



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

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, including wearing a mask in common areas, maintaining 6 feet of distance, and other safety practices.

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

**November 10, 2020
Tuesday
2:00 P.M.**

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 WITNESSES

IV. MINUTES (Approval of 10/13 Minutes)

V. QUASI-JUDICIAL HEARING

1. City File 2020 3rd Amendment to Development Agreement,
Contact Person: Elizabeth Abernethy, 893-7868
2. City File 20-90200081 Contact Person: Laura Duvekot, 892-5451
3. City File 20-90200087\20-54000059
Contact People: Laura Duvekot, 892-5451
Ann Vickstrom, 892-5807
4. City File 20-90200042 Contact Person: Laura Duvekot, 892-5807

VI. LEGISLATIVE

1. City File LGCP-CIE-2020 Contact Person: Britton Wilson, 551-3542

VII. UPDATES AND ANNOUNCEMENTS

VIII. 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 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. 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 V. 1. CITY FILE NO. DEVELOPMENT AGREEMENT

REQUEST: A third amendment to the 2010 Development Agreement (DA) pertaining only to the eastern residential portion of the site, proposing an increase to the size of the proposed skilled nursing facility building, necessitating an increase to the overall allowable sq. footage from 261,795 sq. ft. to 276,794 sq. ft. an increase of 14,999 sq. ft. or 5.7%

OWNER: AH St. Petersburg, LLC. (owner Residential Property)
c/o American House Development, LLC.
One Town Square, Suite 1600
Southfield, Michigan 48076

West Florida – PPH, LLC. (owner of the Commercial Property)
P.O. Box 750
Nashville, TN 37202

AGENT: Allan R. Brown, Prevarian Companies
3310 Live Oak St., Suite 410
Dallas, TX 75204

ADDRESS: NE Corner of 9th Avenue and 66th Street North
Residential Project Address: 1101 66th North

PARCEL ID NO.: 17-31-16-19691-991-9919; 17-31-16-19691-001-0020
12-31-16-19691-001-0030

LEGAL DESCRIPTION: On File

AGENDA ITEM V. 2. CITY FILE NO. 20-90200081

REQUEST: Review of a Certificate of Appropriateness for the replacement of historic windows and new construction of an addition at 3200 8th Avenue North, a contributing property to a local historic district

OWNER: Rachel L. Freeman and Joseph R. Warpinski

ADDRESS: 3200 8th Avenue North

PARCEL ID NO.: 14-31-16-46350-017-0010

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 17, LOT 1 & E 5FT OF LOT 2

ZONING: NT-2

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

AGENDA ITEM V. 3. CITY FILE NO. 20-90200087 & 20-54000059

REQUEST: Review of a Certificate of Appropriateness for the construction of a new single family residence at 700 31st Street North, a vacant parcel located within a local historic district.

VARIANCE REQUEST: Approval of a 1-ft variance to the required street side yard to allow an open porch in the NT-2 zoning district at 700 31st St N.

OWNER: Domain Homes, Inc.

AGENT: Kevin Robles, COO, Domain Homes Inc.

ADDRESS: 700 31st St. N

PARCEL ID NO.: 14-31-16-46350-018-0050

LEGAL DESCRIPTION: KENWOOD SUB ADD BLK 18, LOT 5

ZONING: NT-2

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

AGENDA ITEM V. 4 CITY FILE NO. 20-90200042

REQUEST: Review of a Certificate of Appropriateness for alterations to 2855 8th Ave N, a contributing resource to a local historic district.

OWNERS: Emer Kelly and Kenyon Kowal

AGENT: Kenyon Kowal

ADDRESS: 2855 8th Ave N

PARCEL ID NO.: 14-31-16-46332-001-0110

LEGAL DESCRIPTION: KENWOOD SUB BLK 1, LOT 11

ZONING: NT-2

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

VI. LEGISLATIVE

AGENDA ITEM VI. 1. CITY FILE NO. LGCP CIE 2020

REQUEST: City initiated application to the Comprehensive Plan pertaining to the Annual Capital Improvements Element (CIE) Update for Fiscal Years 2021 to 2025.

VII. UPDATES AND ANNOUNCEMENTS