



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, August 6, 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 August 6, 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. July 9, 2026 Meeting Minutes

4. Presentations -

a. Historic plaque presentation

5. Action Items -

a. Certificate of Appropriateness No. 26118: 2702 Pass A Grille Way

Staff requests Historic Preservation Board approval for the removal and replacement of a near-grade deck associated with a historic residence at 2702 Pass A Grille Way (Designation #82, December 2024)

b. Local Historic Designation 26052: 114 11th Avenue

Gina Valdes Foley requests local historic designation of a two-dwelling building at 114 11th Avenue.

6. Discussion Items

a. Design Review No. 26116: 104 18th Avenue

Staff requests Historic Preservation Board review of a new single-family residence constructed to the House-Medium standards of the Pass A Grille Overlay District.

b. Design Review 26119: 1401 Pass A Grille Way

Staff requests Historic Preservation Board review of a new single-family residence constructed to the House-Medium standards of the Pass A Grille Overlay District.

c. Square footage limitations for reconstructed multifamily residences

Discussion of Section 20.07. limitations on developed square footage.

d. Park and Corey Avenue signs

Follow-up discussion from the July 2026 Historic Preservation Board meeting to discuss Corey Avenue entryway median and park signage.

7. Next Meeting: September 3, 2026

8. Adjournment -

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

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

The public is cordially invited to attend this meeting.

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

DRAFT HISTORIC PRESERVATION BOARD MINUTES

July 9, 2026 – 2:30 PM

PRESENT: Sean Hurley, Vice Chair
Danielle Dashiell, Member
Carolyn Zaleski, Member
Holly Young, Member

ABSENT: Bill Loughery, Chair

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

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

1. Approval of the Agenda –

Member Zaleski asked to add color palettes to the design guidebook update item.

Motion: **Member Dashiell moved and Member Young seconded the approval of the July 9, 2026 agenda as presented; the motion carried unanimously.**

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

3. Approval of Minutes –

a. June 12, 2026 Meeting

Motion: **Member Zaleski moved, and Vice Chair Hurley seconded to approve the June 12, 2026, minutes as presented; the motion carried unanimously.**

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

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.

Senior Planner Brandon Berry's presentation included pre-and-post construction photos and as-built changes. The dwelling was designated as a local historic resource in September 2024, before Hurricane Helene, and was 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 must reevaluate any changes to the design to determine whether the scope of work undertaken retains the historic character of the original residence. Mr. Berry reviewed the design changes made during development that were included in the meeting packet. If the 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 or approve the as-built revisions.

Owner Sherry Sacino appeared and testified to the changes made. The railing supports were made thicker for more safety, and some changes were for better design. Their contractor abandoned the project at some point so they took steps to finish the project as best they could. The changes were only cosmetic, not structural. She indicated they are in litigation with the contractor and making changes would be a financial burden. Member Zaleski suggested painting the top section of the column pedestals for aesthetic purposes.

Motion: **Member Zaleski moved, and Member Young seconded to approve the as-built revisions to 2507 Pass A Grille Way under Certificate of Appropriateness 24053. The motion carried 4-0.**

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 yard of a locally-designated historic structure.

Mr. Berry reviewed a presentation of the request, which was detailed in the meeting packet. Staff found the Certificate of Appropriateness request acceptable as it elevates the replacement A/C units in the most reasonable fashion and location on the property. Staff recommended two conditions of approval 1) The vegetative buffer along the southeastern frontage should remain in place. If damaged or removed in the future, it must be replaced with mature vegetation of similar opacity and 2) The platform and brackets supporting the elevated air conditioning units must be painted to match the building, and all new exterior wires placed within shrouds matching the color of the building.

Susan Russell of 108 Pass-A-Grille Way, and her representative Mark Loeffler, testified that she had accepted FEMA funds after the floods and must comply with the 11-foot height requirement. Mr. Berry acknowledged that it was acceptable for the applicant to put a small fence around the A/C unit.

Motion: **Member Young moved, and Member Dashiell seconded to approve Certificate of Appropriateness No. 26110: 108 Pass A Grille Way with the two staff recommended conditions; the motion carried 4-0.**

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.

Mr. Berry provided a presentation on this request with photographs of the structure, which was determined to have sustained substantial damage from the 2024 hurricanes; permits for demolition and new construction are currently pending. Staff found that the historic integrity of the structure is slight and is not 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 recommended approval of the request without a delay on demolition. The applicant was not present. Member Dashiell inquired about the buildable size permitted on the lot, and staff confirmed it would qualify as a medium-sized house. She expressed concern that the property owner/applicant was not present to address questions regarding the demolition request, noting that their absence created some apprehension.

Motion: Vice Chair Hurley moved, and Member Zaleski seconded to approve Certificate of Appropriateness for Demolition No. 26108: 101 11th Avenue without a stay; the motion carried 3-1 with Member Dashiell voting no.

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

Susan Cameron, Manager of GRACE SEA LLC, requests local historic registry redesignation 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.

Mr. Berry's presentation on this request included a historic plat and photo of the property in addition to current photos. He noted that the bay on the west side of the building overhangs the public alleyway and will likely prevent future elevation, addition or modification to the building in this space. Staff were in support of the application to re-designate the primary residence and designate its rear accessory dwelling, following adequate testimony from the applicant. Both structures possess strong architectural integrity, and preserving these modest multi-dwelling properties would be more essential today due to substantial losses from development pressure and the 2024 hurricanes. Staff found 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 Craftsman-influenced style that was common in the early 1920s. Both structures are contributing to the Pass A Grille Historic District and have Florida Master Site Files.

Mark Loeffler and Susan Cameron testified that they will not be changing anything on the rear structure.

Motion: Vice Chair Hurley moved, and Member Young seconded to approve Case No. 26098 for the re-designation of the front primary dwelling and designation of the rear accessory dwelling as local historic resources located at 107 6th Avenue; the motion carried 4-0.

5. Discussion Items –

a. Historic plaque updates

Planning Manager Kristin Coman reported that some plaques have shipped and all of them (26 to date) should be here by next meeting in August. The plan is for a brief presentation of the plaques then.

b. Design guidebook update

Mr. Berry reported that Consultant Tara Salmieri had completed part of the Pass-a-Grille Design Guidebook, and a sample of the Coastal Craftsman template had been included in the meeting packet and requested board feedback. The members expressed support for the guidebook's direction and discussed adding suggested color palettes for each architectural style to help preserve Pass-a-Grille's traditional colorful character. Staff agreed to explore the incorporation of the recommended color palettes into the guidebook.

c. Standing topics of interest updates

Mr. Berry reported that funding has been secured for the remaining citywide historic survey along Gulf Boulevard and that an application has been submitted for grant funding to update the Pass-a-Grille

historic survey, last completed in 2015. The updated survey will document changes to contributing structures following recent hurricane recovery and redevelopment.

Ms. Coman added that staff will be participating in upcoming meetings with the contractor for the shuffleboard project and will keep the Board informed of its progress.

Member Young mentioned the deteriorated condition of the welcome sign at Corey Avenue and Gulf Boulevard and suggested that it be evaluated for restoration or refurbishment. Members also noted similar maintenance issues with signage and landscaping at other city parks and gateways, recommending that the City explore a broader review of these areas and consider community partnerships or adopt-a-park efforts to assist with ongoing maintenance. Staff agreed to discuss the matter with the City Manager and Public Services and report back on any existing maintenance or refurbishment schedules.

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

Vice Chair Hurley adjourned the meeting at 3:27 PM.

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

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness No. 26118: 2702 Pass A Grille Way

Action Request: Motion to approve Certificate of Appropriateness 26118 for 2702 Pass A Grille Way.

Strategic Objective:

Date: August 6, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: This certificate of appropriateness is required pursuant to Land Development Code Sec. 28.13., which requires a certificate of appropriateness when a variance is requested for any historic property designated as a local resource. While the structure itself is the designated element, not the property, Staff is bringing this item forward for Board input out of an abundance of caution and due to the broad definition of a property within Division 28 of the Land Development Code.

The owners of the property were approved at the June 2026 Board of Adjustment meeting to reconstruct their deck in its existing footprint, which is approximately one foot from the side property line where five feet is required. The deck the reconstruction will replace was originally constructed in the 1980s and is not itself a historic aspect of the residence. It extends approximately a foot and a half from grade in the southern side yard of the property, although there is slight variation beneath the surface of the approximately-400-square-foot deck. The deck will be independently supported from the residence via posts and footers. The major change will be the use of HDPE, a type of recycled plastic decking, in lieu of lumber, which is the current deck's material and which sustained significant damage from the 2024 hurricanes. In discussion with the owner, the replacement decking boards are intended for longevity.

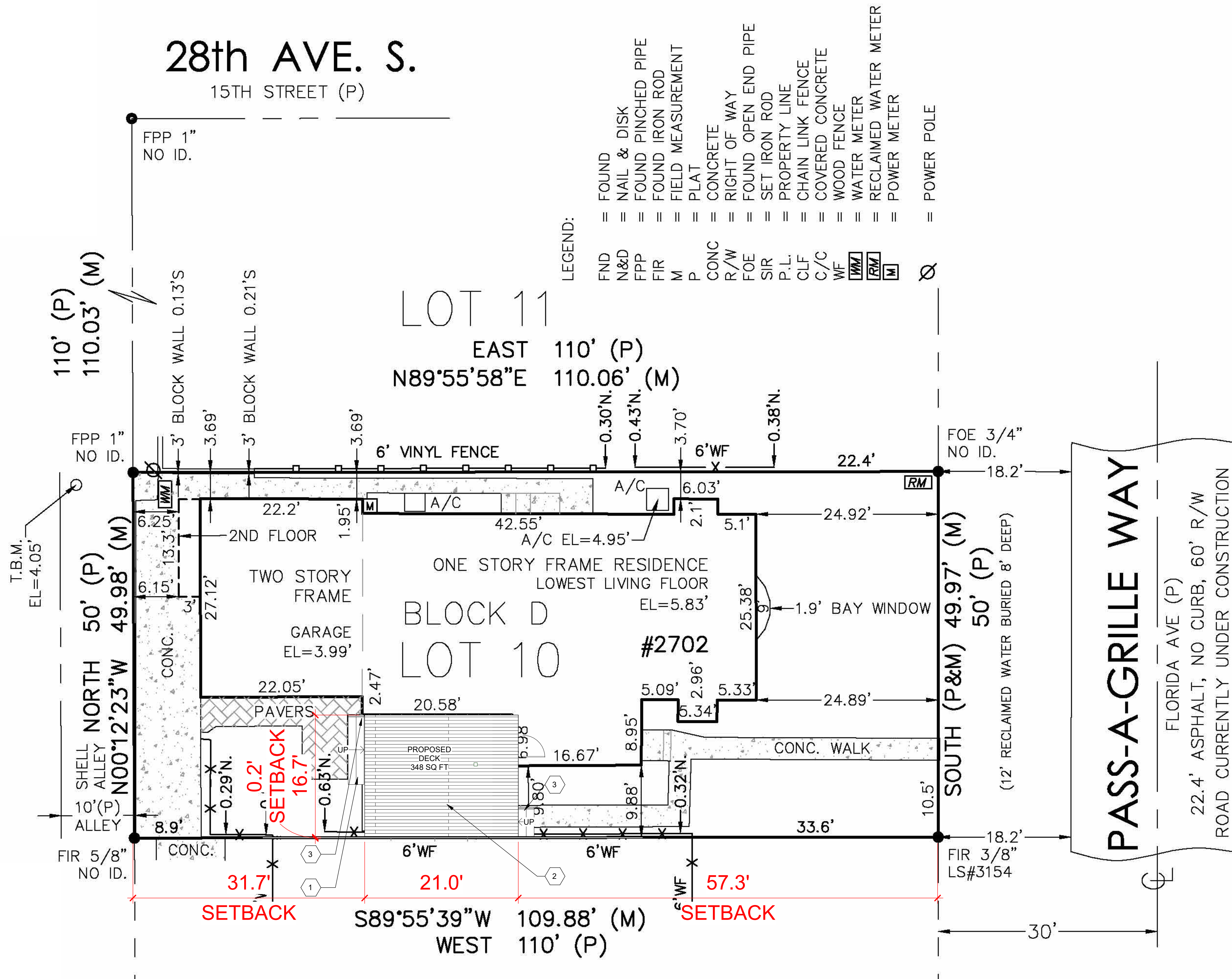
Staff finds the request meets the certificate of appropriateness criteria. While the deck surface is synthetic, the most visible element of the railing will be aluminum, consistent with the late-1930s age and architecture of the residence. The addition replaces and is in a similar footprint to the existing deck, is low in stature and recessed to the rear side of the residence, and the addition does not remove any distinctive materials or affect the spatial relationships of the property. It does not alter any historic element of the property or affect the residence's features or finishes. The deck could be removed or replaced in the future without damaging the primary structure, although the distance between the adjacent door and the ground would require stairs with landing or a similar deck element as the one proposed. No chemical treatments are to be undertaken. Staff finds the addition meets the Secretary of the Interior's ten criteria listed in Land Development Code Sec. 28.8., and the four criteria for additions in Section 28.10.

Funding:

N/A

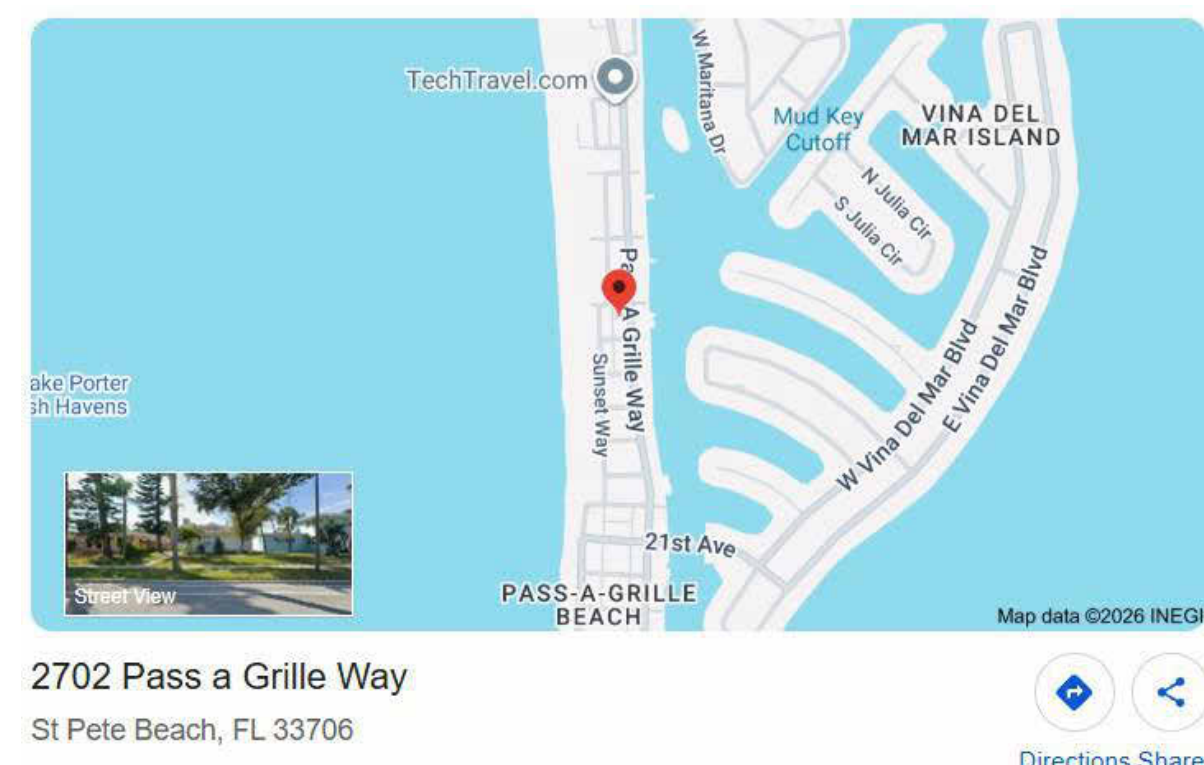
Attachments:

1. Site and Construction Plans



PROPOSED SITE PLAN

1/8" = 1'-0"



LOCATION MAP

KEY NOTES

1. PROPOSED STAIRWAY SYSTEM.
2. PROPOSED DECK SYSTEM.
3. NEW RAILING SYSTEM TO BE 36" ABOVE DECK ELEVATION.

LEGAL DESCRIPTION

LOT 10, BLOCK D, ACCORDING TO THE PLAT OF
SECTION "A" NORTH PASSAGRILLE
 AS RECORDED IN PLAT BOOK 5, PAGE 18
 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

chr l s w Arr En, LLC

Cheuk Or, Registered Architect - FL. REG. NO: AR95166
Christopher Warren, Registered Interior Designer -
FL. REG. NO: ID6386

9222 Overlook Drive, Tampa FL 33617 813-416-6115



21917 US Hwy 19 N, Clearwater, FL 33765

PROPOSED DECK

2702 Pass A Grille Way, St Pete Beach, FL

33706

337 06 CONSTRUCTION DOCUMENTS

Date:	07/07/2026
Drawn:	CWar

Revisions		
No.	Date	Revision Description

Cheuk Or Digitally signed by Cheuk Or
Date: 2026.07.23 12:48:46 -04'00'

TO THE BEST OF MY KNOWLEDGE, THE
PLANS AND SPECIFICATIONS COMPLY

WITH THE MINIMUM BUILDING CODES.

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE.

PRINTED COPIES OF THE DOCUMENTS ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

CHEUK OR
REGISTERED ARCHITECT NUMBER. AR95
STATE OF FLORIDA

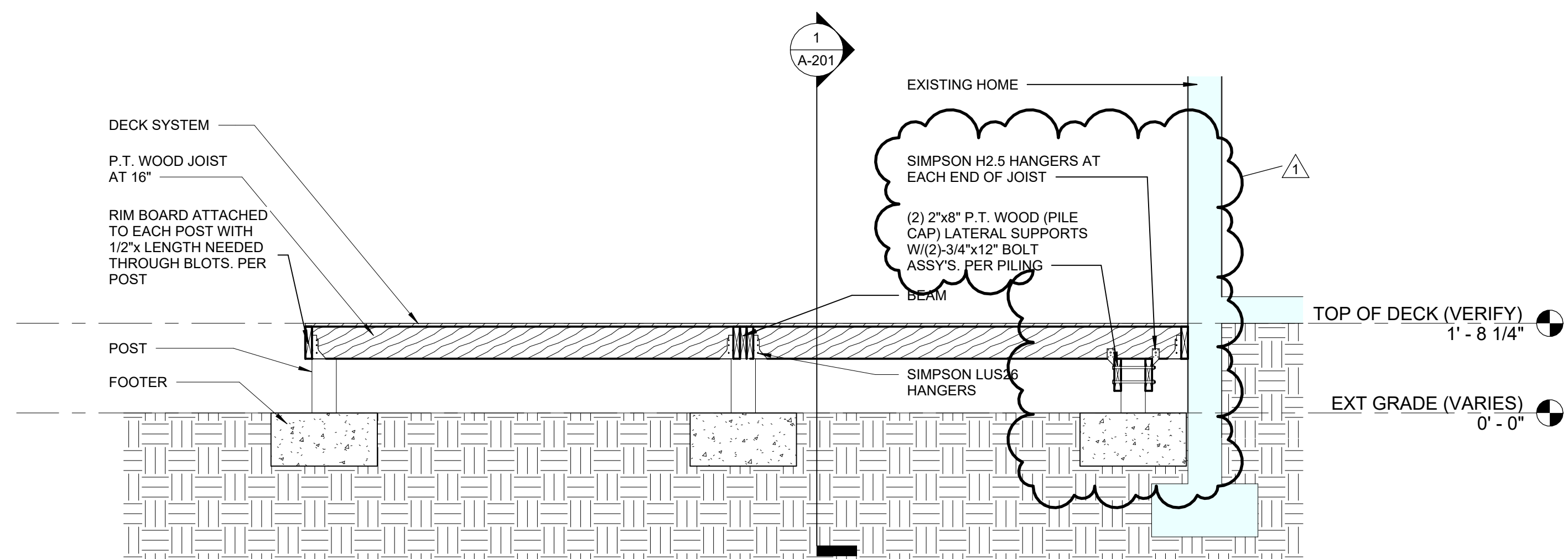
© 2026 CHRIS WARREN LLC

SITE PLAN

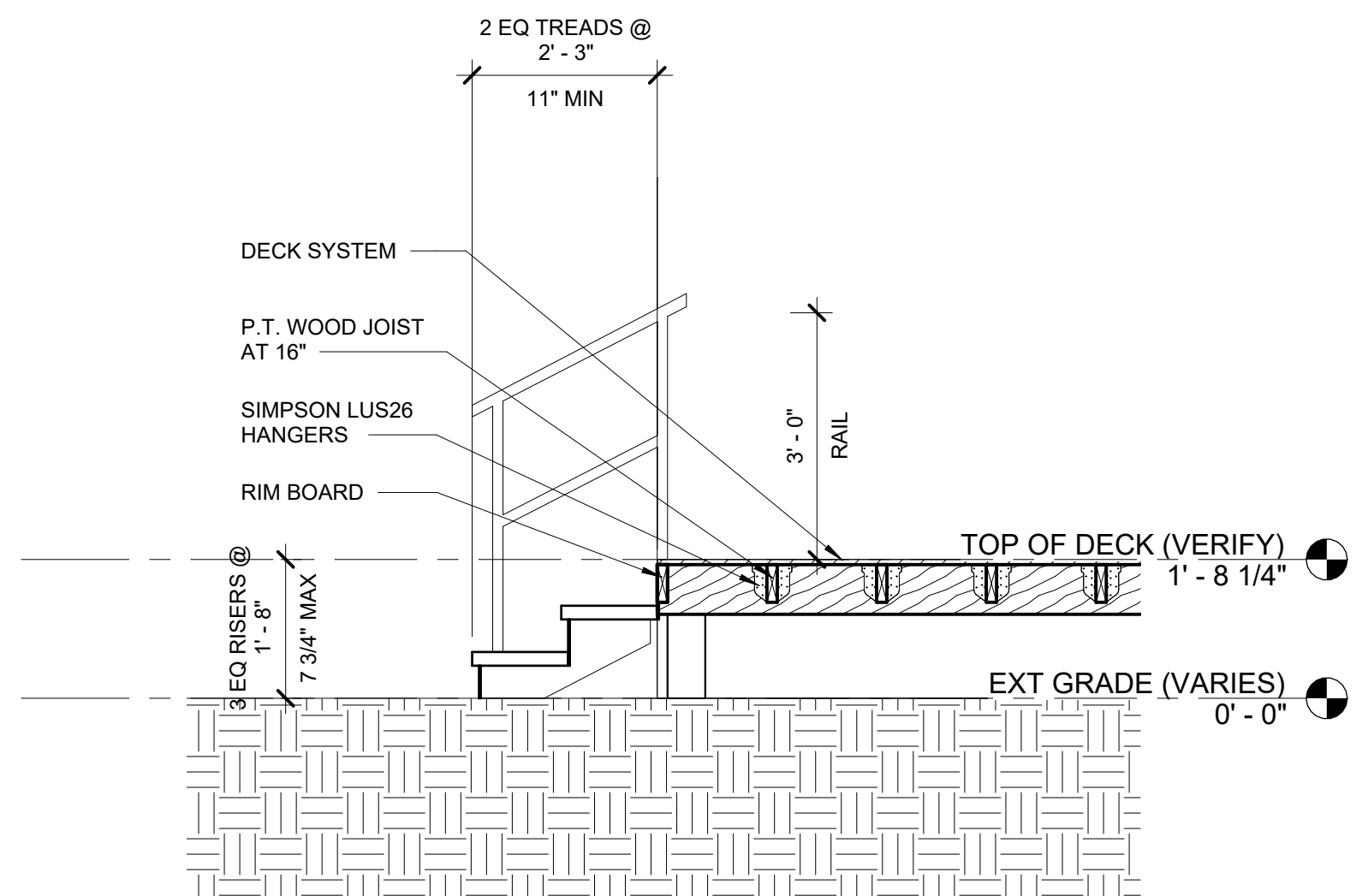
AS-001



RAIL



2 SECTION
1/2" = 1'-0"

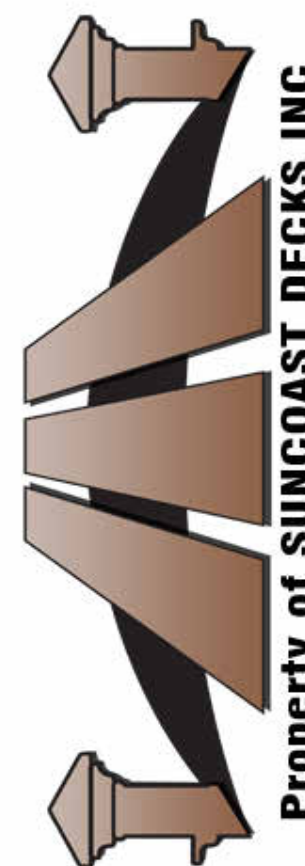


1 SECTION

chr l s w Arr En, LLC

Chouk Or, Registered Architect - FL, REG. NO: AR95166
Christopher Warren, Registered Interior Designer -
FL, REG. NO: ID6386

0222 Overlook Drive, Tampa FL 33617813-416-6115



21917 US Hwy 19 N, Clearwater, FL 33765

Phone: (121)

PROPOSED DECK

2702 Pass A Grille Way, St Pete Beach, FL

33706
CONSTRUCTION DOCUMENTS

Date:	07/07/2026	
Drawn:	CWar	
Reviewed:	COr	
Revisions		
No.	Date	Revision Description
1	07/23/26	Revision

TO THE BEST OF MY KNOWLEDGE, THE
PLANS AND SPECIFICATIONS COMPLY
WITH THE MINIMUM BUILDING CODES.

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE.

PRINTED COPIES OF THE DOCUMENTS ARE NO
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

CHEUK OR
REGISTERED ARCHITECT NUMBER. AR95166
STATE OF FLORIDA

© 2026 CHRIS WARREN, LLC

SECTION

A-201

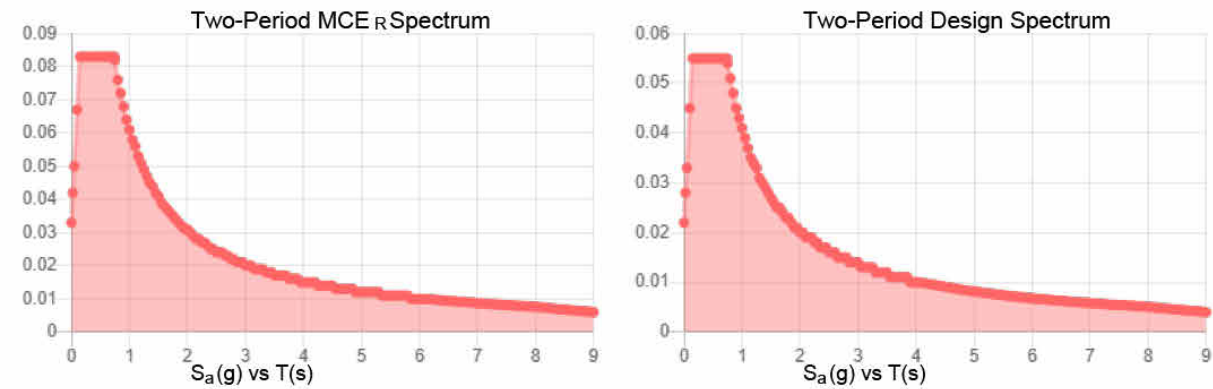
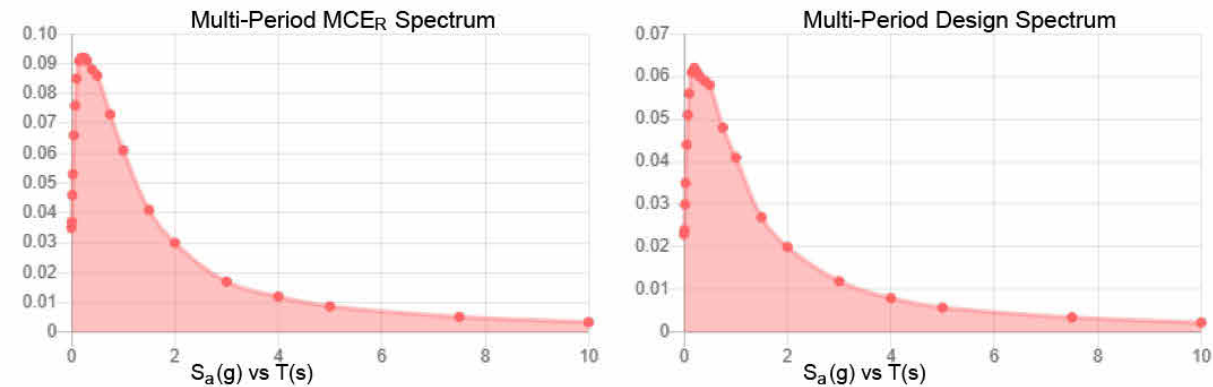


Data Accessed: Mon Jul 06 2026
Date Source:
USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.



Site Soil Class:	D - Stiff Soil			
Results:				
PGA _M :	0.03	T _L :	8	
S _{M5} :	0.083	S _S :	0.062	
S _{M1} :	0.081	S ₁ :	0.029	
S _{D5} :	0.055	V _{S30} :	260	
S _{D1} :	0.041			

Seismic Design Category: A



MCEs Vertical Response Spectrum
Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum
Vertical ground motion data has not yet been made available by USGS.



The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.



Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 3% probability of exceedance in 50 years (annual exceedance probability = 0.000588, MRI = 1,700 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.

Site is in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

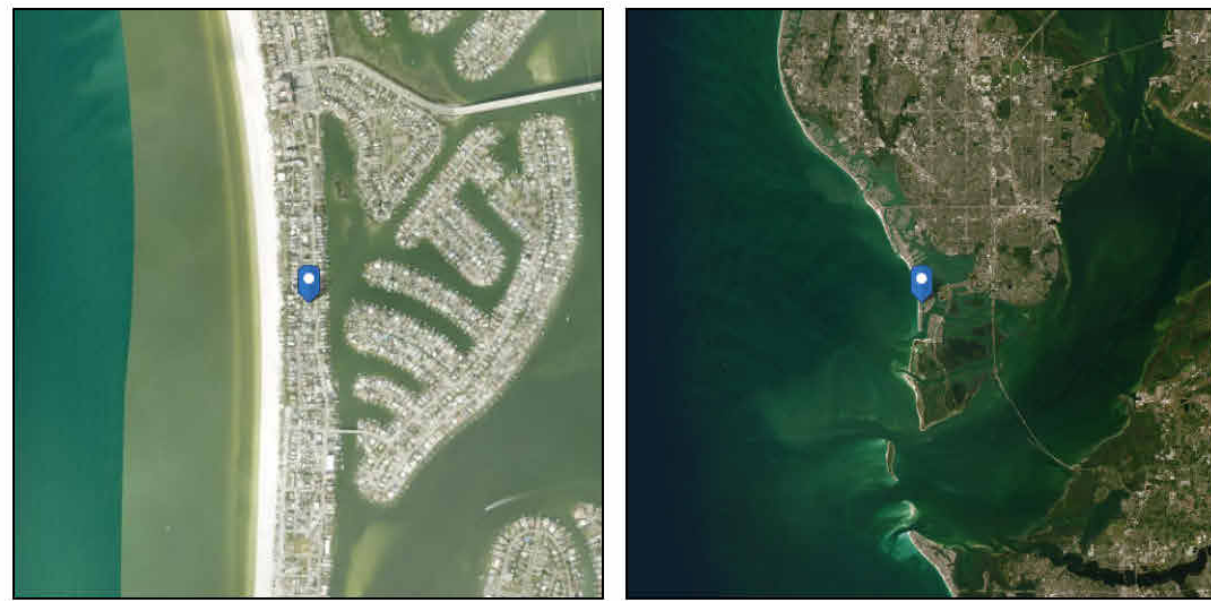


Address:
2702 Pass a Grille Way
St Pete Beach, Florida
33706

ASCE Hazards Report

Standard: ASCE/SEI 7-22
Risk Category: III
Soil Class: D - Stiff Soil

Latitude: 27.701783
Longitude: -82.736467
Elevation: 3.9857768040540402 ft (NAVD 88)



Wind

Results:	
Wind Speed	156 Vmph
10-year MRI	80 Vmph
25-year MRI	96 Vmph
50-year MRI	109 Vmph
100-year MRI	120 Vmph
300-year MRI	136 Vmph
700-year MRI	148 Vmph
1,700-year MRI	156 Vmph
3,000-year MRI	160 Vmph
10,000-year MRI	172 Vmph
100,000-year MRI	199 Vmph
1,000,000-year MRI	219 Vmph

Data Source: ASCE/SEI 7-22, Fig. 26.5-1C and Figs. CC.2-1-CC.2-4, and Section 26.5.2
Date Accessed: Mon Jul 06 2026



Snow

Results:	
Ground Snow Load, p_g :	4 lb/ft^2
20-year MRI Value:	1 lb/ft^2
Winter Wind Parameter:	0.45
Mapped Elevation:	0.7 ft
Data Source:	ASCE/SEI 7-22, Figures 7.6-1 and 7.6-2 A-D
Date Accessed:	Mon Jul 06 2026

Values provided are ground snow loads. In areas designated "case study required," extreme local variations in ground snow loads preclude mapping at this scale. Site-specific case studies are required to establish ground snow loads at elevations not covered.

Snow load values are mapped to a 0.5 mile resolution. This resolution can create a mismatch between the mapped elevation and the site-specific elevation in topographically complex areas. Engineers should consult the local authority having jurisdiction in locations where the reported 'elevation' and 'mapped elevation' differ significantly from each other.

Ground Snow Loads for IRC only, $P_{g(IRC)}$:

2.8 lb/ft^2

chr ls wArr En, LLC

Cheuk Or, Registered Architect - FL, REG. NO. AR95166
Chris Warren, Registered Interior Designer - FL, REG. NO. ID6368

9222 Overlook Drive, Tampa FL 33617/13-416-6115



Property of SUNCOAST DECKS INC

21917 US Hwy 19 N, Clearwater, FL 33765
Phone: (727) 430-2723

PROPOSED DECK

2702 Pass A Grille Way, St Pete Beach, FL

33706

CONSTRUCTION DOCUMENTS

Date:	07/07/2026	
Drawn:	CWar	
Reviewed:	COR	
Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE.

PRINTED COPIES OF THE DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CHEUK OR
REGISTERED ARCHITECT NUMBER, AR95166
STATE OF FLORIDA

© 2026 CHRIS WARREN, LLC.

ASCE HAZARD

G-101

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

Agenda Report

Agenda Title Name: Local Historic Designation 26052: 114 11th Avenue

Action Request: Motion to approval local historic designation case 26052 for 114 11th Avenue.

Strategic Objective:

Date: August 6, 2026

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: Staff recommends approval of the subject request on the basis of the structure reflecting the broad cultural history of the Pass A Grille residential area, and the buildings embodying the distinct visible characteristics of the frame vernacular style.

Funding: N/A

Attachments:

1. 11th_Avenue_114_PI12515
2. Staff Report
3. Application

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12515**
 Field Date 1-5-2015
 Form Date 3-15-2015
 Recorder # _____

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

Site Name(s) (address if none) 114 11th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 114 Direction _____ Street Name 11th Street Type Avenue Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-004-0120 Landgrant _____
 Subdivision Name MOREY BEACH Block 4 Lot 12
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1937 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1937 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 Siding porch
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan T-shaped Number of Stories 1
 Exterior Fabric(s) 1. Vinyl 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.) 2/2 double-hung metal sash windows

Distinguishing Architectural Features (exterior or interior ornaments) Round wood louvers, pierced concrete along the foundation

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story guest house/apartment is wood-frame construction with vinyl siding and features a screened-in entry porch and 1/1 sash windows.

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. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) The 1-leaf door with square surround is located on the enclosed porch and is sheltered by a shed hood.

Porch Descriptions (types, locations, roof types, etc.) The 1-story, front-gable porch is enclosed with vinyl siding and 2/2 metal sash windows.

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

Narrative Description of Resource The 1-story, frame vernacular dwelling features a cross-gable roof, original 2/2 metal sash windows, round wood louvers, and a front-gable porch that has been enclosed.

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/apartment 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.



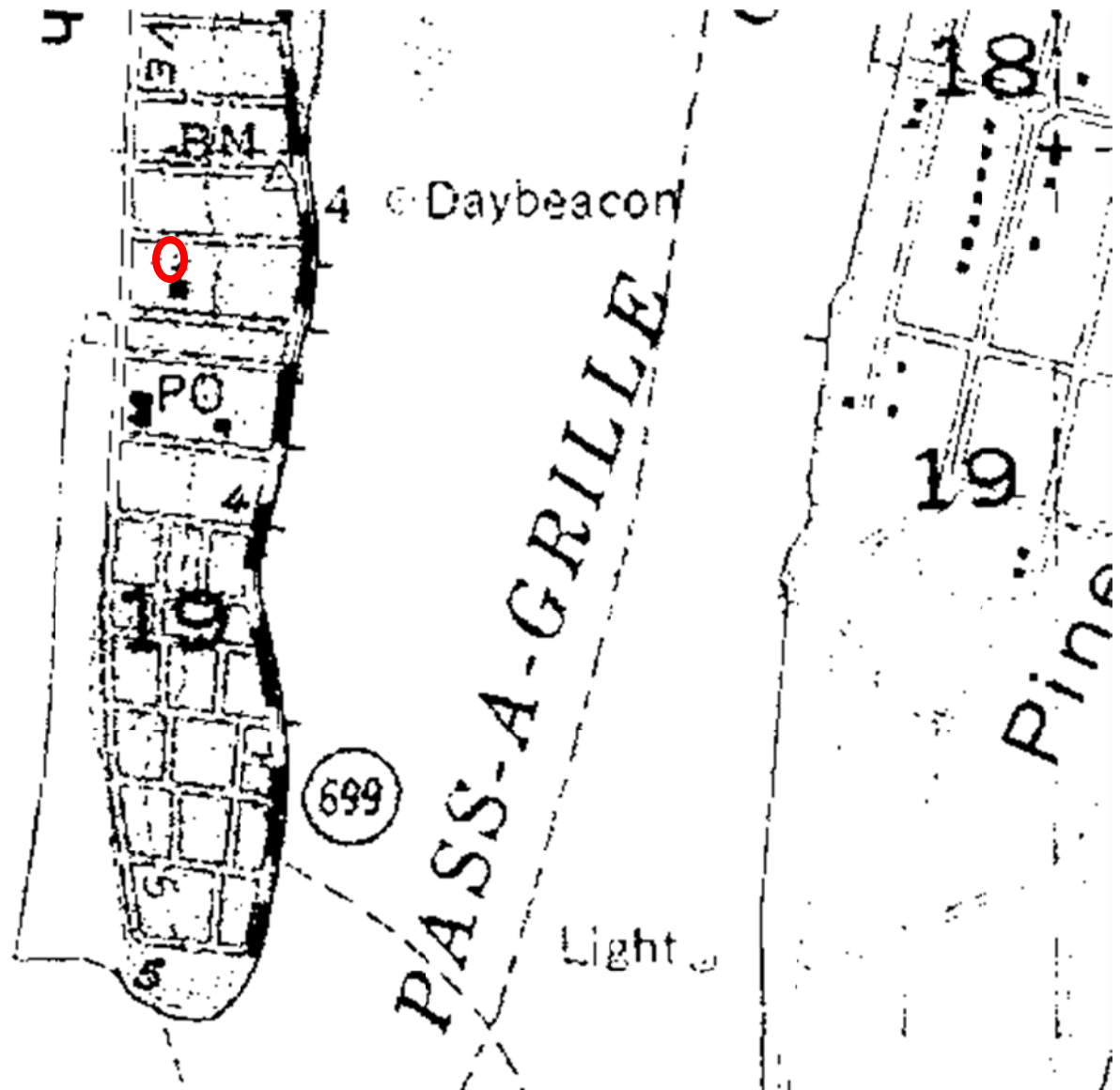
11th_114_P112515_03



11th_114_P112515_01

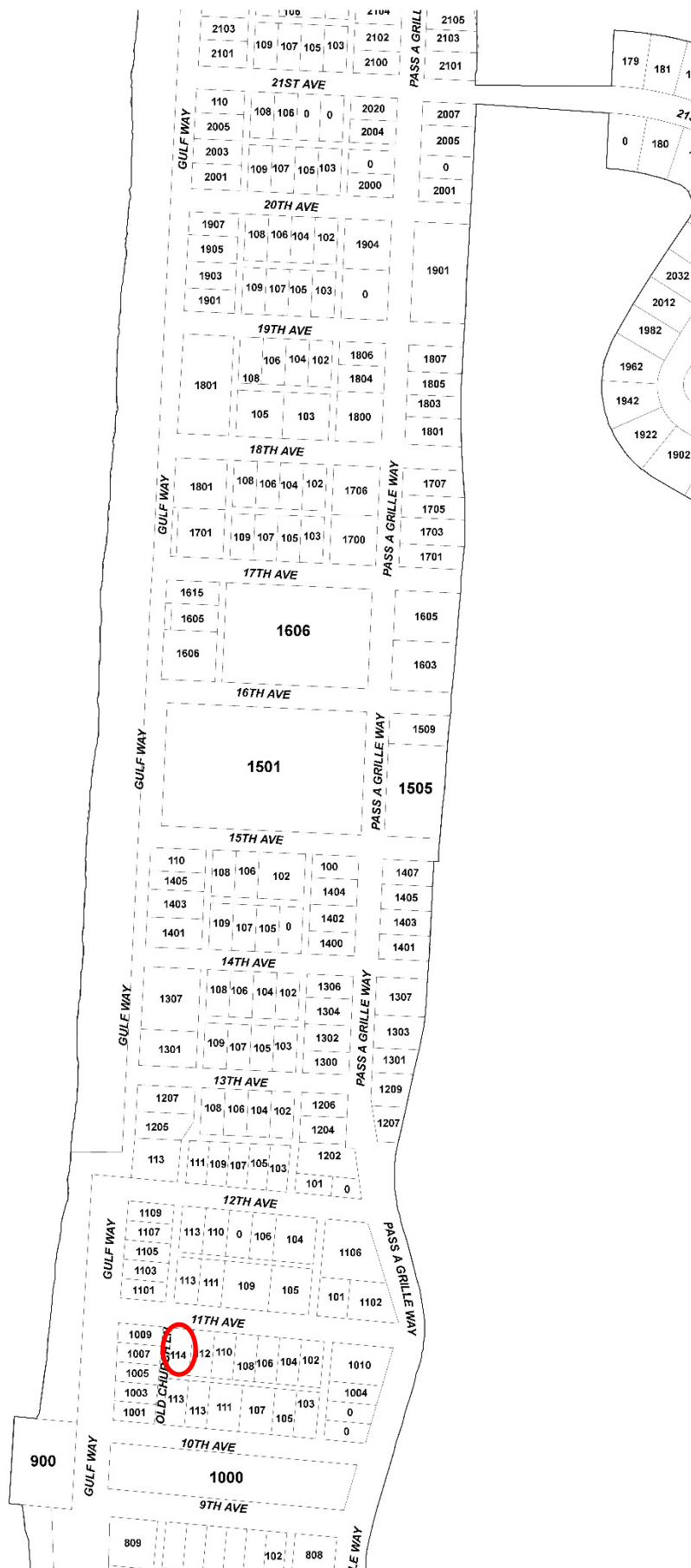


11th_114_P112515_02



Site #8PI12515

Address: 114 11TH AVENUE





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

Local Historic Designation Case No. 26052 Gina Valdes (Foley) Witt, property owner

Meeting Date: August 6, 2026

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

REQUEST	The property owner is requesting a Local Landmark Designation for 114 11 th Avenue
SUBJECT PROPERTY	114 11 th Avenue, St. Pete Beach, FL 33706 Morey Beach, Block 4, Lot 12, Parcel ID 19-32-16-95454-004-0850
LAND USE / ZONING	RLM-2 / PAG Residential District
YEAR BUILT	Circa 1937
HISTORIC STATUS	114 11 th Avenue was constructed in 1937 in the township of Pass-a-Grille. This Frame Vernacular house and cottage/guest house are among the older houses in the historic Pass-a-Grille neighborhood, and both were determined to be contributing historic structures within the Pass-a-Grille National Register Historic District by the historic consultants during the 2015 Pass-a-Grille historic survey update.
SURROUNDING AREA	North – Single-family residence constructed in 1917 South – 8-unit motel, Coconut Inn constructed in 1925 and 1947; plus 11 th Avenue East – Alleyway and multi-unit residential buildings (2) West – Duplex residential property constructed in 1948

BACKGROUND and ANALYSIS

The island of Long Key historically housed the townships of Pass-a-Grille, Don CeSar Place, Belle Vista, and St. Petersburg Beach. In 1957 these townships voted to consolidate into the City of St. Petersburg Beach. Later the name was changed to St. Pete Beach to provide a distinction between the Beach community and the larger mainland City of St. Petersburg. 114 11th Avenue embodies the early architectural styling and methods of construction in the Pass-a-Grille township. During the 1915 historic survey update, 114 11th Avenue was determined to be a contributing historic property within the Pass-a-Grille National Register Historic District. This distinction includes the main house and the cottage. Both are considered to be frame vernacular in style. This property has the distinction of having continuous ownership and use by the Valdes family since land ownership in 1926,

groundbreaking and construction in 1937 of the house and cottage. To date, this timeline covers 5 generations of the Valdez family use.

Sec. 28.20. - Designation report.

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

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

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

As previously noted, the main house and the cottage were constructed in 1937 residential building was built in 1937 and are frame vernacular in style. Please see the attached Florida Master Site file form for details.

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

Built in 1937, staff find that 114 11th Avenue in Pass-a-Grille, meets this requirement as identified below:

It embodies the distinctive visible characteristics of the Frame Vernacular style of architecture and method of construction in a manner typical of the architectural style, period, and method of construction.

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

114 11th Avenue appears to be in good condition and appears to be well maintained. There are no known threats or other circumstances that might affect the integrity of the building at this time.

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

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

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

114 11th Avenue is zoned RLM-2/PAG Residential District, with an RU land use category. A zoning map is included in this staff report.

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

Staff recommend that this contributing residential structure be recognized as a locally designated historic landmark property because it is a significant and well-maintained property that retains its

architectural integrity and is a good representative of Pass-a-Grille's early architecture. It is also one of the older houses in Pass-a-Grille. No work is being proposed for this property, and no specific preservation work treatments are proposed at this time.

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

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

Sec. 28.22 – Designation criteria established.

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

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

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

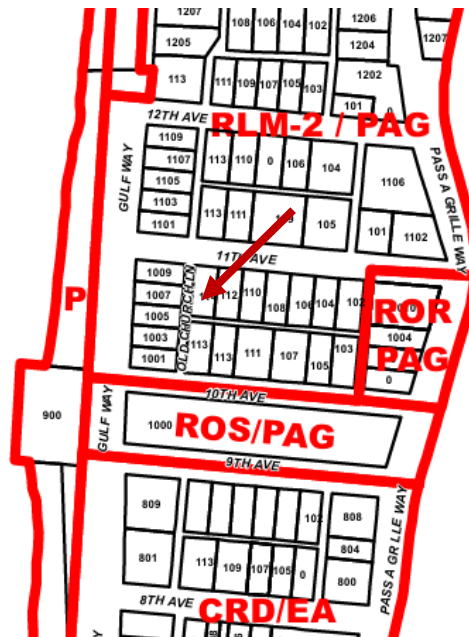
Staff analysis: Staff support this application to designate 114 11th Avenue which is located within the Pass-a-Grille National Register Historic District as a historic property. Staff finds that the building is significant in the following areas:

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

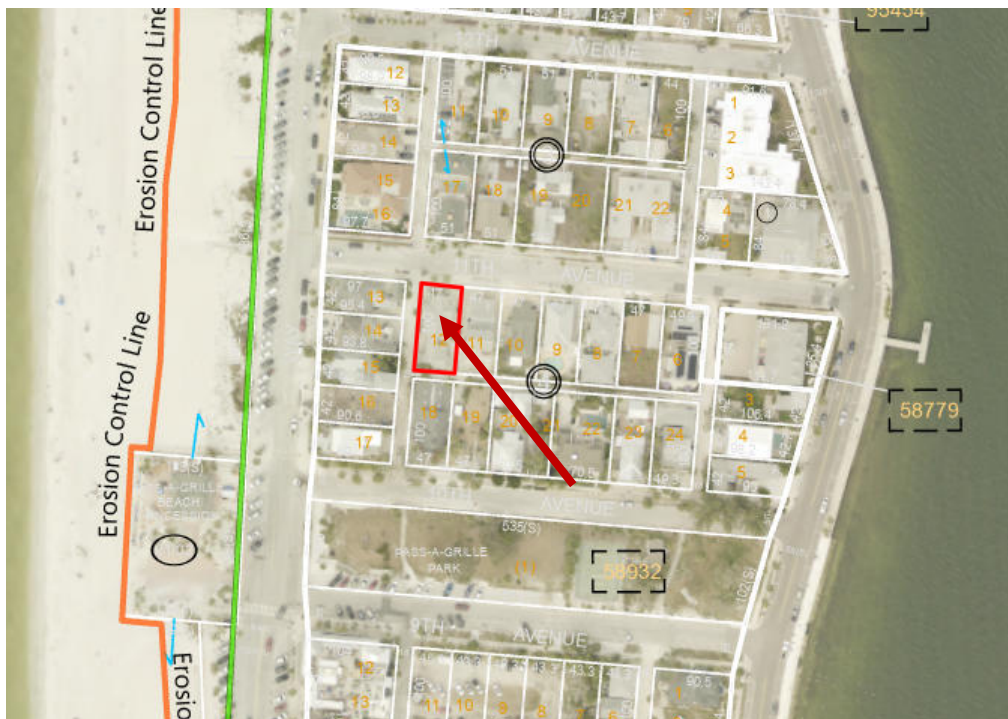
Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of 114 11th Avenue because it:

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

Zoning Map



Aerial Photograph





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 26052

Property Owner Name & Address

Gina Valdes (Foley) Witt
114 11th Ave.

St. Pete Beach, FL 33706

Phone 727-463-5753

Email Address gina.witt@aol.com

Agent or Representative Name & Address

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

114 11th Ave., St. Petersburg Beach, FL 33706

- see attached

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of _____ located at 114 11th Ave. St. Pete Bch 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: _____

Date: 3-26-26



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.

one lot on 11th Ave.

FUNCTION OR USE**Historic Functions**

family property

Current Functions

family property

DESCRIPTON**Architectural Classification****Materials**

STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

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

Areas of Significance (please describe the following):

1. Period of Significance

1937 - 1926 and continuing

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

1937 built

3. Significant Persons

Frank Valdes

Dora Valdes

4. Cultural Affiliation/Historic Period

Spanish heritage

5. Architect

unknown

6. Builder

unknown

Narrative Description

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

Major Bibliographic References

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

Narrative Description:

Casavaldes as we affectionately refer to it, is a 5 generation family property and home. My great-grandmother (of Italian + Spanish descent) purchased 5 lots on 1st Ave. in Pass-a-Grille in the 1930's. She sold 4 of them to her friends in Tampa, we grew up with their children and grandchildren on 1st Ave during weekends + summers. She left it to her two daughters, and my grandmother, Emilia Valdes, bought out her sister. My Abuela lived in that house until she died at 91 in 1992. My father, Frank Valdes, and his sister, Dora Valdes, then lived there. My father lived there until he died in 2003. He was the Commodore of the Pass-a-Grille Yacht Club. My aunt Dora wrote for local publications and taught piano to the local children, including the child of the owners of the Hurricane. My sister, Melina Valdes, + I now own the house, and my daughter, Alex Foley, will be the

5th generation owner. We have all grown up there our whole lives.
It has been a primary residence for all of us at one time or another.

The house and cottage are located in the historic district and we
back up to the building that has been the local church, museum,
and post office over the almost 90 years we have owned the
property.

We humbly appreciate your consideration for Local Historic
Designation.

Sincerely,

Gina Valdes Witt

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12515**
 Field Date 1-5-2015
 Form Date 3-15-2015
 Recorder #

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

Site Name(s) (address if none) 114 11th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 114 Direction 11th Street Name Avenue Street Type Avenue Suffix Direction _____
 Address: 114
 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 # 19-32-16-58932-004-0120 Landgrant _____
 Subdivision Name MOREY BEACH Block 4 Lot 12
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1937 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1937 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: Siding porch
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature: Rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan T-shaped Number of Stories 1
 Exterior Fabric(s) 1. Vinyl 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 double-hung metal sash windows

Distinguishing Architectural Features (exterior or interior ornaments) Round wood louvers, pierced concrete along the foundation

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story guest house/apartment is wood-frame construction with vinyl siding and features a screened-in entry porch and 1/1 sash windows.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date

Init.

KEEPER - Determined eligible: ☐ yes ☐ no

Date

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Concrete Block 2. _____Main Entrance (stylistic details) The 1-leaf door with square surround is located on the enclosed porch and is sheltered by a shed hood.Porch Descriptions (types, locations, roof types, etc.) The 1-story, front-gable porch is enclosed with vinyl siding and 2/2 metal sash windows.Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource The 1-story, frame vernacular dwelling features a cross-gable roof, original 2/2 metal sash windows, round wood louvers, and a front-gable porch that has been enclosed.Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHPNomination (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 informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and guest house/apartment 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. <u>Architecture</u> | 3. _____ | 5. _____ |
| 2. <u>Community planning & development</u> | 4. _____ | 6. _____ |

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC SolutionsRecorder 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.



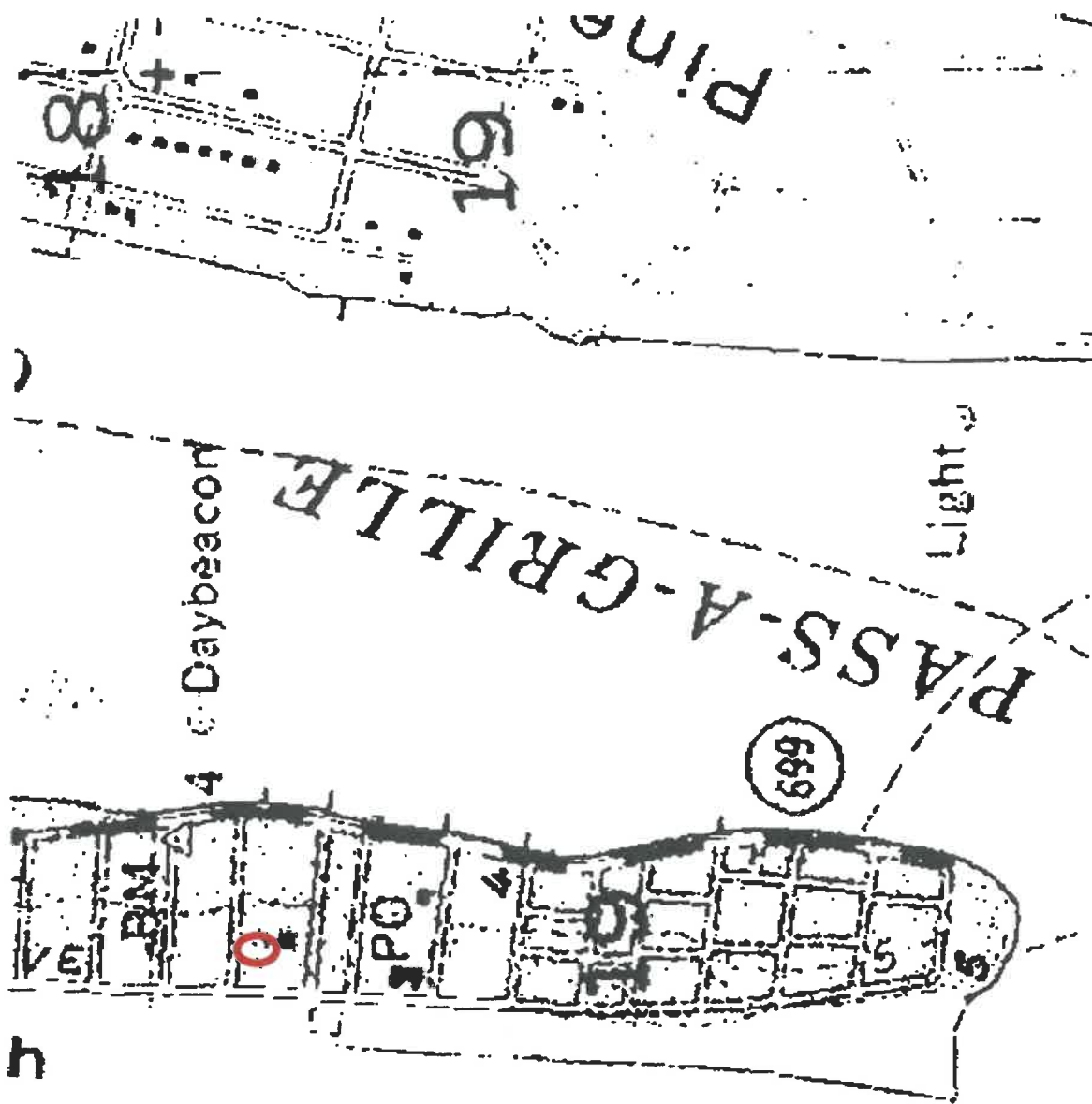
11th_114_P112515_01



11th_114_P112515_02



11th_114_P112515_03



Address: 114 11TH AVENUE

Site #8PI12515

FMSF #	Address	Construction Date	Contributing Status	Contributing Status of Outbuildings
PI00955	101 11th Avenue	c. 1950	Contributing	
PI12509	102 11th Avenue	1955	Contributing	Contributing
PI12510	104 11th Avenue	c. 1950	Contributing	
N/A	105 11th Avenue	Post 1965	Non-Contributing	
PI12511	106 11th Avenue	1952	Contributing	Contributing
PI12512	108 11th Avenue	1957	Contributing	
PI00956	109 11th Avenue	1921	Contributing	Non-Contributing
PI12513	110 11th Avenue	1952	Contributing	
PI00957	111 11th Avenue	1922	Contributing	Contributing
PI12514	112 11th Avenue	1952	Contributing	Contributing
Not Surveyed	113 11th Avenue	1925	Contributing	Contributing
PI12515	114 11th Avenue	1937	Contributing	Contributing
PI00958	101 12th Avenue	1922	Contributing	
PI12501	103 12th Avenue	1925	Contributing	
PI12502	104 12th Avenue	1952	Contributing	Contributing
PI12503	105 12th Avenue	1955	Contributing	
PI12504	106 12th Avenue	1938	Contributing	
PI12505	107 12th Avenue	1952	Contributing	
PI12506	108 12th Avenue	1922	Contributing	Contributing
PI00959	109 12th Avenue	1922	Contributing	Contributing
PI12507	110 12th Avenue	1952	Contributing	
PI12508	111 12th Avenue	1955	Contributing	Contributing
N/A	113 12th Avenue	Post 1965	Non-Contributing	
PI00960	113 12th Avenue	1921	Contributing	Non-Contributing
PI12494	102 13th Avenue	c. 1922	Contributing	Contributing
PI12495	103 13th Avenue	1942	Contributing	Contributing
N/A	104 13th Avenue	Post 1965	Non-Contributing	
PI12496	105 13th Avenue	1922	Contributing	Contributing
PI12497	106 13th Avenue	1952	Contributing	
PI12498	107 13th Avenue	c. 1922	Contributing	
PI12499	108 13th Avenue	1952	Contributing	
PI12500	109 13th Avenue	1922	Contributing	Contributing
PI12552	102 14th Avenue	1922	Contributing	Contributing
PI12553	105 14th Avenue	1952	Contributing	
PI12554	106 14th Avenue	1922	Contributing	Contributing
PI12555	107 14th Avenue	1942	Contributing	
PI12556	108 14th Avenue	1947	Contributing	
PI12557	109 14th Avenue	1952	Contributing	Non-Contributing
N/A	100 15th Avenue	Post 1965	Non-Contributing	
N/A	102 15th Avenue	Post 1965	Non-Contributing	

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

Agenda Report

Agenda Title Name: Design Review No. 26116: 104 18th Avenue

Action Request: N/A. The Historic Preservation Board may make recommendations to assist with the compatibility of the residence within the Overlay District.

Strategic Objective:

Date: August 6, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject residence adjoins a property under construction with a single-family home designed with similar features and massing to the subject development, with the subject residence proposed to contain a more modern horizontal railing style, stucco instead of horizontal lap siding, and eliminating the Key West-style louver panels beneath the front trim board.

As many of the setback and other details were worked out with the applicant through the abutting home's development request (Case 25034), staff has minimal comments on the subject design. The applicant has included the required design features and meets the setback requirements for the property. Although the design does not completely eliminate access from 18th Avenue, it does relocate an existing curb cut and should allow for retention of at least one street parking space by placing primary garage access to the rear of the residence.

Staff's only zoning comment is that the lot is limited to two driveways not to exceed 20 feet in width at the property line, and the subject development appears to provide for three with the two separate accesses at the rear alleyway.

Funding: N/A

Attachments:

1. Application
2. Design Plans
3. 25034 - Renderings

Case #: _____ Submission Date: _____ Hearing Date: _____



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

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

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

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

TB Invest Co.

2381 Baypoint Way

The Villages, FL 32162

Phone 804-543-4995

Representative Name & Address

Michael Carrier

2011 W Cleveland St

Tampa, FL 33606

Phone 813-391-5356

Property Address and Legal Description

104 18th Avenue, St Pete Beach, FL 33706 - PHILLIPS DIVISION REV MAP BLK F, LOT 61

Project Description

Proposed new construction of a new single family residence in the

Pass-a-Grille Overlay District under house type medium(HM).

TYPE OF ACTIVITY

New Construction: X

Addition: _____

Other (please explain): _____

Required Drawings

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

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

Required Building Design Elements

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

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

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

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

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

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

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

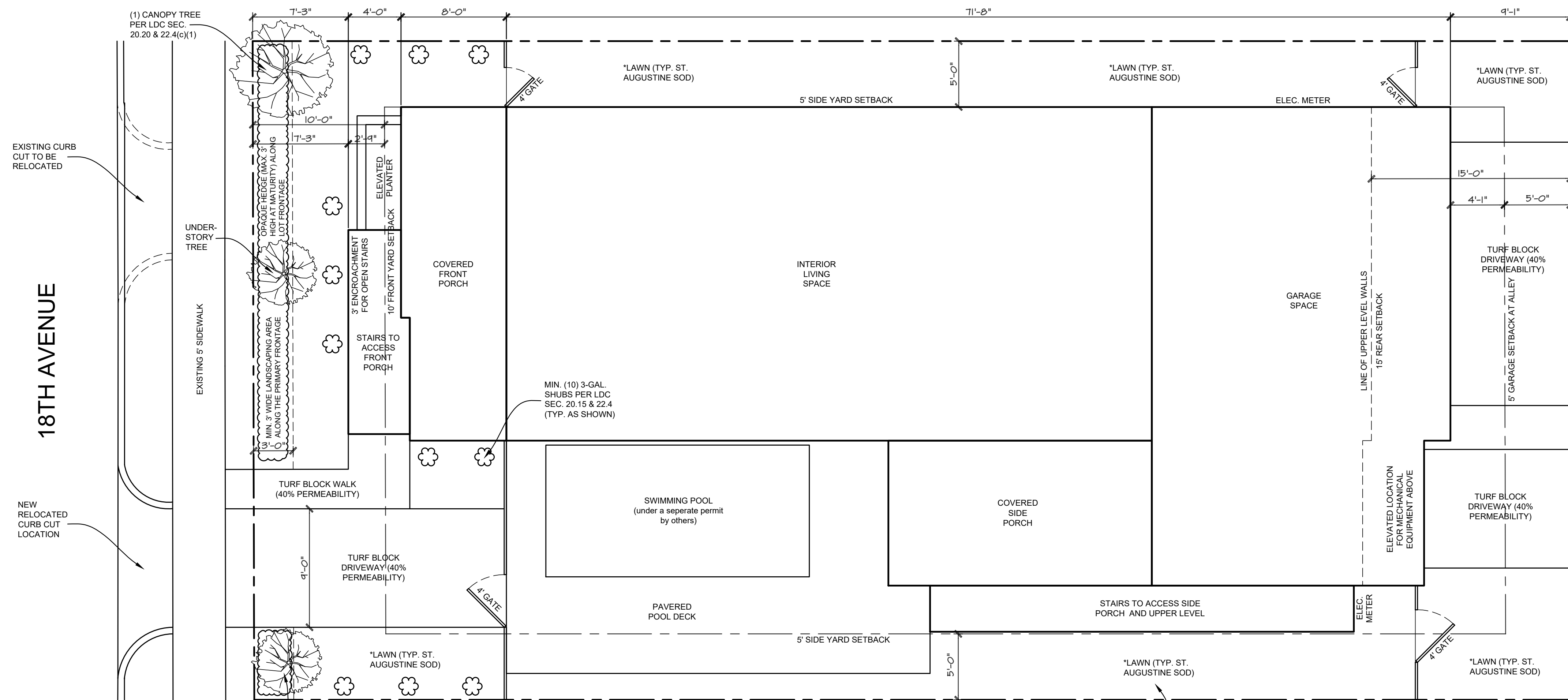
Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as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


Applicant Signature


Date

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL MEET LDC SEC. 20.20, 20.21, 22.4, 22.5, 22.7.
- THE LANDSCAPER SHALL CONSULT WITH THE OWNER FOR ALL PLANT MATERIAL SPECIES. THE DETAILS SHALL BE SUBMITTED TO THE CITY FOR FINAL APPROVAL PRIOR TO INSTALLATION.
- SPECIFIED LANDSCAPING MAY BE SUBMITTED AFTER THE PERMIT IS ISSUED WITH AN AMENDED LANDSCAPE PLAN AND/OR A MATERIAL LIST.
- ALL INSTALLED PLANT MATERIALS SHALL CONFORM TO THE STANDARD FOR FLORIDA NO. 1 OR BETTER.
- MULCH STONES, ETC. ARE ALLOWED AS ACCENT OR FOCAL POINTS ONLY, NOT IN LIEU OF VEGETATION.
- ALL LANDSCAPED AREAS SHALL BE FULLY COVERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- WHERE RECLAIMED WATER IS NOT USED, IRRIGATION SHALL BE A Drip OR MICRO-SPRAY SYSTEM.
- ALL COVERING COVERINGS SHALL BE APPROVED MATERIALS SUCH AS SHRUBS, GRASS, OR OTHER SIMILAR PERMEABLE TREATMENT PER LDC SEC. 22.4.
- A MINIMUM 10% OF 14" DEPTH OF THE ROW (5') IN THE FRONT YARD SHALL BE LANDSCAPED PER LDC SEC. 22.1 WITH A MIN. OF (2) TREES & THE REMAINING AREA TO BE COVERED WITH A MIX OF SHRUBS, GRASS, AND GROUND COVER PER OWNER (50' ROW).



SITE & LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

ZONING DATA:

- PAG OVERLAY
- HOUSE TYPE "HM"
(MEDIUM)



FRONT (18TH AVE.) ELEVATION

SCALE: N.T.S.



REAR (ALLEY) ELEVATION

SCALE: N.T.S

ISSUE DATE: 7-16-26
DESIGN BY: MAE
DRAWN BY: MAE
CHECKED BY: _____
REVISIONS:
#1 DATE: _____
#2 DATE: _____
#3 DATE: _____
#4 DATE: _____

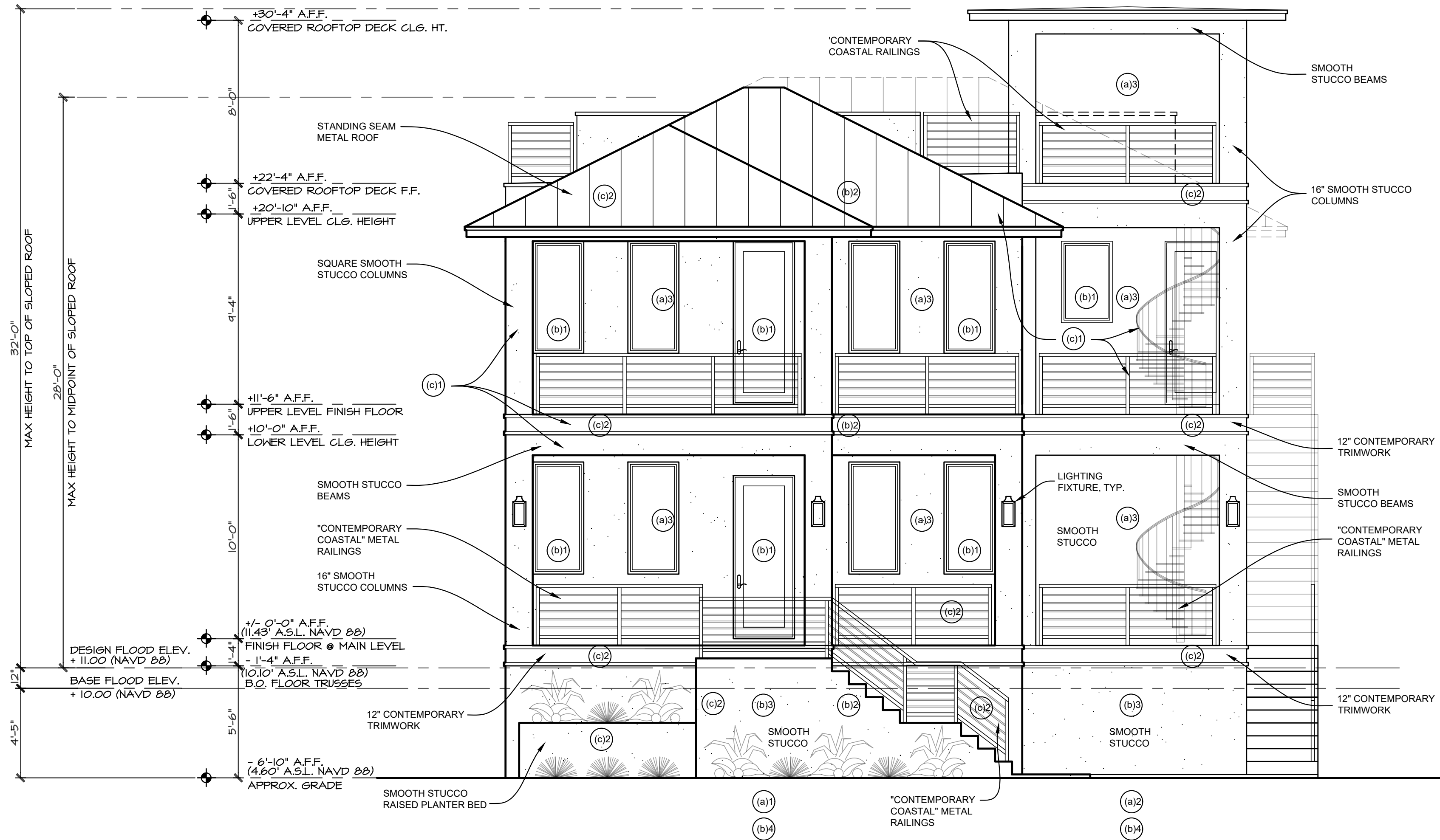


A CUSTOM RESIDENCE FOR:
WATERSTONE CITY HOMES
LOCATED AT:
104 18th AVE. - ST. PETE BEACH, FL 33706

SITE & LANDSCAPE PLAN,
COLORED ELEVATIONS

SHEET
1
OF 2
© COPYRIGHT 2026

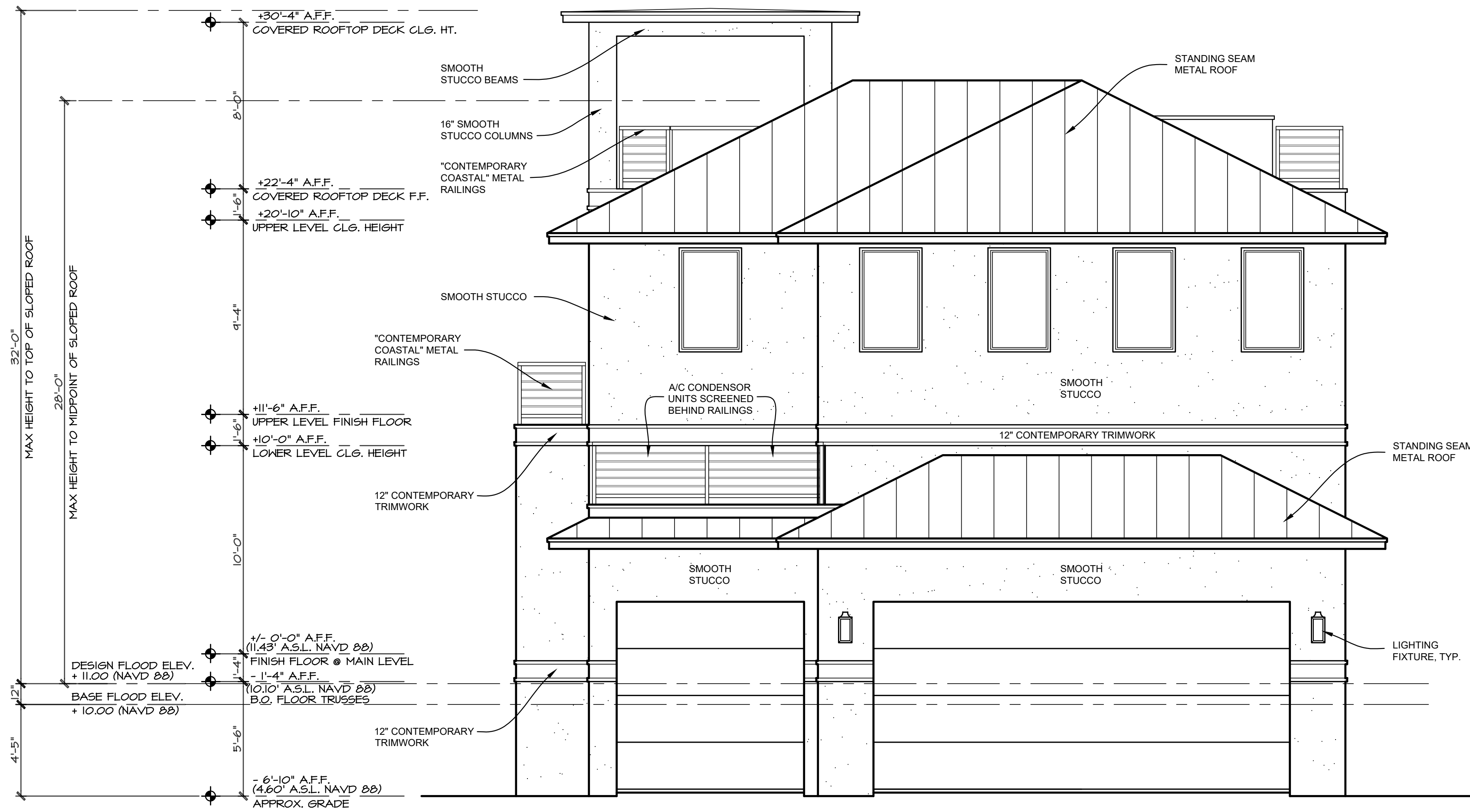
MARK	LDC SEC. 20.22 - GENERAL BUILDING DESIGN (RESIDENTIAL)
	(a) THE MASS OF THE BUILDING MUST INCLUDE:
1	Primary mass. The building shall have a distinct primary mass.
2	Secondary mass. The building should also include a secondary mass (private frontage requirements) that form the facade of the building.
3	Voids that allow for natural breaks in the mass.
	(b) PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:
1	Windows in varying, yet similar arrangements.
2	Appropriate vertical visual consistency at the centerline of the facade.
3	Appropriate ratios of visual width between top and bottom halves of the elevation (bottom half clearly supports the top).
4	Overall design shall be symmetrically or asymmetrically balanced.
	(c) DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1	Proximity (objects close together complement each other).
2	Similarity - common textures, colors, or features.
THE EXTERIOR DESIGN OF THIS PROPOSED STRUCTURE MEETS THE MINIMUM GENERAL RESIDENTIAL ARCHITECTURAL STANDARDS THAT ARE ESTABLISHED IN SEC. 20.22 & SEC. 20.15 OF THE LAND DEVELOPMENT CODE (LDC) AS OUTLINED ABOVE	



FRONT (NORTH) ELEVATION

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

MARK	LDC SEC. 20.22 - ARCHITECTURAL COMMENTARY TO SATISFY REQUIREMENTS
	(a) THE MASS OF THE BUILDING MUST INCLUDE:
1	Primary Mass. The building shall have a distinct primary mass.
	The primary mass is identified as the largest shape of the building, being the asymmetrical portion of the building. The primary mass is defined by a base, with a main level porch and a stacked upper level balcony.
2	Secondary mass. The building should also include a secondary mass (private frontage requirements) that form the facade of the building.
	The secondary mass is formed by a secondary series of a porch and stacked balconies on the western side of the facade.
3	Voids that allow for natural breaks in the mass.
	The design incorporates numerous porches and balconies that recess the walls of the facade in order to provide voids that will capture shadows and provide natural breaks in the mass. In addition to this, the windows and doors on the backside of the porches and balconies reinforce the breaks in the mass of the facade.
	(b) PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:
1	Windows in varying, yet similar arrangements.
	The windows and door openings along 18th Avenue provide a similar arrangement of openings, yet vary in their use and size (windows vs doors). This pattern offers a pleasant rhythm to the facade without it becoming too repetitive.
2	Appropriate vertical visual consistency at the centerline of the facade.
	The structure has a vertical visual consistency due to the stacking of balconies and the vertical columns that connect each level of the structure.
3	Appropriate ratios of visual width between top and bottom halves of the elevation (bottom half clearly supports the top).
	The building is designed with an elevated base, which consciously (and aesthetically) denotes that the bottom portion of the structure is supporting the upper portion. In addition, the upper level has a lower ceiling height and the roof overhangs extend down further, resulting in an appropriate ratio of horizontal balance.
4	Overall design shall be symmetrically or asymmetrically balanced.
	The primary mass is designed asymmetrically. The secondary mass, in concert with the primary mass, provides an overall asymmetrical balance. The base of the building, in conjunction with the horizontal porches, balconies, and horizontal trim bands, visually minimizes the verticality of the structure. The voids of the balconies and porches further "lighten" the weight of the building and provide a dynamic and balanced facade and streetscape.
	(c) DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1	Proximity (objects close together complement each other).
	The windowed elements along the Gulf Way frontage complement one another, as do the spacing of stucco columns, beams, and balconies. In addition, the metal roof, metal railings, and metal circular stairs, all complement each other in the same "contemporary coastal" language of the structure.
2	Similarity - common textures, colors, or features.
	All of the building facades provide similarity in textures, color, and architectural features. The windows all relate to one another in terms of proportion, scale, and style. Finish materials and colors are common to all facades. Architectural features reside in the same "contemporary coastal" design family (smooth stucco columns, beams, metal railings, metal roofing, etc.). These common materials and textures are what make the design cohesive. The design shall complement the existing fabric of the historic Pass-A-Grille overlay district, and adhere to its standards.



REAR ALLEY (SOUTH) ELEVATION

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

ISSUE DATE:	7-16-26
DESIGN BY:	MAE
DRAWN BY:	MAE
CHECKED BY:	
REVISIONS:	
#1 DATE:	
#2 DATE:	
#3 DATE:	
#4 DATE:	

W
WATERSTONE

2011 S. CLEVELAND ST.
SUITE #B
TAMPA, FLORIDA 33606
813.775.7712
WWW.WATERSTONEFL.COM

**STUDIO
MODO
DESIGN**

1646 W. SNOW AVENUE
SUITE #50
TAMPA, FLORIDA 33606
727.389.4227
WWW.STUDIOMODODESIGN.COM

A CUSTOM RESIDENCE FOR:
WATERSTONE CITY HOMES
LOCATED AT:
104 18th AVE. - ST. PETE BEACH, FL 33706

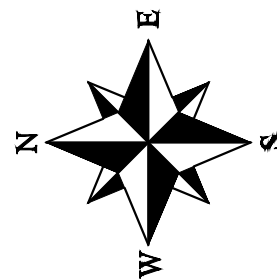
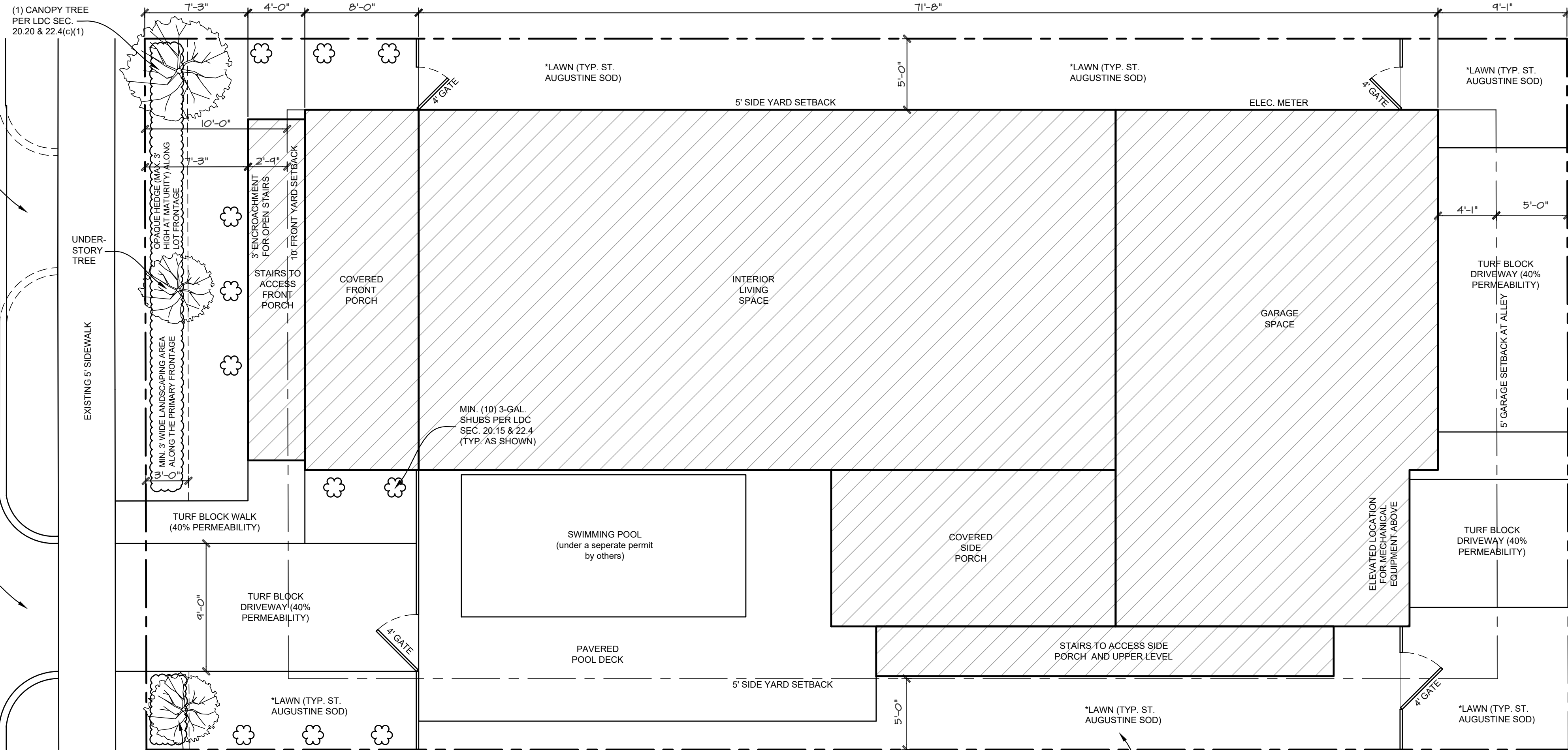
FRONT AND REAR
ELEVATIONS, LDC
ARCHITECTURAL
COMMENTARY

SHEET
2
OF 2
© COPYRIGHT 2026

SITE TABULATION	
ZONING DESIGNATION:	PAG - PASS-A-GRILLE OVERLAY "HOUSE MEDIUM"
MAX HEIGHT TO TOP OF SLOPED ROOF:	32'-0"
HOUSE/GARAGE FOOT PRINT (INCL. EXTERIOR STAIRS)	2,648 SQ FT
POOL & POOL DECK	545 SQ FT
DRIVEWAYS & WALK	243 SQ FT
TOTAL IMPERVIOUS AREA	3,436 SQ FT
LOT SIZE	5,000 SQ FT
BUILDING COVERAGE RATIO = 52.96 %	
IMPERVIOUS SURFACE RATIO = 69.12 %	

- GENERAL LANDSCAPE NOTES:
- ALL LANDSCAPING SHALL MEET LDC SEC. 20.20, 20.21, 22.4, 22.5, 22.7
 - THE LANDSCAPER SHALL CONSULT WITH THE OWNER FOR ALL PLANT MATERIAL SPECS. THE DETAILS SHALL BE SUBMITTED TO THE CITY FOR FINAL APPROVAL PRIOR TO INSTALLATION.
 - SPECIFIED LANDSCAPING MAY BE SUBMITTED AFTER THE PERMIT IS ISSUED WITH AN AMENDED LANDSCAPE PLAN AND/OR A MATERIAL LIST.
 - ALL INSTALLED PLANT MATERIALS SHALL CONFORM TO THE STANDARD FOR FLORIDA NO. 1 OR BETTER.
 - MULCH STONES, ETC. ARE ALLOWED AS ACCENT OR FOCAL POINTS ONLY, NOT IN LIEU OF VEGETATION.
 - ALL LANDSCAPED AREAS SHALL BE FULLY COVERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
 - WHERE RECLAIMED WATER IS NOT USED, IRRIGATION SHALL BE A DRIP OR MICRO-SPRAY SYSTEM.
 - ALL GROUND COVER SHALL BE APPROVED MATERIALS SUCH AS SHRUBS, GRASS, OR OTHER SIMILAR PERMEABLE TREATMENT PER LDC SEC. 22.4.
 - A MINIMUM 10% OF THE DEPTH OF THE ROW (5') IN THE FRONT YARD SHALL BE LANDSCAPED PER LDC SEC. 22.7 WITH A MIN. OF (2) TREES & THE REMAINING AREA TO BE COVERED WITH A MIX OF SHRUBS, GRASS, AND GROUND COVER PER OWNER (50' ROW).

18TH AVENUE



SITE & LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

ZONING DATA:
• PAG OVERLAY
• HOUSE TYPE "HM"
(MEDIUM)



FRONT (18TH AVE.) ELEVATION

SCALE: N.T.S.



REAR (ALLEY) ELEVATION

SCALE: N.T.S.

ISSUE DATE:	1-21-25
DESIGN BY:	MAE
DRAWN BY:	MAE
CHECKED BY:	
REVISIONS:	
#1 DATE:	
#2 DATE:	
#3 DATE:	
#4 DATE:	



2011 S. CLEVELAND ST.
SUITE #B
TAMPA, FLORIDA 33606
813.775.7712
WWW.WATERSTONEFL.COM

1646 W. SNOW AVENUE
SUITE #50
TAMPA, FLORIDA 33606
727.389.4227
WWW.STUDIOMODODESIGN.COM

A CUSTOM RESIDENCE FOR:
WATERSTONE CITY HOMES
LOCATED AT:
106 18th AVE. - ST. PETE BEACH, FL 33706

SITE & LANDSCAPE PLAN,
COLORED ELEVATIONS

SHEET
1
OF 2
© COPYRIGHT 2025

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

Agenda Report

Agenda Title Name: Design Review 26119: 1401 Pass A Grille Way

Action Request: N/A. The Historic Preservation Board may make recommendations to assist with the compatibility of the residence within the Overlay District.

Strategic Objective:

Date: August 6, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject property abuts a street-end to its immediate south and is proposed with a single-family residence that meets the House-Medium standards for the Pass A Grille Overlay District.

This item has not undergone design review at the time of agenda publication. Staff expects the reviewer will request vertically-oriented siding or other treatment along the ground level, facing Pass A Grille Way, to provide consistency with the first living level and draw attention away from the home's elevation. Other comments may be shared following full review.

Staff makes the following zoning comments regarding the proposal:

1) At least two of the frontage trees must be understory trees to meet the landscaping requirements of Land Development Code Sec. 20.20. Additionally, frontage trees must be continued along the street end, with one tree for each 20 linear feet of building frontage. The applicant may credit the seagrape cluster at the Pass A Grille Way frontage as one of the required trees, if in good health.

2) The driveway apron along Pass A Grille Way will need to be eliminated, and the frontage sidewalk will need to be removed and replaced with either a hex-

stamped concrete or concrete paver.

3) Location of required design flood elevation will need to be added to the elevation drawings to demonstrate that the home meets the height limits of 32 feet to the ridge of the roof, and 28 feet to the midpoint.

4) Gutters and downspouts will be required along the structure's northern side eaves due to encroachment within five-feet of the neighboring property.

Funding:

N/A

Attachments:

1. Design Review Application
2. D1-SitePlan
3. D2-GarageLevel
4. D3-LivingLevels
5. D4-Elevations
6. D5-Elevations

Case #: _____ Submission Date: _____ Hearing Date: _____



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

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

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

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Robert Stark

107 12th Ave

St Pete Beach, FL 33706

Phone 317-670-1343

Representative Name & Address

Davis Design Architects, D.Allen Vallario

2164 15th Circle N.

St Petersburg, FL 33713

Phone 727-452-1137

Property Address and Legal Description

1401 Pass A Grille Way, St Pete Beach FL 33706

Project Description

Single Family Residential Home

TYPE OF ACTIVITY

New Construction: X

Addition: _____

Other (please explain): _____

Required Drawings

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

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

Required Building Design Elements

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

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

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

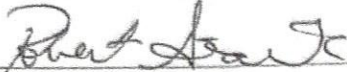
In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

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

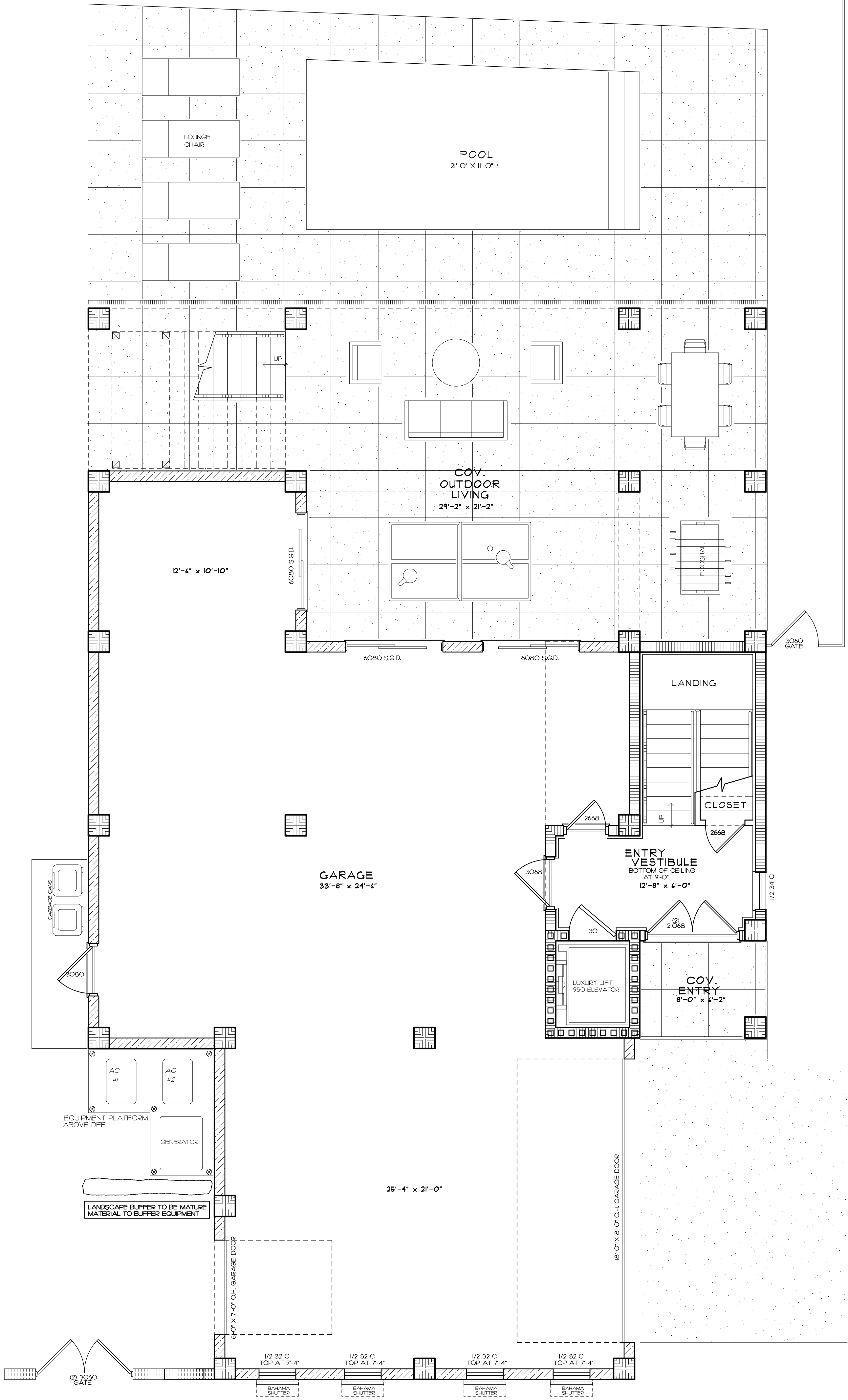
Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

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

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


Applicant Signature

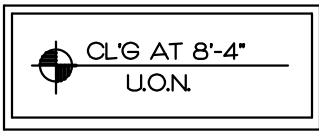
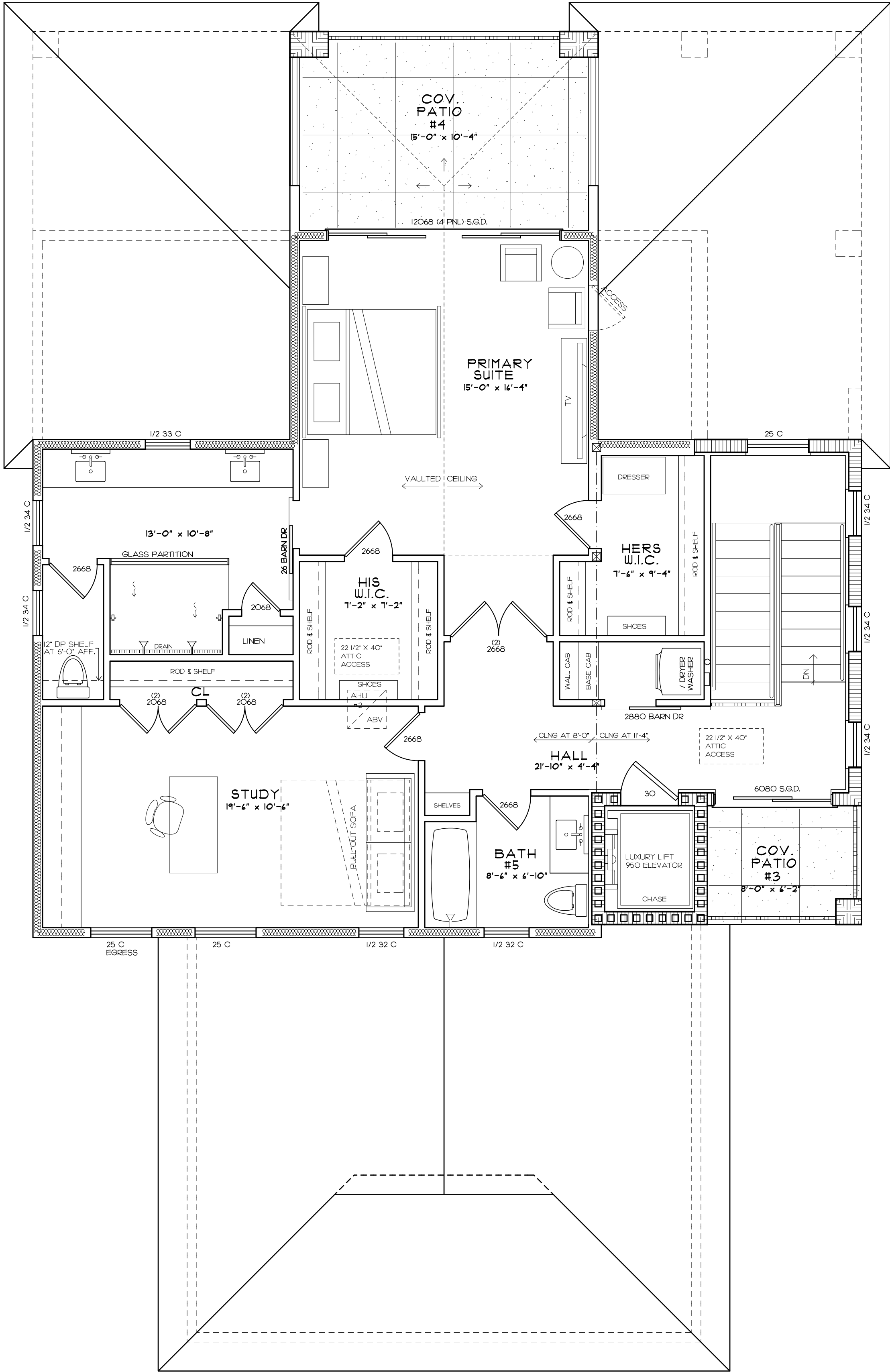
7/5/24
Date



LEGEND	
16" SQ. CONC BLK COLUMN	
CONC BLK BREAK AWAY WALL	
STD CONC BLK WALL	
8" MASONRY SHEARWALL	
2X4(U.O.N) INT FRM WALL	
36" HIGH GUARDRAIL	
28" HIGH HANDRAIL	

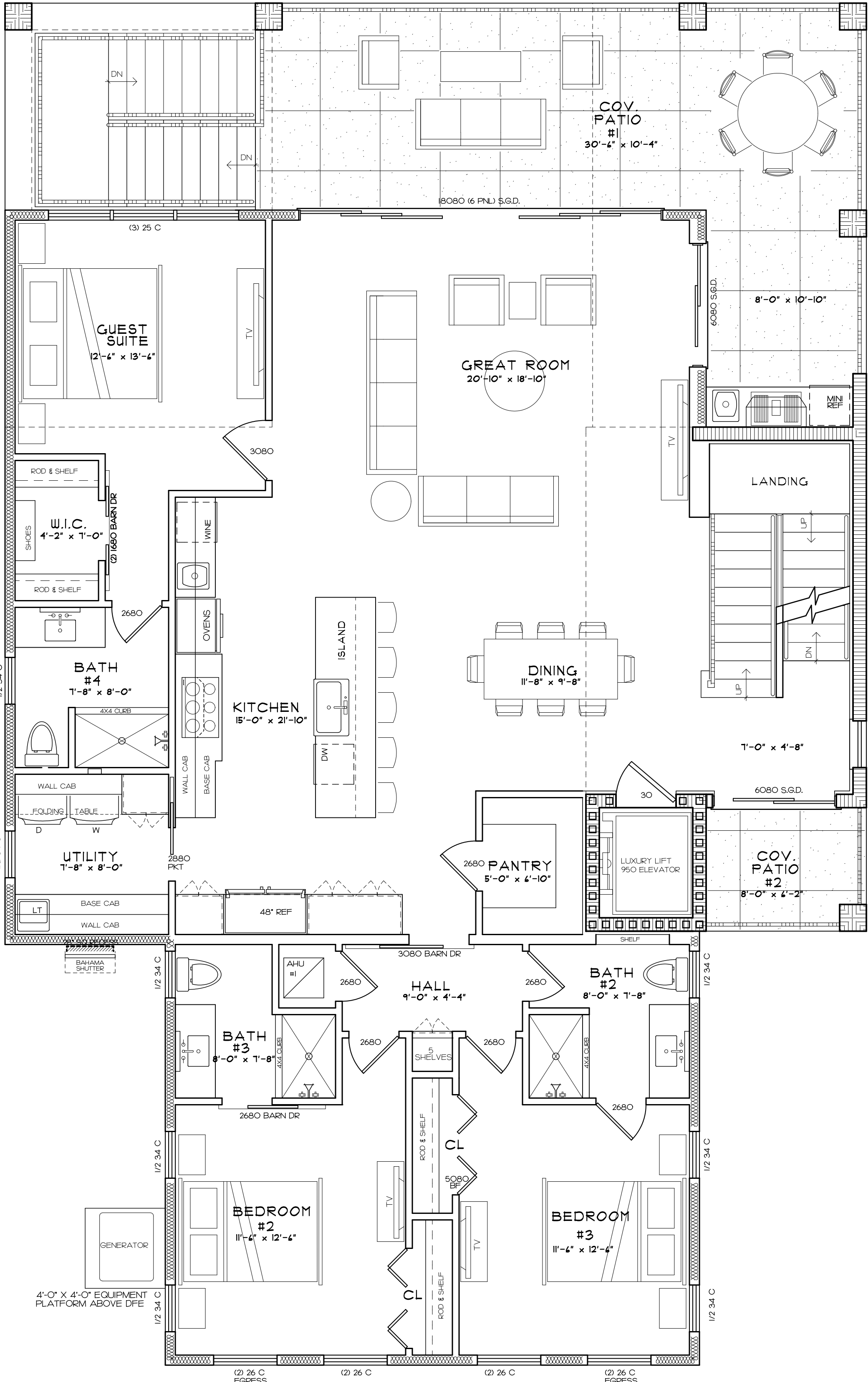
1 PROPOSED GARAGE LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

AREA TABULATION	
ENTRY VESTIBULE	203 SQ FT
1ST LIVING LEVEL LIVING	1890 SQ FT
2ND LIVING LEVEL LIVING	1016 SQ FT
TOTAL LIVING	3109 SQ FT
GARAGE	1514 SQ FT
COV ENTRY	49 SQ FT
COV OUTDOOR LIVING	740 SQ FT
COV PATIO #1	531 SQ FT
COV PATIO #2	49 SQ FT
COV PATIO #3	49 SQ FT
COV PATIO #4	145 SQ FT
TOTAL	4284 SQ FT



2 PROPOSED 2ND LIVING LEVEL FLOOR PLAN

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



1 PROPOSED 1ST LIVING LEVEL FLOOR PLAN

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

LEGEND	
16" SQ. CONC. BLK. COLUMN	
CONC. BLK. BREAK AWAY WALL	
STD. CONC. BLK. WALL	
8" MASONRY SHEARWALL	
2X4(LION) INT. FRM. WALL	
36" HIGH GUARDRAIL	
28" HIGH HANDRAIL	

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE ALTERED OR REPRODUCED WITHOUT PRIOR WRITTEN AGREEMENT FROM THE ARCHITECT. ANY DEVIATION FROM THE DRAWING OR SPECIFICATIONS REQUIRING THE APPROVAL OF THE ARCHITECT SHALL BE CONSIDERED AN ADDITIONAL SERVICE.

© 2024

STARK RESIDENCE

1401 PASS A GRILLE WAY

ST PETE BEACH, FL 33706

Davis Design 다비스 디자인

2164 Fifteenth Circle North, St. Petersburg, FL 33713

727-327-0997

PRINT RECORD

PERMIT: 07-06-26

DRAWN BY

A. L.

CHECKED BY

D. A. V.

REVISION RECORD

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH THE FBCR 2023 6TH ADDITION

D. ALLEN VALLARIO

AR 0014851

PROJECT NUMBER

26-347

SHEET NUMBER

D3 OF 5



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



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

PROJECT NUMBER
26-347

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE ALTERED OR REPRODUCED WITHOUT PRIOR WRITTEN AGREEMENT FROM THE ARCHITECT. ANY DEVIATION FROM THE DRAWING OR SPECIFICATIONS REQUIRING THE APPROVAL OF THE ARCHITECT SHALL BE CONSIDERED AN ADDITIONAL SERVICE. © 2026

STARK RESIDENCE
1401 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

Davis Design & Allen VALLARIO
2164 Fifth Street North, St. Petersburg, FL 33713
727.327.0909

PRINT RECORD
PERMIT: 07-06-26
REVISION RECORD

DRAWN BY
A. L.
CHECKED BY
D. A. V.

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH THE FBCR 2023 8TH ADDITION

D. ALLEN VALLARIO
AR 0014851

SHEET NUMBER
D4
OF 5



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



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

PROJECT NUMBER
26-347

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE ALTERED OR REPRODUCED WITHOUT PRIOR WRITTEN AGREEMENT FROM THE ARCHITECT. ANY DEVIATION FROM THE DRAWING OR SPECIFICATIONS REQUIRING THE APPROVAL OF THE ARCHITECT SHALL BE CONSIDERED AN ADDITIONAL SERVICE.
© 2024

STARK RESIDENCE
1401 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

Davis Design & Allen Vallario
2104 Fibersmith Circle North, St. Petersburg, FL 33713
727-927-0999

PRINT RECORD
PERMIT: 07-06-26

REVISION RECORD

DRAWN BY
A.L.

CHECKED BY
D.A.V.

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH THE FBCR 2023 8TH ADDITION

D. ALLEN VALLARIO
AR 004851

SHEET NUMBER
D5
OF 5

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

Agenda Report

Agenda Title Name: Square footage limitations for reconstructed multifamily residences

Action Request:

Strategic Objective:

Date: August 6, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: As acknowledged in the National Register of Historic Places narrative for the Pass A Grille Historic District, and the 2015 survey narrative, surviving contributing resources in the Pass A Grille Historic District are largely characterized by similar form, massing, and folk construction techniques. However, the narratives also acknowledge the importance of small-scale multi-family dwellings, and residential accessory outbuildings, which set the district apart from other of the City's early residential neighborhoods such as the Don CeSar neighborhood.

Due to the devastation from the 2024 hurricanes, many of these unique small multi-family structures are being demolished. The property of 106 15th Avenue, formerly containing a four-unit multi-family "apartment house", has been split to create two single-family dwelling lots. The small dwellings at 103 and 105 1st Avenue, formerly used as part of the Army's station in Pass A Grille during World War II, are also proposed for demolition. A few two-family projects have been developed that retain the existing density of the property, including 202 Pass A Grille Way and 108 20th Avenue, although the former was authorized to expand in square footage due to the conforming lot area. The owner of the former barracks at 100 Pass A Grille Way is the only owner that has approached staff about developing a project that would retain the existing density of the development on a property exceeding two density units, although they

were required to pursue and ultimately were approved for variances that would allow for the living square footage of the dwelling to nearly double.

The Land Development Code currently prohibits increases to living square footage if a redevelopment project in Pass A Grille is proposed to retain a nonconforming density, which itself is more permissive than anywhere else in St. Pete Beach, where nonconforming density units are lost upon redevelopment. Per conversations with the consultant who prepared the 2017 amendments to the Pass A Grille Overlay District, the City explored but ultimately decided against allowing square footage increases for reconstructed multi-family residences at that time, for an unknown reason.

The majority of multi-family dwellings on single platted lots in Pass A Grille contain living units of 1,000 square feet or less. Generally, square footage decreases with age, with developments such as the aforementioned 103 and 105 1st Ave containing approximately 560 square feet per unit, and the barracks containing 500 square feet for its older units. In contrast, a newly-developed single-family dwelling of two living stories on a standard 45'x100' lot could contain up to 5,400 living square feet between its two levels. As the Historic Preservation Board has expressed concerns about the stature and massing of new development, allowing for redevelopment of multi-family that authorizes a by-right modest increase in square footage may be a method for retaining the scattered multi-family character of the neighborhood, while restraining massing and scale. Staff requests Board input on the topic, for potential inclusion in the revisions to the Pass A Grille Overlay District standards.

Funding:

Attachments:

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

Agenda Report

Agenda Title Name: Park and Corey Avenue signs

Action Request:

Strategic Objective:

Date: August 6, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue:

Funding:

Attachments: 1. Member Young - COREY AVENUE MEDIAN
SIGN IDEAS

COREY AVENUE MEDIAN SIGN *REVAMP*
(Gulf Blvd and Corey Ave)

CURRENT SIGN as of 7/13/26



COREY AVENUE MEDIAN SIGN #1 – *Limited Budget*

(Gulf Blvd and Corey Ave)

Keep the existing brick structure and footprint—make minor updates and repairs to become a refreshed gateway rather than just a dated neglected sign.



- Clean and seal the existing red brick.
- Power wash, repair and paint the curb WHITE
- Paint column caps WHITE
- Power wash signage and lighten background color of sign OR replace sign with the new city logo
- Add a sign to the back with a farewell message (ie: See you soon!) instead of leaving it blank
- Secure side panels to wall that are bowed
- Replace lamps with frosted glass globes – 12”-14” globe / Warm 2700K LED
- Add uplighting for sign(s) and plants on both sides
- Plant Blue Glow Agave, Muhly Grass, Society Garlic and Lomandra Breeze, etc with River Rock
- All plants are Zone 9 - low maintenance, salt and draught tolerant and hurricane resistant

COREY AVENUE MEDIAN SIGN #2

(Gulf Blvd and Corey Ave)

Keep the existing brick structure and footprint—redesign it to become an iconic gateway rather than just a sign. As it stands, it looks like a traffic island with a sign. *It should feel like the entrance to a destination.*



Overall Style

Mid-Century Modern Coastal

- Power wash and repair curb and paint it White
- Existing red brick cleaned and sealed
- White caps on the columns
- Warm ivory textured sign panels
- Deep teal lettering
- Satin bronze or white accents
- Frosted white globe lighting (like the mockup), which references classic Florida beach towns

Front

- Larger "COREY AVENUE" lettering on a “monument panel”
- Smaller "St. Pete Beach" logo centered above
- "Shop • Dine • Unwind" in a clean sans-serif
- Subtle dimensional letters instead of routed painted lettering
- Hidden LED halo lighting around the sign for nighttime

Back

Install a matching monument panel with the same arch profile as the front so it feels intentional.

Side Columns

Instead of the raised dark letters, use brushed aluminum or bronze dimensional letters with more spacing for a cleaner appearance.

Lighting

Replace the lanterns with simple frosted globe fixtures like these:

- 12–14" white acrylic globe
- Marine-grade powder-coated aluminum base
- Warm 2700K LED
- Approximately 18–22" overall height

They fit both the beach character and the mid-century architecture already found along Corey Avenue.

Landscaping

Rather than random plants, use a limited palette.

Front corners:

Blue Glow Agave

Lomandra Breeze

Middle:

Muhly Grass

Edges:

Society Garlic

Ground:

Mexican Beach Pebbles

Accent:

One sculptural silver saw palmetto or coontie

ALL PLANTS ARE:

- Zone 9
- Salt tolerant
- Drought tolerant
- Hurricane resistant
- Low maintenance

Night Lighting

This is where the sign could really stand out.

- White globes glowing softly.
- Warm LED uplights washing the brick.
- Hidden LED strip behind the sign face.
- Small uplights on the agaves.

It would become recognizable at night without looking flashy.

Either updating results would feel less like an aging shopping center entrance and more like a distinctive gateway to a coastal main street—something visitors would immediately recognize as part of the Corey Avenue/St Pete Beach identity.