



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

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

**December 13, 2022
Tuesday
2:00 P.M.**

MINUTES

Present: Sharon Winters, Chair
Lisa Wannemacher, Vice Chair
Valarie Nussbaum-Harris
Manitia Moultrie arrived 2:43 p.m.
E. Alan Brock, Alternate
Will Michaels, Alternate
Jeffery “Jeff” M. Wolf, Alternate

Commissioners Absent: Thomas “Tom” Whiteman

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Kelly Perkins, Historic Preservationist II
Ann Vickstrom, Planner II
Britton Wilson, Planner II
Heather Judd, Assistant City Attorney
Katherine Connell, Clerk, 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 11/08 Minutes)

The minutes from the November 8, 2022, meeting were approved unanimously

V. PUBLIC COMMENTS

VI. QUASI-JUDICIAL HEARING

A. City File 22-90200107, City File 22-90200108, and City File 22-54000079

Contact People: Ann Vickstrom 892-5807(Variance); Kelly Perkins 892-5470 (COA)

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 three (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 encroachment of 7-feet for a 2nd 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.

City Staff Presentation:

Kelly Perkins gave a presentation based on the Certificate of Appropriateness portion of the Staff Report.

Ann Vickstrom gave a presentation based on the Variance portion of the Staff Report.

Applicant/Agenda Presentation:

Alexander “Alec” Smith, Boone Architectural Restoration, gave a presentation in support of the project and was available for questions.

Public Comment:

None.

Cross Examination:

City Staff and Agent waived.

Rebuttal/Closing Remarks:

Ann Vickstrom clarified the important distinctions relating to historic preservation when considering justification for the granting of a variance.

Applicant waived

Executive Session:

The Commission discussed Boone Architecture's historic narrative and concerns about demolition of the existing detached garage building, a contributing resource. The Commission noted that the proposal partially met 3 of 5 general criteria. The Commission considered staff's comment regarding loss of the existing garage building and that it will not result in the loss of the contributing property's status in the context of general criterion no. 3; however, the Commission also noted that the subject district as a whole will be affected over time by the accumulated loss of small-scale accessory buildings. The Commission discussed the City's plan for dealing with this situation and the possibility of a different approach in the future. City staff is currently reviewing these requests on a project by project basis that is evaluated on the significance of the building, and whether it is an individual local landmark or contributing resource with significant architectural features and materials. What is the feasibility of it being converted? This building had structural integrity issues impacting the economic feasibility of converting into a living space.

Discussion was had on what takes precedence, saving historic garages and converting it into an ADU or providing parking..

While discussing the design of the second floor open porch, the architect stated that he specifically looked at what is the precedent in the neighborhood. Only one example in the neighborhood had a poorly constructed open railing and it was only 2-feet tall on the second story, making it very dangerous. It then had a 1-foot extension that was very much out of context. The solid wall is historically more accurate.

Questions regarding ADUs and the connection to workforce housing, the city tracking the addition of the ADUs and the impact on the availability of workforce housing. The quantitative analogy of the different strategies the city has and the results.

Staff discussed the supply demand ratio regarding ADUs over the last 5 years 2018, 21 issued ADU permits explaining the permit application growth stating: 29 applications for ADUs in 2019, 44 applications in 2020, 53 in 2021, and as of October 28, 2022, there are 66. This demonstrates that the private market is reacting to what the CPPC Commission has participated in regarding ADUs.

Lastly, the Commission discussed the condition of approval for the second-floor porch not being enclosed on any of the three open sides, prohibiting a change of use to additional living space

Motion #1: *Commissioner Wannemacher moved approval of a Certificate of Appropriateness for the demolition of the detached garage subject to Staff conditions.*

Commissioner Brock, Second.

YES – 6 – Winters, Wannemacher, Nussbaum-Harris, Brock, Michaels, Wolf
NO – 0

Motion passed unanimously.

Motion #2: *Commissioner Wannemacher moved approval of a Certificate of Appropriateness for the new construction of a garage with an Accessory Dwelling Unit with the three proposed variances and the open porch feature refers to elements above the railing, which can be opened or closed and subject to Staff conditions.*

Commissioner Michaels, Second.

YES – 7 – Winters, Wannemacher, Moultrie, Nussbaum-Harris, Brock, Michaels, Wolf
NO – 0

Motion passed unanimously.

B. City File 22-90200099

Contact Person: Derek Kilborn: 893-7872

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.

Staff Presentation:

Derek Kilborn addressed the commission regarding lack of communication with the Applicant and requested another deferral.

Applicant Presentation:

Barry Williamson, trustee, was not present to address the Commission.

Registered Opponent:

None.

Public Hearing:

None.

Cross Examination:

None.

Rebuttal/Closing Remarks:

None.

Executive Session:

Discussion was had regarding a second deferral of the matter to the January 10, 2023, CPPC meeting for the staff and applicant to work through some matters.

Motion: Commissioner Nussbaum-Harris moved to defer the matter to the January 10, 2023, CPPC meeting.

Commissioner Wolf, Second.

***YES 7 – Winters, Wannemacher, Moultrie, Nussbaum-Harris, Brock, Michaels, Wolf
NO – 0***

Motion passed unanimously.

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**