



**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**

**July 12, 2022  
Tuesday  
2:00 P.M.**

**COMMISSIONER MEMBERS:**

Sharon Winters, Chair  
Lisa Wannemacher, Vice Chair  
Manitia Moultrie  
Thomas “Tom” Whiteman  
Valarie Nussbaum-Harris  
Vacant  
Vacant

**ALTERNATES**

1. Jefferey “Jeff” Wolf
2. William “Will” Michaels
3. E. Alan Brock

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

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

**IV. MINUTES (Approval of 05/10 Minutes)**

**V. PUBLIC COMMENT**

**VI. DEFERRAL(S)**

1. **City File ZM-12** 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.
2. **City File 22-90200041** Review of a Certificate of Appropriateness application for alterations at 1001 Bay St NE, a contributing property to a local historic district.

**VII. QUASI-JUDICIAL HEARING**

1. **City File 22-90200049** **730 28<sup>th</sup> Street N.**
2. **City File 22-90200052** **3328 7<sup>th</sup> Ave N.**

- 3. City File 22-90200054
- 4. ZM-14

3234 9<sup>th</sup> Ave N.  
1626 and 1628 18<sup>th</sup> Avenue S.

**VIII. UPDATES AND ANNOUNCEMENTS**

**IX. 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**

**CASE DEFERRED TO AUGUST 9, 2022.**

STAFF CONTACT: Britton Wilson, Planner II, (727) 551-3542

**AGENDA ITEM VI. 2. CITY FILE NO. 22 90200041**

**CASE DEFERRED TO AUGUST 9, 2022.**

STAFF CONTACT: Kelly Perkins, Historic Preservationist, II (727) 892-5470

**AGENDA ITEM VII. 1. CITY FILE NO. 22 90200049**

REQUEST: Review of a Certificate of Appropriateness application for the enclosure of an attached garage (after the fact), the installation of a rear wood fence, and the replacement of three windows at 730 28<sup>th</sup> St N, a contributing property to a local historic district.

OWNERS: O'BRIEN, SEAN PATRICK

ADDRESS: 730 28<sup>th</sup> St N

PARCEL ID NO.: 14-31-16-85608-000-0020

LEGAL DESCRIPTION: STRUTHER'S REPLAT LOT 2

ZONING: NT-2

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

STAFF CONTACT: Laura Duvekot, Historic Preservationist, II, [Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org), 892-5451

**AGENDA ITEM VII. 2. CITY FILE NO. 22 9020052**

REQUEST: Review of a Certificate of Appropriateness application for a rear addition to 3328 7<sup>th</sup> Ave N, a non-contributing property to a local historic district.

OWNERS: Dae-Kun Kim and Lan Kim

APPLICANT: Ronald Marshall

ADDRESS: 3328 7<sup>th</sup> Ave N.

PARCEL ID NO.: 14-31-16-46350-021-0040

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 21, LOT 4

ZONING: NT-2

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

STAFF CONTACT: Laura Duvokot, Historic Preservationist, II, [Laura.Duvokot@stpete.org](mailto:Laura.Duvokot@stpete.org), 892-5451

**AGENDA ITEM VII. 3. CITY FILE NO. 22 9020054**

REQUEST: Review of a Certificate of Appropriateness application for the replacement of windows and after-the-fact replacement of front door at 3234 9<sup>th</sup> Ave N, a contributing property to a local historic district.

OWNER: H.E.A.T. Concepts Inc.

APPLICANT: Andres Pena

ADDRESS: 3234 9<sup>th</sup> Ave N

PARCEL ID NO.: 14-31-16-46350-021-0040

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 14, LOT 5

ZONING: NT-2

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

STAFF CONTACT: Kelly Perkins, Historic Preservationist, II, [Kelly.Perkins@stpete.org](mailto:Kelly.Perkins@stpete.org), 892-5470

REQUEST: An amendment to the Official Zoning Map from Corridor Residential Traditional-1 (CRT-1) to Corridor Commercial Traditional-1 (CCT-1) on the western 100 feet of the property (0.25 acre) at 1626 and 1628 18<sup>th</sup> Avenue South.

OWNERS: 1626 18<sup>th</sup> Ave S Land Trust  
Corporate Midwest Investment LLC.

AGENT: Michael Shimshoni

ADDRESS: 1626 and 1628 18<sup>th</sup> Avenue South

PARCEL ID NO.: 25-31-16-29664-005-0040

LEGAL DESCRIPTION: Fruitland Heights Block E, Lots 8 and 9

STAFF CONTACT: Ann Vickstrom, Planner, II, [Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org),  
892-5807