



**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 City Council meeting. Every person in any City facility will be required to comply with the public safety protocols recommended by the Centers for Disease Control and Prevention and local health authorities.

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

**May 10, 2022  
Tuesday  
2:00 P.M.**

**COMMISSIONER MEMBERS:**

Sharon Winters, Chair  
Lisa Wannemacher, Vice Chair  
Manitia Moultrie  
Thomas “Tom” Whiteman  
Vacant  
Vacant  
Vacant

**ALTERNATES**

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

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

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

**IV. MINUTES (Approval of 04/12 Minutes)**

**V. PUBLIC COMMENT**

**VI. LEGISLATIVE HEARING**

**VII. QUASI-JUDICIAL HEARING**

1. City File 22-90400002                      2335 Dartmouth Ave N.

**VIII. UPDATES AND ANNOUNCEMENTS**

1. COW/CPPC Review
2. Historic Preservation Month

**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 VII. 1. CITY FILE NO. 22 90400002**

REQUEST: Review of an Ad Valorem Tax Exemption – Part 1 for the rehabilitation of the property at 2335 Dartmouth Ave N, a contributing property to a National Register historic district.

OWNER: BOSTON SILER LLC

ADDRESS: 2335 Dartmouth Ave N

PARCEL ID NO.: 23-31-16-78390-002-0120

LEGAL DESCRIPTION: ST PETERSBURG INVESTMENT CO SUB BLK 2, LOT 12

ZONING: NT-2

HISTORIC RESOURCE: Kenwood National Register Historic District

STAFF CONTACT: Laura Duvekot, Historic Preservationist II,  
[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org) or 1.727.892.5451

*CPPC Conflict: None*

*CC Conflict: None*

### **AGENDA ITEM VIII. UPDATES AND ANNOUNCEMENTS**

1. March 31, 2022, COW/CPPC Meeting

Meeting Video: [https://stpete.granicus.com/MediaPlayer.php?view\\_id=14&clip\\_id=5581](https://stpete.granicus.com/MediaPlayer.php?view_id=14&clip_id=5581)

3. Historic Preservation Month

**City of St. Petersburg**  
**Committee of the Whole**  
**Meeting Minutes for March 31, 2022**  
The Historic Manhattan Casino, 642 22<sup>nd</sup> Street South

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**Council Members:**

Council Chair Gina Driscoll, Council Vice Chair Brandi Gabbard, Council Members Copley Gerdes, Ed Montanari, Lisset Hanewicz, Deborah Figgs-Sanders, and Richie Floyd

**Commission Members:**

Chair Sharon Winters, Vice Chair Lisa Wannemacher, Commissioner Members Manitia Moutrie, Alternates: Will Michaels,

**Also Present:**

Chief Assistant Attorney Jeannine Williams, Assistant City Attorney Michael Dema, Assistant City Attorney Heather Judd, Assistant City Clerk Cathy Davis, Deputy City Clerk Patty Beliveau, Urban Design and Historic Preservation Manager Derek Kilborn, Historic Preservationist Laura Duvekot, Historic Preservationist Kelly Perkins

**Absent:**

Council Member Lisa Wheeler-Bowman, Commission Members Chris Burke and Tom Whiteman, Alternate Commission Members E. Alan Brock, and Jeffrey Wolf

**Support Staff:** Tricia Terry – Legislative Aide

**New Business – March 31, 2022**

**Joint City Council/CPPC Meeting**

Chair Driscoll started the meeting with a roll call and then gave the floor to Urban Design and Historic Preservation Manager Derek Kilborn. Mr. Kilborn gave a brief overview and introduced the next speaker: Historic Preservationist Laura Duvekot.

Ms. Duvekot gave some historical background for the meeting venue, The Manhattan Casino. Built by Elder Jordan in 1925 and made famous for its Jordan Dance Hall. Located along the 22<sup>nd</sup> Street Corridor, Jordan Dance Hall served as a vibrant centerpiece in the African American community of St. Petersburg. It was designated as a historical local landmark in the 1990s for its cultural/heritage significance.

Mr. Kilborn then went over the City Council Members and Commission Members, including announcing the two vacancies on the Commission and the resignation of Chris Burke from the Commission, creating another vacancy. Mr. Kilborn also introduced other City Staff members present and those who have helped in the organization of the joint meeting. Mr. Kilborn then introduced Historic Preservationist Kelly Perkins to present some of the hierarchy of historic preservation.

Ms. Perkins explained the two main sectors of Historic Preservation: private and public. We, as a city, will focus on the public sector and its three levels: Department of the Interior (federal level), State Historic Preservation Office (state level), and Urban Planning & Historic Preservation Division (local level). Ms. Perkins reviewed each level and the responsibilities therein. The levels on the private side consist of residents & property owners, nonprofit conservationists & historians, and the building trade professionals & the development community.

Mr. Kilborn went on to review the FY2020-2021 Annual Report. He went over the National Register and Local Landmarks portion and discussed the 4 applications for Local Historic Landmarks during the 2020-2021 period. He explained that identified landmarks will need to complete a Certificate of Appropriateness (COA) for any construction work. Staff may review the necessity of a COA and save the owner the application fee associated with moving through the CPPC. The number of COA reviews is positively trending. Mr. Kilborn later explained the opportunity to update the COA Matrix. Staff and CPPC uses the *St. Petersburg Design Guidelines for Historic Properties*, which was last updated in 2017, and may also be updated.

Mr. Kilborn also touched on Legacy Businesses, Markers & Monuments, and the Resource and Research Guide in his presentation. Mr. Kilborn showed a map of demolitions and their distribution amongst the Historic Designation Districts. Mr. Kilborn listed potential discussion topics for this joint City Council and CPPC meeting; these included: improvements to COA Matrix and Traditional Streetscape Requirements, increasing the number of historic resource surveys, incentives for preservation, and updates to the City's Comprehensive Plan.

After the presentation, City Council Chair Driscoll opened the floor for questions.

Council Member (CM) Hanewicz asked to clarify what constitutes a usable survey and the necessity for updating these surveys. Ms. Duvekot explained that the preference is to update surveys every ten years. Ms. Perkins explained that a property owner may request a survey for multiple reasons: (1) to have the property listed on the National Register, (2) to keep recent record of inventory, and (3) to document resources before they are lost to demolition. Ms. Perkins went on to explain the FEMA guidelines that are putting pressure to redevelop properties in the floodplain. Ms. Duvekot explained surveys can also help in cases of rebuilding after natural disasters. Mr. Kilborn touched on the financial incentives available for surveys on historic properties and landmarks.

Commissioner Michaels commented on the significance of homeowners registering historic properties and how it can help preserve neighborhood character.

Council Vice Chair Gabbard wanted to address the vacancies on the CPPC. She noted that there are now three vacancies and three alternates. She inquired what the procedures would be for the alternate members to become standing members. Mr. Kilborn stated that there is potential for that, however, term limits would need to be adhered to for the standing members and rotating them out to alternates when necessary. Assistant City Attorney Michael Dema clarified that the Commission would have the ultimate say on procedures for filling vacancies. Council VC Gabbard also wanted to address the legislative session and House Bill 423 and when changes will be seen in the city. Mr. Kilborn indicated that there would be no Comp Plan changes, but rather changes to Chapter 16 Land Development Regulations as related to demolitions located in the floodplain. Council VC Gabbard also asked if Mr. Kilborn noticed any downsides from not having joint meetings on an annual basis. Mr. Kilborn stated that he can still provide a written annual report to both City Council and the CPPC without necessitating an annual joint meeting.

CM Montanari asked to clarify the COA trend that was presented earlier. Mr. Kilborn explained the recent increase was due to residents in the Kenwood Neighborhood pursuing designation through a ballot initiative. Ms. Perkins explained that they have seen a recent decline this year in review projects and is uncertain of the cause. This could be due to the large amount received last year or even supply chain issues. CM Montanari asked to clarify the COA Matrix and what type of modifications that they will be looking at. Mr. Kilborn chose an example: fencing in historic districts. Fence installations do not require a permit, however, in historic districts they require a COA. This has led to confusion for residents that could be resolved by updating the COA Matrix. CM Montanari went on to ask for an overview about Transfer of Development Rights (TDRs). Mr. Kilborn explained the history of TDRs in St. Petersburg, including their intended purpose of preserving smaller historic buildings, and the troubles they have experienced retaining the value of the TDR pool. Recent

consolidation from purchasing has caused the value of TDRs to go up, as well as little competition in the market. Mr. Kilborn stated that there are around 2 million credits that have not be used yet.

Commission Chair Winters commented on CM Montanari's question about the modifications to the COA Matrix. She indicated that the staff reports provided to CPPC for their review are very labor intensive, and the CPPC rarely dissents from the staff recommendations. Commission Chair Winters stated that this shows the opportunity to streamline the review process.

CM Figgs-Sanders brought up Tropicana Field and asked to clarify the situation regarding historic cemeteries in the area. Mr. Kilborn explained that the city has historically been aware of cemeteries to the west of 16<sup>th</sup> Street, which is now a parking lot to Tropicana Field, and some areas south of 5<sup>th</sup> Avenue, which has been redeveloped as part of the interstate. Contracts prior to the redevelopment were to relocate the cemeteries. The City has contracted a company to provide ground penetrating radar surveys and provide next steps. This process coincided with the transition of administration and is now paused only for administration to get up to speed.

CM Gerdes, who chaired the CPPC in 2021, brought up his suggestions for modifications to the COA Matrix. His suggestions called for staff review instead of CPPC review in the following areas:

1. Doors #2 (change in materials or style)
2. Porches and Balconies #2 (enclose a porch)
3. Roof and Chimneys #2 (change in materials)
4. Site Walls and Fences can be separated, with fences going to staff and walls to CPPC
5. Windows #2 (change in materials or style)

CM Floyd wanted to clarify if building materials would be discussed in the COA Matrix modifications, specifically the difficulty sourcing some materials. Ms. Duvekot explained the hierarchy of approaches with historic preservation: (1) conserve historic materials, when possible, (2) replace in kind, and when the first two approaches are not possible, (3) explore a change in materials and the COA Matrix.

Commission Vice Chair Wannemacher echoed her agreement with CM Gerdes's suggested COA Matrix modifications. She also discussed the desire to expand the responsibilities of the CPPC.

Commission Chair Winters discussed the potential of separating individually listed properties and historic districts, which has both contributing and noncontributing structures which require less thoroughness. Commission VC Wannemacher agreed with Commission Chair Winters and asked to open the list of potentially eligible properties and prioritization.

Council Chair Driscoll asked about the potentially eligible list, priorities within it, and how often it is updated. Mr. Kilborn stated that it has not been updated with priorities. Mr. Kilborn gave some background on the list. It was created in 2006 and consisted originally of 55 properties. The City then started designating these properties. There around 40 properties of the original 55 still pending on the list. Mr. Kilborn went on to explain the stay of demolition with the intention of designating these potentially eligible properties. In 2016, staff went through existing surveys to pull out addresses that were listed as eligible. Staff was not choosing the properties, but rather using the research from consultants who put together these surveys. In 2016, it was brought up that action did not go far enough, due to the limited number of surveys on file. Action was then tabled. In 2018, there was an attempt to pick back up, but more homeowners voiced their concerns over being designated. Earlier this year, there was instead discussion on creating a tiered demolition delay, to allow for documentation of existing historical resources before they were lost. Mr. Kilborn stated that he can share all this information and reports with any new members.

Council Chair Driscoll then brought up TDRs what the alternatives are for when someone cannot find TDRs. Mr. Kilborn explained that they can in fact work on another historic preservation project. The city would point them to buildings they believe qualify as a local landmark to try to create credits to then partner with their

project. Mr. Kilborn stated that they have intentions to send letters to these qualifying properties to investigate registering and establish credits and then partner with a development project to sell them. Council Chair Driscoll agreed with this plan and suggested educating historic properties on TDRs, and maybe work with Preserve the 'Burg.

Council Chair Driscoll brought up the in town CRA preservation grants and how successful they were. She questioned if these grants could be reworked for West and South St. Pete. Mr. Kilborn stated that there is no funding source for the areas outside of the TIF district. Mr. Dema restated that TIF money could not be used outside of the district. Council Chair Driscoll also brought up the lack of funding for the Heritage Trail and the estimated cost that would need to be allocated in the budget. Mr. Kilborn estimated that \$2,500 – \$10,000 would be needed for maintenance annually. Council Chair Driscoll then asked about expansion. Mr. Kilborn explained the original grant that funded the Trail, and how the grant would not fund maintenance.

Council Chair Driscoll then brought up streamlining and the frequency of the joint meetings, and the next step for making these changes discussed. Mr. Kilborn stated that they could just make the changes in the Comprehensive Plan that are being worked on for the St. Pete 2050 Plan. Council Chair Driscoll asked if there needed to be a motion to move forward. Mr. Dema stated that that was not necessary. Council Chair restated the changes desired: (1) the change in the frequency of the joint meetings to as needed, (2) the requirement of a written annual report to both City Council and the CPPC, and (3) the changes to streamline the COA Matrix. Mr. Kilborn stated that they will prioritize the COA Matrix and will go to the CPPC soon, with the other changes taking place in the Comprehensive Plan amendments.

CM Hanewicz asked the next steps to address the hex block supply issues. Mr. Kilborn stated that they will wait to see if the supply chain will work itself out, before changing LDR language in Chapter 6. Mr. Kilborn also mentioned Brejesh Prayman and how the Engineering Department is working on an underlayment for the pavers to assist in the change of size that is currently available.

CM Figgs-Sanders asked what the City's role is for unoccupied historical landmarks as far as maintenance. Mr. Kilborn stated that there is no funding program for that purpose. The private property owners would be notified by, perhaps Codes Compliance, to address maintenance issues early on. Mr. Kilborn also brought up CareFest and Neighborhood Team, and how Community Services helps to encourage neighbors helping where they can. He also brought up grants that owners could investigate for repairs, but they would require a longer commitment from the occupants.

Commissioner Michaels brought up his desire to update the potentially eligible list and prioritizing the list. He discussed properties registering on the National level as an intermediary step to protect the property before undertaking the more rigorous process that would need to be undertaken for the local landmark listing.

Commission Chair Winters summarized the areas that were discussed and brought up sustainability. A study on solid waste was done, and a quarter of the material was from construction. Commission Chair Winters expressed the desire to address those sustainability opportunities that preservation could resolve.

CM Hanewicz addressed Commissioner Michaels and asked about properties who are now financially struggling due to historic designation. Commissioner Michaels agreed that local designation have more requirements, and again brought up the idea of starting out as nationally registered instead. It does not burden the property owners and provides tax benefits.

**With no further business to discuss, the meeting adjourned at 4:22PM.**