



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

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**AGENDA**

Welcome to the City of St. Petersburg Community Planning and Preservation Commission meeting.

**Council Chambers, City Hall**

**175 – 5<sup>th</sup> Street North**

**St. Petersburg, Florida 33701**

**August 9, 2022**

**Tuesday**

**2:00 P.M.**

**COMMISSIONER MEMBERS:**

Sharon Winters, Chair

Lisa Wannemacher, Vice Chair

Manitia Moultrie

Thomas “Tom” Whiteman

Valarie Nussbaum-Harris

Two Vacancies

**ALTERNATES**

1. William “Will” Michaels

2. E. Alan Brock

3. Jefferey “Jeff” Wolf

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

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

**IV. MINUTES (Approval of 07/12 Minutes)**

**V. PUBLIC COMMENT**

**VI. QUASI-JUDICIAL HEARING**

- |                                  |   |
|----------------------------------|---|
| 1. ZM-12                         | 4350 6 <sup>th</sup> Street S. and 575 45 <sup>th</sup> Avenue S. |
| 2. ZM-13                         | 150 Fountain Parkway N.   |
| 3. City File 22-90200051         |   |
| 4. City File 22-90200063         | 2051 Burlington Ave N.  |
| 5. City File COA 22-90200064 and | 2034 Burlington Ave. N.   |
| City File COA 22-90200065        |   |
| 6. City File 22-90200082         | 3624 Dr. Martin Luther King, Jr. St. N.                           |
| 7. City File 22-90200041         | 1001 Bay Street NE  |
| 8. City File 22-90200050         | 236 10 <sup>th</sup> Ave NE                                       |
| 9. City File COA 22-90200066 and | 705 18 <sup>th</sup> Ave NE                                       |
| City File Variance 22-54000052   |   |

**VII. UPDATES AND ANNOUNCEMENTS**

## VIII. 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 VI. 1.**

#### **CITY FILE NO. ZM-12**

REQUEST: Amendment to the Official Zoning Map from Corridor Commercial Suburban (CSS-1) to Corridor Commercial Traditional – 1 (CCT-1) for a 14.5-acre site consisting of two separate parcels located at 4350 6<sup>th</sup> Street South and 575 45<sup>th</sup> Ave. S.

OWNERS: SWD Coquina Key, LLC.

AGENT: Craig Taraszki, Esq.

REGISTERED OPPONENT Walter Borden

ADDRESS: 4350 6<sup>th</sup> Street South and 575 45<sup>th</sup> Avenue South

PARCEL ID NO.: 06-32-17-00000-240-0100 and 06-32-17-84510-000-0010

STAFF CONTACT: Britton Wilson, Planner, II, [Britton.Wilson@stpete.org](mailto:Britton.Wilson@stpete.org), 551-3542

*CPPC Conflict: Manitia Moultrie and Will Michaels*

#### **AGENDA ITEM VI. 2.**

#### **CITY FILE NO. ZM-13**

REQUEST: Amendment to the Official Zoning Map from Retail Center-2 (RC-2) to Retail Center-3 (RC-3) for a 0.12-acre site located in the Echelon City Center at 150 Fountain Parkway North.

OWNERS: ECC Offmain, LLC.

AGENT: Lance Behn

ADDRESS: 150 Fountain Parkway North

PARCEL ID NO.: 12-30-16-13183-000-0023

STAFF CONTACT: Britton Wilson, Planner II, [Britton.Wilson@stpete.org](mailto:Britton.Wilson@stpete.org), 551-3542

**AGENDA ITEM VI. 3. CITY FILE NO. 22 90200051**

REQUEST: Review of a Certificate of Appropriateness application for a new, two-story, 3,800 SF single-family house at 2101 3<sup>rd</sup> Ave N, a vacant lot in a local historic district. This application includes a FAR bonus request of .2 FAR.

OWNER: TRB DEVELOPMENT ENGLEWOOD LLC

APPLICANT: Jonathan Meyer, Owner

REGISTERED OPPONENT: Historic Kenwood Neighborhood Association

ADDRESS: 2101 3<sup>rd</sup> Ave N

PARCEL ID NO.: 24-31-16-11808-009-0090

LEGAL DESCRIPTION: BRONX BLK 9, LOT 9

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southeast Kenwood Local Historic District (18-90300001)

**AGENDA ITEM VI. 4. CITY FILE NO. 22-90200063**

REQUEST: Review of a Certificate of Appropriateness application for a two-story garage with ADU at 2051 Burlington Ave N, a contributing property to a local historic district

OWNER: Sean R Lefort

APPLICANT: Chad Holman, General Contractor

ADDRESS: 2051 Burlington Ave N

PARCEL ID NO.: 24-31-16-11808-011-0150

LEGAL DESCRIPTION: BRONX BLK 11, LOT 15

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southeast Kenwood Local Historic District (18-90300001)

**AGENDA ITEM VI. 5.****CITY FILE NO. 22 90200064 and 22 90200065**

REQUEST: 22-90200064: Review of a Certificate of Appropriateness application for the demolition of a detached garage building at 2034 Burlington Ave N, a contributing property to a local historic district

22-90200065: Review of a Certificate of Appropriateness application for the construction of a garage with ADU at 2034 Burlington Ave N, a contributing property to a local historic district

OWNER: Mary Elizabeth Kovacs

APPLICANT: Chad Holman, General Contractor

ADDRESS: 2034 Burlington Ave N

PARCEL ID NO.: 24-31-16-77328-000-0120

LEGAL DESCRIPTION: ROYAL PALM PARK LOT 12

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southeast Kenwood Local Historic District (18-90300001)

**AGENDA ITEM VI. 6.****CITY FILE NO. 22-90200082**

REQUEST: Review of a Certificate of Appropriateness application for a front fence and driveway

OWNERS: William Oliver, III

ADDRESS: 3624 Dr. Martin Luther King Jr St N

PARCEL ID NO.: 07-31-17-00522-008-0220

LEGAL DESCRIPTION: ALLENDALE TERRACE BLK B, LOTS 22 AND 23 SEE N 12-31-16

ZONING: NS-1

HISTORIC RESOURCE: Jones-Black House (04-03)

**AGENDA ITEM VI. 7. CITY FILE NO. 22 90200041**

REQUEST: Review of a Certificate of Appropriateness application for alterations at 1001 Bay St NE, a contributing property to a local historic district.

OWNER: Glenn M. Fish

APPLICANT: Dorman "Trey" Payne, Contractor

ADDRESS: 1001 Bay St NE

PARCEL ID NO.: 18-31-17-05274-008-0070

LEGAL DESCRIPTION: BAYVIEW ADD BLK 8, W 50FT OF LOT 7

ZONING: NT-3

HISTORIC RESOURCE: North Shore Section – 200 Block of 10<sup>th</sup> Ave NE Local Historic District (17-90300004)

*CPPC Conflict: Jeff Wolf*

**AGENDA ITEM VI. 9. CITY FILE NO. 22-90200050**

REQUEST: Review of a Certificate of Appropriateness application for the installation of metal and vinyl fencing and fabric awnings at 236 10<sup>th</sup> Ave NE, a contributing property to a local historic district

OWNERS: A Voice from a High, LLC.

ADDRESS: 236 10<sup>th</sup> Ave NE

PARCEL ID NO.: 18-31-17-05274-011-0030

LEGAL DESCRIPTION: BAYVIEW ADD BLK 11, LOT 3

ZONING: NT-3

HISTORIC RESOURCE: North Shore Section – 200 Block of 10<sup>th</sup> Ave NE Local Historic District (17-90300004)

*CPPC Conflict: Jeff Wolf*

**AGENDA ITEM VI. 8.****CITY FILE NO. 22 90200066 & 22 54000052**

**REQUEST:** **COA 22-90200066:** Review of a Certificate of Appropriateness application for:

- Rear addition,
- Replacement of non-historic windows, and
- Expansion of/alteration to front porch

at 705 18<sup>th</sup> Ave NE, a contributing property to a local historic district.

**Variance 22-54000052:** Approval of a 3-feet variance to the front yard setback from 23-feet to 20-feet for an uncovered, open front porch; and a 3-feet variance from 20-feet to 17-feet for the front stoop at the property of 705 18<sup>th</sup> Avenue NE.

**OWNERS:** Kimberly Bradley and Iain Hoyte

**ADDRESS:** 705 18<sup>th</sup> Ave NE

**PARCEL ID NO.:** 17-31-17-83221-067-0060

**LEGAL DESCRIPTION:** SNELL & HAMLETT'S NORTH SHORE ADD REV. REPLAT BLK 67, LOT 6

**ZONING:** NT-3

**HISTORIC RESOURCE:** North Shore Section – 700 Block of 18<sup>th</sup> Ave NE (16-90300008)

*CPPC Conflict: Jeff Wolf, Sharon Winters*