



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING & HISTORIC PRESERVATION DIVISION  
COMMUNITY PLANNING & PRESERVATION COMMISSION**

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**AMENDED AGENDA**

Welcome to the City of St. Petersburg City Council meeting. Every person in any City facility will be required to comply with the public safety protocols recommended by the Centers for Disease Control and Prevention and local health authorities, including wearing a mask in common areas, maintaining 6 feet of distance, and other safety practices.

**Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**January 12, 2021  
Tuesday  
2:00 P.M.**

**COMMISSIONER MEMBERS:**

Christopher A. Burke, Chair  
Sharon Winters, Vice Chair  
Keisha Bell  
C. Copley Gerdes  
Jeffrey “Jeff” Rogo  
Thomas “Tom” Whiteman  
Jeffrey M. Wolf

**ALTERNATES**

1. William “Will” Michaels
2. Lisa Wannemacher
3. Gwendolyn “Gwen” Reese

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES**

**IV. MINUTES (Approval of 12/08 Minutes)**

**V. QUASI-JUDICIAL HEARING**

**1. City File 20-90200098 & 20-54000060**

**Contact Person: Laura Duvkot, 892-5451  
Ann Vickstrom, 892-5807**

**2. City File 19-90200040**

**Contact Person: Kelly Perkins, 892-5470**

**3. City File 20-90200107**

**Contact Person: Kelly Perkins, 892-5470**

**4. City File 20-90200108**

**Contact Person: Laura Duvkot, 892-5451**

**5. City File 20-90200109**

**Contact Person: Kelly Perkins, 892-5470**

- 6. **City File 20-90200115**                      **Contact Person: Laura Duvokot, 892-5451**
- 7. **City File 20-90200120**                      **Contact Person: Laura Duvokot, 892-5470**
- 8. **City File FLUM 60**                              **Contact Person: Derek Kilborn, 893-7872**

**VI. UPDATES AND ANNOUNCEMENTS**

**VII. ADJOURN**

**GENERAL AGENDA INFORMATION**

For your convenience, the agenda and staff reports are also posted on the City’s website at [www.stpete.org/meetings](http://www.stpete.org/meetings) and generally updated the Wednesday preceding the meeting.

Closed captioning is provided during the livestream of the Community Planning & Preservation Commission meeting at [www.stpete.org/meetings](http://www.stpete.org/meetings). If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711 as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation in order to participate in this/these proceedings or have any questions, please contact the City Clerk’s Office at 893-7448.

**AGENDA ITEM V. 1.                      CITY FILE NO. 20-90200098 & 20-54000060**

**REQUEST:**                                      Review of a Certificate of Appropriateness for the construction of a garage addition at 125 23<sup>rd</sup> Ave. NE, a noncontributing resource to a local historic district

**VARIANCE REQUEST:**                      Approval of a 10.5-ft variance to the required front yard setback from 30-ft to 19.5-ft and a 3-ft variance to the required side yard from 7.5-ft to 4.5-ft to construct an attached garage in the NT-3 zoning district at 125 23<sup>rd</sup> Ave NE.

**OWNERS:**                                        Calvin B. Samuel and Vivian Vasiliki Laliotis

**ADDRESS:**                                      125 23<sup>rd</sup> Ave. NE

**PARCEL ID NO.:**                                07-31-17-32562-004-0100 and 07-31-17-32562-004-0101

**LEGAL DESCRIPTION:**                      GRANADA TERRACE ADD BLK 4 (GRANADA TERRACE HISTORIC DISTRICT) W 60 FT OF LOT 10

**ZONING:**                                        NT-3

**HISTORIC RESOURCE:**                      Granada Terrace Local Historic District (88-02)

**AGENDA ITEM V. 2. CITY FILE NO. 19-90200040**

REQUEST: Review of a revision to a previously approved Certificate of Appropriateness for the construction of a permanent art installation in the north creek bank parkland, between 7<sup>th</sup> Street South and 6<sup>th</sup> Street South, consisting of five sculpted disks. Each sculpture is approximately 40 inches tall by 42 inches wide.

OWNER: City of St. Petersburg

AGENT: Susan Ajoc, Community Services Director

ADDRESS: 634 Roser Park Drive South (Park Area)

PARCEL ID NO.: 30-31-17-76914-001-0050

LEGAL DESCRIPTION: ROSER PARK PARK AREA, DESC AS BEG SE COR LOT 4 BLK 1 ROSER PARK TH S 60FT(S) TH SE 370FT (S) TH E 110FT(S) TH S 175 FT (S) TH SW 20FT (S) TH N R/W ROSER PARK DR TH NW'LY ALG SD R/W 935FT (S) TO E R/W 8TH ST TH N 28FT TH E ALG S R/W 8TH AVE S 154FT TH S 50FT TH SE 75FT(S) TH SE 53.5FT TH E 59FT TO POB

ZONING: NSE

**AGENDA ITEM V. 3. CITY FILE NO. 20-90200107**

REQUEST: After-the-fact review of a Certificate of Appropriateness for replacement of front door at 3250 9<sup>th</sup> Ave N, a contributing resource to Northwest Kenwood Historic District.

OWNER: Lindsey Land

APPLICANT: Andrew Petersen, Contractor

ADDRESS: 3250 9<sup>th</sup> Ave N

PARCEL ID NO.: 14-31-16-46350-014-0070

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 14, LOT 7

ZONING: NT-2

**AGENDA ITEM VI. 4 CITY FILE NO. 20-90200108**

REQUEST: Review of a Certificate of Appropriateness for the replacement of a front door at 230 30<sup>th</sup> St. N., a contributing property to a local historic district

OWNERS: Nicholas Casey Kochey and Alison Remy Kochey

ADDRESS: 230 30<sup>th</sup> St. N.

PARCEL ID NO.: 23-31-16-35118-015-0021

LEGAL DESCRIPTION: HALL’S CENTRAL AVE NO. 2, BLK 15, N 67 FT OF VILLA SITE 2 LESS W 10 FT

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Seminole Park Local Historic District (17-90300003)

**AGENDA ITEM V. 5 CITY FILE NO. 20-90200109**

REQUEST: Review of a Certificate of Appropriateness for construction of a new garage at 2151 4<sup>th</sup> Ave N, a contributing resource to Southeast Kenwood Historic District.

OWNER: Pamela Scherer

ADDRESS: 2151 4<sup>th</sup> Ave N

PARCEL ID NO.: 24-31-16-11808-004-0150

LEGAL DESCRIPTION: BRONX BLK 4, LOT 15

ZONING: NT-2

**AGENDA ITEM V. 6. CITY FILE NO. 20-90200115**

REQUEST: Review of a Certificate of Appropriateness for the replacement of seven windows and the front door at 2728 2<sup>nd</sup> Ave N, a property proposed for inclusion as a contributing property to a local historic district currently pending public hearing.

OWNER: William Cole

AGENT: John Christianson

ADDRESS: 2728 2<sup>nd</sup> Ave N

PARCEL ID NO.: 23-31-16-35082-016-0040

LEGAL DESCRIPTION: HALL'S CENTRAL AVE NO. 1 BLK 16, LOT 4

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southwest Central Kenwood Local Historic District  
*(Proposed local historic district subject to complete designation application as of January 27, 2020 and pending public hearing by CPPC and City Council)*

**AGENDA ITEM V. 7. CITY FILE NO. 20-90200120**

REQUEST: Review of a Certificate of Appropriateness for the rehabilitation of historic buildings and structures at Sunken Gardens, an individually listed landmark of the St. Petersburg Register of Historic Places

OWNERS: City of St. Petersburg

ADDRESS: 1951 4<sup>th</sup> St. N. (aka 1825 4<sup>th</sup> St. N.)

PARCEL ID NO.: 18-31-17-86581-001-0010

LEGAL DESCRIPTION: SUNKEN GARDENS BLK 1, LOT 1

ZONING: CCT-1

HISTORIC RESOURCE: Sunken Gardens (HPC 98-03)

**AGENDA ITEM V. 8. CITY FILE NO. FLUM 60**

**REQUEST:** An amendment to the Future Land Use Map from IL (Industrial Limited) to PR-MU (Planned Redevelopment - Mixed Use) with a concurrent amendment to the Official Zoning Map from IS (Industrial Suburban) to CCS-1 (Corridor Commercial Suburban) for a 29.11-acre parcel located at 1501 72<sup>nd</sup> Street North. Development Agreement: In addition, a proposed Development Agreement is summarized as follows:

- Development under the requested CCS-1 designation of a 150,000 square feet (minimum) Sports Tourism Facility (Commercial Recreation Facility) and ancillary retail/restaurant uses; multi-family buildings comprised of 623 apartment units with a minimum of 30% of the units being workforce housing; and a public lagoon with beach area; the combined intensity shall not exceed 0.55 FAR and the total density shall not exceed 623 units.
- In accordance with the CCS-1 designation, building height is limited to 48-feet; however, additional height can be achieved pursuant to the Large Tract Planned Development Overlay regulations, set forth in Chapter 16 of the City Code.

**OWNER:** **St Petes LLC**  
1515 Des Peres Rd. Ste. 300  
Saint Louis, Missouri 63131-1846

**APPLICANT:** **Jungle Terrace Land Company**  
c/o Porter Development, LLC  
1281 So. Lincoln Avenue  
Clearwater, Florida 33756

**AGENT:** **Gulf Coast Consulting, Inc.**  
c/o Robert Pergolizzi, AICP/PTP  
13825 ICOT Boulevard, Ste. 605  
Clearwater, Florida 33760

**REGISTERED OPPONENT:** James Schattman, President Crossroad Area Neighborhood Association

**ADDRESS:** 1501 72<sup>nd</sup> Street North

**PARCEL ID NO.:** 07-31-16-93168-001-0070; 07-31-16-93168-001-0060; 07-31-16-93168-001-0050; 07-31-16-93168-001-0030; 07-31-16-93168-001-0020; 07-31-16-93168-001-0010