



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

Council Chambers
City Hall

April 14, 2015
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
Arnett Smith, Jr., Alternate

Commissioners Absent:

Lisa Wannemacher¹
Jeff Rogo, Alternate¹
Thomas "Tom" Whiteman, Alternate¹

¹ *excused*

Staff Present:

Dave Goodwin, Director, Planning & Economic Development
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Rick MacAulay, Planner, Urban Planning & Historic Preservation
Sharon Wright, Planner, Urban Planning & Historic Preservation
Rick Smith, Planner, Economic Development
Tom Whalen, Planner, Transportation & Parking Management
Michael Dema, Assistant City Attorney, Legal
Vicky Davidson, Administrative Assistant, Planning & Economic Development

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

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. MINUTES

The minutes from March 10, 2015 meeting were approved as written by a unanimous vote.

IV. PUBLIC HEARINGS

A. Downtown Waterfront Master Plan

Contact Person: Sharon Wright, 551-3396

Request: Review of the Downtown Waterfront Master Plan for consistency with the St. Petersburg Comprehensive Plan.

Staff Presentation

Dave Goodwin publically thanked the following staff members for their participation in this review; Derek Kilborn, Sharon Wright, Michael Dema and the various departments involved. Mr. Goodwin then thanked the AECOM team, including Michael Brown and Pete Sechler who are here today and Ron Davies who is not present. Mr. Goodwin then thanked the citizens of the City for their participation in all of the various public meetings and workshops; giving their thoughts and ideas for the waterfront of which this Plan reflects what was heard over the last several months. Mr. Goodwin then introduced Sharon Wright who began the PowerPoint presentation based on the staff report and then Pete Sechler continued with a PowerPoint presentation reviewing the Plan.

Commissioner Michaels stated that he liked the Plan overall (e.g. shared street idea, grand entrance to the Pier, conversion of the Poynter site to green space) but was concerned with the hotel element in the South Basin District; does not feel it is in keeping with the Comprehensive Plan. The land use designation for that site is Institutional with a proposal of a commercial hotel.

Mr. Sechler explained that the Comprehensive Plan talks about usable green space; they did not see any usable green space but saw important land to the City tied up with surface parking and felt that there is a handful of parking surfaces that would be candidates for a handful of uses that would be highly complementary to the things already there. This is a cultural institutional area that is not walkable and is the geography of most significant disconnect in terms of people being able to feel like they can get from one part of the City to the other, and they felt the best answer to the problem is to fill out the area; to complete itself as a cultural and institutional area. Mr. Sechler went on to say that they felt that the best outcome for this area is to continue to grow into an integrated cultural and entertainment area with a much better pedestrian connectivity and activated ground floor uses of which none of the current buildings have today. This area needs to be more vibrant with new connections to the waterfront. The red boxes depicting a new hotel with additional parking should be marked as an example.

Mr. Goodwin further explained that when creating a plan, that plan will often have recommendations that will have implementation steps which may lead staff to make changes to whatever the zoning and/or future land use designation is for a particular piece of property, including a referendum; very common.

Commissioner Montanari asked about the southern end of Beach Drive. Mr. Sechler stated that the pedestrian movement is what they were trying to facilitate, not cars, with more interest in the sidewalk environment. Mr. Sechler went on to say that these drawings are representations of ideas that they think will advance the five dimensions, not necessarily to be taken as literal representations of what exactly has to be built (e.g. the hotel). They are trying to point out opportunities and how to think about them as the City moves forward.

Commissioner Montanari stated that he really liked the concept of the Bayboro District and Salt Creek reminding him of Baltimore's Inner Harbor. He then asked if the fuel tanks on the waterfront just west of Salt Creek's entrance will be moved in the future. Mr. Goodwin replied there are no plans at this time.

Commissioner Montanari asked about the high speed ferry in the north dock basin, which was not mentioned in the presentation. Mr. Sechler stated that it could go in the north basin but believes that a high speed ferry would come into just one spot. The south dock basin has a heavier use with more people who are probably coming for a specific reason (theater, sporting event, etc.); keeping this area as a more active place. Mr. Sechler went on to say that they do think there are water taxi stops all the way along in all of the basins in terms of local movement.

Commissioner Reese stated that she really hopes that the history of Demen's Landing will be included in whatever changes occur in this area. It was a major part of the black community, it was the colored beach and is very important to understand the purpose and significance of Demen's Landing. Mr. Sechler stated his agreement.

Commissioner Burke voiced his approval of the Plan and feels the South Basin District needs something done; he is not afraid of the proposed uses (red boxes). Commissioner Burke asked about the consistency with the Comprehensive Plan. Mr. Sechler outlined the elements to which the DWMP complies with the Comprehensive Plan.

Commissioner Burke asked administration if elements of the DWMP are not consistent with the current land use designation (Institutional) in the South Basin District, can the Plan still be considered consistent with the City's Comprehensive Plan, as a whole. Mr. Dema replied he believes so. He went on to say that right now it was important to view this Plan as a non-binding conceptual document in many facets. The document is putting forth some concrete planning principals and policies, as well as suggestions for what may be done in the future to maximize some of the opportunities that are available in each of the Districts. Finding of consistency today does not bind the City to any of these types of projects. Mr. Dema then cited from the Comprehensive Plan in terms of interpretation: "The Comp Plan is intended to be utilized as a document in its entirety. No single goal, objective or policy, or minor group of goals, objectives or policies should be interpreted in isolation of the entire plan. The Comprehensive Plan shall be construed broadly to accomplish the purpose and intent of the plan." The job of the CPPC is to look at the entirety of the DWMP versus the entirety of the Comp Plan, and not get stuck at what might be a suggestion at this point and may be in the future a starting off point of a discussion of what may be developed in this area.

Mr. Goodwin went on to explain that the current zoning designation for most of the South Basin District is DC-3; the current Future Land Use designation which sits on top of the zoning and provides further limitation is Institutional. The DWMP does not supersede the Future Land Use Map, Zoning Map or Charter requirements, but does allow us to look into the future and identify where the City wants to go, which may involve future implementation processes and actions. Mr. Sechler added that this Plan identifies certain opportunity areas that are candidates for the City to think about in a new way; the Plan is trying to advance a set of new ideas.

Public Hearing

Peter Belmont, 102 Fareham Pl N voiced his concern with the proposal for the South Basin District. He agrees with Commissioner Michaels' concern and suggested that the Commission approve the Master Plan with the exception of the South Basin District which should be looked at separately in a more appropriate manner.

Dan Harvey, Jr. spoke in favor of the Master Plan.

Executive Session

Commissioner Michaels stated that he would like to vote for the Plan but is concerned with the hotel element (private use) versus something for public use (e.g. museum) which is in keeping with the Institutional definition. He is having a difficult time with not considering certain elements of the Comprehensive Plan but to consider other elements with this particular project. He could vote in favor if the hotel element was eliminated.

Mr. Goodwin stated that they feel the recommendation is sound and there are multiple objectives and policies of the Comprehensive Plan to support the recommendation of approval. If the Commission is uncomfortable with the hotel, a recommendation can be made that the Plan goes forward with the caveat that the hotel be removed.

Commissioner Wolf stated that he felt the DWMP is extremely consistent with the Comprehensive Plan and took it as presented that any of the specific uses are just suggested uses. He has no objection passing on to City Council the concerns of the Commission that a hotel begins to cross into a private use versus a public use. On whole, the consistency with the Comp Plan far outweighs any elements that are inconsistent and will vote in favor.

Commission Chair Carter voiced his agreement with Commissioner Wolf and will vote in favor.

MOTION #1: *Commissioner Michaels moved and Commissioner Wolf seconded a motion finding the Downtown Waterfront Master Plan is, on balance, consistent with the St. Petersburg Comprehensive Plan.*

VOTE: *YES – Michaels*
NO - Burke, Montanari, Reese, Wolf, Carter, Smith

Motion failed by a vote of 1 - 6.

MOTION #2: *Commissioner Wolf moved and Commissioner Reese seconded a motion finding the Downtown Waterfront Master Plan consistent with the St. Petersburg Comprehensive Plan and refers to City Council with the comments addressed at this meeting.*

VOTE: *YES – Burke, Montanari, Reese, Wolf, Carter, Smith*
NO - Michaels

Motion was approved by a vote of 6 -1.

B. City File SSPCRP-2015-1

Contact Person: Rick Smith, 893-7106

Request: Review of the Community Redevelopment Plan for the Southside St. Petersburg Community Redevelopment Area for consistency with the St. Petersburg Comprehensive Plan, pursuant to the requirements of Florida's Community Redevelopment Act of 1969.

Staff Presentation

Rick Smith gave a PowerPoint presentation based on the staff report.

Commissioner Michaels voiced his support of the Plan.

Commissioner Montanari asked how the average residents learn about the TIF incentive programs. Mr. Smith stated that these programs will be phased in over time when the Plan is adopted. They will probably choose the top eight to 10 programs and try to get them adopted before the Redevelopment Trust Fund actually starts getting revenue. There are various methods in disseminating the information to residents; a 3,000 e-mail database, groups like Agenda 2010 who have a substantial database themselves and can provide outreach, and to ensure that the presidents and leaders of the 20 plus neighborhood associations are aware of the programs and the availability of this money to the residents (encompassing 34,000 people). The right channels will be identified and used to try to reach as deeply into the community with this program as they can.

Public Hearing

No speakers present.

Executive Session

MOTION #1: *Commissioner Wolf moved and Commissioner Smith seconded a motion finding the Community Redevelopment Plan for the Southside St. Petersburg Community Redevelopment Area in conformance with the St. Petersburg Comprehensive Plan.*

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

Motion was approved by a vote of 7 - 0.

MOTION #2: *Commissioner Wolf moved and Commissioner Reese seconded a motion approving the CPPC Resolution No. 2015-01.*

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

Motion was approved by a vote of 7 - 0.

E. City File: LGCP-2015-01

Contact Person: Rick MacAulay, 551-3386

Request: City-initiated amendments to the Comprehensive Plan pertaining to Section 1.7, Definitions; and Chapter 3, Future Land Use Element.

Staff Presentation

Rick MacAulay gave a PowerPoint presentation based on the staff report.

Commissioner Michaels asked about the FAR exemptions referred to in the staff report and what would be the outside FAR that might be attained as a result of this change. Mr. MacAulay stated that some examples of existing exemptions are: (1) a parking structure/garage, (2) square footage of a locally designated historic property which is retained and restored as part of the site plan, (3) square footage of workforce housing units, and (4) retail uses located on the ground level. There is no outside or set FAR limit but typically will go maybe 10% to 20% over the base FAR.

Public Hearing

Don Mastry, 200 Central Ave, spoke in favor of the request.

Peter Belmont, 102 Fareham Pl N, filled out a card in opposition of the request, but was not present to speak.

Executive Session

MOTION: *Commissioner Wolf moved and Commissioner Montanari seconded a motion approving the amendments to the Comprehensive Plan, in accordance with the staff report.*

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

Motion was approved by a vote of 7 - 0.

F. City File: LGCP-2015-02

Contact Person: Rick MacAulay, 551-3386

Request: City-initiated amendments to the Comprehensive Plan pertaining to Chapter 3, Future Land Use Element and Map 20, Future Major Streets.

Staff Presentation

Rick MacAulay gave a PowerPoint presentation based on the staff report with Tom Whalen addressing the Future Major Streets amendments pertaining to 77th Avenue North, between Dr. Martin Luther King, Jr. Street North and 16th Street North.

Public Hearing

No speakers present.

Executive Session

MOTION: *Commissioner Reese moved and Commissioner Montanari seconded a motion approving the amendments to the Comprehensive Plan, in accordance with the staff report.*

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

Motion was approved by a vote of 7 - 0.

D. City File FLUM 27-A**Contact Person: Rick MacAulay, 551-3386**

Location: The subject property, totaling approximately 256 acres, is *generally* located along both sides of 34th Street South, between 30th Avenue South and 54th Avenue South, in the area known as the Skyway Marina District.

Request: City-initiated request to amend the Future Land Use Map designations **from** Planned Redevelopment-Commercial, Institutional and Residential Medium **to** Planned Redevelopment-Commercial (Activity Center), Institutional (Activity Center) and Residential Medium (Activity Center). *There are no Official Zoning Map changes proposed.*

Staff Presentation

Rick MacAulay gave a PowerPoint presentation based on the staff report.

Commissioner Burke asked if there has been a real impact to the five areas currently designated as Activity Centers, to which Mr. MacAulay replied with a resounding yes.

Public Hearing

No speakers present.

Executive Session

MOTION: *Commissioner Michaels moved and Commissioner Wolf seconded a motion approving the amendments to the Future Land Use Map designations, in accordance with the staff report.*

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

Motion was approved by a vote of 7 - 0.

Note: The following item (City File SNC 15-01) was deferred from the 3/10/15 meeting.

C. City File SNC 15-01

Contact Person: Derek Kilborn, 893-7872

Request: Street Co-Naming of a portion of 2nd Street, between 6th Avenue South and 5th Avenue North, to *University Way North* and *University Way South*.

Staff Presentation

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

Public Hearing

No speakers present.

Executive Session

MOTION: *Commissioner Michaels moved and Commissioner Wolf seconded a motion approving the street co-name of a portion of 2nd Street, between 6th Avenue South and 5th Avenue North to University Way North and University Way South, in accordance with the staff report.*

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

Motion was approved by a vote of 7 - 0.

V. CPPC MEMBER AND/OR STAFF COMMENTS, ANNOUNCEMENTS

Commissioner Reese invited the Commissioners and staff to attend the YWCA of Tampa Bay's 2015 Stand Against Racism event on April 23, 2015 at 6:00 p.m. at Eckerd College.

Commissioner Michaels reported that the Planning & Education Committee has a Heritage Tourism letter that will go out to potential stakeholders once completed with the City's review. A copy of the letter will be given to the Commission Members.

VII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 6:03 p.m.