



**CITY OF ST. PETERSBURG  
 PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
 URBAN PLANNING & HISTORIC PRESERVATION DIVISION  
 COMMUNITY PLANNING & PRESERVATION COMMISSION**

**AGENDA**

**Tuesday, September 8, 2020 2:00 PM**

Welcome to the City of St. Petersburg Community Planning & Preservation Commission meeting. To help prevent the spread of COVID-19 and to protect our more vulnerable members of the community, the City of St. Petersburg will hold Community Planning & Preservation Commission meetings by means of communications media technology pursuant to Executive Order 20-193 issued by the Governor on August 7, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://www.stpete.org/meetings). To join the meeting by communications media technology, please see below:

<p><b>Option 1:</b></p> <p>Join the meeting with visuals and audio by downloading and logging into Zoom:</p> <ol style="list-style-type: none"> <li>1. Visit <a href="http://www.stpete.org/meetings">www.stpete.org/meetings</a></li> <li>2. Download Zoom via the screen prompts</li> <li>3. Enter your email address and name via the screen prompts</li> </ol>	<p><b>Option 2:</b></p> <p>Join the meeting by audio only:</p> <ol style="list-style-type: none"> <li>1. Dial +1 312 626 6799</li> <li>2. Enter webinar ID: 976 5010 3334#</li> </ol>
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Through the Zoom meeting, attendees can view content being presented, hear speakers, and make public comment. Attendees do not need a camera to participate, only a screen and a microphone (available on any smart phone and most laptops).

To make public comment in writing, please send your name and comment to [CPPC@StPete.org](mailto:CPPC@StPete.org). Comments will be read during Open Forum unless a specific agenda item is specified at the beginning of the comment. Please note that all public comment is limited to 3 minutes.

To assist the Community Planning & Preservation Commission in conducting the City’s business, we ask that you observe the following:

1. If you are making public comment, please observe the time limits indicated on the agenda.
2. While not necessary, speakers can use presentation materials to support their public comments. In most cases, presentation materials will appear on your monitors, tablets or smartphone devices and on St Pete TV, the City’s government access cable channel, when

the meeting is broadcasted and rebroadcasted. Speakers must submit presentation materials in advance to ensure that they meet FCC guidelines, to ensure that they do not contain any copyrighted material and to ensure that they display properly.

Speakers cannot use their own computer or projection equipment for displaying presentation material. All material must be submitted to the Urban Planning and Historic Preservation Division within the timeframes listed below:

- a. Presentation Slides (6 or more slides) – Submit electronic presentation such as PowerPoint presentations, no later than noon on the day before the meeting. Submit the presentation via email at [CPPC@StPete.org](mailto:CPPC@StPete.org).
- b. Video - Submit video material at least two business days prior to the meeting via email at [CPPC@StPete.org](mailto:CPPC@StPete.org).
- c. If attending the Zoom meeting by computer or other device, use the “raise hand” button in the Zoom app.
- d. If attending the Zoom meeting by phone only, enter \*9 on the phone to use the “raise hand” feature.

Regardless of the method of participation used, normal rules for participation apply, including the advised time limit on comments, the requirement that any presentation materials must be submitted to the committee liaison in advance of the meeting, and the rules of decorum. Please be advised that at all times the chair has the authority and discretion to re-order agenda items, and in the event the meeting is disrupted by violations of the rules of decorum, to accept public comment by alternate means, including by email only. Public comments submitted in writing by email will be read during the public comment portion of the specified agenda. Public comments must be submitted before the public comment period has closed.

**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.

**COMMISSIONER MEMBERS:**

Christopher A. Burke, Chair  
Sharon Winters, Vice Chair  
Keisha Bell  
C. Copley Gerdes  
Jeffrey “Jeff” Rogo  
Thomas “Tom” Whiteman  
Jeffrey M. Wolf

**ALTERNATES**

1. William “Will” Michaels  
2. Gwendolyn “Gwen” Reese  
3. Lisa Wannemacher

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

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

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

**V. QUASI-JUDICIAL HEARINHEARING DEFERRAL**

**City File 20-90300002, AR2020-01**

**VI. QUASI-JUDICIAL HEARING**

- 1. **City File 20-90200075**                      **Contact Person: Laura Duvekot, 892-5451**
- 2. **City File 20-90200056 & 20-5400035**  
    **Contact People: Kelly Perkins, 892-5470 & Ann Vickstrom, 892-5807**
- 3. **City File 20-90300001**                      **Contact Person: Kelly Perkins, 892-5470**
- 4. **City File 20-90300003**                      **Contact Person: Laura Duvekot, 892-5451**
- 5. **City File 20-90300004**                      **Contact Person: Laura Duvekot, 892-5451**

**VII. PUBLIC HEARING**

- 1. **City File ZM-11**                              **Contact Person: Ann Vickstrom, 892-5807**
- 2. **City File FLUM-59**                          **Contact Person: Britton Wilson, 551-3542**
- 3. **City File FLUM-61**                          **Contact Person: Britton Wilson, 551-3542**

**VIII. UPDATES AND ANNOUNCEMENTS**

**IX. ADJOURN**

**AGENDA ITEM VI. 1. CITY FILE NO. 20-90200075**

**REQUEST:** Review of a Certificate of Appropriateness for replacement of front door and sidelights to 217 27<sup>th</sup> St N. The subject property is proposed for inclusion as a contributing resource to the *Kenwood Section – Southwest Central Kenwood Local Historic District*, a pending local historic district.

**OWNER:** Regina Myers

**ADDRESS:** 217 27<sup>th</sup> St. N.

**PARCEL ID NO.:** 23-31-16-35082-014-0070

**LEGAL DESCRIPTION:** HALL'S CENTRAL AVE NO. 1 BLK 14, S 1/2 OF LOTS 7 AND 8

**ZONING:** NT-2

**SPECIAL NOTE:** *The Kenwood Section - Southwest Central Kenwood Local Historic District* is a proposed local historic district. The district designation application was determined complete on January 27, 2020, but is currently on hold due to COVID-19.

**AGENDA ITEM VI. 2. CITY FILE NOS. 20-90200056 & 20-54000035**

**REQUEST:** **20-90200056**  
Review of a Certificate of Appropriateness for the construction of a front circular driveway at the property of 315 22<sup>nd</sup> Ave NE, a contributing resource to the Granada Terrace Local Historic District

**20-54000035**  
Approval of three (3) Variances to the Land Development Regulations in the City Code for a circular driveway in the front yard at 315 22<sup>nd</sup> Avenue NE:

1. A variance to the Neighborhood Traditional (NT-3) zoning district Building Design Standards to allow a circular driveway and vehicular parking to be located in the front yard
2. A variance to increase the maximum 45% impervious surface allowance for front yards to 51%; and
3. A variance to eliminate the minimum lot width requirement of 60 feet for a circular driveway.

OWNER: Craig and Elizabeth Provencher  
AGENT: Kelly Sedivy  
ADDRESS: 315 22<sup>nd</sup> Avenue NE  
PARCEL ID NO.: 07-31-17-32562-007-0160  
LEGAL DESCRIPTION: GRANADA TERRACE ADD BLK 7, (GRANADA TERRACE HISTORIC DISTRICT) LOT 16

**AGENDA ITEM VI. 3. CITY FILE NO. 20-90300001**

REQUEST: Owner-initiated designation and listing of the Smalley-Green Auto Building as a local historic landmark in the St. Petersburg Register of Historic Places [Quasi-Judicial]  
OWNER: Another Little Central Avenue Building, LLC  
AGENT: Blake Thompson  
ADDRESS: 1180 Central Avenue  
PARCEL ID NO.: 24-31-16-53478-000-0150  
LEGAL DESCRIPTION: MCADOO'S REPLAT LOTS 15 AND 16  
ZONING: DC-1

**AGENDA ITEM VI. 4. CITY FILE 20-90300003**

REQUEST: Owner-initiated designation and listing of the Coronet 300/Smith-Empire Building to the St. Petersburg Register of Historic Places  
OWNER: Coronet 300 LLC  
ADDRESS: 300 Central Ave  
PARCEL ID NO.: Multiple  
LEGAL DESCRIPTION: CORONET 300 CONDO  
ZONING: DC-C

**AGENDA ITEM VI. 5. CITY FILE 20-90300004**

REQUEST: Owner-initiated designation and listing of the Springstead Warehouse/Station House to the St. Petersburg Register of Historic Places

OWNER: G F FH 260 LLC

ADDRESS: 260 1<sup>st</sup> Ave S

PARCEL ID NO.: 19-31-17-74466-036-0060

LEGAL DESCRIPTION: REV MAP OF ST PETERSBURG BLK 36, LOTS 6 & 7 & THAT PT OF LOT 5 DESC AS BEG AT NW COR OF LOT 5 TH N89D55' 49"E 24.36FT TH CUR RT RAD 18.53FT ARC 38.58FT CB S32D40'02"W 31.98FT TH S00D01'29"W 73.1FT TH S89D 55'49"W 6.93FT TH N00D04' 43"W 100FT TO POB

ZONING: DC-1

**AGENDA ITEM VII. 1. CITY FILE ZM-11**

REQUEST: An amendment to the official Zoning Map to change the zoning designation from Neighborhood Mobile Home (NMH) to Corridor Commercial Suburban (CCS-1) located at the site of the Pine Oak Mobile Home Park located at 340 40<sup>th</sup> Avenue North

OWNER: 201 Pine Oak, LLC.

AGENT: Jay Miller

ADDRESS: 340 40<sup>th</sup> Avenue North

PARCEL ID NO.: 06-31-17-09162-002-0070

LEGAL DESCRIPTION: BLACKWOOD's SUBDIVISION BLOCK B, LOTS 7, 8, 9, 10, 11 and 12

**AGENDA ITEM VII. 2. CITY FILE FLUM-59**

REQUEST: A City-initiated application to amend the Official Zoning Map and Future Land Use Map resulting from annexation of the subject property

ADDRESS: 1081 Plaza Comercio NE

PARCEL ID NO.: 17-30-17-28566-003-0270

LEGAL DESCRIPTION: FLORIDA RIVIERA PLAT 5 SEC D BLK 3, LOT 27

**AGENDA ITEM VII. 3. CITY FILE FLUM-61**

REQUEST: An application to amend the Official Zoning Map and Future Land Use Map from Neighborhood Traditional Single family – 1 (NT-1) to Corridor Residential Traditional – 1 (CRT-1) and from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU):

1. Official Zoning Map amendment: Neighborhood Traditional Single family – 1 (NT-1) to Corridor Residential Traditional – 1 (CRT-1)
2. Future Land Use Map amendments: Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU)

ADDRESS: 1525 29<sup>th</sup> Avenue North

PARCEL ID NO.: 12-31-16-95022-002-0090

LEGAL DESCRIPTION: WASHINGTON HEIGHTS BLK B, LOTS 9 AND 10