



CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING

Council Chambers
City Hall

May 13, 2014
Tuesday, 3:00 p.m.

MINUTES

Present: Robert "Bob" Carter, Chair
Jeffery "Jeff" M. Wolf, Vice Chair
Will Michaels
Gwendolyn "Gwen" Reese
Lisa Wannemacher
Arnett Smith, Jr., Alternate
Thomas "Tom" Whiteman, Alternate

Commissioners Absent: Ed Montanari ¹ *excused*
Jeff Rogo, Alternate ¹

Staff Present: Derek Kilborn, Manager, Urban Planning, Design & Historic Preservation
Gary Jones, Planner III, Economic Development
Michael Dema, Assistant City Attorney, Legal
Vicky Davidson, Administrative Assistant, Planning & Economic Development

The public hearing was called to order at 3:03 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. MINUTES

The minutes from April 8, 2014 meeting were approved as written by a consensus vote.

IV. PUBLIC HEARING

A. Skyway Marina District Plan

Contact Person: Gary Jones
893-7877

Request: Review of the Skyway Marina District Plan for consistency with the Comprehensive Plan.

Staff Presentation

Gary Jones gave a PowerPoint/Video presentation based on the staff report.

Public Hearing

Tom Lally, resident of Carlton Arms Apartments, spoke in support of the plan.

Executive Session

Commission Chair Carter asked staff about the financial commitment needed on the marketing end of this plan. Mr. Jones replied that marketing is a high priority and is one reason City Council wanted to see the organization funded with a manager, such as other Main Street organizations, to assume the marketing and publicity responsibilities as well as be available for the businesses in the district. Also, the City's Economic Development Dept. does marketing, and will promote and include the Skyway Marina District in their packets. The City will operate in partnership with the Skyway Marina District ensuring events are placed on the City calendar and published in City materials, as well as offering assistance when needed.

Commissioner Wannemacher asked if the current zoning supports the proposed development. Mr. Jones replied, yes and that no zoning changes are proposed other than creating an Activity Center Overlay on top of what is already there.

Commissioner Wannemacher asked if the budget numbers include soft costs (e.g. design & engineering fees, survey fees, etc.). Mr. Jones replied, yes.

Commissioner Wannemacher asked if any on-going maintenance costs have been estimated for the additional landscaped medians, lighting, etc. Mr. Jones stated that when an FDOT grant is given, the City agrees to maintain the medians. In regards to the rights-of-way, the City will provide right-of-way landscaping if the business agrees to maintain. If not, then the City will have to decide whether the costs of such can be absorbed by the City. However, at this time all businesses are expected to maintain the additional new landscaping at the sides of the roads at their expense.

Commissioner Michaels recommended for the future the following: 1) try to reinvigorate the two shopping centers on 62nd Ave S (Skyway Center and Bay Village); 2) add a historic preservation and heritage tourism section to the plan because of the St. Bartholomew's Episcopal Church (built in 1887) which is the City's first church predating the City by one year and a fine example of Gothic architecture, and the Ceridian building (built in 1972) with Randy Wedding as the architect and is an excellent example of modern architecture. In regards to Heritage Tourism there is Fort Desoto, two Indian Mounds (Pinellas Point and Maximo Park), many fine examples of 1920's architecture, Mediterranean Revival, etc. that the surrounding neighborhoods offer, and lastly the Skyway Bridge.

Commissioner Wolf stated for the record that most of the elements in the Comprehensive Plan have been met and addressed in the written report, and then asked what impacts the Activity Center Overlay would bring to this district. Mr. Jones stated that the Activity Center Overlay would allow an increase in floor area ratio (FAR), an increase in density and the impervious surface ratio would be increased. This will allow the developer to decide if the market would support a development of those levels or not without any impediments; thus allowing the market to determine the development.

Commissioner Reese expressed her excitement about this plan and thanked everyone involved.

MOTION: *Commissioner Wolf moved and Commissioner Smith seconded a motion finding the Skyway Marina District Plan consistent with the Comprehensive Plan in accordance with the staff report.*

VOTE: *YES – Michaels, Reese, Wannemacher, Smith, Whiteman, Wolf, Carter
NO - None*

Motion was approved by a vote 7 to 0.

V. CPPC MEMBER COMMENTS, ANNOUNCEMENTS

Commission Chair Carter stated that he and Commissioner Michaels, who was appointed the Chair of the Education Subcommittee, have had many lengthy discussions and will be coming to the next meeting with some recommendations (i.e., how to involve the public more into the realm of historic preservation and how the CPPC can interact with City Council on items that the Commissioners feel strongly about.

VI. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 4:03 p.m.