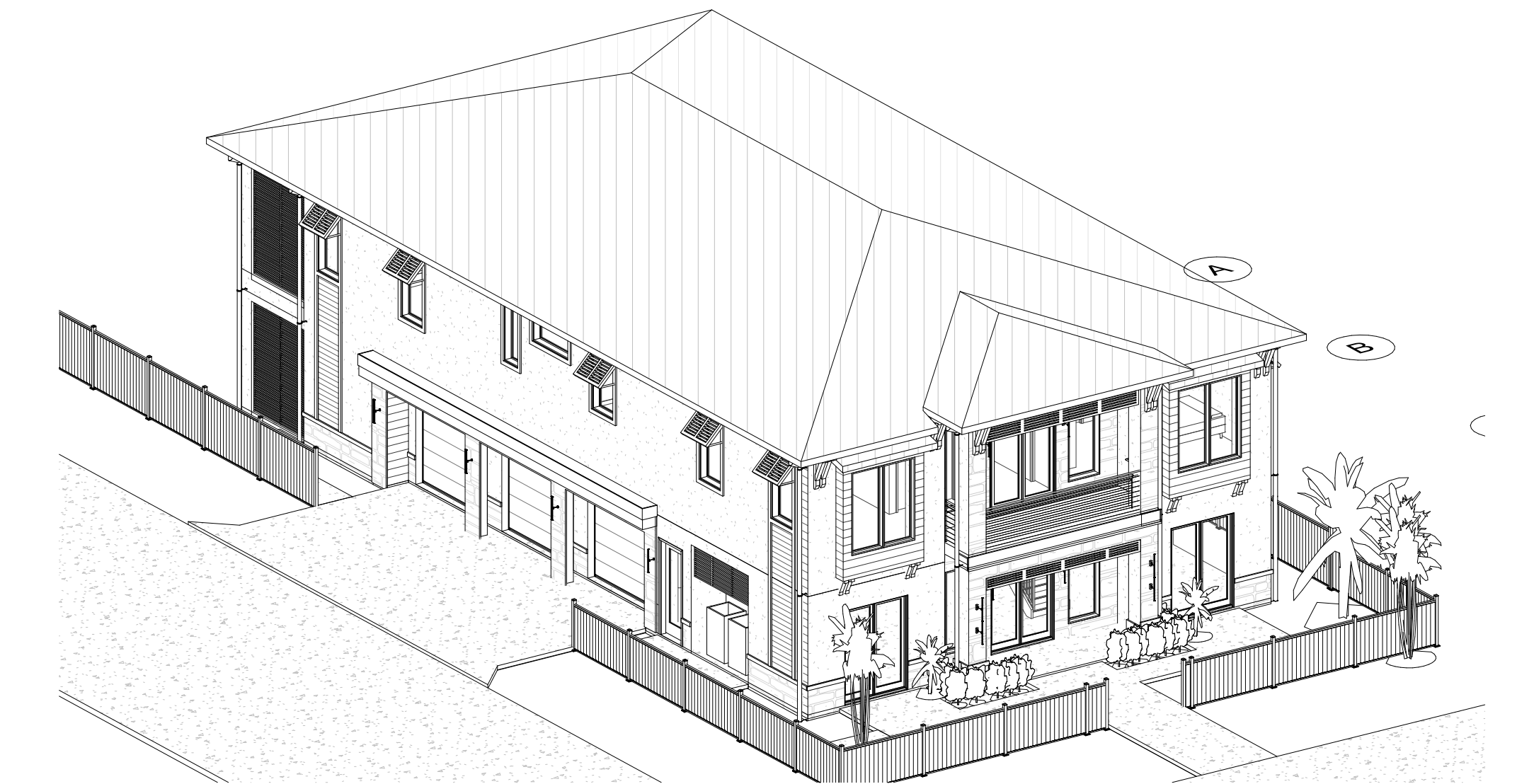
SHEET TITLE:  
**COVER SHEET**

# A0.0

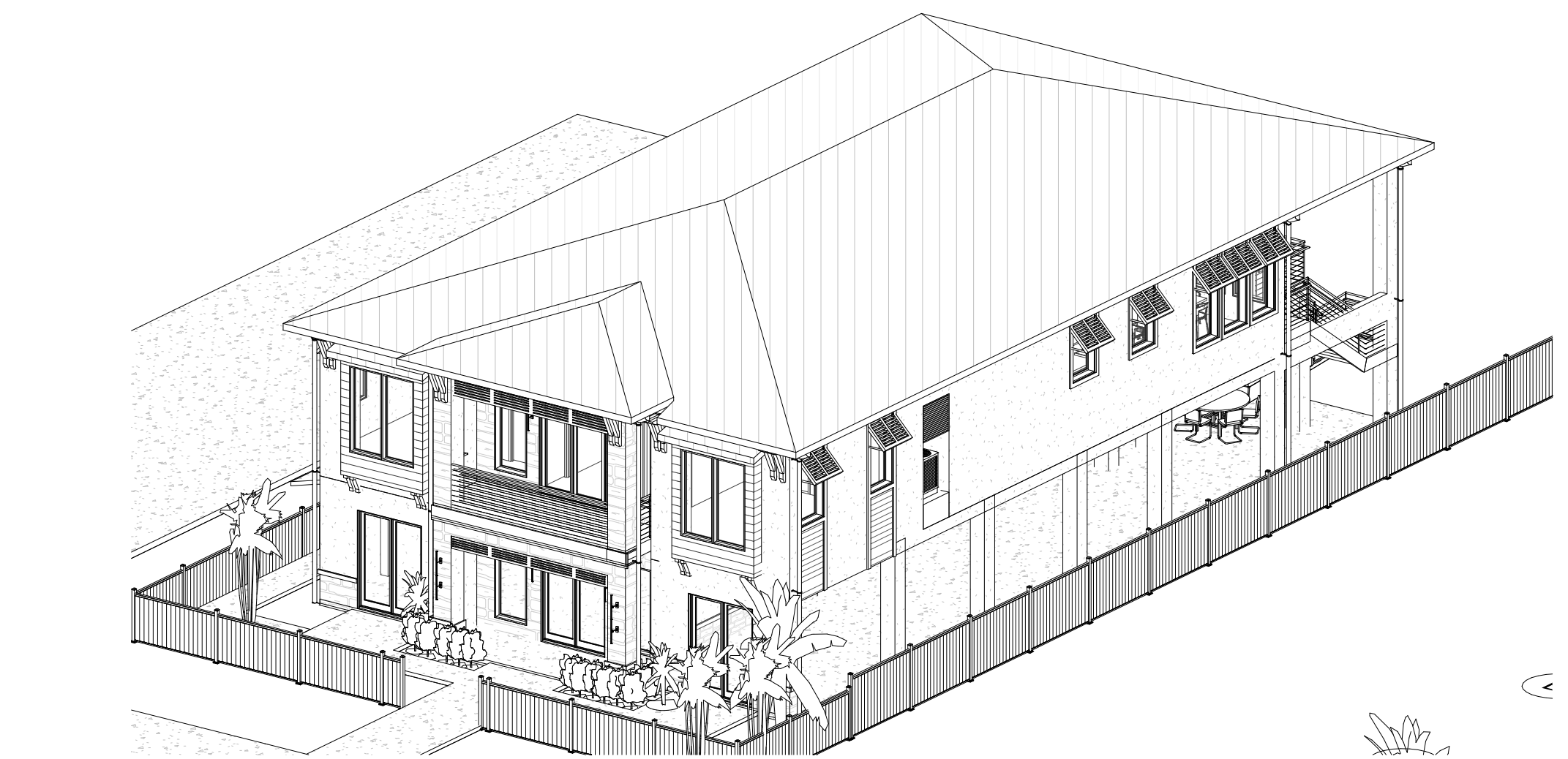
**Rios Architecture, Inc**  
 Architecture  
 700 S Harbour Island Blvd #235  
 Tampa, FL 33602  
 (813)591-0159  
 alex\_rios@riosarchitecture.com



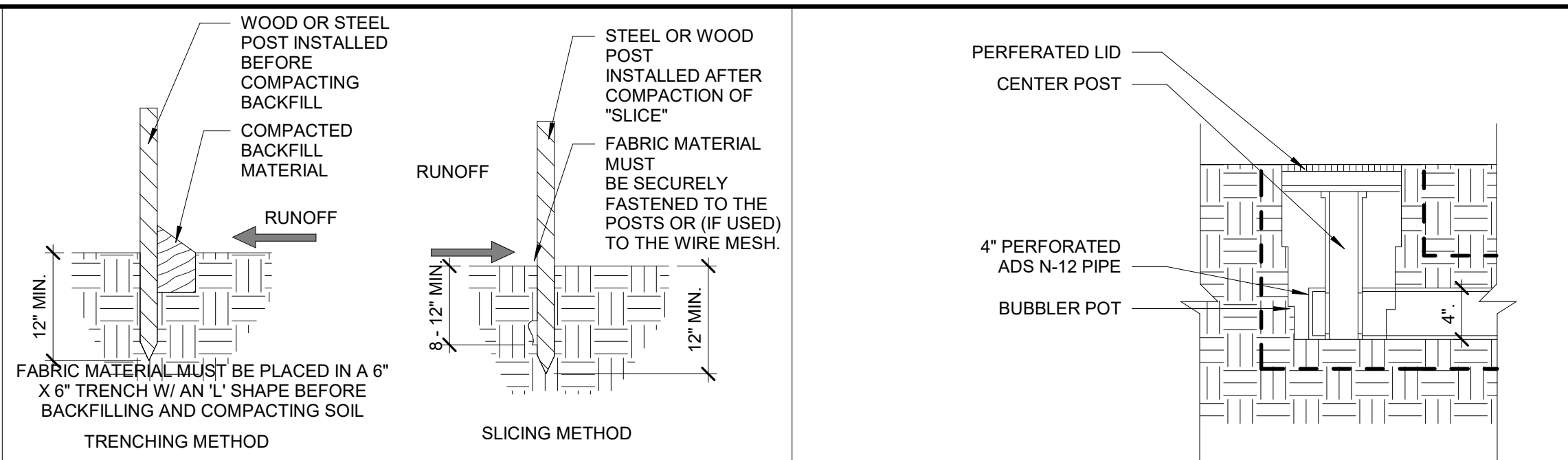
CROSS SECTION 6  
 1/8" = 1'-0"



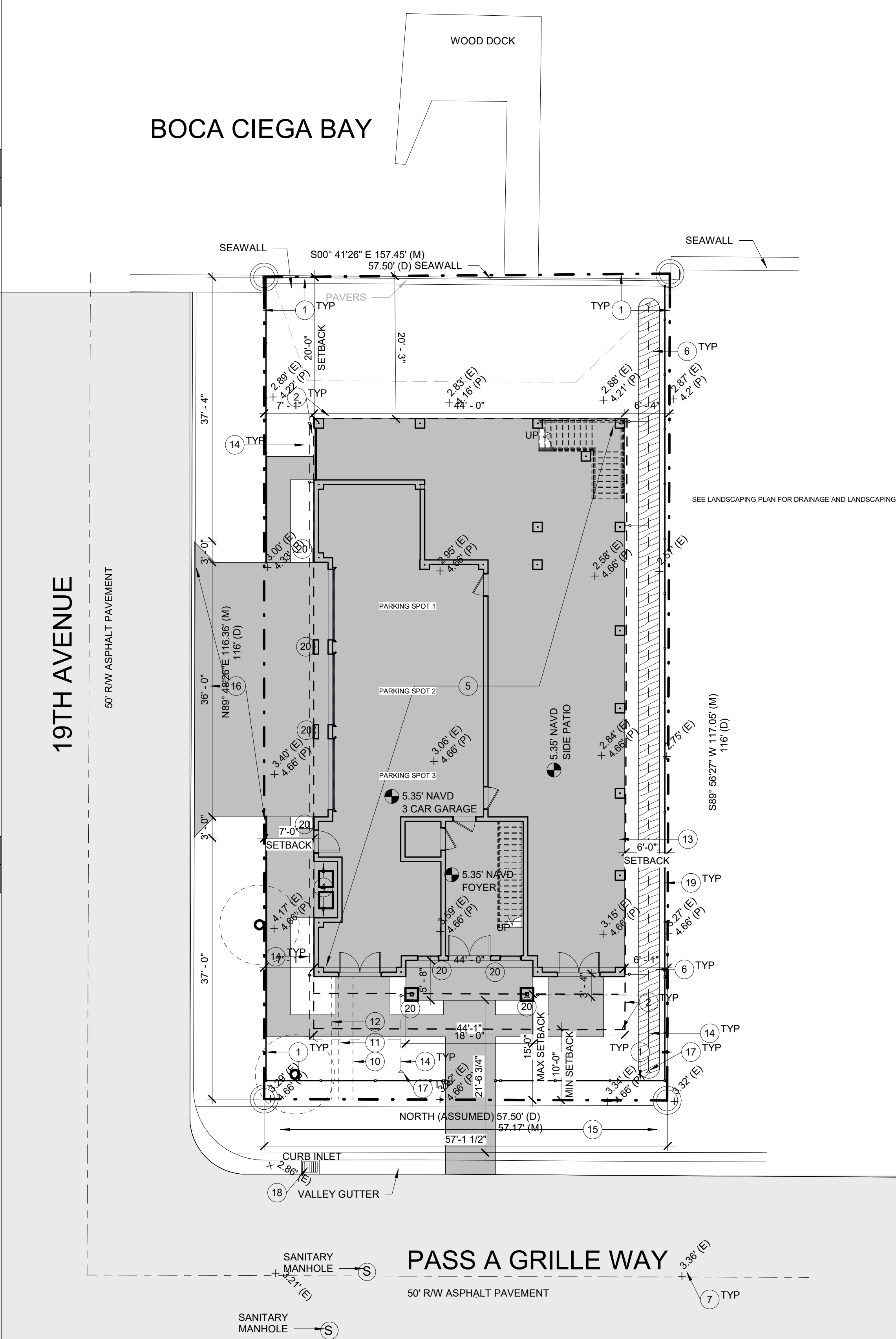
AXONOMETRIC 1 3



AXONOMETRIC 2 5



SILT BARRIER DTL 02  
 ADS BUBBLER DTL 04  
 NTS



SITE PLAN 01  
 NORTH ↑ 3/32" = 1'-0"

**TREE PROTECTION STANDARDS**

- MINIMUM PROTECTION STANDARDS SHALL BE MET FOR ALL PROTECTED TREES, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON A DEVELOPMENT SITE AND/OR PUBLIC OR PRIVATE RIGHT OF WAY, IN ACCORDANCE W/ ASSOCIATED TREE PROTECTION GRAPHICS PER THE COT TREE AND LANDSCAPE TECHNICAL MANUAL.
- NO CHANGES TO THE PREDEVELOPMENT CONDITIONS WITHIN THE APPROVED PROTECTIVE ROOT ZONE DURING THE CONSTRUCTION PROCESS
- PROTECTIVE BARRICADE MAY BE REMOVED ONLY TO PREPARE THE DEVELOPMENT SITE FOR FINAL LANDSCAPING ACTIVITIES. DURING THIS ACTIVITY ONLY NON-MECHANICAL TECHNIQUES MAY OCCUR WITHIN THE DESIGNATED PROTECTIVE ROOT ZONE. NO ALTERATIONS, OF ANY KIND, SHALL BE MADE TO ANY PART OF THE TREE (ROOTS, TRUNK, CANOPY, CROWN), OTHER THAN THOSE THAT ARE APPROVED BY NATURAL RESOURCES COORDINATOR OR DESIGNEE, AS PART OF THE RELATED PERMIT.
- NO PARKING OR STORING OF VEHICLES, EQUIPMENT, OR MATERIALS IS ALLOWED WITHIN THE PROTECTIVE ROOT ZONE
- NO SITE CLEARING IS PERMITTED WITHIN THE PROTECTIVE ROOT ZONE, OTHER THAN THOSE CHANGES THAT ARE APPROVED BY THE NATURAL RESOURCES COORDINATOR OR DESIGNEE, AS PART OF THE RELATED PERMIT

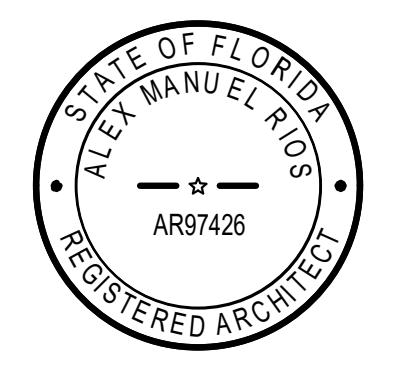
**PROJECT INFORMATION & DESIGN CRITERIA**  
 SCOPE: THE PROJECT CONSISTS OF A 2 STORY SINGLE FAMILY RESIDENCE OCCUPANCY: RESIDENTIAL GROUP R3  
 CONSTRUCTION TYPE: V-B  
 EXPOSURE CATEGORY: REFER TO STRUCTURAL  
 FLOOD ZONE: COASTAL AE (EL.10) SEE FEMA MAP FOR LIMWA LINE  
 SLAB ELEVATION: 5.35'  
 SITE AREA: 6681 SF  
 IMPERVIOUS AREA: 64.3% OF 6681sf)

AREA DATA			
NAME	AREA	HEATED AREA	IMPERVIOUS AREA
1ST FLOOR - COVERED PATIO AREA	1614 SF		•
1ST FLOOR - DRIVEWAY	326 SF		•
1ST FLOOR - ENTRY	250 SF		•
1ST FLOOR - FRONT PORCH	102 SF		•
1ST FLOOR - GARAGE AREA	1435 SF		•
1ST FLOOR - TRASH	27 SF		•
1ST FLOOR - WALKWAY	446 SF		•
2nd Floor - CONDITIONED SPACE	2805 SF	•	
2nd Floor - FRONT BALCONY	102 SF		
2nd Floor - REAR BALCONY	477 SF		
ELEV	36 SF		•
REAR WALKWAY	61 SF		•
	7682 SF		

AREA DATA - HEATED AREA		AREA DATA - IMPERVIOUS	
NAME	AREA	NAME	AREA
2nd Floor - CONDITIONED SPACE	2805 SF	1ST FLOOR - COVERED PATIO AREA	1614 SF
	2805 SF	1ST FLOOR - DRIVEWAY	326 SF
		1ST FLOOR - ENTRY	250 SF
		1ST FLOOR - FRONT PORCH	102 SF
		1ST FLOOR - GARAGE AREA	1435 SF
		1ST FLOOR - TRASH	27 SF
		1ST FLOOR - WALKWAY	446 SF
		ELEV	36 SF
		REAR WALKWAY	61 SF
			4297 SF

ISSUANCES / REVISIONS:  
 PERMIT DRAWINGS

ARCHITECT OF RECORD:  
 ALEX RIOS  
 AR97426



CLIENT:  
 VICTOR TONAS

PROJECT TITLE:  
 1807 PAG WAY

PROJECT ADDRESS:  
 1807 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

SHEET TITLE:  
 SITE PLAN & PROJECT INFO

# A0.1

**Rios Architecture, Inc**  
**Architecture**  
 700 S Harbour Island Blvd #235  
 Tampa, FL 33602  
 (813)591-0159  
 alex\_rios@riosarchitecture.com

LANDSCAPE & DRAINAGE LEGEND

	WATER RUNOFF DIRECTION
	CONCRETE (IMPERVIOUS)
	TREES & SHRUBS: SEE SECTION 22.4 TYPE, QUALITY, AND SIZE OF PLANT MATERIAL. CLIENT TO SELECT FROM THESE LISTS.

**NOTE:**  
 1. DRAINAGE PLAN TO FOLLOW GUIDE FOR TYPE "B" LOT GRADING DETAIL (DWG. NO. S10-22)  
 2. SIDE SWALES SHALL BE SIZED TO ACCOMMODATE A MINIMUM OF A 10 YEARS, 1 HOUR RAIN EVENT. MINIMUM SWALE SIZE SHALL BE 6" DEEP WITH 4:1 SIDE SLOPES

Landscape legend	2
	NTS

LANDSCAPING PLAN REQUIREMENTS

- (1) Understory tree per 20 linear (40' of frontage = 2 understory trees) - 2 provided - **COMPLIES**
- Minimum 3' wide landscaping area along primary frontage - **COMPLIES**
- Ornamental grasses, and ground covers
- At least (10) shrubs, minimum three gallons, along primary frontage, 10 (cocoplum preferred) shrubs provided - **COMPLIES**
- (1) Canopy tree along primary frontage (One of the following palms is equivalent to one required canopy tree when planted at the required height of 12 feet of clear trunk: Royal Palm, Coconut palm) - (1) Royal palm provided - **COMPLIES**
- An opaque hedge (maximum 3' height at maturity; Shrubs and hedges shall be a minimum of two feet in height when measured immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous unbroken solid visual screen within one year after time of planting.), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways) - 3' opaque hedge of Walter Viburnum provided - **COMPLIES**
- 20% of required pervious area to be mix of pebble/turf  
 -156 sf of pebble in front yard  
 -200 sf turf in rear yard

Accent/under-story trees shall be a minimum of eight feet in overall height and a tree DBH dimension of two inches at the time of planting.

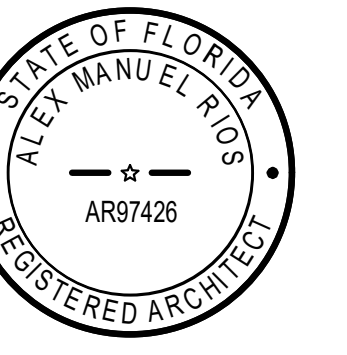
Shrubs and hedges. Shrubs and hedges shall be a minimum of two feet in height when measured immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous unbroken solid visual screen within one year after time of planting. A recommended list of shrubs and hedges to be used includes, but is not limited to, the following:

Ground covers. Vegetative ground covers in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage. In no instance shall nonvegetative pervious material (for the purposes of this section, stone, shell, gravel, and artificial turf only) be utilized for more than 20 percent of the minimum required pervious area, nor shall such material adversely affect abutting properties, waterways, or the right-of-way.

ISSUANCES / REVISIONS:

	PERMIT DRAWINGS
--	-----------------

ARCHITECT OF RECORD:  
**ALEX RIOS**  
 AR97426



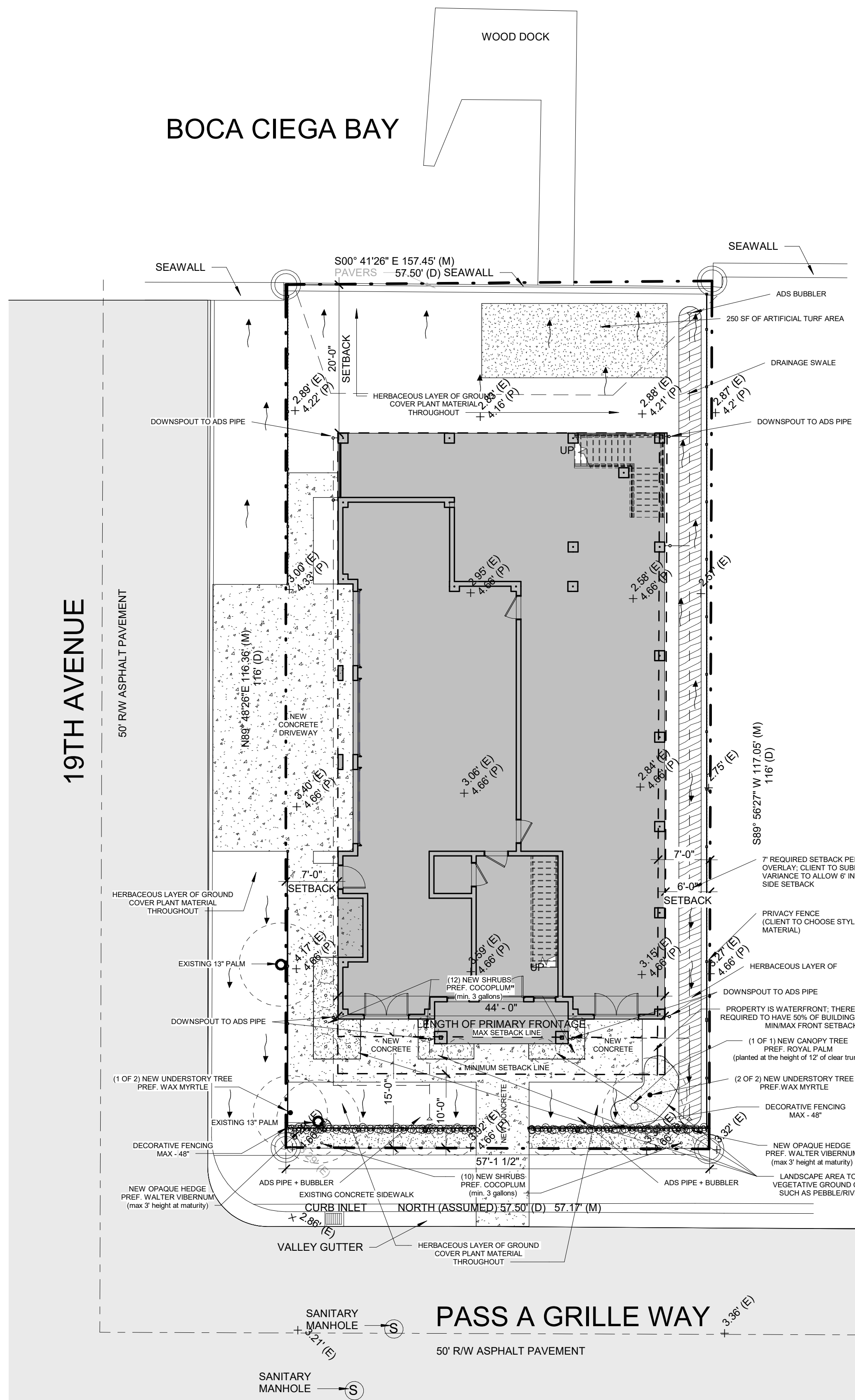
CLIENT:  
**VICTOR TONAS**

PROJECT TITLE:  
**1807 PAG WAY**

PROJECT ADDRESS:  
 1807 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

SHEET TITLE:  
**LANDSCAPING PLAN (St. Pete)**

**A0.2**



SITE PLAN - LANDSCAPING 1

NORTH ↑ 3/32" = 1'-0"

SHEET NOTES - CONSTRUCTION PLAN

- 1 AC CONDENSOR, ELEVATED TO HEIGHT OF MAIN SLAB
- 2 ATTIC ACCESS PANEL ABOVE, 22" X 34"
- 3 PROVIDE 20 MIN. FIRE RATED DOOR @ GARAGE ENTRY PER FBC 8TH ED. 2023
- 4 PROVIDE 5/8" TYPE X DRYWALL @ GARAGE CEILINGS, TYP.
- 5 PROVIDE TEMPERED GLAZING @ THIS LOCATION
- 6 HANDRAIL BY OTHERS
- 7 LOAD BEARING WALL, REFER TO STRUCTURAL FOR SPECIFICATIONS
- 8 FLOOD RESISTANT WOOD FRAMED STAIRS.
- 9 AREA TO CONCEAL TRASH

# RIOS

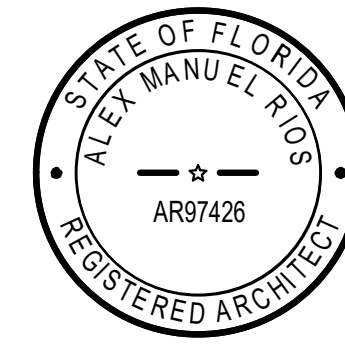
**Rios Architecture, Inc**  
 Architecture  
 700 S Harbour Island Blvd #235  
 Tampa, FL 33602  
 (813)591-0159  
 alex\_rios@riosarchitecture.com

SCHEDULE - DOORS				SCHEDULE - WINDOWS		
MARK	Type	WIDTH	HEIG HT	MARK	WIDTH	HEIGHT
DD4080	5080 2	4'-0"	8'-0"	CASEMENT WINDOW - EGRESS		
DD5080	5080	5'-0"	8'-0"	C2050 EGRESS	2'-0"	5'-0"
				C3070 EGRESS	3'-0"	7'-0"
				PICTURE WINDOW		
7284 FR DOOR				P3050	3'-0"	5'-0"
DD6080	ELOFDG3 6070	6'-0"	8'-0"	P3060	3'-0"	6'-0"
CASED OPENING				P3070	3'-0"	7'-0"
CO3080	3080	3'-0"	8'-0"	P5020	5'-0"	2'-0"
GARAGE DOOR						
GDD8080	8080	10'-0"	8'-0"			
POCKET DOOR						
PO2880	2880	2'-8"	8'-0"			
SLIDER - 3 PANEL						
3PS10080	10080	10'-0"	8'-0"			
SLIDER - 4 PANEL						
4PS14080	16080 2	14'-0"	8'-0"			
SWING DOOR						
SW2680	2680	2'-6"	8'-0"			
SW2880	2880	2'-8"	8'-0"			
SW3080	3080	3'-0"	8'-0"			
SWING DOOR W/ GLASS						
SG3080	3080	3'-0"	8'-0"			

ISSUANCES / REVISIONS:

PERMIT DRAWINGS
-----------------

ARCHITECT OF RECORD:  
**ALEX RIOS**  
 AR97426



CLIENT:  
**VICTOR TONAS**

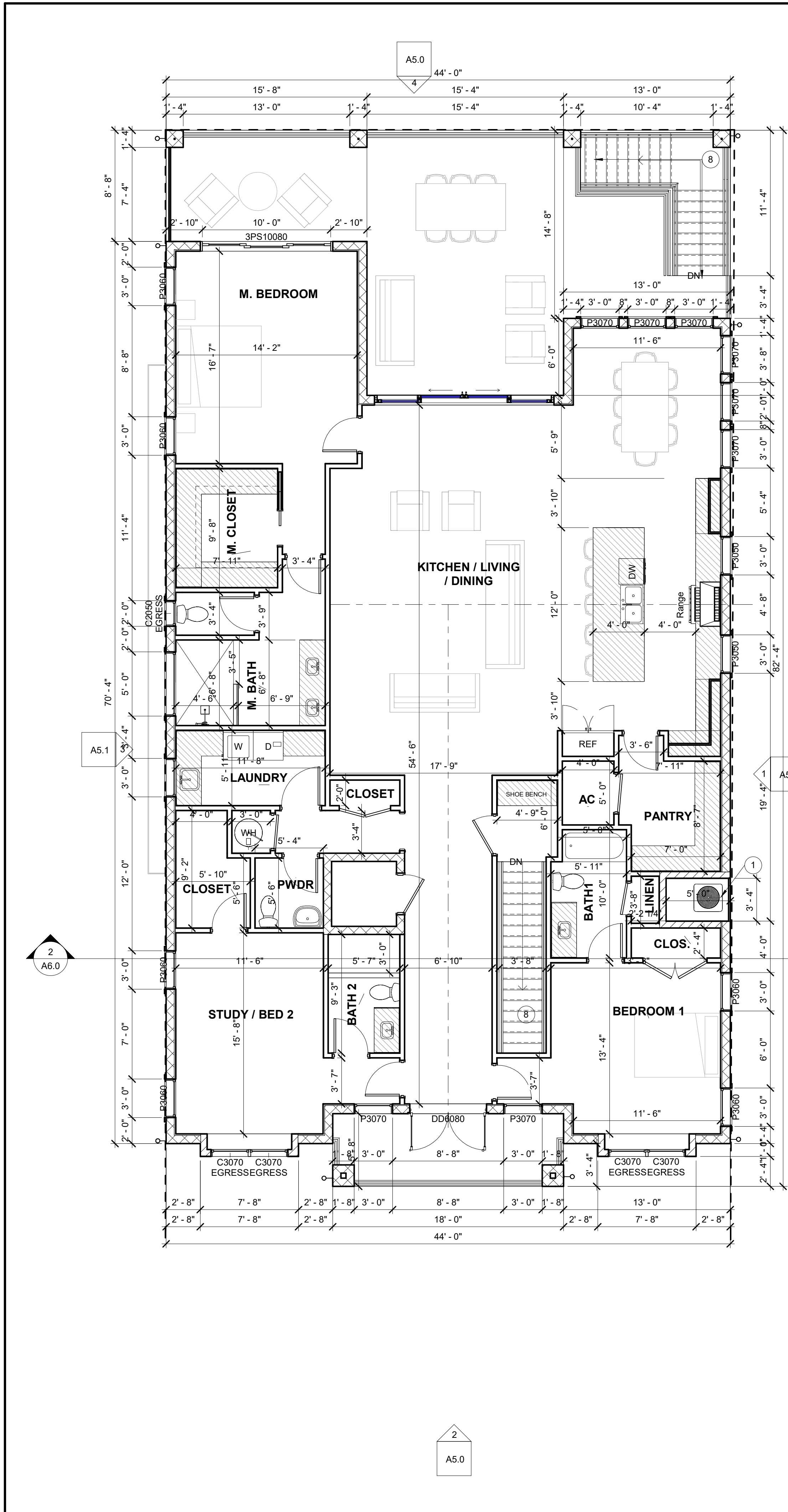
PROJECT TITLE:  
**1807 PAG WAY**

PROJECT ADDRESS:  
 1807 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

SHEET TITLE:  
**CONSTRUCTION PLAN**

## A3.0

DESCRIPTION	SYMBOL
<b>MASONRY LOAD BEARING WALL</b> 7-5/8" MASONRY WALL 1" INSULATION 1/2" DRYWALL	
<b>WOOD LOAD BEARING WALL</b> 7/16" SHEATHING (EXT) / 1/2" DRYWALL (INT) 5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL. 1/2" DRYWALL	
<b>DEMISING WOOD LOAD BEARING WALL</b> 7/16" SHEATHING (EXT) / 1/2" DRYWALL (INT) 5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL. 1/2" DRYWALL	
<b>INTERIOR NON-LOAD BEARING WALL</b> 1/2" DRYWALL 3-1/2" OR 5-1/2" WOOD FRAMING SPACED 16" O.C. W/ INSUL. 1/2" DRYWALL EACH SIDE	

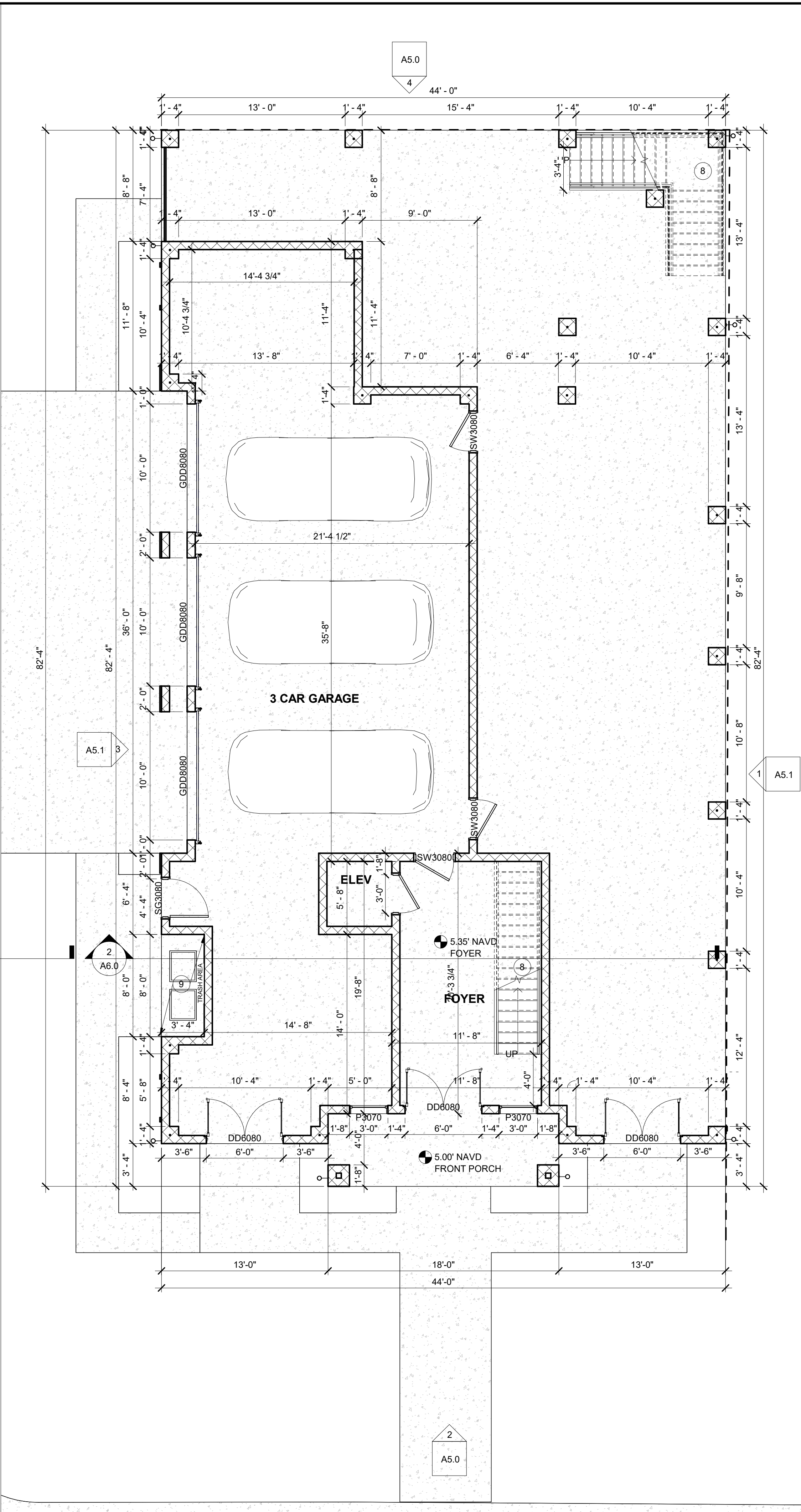


2ND FLOOR CONSTRUCTION PLAN

2

NORTH

3/16" = 1'-0"



1ST FLOOR CONSTRUCTION PLAN

1

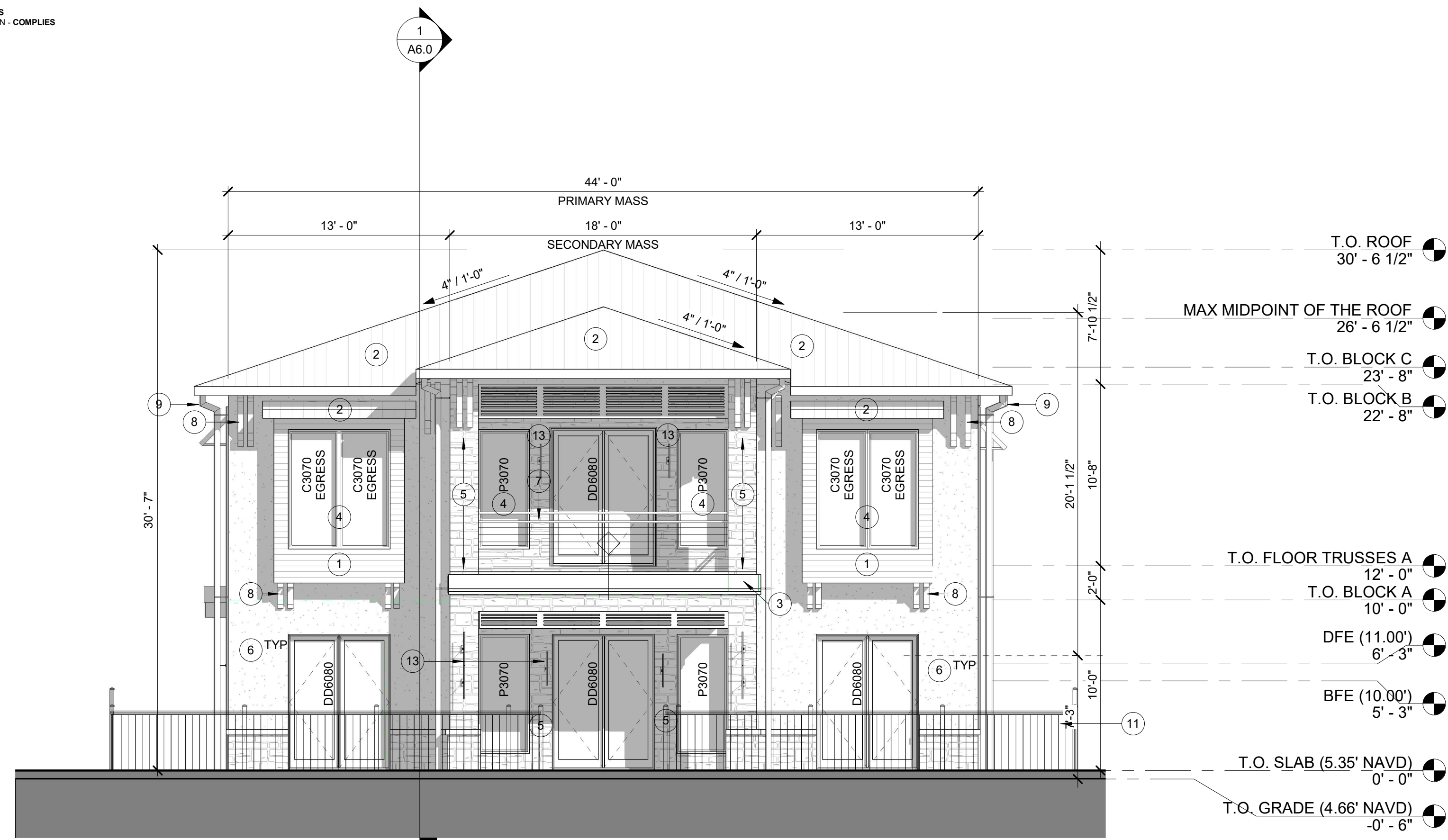
NORTH

3/16" = 1'-0"

WALL LEGEND

NTS

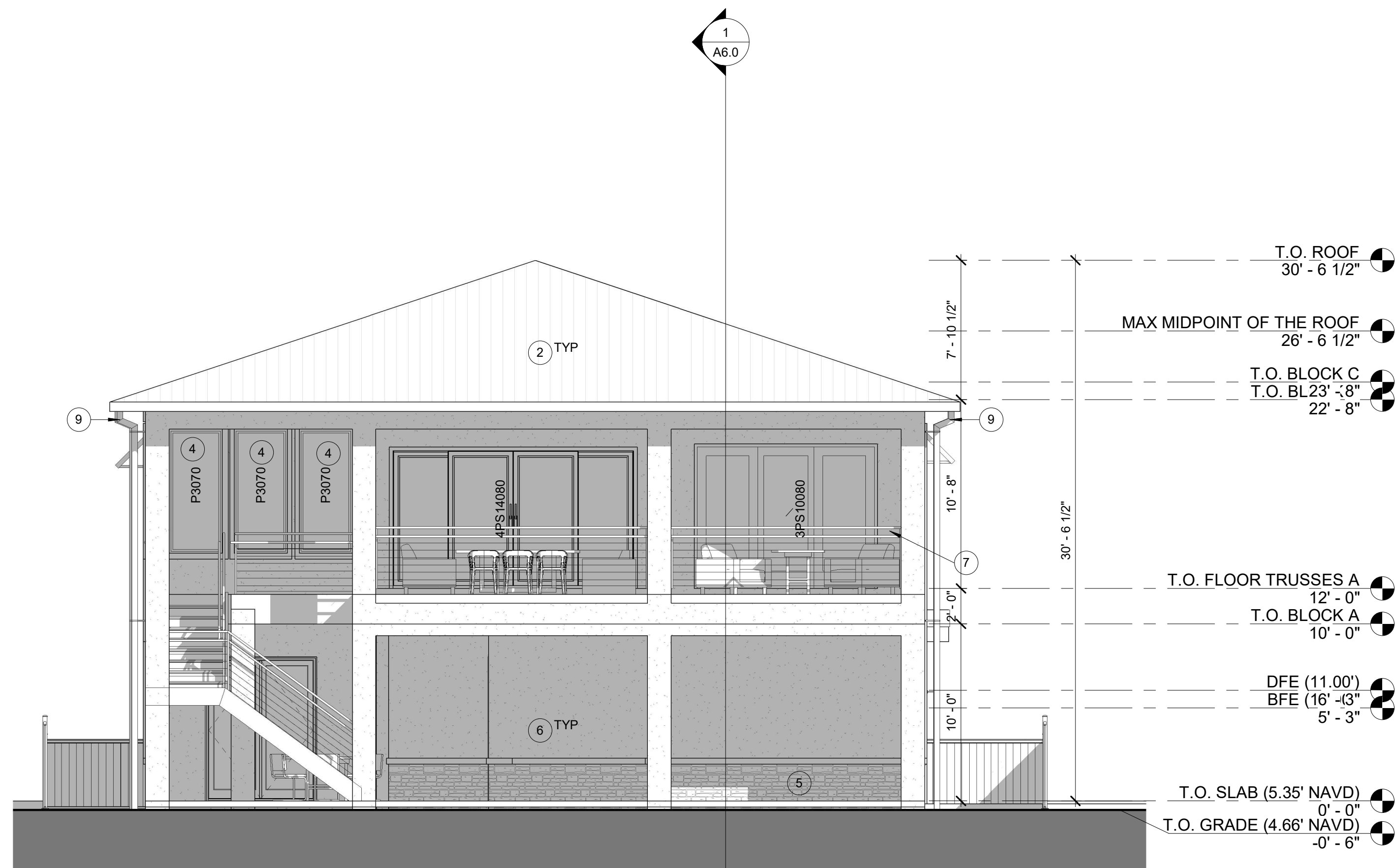
PASS-A-GRIFFE OVERLAY DISTRICT RESIDENTIAL DESIGN ELEMENTS  
 - BUILDING MUST CONTAIN A PRIMARY MASS - COMPLIES  
 - BUILDING MUST CONTAIN A SECONDARY MASS - COMPLIES  
 - VOIDS THAT ALLOW FOR BREAKS IN THE MASS - COMPLIES  
 - PROPORTIONAL DESIGN ELEMENTS TO INCLUDE:  
 - WINDOWS IN SIMILAR ARRANGEMENTS - COMPLIES  
 - APPROPRIATE VERTICAL VISUAL CONSISTENCY AT CENTERLINE - COMPLIES  
 - APPROPRIATE VERTICAL VISUAL CONSISTENCY AT THE CENTERLINE OF THE FACADE - COMPLIES  
 - APPROPRIATE RATIOS OF VISUAL WIDTH BETWEEN TOP AND BOTTOM HALVES OF THE ELEVATION - COMPLIES  
 - OVERALL DESIGN IS SYMMETRICALLY BALANCED - COMPLIES  
 - PROXIMITY - COMPLIES  
 - SIMILARITY - COMPLIES



ELEVATION 2

2

3/16" = 1'-0"



ELEVATION 4

4

3/16" = 1'-0"

SHEET NOTES - ELEVATIONS

- 1 WOOD CLADDING
- 2 METAL ROOF
- 3 DECORATIVE TRIM
- 4 WINDOWS, SEE FLOOR PLAN FOR SIZING
- 5 STONE MATERIAL
- 6 PORTLAND CEMENT PLASTER
- 7 HANDRAIL BY OTHERS
- 8 DECORATIVE BRACKETS
- 9 DOWNSPOUT TO ADS PIPES BELOW
- 10 SHUTTERS
- 11 FENCING AROUND PROPERTY
- 13 LIGHTING
- 14 AREA TO CONCEAL TRASH
- 15 AC CONDENSOR, ELEVATED TO HEIGHT OF MAIN SLAB
- 16 CORNER STREET SIDE SCREENING ON FIRST FLOOR
- 17 LOUVERED PANEL

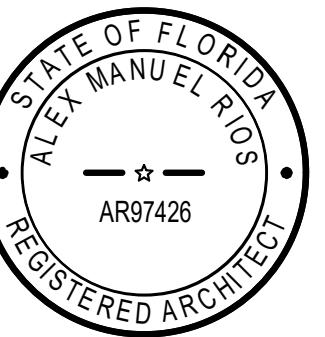
# RIOS

**Rios Architecture, Inc**  
 Architecture  
 700 S Harbour Island Blvd #235  
 Tampa, FL 33602  
 (813)591-0159  
 alex\_rios@riosarchitecture.com

ISSUANCES / REVISIONS:

PERMIT DRAWINGS

ARCHITECT OF RECORD:  
**ALEX RIOS**  
 AR97426



CLIENT:  
**VICTOR TONAS**

PROJECT TITLE:  
**1807 PAG WAY**

PROJECT ADDRESS:  
 1807 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

# A5.0

- 1 WOOD CLADDING
- 2 METAL ROOF
- 3 DECORATIVE TRIM
- 4 WINDOWS, SEE FLOOR PLAN FOR SIZING
- 5 STONE MATERIAL
- 6 PORTLAND CEMENT PLASTER
- 7 HANDRAIL BY OTHERS
- 8 DECORATIVE BRACKETS
- 9 DOWNSPOUT TO ADS PIPES BELOW
- 10 SHUTTERS
- 11 FENCING AROUND PROPERTY
- 12 LIGHTING
- 13 AREA TO CONCEAL TRASH
- 14 AC CONDENSOR, ELEVATED TO HEIGHT OF MAIN SLAB
- 15 CORNER STREET SIDE SCREENING ON FIRST FLOOR
- 16 LOUVERED PANEL

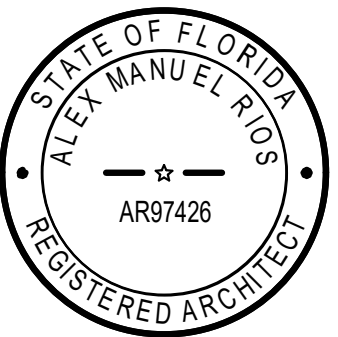
# RIOS

**Rios Architecture, Inc**  
 Architecture  
 700 S Harbour Island Blvd #235  
 Tampa, FL 33602  
 (813)591-0159  
 alex\_rios@riosarchitecture.com

ISSUANCES / REVISIONS:

	PERMIT DRAWINGS
--	-----------------

ARCHITECT OF RECORD:  
**ALEX RIOS**  
 AR97426



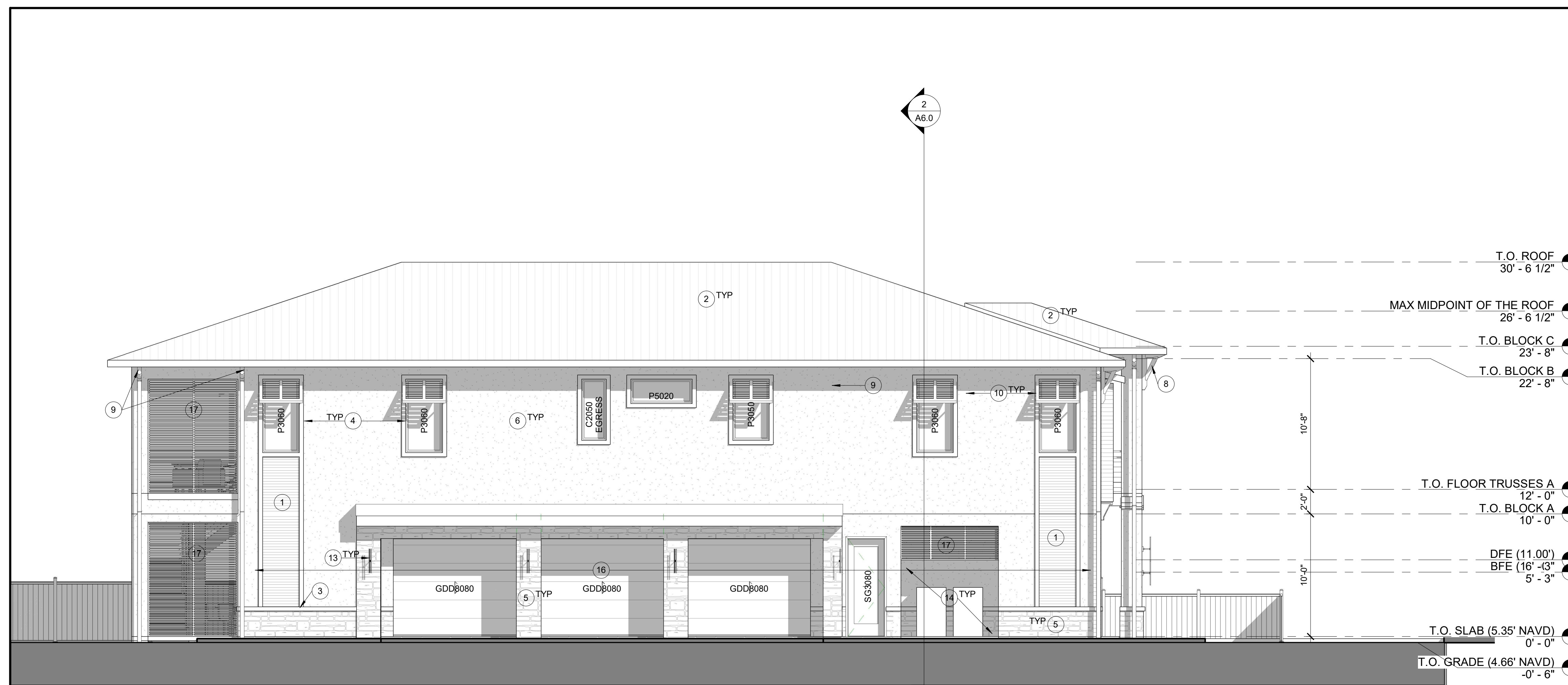
CLIENT:  
**VICTOR TONAS**

PROJECT TITLE:  
**1807 PAG WAY**

PROJECT ADDRESS:  
 1807 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

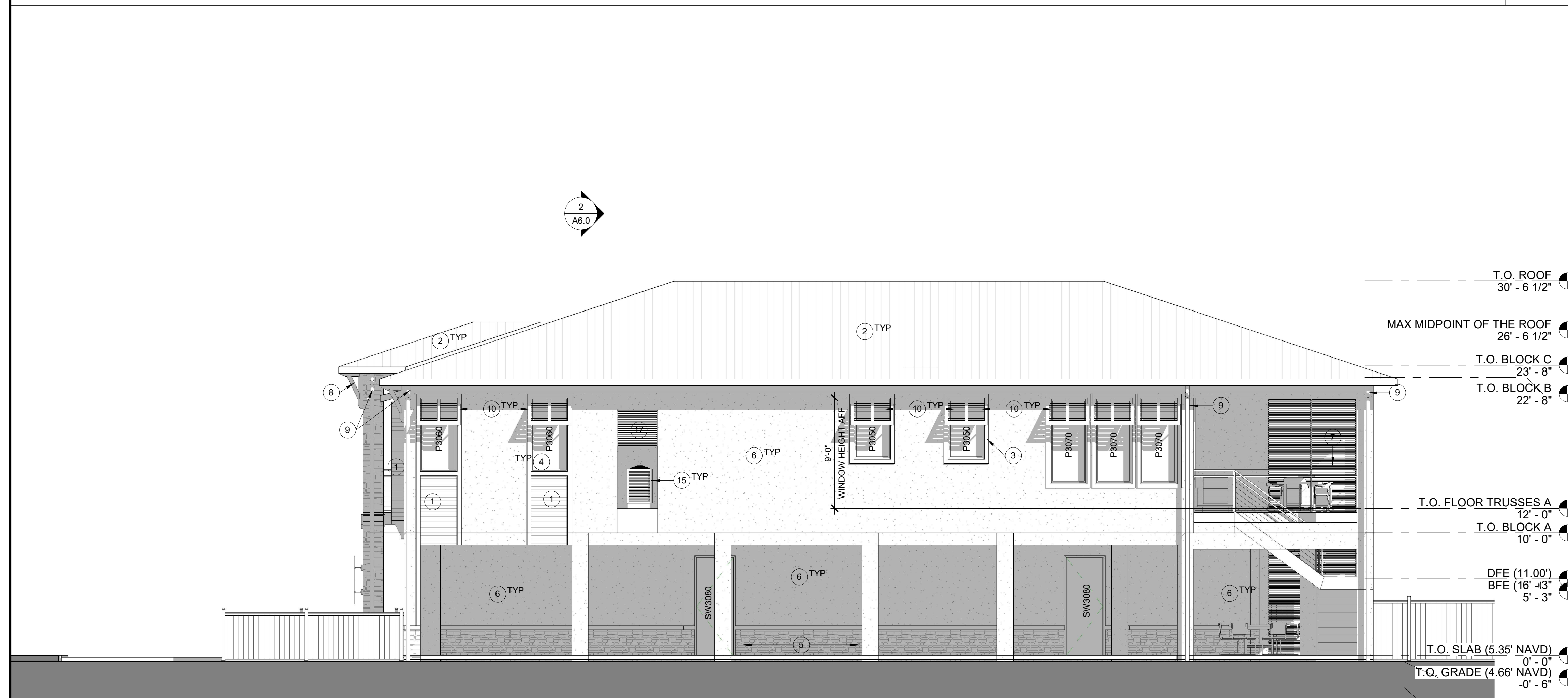
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

## A5.1



ELEVATION 3 3

3/16" = 1'-0"



ELEVATION 1

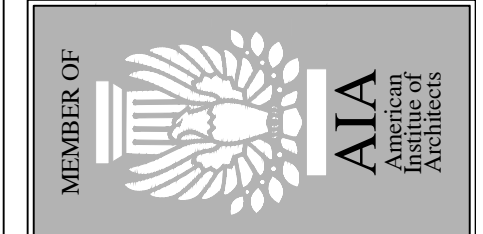
3/16" = 1'-0"

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

**Agenda Report**

- Agenda Title Name:** Design review elevation resubmittal: 205 Gulf Way
- Action Request:** None - sharing for informational purposes and to answer Historic Preservation Board questions.
- Strategic Objective:**
- Date:** June 12, 2026
- Prepared By:** Brandon Berry, Senior Planner
- Through:** Laura Canary, Community Development Director
- Summary of Issue:** The architect for a new residence at 205 Gulf Way has resubmitted elevations to demonstrate compliance with the existing height interpretation for new structures in Pass A Grille. As previously discussed with the Historic Preservation Board, the intent is to allow completed applications to be reviewed to the existing interpretation, which allows non-habitable features above the flat roof height limit of 28 feet up to 32 feet. Should the City Commission accept the interpretation recommended by the Historic Preservation Board, requests submitted or made complete after that date will be subject to the corrected height interpretation.
- Funding:** N/A
- Attachments:**
1. A-7 Elevations
  2. A-8 Elevations
  3. Original plan set - For comparison

ISSUE	DATE	BY:
REVIEW	03/25/2026 TL	
PERMIT		
REV.		
REV.		
REV.		
REV.		
REV.		
REV.		



MEMBER OF  
FD# 25122.00

Construction Documents for:  
**ROSSI SPEC**  
205 GULF WAY  
ST. PETE BEACH, FL, 33706



commercial residential architecture

**FRAZE design**

FL LIC. NO. AA20006883  
ST. PETERSBURG, FLORIDA 33713  
3125 5th AVENUE N. SUITE 200  
PHONE: 727/528-3609 FAX: 727/528-3608

EMAIL: ffd@frazedesign.com

STUDIO: 727/528-3608

SHEET TITLE  
**FRONT & RIGHT**

SHEET NUMBER  
**A-7**



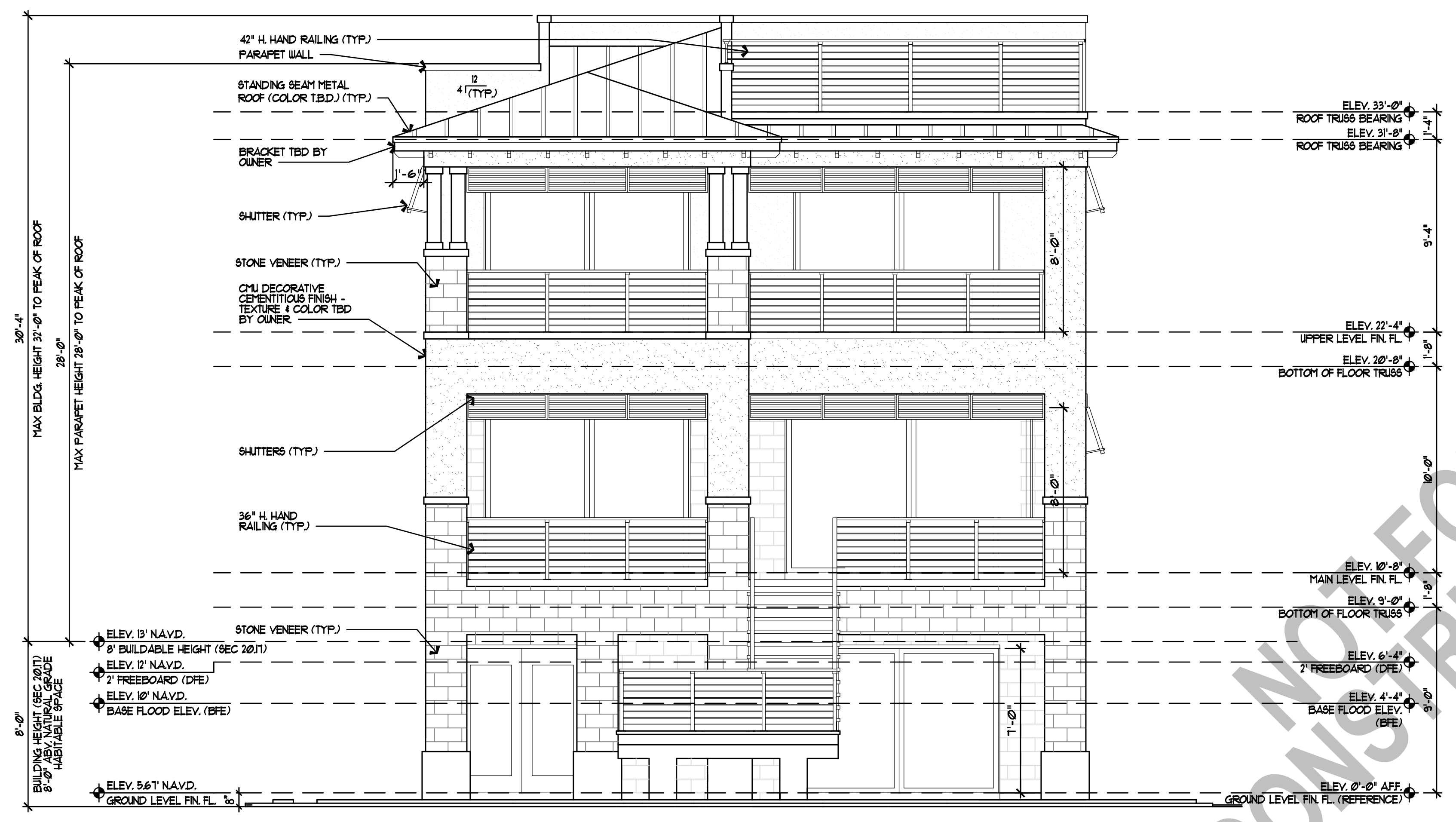
**2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

**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 800 OR ASTM C320 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C320, AAMA 802, 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 COMPLYING WITH SECTION 1032 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 MANUFACTURERS INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURERS INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURERS 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 F14/A14/A14 100, F14/A14/A14 200, F14/A14/A14 250, F14/A14/A14 400, UDMA 300 OR F14/A14/A14/UDMA 400.
- 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.



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

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.

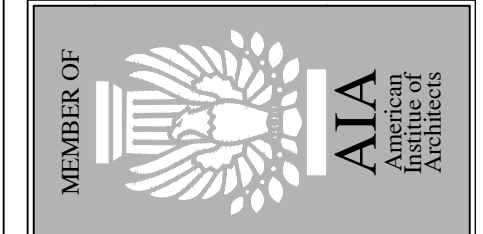
ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE WITH U.S. COPYRIGHT AND PATENT LAWS. UNAUTHORIZED REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THESE 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	03/25/2026 TL	
PERMIT		
REV.		
REV.		
REV.		
REV.		
REV.		
REV.		



FD# 25122.00

Construction Documents for:

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



commercial residential architecture

**FRAZE design**

FL LIC. NO. AA2000688  
ST. PETERSBURG, FLORIDA 33713  
3125 5th AVE N. SUITE 200  
PHONE: 727/528-3609 FAX: 727/528-3608

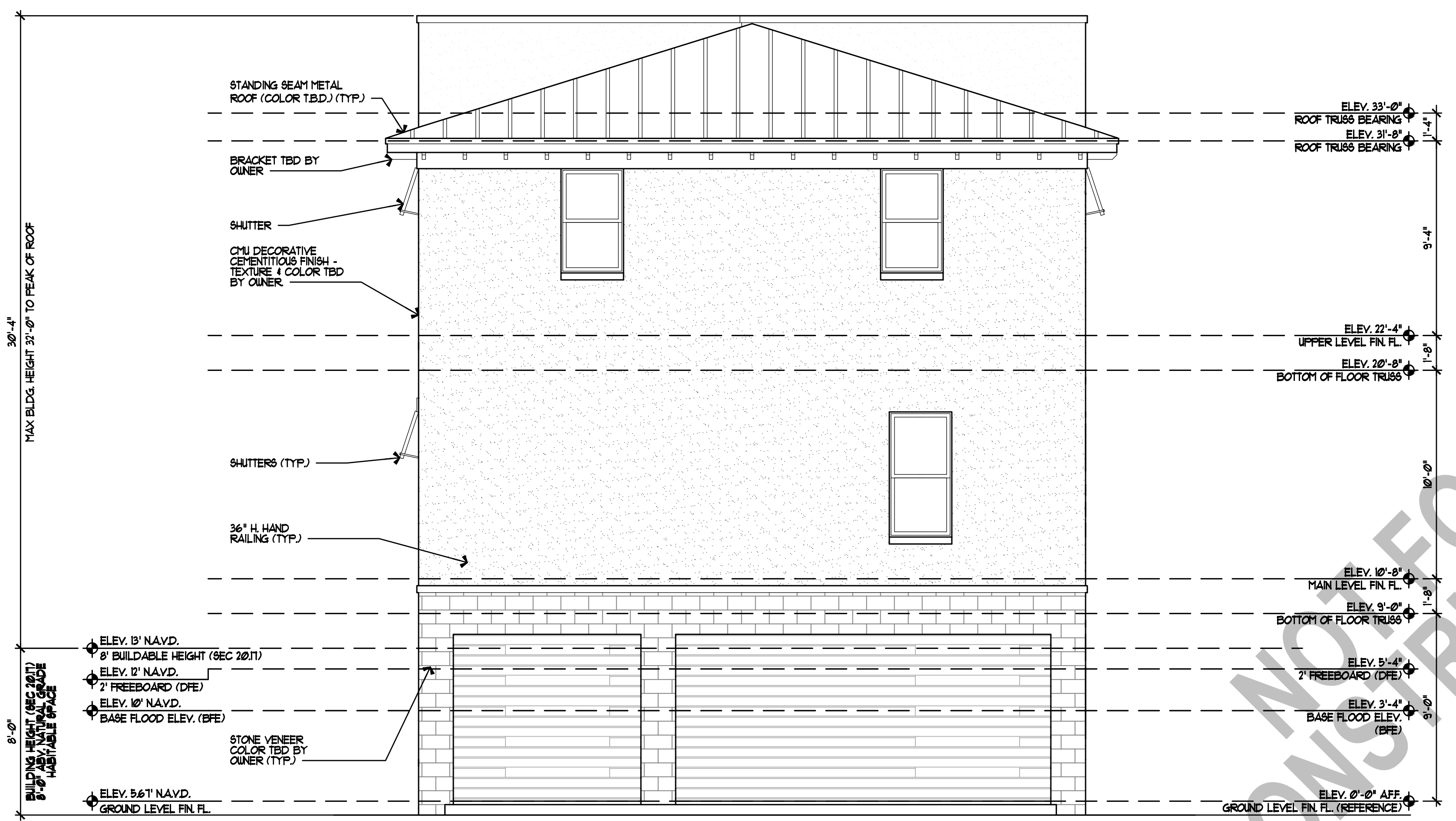
EMAIL: ffr@frazedesign.com

SHEET TITLE  
**REAR & LEFT ELEVATIONS**

SHEET NUMBER  
**A-8**



**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 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C920, AAMA 802, 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 COMPLYING WITH SECTION 1032 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 PENETRATION MANUFACTURERS INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURERS INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURERS 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 F14/AAMA 100, F14/AAMA 200, F14/AAMA 250, F14/AAMA/WDMA 300 OR F14/AAMA/WDMA 400.
- 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.

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.

ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE 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 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.

NOT FOR CONSTRUCTION



**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.

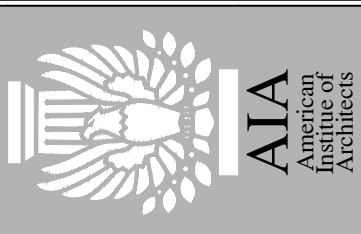
**PERMITTING AGENCY**

ST. PETE BEACH BUILDING DEPARTMENT

**ARCHITECT:**

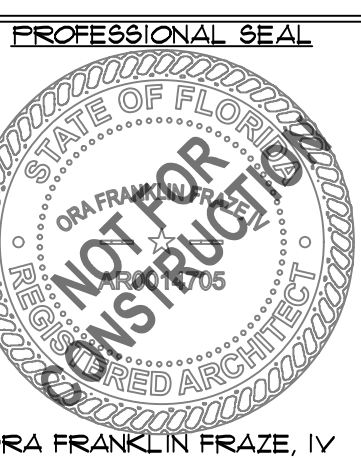
**FRAZE DESIGN, INC.**  
3125 5TH AVE N, ST. PETERSBURG,  
FLORIDA, 33713

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



**FRAZE** commercial residential architecture

FL LIC. NO. AA26000685  
ST. PETERSBURG, FLORIDA 33713  
3125 5TH AVENUE N, SUITE 200  
PHONE: 727/928-3608  
FAX: 727/928-3609  
STUDIO: 727/928-3608

EMAIL: [fdi@frazedesign.com](mailto:fdi@frazedesign.com)

SHEET TITLE  
**COVER PAGE**

SHEET NUMBER  
**A-0**

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.

ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE 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 2023 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

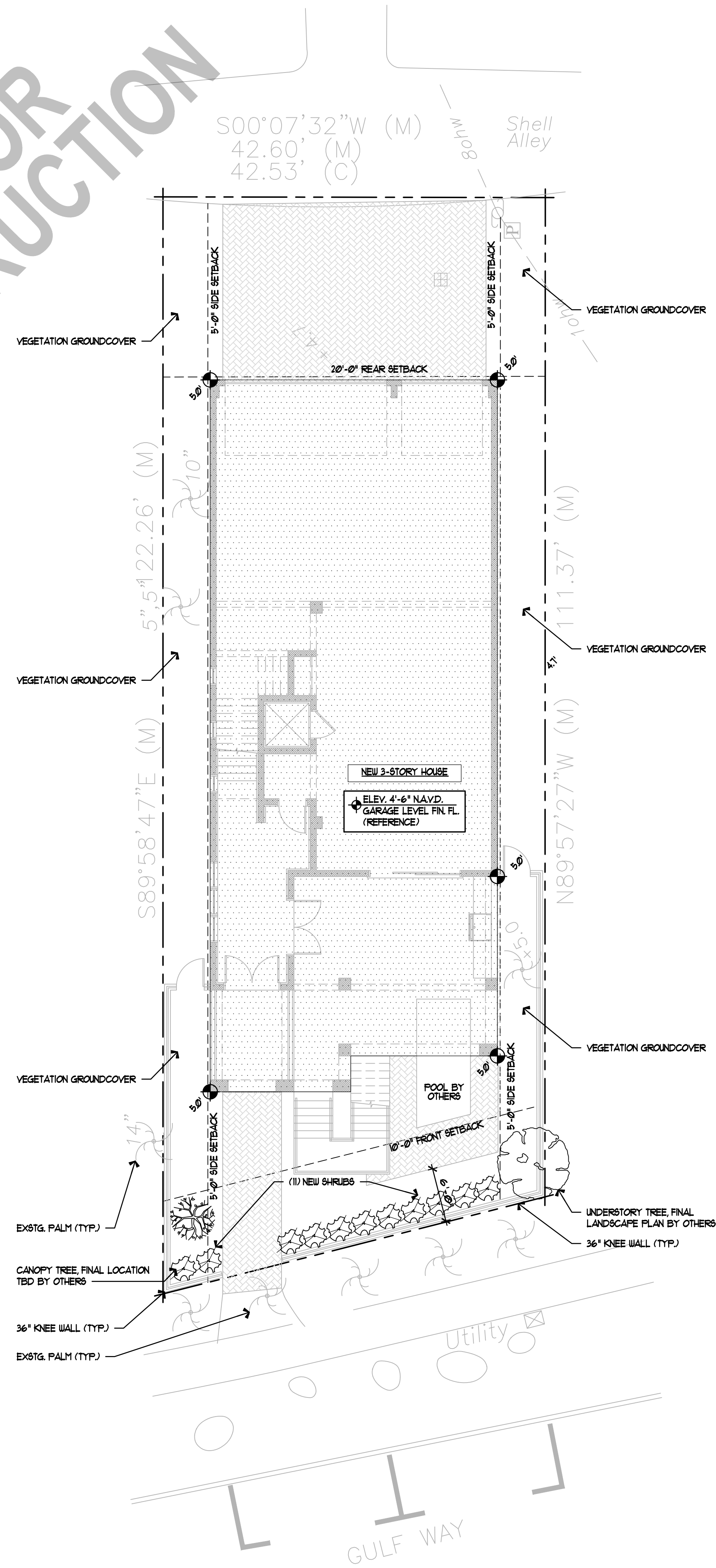
ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

COPYRIGHT © 2026 FRAZE DESIGN, INC. - FRANK FRAZE, AIA, NCARB





NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

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

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.

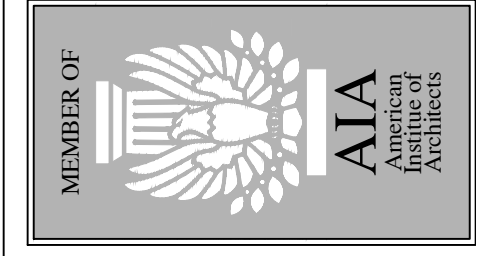
ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE WITH U.S. COPYRIGHT AND PATENT LAWS. UNAUTHORIZED REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

\* 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 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.

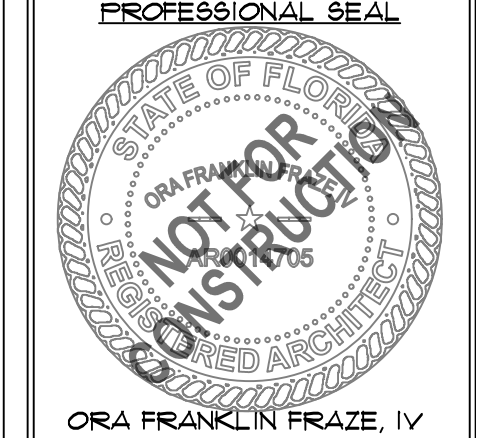
ISSUE	DATE	BY:
REVIEW	03/04/2026 TL	
PERMIT		
REV.		
REV.		
REV.		
REV.		
REV.		
REV.		



FDI# 25122.00

Construction Documents for:

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



**FRAZE** commercial residential architecture

design

FL LIC. NO. AA26006883  
ST. PETERSBURG, FLORIDA 33713  
3125 5th AVENUE N. SUITE 200  
PHONE: 727/928-3608  
FAX: 727/928-3608

EMAIL: fdi@frazedesign.com

STUDIO: 727/928-3608

SHEET TITLE  
LANDSCAPING PLAN

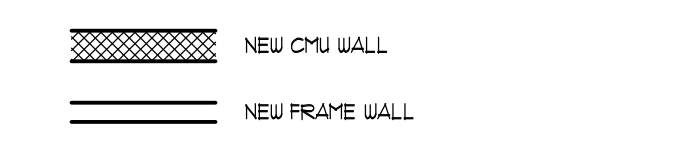
SHEET NUMBER  
**A-2.1**

NOT FOR CONSTRUCTION

**SQUARE FOOTAGE CALCULATIONS**

FOYER	286 SF.
LIVING AREA (MAIN LEVEL)	2223 SF.
LIVING AREA (UPPER LEVEL)	2716 SF.
<b>TOTAL (AG)</b>	<b>4699 SF.</b>
GARAGE	953 SF.
STORAGE	523 SF.
LANAI	104 SF.
BALCONY #1	291 SF.
BALCONY #2	291 SF.
<b>TOTAL (UNDER ROOF)</b>	<b>1469 SF.</b>
<b>GULF OVERLOOK</b>	<b>507 SF.</b>

**WALL LEGEND**



**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

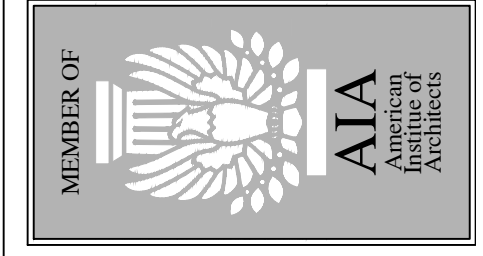
12" MAX FROM FINAL GRADE

8 1/2" 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: 1 VENTS  
 TOTAL SQ FT OF VENTING PROVIDED: 1400 SF.  
 TOTAL NO. OF VENTS PROVIDED: 9 VENTS

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



FDI# 25122.00

Construction Documents for:  
**ROSSI SPEC**  
**205 GULF WAY**  
**ST. PETE BEACH, FL, 33706**



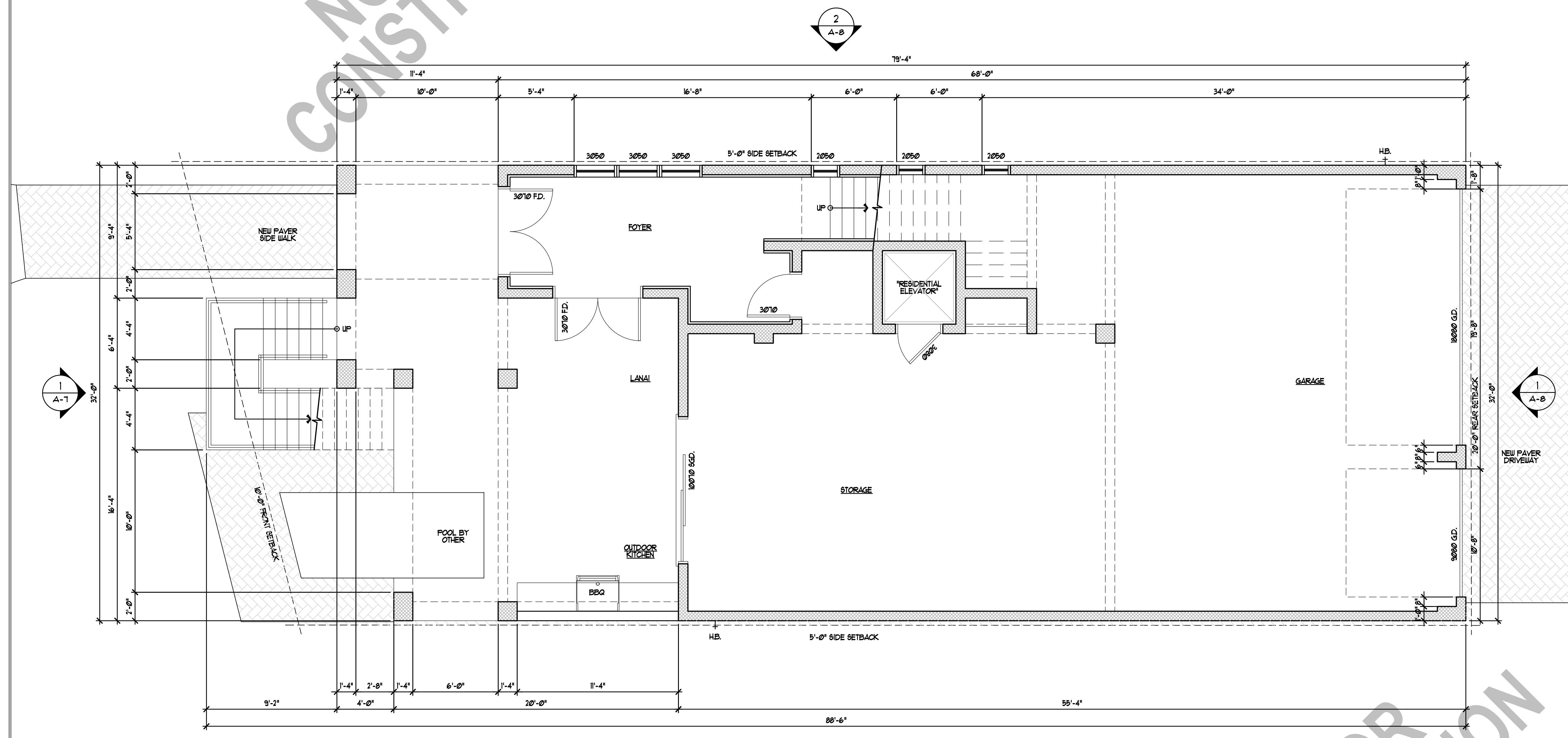
commercial residential architecture

**FRAZEE design**

FL LIC. NO. AA26006883  
 ST. PETERSBURG, FLORIDA 33713  
 3125 5th AVENUE N. SUITE 200  
 PHONE: 727/928-3609  
 FAX: 727/928-3608  
 EMAIL: fdi@frazee-design.com

SHEET TITLE  
**GARAGE LEVEL FLOOR PLAN**

SHEET NUMBER  
**A-3**



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

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.

ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE 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 2023 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

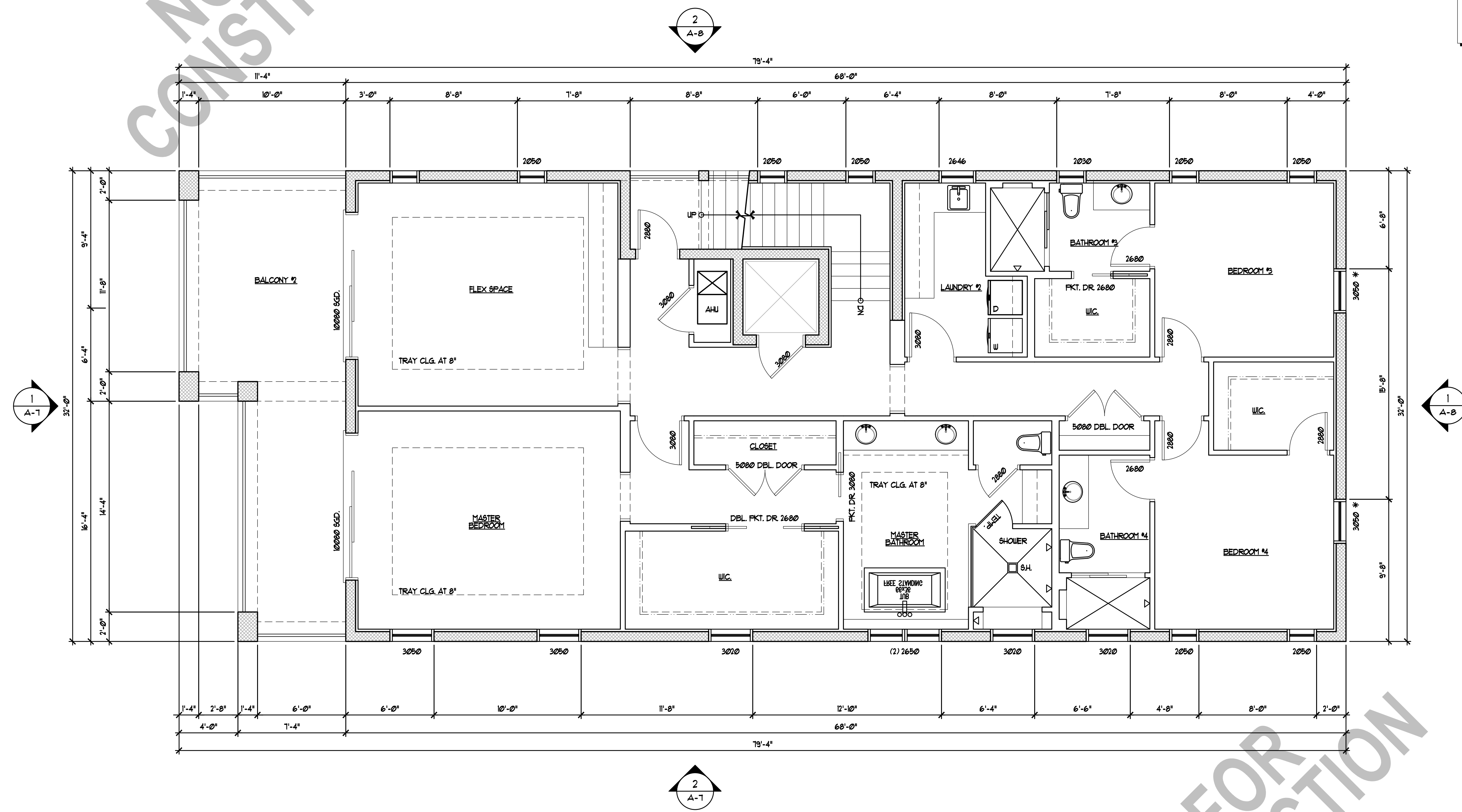
ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOT FOR CONSTRUCTION

COPYRIGHT 2026 FRAZE DESIGN, INC. - FRANK FRAZE, AIA, NCARB



NOT FOR CONSTRUCTION

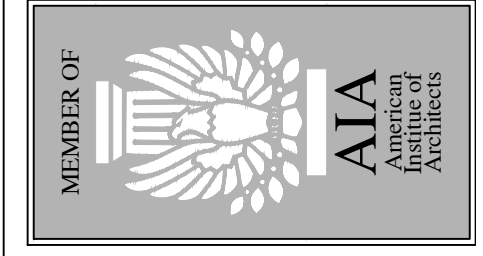


SQUARE FOOTAGE CALCULATIONS	
FOYER	296 SF.
LIVING AREA (MAIN LEVEL)	2223 SF.
LIVING AREA (UPPER LEVEL)	2716 SF.
<b>TOTAL (AG)</b>	<b>4695 SF.</b>
GARAGE	953 SF.
STORAGE	523 SF.
LANAI	104 SF.
BALCONY #1	291 SF.
BALCONY #2	291 SF.
<b>TOTAL (UNDER ROOF)</b>	<b>1469 SF.</b>
<b>GULF OVERLOOK</b>	<b>507 SF.</b>

WALL LEGEND	
	NEW CMU WALL
	NEW FRAME WALL

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



FDI# 25122.00

Construction Documents for:

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



commercial residential architecture

**FRAZEE design**

FL LIC. NO. AA26006853  
 ST. PETERSBURG, FLORIDA 33713  
 3125 5th AVENUE N. SUITE 200  
 PHONE: 727/528-3608 FAX: 727/528-3608

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

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

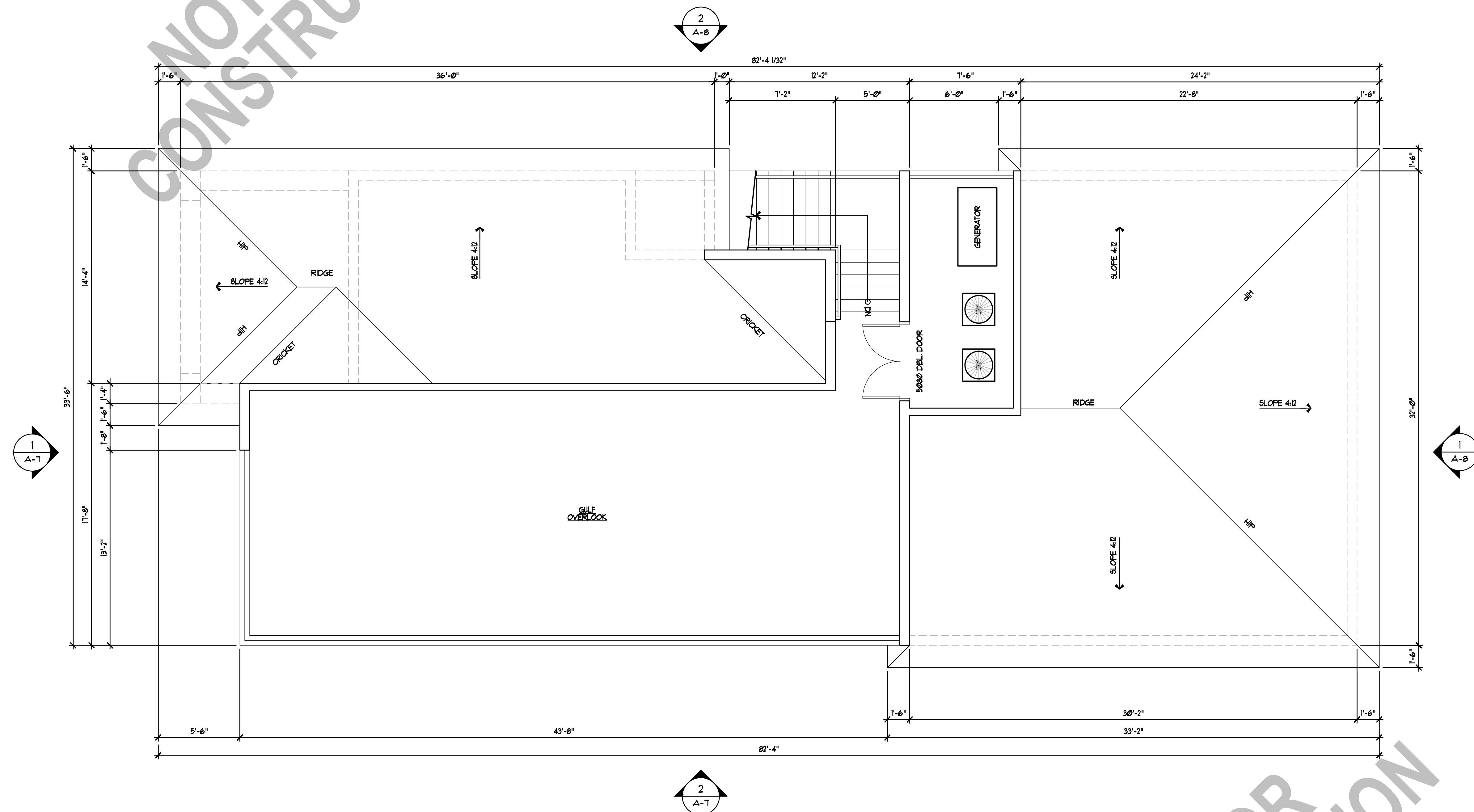
ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE WITH U.S. COPYRIGHT AND PATENT LAWS. UNAUTHORIZED REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

\* 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 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.

SHEET TITLE
UPPER LEVEL FLOOR PLAN
SHEET NUMBER
<b>A-5</b>



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

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.

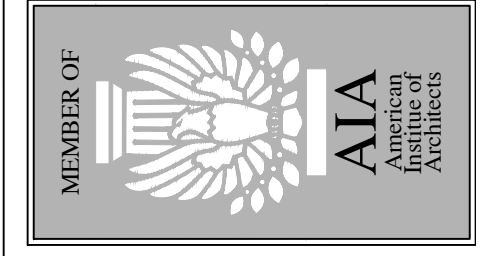
ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE WITH U.S. COPYRIGHT AND PATENT LAWS. UNAUTHORIZED REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

\* 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 2023 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

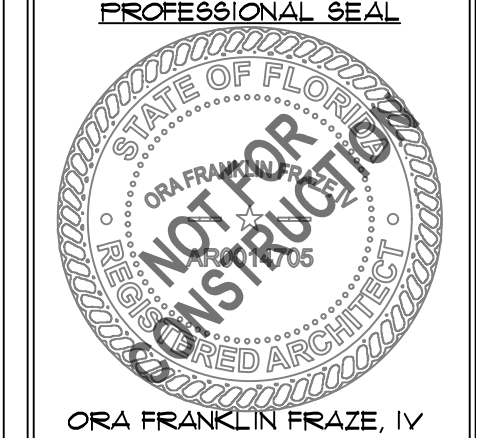
ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY:
REVIEW	03/04/2026	TL
PERMIT		
REV.		
REV.		
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. AA26006885  
ST. PETERSBURG, FLORIDA 33713  
3125 5th AVENUE N. SUITE 200  
PHONE: 727/928-3608  
FAX: 727/928-3608  
STUDIO: 727/928-3608

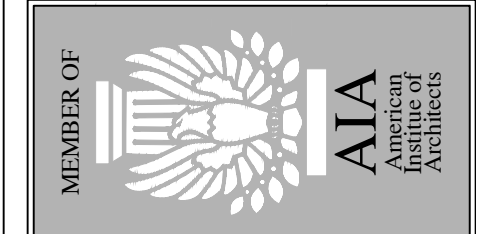
EMAIL: ffd@frazedesign.com

COPYRIGHT 2026 FRAZE DESIGN, INC. - FRANK FRAZE, AIA, NCARB

SHEET TITLE  
ROOF PLAN  
FLOOR PLAN

SHEET NUMBER  
**A-6**

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



MEMBER OF  
AIA  
American Institute of Architects

FD# 25122.00

Construction Documents for:  
**ROSSI SPEC**  
205 GULF WAY  
ST. PETE BEACH, FL, 33706



commercial residential architecture

**FRAZE design**

FL LIC. NO. AA26006883  
ST. PETERSBURG, FLORIDA 33713  
3125 5th AVENUE N. SUITE 200  
PHONE: 727/528-3608 FAX: 727/528-3609

STUDIO: 727/528-3608

SHEET TITLE  
FRONT & RIGHT

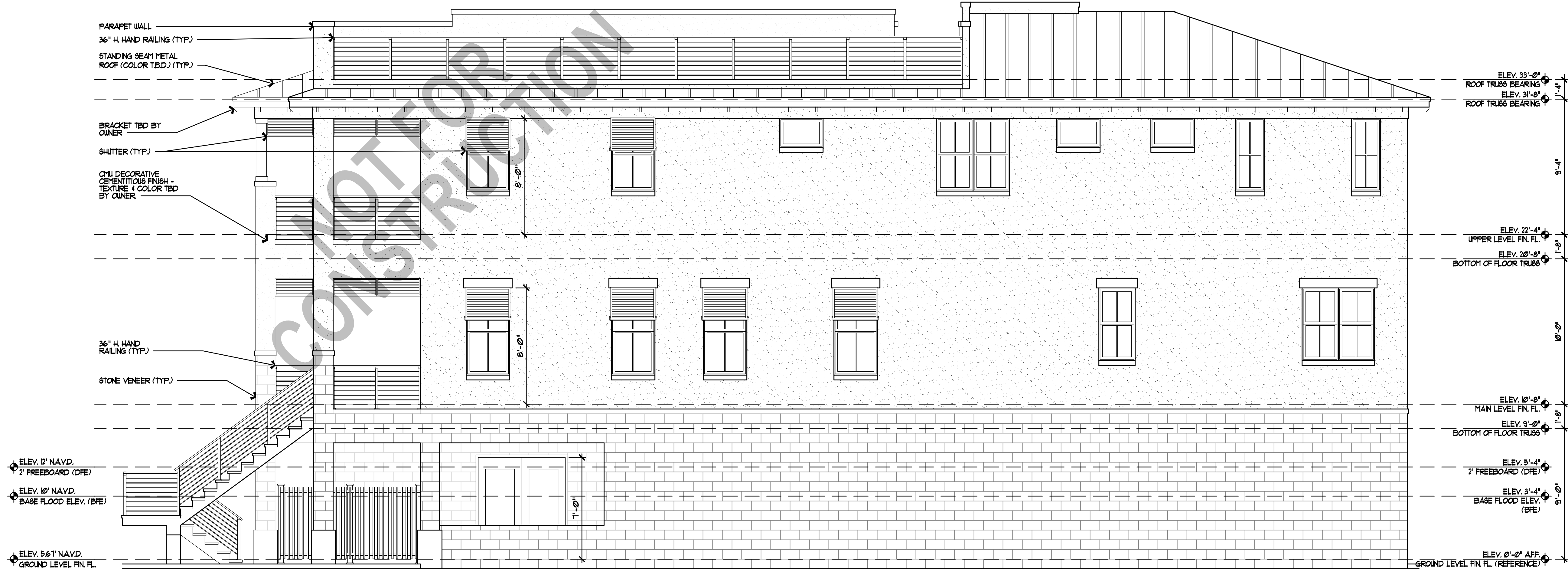
SHEET NUMBER  
**A-7**

**FLASHING NOTES:**

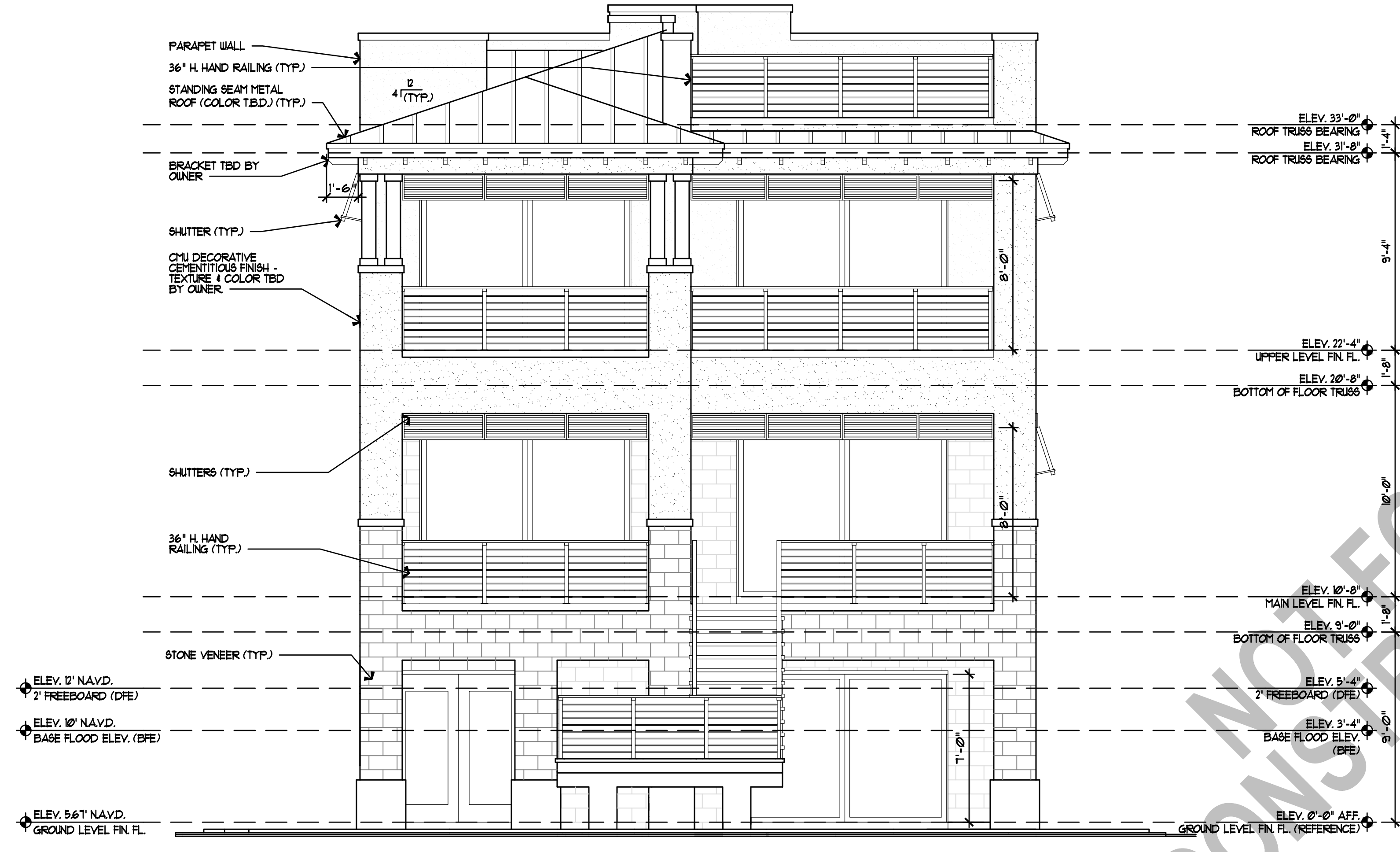
DUE TO CLARITY NOT ALL REQUIRED FLASHING IS INDICATED ON THE DRAWINGS. FLASHING SHALL BE INSTALLED PER FBC 2020 R103.4. CODE SECTION HAS BEEN PROVIDED BELOW AS REFERENCE ONLY.

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 TIL ALL EXTERIOR PENETRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C920, AAMA 800, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA T4. 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 AND CONTRACTION. ASTM C920, AAMA 800, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS 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 FFA/AAMA 1000, FFA/AAMA 2000, FFA/AAMA 2500, FFA/AAMA/WDMA 3000 OR FFA/AAMA/WDMA 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.



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



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

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.

ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE 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 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.

COPYRIGHT 2026 FRAZE DESIGN, INC. - FRANK FRAZE, AIA, NCARB



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

**Agenda Report**

- Agenda Title Name:** Design review resubmittal: 1004 Pass A Grille Way
- Action Request:** None. The Historic Preservation Board may request information about the permit if desired.
- Strategic Objective:**
- Date:** June 12, 2026
- Prepared By:** Brandon Berry, Senior Planner
- Through:** Laura Canary, Community Development Director
- Summary of Issue:** The applicant has proposed vertical mullions on the open element of the ground floor to match the upper story design, and made other minor modifications since this case was reviewed by the Historic Preservation Board in late 2025. Staff continues to work with the architect to ensure the hip roof midpoint meets the height limits, and other minor site requirements are addressed. However, Staff expects the permit will be issued in the near future.
- Funding:** N/A
- Attachments:**
1. Architectural Drawings
  2. Renderings

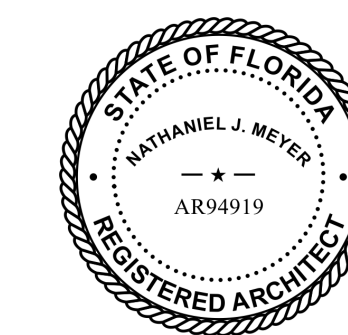


03.24.2026

# DAVIS RESIDENCE

1004 PASS A GRILLE WAY  
ST PETE BEACH, FL 33706

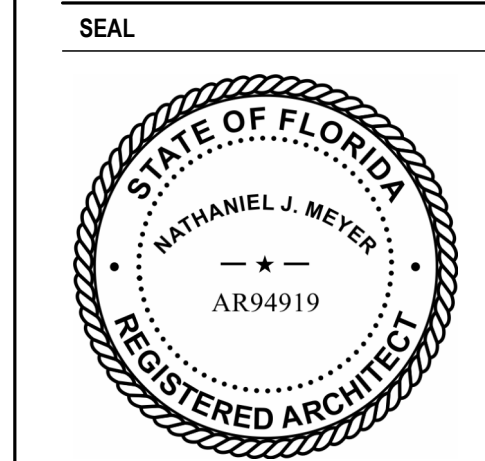
REVISIONS		
#	DESCRIPTION	DATE



Digitally signed  
by nathaniel  
meyer  
Date: 2026.03.24  
12:28:53-04'00'

**NJM**  
**ARCHITECT**  
DESIGN + BUILD

PERMIT-100  
DAVIS RESIDENCE



CONSULTANT

**DAVIS RESIDENCE**  
1004 PASS A GRILLE WAY  
ST PETE BEACH, FL 33706

This document is the intellectual property of NJM ARCHITECT, LLC and is not to be altered, or reproduced without written consent.

© 2026 NJM ARCHITECT, LLC

REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	03.24.2026
PHASE:	PERMIT-100
SHEET TITLE	

ARCHITECTURAL SITE PLAN

SHEET NUMBER

**A0.01**

- GENERAL NOTES - LANDSCAPING
- PLANT MATERIALS USED IN CONFORMANCE WITH THE PROVISIONS OF THIS ARTICLE SHALL CONFORM TO THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1983, AND PART II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, OR EQUAL.
  - ALL TREES PLANTED UNDER THE PROVISIONS OF THIS CODE SHALL BE OF A SPECIES HAVING AN AVERAGE CROWN OF GREATER THAN 15 FEET AT MATURITY AND HAVING A TRUNK WHICH CAN BE MAINTAINED IN A CLEAN CONDITION, FREE OF BRANCHES, FROM GRADE TO FIVE FEET ABOVE GRADE.
  - CANOPY TREES SHALL HAVE A MINIMUM HEIGHT OF 12 FEET AND A DBH DIMENSION OF THREE INCHES AT THE TIME OF PLANTING.
  - ACCENT UNDER-STORY TREES SHALL BE A MINIMUM OF EIGHT FEET IN OVERALL HEIGHT AND A TREE DBH DIMENSION OF TWO INCHES AT THE TIME OF PLANTING.
  - SHRUBS AND HEDGES SHALL BE A MINIMUM OF TWO FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
  - VEGETATIVE GROUND COVERS IN LIEU OF GRASS, IN WHOLE OR IN PART, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE.
  - FINAL LANDSCAPE PLAN INCLUDING ALL PLANT AND VEGETATIVE GROUND COVER SPECIES AND SIZE TO BE PROVIDED BY OTHERS.
  - SHELL GROUND COVER NOT TO EXCEED 20% OF REQUIRED PERVIOUS GROUND COVER.
  - VEGETATIVE GROUND COVER OR SOD TO BE PLANTED ON BARE AREAS OF THE SITE.
  - IF THE FINAL PLANT SELECTIONS REQUIRE IRRIGATION, THE SYSTEM IS TO BE INSTALLED AT TIME OF CERTIFICATE OF OCCUPANCY.
  - IRRIGATION TO BE DRIP OR MICRO-SPRAY IF RECLAIMED WATER SYSTEM IS NOT UTILIZED.

- ZONING DATA - SAINT PETE BEACH  
SEC. 20.20 LANDSCAPING STANDARDS
- SEC. 20.21 SCREENING OF ELEVATED BUILDINGS**  
(A) ARCHITECTURAL SCREENING SHALL:  
(1) CREATE A VISUAL CONTINUITY THAT IS INTEGRATED WITH THE OVERALL DESIGN AND ARCHITECTURE OF THE HOME USING DOORS, GARAGE DOORS, ENTRYWAYS, STAIRCASE AND/OR ARCHWAYS.  
(2) NO MORE THAN 20 PERCENT OF THE AREA BEING SCREENED CAN BE TRANSPARENT.  
(B) LANDSCAPE SCREENING SHALL BE INSTALLED:  
(1) A MINIMUM 3 FOOT WIDE LANDSCAPE AREA.  
(2) ONE UNDERSTORY TREE PER 20 LINEAL FEET (OR PORTION THEREOF) OF THE ELEVATED BUILDING LENGTH/WIDTH VIEWED FROM PUBLIC RIGHTS-OF-WAY.  
(3) PLANTED WITH SHRUBS, ORNAMENTAL GRASSES AND GROUND COVERS TO PROVIDE 100 PERCENT COVERAGE OF THE LANDSCAPE AREA WITHIN ONE GROWING SEASON. THE LANDSCAPE DESIGN SHALL (UNLESS SPATIALLY IMPRACTICAL) PROVIDE LAYERING OF PLANT MATERIALS THAT INCLUDES LARGER BACKGROUND SHRUBS AND LOW FOREGROUND GROUND COVERS. ALL PLANT MATERIAL SHOULD BE FLORIDA FRIENDLY PLANTINGS AS DEFINED AND IDENTIFIED BY UNIVERSITY OF FLORIDA'S HORTICULTURE EXPERTS.  
(4) PERMANENT MULCH MATERIALS, SUCH AS ORGANIC MULCHES, STONES, AND RECYCLED INORGANIC GROUND COVER MATERIALS ARE NOT PERMITTED IN LIEU OF VEGETATION, UNLESS THEY ARE PROVIDED AS ACCENT OR FOCAL POINTS THAT ENHANCE THE LANDSCAPE DESIGN.

**SCHEDULE-IMPERVIOUS SURFACES**

NAME	AREA
BUILDING FOOTPRINT	2415 SF
DRIVEWAYS	370 SF
WALKWAYS & PADS	174 SF
TOTAL IMPERVIOUS SURFACE	2959 SF
2,959SF / 4,640SF SITE AREA = 64% (70% MAX)	

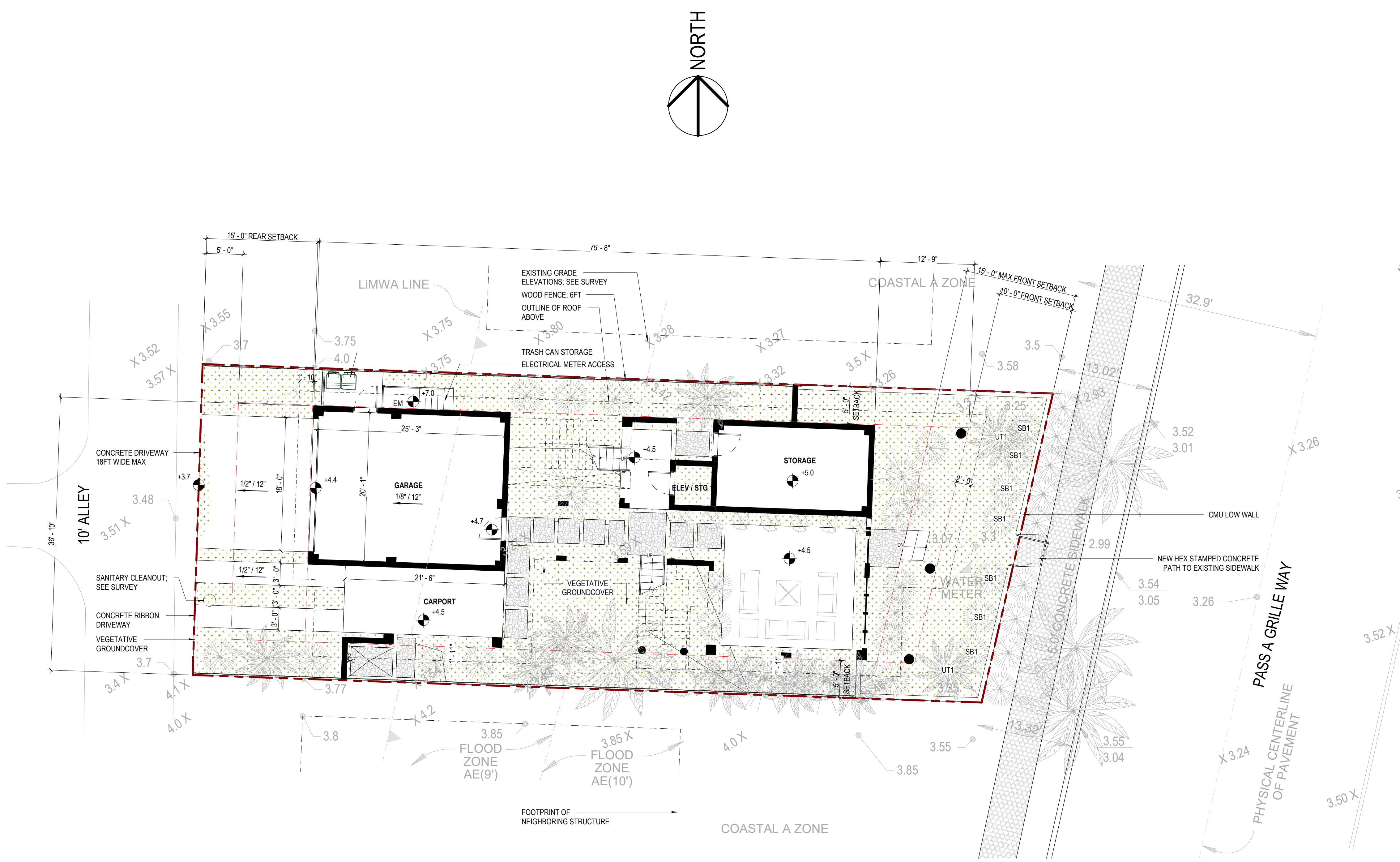
**SCHEDULE-PERVIOUS SURFACES**

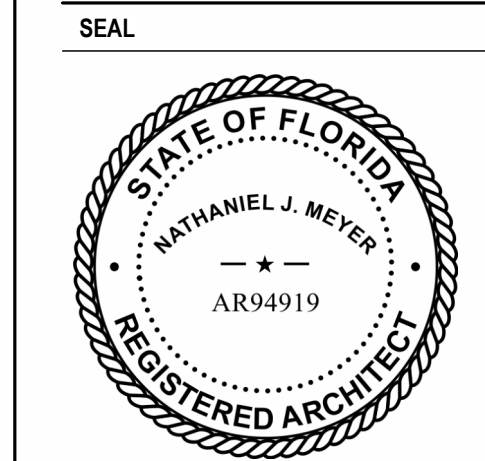
NAME	AREA
GREEN SPACE	1680 SF
TOTAL PERVIOUS SURFACE	1680 SF

**SCHEDULE-PLANTS**

MARK	COMMENTS
CT1	CANOPY TREE
SB1	SHRUB, 3GAL
UT1	UNDERSTORY TREE

- ZONING DATA - SAINT PETE BEACH  
PASS-A-GRILLE (PAG) OVERLAY
- SITE ADDRESS: 1004 PASS A GRILLE WAY, SAINT PETE BEACH, FL 33706
- LOT DIMENSIONS (SEE SURVEY): FRONT -42' X -115' (4,640SF) W/ 18' ALLEY
- FLOOD MAP: FEMA MAP 12103C0278H EFFECTIVE 08/24/2021 COASTAL AE ZONE
- BASE FLOOD ELEVATION (BFE): 10.00'
- DESIGN FLOOD ELEVATION (DFE): 11.00'
- LOWEST FLOOR (LEVEL 2): 16.00'
- EXISTING GRADE (SEE ELEV. CERT.): LAG XX' - HAG XX'
- ZONING DISTRICT SEC. 20.15: RLM-2 / HM (HOUSE MEDIUM)
- SEC. 20.09 MAX IMPERVIOUS SURFACE RATIO (ISR)**  
70% MAX  
4,640 X 0.70 = 3,248SF  
SEE SCHEDULES
- SEC. 20.15 PERMITTED BUILDING TYPES**  
BUILDING ENVELOPE: ---  
STREET SETBACK: 10FT MIN 15FT MAX  
SECONDARY STREET SETBACK: 5FT  
SIDE SETBACK: 5FT  
REAR SETBACK (INTERIOR LOT): 15FT  
GARAGE ADJACENT TO ALLEY: 5FT  
FRONTAGE BUILDOUT: 50%  
ACCESSORY STRUCTURE ENVELOPE: ---  
STREET SETBACK: 30FT  
SIDE SETBACK: 10FT  
REAR SETBACK (INTERIOR LOT): 10FT  
BUILDING FOOTPRINT: 800SF  
ROOF HEIGHT AT 10FT SETBACK: 14FT
- PRIVATE FRONTAGE - CY (COMMON YARD)**  
LANDSCAPE: GRASS/GROUND COVER  
SHRUBS: 10 @ 3GAL  
TREE (CANOPY): 1  
FENCE: 2FT - 4FT
- SEC. 20.17 BUILDING HEIGHT**  
FINISHED GRADE: 3.5' (SEE SURVEY)  
HEIGHT OF FLOORS: 8FT MIN 14FT MAX (LIVEABLE)  
TOTAL HEIGHT: 28.32FT (FROM 8FT ABOVE NATURAL GRADE)
- SEC. 20.18 NUMBER OF PARKING SPACES REQUIRED**  
RESIDENTIAL SINGLE-FAMILY: 2 SPACES PER UNIT
- SEC. 20.19 PARKING CONSTRUCTION AND DESIGN REQ**  
90 DEGREE SPACES: 9' X 20'  
DRIVEWAY WIDTH: 10FT MIN  
20FT MAX AT PROPERTY LINE  
26FT MAX AT CURB W/ 3X7 FLARES
- NUMBER OF DRIVEWAYS: 2
- SEC. 6.13 RESIDENTIAL ACCESSORY STRUCTURES**  
ATTACHED GARAGE: SHARES 75% OF COMMON WALL
- POOLS MEASURED FROM EDGE OF WATER: ---  
REAR SETBACK: 5FT TO WATERS EDGE, 4FT TO COPING  
FRONT AND SIDE SETBACKS: SEE PRINCIPAL STRUCTURE
- FOUNTAINS AND WATERFALLS: 5FT MAX HT  
15FT MAX SETBACK ENCROACHMENT
- SEC. 6.14 RESIDENTIAL EQUIPMENT ENCROACHMENTS**  
GRADE ELEVATED: PROHIBITED
- SEC. 6.22 YARD AND MEASUREMENT REQUIREMENTS**  
OPEN BALCONIES: 3FT FRONT / REAR ENCROACHMENT  
OPEN STAIRS: 3FT ENCROACHMENT  
ORNAMENTAL COMPONENTS: 1FT ENCROACHMENT  
ROOF EAVES W/ GUTTERS: 2FT ENCROACHMENT





- GENERAL NOTES - EXTERIOR FINISHES
- ALL FINISH MATERIALS TO BE APPROVED BY OWNER AND ARCHITECT BEFORE ORDERING.
  - SUBMIT SAMPLES OF ALL FINISH MATERIALS FOR REVIEW AND APPROVAL PRIOR TO MATERIALS BEING ORDERED.
  - PROVIDE 36"x36" PAINT SWATCHES AND STUCCO TEXTURE SAMPLES FOR REVIEW AND APPROVAL PRIOR TO MATERIALS BEING ORDERED.
  - EXTERIOR STUCCO TO BE FADE-RESISTANT, HIGH-END PIGMENT BY OMEGA PRODUCTS OR APPROVED EQUAL.
  - TEXTURE TO BE OMEGA PRODUCTS "SANTA BARBARA".
  - PROVIDE 36"x36" SAMPLE FOR REVIEW AND APPROVAL.
  - INTERIOR CMU WALLS OF THE GARAGE, STORAGE ROOM, AND UPPER STORAGE ROOMS TO BE LEFT UNFINISHED.
  - EXTERIOR RAILINGS TO BE POWDER COATED ALUMINUM. TOP RAIL TO BE SECOND COLOR. TO BE DETERMINED. SUBMIT ENGINEERED SHOP DRAWINGS.
  - WINDOWS TO BE ALUMINUM WITH BRONZE / BLACK FINISH. SUBMIT FRAME SAMPLES.
  - GLAZING TO BE CLEAR INSULATED IMPACT RATED.
  - SOFFIT PANELS TO BE FIBER-CEMENT SHEETS.
  - FASCIA BOARDS TO BE 1X6 FIBER-CEMENT.
  - METAL DRIP EDGE COLOR TO MATCH FASCIA BOARD. SUBMIT STANDARD COLOR OPTIONS FOR APPROVAL.
  - EXTERIOR DOORS AND GARAGE DOOR TO BE PAINTED TO MATCH STUCCO WALL COLOR.
  - THRU WALL VENTS, FLOOD VENTS, AND ALL OTHER EQUIPMENT ATTACHED TO THE EXTERIOR WALLS TO BE PAINTED TO MATCH THE STUCCO COLOR.
  - MEMBRANE ROOFING TO BE WHITE.

CONSULTANT

**DAVIS RESIDENCE**  
 1004 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

This document is the intellectual property of NJM ARCHITECT, LLC and is not to be altered, or reproduced without written consent.

© 2026 NJM ARCHITECT, LLC

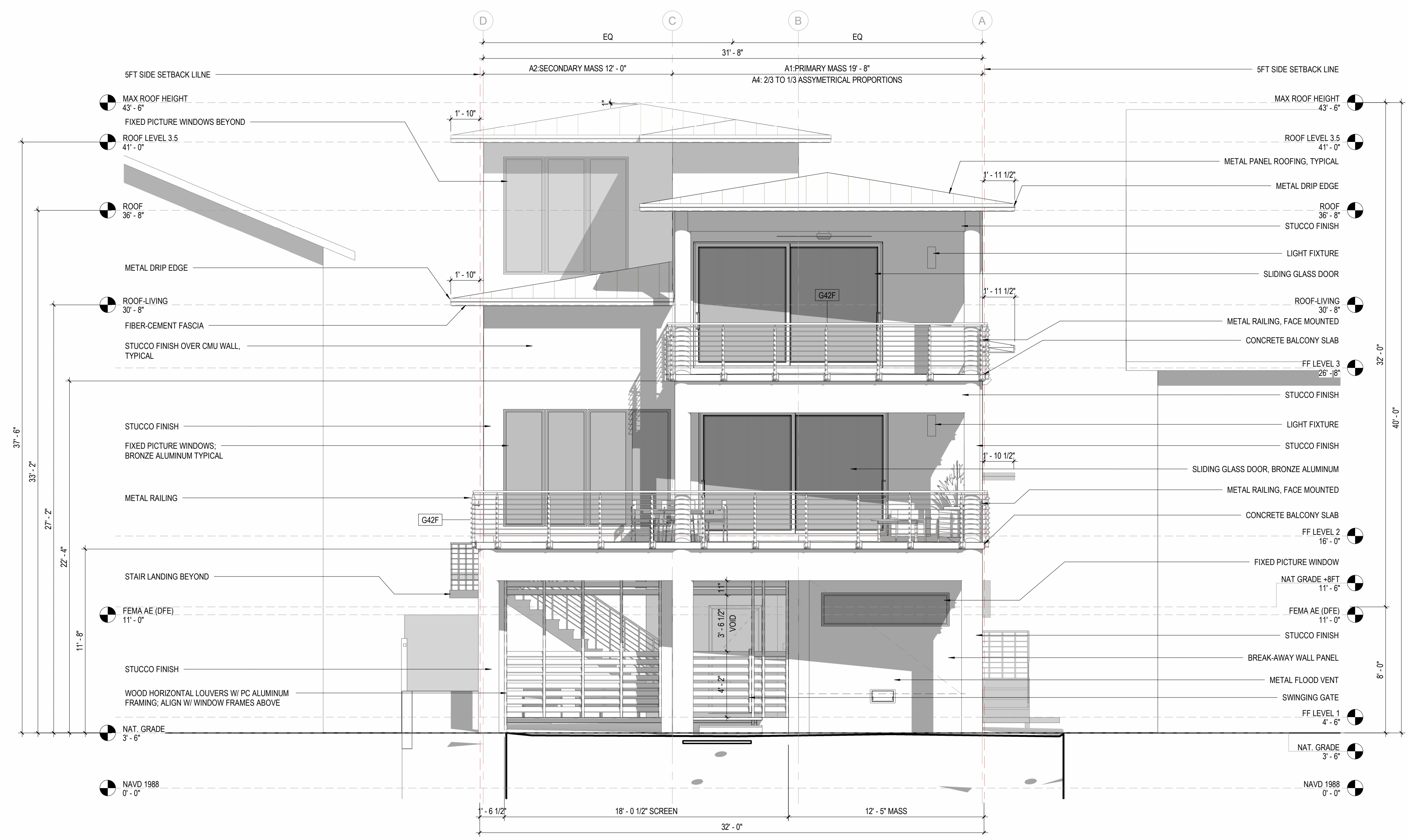
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	03.24.2026
PHASE:	PERMIT-100
SHEET TITLE	

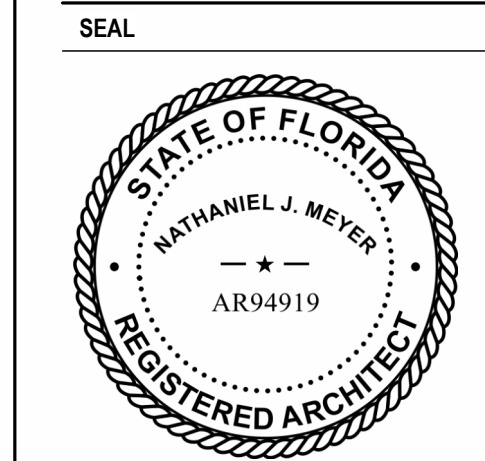
BUILDING ELEVATION EAST

SHEET NUMBER

**A2.01**



A1 BUILDING ELEVATION-EAST / PASS-A-GRILLE WAY  
 A2.01 1/4" = 1'-0"



CONSULTANT

**DAVIS RESIDENCE**  
 1004 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

This document is the intellectual property of NJM ARCHITECT, LLC and is not to be altered, or reproduced without written consent.

© 2026 NJM ARCHITECT, LLC

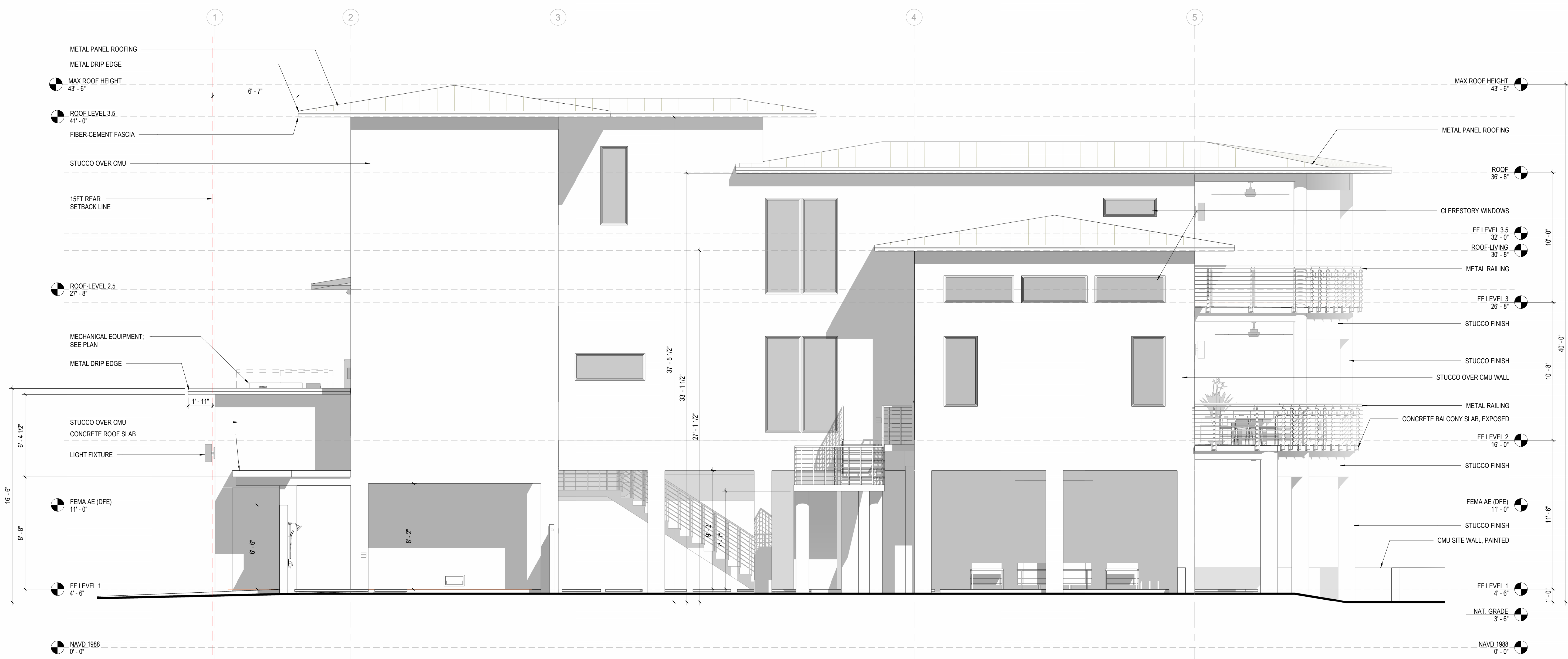
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	03.24.2026
PHASE:	PERMIT-100
SHEET TITLE	

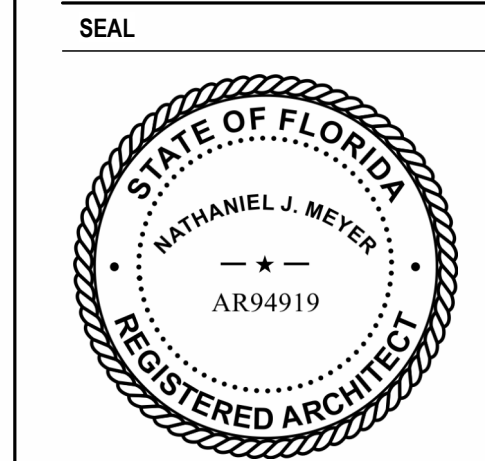
BUILDING ELEVATION SOUTH

SHEET NUMBER

**A2.02**



**A1** BUILDING ELEVATION-SOUTH  
**A2.02** 1/4" = 1'-0"



CONSULTANT

**DAVIS RESIDENCE**  
 1004 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

This document is the intellectual property of NJM ARCHITECT, LLC and is not to be altered, or reproduced without written consent.

© 2026 NJM ARCHITECT, LLC

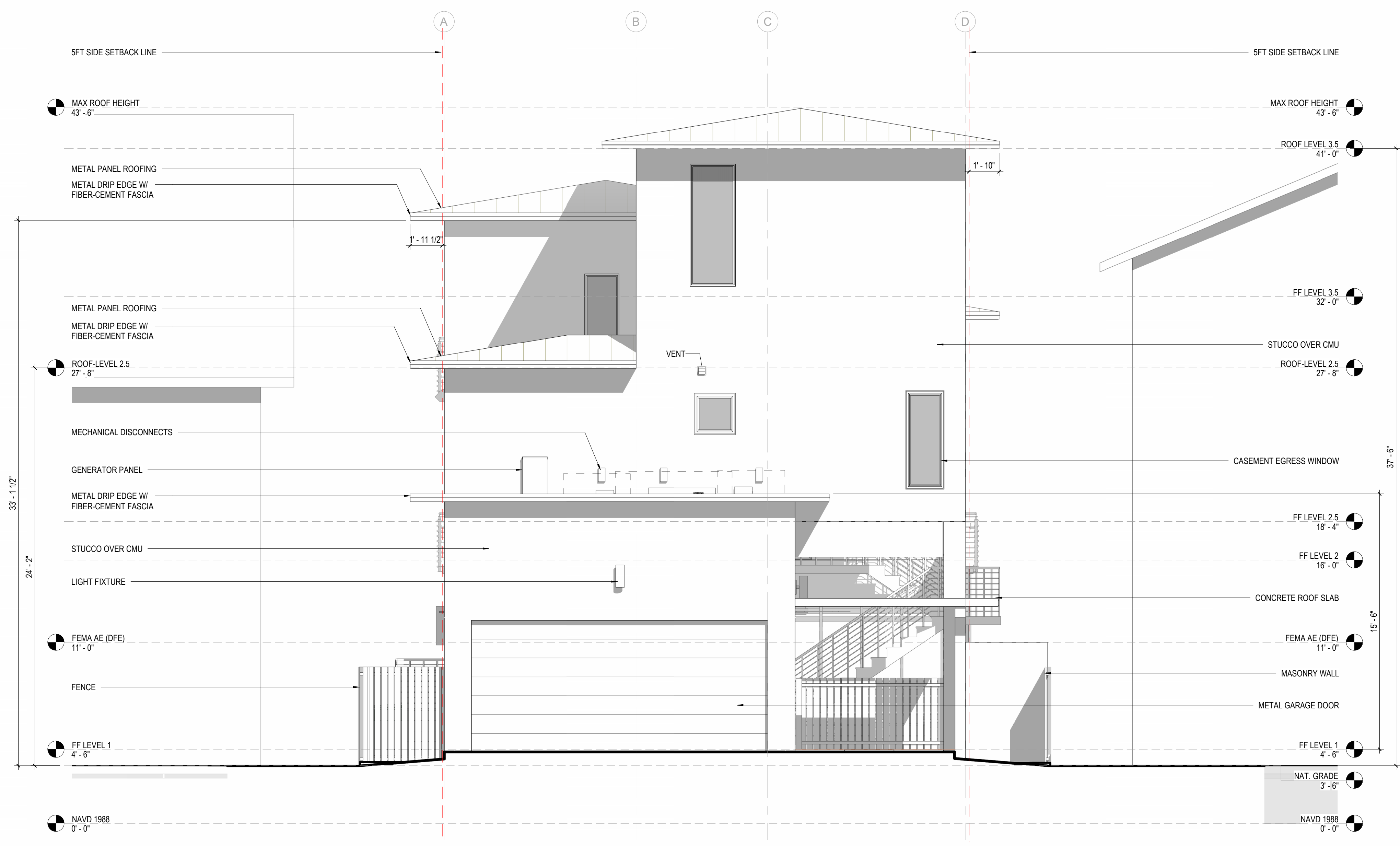
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	03.24.2026
PHASE:	PERMIT-100
SHEET TITLE	

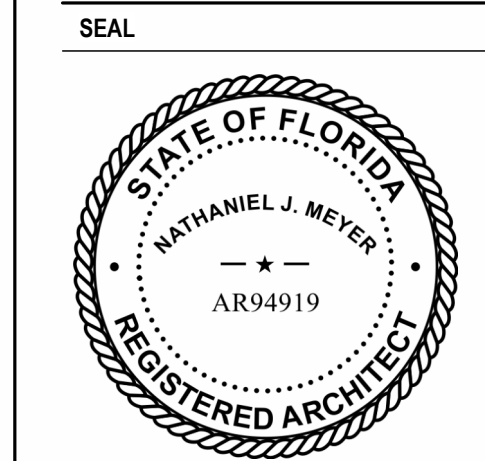
BUILDING ELEVATION WEST

SHEET NUMBER

**A2.03**



A1 BUILDING ELEVATION-WEST / ALLEY  
 A2.03 1/4" = 1'-0"



CONSULTANT

**DAVIS RESIDENCE**  
 1004 PASS A GRILLE WAY  
 ST PETE BEACH, FL 33706

This document is the intellectual property of NJM ARCHITECT, LLC and is not to be altered, or reproduced without written consent.

© 2026 NJM ARCHITECT, LLC

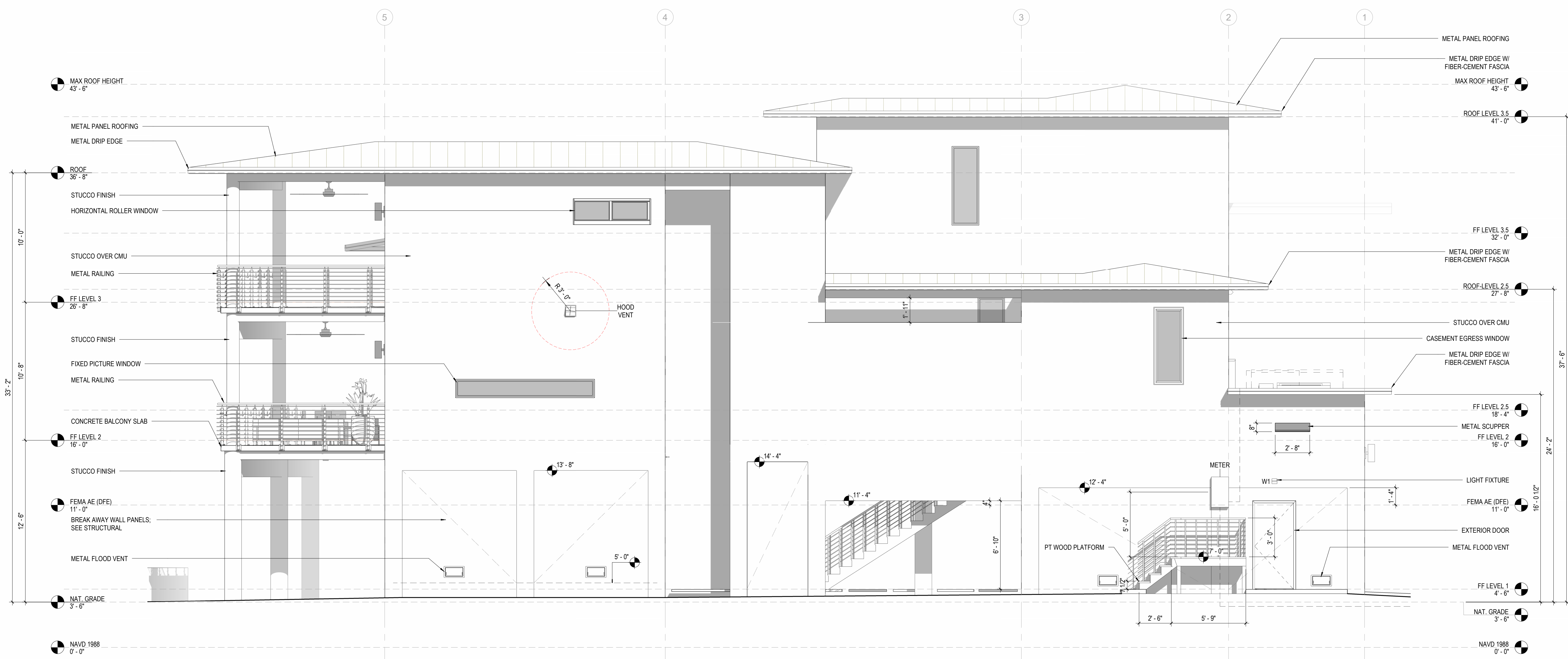
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	03.24.2026
PHASE:	PERMIT-100
SHEET TITLE	

BUILDING ELEVATION NORTH

SHEET NUMBER

**A2.04**



**A1** BUILDING ELEVATION-NORTH  
**A2.04** 1/4" = 1'-0"

**NJMJ**  
**A R C H I T E C T**

NATE MEYER, AIA  
813.713.6862

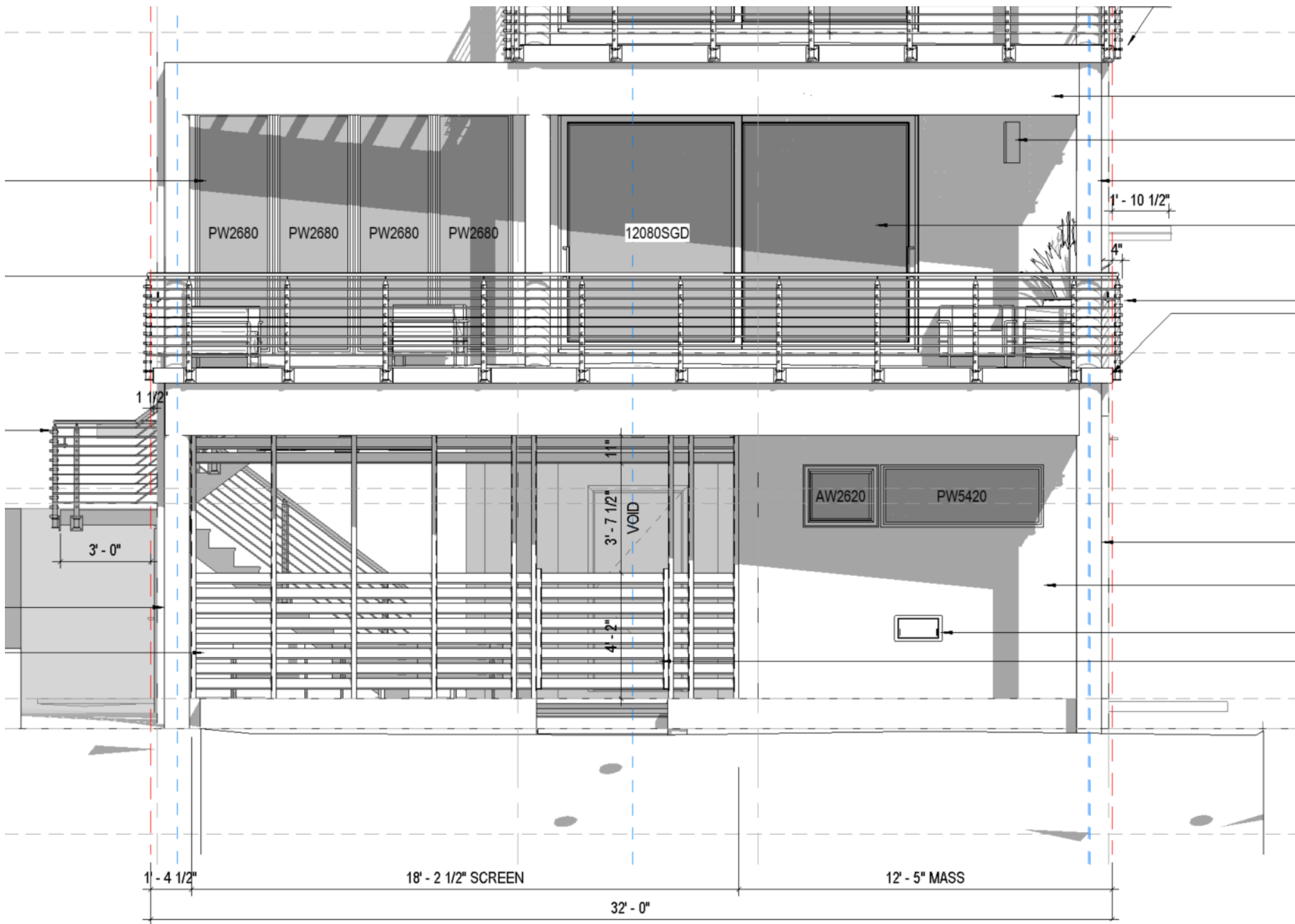
DAVIS RESIDENCE  
1004 PASS-A-GRILLE WAY  
SCREEN WALL  
10.03.2025



**NJM**  
ARCHITECT







GROUND FLOOR AREA BEING SCREENED 400SF  
 MASS AREA 360SF  
 VOID / TRANSPARENT AREA 40SF = 20%