



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

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**AMENDED AGENDA**

**Tuesday, October 13, 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 20-246 issued by the Governor on September 30, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 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: 943 0904 9151#</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 under the Public Comments or Public Hearing sections of the agenda, 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 Development Review Services Office 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. Lisa Wannemacher
2. William “Will” Michaels
3. Gwendolyn “Gwen” Reese

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

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

**IV. MINUTES (Approval of 09/8 Minutes)**

**V. POSTPONEMENTS:**

1. **Development Agreement 3<sup>rd</sup> Amendment: AH St. Petersburg, LLC & West Florida – PPH  
NE Corner of 9th Avenue and 66th Street North  
Postponed to November 10, 2020  
Contact Person: Elizabeth Abernethy, 893-7868**
2. **City File FLUM-60  
Postponed until further notice  
Contact Person: Derek Kilborn, 893-7872**
3. **City File 20-90200087  
Postponed until November 10, 2020  
Contact Person: Laura Duvekot, 892-5451**

**VI. QUASI-JUDICIAL HEARING**

1. **City File 20-90200054  
Contact Person: Kelly Perkins, 892-5470**
2. **City File 20-90200083  
Contact Person: Laura Duvekot, 892-5451**
3. **City File 20-90200085  
Contact Person: Laura Duvekot, 892-5451**
4. **City File 20-90200086  
Contact Person: Laura Duvekot, 892-5451**
5. **City File 20-90300002, AR2020-01  
Contact Person: Kelly Perkins, 892-5470**

**VII. UPDATES AND ANNOUNCEMENTS**

**VIII. ADJOURN**

**AGENDA ITEM VI. 1. CITY FILE NO. 20-90200054**

REQUEST: Review of a Certificate of Appropriateness for the replacement of historic windows at 2734 2<sup>nd</sup> Ave N, a property proposed for inclusion as a contributing property to the *Kenwood Section – Southwest Central Kenwood Local Historic District*, a pending local historic district.

OWNER: Louis Y. Hoffmeyer,

AGENT: Frederick J. Dion, General Contractor

ADDRESS: 2734 2<sup>nd</sup> Avenue North

PARCEL ID NO.: 23-31-16-35082-16-0050

LEGAL DESCRIPTION: HALL’S CENTRAL AVE NO 1, BLK 16, LOT 5

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southwest Central Kenwood Local Historic District  
*(Proposed local historic district subject to complete designation application as of January 27, 2020 and pending public hearing by CPPC and City Council)*

**AGENDA ITEM VI. 2. CITY FILE NO. 20-90200083**

REQUEST: Review of a Certificate of Appropriateness for replacement of front door at 2726 Burlington Avenue North. 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: Don Chambers and Katharine Chambers

ADDRESS: 2726 Burlington Avenue North

PARCEL ID NO.: 23-31-35082-015-0040

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

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southwest Central Kenwood Local Historic District  
*(Proposed local historic district subject to complete designation application as of January 27, 2020 and pending public hearing by CPPC and City Council)*

**AGENDA ITEM VI. 3. CITY FILE NO. 20-9020085**

REQUEST: Review of a Certificate of Appropriateness for the demolition of a detached garage at 2725 3<sup>rd</sup> Ave N, a property proposed for inclusion as a contributing property to a local historic district currently pending public hearing.

OWNER: Susan E. Eubanks

AGENT: Sun Bay Builders, LLC

ADDRESS: 2725 3<sup>rd</sup> Avenue North

PARCEL ID NO.: 23-31-16-35082-009-0120

LEGAL DESCRIPTION: HALL’S CENTRAL AVE NO. 1 BLK 9, LOT 12 & W ½ OF LOT 13

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southwest Central Kenwood Local Historic District  
*(Proposed local historic district subject to complete designation application as of January 27, 2020 and pending public hearing by CPPC and City Council)*

**AGENDA ITEM VI. 4. CITY FILE NO. 20-9020086**

REQUEST: Review of a Certificate of Appropriateness for the construction of a detached garage at 2725 3<sup>rd</sup> Ave N, a property proposed for inclusion as a contributing property to a local historic district currently pending public hearing.

OWNER: Susan E. Eubanks

AGENT: Sun Bay Builders, LLC

ADDRESS: 2725 3<sup>rd</sup> Avenue North

PARCEL ID NO.: 23-31-16-35082-009-0120

LEGAL DESCRIPTION: HALL’S CENTRAL AVE NO. 1 BLK 9, LOT 12 & W ½ OF LOT 13

ZONING: NT-2

HISTORIC RESOURCE: Kenwood Section – Southwest Central Kenwood Local Historic District  
*(Proposed local historic district subject to complete designation application as of January 27, 2020 and pending public hearing by CPPC and City Council)*

**AGENDA ITEM VI. 5. CITY FILE NO. 20-90300002, AR2020-01**

REQUEST: Designation and listing (20-90300002) of the Glen Oak Elementary School as a local historic landmark in the St. Petersburg Register of Historic Places, and adaptive reuse with variance (AR 2020-01) converting the property into multi-family residential units.

OWNER: Place of Potential LLC

AGENT: Kori Monroe, Manager

ADDRESS: 1900 12<sup>th</sup> Street North

PARCEL ID NO.: 25-31-16-48960-000-0100

LEGAL DESCRIPTION: LAKEVIEW HEIGHTS LOTS 10 THRU 15 & VAC ALLEY & 39 THRU 44 & VAC ST & LOT 72 & LOTS 112 THRU 116 INCL

ZONING: NT-1  
07-31-16-93168-001-0050; 07-31-16-93168-001-0030;  
07-31-16-93168-001-0020; 07-31-16-93168-001-0010

**VIII. UPDATES AND ANNOUNCEMENTS**

**IX. ADJOURN**