



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

**Council Chambers
City Hall**

**August 11, 2015
Tuesday, 3:00 p.m.**

MINUTES

Present: Robert "Bob" Carter, Chair
Christopher "Chris" A. Burke
Will Michaels
Lisa Wannemacher
Jeff Rogo, Alternate
Arnett Smith, Jr., Alternate
Thomas "Tom" Whiteman, Alternate

Commissioners Absent: Jeffery "Jeff" M. Wolf, Vice Chair¹ *¹excused*
Gwendolyn "Gwen" Reese¹

Staff Present: Dave Goodwin, Director, Planning & Economic Development
Rick Smith, Planner III, Planning & Economic Development
Michael Dema, Assistant City Attorney
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

II. ROLL CALL

III. MINUTES

The minutes from June 9, 2015 meeting were approved as written by a consensus vote.

IV. PLAQUE PRESENTATION TO OUTGOING MEMBER, ED MONTANARI

Due to unforeseen circumstances outgoing member, Ed Montanari, was not present to receive his plaque. The presentation will be rescheduled to a later date.

V. PUBLIC HEARING

A. City File IRP-2015-1

Contact Person: Rick Smith, 893-7106

Request: Evaluate conformance of amendments to the Intown Redevelopment Plan with the City of St. Petersburg Comprehensive Plan.

Staff Presentation

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

Commissioner Michaels voiced his concern about allowing restaurants to which are not included in the definitions of the Recreation/Open Space and Institutional Land Use categories, as well as not seen in the Vision document included in the staff report. He then asked staff to explain how restaurants are permitted uses.

Mr. Smith explained that in the Vision Element of the Parks & Recreation Element as well as the Future Land Use Element call for both active and passive recreation uses. We normally had restaurants located on the Pier which was in Recreation/Open Space so clearly it was envisioned and consistent with the Comprehensive Plan.

Commissioner Michaels asked staff if they think restaurants meet these definitions, to which Mr. Smith replied, yes. Commissioner Michaels asked the Assistant City Attorney, Michael Dema, if he concurred, to which Mr. Dema replied, yes.

Commissioner Wannemacher asked if today's presentation will be the same given to CRA, City Council, and the Board of County Commissioners or will it be tweaked over the next several months. Mr. Smith stated that a version of this presentation will be given primarily focusing on the specific changes line-by-line and focusing only on those items actually related to the consistency of the Comprehensive Plan; it's a different standard and criteria that the CRA and City Council look at.

Commissioner Burke asked how the cash flow works with the \$20 million budget increase. Mr. Smith stated that in October and April of every fiscal year, the City makes a contribution to the Redevelopment Trust Fund based upon the increase in property values over the base value that was established in 1982. Pinellas County also is contributing to the Tax Increment Financing (TIF) Fund, but is paid later after a final roll has been approved by the Pinellas Appraiser's Office which is usually in March of each year.

Commissioner Burke asked how long it will take for this \$20 million to come into this fund. Mr. Smith stated that there is a period of time up to 2032, with Pinellas County's authority, to implement the redevelopment plan. Based upon the projected revenues each year, it could be earlier or it could be later. If the project is completed earlier, that would include The Pier, the proposed Downtown Waterfront Master Plan improvements as well as a mixed-use transportation facility, the Intown Redevelopment Plan Trust Fund would sunset earlier.

Commissioner Burke asked about the RFP issued last month. Mr. Goodwin stated that the RFP was for design first but also includes construction management. The design process needs to be completed before the construction with the preference of the same designer managing the construction contact. The two services were put together in one RFP.

Commissioner Michaels asked if there were any elements of the Comprehensive Plan not in conformance with the proposed amendments. Mr. Smith stated that they picked what they believed to be the relevant policies and objectives and found them to be consistent with the Comprehensive Plan in its entirety.

Commissioner Michaels stated his reservation about the restaurant element but will support the request.

Public Hearing

Dan Harvey, 1425 Central Ave, asked that staff take a close look at the parking study that is now being done and to ensure that is interfaced with the design aspect.

Executive Session

Commission Chair Carter stated that he also has a concern about the restaurant element and then asked if anyone had talked with the Saturday Morning Market about relocating. Mr. Goodwin stated that they have had extensive talks with the Saturday Morning Market representatives and they have indicated that they like where they are but may change their minds once the project is complete with the concept they are now working with. Mr. Goodwin went on to say that this project and the Downtown Waterfront Master Plan will create some more venues and some more options for public activities, and the Pier Approach area will have a plaza/piazza/parking lot that will have the kind of space that the Saturday Morning Market now enjoys; giving them as well as other users options.

Commissioner Burke asked about the timeline. Mr. Goodwin stated that they would like to have the Pier Approach catch up to the Pier Park in terms of process, design and community engagement, integrating the two so ultimately it will be one construction project. The Pier Park is scheduled to open in early 2018.

Commissioner Burke asked if all of the elements are put into place, will funding be possible prior to the \$20 million being received. Mr. Goodwin stated that the City will issue bonds based on the revenue stream from the TIF; that is coming up in the next few months.

Commissioner Whiteman stated that he feels that there is a severe parking problem on a daily basis and asked what is being done about the parking situation. Mr. Goodwin stated that there is no commitment that the number of parking spaces on the Pier Approach will be reduced; however, if it can be done it would be great. The goal is to move the parking spaces away from the water to create a more public greenspace/walking area along the water's edge. A parking study is now underway and the results will be done by the end of the year which will give staff some direction with the decision-making about the City's future investments.

MOTION: *Commissioner Michaels moved and Commissioner Wannemacher seconded a motion finding the amendments to the Intown Redevelopment Plan consistent with the City of St. Petersburg Comprehensive Plan.*

VOTE: *YES – Burke, Michaels, Wannemacher, Carter, Rogo, Smith, Whiteman
NO - None*

Motion passed by a vote of 7 to 0.

V. CPPC MEMBER COMMENTS, ANNOUNCEMENTS

Commissioner Burke was presented a certificate by Dave Goodwin recognizing his outstanding achievement of completing the Triple Crown of Swimming.

Commissioner Michaels stated that the Heritage Tourism project is underway; a letter was sent to the stakeholders being surveyed with a copy sent to the Commission members. A couple of interviews have been done and all interviews will be completed in a couple of months. The National Trust of Historic Preservation protocol is being used for this project.

VI. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 3:30 p.m.