



**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 Community Planning and Preservation Commission meeting.

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

**December 13, 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. E. Alan Brock
2. Jefferey “Jeff” Wolf
3. William “Will” Michaels

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

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

**IV. MINUTES (Approval of 11/08 Minutes)**

**V. PUBLIC COMMENT**

**VI. QUASI-JUDICIAL HEARING**

1. City File 22-90200099
2. City File 22-90200107, 22-90200108 and 22-54000079

**VII. UPDATES AND ANNOUNCEMENTS**

**VIII. ADJOURN**

**IX. WORKSHOP**

1. City File ZM-15, NTM-1 Zoning Map Amendment & LDR 2023-01 Missing Middle Density Bonus Text Amendment
2. City File LGCP 2023-01 and FLUM 67, SunRunner BRT TOD Amendments

**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. 22 90200099**

REQUEST: Review of a Certificate of Appropriateness application for the replacement of 15 historic wood and non-historic aluminum awning windows with vinyl single-hung sash and horizontal sliding windows in existing openings.

OWNER: DURGAN, GARY M REVOCABLE TRUST

ADDRESS: 3150 7<sup>th</sup> Ave N

PARCEL ID NO.: 14-31-16-46350-019-0100

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 19, LOT 10 & W 25' OF LOT 9

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)

*CPPC Conflict: None*

City Contact: Derek Kilborn [Derek.Kilborn@stpete.org](mailto:Derek.Kilborn@stpete.org) 893-7872

**AGENDA ITEM VI. 2. CITY FILE NO. 22 90200107, 22 90200108 & 22 54000079**

REQUEST: **COA 22-90200107:** Review of a Certificate of Appropriateness application for the demolition of a detached garage building at 2059 Burlington Ave N, a contributing property to a local historic district.

**COA 22-90200108:** Review of a Certificate of Appropriateness application for the construction of a garage with ADU at 2059 Burlington Ave N, a contributing property to a local historic district.

**Variance 22-54000079:** Approval of 3 Variances to the proposed Accessory Dwelling Unit (ADU) including:

- A variance to the streetside yard setback from 12 feet to 5 feet for a total of 7 feet for a 2<sup>nd</sup> story open porch.
- A variance to the required ADU parking requirement of 1 parking space.
- A variance to the Neighborhood Traditional (NT-2) Building and Site Design criteria for vehicle connections and parking, allowing the garage doors and driveways to face the side street.

OWNER: CARYN NESMITH  
 AGENT: Alexander Smith, Boone Architectural Restoration  
 ADDRESS: 2059 Burlington Ave N  
 PARCEL ID NO.: 24-31-16-11808-011-0160  
 LEGAL DESCRIPTION: BRONX ADD, BLK 11, LOT 16  
 ZONING: NT-2  
 HISTORIC RESOURCE: Southeast Kenwood Local Historic District  
 Kenwood National Register Historic District

*CPPC Conflict: None*

City Contact: Kelly Perkins [Kelly.Perkins@stpete.org](mailto:Kelly.Perkins@stpete.org) 892-5470

**WORKSHOP ITEM 1.: ZM 15 and LDR 2023 01**

A City initiated application amending the Official Zoning Map for properties located within 175 feet of the centerline of a Future Major Streets or High Frequency Transit Route with service head-way times equal to, or less than 35-minutes, and following NTM locational criteria from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1). In conjunction with the rezoning is a city-initiated text amendment to allow a Missing Middle Housing density bonus when located within Corridor Residential Traditional-1(CRT-1), Corridor Commercial Traditional-1 (CCT-1), Corridor Commercial Suburban-1 (CCS-1) and Neighborhood Suburban Multi-family-1 (NSM-1) districts, and outside of the Coastal High Hazard Areas (CHHA) following all requirements of Section 16.20.015 Neighborhood Traditional (NTM-1).

City Contact: Ann Vickstrom [Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org) 892-5807

**WORKSHOP ITEM 2.: LGCP 2023-01 and FLUM 67**

A City initiated application for Comprehensive Plan text and Future Land Use Map amendments pertaining to Transit Oriented Development (TOD) in support of the new station areas for the SunRunner Bus Rapid Transit (BRT) service.

City Contact: Britton Wilson [Britton.Wilson@stpete.org](mailto:Britton.Wilson@stpete.org) 551-3542