



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

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

**January 11, 2022
Tuesday
2:00 P.M.**

MINUTES

Present: Sharon Winters, Chair
Christopher “Chris” A. Burke
Jeffrey “Jeff” Rogo
Thomas “Tom” Whiteman
Jeffery “Jeff” M. Wolf
E. Alan Brock, Alternate
Lisa Wannemacher, Alternate

Commissioners Absent: Will Michaels, Alternate

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Britton Wilson, Planner, II
Michael Dema, Assistant City Attorney
Heather Judd, Assistant City Attorney
Elizabeth Abernethy, Director, Planning & Development Services
Katherine Connell, Admin. Asst., Planning & Development Svcs.

The public hearing was called to order at 2:05 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 12/14 Minutes)**

The minutes from the December 14, 2021, meeting was approved unanimously

V. PUBLIC COMMENTS

Manny Leto, Director of Preserve the ‘Burg addressed the commission regarding the excitement for the upcoming year and how 2021 was ended on bit of a down note for Historic Preservation. The demolition of the Woolworth building originally constructed in 1926 was torn down for a new three story restaurant. The Woolworth building was listed as a national contributing resource to the downtown National Register Historic District and had been identified by the City as being eligible for listing as an individual landmark, immediately adjacent, The Alexander Hotel, is also locally listed. The historic Shirley Ann Hotel was torn down to make way for a 15 story apartment building, the 1924 building was listed on the Florida Master Site File and had been identified in The Edge Districts Historic Survey as having a high degree of historic integrity and being eligible for the National Register. The historic rooming houses around Mirror Lake has been flipped again, he reminded the commission this is the second time the property has switched hands since the council was split in 2019 on approving a two story apartment tower. Preserve the ‘Burg is hopeful new property owners will be engaged by the city regarding adaptive reuse or incorporate the existing structures into a new development. These instances show the importance of continually updating the potentially eligible list. Preserve the ‘Burg would be very supportive of an extend review in connection with the Comprehensive Plan and buildings that exceed a certain age whether that be 50 years or 75 and that special review and consideration be given when demolition is being considered for properties along Central Avenue, hopeful that 2022 provides the opportunity to preserve our resources on Central Ave.

VI. QUASI-JUDICIAL HEARING

A. City File FLUM 64 Contact Person: Britton Wilson, 551-

Commissioner Brock recused himself due to proximity

Request: Request to amend the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood traditional -2 (NT-2) to Corridor Residential Traditional – 1 (CRT-1), for a 0.39-acre site located at 1501 5th Avenue North.

Staff Presentation

Britton Wilson gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

Felix Fudge, owner, spoke on behalf of the 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

Commissioner Winters: We will move into executive session, any comments, or questions from the commission?

Commissioner Wolf: This really appears to be a recognition of the existing use of the site and its previous use, when it was in conformance with zoning, so I think it is a straightforward call to make this change.

Commissioner Winters: Thank you, other comments, questions? Okay do I have a motion?

Commissioner Wolf: I move that we find the change consistent and recommend to City Council for approval.

Motion: Commissioner Wolf moved approval of the request to amend the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood traditional -2 (NT-2) to Corridor Residential Traditional – 1 (CRT-1), for a 0.39-acre site located at 1501 5th Avenue North.

Commissioner Whiteman, Second.

***YES – 6- Winters, Burke, Rogo, Whiteman, Wolf, Wannemacher
NO – 0***

Motion passed unanimously.

VII. UPDATES AND ANNOUNCEMENTS

VIII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 2:40 pm