



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

**Council Chambers
City Hall**

**January 12, 2016
Tuesday, 3:00 p.m.**

Approved as written 2/9/16

MINUTES

Present: Robert “Bob” Carter, Chair
Jeffery “Jeff” M. Wolf, Vice Chair
Christopher “Chris” A. Burke
Will Michaels
Gwendolyn “Gwen” Reese
Lisa Wannemacher

Commissioners Absent: Jeff Rogo, Alternate¹
Arnett Smith, Jr., Alternate¹
Thomas “Tom” Whiteman, Alternate¹

¹ *excused*

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Rick MacAulay, Planner II, Planning & Economic Development
Elizabeth Abernethy, Zoning Official
Michael Dema, Assistant City Attorney
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 the December 8, 2015 meeting were approved as written by a consensus vote.

IV. PUBLIC HEARING

**Proposed Second Amendment to a
Development Agreement**

Contact Person: Rick MacAulay, 551-3386

Location: The land subject to the Development Agreement, estimated to be 18 acres (mol) in size, is generally located on the northeast corner of 9th Avenue North and 66th Street North.

Staff Presentation

Rick MacAulay gave a presentation based on the staff report.

Applicant Presentation

Bo Russ with DSSA, LLC, the project developer and authorized agent for the Southwest Diocese, gave a presentation in support of the request.

Public Hearing

James Schattman, President of Crossroads Area NA, spoke in support of the request; however, he did have a concern with increased traffic due to the new development in the general Tyrone area.

Executive Session

Commission Chair Carter stated his approval of the project and then asked how the skilled nursing beds will be “acquired.” Mr. Russ stated that they now have three very interested parties and the beds will come from existing facilities. There is a movement underway in the industry to get away from multi-bedded rooms (3-4 bed wards) as well as from semi-private rooms and the operators are looking to move these beds to other facilities. The goal is to get as many beds as possible

Commission Chair Carter asked if these beds will be both for profit and not-for-profit. Mr. Russ stated that these are for profit beds; however, a not-for-profit entity (Bons Secour) has expressed interest in moving beds to this proposed community. He added that Bons Secour is not one of the three parties mentioned earlier.

Commission Chair Carter asked about the State of Florida’s approval to transfer beds to the proposed facility. Mr. Russ stated that the state not only encourages the transfer of beds to newer facilities but also gives a 20% bed bonus for transferring beds from older facilities to newer facilities. The process consists of applying for an expedited review through the state which will take approximately two months for approval and he thinks there is a 98% chance of approval.

Commission Chair Carter asked if they will have skilled nursing Medicaid beds available as well as for profit beds. Mr. Russ replied, yes. Mr. Russ went on to say that their target patient will be a short-term rehab patient and if they get to the 120-bed range, there will definitely be Medicaid/Medicare beds.

Commission Chair Carter asked if the neighboring communities are aware of the alternative plans if the skilled nursing center is not developed and if Eagle Crest is aware of the 9th Avenue North entrance. Mr. MacAulay replied that they are aware of one alternative plan as well as the 9th Avenue North entrance. The final alternative plan was not presented to the neighborhoods because there is flexibility between the number of independent living units and the total number of beds, and is really a non-issue.

Commission Chair Carter asked if a traffic study has been done recently. Mr. MacAulay stated that when this property’s land use and zoning changed was processed eight to nine years ago, a level of service analysis was done for both 66th Street and 9th Avenue North and found plenty of capacity. For this particular project dealing with the elderly (memory care, assisted living), very little traffic will be generated; some by the residents, employees, truck deliveries, etc.). Recent traffic studies have not been done on this site specifically but there is

still capacity in this area in spite of all of the new development. Mr. Russ stated that public transportation will be provided for the residents within the facility.

Commissioner Burke asked if the proposed boulevard running between the subject property and 66th Street North has already been established and if it is part of the subject project. Mr. Russ stated that it is not part of their property; however, they have access rights to 66th Street through a reciprocal access easement. The entrance of the boulevard coincides with the entrance that was previously proposed and they are simply straightening it making it more efficient

Commissioner Burke asked about the retention pond along 9th Avenue North. Mr. Russ stated that it will be a dry pond.

Commissioner Michaels asked about the on-site activities to be provided for the assisted living residents. Mr. Russ stated that there will two courtyards to be shared by assisted living and memory care and third courtyard to be shared by assisted living and independent living. One courtyard (south side) will have shuffleboard courts, walking trails, putting greens, and barbeque areas. The courtyard on the opposite side will have a beach-entry pool, pickle ball court, barbeque areas, a Bocce ball court and some walking trails. There will also be an exterior walking trail around the entire perimeter with outdoor exercise equipment/stations and rest areas.

Commissioner Michaels asked staff about the need for more work on the development agreement and should the Commission vote on what they have today since it is not complete, to which Mr. MacAulay replied, yes. The important aspects of the development agreement are the proposed uses seen on the concept plan. The additional work consists of the language regarding stormwater and utilities, outpatient care in the wellness center which the zoning district will not allow, and a couple of particulars concerning the PSTA bus stop on 66th Street and the pedestrian connection from that bus stop into the residential property. Mr. MacAulay went on to say that all of the language will be finalized prior to the City Council's February 18th adoption hearing.

Commissioner Wannemacher commented that the overall master plan is far superior to the two previous plans that were presented and helps to reinforce the idea of *aging in place* and St. Petersburg will benefit from this project.

MOTION: *Commissioner Michaels moved and Commissioner Wolf seconded a motion approving the proposed Second Amendment to the Development Agreement in accordance with the staff report.*

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

Motion passed by a vote of 6 to 0.

V. NOMINATION & ELECTION OF CHAIR AND VICE-CHAIR

Nominations will be taken for the Chair and Vice Chair for the term February 1, 2016 through January 31, 2017.

Commissioner Michaels nominated Commissioner Carter as Chair for the term running February 1, 2016 through January 31, 2017. The nomination was approved by a unanimous vote.

Commissioner Carter nominated Commissioner Wolf as Vice Chair for the term running February 1, 2016 through January 31, 2017. The nomination was approved by a unanimous vote.

VI. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS

Peter Belmont, representing St. Petersburg Preservation, requested time and was granted by Commission Chair Carter to give an informational presentation about the Pheil Hotel and Central National Bank. Mr. Belmont requested that the Commission look at and to recommend to City Council that they initiate landmark designation for these sites taking them off the potentially eligible list.

Don Mastry, 200 Central Avenue, spoke briefly in opposition of Mr. Belmont's request.

Commissioner Michaels asked staff on how the designation process work. Mr. Dema began by saying that with these buildings on the potentially eligible list, it would be noticed if a request for a demolition permit is received. City Council (or a third-party applicant), at that time, could choose to initiate a designation application. It is not without precedence that this Commission has made a recommendation to Council asking them to look into this process in initiating an application. In the absence of some other procedural vehicle, a resolution is needed to formally memorialize the request as well as giving a proper procedural vehicle. Mr. Dema went on to say that he can draft a resolution to bring back to this Commission in February's meeting.

Commissioner Michaels stated that more information is needed (does property meet the ordinance criteria, condition of the building, is the integrity there for the landmarking, etc.) before proceeding to make a recommendation to City Council.

Commission Chair Carter stated his agreement with Commissioner Michaels and Mr. Mastry, then recommended to instruct staff to look into this on the Commission's behalf and present them with more information for their next meeting in the absence of a resolution, at this point. Mr. Dema stated that this will be an information item on the next agenda.

Demonstration of the new Historic Preservation map module by Derek Kilborn.

The Commission Members were given a demonstration on how to navigate the new Historic Preservation map module and talked about the new features that are forthcoming.

Elizabeth Abernethy stated that a permit type search tool where you can search in a certain area as well as within a certain time frame will be added in the near future.

Commissioner Michaels requested an overview planning presentation/workshop in the near future addressing the adequacy of our infrastructure for supporting the substantial growth the City is experiencing. Mr. Kilborn stated that a workshop will be scheduled during the first quarter of 2016.

Mr. Kilborn gave the Commission a brief overview of their February agenda.

VII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 4:35 p.m.