



**CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING**

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

**December 14, 2021
Tuesday
2:00 P.M.**

MINUTES

Present: C. Copley Gerdes, Chair
Sharon Winters, Vice Chair
Christopher “Chris” A. Burke
Jeff Rogo
Thomas “Tom” Whiteman
Jeffery “Jeff” M. Wolf
E. Alan Brock, Alternate
Will Michaels, Alternate
Lisa Wannemacher, Alternate

Commissioners Absent: None

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Laura Duvekot, Historic Preservationist II
Kelly Perkins, Historic Preservationist II
Ann Vickstrom, Planner II
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City Attorney
Elizabeth Abernethy, Director, Planning & Development Services
Katherine Connell, Admin. Asst., Planning & Development Svcs.

The public hearing was called to order at 2:00 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES

IV. MINUTES (Approval of 10/12 Minutes)

The minutes from the October 12, 2021, meeting was approved unanimously

V. PUBLIC COMMENTS

Manny Leto, Executive Director of Preserve the 'Burg, spoke to the Tomlinson Bldg. closing and possible designation of the property. The building is currently on the PEL (potentially eligible list) as a local landmark. Preserve the 'Burgs' involvement in the Comprehensive Plan, they want to continue to encourage the commission to review the updates specifically to preservation. He mentioned a letter written to City Council re. streamline procedures, extending public notification and review periods for buildings of a certain age, and clarifying the definitions of historic resource and neighborhood character.

VII. QUASI-JUDICIAL HEARING

A. City File 21-90200102

Contact Person: Kelly Perkins, 892-5470

Request: Review of a Certificate of Appropriateness for a 3,000 SF addition and site work at Casa Coe da Sol, an individual local historic landmark t.

Staff Presentation

Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

Joe Lacki, Architectonics Studio 2600 9th St. N., and Patricia G. Rossignol, owner, spoke on behalf of the project and were available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant Waived.

Rebuttal/Closing Remarks

City Staff Waived.

Agent Joseph Lacki, briefly spoke to appreciating the time of the commission, the importance of

the collection of historic train sets, the importance to the family and asked again for approval for the project.

Executive Session

A discussion regarding the addition to the home and the reason for attaching the addition to the home in the Coastal High Hazard Area (CHHA), former families including the Williams family and Admiral Farragut, the appreciation of the historic and beautiful home as is instead of “upgrades”, the difference between an ADU addition and an addition that is not a living space, the appreciation of an Addison Mizner Home and the beauty of a Mediterranean Revival Home, and thanking the owner and architect for designing a complimentary design for the addition, and being excellent stewards of the home a motion was made:

Motion: Commissioner Rogo moved approval of a Certificate of Appropriateness for a 3,000 SF addition and site work at Casa Coe da Sol, subject to staff conditions.

Commissioner, Second.

***YES -7 –Gerdes, Winters, Burke, Rogo, Whiteman, Wolf, Brock,
NO – 0***

Motion passed unanimously.

B. City File No. 21-90200107 Contact Person: Laura Duvekot 892-5451

Request: Review of an After-the-Fact Certificate of Appropriateness request for alterations to the house, and a COA request for the new installation of a fence, at 3232 7th Ave. N., a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008).

Staff Presentation

Laura Duvekot gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

Kristyn Ashley Schwiep 232 7th Ave. N., owner, spoke on behalf of the project and was available for questions.

Registered Opponent

None.

Public Hearing

D.J. Soucy, 22nd St. N., realtor, spoke to the fact that the code violation was not recognized until after the sale of the home had gone through.

Cross Examination:

City Staff and Agent waived.

Rebuttal/Closing Remarks

City Staff and Agent waived.

Executive Session

A discussion regarding the timeline of the alterations to the home and closing of the home, disclosing that the home is in a historic district and the miscommunication with the real estate agency, Hybrid Property Solutions, regarding alterations, the past COA that was approved and the alterations that were not in line with the approved COA, Hybrid Property Solution’s responsibility to the homeowner for correcting the alterations, how to let a buyer know they are in a historic district, understanding that the home might be attractive in its remodeling but the location in a designated historic district, is not appropriate, the rear fence materials, wood or vinyl, and the vertical installation of the new rear fence, a motion was made:

Motion #1: Commissioner Wolf moved to approve the Certificate of Appropriateness request for the new installation of a vertical fence, at 3232 7th Ave. N., in accordance with the staff report

Commissioner Whiteman, Second.

***YES - 7 – Gerdes, Winters, Burke, Rogo, Whiteman, Wolf, Brock
NO – 0***

Motion passed unanimously

Motion #2: Commissioner Burke moved to approve the After-the-Fact Certificate of Appropriateness request for alterations to include ornamental shutters, front door, side yard fence and gates to the house at 3232 7th Ave. N. based on the staff report.

Commissioner Wolf, Second.

***YES -0
NO – 7 –Gerdes, Winters, Burke, Rogo, Whiteman, Wolf, Brock***

Motion failed

C. City File 21-90200125/AVT 21-90400010/Variance 21-54000092
Contact People: Kelly Perkins, 892-5470 and Ann Vickstrom, 892-5807

Request: COA 21-90200125: Review of a Certificate of Appropriateness for the front porch enclosure, construction of side addition, and installation of a new shed at 538 28th St N., a contributing property to the Northwest Kenwood Local Historic District.

AVT 21-90400010: Review of an Ad Valorem Tax Exemption request for the front porch enclosure and an addition to the property at 538 28th St N., a contributing property to the Northwest Kenwood Local Historic District.

Variance 21-54000092: Approval of a 1.6 feet variance to the front yard building setback from 25 feet to 23.4 feet; and the enclosure of a front porch at the property of 538 28th St N.

Staff Presentation

Ann Vickstrom gave a PowerPoint presentation based on the variance request Staff Report. Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

Alexander Smith, spoke in support of the proposed project and was available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant: Waived

Rebuttal/Closing Remarks

City Staff and Applicant: Waived

Executive Session

A discussion regarding the order of voting, the addition of the shed as a fourth dwelling unit, the possible limit of accessory units on a lot and the maximum square footage of the buildings allowed, for COA as opposed to a variance, the allowance of structures within setbacks, and the materials matching the home, 100 square feet and 10 feet tall being the maximum allowed for an accessory dwelling unit that does not need to match the home. The sensitivity of adding the shake shingles and decorative louver to the addition and replicating the details, a motion was made:

Motion: *Commissioner Wolf moved for the approval of the COA for the front porch enclosure, construction of side addition, installation of a new shed and a 1.6 feet variance to the front yard building setback from 25 feet to 23.4 feet; the enclosure of a front porch and Ad Valorem Tax Exemption request at the property of 538 28th St N, subject to Staff conditions.*

Commissioner Burke, Second.

*YES -7 –Gerdes, Winters, Burke, Rogo, Whiteman, Wolf, Brock,
NO – 0*

Motion passed unanimously

D. City File 21-90300006

Contact Person: Laura Duvekot, 892-5451

Commissioner Gerdes recused himself.

Request: Owner-initiated designation of the Peninsular Fruit Company Building as a Local Historic Landmark of the St. Petersburg Register of Historic Places [Quasi-Judicial].

Staff Presentation

Laura Duvekot gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

The owners and agent were available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant: Waived

Rebuttal/Closing Remarks

City Staff and Applicant: Waived

