



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

**Council Chambers  
City Hall**

**February 9, 2016  
Tuesday, 3:00 p.m.**

*Approved as written 3/8/16*

**MINUTES**

**Present:** Robert “Bob” Carter, Chair  
Jeffery “Jeff” M. Wolf, Vice Chair  
Christopher “Chris” A. Burke  
Will Michaels  
Jeff Rogo  
Arnett Smith, Jr., Alternate  
Lisa Wannemacher, Alternate  
Thomas “Tom” Whiteman, Alternate

**Commissioners Absent:** Keisha A. Bell<sup>1</sup> <sup>1</sup> *excused*  
Gwendolyn “Gwen” Reese<sup>1</sup>

**Staff Present:** Dave Goodwin, Director, Planning & Economic Development  
Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Rick MacAulay, Planner II, Planning & Economic Development  
Cate Lee, Planner II, Urban Planning & Historic Preservation  
Michael Dema, Assistant City Attorney  
Vicky Davidson, Administrative Assistant, Planning & Economic Development

The public hearing was called to order at 3:04 p.m., a quorum was present.

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

**III. MINUTES**

The minutes from the January 12, 2016 meeting were approved as written by a consensus vote.

**IV. PUBLIC COMMENTS**

No public comments made.

## V. QUASI-JUDICIAL PUBLIC HEARING

### A. City File FLUM-33

**Contact Person: Rick MacAulay, 551-3386**

**Location:** The subject property, estimated to be 1.3 acres in size, is a portion of a larger eight (8) acre parcel, located at 2500 – 34<sup>th</sup> Street North.

**Request:** To amend the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use and the Official Zoning Map designation from NSM-1 (Neighborhood Suburban Multifamily-1) to CCS-1 (Commercial Corridor Suburban-1), or other less intensive use.

### Staff Presentation

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

Commissioner Michaels asked about the input of the surrounding neighborhoods. Mr. MacAulay replied that they had received two phone calls within the Disston Heights neighborhood and one from the Ponce de Leon neighborhood. No calls were received from the Disston Heights Neighborhood Association.

Commissioner Michaels stated that, from his observation, it would be more appropriate to characterize the total existing area as mixed rather than commercial. Mr. MacAulay replied that he would not disagree with that statement but when they looked at the overall eight-acre area where the subject property is located, historically it has been used for auto sales. When they looked at the 34<sup>th</sup> Street Commercial Corridor, especially this segment, it is dominated with commercial retail zoning.

Commissioner Rogo asked about the buffering restrictions if this request is approved. Mr. MacAulay stated that the buffering restrictions approved by the DRC remain in place (i.e. along 35<sup>th</sup> Street with a 25-foot buffer area and the eight-foot wall as well as replace the fence along the southern boundary).

### Applicant Presentation

Carlos Yepes, owner/applicant, spoke in support of the request.

### Public Hearing

No speakers present.

### Executive Session

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

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

*Motion passed by a vote of 7 to 0.*

**B. City File FLUM-35****Contact Person: Rick MacAulay, 551-3386**

**Location:** The subject property, estimated to be 0.29 acres in size, is a parcel of land comprised of two lots located on the south side of 77<sup>th</sup> Avenue North, approximately 140-feet east of Dr. M.L. King Jr. Street North.

**Request:** To amend the Future Land Use Map designation from Planned Redevelopment-Residential to Residential/Office General and the Official Zoning Map designation from NT-1 (Neighborhood Traditional-1) to CRS-1 (Corridor Residential Suburban-1), or other less intensive use.

**Staff Presentation**

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

Commissioner Whiteman asked about the elimination of the parking lot. Mr. MacAulay stated that they have adequate parking around the existing medical office building and that the parking lot being eliminated is for overflow parking.

Commissioner Michaels asked about the specific use. Mr. MacAulay stated that they will hear from the applicant what their desire is but there is no binding commitment or guarantee that it will ultimately be built on the subject property. There are a variety of Policy uses that the land could be put to once it is rezoned.

Commissioner Michaels asked why LU 3.6 was omitted (pertaining to assessing the established character of the area). Mr. MacAulay stated that not all of the Comprehensive Plan policies are relevant and they tend to pull the policies that are most applicable or relevant. This particular policy was not included in the staff report but is still a policy that is in play. Commenting on the relevancy of this policy could certainly be part of this hearing. However, Mr. MacAulay then said that Policy LU 3.6 was identified on page 6 of the staff report but it was simply not talked about in the narrative.

**Applicant Presentation**

Joe Rosenthal, representing the owner/applicant, Parkshore Realty Partners, LLC, gave a presentation in support of the request.

**Public Hearing**

Jerry Wooldridge, representing Fossil Park NA, spoke in support of the request.

**Executive Session**

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

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

*Motion passed by a vote of 7 to 0.*

**DEFERRED TO MARCH 8, 2016****C. City File FLUM-36****Contact Person: Derek Kilborn, 893-7872**

**Location:** The subject property, estimated to be 19,579 square feet or 0.45 acre in size, is generally located on the west side of 4<sup>th</sup> Street North, 150 feet north of 72<sup>nd</sup> Avenue North.

**Request:** To amend the Future Land Use Map designation from Residential Medium to Planned Redevelopment-Mixed Use and the Official Zoning Map designation from NMH (Neighborhood Mobile Home) to CCS-1 (Commercial Corridor Suburban-1), or other less intensive use.

**VI. PUBLIC HEARING****A. City File FLUM-34****Contact Person: Cate Lee, 892-5255**

**Location:** The subject property is comprised of two parcels of land, estimated to be 3.13 acres in size, generally located on the northeast corner of 9<sup>th</sup> Avenue North and 24<sup>th</sup> Street North, at 2331 – 9<sup>th</sup> Avenue North.

**Request:** To amend the Future Land Use Map designation from Institutional (I) to Planned Redevelopment Mixed-Use (PR-MU). *There are no Official Zoning Map changes proposed.*

**Staff Presentation**

Cate Lee gave a PowerPoint presentation based on the staff report. Ms. Lee stated that one phone call and one e-mail were received on this item, both requests were for more information.

Commissioner Michaels asked why the Institutional (I) designation is not appropriate. Ms. Lee stated that in the Comprehensive Plan nursing homes and assisted living facilities are not included under Institutional. What you would be allowed to develop on the subject property currently is very limited based on the fact that CRT-1 zoning and the Institutional Land Use designation are not compatible, so either the Zoning designation or the Future Land Use designation would need to change in order to develop the property to its full potential.

**Applicant Presentation**

Michael Minberg, President of Sight Real Estate and representing the owner/applicant, Helvetica Sight Kenwood 25, LLC, spoke in support of the request. Mr. Minberg stated that the building was owned by HCA Hospital Corp. of America and that the deed restriction placed on the property at the time of sale prohibiting any future hospital use was required by the seller in order not to create competition.

**Public Hearing**

No speakers present.

**Executive Session**

Commissioner Michaels asked about the support of the neighborhood associations. Mr. Minberg stated that he had attended the meetings of the neighborhood associations and that they had no opposition but attendees were more interested in what is actually going to happen with the property.

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

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

*Motion passed by a vote of 7 to 0.*

**B. City File FLUM-37**

**Contact Person: Cate Lee, 892-5255**

**Location:** The subject property, estimated to be 1.38 acres in size, is generally located on the east side of 71<sup>st</sup> Street North, approximately 365-feet south of 38<sup>th</sup> Avenue North, immediately south of the First Church of Brethren property, located at 3651 – 71<sup>st</sup> Street North.

**Request:** To amend the Future Land Use Map designation from Institutional (I) to Residential Urban (RU). *There are no Official Zoning Map changes proposed.*

**Staff Presentation**

Cate Lee gave a PowerPoint presentation based on the staff report. Ms. Lee stated that one phone call was received on this item. That individual was in opposition because of the potential for future construction noise of the desired three single-family homes.

**Applicant Presentation**

Michael Sinwelski, Jr., applicant/owner, gave a presentation in support of the request.

**Public Hearing**

No speakers present.

**Executive Session**

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

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

*Motion passed by a vote of 7 to 0.*

**C. City File FLUM-32-A**

**Contact Person: Rick MacAulay, 551-3386**

**Locations:**

1. **Gateway** - The subject property, estimated to be 2,471 acres in size, containing approximately 430 parcels of land, is generally located north of Gandy Blvd. and 94<sup>th</sup> Avenue North, south of Ulmerton Road, east of 28<sup>th</sup> Street North and west of 4<sup>th</sup> Street North.

2. **CSX Rail Corridor** - The subject property, estimated to be 361 acres in size, containing approximately 430 parcels of land, is generally located along the CSX Rail Corridor between 5<sup>th</sup> Avenue North and 40<sup>th</sup> Avenue North.
3. **South St. Petersburg Community Redevelopment Area (CRA)** - The subject property, estimated to be 292 acres in size, containing approximately 477 parcels of land, is generally located between I-275 and 49<sup>th</sup> Street South, along a corridor defined by Fairfield Avenue South, 7<sup>th</sup> Avenue South and the Pinellas Trail.
4. **Tyrone Industrial Park** - The subject property, estimated to be 138 acres in size, containing approximately 46 parcels of land, is generally located north of 13<sup>th</sup> Avenue North and south of Tyrone Blvd., along the Pinellas Trail and 72<sup>nd</sup> Street North.

**Request:** This is a City-initiated application to add the Target Employment Center (TEC) Overlay, Future Land Use Map designation to the four subject areas totaling approximately 3,262 acres of land, comprised of 1,833 parcels. *There are no Official Zoning Map changes proposed.*

### **Staff Presentation**

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

Commissioner Wolf stated that if this Overlay is approved, it does not mean anyone gets to double the size of their facility without complying with the regulations, such as parking, to which Mr. MacAulay agreed.

Commissioner Wolf declared for the record that he had an office located within the proposed CSX Rail Corridor area. Because this is a non-quasi-judicial item, Mr. Dema stated that he does not need to be recused.

Commissioner Michaels asked why (on page 7 of the staff report) it was stated that the request would not impact the City's population. Mr. MacAulay stated that the City's desire is job generation; to attract the corporate headquarters, office use, industrial and light manufacturing to Pinellas County and to the City. Staff did not think that would translate immediately into an increase of population, thereby impacting the density pattern and necessarily creating a demand for more residential units. They feel that the jobs being created would largely come from the employment pool the City has available as well as from Pinellas County.

Commissioner Wannemacher stated that additional population growth is not a negative, using downtown as an example; more residents, younger residents, are needed.

Commissioner Michaels stated that he is very much in favor of job/population growth but would like more information regarding the infrastructure supporting such growth. He believes a workshop on this topic would be very beneficial.

Commissioner Wolf stated that he feels there would be no population effect from this Overlay because only non-residential properties are referenced.

Commission Chair Carter concurred with Commissioner Wolf's statement.

**Public Hearing**

The following people spoke on behalf of PARC, Inc. voicing concern regarding an increase in traffic and the students' safety. All asked to have the three parcels closest to PARC (one PARC-owned) located in the Tyrone Industrial Park to be removed from the TEC Overlay or to include additional buffering requirements:

Karen Higgins, President & CEO of PARC, 3190 Tyrone Blvd  
Elias Hasbun, 3100 – 75<sup>th</sup> St N  
Vincent P. Ventimiglia, 5013 – 72<sup>nd</sup> Ct E, Bradenton  
Maria E. Hasbun, PARC Board Member, 3100 – 31<sup>st</sup> St N  
Johnny Guest, past Chair of the PARC Board, 3100 – 75<sup>th</sup> St N

The following people spoke regarding the South St. Petersburg CRA:

Hazel Nelson, 3729 – 8<sup>th</sup> Ave S, has concerns with traffic, parking, safety & the impact on her property.  
Joe Vinson, 2418 – 2<sup>nd</sup> Ave S, does not want to see a change with the Warehouse Arts District character.

Also:

Jeanne Broderick, 3138 Yale St N, located in the CSX Rail Corridor, wanted to know if this would affect the value of her property and the selling of her house in the near future.

Cesar Quevedo, 9960 – 5<sup>th</sup> St N, located in the Gateway area, is concerned about the housing impact and the increase of noise.

**Executive Session**

Commissioner Wannemacher asked who established the boundaries. Mr. MacAulay stated that it goes back to the 2008 Target Employment Industrial Lands Study (TEILS) prepared by the Pinellas Planning Council staff who administer the Countywide Plan and Countywide Rules. They looked at areas of the county that were designated Industrial Limited and Industrial General, and it's these larger areas that they identified for being appropriate for a concentration of industrial activity; light manufacturing, corporate headquarters, research and development, and laboratory uses. In summary, the boundaries were a result of that 2008 study, and all of the areas identified countywide are at least 100 acres in size.

Commissioner Wannemacher asked if the boundaries could be changed. Mr. MacAulay stated that if this Commission and City Council agrees that the boundaries need to be amended, then staff would need to go back to the Pinellas Planning Council and to the Board of County Commissioners asking for such change.

Commissioner Whiteman asked about the public notice to the two parcels not owned by PARC and that PARC is requesting to be removed from the TEC Overlay. Mr. MacAulay stated that notices were sent to the owners.

Commissioner Wolf asked if the City could offer specific protections for PARC. Mr. MacAulay stated that that could be part of their recommendation and today's vote.

Mr. Dema stated that he is concerned about eliminating the two requested parcels not owned by PARC after notices have been mailed. If this Commission does recommend to eliminate these parcels, then he feels staff

needs to reach out to the owners informing them of the Commission's recommendation allowing them the opportunity to attend the City Council meeting to voice their opinion.

Mr. MacAulay stated that he thinks, outside of this action, a meeting should be proposed between City staff, property owners within the Tyrone Industrial Park and PARC representatives to talk about these issues (pedestrian safety, traffic, crosswalks, signage, wayfinding, etc.).

Commissioner Rogo stated his understanding that industrial land needs to be protected and is happy that only incentives to protect students are being discussed.

Commissioner Burke stated that he feels that this proposal would improve development, requirements will need to be met with older structures and will improve the area. He is concerned about the PARC students' safety but also feels that removing the three requested parcels from the TEC Overlay would have no affect and they should be left as is.

Commissioner Wannemacher would like to see some kind of traffic calming along 75<sup>th</sup> Street North and a raised table crosswalk to ease PARC pedestrian circulation between the two buildings.

Commissioner Wolf stated that they can recommend to City Council some kind of protection for PARC to keep their students safe and protected, as well as some protection specific to the Warehouse Arts District. He feels that increased development will improve security in the area due to compliance with regulations of lighting, buffering, landscaping, etc., increase the tax base and provide a better quality of life for the residents.

**MOTION #1:** *Commissioner Wolf moved and Commissioner Rogo seconded a motion approving the request for the Gateway area in accordance with the staff report.*

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

*Motion passed by a vote of 7 to 0.*

**MOTION #2:** *Commissioner Wolf moved and Commissioner Whiteman seconded a motion approving the request for the CSX Rail Corridor in accordance with the staff report.*

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

*Motion passed by a vote of 7 to 0.*

**MOTION #3:** *Commissioner Wolf moved and Commissioner Michaels seconded a motion approving the request for the South St. Petersburg Community Redevelopment Area (CRA) area in accordance with the staff report, with additional consideration that staff work with the Warehouse Arts District representative to protect the District's character as well as ensuring the residents located north and south of the subject property's east-west strip of land are not severely impacted.*

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

*Motion passed by a vote of 7 to 0.*

**MOTION #4:**            *Commissioner Wolf moved and Commissioner Michaels seconded a motion approving the request for the Tyrone Industrial Park in accordance with the staff report, with a very strong recommendation that City staff work with PARC’s representatives to ensure pedestrian safety and the general operation of the PARC facility is taken into account and protected as much as possible.*

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

*Motion passed by a vote of 7 to 0.*

## **VII. INFORMATIONAL ITEM**

**Pheil Hotel and Central National Bank**

**Contact Person: Derek Kilborn, 893-7872**

Mr. Dema distributed copies of a resolution (requested by the Commission Members) recommending that City Council initiate a local landmark designation application for the Central National Bank and Pheil Hotel.

Derek Kilborn gave an update on the Pheil Hotel and Central National Bank based on the material provided to the Commissioners prior to the meeting. Mr. Kilborn also provided an update on the request for demolition and the procedures to be followed. Mr. Kilborn stated that the City does not have an official recommendation on this item at this time.

Don Mastry, 200 Central Avenue and represents the owner of the entire block, spoke in support of the demolition. He urged the Commissioners not to take any action until the matter comes officially before them.

Joe Reed, 705 – 16<sup>th</sup> Ave NE, spoke in support of the designation.

Emily Elwyn, representing St. Petersburg Preservation, spoke in support of the designation.

Commissioner Michaels stated that he has reservations taking action prior to this item officially coming before the CPPC. He also suggested that the wording of the resolution was too strong and to replace the word “initiate” with “consider.”

## **VIII. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS**

No comments or announcements made.

## **IX. ADJOURN**

With no further items to come before the Commission, the public hearing was adjourned at 6:18 p.m.