



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, July 9, 2026
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the July 9, 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. June 12, 2026 Meeting

4. Action Items -

a. Revision of Certificate of Appropriateness No. 24053: 2507 Pass A Grille Way

Staff requests Board reconsideration of Certificate of Appropriateness No. 24053 for the addition of a carport on a single-family residence at 2507 Pass A Grille Way

b. Certificate of Appropriateness No. 26110: 108 Pass A Grille Way

Mark Loeffler for Susan D. Russell Cameron requests a certificate of appropriateness to install two elevated A/C units in the south side yard of a locally-designated historic structure.

c. Certificate of Appropriateness for Demolition No. 26108: 101 11th Avenue

JVS Contracting Inc for 6th Game Investments Inc requests a certificate of

appropriateness for demolition of a single-family residence conversion from a former garage that is considered a contributing resource to the Pass A Grille Historic District.

d. Local Historic Designation No. 26098: 107 6th Ave

Susan Cameron, Manager of GRACE SEA LLC, requests local historic registry re-designation of the primary dwelling on 107 6th Avenue that was originally listed on the City's local historic registry in 1998 prior to obtaining Certified Local Government status, and designation of the accessory dwelling.

5. **Discussion Items**

a. Historic plaque updates

Discussing updates on the initial round of historic plaque orders.

b. Design guidebook update

Sharing a draft of the first architectural style entry for the City's design guidebook, and an update on expected timing for final draft presentation if known.

c. Standing topics of interest updates

Standing item for updates on other topics of interest to the Historic Preservation Board

6. **Next Meeting: August 6, 2026**

7. **Adjournment -**

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

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

The public is cordially invited to attend this meeting.

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

DRAFT HISTORIC PRESERVATION BOARD MINUTES

June 12, 2026 - 1:00 PM

PRESENT: Bill Loughery, Chair
Danielle Dashiell, Member
Sean Hurley, Member
Carolyn Zaleski, Member

ABSENT: Holly Young, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Chloe Berryman, City Attorney; Ginny Keeter-Bodkin, Deputy Clerk

Chair Loughery called the meeting to order at 1:00 PM. No quorum was present. The members decided to begin with discussion items first and return to action items when the fourth member was present.

Senior Planner Brandon Berry thanked former Vice Chair Tia Hockensmith for her seven years of service to the Historic Preservation Board and contributions to the Gulf Beaches Historic Museum.

Member Dashiell joined the meeting at 1:30 PM, effecting a quorum; action items began.

1. Approval of the Agenda –

Chair Loughery asked to add three discussion items: a potential change to quorum requirements for certain Board actions, the July 9th meeting, and historic plaques.

Motion: Chair Loughery moved and Member Hurley seconded the approval of the June 12, 2026 agenda as amended; the motion carried 4-0.

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

3. Approval of Minutes –

a. April 2, 2026 Meeting

Motion: Member Dashiell moved, and Member Hurley seconded to approve the April 2, 2026, minutes as presented; the motion carried 4-0.

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

4. Action Items –

a. Election of Officers 2026-2027

Motion: Member Hurley moved, and Member Dashiell seconded to reappoint William Loughery as Board Chair. The motion carried 4-0.

Motion: Chair Loughery moved, and Member Zaleski seconded to appoint Sean Hurley as Vice Chair. The motion carried 4-0.

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.

Mr. Berry gave a brief presentation on the Local Landmark Designation request, which is part of the meeting record. Staff were in support of the application and in favor of the designation as it reflects the broad cultural history of the commercial fishing component of Pass-A-Grille. The presentation noted that, in correspondence with FEMA, 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.

Motion: Member Dashiell moved, and Vice Chair Hurley seconded to approve Local Historic Designation No. 26056: 2001 Pass A Grille Way (The Wharf Restaurant); the motion carried 4-0.

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).

Mr. Berry provided a brief presentation, which is part of the meeting record. Staff had no concerns with the mini-split condensers as proposed but recommended requiring two conditions of approval and a potential third condition: 1. The lines should be set in a cover painted the same color as the dwelling, and the disconnect be painted to match the building if doing so would meet safety codes and manufacturer requirements. 2. Landscaping should be installed adjacent to the mini split units along the 18th Avenue side of the structure, providing proper airflow for the units and sufficient height within one growing season to obscure the units from the street. The third potential recommendation was that the conduit lines be set to run vertically from the equipment, without the current 90-degree jog. Staff also recommended the Applicant place false muntin horizontal with the windows to mirror the existing design, and seek wood sash windows if viable, similar to the appearance of the remaining windows when viewed from the public frontage.

Mr. Berry indicated that the Applicant had been present at the start of the meeting but had left. He had discussed the first two recommendations with her previously but not the last two and wanted her input; he suggested continuing the case. The members discussed the turn in the power lines and wood sash recommendations.

Motion: Chair Loughery moved, seconded by Vice Chair Hurley, to approve Certificate of Appropriateness No. 26055 for 1706 Pass-A-Grille Way, subject to the two staff recommended conditions and authorized staff to work with the Applicant on the two additional recommendations and determine whether the proposed revisions were satisfactory. If staff found the recommendations had not been adequately addressed,

the application would return to the Board for further review. The motion carried unanimously, 4-0.

At 2:36 PM, Applicant Paulette Bosela returned to the meeting, was sworn in, and gave her permission to reopen the case. Mr. Berry recounted the board's requested modifications. The Applicant expressed no objection to painting or concealing the mini-split wiring to match the building and confirmed her willingness to install landscaping in front of the units. Regarding the routing of the exterior wiring, the applicant was unsure why the lines jogged at a 90-degree angle and indicated she would need to investigate whether a direct route was feasible. Concerning the replacement windows, she stated that an exact replica of the existing windows was no longer available but was willing to pursue options, such as an applied strip, to replicate the existing four-light appearance. Ms. Bosela also explained that she had proposed vinyl windows because wood sash windows would require custom fabrication and would be prohibitively expensive. Member Zaleski emphasized the importance of considering applicants' financial constraints.

Motion: Chair Loughery moved and Vice Chair Hurley seconded to reconsider the previous motion on Certificate of Appropriateness No. 26055; the motion carried 4-0.

Motion: Chair Loughery moved, and Vice Chair Hurley seconded to approve Certificate of Appropriateness No. 26055 at 1706 Pass-A-Grille Way with the two staff recommended conditions and the Applicant's assurance to follow up on the 90° wires with her contractor; the motion carried 4-0.

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).

Mr. Berry introduced a brief presentation, which is part of the meeting record. Staff requested 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.

Applicant Irene Lipinski appeared and testified that she understood the living square footage restrictions of any future development as outlined by staff in the presentation.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Certificate of Appropriateness for Demolition No. 26051: 106 3rd Avenue without a stay on demolition; the motion carried 4-0.

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).

Mr. Berry introduced a brief presentation, which is part of the meeting record. The City estimated the residence to have sustained 100% damage from the 2024 storms, indicating a total loss. The Applicant stated the rear of the residence is collapsing, which is beyond a reasonable limit for restoration of a contributing residence. Photographs were part of the presentation. Staff recommended approval without a stay. The residence sustained severe damage that is unreasonable to require the applicant remediate. The home is currently the subject of a substantial damage amnesty period and delaying removal would be inconsistent with the intent of that amnesty. Owners Bob and Laura Stark were present but there were no questions.

Motion: Chair Loughery moved, and Vice Chair Hurley seconded to approve Certificate of Appropriateness for Demolition No. 26054: 1401 3rd Pass A Grille Way without a stay on demolition; the motion carried 4-0.

- 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).

Mr. Berry introduced a brief presentation, which is part of the meeting record. Staff requested Applicant testimony that they understand that 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.

Dennis Johnson, 4021 W Barcelona St, Tampa, and Michael Carrier of Waterstone City Homes, 4261 Fairway Run, Tampa, appeared on behalf of the Applicants and testified to the significant amount of water damage to the structure and proposed design site plan like the one next door that will be a standard two-story home.

Motion: Chair Loughery moved, and Vice Chair Hurley seconded to approve Certificate of Appropriateness for Demolition No. 26073: 104 18th Avenue without a stay on demolition; the motion carried 4-0.

- g. Certificate of Appropriateness for No. 26109: 1500 Pass-A-Grille Way**
The City of St. Pete Beach requests a certificate of appropriateness to substitute an existing entry door with a two-lite design, and existing french doors with simulated muntin French doors, at the Warren Webster Community Center.

Mr. Berry Staff presented a request for a Certificate of Appropriateness for the Warren Webster Building to replace the existing front, side, and rear French doors with impact-rated doors. The proposed front and side doors would retain a similar appearance to the existing simple half-lite over solid-panel design, while the rear French doors would feature simulated mullions to preserve the building's historic character. Staff recommended approval, noting that the proposed designs are compatible with the building's historic integrity and expressing a preference for the French door option with centered beveled mullions.

Motion: Vice Chair Hurley moved, and Chair Loughery seconded to approve Certificate of Appropriateness for Demolition No. 26109: 1500 PAG Way 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. The motion carried 4-0.

5. Discussion Items –

a. Design Review No. 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.

Mr. Berry reviewed a presentation of the design for the proposed new residence at 1807 Pass-A-Grille Way, which included exterior, interior and elevation plans. He reviewed the zoning staff comments from his presentation, which is part of the meeting record.

Victor Tonas, property owner, testified to his confidence in his builder and keeping with the aesthetic of Pass-A-Grille and resiliency. Chair Loughery complimented the design, inquired about vegetation on the property, and recommended the use of hex blocks that can be purchased for the sidewalk.

Added Discussion Items

c. Change of Supermajority Quorum – Mr. Berry Staff explained that this is the only City board that currently requires four members to be present in order to take action, a requirement established by board rules rather than the City Code. Staff proposed amending the rules to allow most board actions, including Certificates of Appropriateness, local designations, and demolition requests, to be approved by a three-member quorum. Substantial improvement and substantial damage variance requests would continue to require a four-member quorum and a four-member affirmative vote. Staff indicated that a resolution reflecting this change would be presented to the City Commission for consideration prior to the Board's next meeting.

d. July 9th Board Meeting – Vice Chair Hurley and Members Dashiell and Zaleski confirmed their availability for the July 9th meeting, should the Chair not be able to attend.

e. Historic Plaques – Chair Loughery discussed the Board's role in the creation and installation of historic plaques and encouraged members to identify additional sites that may warrant recognition. He noted that historic plaques help raise public awareness of the City's history and suggested the Beach Theatre and the Wharf as potential candidates due to their historical significance. He asked members, including the Board's newest member, to consider other locations throughout the City that may be appropriate for plaques and suggested revisiting the topic at a future meeting to discuss potential nominations.

6. Informational Items –

a. Design review elevation resubmittal: 205 Gulf Way

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

The Applicant was not present, and this review was not discussed.

b. Design review elevation 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.

Mr. Berry reviewed a brief presentation of this design review resubmittal. The project is currently in the permitting process. Owners Lara and Dean Davis, and their Architect Nate Meyer were present to answer any questions. Mr. Meyer explained that the changes included the addition of a ground level louver system as requested by this board. The uppermost roof and level three were lowered per previous plan review comments. He answered questions regarding the roof design and heights.

Adjournment – The next meeting is scheduled for July 9, 2026.

Chair Loughery adjourned the meeting at 2:55 PM.

These minutes will be considered for approval at the July 9, 2026 Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Revision of Certificate of Appropriateness No. 24053:
2507 Pass A Grille Way

Action Request: If the Historic Preservation Board finds that any design change would preclude the structure's continued designation as a locally-designated historic resource, they may direct those changes to be made as a condition of continued listing. Alternatively, the Historic Preservation Board may motion to approve as-built revisions to 2507 Pass A Grille Way under Certificate of Appropriateness 24053.

Strategic Objective:

Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject residence is a 1934 bungalow frame structure containing a half upper story. It was designated as a local historic resource in September 2024, shortly before Hurricane Helene, and was at the time approved for a certificate of appropriateness for a carport addition on its south side, expansion of a utility landing pad on its north side, and replacement of windows.

As the owner is pursuing an ad valorem tax exemption in conjunction with the completion of this work, the Board of Adjustment must reevaluate any changes to the design to determine whether the scope of work undertaken retains the historic character of the original residence.

During development, after plans were approved, numerous design changes were made. The most significant identified by Staff are the following:

1. The vertical intermediate posts of the deck walkout have been made substantially thicker.
2. The top banding of the pedestal (pedestal cap) has been made substantially thicker and no longer has a brick veneer.
3. The vertical tapering of the posts has been lessened.
4. The upper fascia board has been made thicker.

When evaluating these changes against the Secretary of the Interior's standards, Staff finds the heavier pedestal caps, thicker intermediate posts, and apparent reduction in tapering of the support posts, to be somewhat less appropriate for the design. While historic Craftsman homes tend to have pedestal caps present, and an exchange in veneer material from the pedestal itself is acceptable, they tend to be thin and more horizontally-emphasized like the ones provided in the plan drawings. Additionally, the carport is a contemporary addition that adjoins the home at its frontage, and while offset and clearly distinguished from the historic home, the thicker posts on the balcony walkout place more visual emphasis on the center of the walkout than at its ends as is typical for Craftsman design. Finally, vertical tapering is a frequent feature of the Craftsman style, and was shown more clearly in the construction drawings.

While Staff finds none of these changes provide grounds for revocation of the certificate of appropriateness, they do make the design slightly less aligned with the requirement that the addition use the same or a compatible architectural style as the main building, and shall not overpower the original structure (LDC Sec. 28.18.(a)&(b)). The owner should address the design changes made with the upper railing, and why the pedestal cap design was substantially changed. If these changes pertain primarily structural integrity or usability, they may be more justified. If the Historic Preservation Board finds the changes to be inappropriate, the owner may also address whether they can make modest changes to the structure at this time, such as replacing the intermediate posts with a thinner design as was approved, or exchanging the pedestal caps.

Note: An earlier version of this agenda report stated that a center column had been removed. This was an

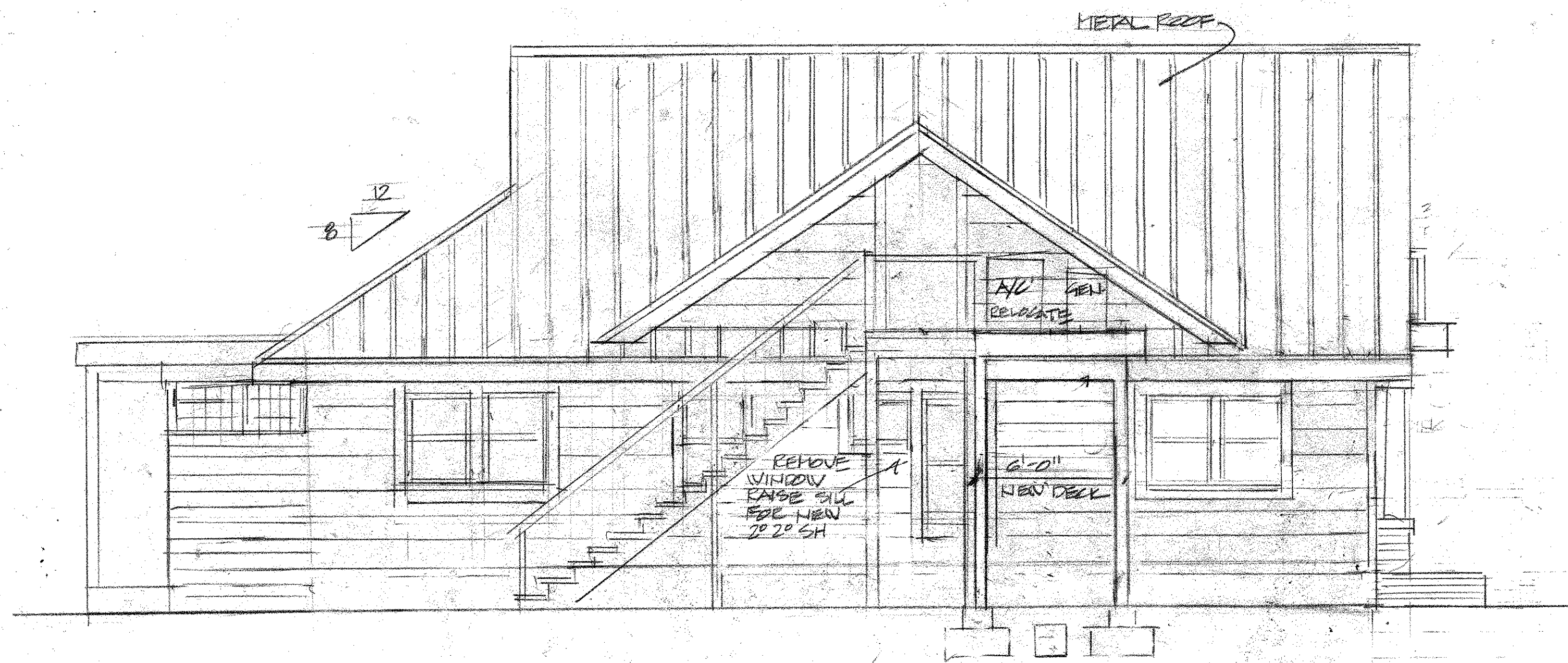
error made by staff -- the front facade referenced showed the column to the rear of the carport, which was installed. This error has been corrected in the markup as well.

Funding:

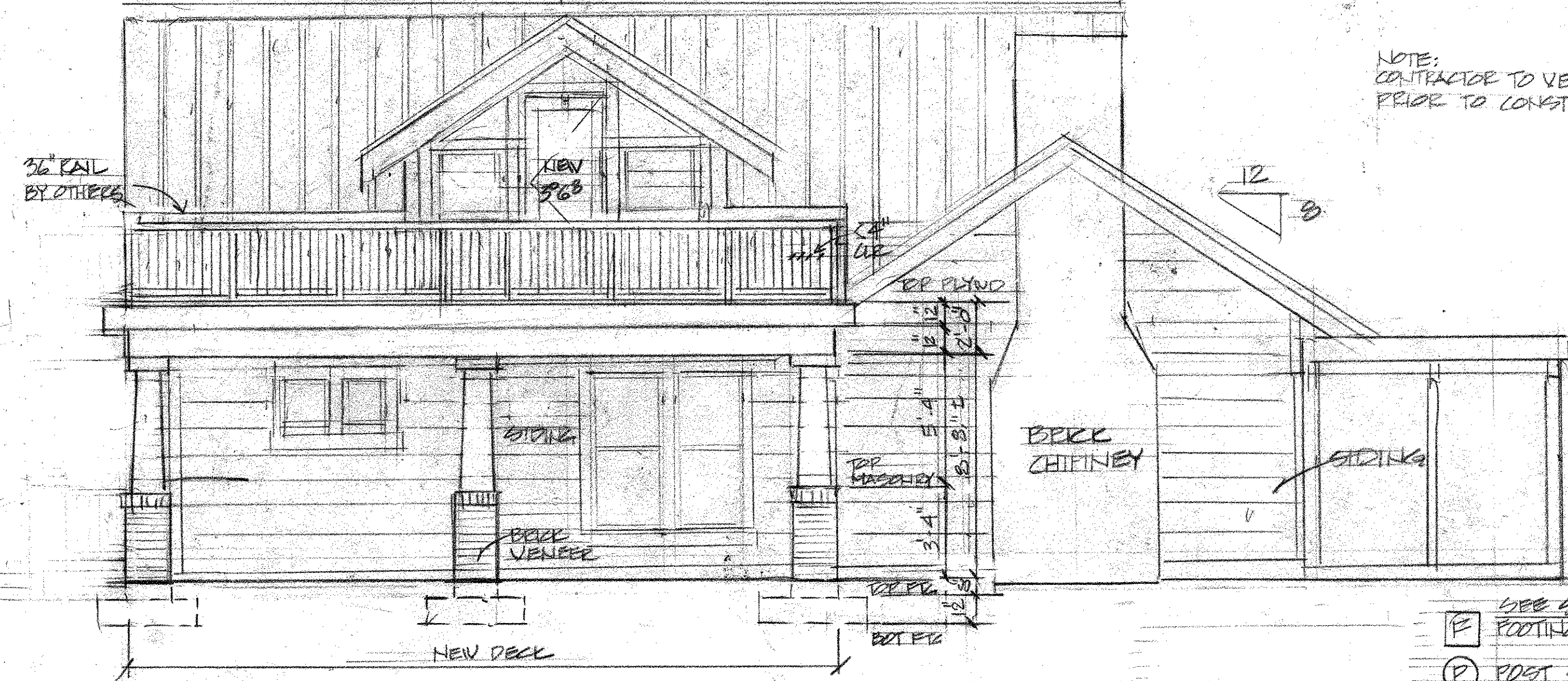
N/A

Attachments:

1. Elevations - Approved building plans
2. Pre-construction photos
3. Post-construction photos
4. Comparison



LEFT SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

NOTE:
CONTRACTOR TO VERIFY DIMENSIONS
PRIOR TO CONSTRUCTION

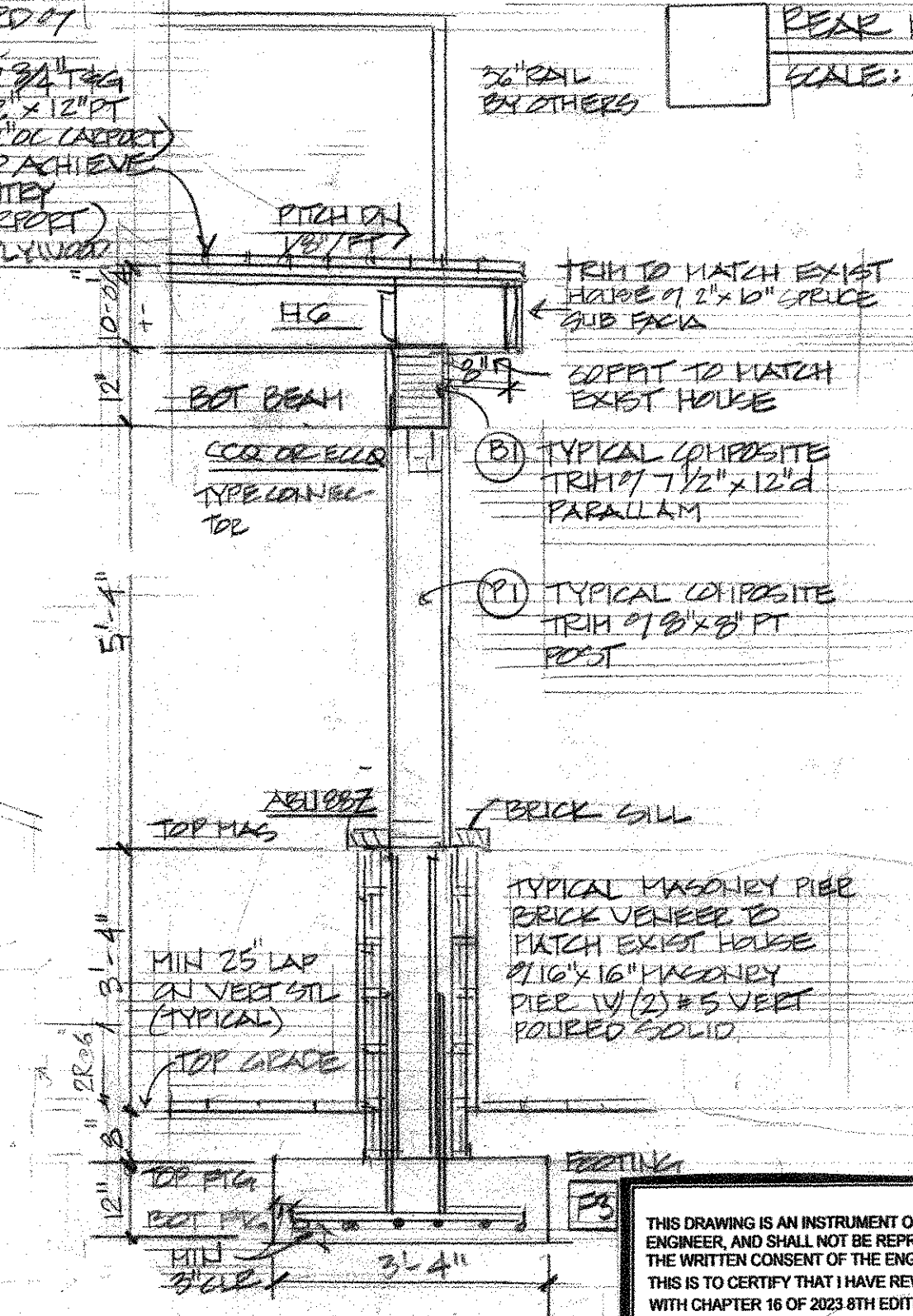
- [F] SEE SHEET A-A FOR PORTING SCHEDULE
- [P] PORT SCHEDULE
- [B] BEAM SCHEDULE
- [L] LEDGER NOTE

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

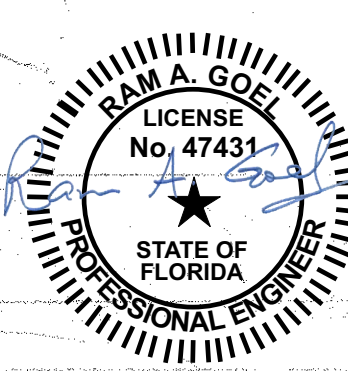


REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

TYPICAL DECK
COMPOSITE DECK BOARD 1/2
1X 8" PT SUBBERG 1/2
TYPICAL HORIZONTAL 2X 4
HORIZONTAL PLYWOOD 2X 12
JOISTS (16" OC 2 ENTRY 12" OC) TRIM
TOP OF JOIST TO ACHIEVE
ROOF PITCH (1/4" FT ENTRY
1/8" FT ENTRY)
TOP PLYWOOD



- Notes:
- This item has been electronically signed & sealed by Ram A. Goel using a Digital signature & date.
 - Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.



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RAM A. GOEL, P.E. # 47431

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sonet
ENGINEERS
SONET FRI LLC, CH# 9746, PH# 855-388-0230
10300 CEDAR CREEK BLVD, SUITE 100, TAMPA, FL 33617, U.S.A.

SHEET: ELEVATIONS, DETAILS, DELIVERIE
PROJECT: SACINO, RESIDENCE, ALT/AND
1557 PASS-A-GRILLE WAY, ST PETERSBURG, FL 33706
MICHAEL JULIAN RESIDENTIAL DESIGN, INC.
195 110th Ave. No. 3, Treasure Island, FL 33706
727-360-2314

DATE: FEB 2, 2024
SCALE: AS NOTED
BY: HEG
REV: JULY 30, 2024
REV: AUG 10, 2024
REV: 27-23

A-3

Ram Goel









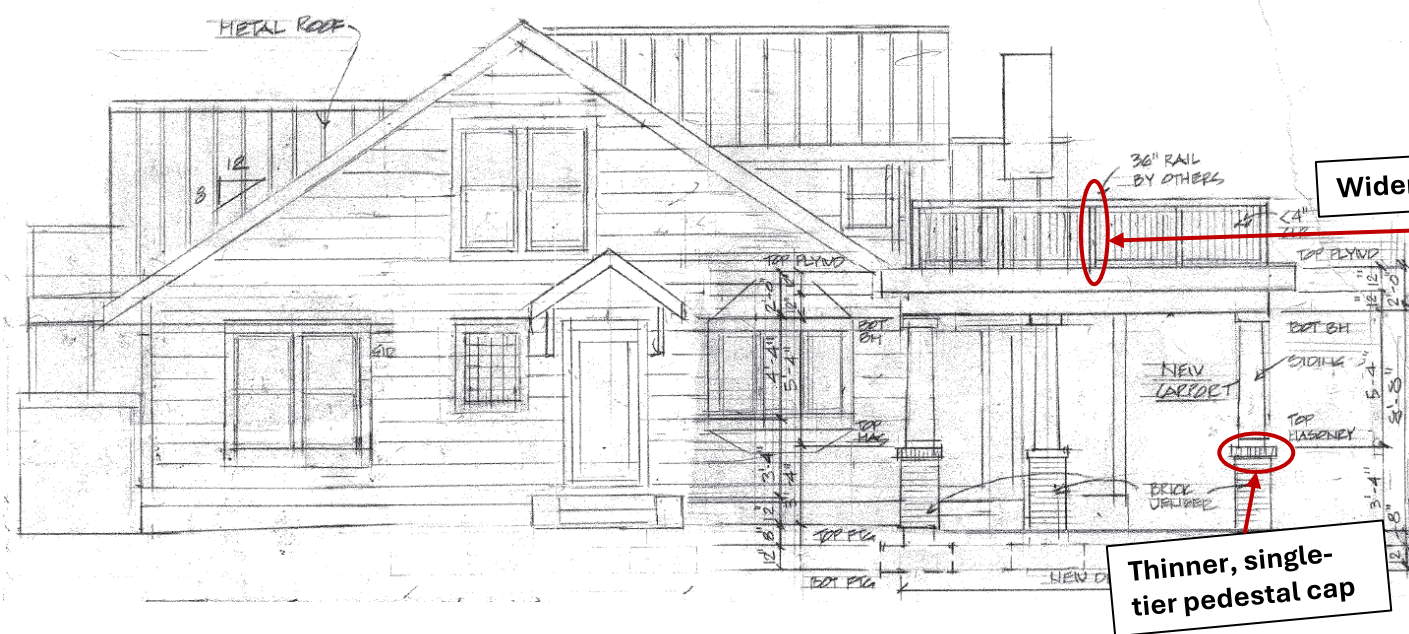








Certificate of Appropriateness No. 24053: As-built Changes



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness No. 26110: 108 Pass A Grille Way

Action Request: Motion to approve Certificate of Appropriateness 26110 for 108 Pass A Grille Way with two conditions as recommended by Staff.

Strategic Objective:

Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff finds the request, which stems from a Florida Building Code requirement rather than a request of the property owner, is appropriate and will both help to mitigate mold growth during any future storm event as well as is placed along the face of the historic structure in a manner most appropriate to protect its historic integrity. Staff recommends that the heavy landscaping buffer along the Pass A Grille Way frontage of the structure be maintained, and the bracket, platform, and any new wiring match the color of the building.

Funding: N/A

Attachments:

1. Staff Report
2. Application and Supporting Materials
3. Site Plan
4. Photos



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

Certificate of Appropriateness, Case Number 26110

Property Owner: Susan D. Russell Cameron

Meeting Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

REQUEST	The property owner requests a certificate of appropriateness to install two elevated air conditioning condensers on the side of a locally-designated historic residence (Local Historic Designation #41, July 2012)
SUBJECT PROPERTY	108 Pass A Grille Way Morey Beach Block 11, Lots 1 and 2 Parcel I.D. 19-32-16-58932-011-0010
LAND USE / ZONING	RLM-2-PAG /RU-2 Residential District
YEAR BUILT	Circa 1942
HISTORIC STATUS	The structure was listed as a contributing resource in the 2003 National Register of Historic Places boundary increase of Pass A Grille, and remained a contributing structure in the City's 2015 re-survey. The structure was approved in July 2012 as a locally-designated historic resource (#41)
SURROUNDING AREA	North – 2 nd Avenue; Two-family residence (under construction) South – Multi-family property (8 units) East – Pass A Grille Way and water West – Alley; Single family residence

BACKGROUND and ANALYSIS

The residence on the property is a masonry vernacular-style single-family structure with mediterranean influence, constructed in 1942 according to the 2003 boundary increase of the Pass A Grille Historic District. The property spans two lots of the Morey Beach subdivision and contains accessory spaces along its western side. The structure is currently undergoing an interior remodel and was approved for a post-storm garage door replacement. Air conditioning units currently exist on the southern side of the structure and are required to be elevated upon replacement due to storm damage, pursuant to the 2023 Florida Building Code.

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.** *Not applicable. The A/C units will cantilever from the side of the structure and will not block or modify any openings or architectural features.*
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 finds this criteria is met. The units are being elevated out of necessity and an incompatibility of the Florida Building Code with historic preservation regulations that allow maintenance of structures and features in their existing form and location. Staff finds the units will be elevated behind a substantial landscaping screen and will be placed in one of the two most visually-appropriate locations of the residence, against a blank wall.*
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.** *Not applicable.*
4. **Changes to a property that has acquired historic significance in their own right will be retained and preserved.** *Not applicable.*
5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *Not applicable.*
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.** *Not applicable.*
7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.** *Not applicable. No chemical treatments will be employed.*
8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.** *Not applicable. If architectural resources are discovered they must be reported.*
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. *The units are being installed along the side of the home, adjacent a heavy vegetative buffer. Although there appears to be adequate space to mount the units on the western side of the structure, above the rear garage door along a less conspicuous area of the property when viewed from the primary frontage, the prior vegetative buffer on this side has been removed following the 2024 hurricanes. Additionally, the relocation of units to this side may require additional exterior wiring to be contained in shrouds, which could negatively affect the appearance.*

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 units will be installed on cantilevered platforms. While they can no longer be placed back at grade due to elevation requirements, the attachment style is unlikely to cause significant damage to the siding or be installed in a manner that would prevent relocation and restoration in the future.*

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

- 1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *Staff recommends the bracket and platforms be painted to match the color of the building.*
- 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.** *Not directly applicable, although the units are reasonably recessed from the frontage and contained within a heavily-screened area of the property.*
- 3. Additions shall be attached to the rear and/or to the side of the original structure.** *The units are to be attached to the side of the structure, along the one side of the structure that does not face a public frontage.*
- 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 equipment will be installed along the side of the structure, toward its rear. While the rear of the structure could potentially also accommodate the units, the rear does face a public alleyway which lacks the once-thick screen of vegetation that was present, and may require exterior line extensions, which could be more detrimental than the current proposal.*

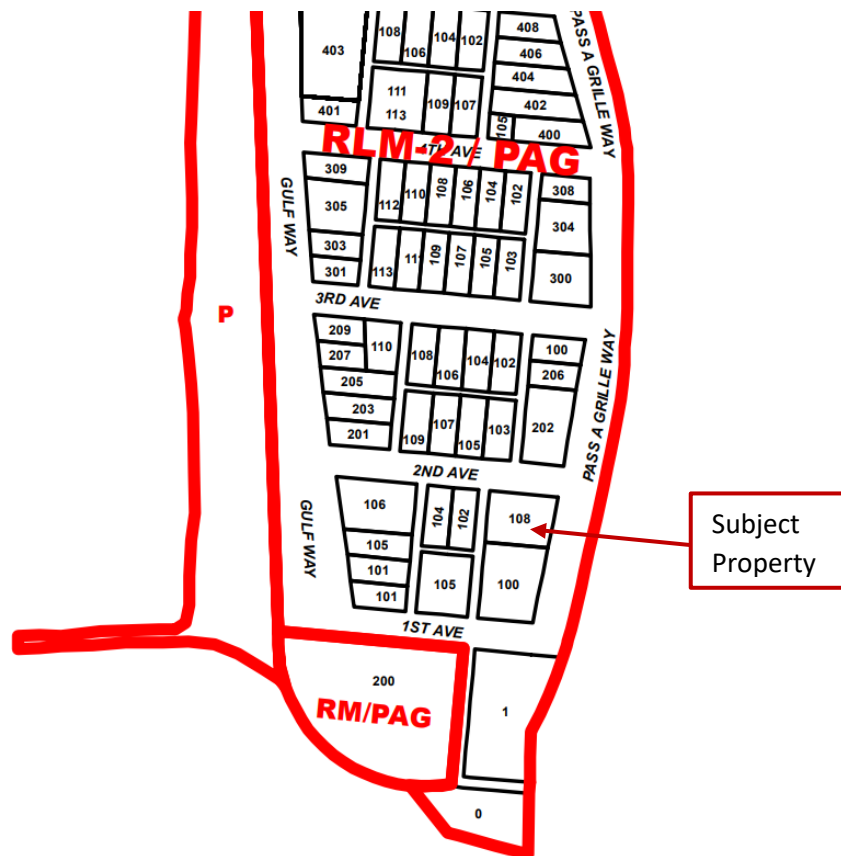
Staff Recommendation: The Certificate of Appropriateness request is acceptable and elevates the replacement units in the most reasonable fashion and location on the property. The potential that

the units could be slightly more visible when viewed from the frontage is an acceptable tradeoff for the substantially reduced time the structure would be unoccupied under a future storm event, or would need to remain without central cooling, which could significantly mitigate mold growth and the risk of the structure needing to be substantially remediated in the future.

Staff recommends two conditions of approval:

- 1) The vegetative buffer along the southeastern frontage of the structure shall remain in place. If damaged or removed in the future, it shall be replaced with mature vegetation of similar opacity.
- 2) The platform and brackets supporting the elevated air conditioning units shall be painted to match the building, and all new exterior wires shall be placed within shrouds matching the color of the building.

ZONING MAP



AERIAL PHOTOGRAPH





Application for Certificate of Appropriateness



Owner Name & Address

Susan D. Russell Carnenon

 suze.com@aol.com

Representative Name & Address

Mark Loeffler
 CGC General
 mloeffler2164@gmail.com

Phone (813) 205-0051

Phone (727) 564-4438

Property Address and Legal Description

108 Pass A Grille Way, 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 _____

Rehabilitation _____

Relocation _____

hurricane related

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.

2 A/C units will be replaced
 per receiving funds from FEMA

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.**

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.

Of course !

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.**

Yes

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.**

They will not

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

side of the building

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.**

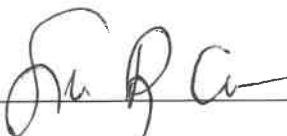
Yes on the side of the home

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

5/12/26
 Date

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.:

108 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: County #288 Y 135 P.C.

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): 4.25 ☒ feet ☐ meters

b) Top of the next higher floor (see Instructions): 15.98 ☒ feet ☐ meters

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

d) Attached garage (top of slab): 4.17 ☒ 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): 4.81 ☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 3.36 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 3.93 ☒ 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: John O. Brendla License Number: LS 4601

Title: President

Company Name: John C. Brendla & Associates, Inc.

Address: 4015 82nd Avenue North

City: Pinellas Park State: FL ZIP Code: 33781

Telephone: (727) 576-7546 Ext.: Email: front@jcbrendla.com

Signature:

Date: 11/04/2025

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):

C2) a. Lowest Living Floor - bathroom

C2) e. Water Heater inside garage

Benchmark: County #288 Y 135 P.C. Elevation = 3.32' N.A.V.D. 88

Latitude/Longitude derived from FEMA Flood Map Service Center

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.:
108 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.: 108 PASS A GRILLE WAY	FOR INSURANCE COMPANY USE
City: ST PETE BEACH State: FL ZIP Code: 33706	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 _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

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.:
108 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: **EAST 11/3/2025**

Clear Photo One



Photo Two

Photo Two Caption: **NORTH 11/3/2025**

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.:
108 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: WEST 11/3/2025

Clear Photo Three



Photo Four

Photo Four Caption: WATER HEATER 11/3/2025

Clear Photo Four

**OFFICE OF THE
FLOODPLAIN
ADMINISTRATOR**

MEMO

To: Applicant
From: Bill Palmer, CBO, CFM
Date: October 30, 2019
RE: **Disclosure Per 44CFR 60.6(A)(5)**
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

If your variance is granted and you complete the work be advised that:

- (i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as \$25 for \$100 of insurance coverage and
- (ii) Such construction below the base flood level increases risks to life and property,

*this is why we want
to raise the units*



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

I/We Susan R Cameron Revocable Trust / Susan Russell Cameron
(Property Owner(s) printed name)

hereby authorize Mark Loeffler
(Agent's printed name)

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

[Signature]
Signature of Owner

Susan R Cameron
Owner's Printed Name

Signature of Owner

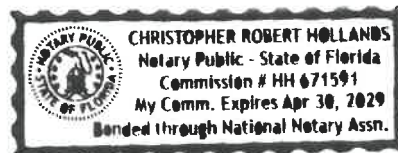
Owner's Printed Name

The foregoing instrument was acknowledged before me this 19 day
of MAY 2026, by SUSAN R CAMERON who
is personally known X or produced _____ as
identification.

[Signature]
(Notary Signature)

My commission expires _____

5/19/26
(Date)





City of St. Pete Beach, Florida
APPLICATION FOR CONSTRUCTION (FLOOD ZONE)

727-367-2735

PERMIT
NUMBER: 2600785

SECTION 1: GENERAL PROVISIONS (APPLICANT TO READ AND SIGN):

- A. The permit may be revoked if any false statements are made herein. If revoked all work must cease until permit is re-issued.
B. Development shall not be used or occupied until a Certificate of Occupancy is issued, if applicable.
C. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.
D. No work of any kind may start until a permit is issued.
E. In addition to the requirements of this permit, there may be additional restrictions applicable to this property, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.
F. I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. Florida Statute 713.135(7)(a)
The Permittee shall repair and or restore any damage or injury to the right-of-way or to any other City property and shall repair the same promptly (within 7 days of notification to the Permittee), restoring it to a condition at least equal to that which existed immediately prior to the infliction of such damage or injury.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT):

PROPERTY ADDRESS: 108 PASS A GRILLE WAY ST Pete Bch FL 33706
Susan D Cameron 108 PassaGrille Way ST Pete Bch

OWNER ADDRESS E-MAIL ADDRESS
McGuire Heating & AC Service 3880 68th Ave Pinellas Park 33781
BUILDER/CONTRACTOR ADDRESS TELEPHONE
McGuire SAC @ Gmail - Com 727 522 4150
E-MAIL ADDRESS

ENGINEER/ARCHITECT ADDRESS TELEPHONE

DESCRIPTION OF WORK:

Replacement of AC SYSTEMS, Installing 2.5 Ton Trane
15 seer 2 heatpumps with 5KW heatstrips

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

(Check all applicable boxes below):

STRUCTURAL DEVELOPMENT:

A. ACTIVITY

- ☐ New Structure Square Footage _____
☐ Addition Square Footage _____
☐ Renovation/Alteration
☐ Relocation
☐ Demolition
☐ Replacement/Restoration

ESTIMATED COST OF PROJECT: \$ 14500.00

B. STRUCTURAL TYPE:

- ☐ Residential (Single-Family)
☐ Residential (Multi-Family)
☐ Non-residential (Flood-proofing?) (Yes)
☐ Commercial
☐ Combined Use (Residential & Commercial)

OFFICE USE ONLY

FLOOD ZONE _____
ELEVATION _____

C. OTHER DEVELOPMENT ACTIVITIES:

- ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Gas ☐ Roofing
☐ Fill ☐ Grading ☐ Excavation ☐ Clearing/Site Demo
☐ Fire Sprinkler ☐ Fire Alarm ☐ Hood Suppression System ☐ Sign
Docks & Lifts Seawalls Water or Sewer System
Drainage Improvements Pool Installation/Finishing
Other: _____

(ISSUED BY) _____ (DATE) _____

Certificate of Product Ratings

AHRI Certified Reference Number : 215610921 Date : 03-16-2026 Model Status : Active

AHRI Type : HRCU-A-CB (Split System: Heat Pump with Remote Outdoor Unit-Air-Source)

Series : 15 Single-Stage Heat Pump

Outdoor Unit Brand Name : TRANE

Outdoor Unit Model Number (Condenser or Single Package) : 5TWR5030A1

Indoor Unit Model Number (Evaporator and/or Air Handler) : 5TEM4B03AC31+TDR+TSTAT

The manufacturer of this TRANE product is responsible for the rating of this system combination.

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_{Full}) – Single or High Stage (95F), btuh : 27200

SEER2 : 15.20

EER2 (A_{Full}) – Single or High Stage (95F) : 12.00

Heating Capacity (H_{Full}) – Single or High Stage (47F), btuh : 26200

HSPF2 (Region IV) : 7.80

7"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. 7Production 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.AHRI.net.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.

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, 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



AIR-CONDITIONING, HEATING,
& REFRIGERATION INSTITUTE

we make life better™

CERTIFICATE NO.:

134181392005789897

ALUMINUM WALL BRACKET SUPPORTS (EXTENDED OPTION)
VALID FOR USE INSIDE AND OUTSIDE THE HVHZ ZONE (SEE LIMITATIONS HEREIN)

VALID FOR USE INSIDE AND OUTSIDE THE HVHZ ZONE (SEE LIMITATIONS HEREIN)

NON-SITE-SPECIFIC STRUCTURAL PERFORMANCE EVALUATION, A DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR CERTIFYING THE APPLICATION OF THIS INFORMATION TO ANY SITE-SPECIFIC LOCATION.

**MAXIMUM ALLOWABLE
DESIGN PRESSURES (ASD):**

 ± 60 PSF

NOTE: FOR SITE-SPECIFIC APPLICATIONS, 'SOLID-ATTACHED SIGNS' METHODOLOGY (ASCE 7-22 SECTION 29.3.2) SHALL BE USED. THIS EXTENDED CONFIGURATION IS NOT APPLICABLE FOR SCENARIO WHERE THE BUILDING MEAN ROOF HEIGHT IS HIGHER THAN 15 FEET.

DESIGN PRESSURES CALCULATED FOR USE WITH THIS SYSTEM SHALL BE DETERMINED SEPARATELY ON A JOB-SPECIFIC BASIS IN ACCORDANCE WITH THE GOVERNING CODE USING ASD METHODOLOGY. SITE-SPECIFIC PRESSURE REQUIREMENTS AS DETERMINED IN ACCORDANCE WITH ASCE 7-22 AND CHAPTER 16 OF FLORIDA BUILDING CODE EIGHTH EDITION (2023) SHALL BE LESS THAN OR EQUAL TO THE LATERAL AND UPLIFT DESIGN PRESSURE CAPACITY VALUES LISTED HEREIN FOR ANY ASSEMBLY AS SHOWN.

THE FOLLOWING ABBREVIATIONS MAY APPEAR IN THIS APPROVAL:

[illegible]

THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) (2023). IT SHALL ALSO BE APPLICABLE FOR THE IBC/ENR (2021). DESIGN SHALL UTILIZE ASD DESIGN METHOD USING ASCE 7-22 CODES FOR SITE SPECIFIC APPLICATIONS AS APPLICABLE.

APPLICABLE FOR USE WITHIN AND OUTSIDE THE ILMHZ. DESIGN CRITERIA BEYOND AS STATED HEREIN MAY REQUIRE ADDITIONAL SITE-SPECIFIC STUDIES.

9. ALUMINUM WELDING SHALL BE PERFORMED IN ACCORDANCE WITH FBC SECTION 2003.8.1.14 WITH WELD FILLER ALLOYS MEETING ANSI/ASME B31.1 STANDARDS TO PROVIDE THE ULTIMATE DESIGN STRENGTH IN ACCORDANCE WITH THE ALUMINUM DESIGN MANUAL, TABLE A.3.6. ALL ALUMINUM CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE AISC STEEL CONSTRUCTION MANUAL, SECTION 13.1. THE MINIMUM WELD IS 3/16" THICK. FULL PERIMETER PILET WELD UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.

DESIGNED & INSTALLED BY OTHERS. ALL MECHANICAL SPECIFICATIONS (CLEAR SPACE, TONNAGE, ETC) SHALL BE AS PER MANUFACTURER RECOMMENDATIONS AND ARE THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, *et al.*, INDEMNITIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.

ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE THIS CERTIFICATION.

MARCH 10, 2025

Richard Neal PE
FL PE
 1980-1981
 1982-1983
 1984-1985
 1986-1987
 1988-1989
 1990-1991
 1992-1993
 1994-1995
 1996-1997
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ORIGINAL SIGNED & SEALED PLANS REQUIRED FOR PERMIT. THIS MANUFACTURER'S SET IS NOT TO BE USED FOR PERMIT OR CONSTRUCTION.

PAGE INDEX:

SHEET INDEX	
# SHEET	DESCRIPTION
1	COVER SHEET
2	EXTENDED WALL BRACKETS SPECIFICATIONS

ENGINEERING EXPRESS
POSTAL ADDRESS:
2234 NORTH FEDERAL HWY #7664
BOCA RATON, FL 33431
ENGINEERINGEXPRESS.COM

MIAMI TECH, INC.
3611 NW 74TH ST
MIAMI, FL 33147
(305) 693-7054
MINIMUM WALL STAND FOR AC EQUIPMENT
MASTE PLAN SHEET
ENC 5TH SD 7/20/31 1 BR (7/20/31)

[illegible]

25-85517

VISIT ECALC.JQ85517

FOR ALL SPECIFIC QUESTIONS
• MORE INFORMATION ABOUT THIS DOCUMENT
OR SCAN THIS QR CODE

VISIT ENGLISH-ESPAÑOL.COM/QUESTIONS

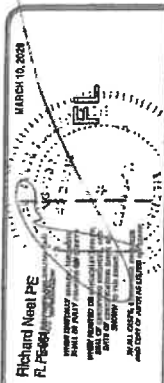
FOR ANYTHING BY ASIA, HANSEN & BLOMBERG



ALUMINUM WALL BRACKET SPECIFICATIONS

ORIGINAL SIGNED & SEALED PLANS REQUIRED FOR PERMIT. THIS MANUFACTURER'S SET IS NOT TO BE USED FOR PERMIT OR CONSTRUCTION.

NOTE:
WALL BRACKET UNITS SHOWN AS ILLUSTRATED HEREIN ARE TO BE USED FOR PERMIT ONLY. FOR PERMIT, THIS MANUFACTURER'S SET IS NOT TO BE USED FOR PERMIT OR CONSTRUCTION.



(1) 1/2" DIA GALV ASTM A653 STEEL STRAP SHALL BE ATTACHED TO ANGLE USING (2) #10 SS SWS, 1" SPACING & 1" EDGE DISTANCE MIN.

EXISTING HOST STRUCTURE PER ANCHOR TABLE, BY OTHERS.

(2) 1/2" WIDE x 1/4" (0.070") ASTM A433 PH-301S1 GALV STEEL ANGLE (CUT-1 BY MIAMI TECH) OR (2) 1/2" WIDE (0.080") THICK 5052-H32 ALUMINUM ANGLE (CUT-2 BY MIAMI TECH) UTILIZE (2) MIN. PER CORNER, FASTEN (0.020") MIN. STEEL CLIP VERTICAL LEG TO 22 GA (0.020") MIN. STEEL ANGLE WITH (2) #10 SS SWS PER CLIP. FASTEN CLIP HORIZONTAL LEG TO HORIZONTAL BRACKET WITH (1) #10 SS THROUGH BOLT CLIP, CENTERED ABOUT LEG.

SEE ANCHOR SCHEDULE FOR ANCHOR REQUIRED PER VERTICAL LEG, TYP.

MAX WEIGHT PER DESIGN (UNITS PER SEPARATE CERTIFICATION)

3/4" MAX (MAX CLIP AS NECESSARY)

(1) 1/2" BOLT OR 3/4" FULL THREADED BOLT WELD AT FRONT ANGLE CROSS MEMBERS, TYP.

ADD FELT PAPER TO SEPARATE UNIT FROM BRACKET

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Richard Neel PE
R. Neel
March 10, 2023

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St. Pete Beach Permit # 2600785, Historic Review

From: St. Pete Beach (wo@iworq.net)

To: mcguiresac@gmail.com; suzecam@aol.com; evanderpreston@aol.com

Date: Friday, March 20, 2026 at 12:42 PM EDT

Please see the notes below associated with the historic review.



Date: 03/20/2026

Permit #: 2600785

Permit Date: 03/16/2026

Review Date: 03/17/2026

Permit Type: RESIDENTIAL

Review Type: Historical Review

Target Date: 04/17/2026

**Scheduled
Time:** 00:00

**Completed
Date:** 03/20/2026

Description: Replacement of 2 AC Systems Installing 2.5 ton trane, 15 seer 2 heat pumps with 5kw heatstrips

**Review
Status:** REVISE AND RESUBMIT

Assigned To: Kristin Coman

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

03/20/2026 Since there is a historic designation, the installation of modern equipment requires a Certificate of Appropriateness (COA) from the Historic Preservation Board, in accordance with LDC Section 28.1.
The proposed elevated equipment must also meet the required zoning setbacks. Without a survey, and indication of the proposed location of the equipment with dimensions and proposed setbacks, compliance cannot be verified. If the equipment does not meet the required setbacks, a variance from the Board of Adjustment would be necessary.

Alternatively, if none of the benefits of the historic designation have been utilized, there may be an option to pursue delisting of the structure. In that case, a COA would not be required; however, a survey would still be necessary for further review and determination.

Property Information

Parcel#: 193216589320110010

CAMERON, SUSAN D RUSSELL REV TRUST
CAMERON, SUSAN D RUSSELL TRE

108 PASS A GRILLE WAY

Zoning: Lot: Block:

CAMERON, SUSAN D RUSSELL REV TRUST
CAMERON, SUSAN D RUSSELL TRE

108 PASS A GRILLE WAY

ST PETE BEACH, FL 33706-4327

SUZECAM@AOL.COM ;
evanderpreston@aol.com



Date: 05/14/2026

Permit #: 2600785

Permit Date: 03/16/2026

Review Date: 03/17/2026

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Review Type: Historical Review

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Alternatively, if none of the benefits of the historic designation have been utilized, there may be an option to pursue delisting of the structure. In that case, a COA would not be required; however, a survey would still be necessary for further review and determination.

03/26/2026 Spoke with contractor. Will provide a site plan showing existing location of equipment. May revise the scope to not include the brackets and elevation as to not exceed the height that would make the equipment visible from the street. If that is not the case, and desire to be elevated, a COA from the HPB will be required.

Property Information

Parcel#: 193216589320110010

CAMERON, SUSAN D RUSSELL REV TRUST
CAMERON, SUSAN D RUSSELL TRE

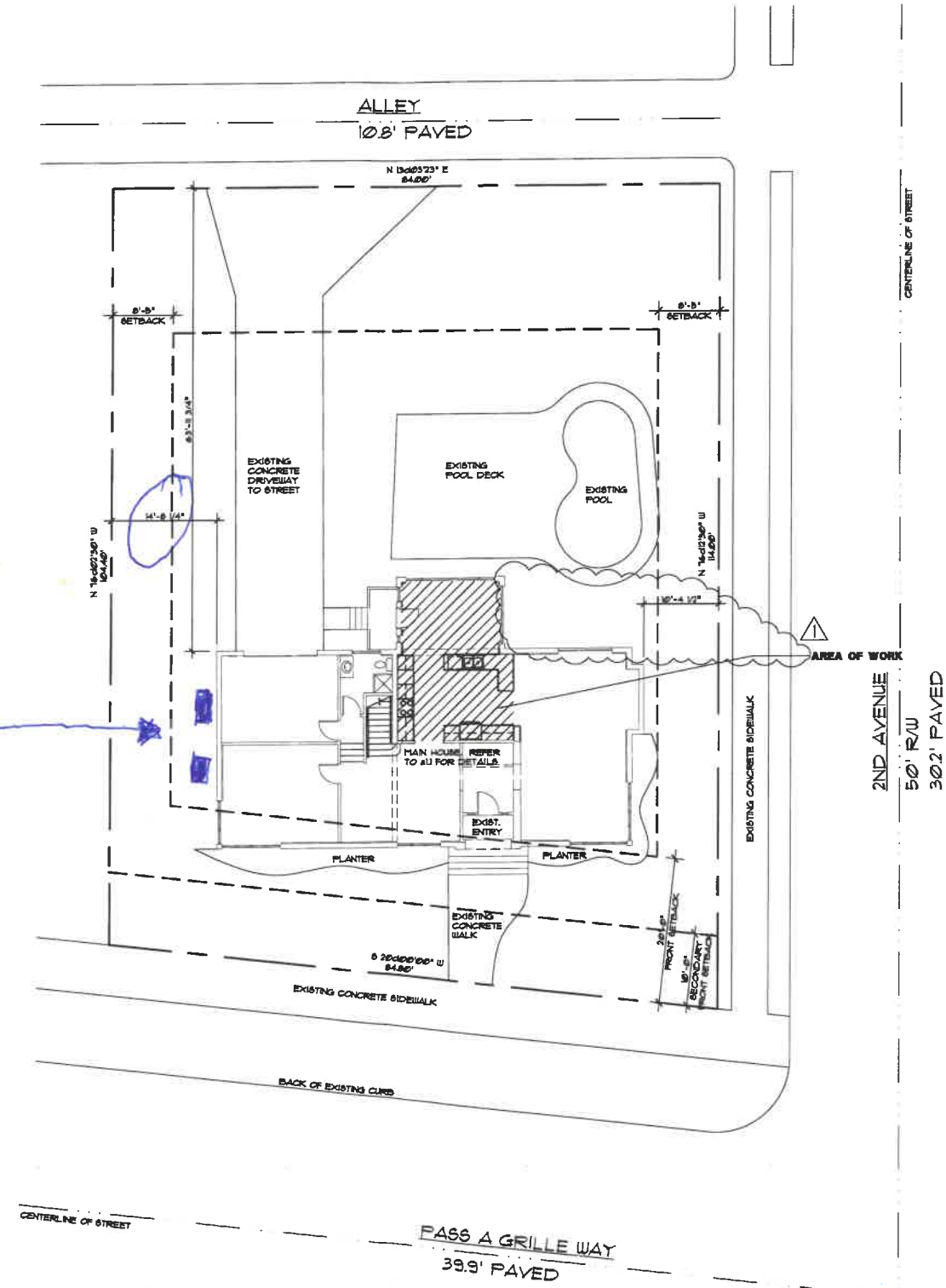
CAMERON, SUSAN D RUSSELL REV TRUST
CAMERON, SUSAN D RUSSELL TRE

108 PASS A GRILLE WAY

108 PASS A GRILLE WAY

ST PETE BEACH, FL 33706-4327

48 inches apart
Proposed Condensers



STRUCTURE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA
EXISTING SITE DRAINAGE PLAN TO REMAIN

SITE PLAN
SCALE: 1"=10'-0"

SHEET INDEX:

- sp1.1 Site Plan
- d1.1 Demolition Plan
- a1.1 Floor Plan
- a2.1 Elevations
- a2.2 Elevations
- s0.1 Structural Notes
- s1.1 Foundation Plan
- s2.1 Second Floor Beam Framing
- e1.1 First Floor Electrical Plan

PERMEABLE DATA

IMPERVIOUS	3,948 SQ. FT. (43.0%)
PERVIOUS	5,243 SQ. FT. (57.0%)
TOTAL SITE	9,190 SQ. FT. (100%)

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE FINEST BUILDING CODES.

architects • planners

U.S. # AP 0017335
9600 Koger Blvd. N. Suite 245,
St. Petersburg, FL 33702
(813) 727-3335-3676
info@architectonicsstudio.com

108 Pass a Grille Way

Interior House Renovation

108 Pass a Grille Way

St. Pete Beach, Florida 33706

Site Plan

Project No. 2020-276R
Date: January 9, 2026

Revision: 03-24-2026

sp1.1



side view

14 feet from
house to wall



would like to
elevate on
this side



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 26108: 101 11th Avenue

Action Request: Motion to approve Certificate of Appropriateness 26108 without a stay on demolition.

Strategic Objective:

Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff finds the integrity of the structure to be slight, as a converted outbuilding associated with a formerly-contributing main residence that was demolished in 2010. As the structure was substantially damaged in the 2024 hurricanes, staff does not find a basis to delay its demolition.

Funding: N/A

Attachments:

1. Staff Report
2. 26108 - COA for Demo Application



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

Certificate of Appropriateness / Demolition Case No. 26108

Applicant/Property Owner: JVS Contracting Inc for 6th Game Investments Inc

Meeting Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

REQUEST	Request to demolish an existing converted garage residence structure which was considered part of the contributing historic property as of the 2003 National Register of Historic Places boundary increase, and was independently considered a contributing resource as of the 2015 historic resources re-survey.
SUBJECT PROPERTY	101 11 th Avenue; MOREY BEACH BLK 3, W 65FT OF LOTS 4 AND 5; Parcel # 19-32-16-58932-003-0040.
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1950
HISTORIC STATUS	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.
SURROUNDING AREA	North – 18 th 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 one-story converted residence that was formerly the garage for a larger front residence that was demolished in 2010. The converted garage residence was considered a contributing resource to the Pass A Grille Historic District as of the 2015 re-survey of the neighborhood, but was not listed as a separate contributing resource during the 2003 National Register of Historic Places boundary increase.

The structure was determined to have sustained substantial damage from the 2024 hurricanes, and permits for demolition and new construction are currently pending.

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 architectural and historic integrity of the building to be modest, as it was never officially recognized as a contributing resource under either of the National Register of Historic Places nominations. The former front structure was a modest frame vernacular structure that was much more in keeping with the architectural integrity of the area. The current home is a clear conversion and does not have evident individual architectural integrity. While the structure is an appropriate age for Pass A Grille's post-war major phase of development era, staff does not find it maintains significant physical integrity or historic relevance.

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

Staff finds the structure to be somewhat unique and maintain the massing of the district, as a single-story gable-side roof with a low slope. It does not have the street frontage dominance common throughout the district, and does not stand out architecturally. Staff finds its importance to be slight.

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

The building can no longer be constructed at its existing height. Staff estimates a replacement residence would need to be elevated at least six feet, and the applicant is proposing a replacement three-story home. The structure is a mix of block and vinyl siding along its alleyway side, both of which can be flood resistant materials upon reconstruction.

The large slider doors at the frontage could not be replicated, but those appear to be later additions.

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

Converted single-story garage residences as the primary residence on the property are rare, but staff does not find the structure to be a significant contributing resource from an architectural, cultural, or neighborhood development standpoint.

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

The structure is substantially damaged and cannot be reasonably restored.

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

Staff finds this is not viable.

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.

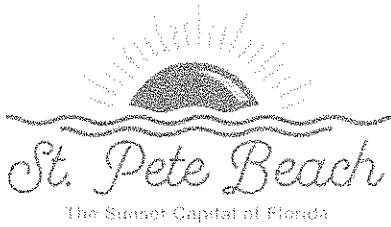
Staff finds the historic integrity of the structure is slight and is not, independent of the long-demolished front home, a significant contributor to the historic integrity of Pass A Grille Historic District. It is also unclear when the garage was converted, as it is not a floodplain-compliant structure. Staff recommends approval of the request without a delay on demolition.

AERIAL PHOTOGRAPH



FORMER RESIDENCE – 2008 (GOOGLE MAPS)





Certificate of Appropriateness

List of Required Submittals

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

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

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

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

The following are optional but strongly suggested:

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

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



Application for Certificate of Appropriateness

Owner Name & Address

6th Game Investments Inc

101 11th Ave St Pete Beach, FL 33703

Representative Name & Address

JVS Contracting Inc

1608 N 43rd St. Tampa, FL 33603

Samuel W. Ervin

Phone (248) 495-5672

Phone (813) 244-1007

Property Address and Legal Description

101 11th Ave St Pete Beach, FL 33703

MOREY BEACH BLK 3, W 65FT OF LOTS 4 AND 5

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Residential 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.

COMPLETE DEMOLITION OF RESIDENTIAL STRUCTURE AND POOL

ALL DEBRIS TO BE EXCAVATED AND REMOVED FROM LOT

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.

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.**

- 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.**

- 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.**

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 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.**
- 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.**

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

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

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

LDC Section 28.18 - 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 INTENT ON SALVAGING HOME. STRUCTURE DEEMED CONTRIBUTING - NOT HISTORICAL

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.

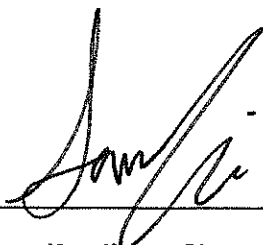
NO INTENT ON SALVAGING HOME

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>
DEMOLITION
<i>Windows</i>
DEMOLITION
<i>Doors</i>
DEMOLITION
<i>Roofing</i>
DEMOLITION
<i>Entrances/Porches</i>
DEMOLITION

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

6/4/26

Date

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 26098: 107 6th Ave

Action Request: Following applicant testimony and staff review of the property survey: Motion to approve case 26098 for the re-designation of the front primary dwelling and designation of the rear accessory dwelling as local historic resources.

Strategic Objective:

Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The applicant requests designation of the single-family frame vernacular rear residence on the property, which was not included in the original designation of the front residence in 1998. The applicant also requests to re-designate the front residence, which would make it eligible for historic preservation incentives in the future, such as the ability to request variance from the City's floodplain management regulations for improvements that retain the historic character of the dwelling.

Staff finds both structures are relatively well preserved and eligible for listing. The front structure sustained no damage from the 2024 hurricanes according to the City's estimate, and the rear dwelling has had its exterior batten siding restored. Staff requests the applicant speak to any interior damage to the rear dwelling that will need to be remediated, and reserves an amended recommendation contingent upon the owner supplying a property survey showing the location of the dwellings relative to the property lines.

Funding: N/A

Attachments:

1. Staff Report
2. Application

3. Florida Master Site File
4. Applicant Photo #1
5. Applicant Photo #2
6. 1936 Appraisal Card



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

Local Historic Designation Case No. 26098: Susan R. Cameron for Grace Sea, LLC

Meeting Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

REQUEST	The property owner requests re-designation of the primary residence that was originally designated as a local historic resource in January 1998 prior to the Historic Preservation Board becoming a Certified Local Government (Designation #21), as well as initial designation of the single-family accessory dwelling.
SUBJECT PROPERTY	107 6 th Avenue MOREY BEACH BLK 7, LOT 14 Parcel # 19-32-16-58932-007-0140
LAND USE / ZONING	RLM-2/PAG Overlay District
YEAR BUILT	Circa 1920
HISTORIC STATUS	Both dwellings were considered contributing resources in the 1989 National Register of Historic Places nomination of Pass A Grille, as well as its 2003 boundary increase and the City's 2015 re-survey.
SURROUNDING AREA	North – South – East – West –

BACKGROUND and ANALYSIS

The primary residence, originally known as Kim-Dur-Caid cottage, and now known as Grace Sea Cottage, has been listed on the City's local historic registry since 1998. The applicant has requested re-designation of the residence to take advantage of the City's preservation incentives now available due to the City's continuing status of a Certified Local Government, which was originally authorized in 2005 after the home was listed on the registry.

For unknown reasons, as discussed in the 1998 meeting minutes, the rear frame dwelling was never listed on the registry. The owner is now seeking authorization for the rear dwelling in conjunction with the re-designation of the residence.

Staff would describe both structures as frame vernacular, although they contain clear elements of Craftsman as the predominant style for the main residence was described in the 2015 Florida Master Site File. The home was designated with the style of minimal traditional in the 2003 Pass A Grille Historic District boundary increase recording. The front residence has a front-facing gable, knee braces, modest porch with what may be an original tapered post and recent installation of a wood column that replaces a decorative wrought iron column from the home's 1963 renovation, and open pier foundation below a bay window projection. The rear residence is more modest in features but has some simple Craftsman elements, such as its exposed knee braces, asphalt shingles, and prominent side gable with louvered vent.

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.

The primary residence is a frame vernacular residence with distinct Craftsman features, including prominent gables, tapered pier supports for a prominent bay on the western alleyway side of the residence, an incised porch with what appears to be an original tapered post and recently-replaced column above, knee braces, and an asphalt shingle roof. The accessory dwelling has asphalt shingles, knee braces under the roof, and a side gable with louvered vent as distinct features.

The front residence appears to be in good condition and was determined by the City to have sustained no damage in the 2024 hurricanes. There have been no recent permits for the residence since an electrical panel exchange in 2021. The rear dwelling was in poor exterior condition in 2019, with deteriorated vertical wood siding, but it appears the wood batten siding has recently been replaced. The applicant should speak to the state of the residence's interior.

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.

Staff finds both residences to be good examples of the predominant architectural styles of the 1920s, when Pass A Grille still retained a substantial amount of its transient nature, but development included Craftsman features as one of the prevailing styles of the time. The home is elevated approximately two feet from grade to the living floor, which is common for the era and saw a shift only in the 1930s and 1940s when settlement became more permanent and more heavily horizontally-oriented styles like ranch became more commonplace. It is also an example of the dwindling small-scale, cottage-style, multiple-residence properties in Pass A Grille, many of which have been lost to new development or the 2024 hurricanes. At only just over 1,000 square feet in living space between two floors for the front residence, and just over 400 square feet for the

accessory dwelling, the structures retain both the architectural features and historic pre-suburban development patterns of Pass A Grille.

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

The front residence appears to be in good condition, and was noted by the City to have not sustained any damage from the 2024 hurricanes. The column between the tapered post and top of the porch was long fitted with a wrought iron decorative column, likely from the home's 1963 renovation, and recently replaced with a wooden support in a similar style to the original. The rear accessory dwelling showed evidence of exterior deterioration in 2019, particularly along the base of its batten wooden siding, which has been restored. However, the applicant should address the state of the interior of the residence and whether significant repairs are necessary to render it habitable.

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

Both structures will remain modest single-family residences.

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

The property has a zoning of RLM-2 Residential District within the PAG Pass A Grille Overlay District. A zoning map is included in this 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 finds both structures are eligible for listing on the City's local historic registry as historic resources. Both possess architectural integrity and together represent the early settlement history of Pass A Grille.

Staff finds the maintenance of the open foundation's tapered piers, bay window above, and the incised porch, to be features worthy of preservation on the primary dwelling. Both structures should be preserved with gable roofs, knee braces, asphalt shingles in dimensional pattern arrangement rather than the more modern "three tab" shingles, and wood sash windows where appropriate, although the front structure's 1963 renovation may make aluminum appropriate where wood sash were now historically replaced. The rear residence should maintain its two louvered vents. Finally, while a post-development feature, Staff finds that the wrought iron support previously found at the corner of the front residence's porch was an appropriate conjectural addition that has obtained some historic character in its own right. As the owner chose to restore it with a more standard wood support as was provided in the home's original construction, Staff finds it should not be later replaced with a more modern material or design that could compromise the home's overall historic integrity.

A small porch cover structure on the west side of the rear of the accessory dwelling appears to have been added some time between 2013 and 2014. No permit is on file. While the structure was surveyed after the addition and found to be a contributing resource, and Staff does not find removing it in the future would substantially affect the integrity of the dwelling, the applicant should be prepared to obtain a permit for the cover if it was not already permitted.

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
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

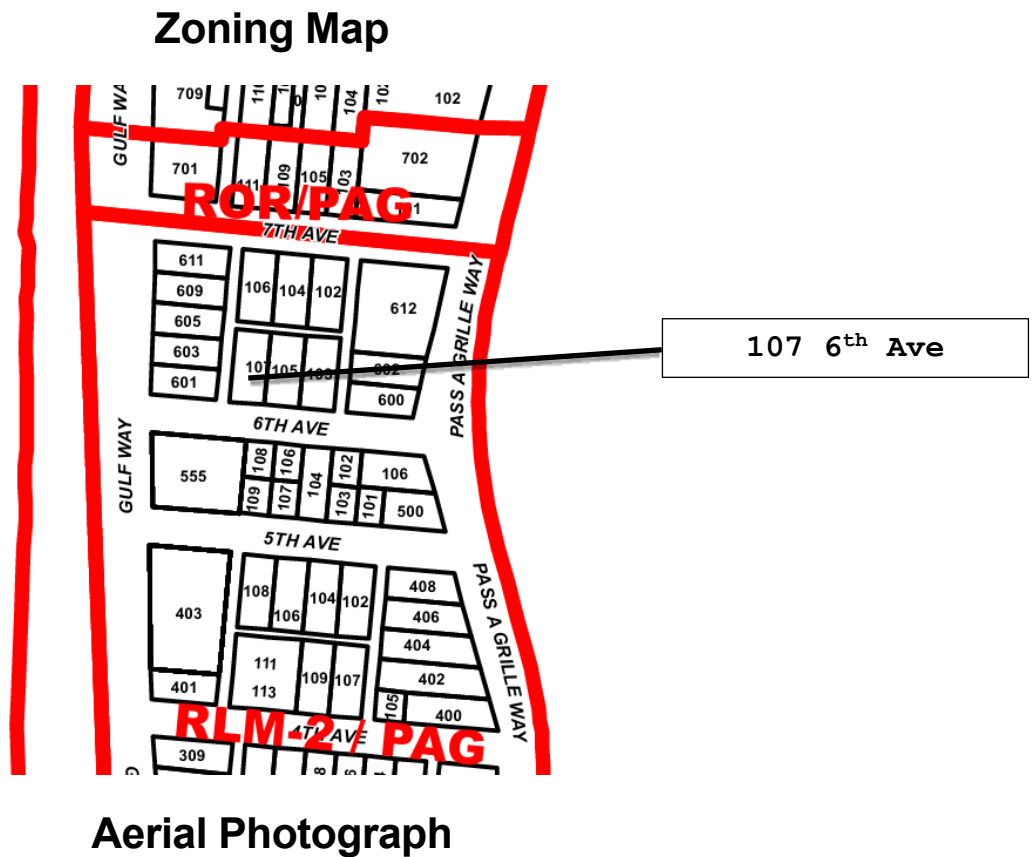
Staff analysis: Staff support this application to re-designate the primary residence at 107 6th Ave, and designate its rear accessory dwelling, following adequate testimony from the applicant. Just as the Historic and Architectural Review Board found in 1998, both structures possess strong architectural integrity, and Staff finds that preserving these modest multi-dwelling properties to be more essential today due to substantial losses from development pressure and the 2024 hurricanes. Staff finds the buildings meet criteria (1)a. due to their expanding importance in the development patterns that created Pass A Grille, and (1)d., by embodying the frame vernacular and Craftsman-influenced style that was common in the early 1920s at the time of their construction. Finally, both structures are contributing to the Pass A Grille Historic District, and have Florida Master Site Files.

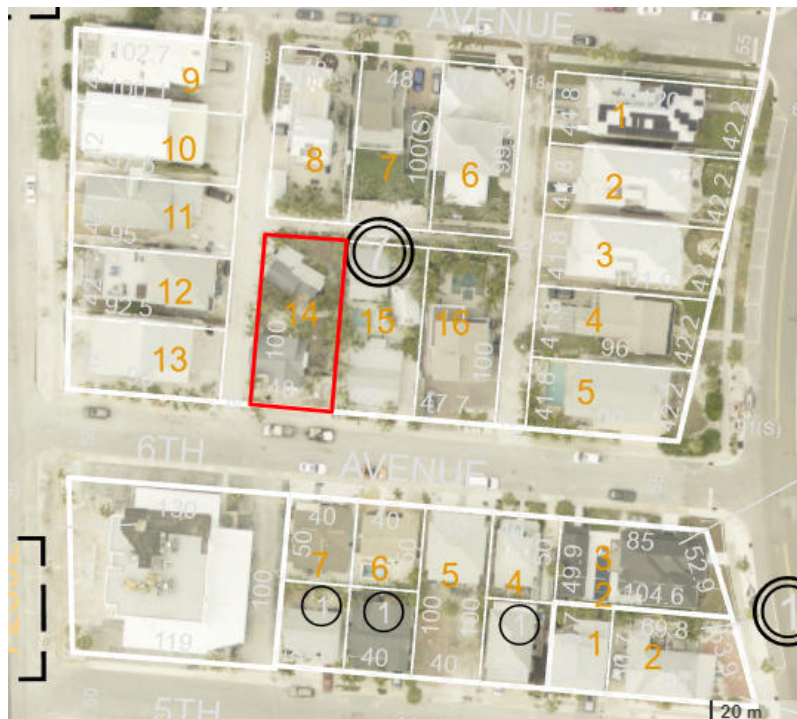
Staff request the following testimony and acknowledgement from the applicant:

- 1) Whether there is any interior work that may result in the need for exterior alterations to either structure, particularly the rear accessory dwelling.
- 2) Without a survey, Staff cannot certify where the structures are located relative to the property lines, and future elevation, additions, or exterior modifications may still require variances or potentially relocation, independent of any action taken by this Board.

Staff recommendation: Following applicant testimony, Staff recommends APPROVAL of the Local Historic Designation of the two residences at 107 6th Avenue, as they:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; and
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction.





**SUBJECT
PROPERTY -
107 6th Ave**

Photo from 1936 Property Card (Front Residence)





26098

Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Grace Sea, LLC
 108 Pass A Grille Way
 St Pete Beach, FL 33706

Phone _____

Email Address sv22cam@aol.com

Agent or Representative Name & Address

Susan R. Cameron
 108 Pass A Grille Way
 St Pete Beach, FL 33706

Phone (813) 205-0051Email Address sv22cam@aol.com

Property Address, Legal Description, Parcel ID

107 6th Avenue, St Pete Beach, FL 33706
 19-32-16-58932-007-0140
 Morey Beach, Blk 7, Lot 14

Historic Name of Property (if applicable): Kim-Dur-Caid Cottage (1917)
 we named it Grace Sea Cottage

Florida Master Site File Number (if applicable): PI00942 - See attached

Florida Master Site File Recorder:
 (Name and Title, if applicable): PI00942

I (the undersigned) am the legal owner/legal representative of 107 Grace Sea, LLC located at 107 6th Avenue, St Pete Beach 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: Susan R. Cameron Date: 4/30/26

TYPE OF REQUEST

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

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

FUNCTION OR USE**Historic Functions**

Residence with Garage Apartment
1930 guest house

Current Functions

Same
the front house is already
on the register #21

DESCRIPTION**Architectural Classification**

Bungalow
1930 Wood Frame Cottage
Guest House with Full siding
exposed rafter tails

Materials

old wood - Hardee b'durd
T-111 siding

STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

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

Areas of Significance (please describe the following):

1. Period of Significance

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

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Narrative Description

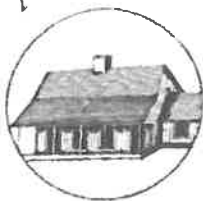
1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation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

Major Bibliographic References

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

Kin-Dar Cottage (1917)

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00942**
 Field Date **1-5-2015**
 Form Date **3-14-2015**
 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) KIN-DAR-CAID Cottage (1917) Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 107 Direction _____ Street Name 6th Street Type Avenue Suffix Direction _____
 Address: 107
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-007-0140 Landgrant _____
 Subdivision Name MOREY BEACH Block 7 Lot 14
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1902 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1902 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows, siding (1963)
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Craftsman Exterior Plan L-shaped Number of Stories 1.5
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 double-hung vinyl sash windows, canted bay
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, kneebraces, metal filigree, canted bay
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Ca. 1930 wood-frame guest house with T-III siding, 1/1 sash windows, and exposed rafter tails.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 Keeper - Determined eligible: ☐ yes ☐ no Date _____
 NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Pre-cast Concrete Footing 2. _____
 Main Entrance (stylistic details) The 1-leaf door has a square surround and is sheltered by the incised porch.

Porch Descriptions (types, locations, roof types, etc.) The 1-bay incised porch is supported by a metal filigree post on a tapered pier.

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

Narrative Description of Resource This Craftsman influenced dwelling was built in 1902 and remodeled in 1963. Originally clad in board and batten siding; it was stuccoed in the modern rehabilitation. Exposed kneebraces, tapered post, and a bay window are interesting details.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and guest house are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

- 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.



06h_107_P100342_03



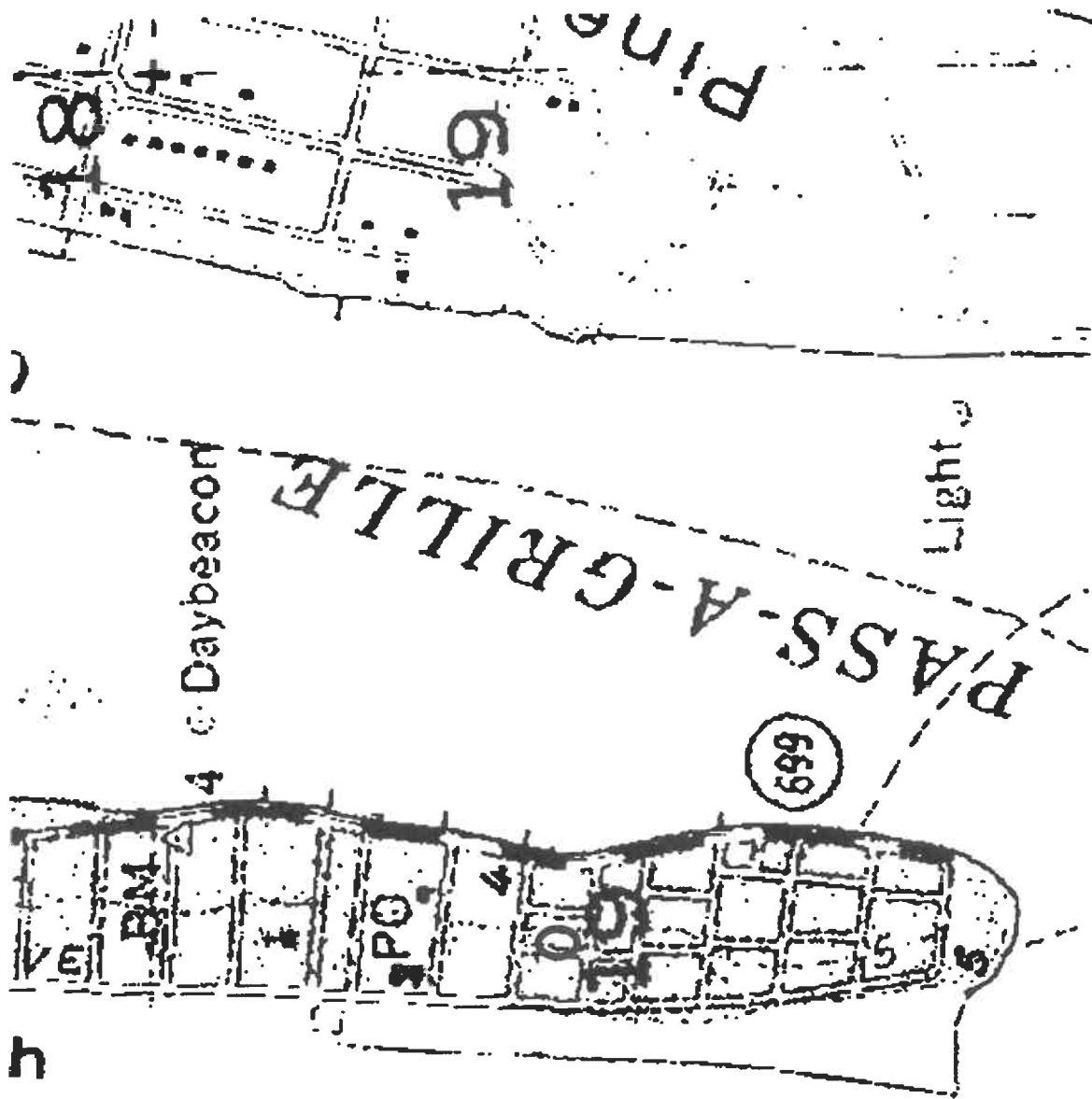
06h_107_P100342_01



06h_107_P100342_02



06h_107_P100342_04



Address: 107 6TH AVENUE

Site #8PI00942

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00942**
 Field Date 1-5-2015
 Form Date 3-14-2015
 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) KIN-DAR-CAID Cottage (1917) 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
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LOCATION & MAPPING

Street Number 107 Direction _____ Street Name 6th Street Type Avenue Suffix Direction _____
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 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
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HISTORY

Construction Year: 1902 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1902 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
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 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows, siding (1963)
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

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 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
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 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 double-hung vinyl sash windows, canted bay

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, kneebraces, metal filigree, canted bay

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Ca. 1930 wood-frame guest house with T-III siding, 1/1 sash windows, and exposed rafter tails.

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
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Porch Descriptions (types, locations, roof types, etc.) The 1-bay incised porch is supported by a metal filigree post on a tapered pier.

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

Narrative Description of Resource This Craftsman influenced dwelling was built in 1902 and remodeled in 1963. Originally clad in board and batten siding; it was stuccoed in the modern rehabilitation. Exposed kneebraces, tapered post, and a bay window are interesting details.

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OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
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1. Architecture 3. _____ 5. _____
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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 _____
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 Document description _____ File or accession #'s _____

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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

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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.



6th_107_P100942_02



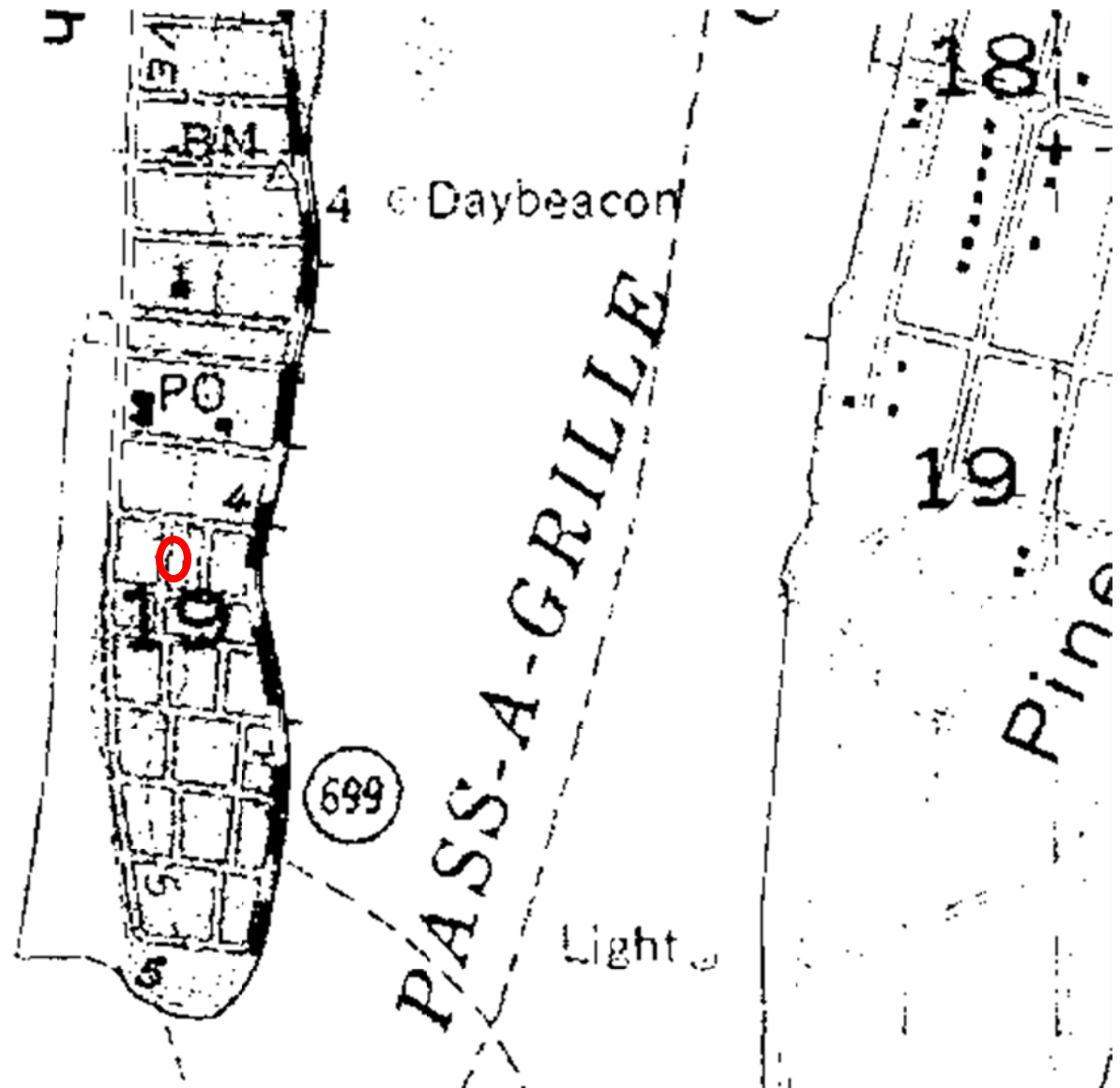
6th_107_P100942_03



6th_107_P100942_04

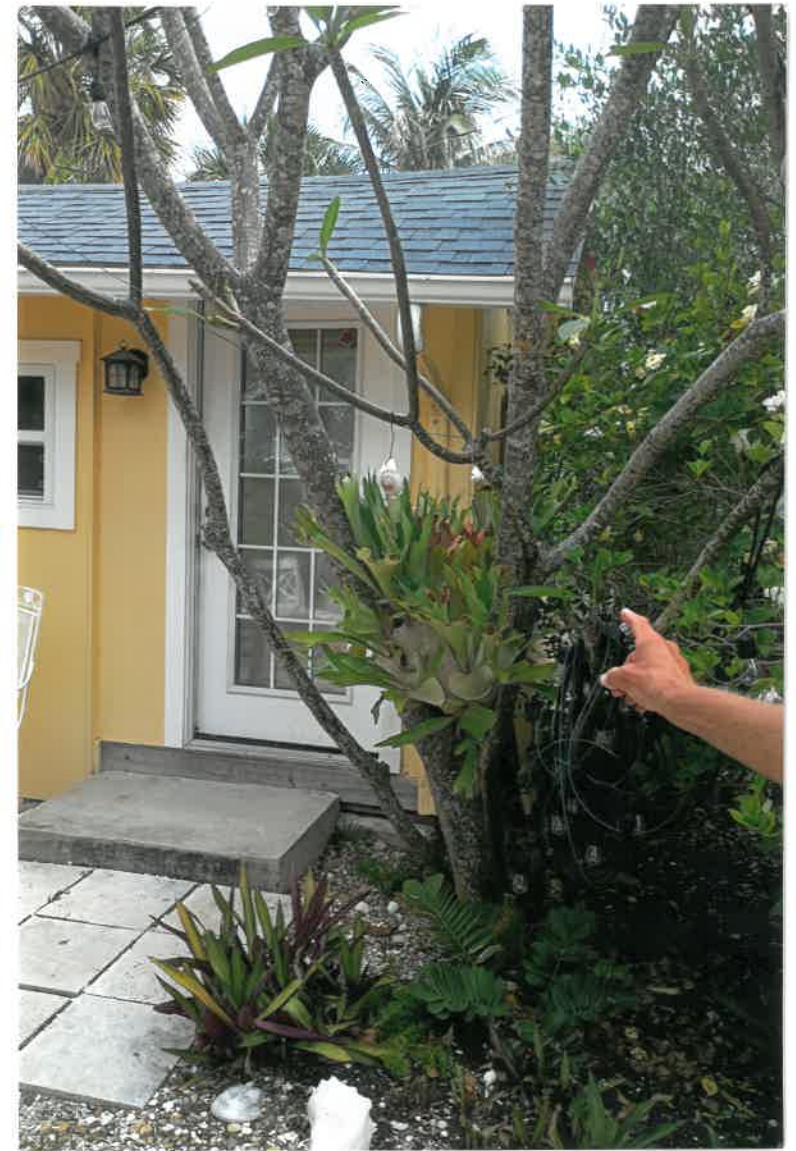


6th_107_P100942_01



Site #8PI00942

Address: 107 6TH AVENUE





PRESENT USE Res.

POSSIBLE USES

LEGAL DESCRIPTION

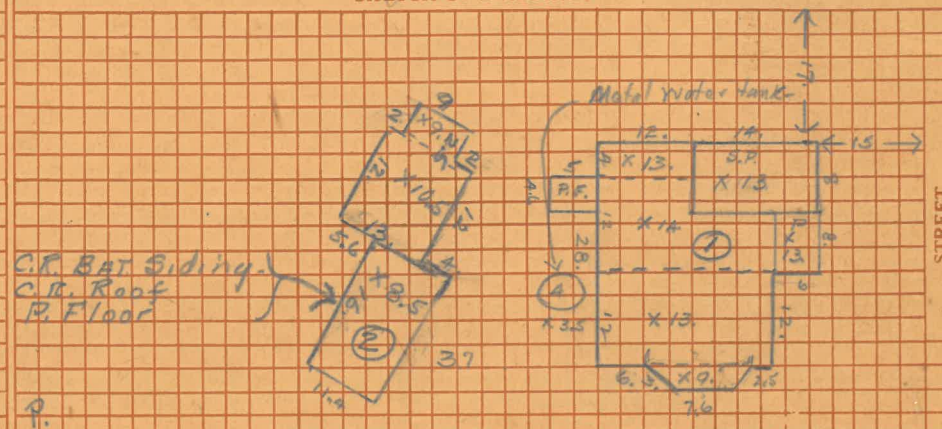
Lot 14 Block 7 Inver Beach



OWNER

B. J. Waddington BASCOM T. BYARS - 1925-45

SKETCH OF BUILDINGS



BUILDING COMPUTATIONS

NO.	SIZES	SQUARE FEET	HEIGHT	CUBIC FEET	AGE	% COND
1	SP	8.14	11.2	1456	1910	
		4.12	48	624		
	P	6.8	48	624		
		12.12	144	2016		
		8.8	64	896		
		12.20	240	3120		
		3.10	30	270		
				9006		
2		11.16	176	1496		
		12.13	156	1638		
		2.5.9	23	207		
				3341		

D	STREET	IMPROVEMENTS	UTILITIES
✓	CONCRETE	SIDEWALKS	✓ WATER
	ASPHALT	CURB	✓ ELECTRICITY
	TAR AND GRAVEL	✓ SHRUBS	✓ SEWER
	SHELL	✓ TREES	✓ SEPTIC TANK
	SAND OR DIRT	LAWN	GAS
	OTHER	WALLS & FENCES	OTHER

BUILDING DESCRIPTION	NO. 1	NO. 2	NO. 3	NO. 4
STRUCTURE	Res.	GAR. Svt. Rm		
ROOMS	2	1		
BATHS	1	2		
APT'S				
OFFICES				
STORES				
CONSTRUCTION	Frame	Frame		
MATERIAL	A	A		
GRADE	A	A		
CONDITION	C.P.	Conc.		
MATERIAL	A	A		
CONDITION	SH. BAT	SH. Bat.		
MATERIAL	A	A		
GRADE	G	G		
CONDITION	G	G		
PAINT	W.S.	C.R. Metal		
MATERIAL	A	A		
GRADE	A	A		
CONDITION	Frame	Frame		
MATERIAL	A	A		
GRADE	P	Conc. & P		
CONDITION	A	A		
TYPE	O			
TOTAL FIXTURES	3			
CONDITION	A			
TYPE	plue.			
FIREPLACE				
HEATERS				
COND. OF UNIT				
MATERIAL	B.B.			
CONDITION	A			
MATERIAL	A			
CONDITION	A			
ELEVATORS				
FIRE ESCAPE				
HOT WATER				
AIR CONDITION				
INSULATED				
REFRIGERATION				

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

Agenda Report

Agenda Title Name: Historic plaque updates

Action Request: None - for informational purposes

Strategic Objective:

Date: July 9, 2026

Prepared By: Kristin Coman, Planning Manager

Through: Laura Canary, Community Development Director

Summary of Issue: Discussing updates on the initial round of historic plaque orders.

Funding: N/A

Attachments:

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

Agenda Report

Agenda Title Name: Design guidebook update

Action Request: None - for informational purposes.

Strategic Objective:

Date: July 9, 2026

Prepared By: Tara Salmieri

Through: Laura Canary, Community Development Director

Summary of Issue: Sharing a draft of the first architectural style entry for the City's design guidebook, and an update on expected timing for final draft presentation if known.

Funding: N/A

Attachments: 1. Concept _DG PAG

BASIC FRAMEWORK

PASS-A-GRILLE DESIGN GUIDE



Example: Coastal Craftsman

BASIC FRAMEWORK

PASS-A-GRILLE DESIGN GUIDE

Introduction

This Design Guidebook provides design guidance for development and redevelopment within the Pass-a-Grille (PAG) Overlay District and the Community Redevelopment District Eighth(CRD-EA). The guidebook supplements the Land Development Code by illustrating regulated design components and referencing applicable code sections where appropriate.

The architectural styles illustrated in the following pages reflect the variety of building traditions found within these districts. The intent of this guidebook is not to require a specific architectural style, but rather to identify the character-defining features commonly associated with each style and provide examples of how those elements are composed to maintain architectural integrity.

These examples are intended to assist property owners, applicants, architects, and builders in designing projects that respect the historic character and visual identity of St. Pete Beach. The illustrations and examples contained in this guidebook are intended to serve as a design resource and do not establish additional regulatory requirements beyond those contained in the Land Development Code.

(1) Sec. 20.15 Building Type

Basic box form, to meet setbacks and height, by building types, provides the type(s) and dimensional standards.

DESIGN CRITERIA

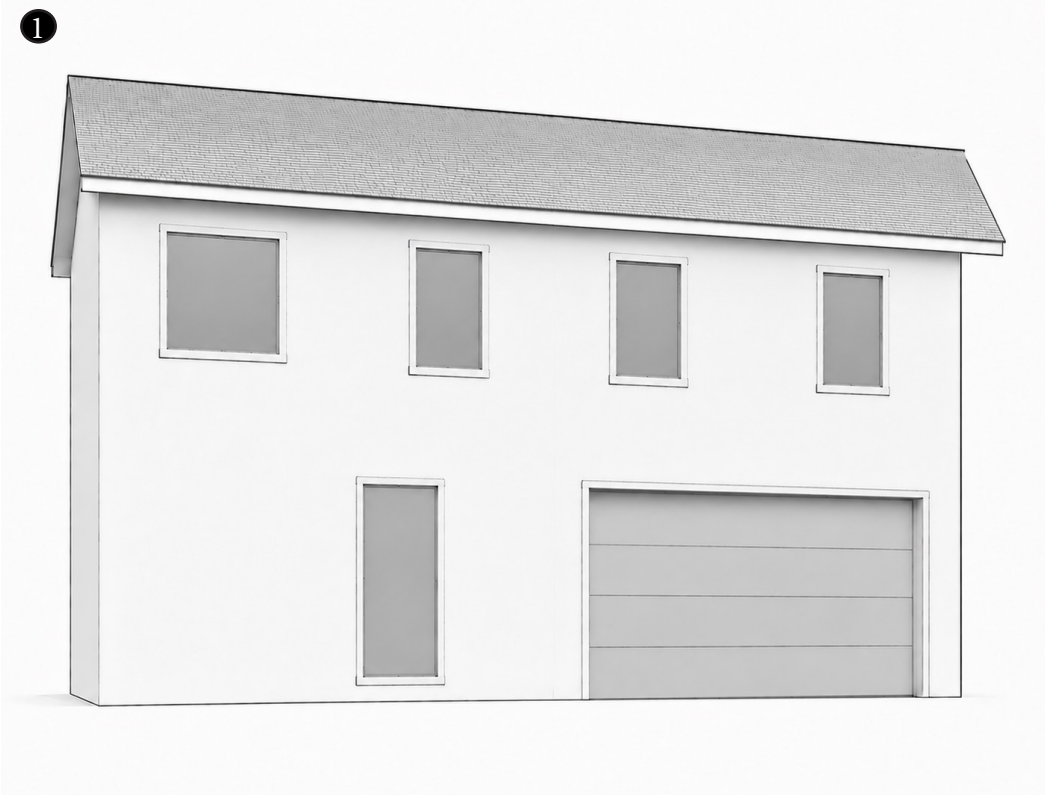
(2) Sec 20.22 General Building Design with (primary & secondary facade)

Primary mass/secondary mass (blue highlights the mass change)

(3) Sec. 20.16 Private Frontage (Applicant determines the style of frontage: stoop, porch, forecourt, commercial). High-lighted blue area is a location for a private frontage

(4) Sec. 20.21 Screening of elevated buildings

- a) Landscape
- b) Architectural screening



BASIC FRAMEWORK

PASS-A-GRILLE DESIGN GUIDE

Coastal Craftsman

The following guidelines identify the character-defining features commonly found in Coastal Craftsman architecture. The examples focus on primary architectural elements, including roof forms, columns, and windows, and illustrate how these components work together to create a cohesive design.

Table XX, Coastal Craftsman Design Characteristics, provides guidance on:

- 1. **Characteristics Typical of Coastal Craftsman;**
- 2. **Elements Not Typical of Coastal Craftsman;** and
- 3. **Compatible Optional Elements** that may be incorporated to provide variety while maintaining the overall character of the style.

These examples are intended to serve as a design resource and do not establish additional regulatory requirements beyond those contained in the Land Development Code.



LEGEND

A

Elevated front porch; minimum width 50% of front facade.

B

Landscape screening (elevated areas)

C

Double-stacked porch

D

Consistent railing establishes rhythm.

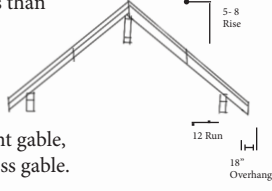
E

Wide roof overhangs.

Example: Coastal Craftsman

TYPICAL ROOF

Primary Roof Pitch: 5:12 to 8:12 (less than 30 degrees)



Roof forms: Front gable, side gable or cross gable.

Overhangs: Minimum 18"; 24" preferred.

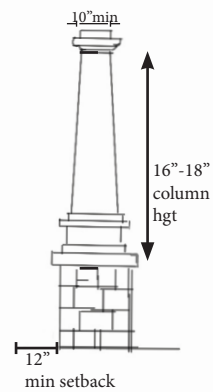
Eaves: Exposed rafters or decorative beams preferred

COLUMNS

Type: Tapered square.

Width: 10" Min. at the top; 16"-18" typical base.

Height: Full height of the porch.



Base: columns should be supported on masonry piers with a min. 12" setback from pier edge.

WINDOWS

Type: Double hung windows are preferred.

Proportion: Vertical orientation with height greater than width.

Upper Sash: Multi-line (3 or more vertical lights)

Trim: 3" minimum casing; painted



Grouping: aligned and ground consistently to establish a rhythm

COASTAL CRAFTSMAN DESIGN CHARACTERISTICS

REQUIRED CHARACTERISTICS (Must Be Met)	NOT TYPICAL OF COASTAL CRAFTSMAN (Avoid)	COMPATIBLE OPTIONAL ELEMENTS
Elevated front porch integrated into the primary façade	Flat roof forms (except small accessory elements)	Bahama shutters on selected windows
Front porch width minimum 50% of the front façade	Arched openings and arcades	Decorative gable vents and louvers
Deep porch with usable outdoor living area	Clay tile roofs	Board-and-batten accent walls
Tapered columns supported on masonry piers	Wrought iron railings and balconies	Standing seam metal roofing
Front-facing gables and articulated roof forms	Prairie-style horizontal windows	Decorative brackets and exposed rafter tails
Roof pitch generally between 5:12 and 8:12	Ribbon windows or storefront glazing	Dormers and secondary roof forms
Wide roof overhangs with exposed rafter tails or beams	Full-height glass walls dominating the façade	Tongue-and-groove porch ceilings
Double-hung windows with vertical proportions	Dominant front-loaded garages	Fiber cement siding and composite trim products
Divided-light upper sash windows or transoms	Oversized monolithic massing	Transom windows and grouped window assemblies
Consistent porch railing system with vertical balusters	Inconsistent window proportions and spacing	Decorative wood trim and brackets
Primary mass with subordinate secondary masses	Mixed architectural styles and incompatible details	Masonry piers and tapered columns
Recessed or side-loaded garages when visible from the street	Colonial shutters with decorative cutouts	Ceiling fans and coastal lighting fixtures
Screened or architecturally integrated lower levels when elevated	Mediterranean tile roofs and parapets	Native landscaping and layered planting beds
Materials consistent with Coastal Craftsman character	Excessive ornamentation unrelated to the style	Cedar-style shingles as accent materials
Strong horizontal porch expression and architectural depth	Blank lower levels lacking screening or articulation	Decorative porch brackets and beam details

BASIC FRAMEWORK

PASS-A-GRILLE DESIGN GUIDE

Coastal Craftsman

The following guidelines identify the character-defining features commonly found in Coastal Craftsman architecture. The examples focus on primary architectural elements, including roof forms, columns, and windows, and illustrate how these components work together to create a cohesive design.

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These examples are intended to serve as a design resource and do not establish additional regulatory requirements beyond those contained in the Land Development Code.



Example: Coastal Craftsman

LEGEND

- A** Elevated front porch; minimum width 50% of front facade.
- B** Landscape screening (elevated areas)
- C** Double-stacked porch
- D** Consistent railing establishes rhythm.
- E** Wide roof overhangs.

COASTAL CRAFTSMAN DESIGN CHARACTERISTICS

CHARACTERISTICS	NOT TYPICAL OF COASTAL CRAFTSMAN (Avoid)	COMPATIBLE OPTIONAL ELEMENTS
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BASIC FRAMEWORK

PASS-A-GRILLE DESIGN GUIDE

 1. NO STANDARDS APPLIED <i>(Code Minimum)</i> • Simple box form • No architectural articulation • No material changes • No projections or recesses • No landscape or screening • Weak sense of entry	 2. ARCHITECTURAL STANDARDS APPLIED <i>(Architecture Only - No Landscape)</i> • Primary and secondary massing • Roof overhangs and brackets • Projections and recesses • Defined entry • Material variation • Window hierarchy and rhythm	 3. ARCHITECTURAL + LANDSCAPE STANDARDS APPLIED <i>(Complete Building & Site Design)</i> • Foundation plantings • Layered landscaping • Landscape screening • Defined pedestrian entry • Reduced perceived mass • Neighborhood character
--	--	---

ADD IMAGES (GOOD/BAD?)- I need the jpegs if you want me to add the images the board chose

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

Agenda Report

Agenda Title Name: Standing topics of interest updates

Action Request: None - for discussion purposes.

Strategic Objective:

Date: July 9, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Standing item for updates on other items of interest to the Historic Preservation Board

Funding: N/A

Attachments: