



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

Council Chambers
City Hall

May 12, 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
Lisa Wannemacher
Jeff Rogo, Alternate
Thomas "Tom" Whiteman, Alternate

Commissioners Absent: Arnett Smith, Jr., Alternate ¹ *excused*

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

The public hearing was called to order at 3:00 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES

II. ROLL CALL

III. MINUTES

The minutes from April 14, 2015 meeting were approved as written by a unanimous vote.

IV. QUASI-JUDICIAL PUBLIC HEARING

A. City File ZM-4

Contact Person: Cate Lee, 892-5255

Location: The subject property is an estimated 0.78 acre portion of a 1.96 acre parcel owned by Circle K Stores, Inc., generally located on the southwest corner of 5th Avenue North and 34th Street North.

Request: To amend the Official Zoning Map Designation of the western 0.78 acres from CRT-1 (Corridor Residential Traditional-1) to CCS-1 (Corridor Commercial Suburban-1), or other less intensive use.

Staff Presentation

Cate Lee gave a PowerPoint presentation based on the staff report.

Commissioner Whiteman asked if a new zoning designation is needed citing the last sentence on the bottom of page 2 under Applicable Regulations: "The existing drainage ponds, dumpster enclosure and vehicular use area conform to the present CRT-1 zoning regulations." Ms. Lee stated that the proposed zoning designation is needed in order to expand the canopy to the west and to add two additional fuel pumps.

Commissioner Michaels asked how this proposal complies with LU.18 of the Comprehensive Plan: "Commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages." The proposed frontage is residential, not commercially designated. Ms. Lee stated that the staff report outlined all of the policies and objectives of the Comprehensive Plan that may be applicable to this zoning application; some may be in support and some may not be in support. In this application, on balance, the Comprehensive Plan supports the rezoning request.

Commissioner Michaels asked if there were any other elements of the Comprehensive Plan not supporting this request, to which Ms. Lee replied, no.

Applicant Presentation

Soumya Chakrabarti, representing the applicant, Circle K Stores, Inc. spoke in support of the request.

Public Hearing

No speakers present.

Executive Session

Commissioner Wannemacher asked what would be added below ground. Mr. Chakrabarti replied no new tanks will be added below ground.

Commissioner Wannemacher asked if the rezoning would be necessary if only one pump were added. Ms. Lee replied, yes, because expansion would still be needed to the west because of the vehicle circulation.

Commissioner Michaels asked, in the applicant's and staff's opinion that this proposal is meeting the highest safety and conservation standards, to which Mr. Chakrabarti replied, yes.

MOTION: *Commissioner Wolf moved and Commissioner Wannemacher seconded a motion approving the request in accordance with the staff report.*

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

Motion passed by a vote of 7 to 0.

V. CPPC MEMBER COMMENTS, ANNOUNCEMENTS

A public information meeting is scheduled at Sunken Gardens (Garden Room, 2nd floor) regarding the Historic Preservation Ordinance on May 27, 2015 at 6:30 p.m. Commission Chair Carter encouraged the commissioners to attend to help answer questions. Mr. Kilborn outlined the possible format of the public information meeting (presentation by staff followed by questions & answers) and then gave the commissioners a progress update of the ordinance adoption.

Commission Chair Carter stated for the record that the Chamber of Commerce as well as all of the citizens has had four years of opportunities to participate in meetings, to discuss their concerns and to hash out their differences. He would like to see at the May 27th public information meeting a presentation with questions & answers, not a summit format which he feels would exclude all of the previous work that had been done.

Commissioner Wolf talked about the comments and concerns he has read on the local community website entitled “Next Door Northeast” regarding the historic designation process (change of threshold for initiation). He advised staff to be prepared to address the process as well as what would happen if a neighborhood did receive an historic designation and at what level does that affect permitting.

Commissioner Michaels asked for an update of the Heritage Tourism letter. Mr. Kilborn stated that they are first trying to do everything correctly with the Historic Preservation Ordinance and will have a better update at the next meeting with the hopes of giving feedback in the interim in order to be prepared to take action, if necessary. Commissioner Michaels pointed out that the action has already been authorized by the Commission and hopes to move this along.

Mr. Kilborn announced that Aimee Angel will be leaving the City effective May 26, 2015 wishing her the best.

The African American Heritage Trail received an award May 8th from the Florida Trust at their statewide conference in Miami. Kim Hinder was in attendance to receive the award. Prior to May 8th, Gwen Reese, John Wilson, Kim Hinder and Derek Kilborn attended the Tampa Bay Regional Planning Council, who annually conducts the Future of the Region Awards, of which the African American Heritage Trail also won an award. Both awards were in the category of public education. Staff will be submitting the Trail for another award coming up through the Statewide Florida Tourism Agency.

Commissioner Michaels stated to move a resolution of congratulations to the African American Heritage Trail Association (to Gwen and her staff) for this tremendous accomplishment to our community. Mr. Kilborn added that they had recently met with various Social Studies Department Chairs from each of the Pinellas County Middle and Senior High Schools because they are interested in adapting the Trail into their curriculum and staff has been invited back in August for a training session with the teaching staff.

VII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 3:35 p.m.