



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

Council Chambers
City Hall

October 14, 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:

Christopher "Chris" A. Burke¹
Ed Montanari¹
Jeff Rogo, Alternate¹

¹ *excused*

Staff Present:

Dave Goodwin, Director, Planning & Economic Development
Derek Kilborn, Manager, Urban Planning, Design & Historic Preservation
Rick MacAulay, Planner, Urban Planning, Design & Historic Preservation
Susan Ajoc, Director, Community Services
Cheryl Stacks, Manager, Transportation & Parking Management
Michael Dema, Assistant City Attorney, Legal
Vicky Davidson, Administrative Assistant, Planning & Economic Development

The public hearing was called to order at 3:02 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES

II. ROLL CALL

III. MINUTES

The minutes from September 9, 2014 meeting were approved as written by a consensus vote.

IV. QUASI-JUDICIAL PUBLIC HEARINGS

A. FLUM-21-A

Contact Person: Rick MacAulay, 551-3386

Location: The subject property is the Pinellas County School District, Harris School site, estimated to be 2.1 acres in size and generally located at 4600 Haines Road, between 19th Street North and 21st Street North.

Request: This is a City-initiated application requesting that the Future Land Use Map designation be amended from Institutional to Residential Medium and that the Official Zoning Map designation be amended from NT-1 (Neighborhood Traditional) to NSM-1 (Neighborhood Suburban Multifamily), or other less intensive use.

Staff Presentation

Rick MacAulay gave a presentation based on the staff report.

Commissioner Michaels asked if the proposed use is for educational purposes as stipulated by Mr. Harris, the original property owner. Mr. MacAulay stated that he will defer to the Pinellas County School District staff members to answer. However, a portion of the "Starting Right, Now" program is educational for the teens that will be residing there.

Commissioner Michaels asked if the proposed use can be accommodated under the current land use and zoning designation. Mr. MacAulay stated that the current Institutional Land Use Designation reflects ownership and use of the property by the School Board; Institutional would not be an appropriate plan designation for the new user, Residential Medium is the more appropriate designation and the current NT-1 (Neighborhood Traditional zoning) would not accommodate their desired use. A zoning district which allows multifamily uses would allow the proposed use.

Commissioner Michaels asked if the proposed land use and zoning, if approved, would remain in place if development permits are denied. Mr. MacAulay replied, yes, until the City or Pinellas County Schools decides to change it back again. However, the proposed land use and zoning designations would allow a school facility (public or private), a church or other institutional-type uses to continue to operate eliminating the need to automatically change the land use and zoning designations back.

Commission Chair Carter asked when the last land use and zoning change had taken place. Mr. MacAulay stated that the City-wide rezoning took place in 2007 when the new Land Development Regulations took effect. The land use of the subject property did not change from Institutional reflecting the School Board use and ownership; however, the zoning changed to NT-1 for uniformity with the zoning of the surrounding property.

Public Hearing

Lori Matway, Associate Superintendent with the Pinellas County Schools and representing the School Board and Superintendent, spoke in support of the request. Ms. Matway stated that the Pinellas County School District has approximately 3,000 homeless students and the program "Starting Right, Now" that began in Hillsborough County will be replicated in Pinellas County. Ms. Matway stressed, in response to Commissioner

Michaels' question that the use is educational, ensuring that a mentor will be assigned to each student to work on educational as well as social behavioral issues on campus.

Peter Belmont representing St. Petersburg Preservation cited Comprehensive Plan Policy HP2.8; "The City will request the Pinellas County School Board designate eligible school buildings to the St. Petersburg Register of Historic Places under the local ordinance and the National Register of Historic Places. The City shall assist the School Board in identifying the buildings appearing to qualify as historic landmarks." Mr. Belmont then asked that that the Commission consider recommending that City Council initiate the land marking of this school building.

Vicki Sokolik, Founder and Executive Director of Starting Right, Now, spoke in support of the rezoning and FLUM amendment. Ms. Sokolik gave an overview of the program; when, where and how the program began as well as the goals of the program.

Teresa Livingston, 710 – 115th Ave, Treasure Island and rental property owner near the Harris School, spoke against the request; concerned about falling property values and safety issues for both the students and her renters.

Susan Guttentag, Vice President of Starting Right, Now, spoke in support of the request. Ms. Guttentag explained that several interviews are conducted with the students to determine which ones will be accepted into the program. Ms. Guttentag also stated that the property values around their building in Tampa on Bayshore Blvd. have not decreased.

Commissioner Michaels asked about any safety concerns where the public may have been affected by the program's operations. Ms. Guttentag stated that the Police Commissioner praised their program stating it is one of the best programs he has been involved with in Hillsborough County with no safety or security issues whatsoever.

Robin Reed, 705 – 16th Ave NE, stated her appreciation of the program and the re-use of this building, and her agreement with Mr. Belmont in recommending that this building be recognized as a possible historic landmark.

Executive Session

Commissioner Wannemacher voiced her support of the request; creating an opportunity for adaptive reuse.

Commissioner Michaels voiced his concern about the possible historic importance of the property and then asked staff if the subject property had been evaluated for possible landmarking. Mr. MacAulay stated that he is unaware of any type of research that had been done by the historic preservation staff for the potential landmarking of this site.

Commissioner Michaels asked about the scope of renovations stated in the staff report. Mr. MacAulay deferred to Ms. Sokolik to answer. Ms. Sokolik stated that they are fully committed to restoring the property, both inside and outside, with the intent to make it look and feel like home.

Commission Chair Carter asked what was done to study the structure of the property. Ms. Sokolik stated that they had two architects and the builder review the site with them and they are aware of the problems needing to be resolved (e.g.: asbestos, termite infestation, roof collapsing in one area). The site has been studied several times and a plan is actually in place.

Commissioner Smith asked about the number of homeless teens in St. Petersburg. Ms. Matway stated that she does not have the exact number for St. Petersburg.

Commissioner Reese asked that if the request is approved, would it impact an historic designation of this property in the future. Mr. MacAulay replied that it would not negate the ability to file an application pursuing landmark status in the future.

Commissioner Michaels asked if restoring means back to its original state or something else. Ms. Sokolik stated that the building's exterior will be painted but will remain the same with no changed or added structures. The interior of the school will need to be gutted to accommodate residential areas, meeting rooms and offices.

Commissioner Michaels stated that he is in favor the program but would also like the Commission to consider beginning the process of considering the property for possible landmarking and make an amendment asking staff to evaluate the subject property for potential landmarking in the future.

Commissioner Wolf stated his agreement with Commissioner Michaels and suggested moving this forward with a recommendation that it be considered during the process.

Michael Dema stated that a separate motion is suggested recommending City Council initiate an inquiry into the possible historic designation apart of the application before them today. Commissioners Michaels and Wolf voiced their agreement with Mr. Dema's suggestion.

Commissioner Wolf stated his belief that the land use and zoning amendments are consistent with the Comprehensive Plan and he will vote to support the request.

1st MOTION: ***Commissioner Wolf moved and Commissioner Smith seconded a motion approving the Future Land Use Map designation and Official Zoning Map designation amendments in accordance with the staff report.***

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

Motion was approved by a vote of 7 to 0.

2nd MOTION: ***Commissioner Wolf moved and Commissioner Michaels seconded a motion to recommend to City Council that they evaluate the property for a potential landmark designation during their review and approval process of the land use and zoning amendments.***

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

Motion was approved by a vote of 7 to 0.

B. FLUM-22-A

Contact Person: Rick MacAulay, 551-3386

Location: The subject area, estimated to be 0.80 acres or 35,000 sq. ft. in size, is generally located on the southwest corner of 11th Avenue South and 4th Street South, approximately 120 feet west of the intersection. The amendment area is a portion of a larger 2.5 acre City-owned property.

Request: This is a City-initiated application requesting to amend the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use and the Official Zoning Map designation from NSM-1 (Neighborhood Suburban Multifamily) to CCT-1 (Corridor Commercial Traditional), or other less intensive use.

Staff Presentation

Rick MacAulay gave a presentation based on the staff report.

Commissioner Wannemacher asked if the Tampa Bay Innovation Center is leasing the entire 2 ½ acre parcel or just the eastern two parcels. Mr. MacAulay stated that he understands the lease agreement is for the entire City-owned parcel.

Commissioner Wannemacher asked if the site plan will go through DRC. Mr. MacAulay replied that the site plan would not be subject to a DRC public hearing if variances are not needed.

As the project or the design is further developed Commissioner Wannemacher highly encouraged the City and Tampa Bay Innovation Center representatives to meet with each of the neighborhood associations to ensure their support; to keep them informed and to be good neighbors.

Commissioner Wolf asked for clarification of the area to be developed. Mr. MacAulay stated that the two eastern parcels will be developed and a proposed Booker Creek trailhead park will be located on the western parcel.

Commissioner Michaels stressed the importance of reaching out to the surrounding neighborhoods keeping the communication open and then asked if the City will retain ownership of the land, to which Mr. MacAulay replied, yes.

Commissioner Michaels asked if the City would own the building after the lease expires, to which Mr. MacAulay replied, yes. Mr. MacAulay went on to say that there is an initial 25-year lease with the ability to extend it in five-year increments.

Public Hearing

Don Mosley, 651 – 10th Ave S, spoke in opposition of the request; consideration was not given to use one of the vacant buildings located on the west side of 4th Street just north of the subject property; not sure what will be developed on the eastern parcel along 4th St and what will happen to the proposed trailhead park if the proposed trail project does not materialize; and the property contains old oak trees and mature growth lending to a park-like atmosphere.

Tonya Elmore, President and CEO of Tampa Bay Innovation Center, spoke in support of the request; she explained the mission/vision of the Center; and that a consultant hired by the Center recommended the subject site as the location for the proposed project.

Commission Chair Carter asked about the parking. Ms. Elmore explained that some parking will be located under the building with surface parking and green space extending to the back.

Commission Chair Carter asked if the subject property is located within a flood zone, to which Ms. Elmore replied, yes.

Executive Session

MOTION: *Commissioner Wolf moved and Commissioner Smith seconded a motion approving the Future Land Use Map designation and Official Zoning Map designation amendments in accordance with the staff report.*

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

Motion was approved by a vote of 7 to 0.

V. PUBLIC HEARING

A. Review of Historic Roser Park Neighborhood Plan Update

Contact Person: Susan Ajoc, 893-7356

Staff Presentation

Susan Ajoc gave a PowerPoint presentation based on the staff report.

Commissioner Michaels asked about the creation of a registry of historic homes and land bank for historic properties and also matching the national register boundaries with the local historic district boundaries as mentioned in the staff report. Ms. Ajoc stated that the consultant was not present at today's meeting to respond but thought that this would ensure consistency in terms of any changes that may occur. Ms. Ajoc indicated that she did not hear the specific issues related to the residents' interest in matching the national and local historic district boundaries and will follow up. Commissioner Michaels asked Ms. Ajoc to provide them with an explanatory memo before the next CPPC meeting.

Commission Chair Carter asked about the status of the sidewalk trail going through Booker Creek. Ms. Ajoc stated that City staff is working with the neighborhood to resolve and identify the exact path as it moves forward. Ms. Ajoc continued to say that this was separated from the neighborhood plan because of the knowledge that a considerable amount of public input would be needed and the consultant working on the plan may not have been able to address the trail project in the manner needed. A final path has not been determined at this point.

Public Hearing

Don Mosley, 651 – 10th Ave S, spoke in opposition of the neighborhood plan update; small number of households represented at the neighborhood meeting approving the plan (six); number of items missing from the plan (Pinellas Trail Project and noise emission impacting the neighborhood from the hospital, helicopters, generating plan, air conditioning towers and physical plant); and the plan was presented only to the Neighborhood Association at the earlier meetings and not to the entire neighborhood.

Michele Cardinal, 909 Prospect Ct S and representing the Historic Roser Park NA, spoke in favor of the neighborhood plan. Ms. Cardinal stated the entire neighborhood was noticed, not just the neighborhood association

Executive Session

Commissioner Michaels asked if the Neighborhood Association is in support of the plan. Ms. Ajoc explained that at the onset of the neighborhood planning process it was made clear that this was not just a neighborhood association project but for anyone that has an invested interest in the neighborhood. Ms. Ajoc went on to say that in this instance she did not ask for a separate vote from the Neighborhood Association.

Commissioner Michaels commented that the Neighborhood Association had not taken a position. Ms. Cardinal explained that the Neighborhood Association Board is in agreement with the plan but had not taken a formal vote.

Commissioner Wannemacher asked if the neighborhood plan addresses any noise abatement or buffering along the edges of the neighborhood. Ms. Ajoc replied not specifically but they are aware of the issue and are addressing the concerns on an on-going basis.

MOTION: *Commissioner Whiteman moved and Commissioner Wolf seconded a motion finding the Historic Roser Park Neighborhood Plan Update consistent with the Comprehensive Plan and to move forward to City Council for approval in accordance with the staff report.*

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

Motion was approved by a vote of 7 to 0.

The following item (LDR 2014-07) was deferred for 30 days at the applicant's request.

B. LDR 2014-07

Contact Person: Derek Kilborn, 893-7872

Request: This is a City-initiated request to amend the Land Development Regulations ("LDRs"), Chapter 16, Section 16.30.070, City Code of Ordinances pertaining to the Historic Preservation Ordinance.

Commission Chair Carter requested a CPPC workshop on this item prior to the next meeting.

VI. CPPC MEMBER COMMENTS, ANNOUNCEMENTS

Commissioner Michaels gave an update on the Planning & Education Committee regarding the goal to update and expand the 2006 list of eligible downtown properties to properties City-wide. A letter was sent to Derek Kilborn for his review to begin this process

VII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 4:50 p.m.