



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

Council Chambers
City Hall

November 18, 2014
Tuesday, 3:00 p.m.

MINUTES

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

Commissioners Absent: None ¹ *excused*

Staff Present: Dave Goodwin, Director, Planning & Economic Development
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Rick MacAulay, Planner, Urban Planning & Historic Preservation
Kim Hinder, Planner, Urban Planning & Historic Preservation
Aimee Angel, Planner, Urban Planning & Historic Preservation
Cate Lee, Planner, Urban Planning & Historic Preservation
Mike Jefferis, Director, Parks & Recreation
Tom Whalen, Planner, Transportation & Parking Management
Mark Winn, Chief Assistant City Attorney, Legal
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 AND SWEARING IN OF WITNESSES

II. ROLL CALL

III. MINUTES

The minutes from October 14, 2014 meeting were approved as amended* by a unanimous vote.

**A discussion was held in regards to holding a workshop regarding the Historic Preservation ordinance with the consensus of the Commission to schedule prior to the November meeting.*

IV. QUASI-JUDICIAL PUBLIC HEARINGS

Note: Commissioner Reese recused herself from the following item (FLUM-23-A) due to a conflict.

A. FLUM-23-A

Contact Person: Rick MacAulay, 551-3386

Location: The subject property, estimated to be 157 acres in size, is located within the Boyd Hill Nature Preserve.

Request: This is a City-initiated application requesting that the Future Land Use Map designation be amended from Recreation/Open Space to Preservation and that the Official Zoning Map designation be amended from NSE (Neighborhood Suburban Estate) to P (Preservation).

Staff Presentation

Rick MacAulay gave a presentation based on the staff report.

Public Hearing

The following people spoke in support of the request:

Ray Wunderlich, representing Friends of Boyd Hill
Candace Arnold, representing Florida Native Plant Society
MacKenzie Conner, representing Friends of Boyd Hill
Chris Meggs, representing Friends of Boyd Hill
George Heinrich, 1213 Alhambra Way S
Lorraine Margeson, 439 Tennessee Ave NE
Jim House, representing Friends of Boyd Hill
Pat Lambert, 2150 Fairway Ave S
Von Simeon, 5800 Lake Lynn Dr S
Rachel Pethe, representing Preservation of Boyd Hill
Dave Kandz, representing St. Pete Audubon
Ashley Green, representing Friends of Boyd Hill

Judy Landon, 4231 – 18th St N did not speak but wanted her support for the request on record.

Executive Session

Commissioner Michaels congratulated City staff and the people supporting this request; well done and a worthy project; will vote in support. Commissioner Michaels went on to explain how Boyd Hill Nature Preserve obtained its name.

Commissioner Rogo asked about the nursery location and why it was not included in this application. Mr. MacAulay identified the nursery location on an aerial map and then explained why it was not included: (1) it

Hill that ought to be designated Preservation; and (2) Planning staff felt that the current designation of Recreation/Open Space is still appropriate because it has been developed with a building, thus the site has been impacted. Staff understands the interest in getting continuity but there was a limit of what would or could qualify for the Preservation designation in terms of the point scoring. The designation of Preservation for the nursery site could be pursued in the future. Mike Jefferis further explained that the nursery site was not part of the 2002 Master Plan but that staff intends to bring this site back as a Phase II with the hopes that today's application will be approved, which will help get enough points for the site in the future.

Commissioner Wannemacher asked that if this application is approved, what physical changes will take place in the preservation area or in the preservation perimeter (installation of signage, fencing, etc.). Mr. MacAulay stated that he does not anticipate any changes being made. Mr. Jefferis went on to say that no additional signage or fencing will be added; these systems are currently in place.

Commission Chair Carter stated that this is an excellent plan, well thought out and great participation of the community.

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

VOTE: *YES – Burke, Michaels, Montanari, Wannemacher, Rogo, Wolf, Carter
NO - None*

Motion was approved by a vote of 7 to 0.

V. PUBLIC HEARING

A. LGCP-CIE-2014

Contact Person: Cate Lee, 892-5255

Request: City Administration requests that the Comprehensive Plan be amended to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element (CIE).

Staff Presentation

Cate Lee gave a presentation based on the staff report.

Public Hearing

No Speakers

Executive Session

Commissioner Michaels asked why St. Petersburg is a transportation concurrency exception area. Tom Whalen explained that several years ago the state eliminated state-mandated transportation concurrency so the City is no

longer required to implement transportation concurrency. Concurrency was a way to monitor growth

throughout the City (land development projects) and ensuring that major roadway improvements occurred concurrently with those land development projects if they had a large impact on a roadway network.

MOTION: *Commissioner Wolf moved and Commissioner Wannemacher seconded a motion to approve the attached ordinance to the Capital Improvements Element based on consistency with the Comprehensive Plan and compliance with the statutory requirements.*

VOTE: *YES – Burke, Michaels, Montanari, Reese, Wannemacher, Wolf, Carter
NO - None*

Motion was approved by a vote of 7 to 0.

Note: The following item (LDR 2014-07) was deferred from the October 14, 2014 meeting.

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.

Staff Presentation

Derek Kilborn gave a PowerPoint presentation based on the staff report.

Commissioner Montanari stated that he is uncomfortable voting on this item today due to his lack of experience in this area as well as the late timing this information was received (late Friday afternoon), and then asked if this item needs to be voted on today. Mr. Kilborn explained that this application has been in process for four years and in the spring of 2014, staff received new inquiries urging staff to move this application forward. A joint CPPC/City Council public workshop was held in October 2014. Additional time was requested to review the material, so this item was rescheduled from the October 2014 meeting to the November 2014 meeting. Staff is basically reacting to some public pressure to move this application now because it has been four years and staff recommends continuing with the current process/timing in place, and if approved returning with future amendments addressing the issues of concern. If the process is reset, staff is concerned about having a new discussion on approximately 100 line items that have already had a thorough vetting in 2012.

Commission Chair Carter stated that it is on record that a workshop was requested to review the information prior to today’s meeting; half of the Commission had changed since 2012 with some members without experience in the area of historic preservation and the lateness of receiving this large amount of information is a lot to ask of a volunteer board. Commission Chair Carter went on to say that staff has put a tremendous amount of time and effort into this ordinance but feels reasonable time was not given to the new Commissioners to review and understand the material.

Commissioner Michaels stated his agreement with the Commissioner Montanari and Commission Chair Carter, and voiced his concern that a workshop requested by the Commission was not held prior to today’s meeting, and then asked to extend the timeline of this application to give more time for review and understanding.

Commissioner Michaels went on to say that he has several changes he would propose for the ordinance and feels this discussion would be better in a workshop setting prior to a public hearing.

Commissioner Whiteman stated his agreement with Commissioner Montanari and asked for a postponement.

Mr. Kilborn acknowledged the lateness that this material was sent but pointed out that the Commissioners received the exact same material in advance of the October meeting with the only difference of an additional table to line item the new issues received by staff via memos from St. Petersburg Preservation (with approximately 25 to 35 additional line items) since October.

Commissioner Whiteman stated that 25 additional line items are substantial changes to review given the lateness this information was received. Mr. Kilborn explained some of the line items in the table were technical glitches so staff identified by page number and section number where that technical glitch was corrected in the proposed ordinance. Some of the other items were duplicative; they were line items in the newly received memos that previously occurred in the 2012 table and so were included.

Commission Chair Carter praised staff on their work on this ordinance but feels it is only fair that the new members of the Commission get the opportunity to really review this in a very specific way. Commission Chair Carter then asked legal if the Commission could conduct a workshop at City Hall, to which Michael Dema replied, yes, if publicly noticed and allowed to be attended by the public, and additional information could be vetted.

Commissioner Montanari stated his preference to have a workshop to review the information received last Friday and then return the item to a future CPPC meeting.

Commissioner Rogo stated his agreement with Commissioner Montanari and then complimented staff on the wonderful job they did in presenting this information in a format that he can "sink his teeth into," but is very uncomfortable voting on consistency with the Comprehensive Plan with so little time dealing with the numerous issues and then adding amendments on top of that making it more difficult.

Commissioner Michaels moved to have a workshop on the ordinance at the earliest feasible time, and was seconded by Commissioner Montanari.

Commissioner Wolf suggested checking with legal regarding the procedural issues to be considered with scheduling a workshop.

Commission Chair Carter stated his understanding for the urgency of this ordinance but feels these amendments require more time for review.

Mr. Dema explained procedurally a person has only one opportunity to speak on an item so if a motion to defer occurs before the public is heard today, the public can speak at the next public hearing after the workshop. If the motion to defer is made after the public is heard today, then the people who spoke today will not be able to speak on this item at the next public hearing.

Commissioner Wannemacher asked legal if the public is allowed to speak at a workshop, to which Mr. Dema

replied, yes. It is up to the Commission on how they would want the workshop to be structured.

Commissioner Michaels restated his motion to the following:

MOTION: *Commissioner Michaels moved and Commissioner Wolf seconded a motion to defer this item until after such time a workshop has been completed.*

VOTE: *YES – Burke, Michaels, Montanari, Reese, Wannemacher, Wolf, Carter
NO - None*

Motion was approved by a vote of 7 to 0.

Mr. Kilborn asked the Commission for their expectations of this workshop. Commission Chair Carter stated that he feels that between now and the workshop to allow the new Commission members to read over the text the best they can and to prioritize the top five to six line items to review (from SPP, Commissioner Michaels, or any questions/comments from the newer Commission members).

Commissioner Michaels stated that his focus would be on the recommendations he made in his November memo.

Commissioner Wolf suggested to Mr. Kilborn to perhaps using his memo with suggested changes along with the St. Petersburg Preservation memorandum as the basis for the workshop.

Mr. Kilborn stated to highlight a preview; staff will review the most recent memos from Commissioner Michaels and St. Petersburg Preservation and construct a table from these memos, will go back to the 2012 master table pulling the information over showing the voted-upon action in 2010 side-by-side with the current line items they have today, classifying the items based on what are being requested, what items are technical or a content procedural recommendation. Mr. Kilborn went on to say that, individually, Commission members are permitted to contact staff if clarification or understanding of an item is needed.

Commissioner Rogo stated that he hopes the workshop focus will be on the five points highlighted in text of the staff report.

Commissioner Reese asked about a possible date for the workshop.

Mr. Kilborn asked the Commission how much time they need to review prior to the workshop. Commission Chair Carter stated about one week. Mr. Kilborn responded that will take it over the Thanksgiving holiday so staff will look at scheduling the workshop at the beginning of December. He will coordinate the possible dates with the Commission members after the meeting. Commission Chair Carter asked staff to look at December 2nd as a possibility.

VI. CPPC MEMBER COMMENTS, ANNOUNCEMENTS

Mr. Kilborn announced, as part of providing continuing education to the Commissioners, an opportunity has arisen for a field trip to a studio located in Sanford, Florida for a “hands-on” experience with window restoration and replacement. The Commissioners were asked to look at December 4th, December 10th or December 11th and to let Ms. Angel know which date is best; the time of the workshop is 10:00 a.m. – 2:00 p.m. and closed-toed shoes are recommended. City Council will be invited, as well.

Aimee Angel distributed informational material to the Commissioners from the National Trust Conference that she had attended.

Peter Belmont extended an invitation to the Commissioners and the public to the Holiday Lights Tour of Historic Kenwood on December 18th.

VII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 4:57 p.m.