



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

**Council Chambers  
City Hall**

**March 8, 2016  
Tuesday, 3:00 p.m.**

*Approved as amended\* 4/12/16*

**MINUTES**

**Present:** Robert “Bob” Carter, Chair  
Keisha A. Bell  
Christopher “Chris” A. Burke  
Will Michaels  
Gwendolyn “Gwen” Reese  
Jeff Rogo  
Arnett Smith, Jr., Alternate  
Thomas “Tom” Whiteman, Alternate

**Commissioners Absent:** Jeffery “Jeff” M. Wolf, Vice Chair<sup>1</sup> <sup>1</sup> *excused*  
Lisa Wannemacher, Alternate<sup>1</sup>

**Staff Present:** Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Rick MacAulay, Planner II, Planning & Economic Development  
Larry Frey, Historic Preservationist II, Urban Planning & Historic Preservation  
Tom Whalen, Planner, Transportation & Parking Management  
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 AND SWEARING IN OF WITNESSES**

**II. ROLL CALL**

**III. MINUTES**

The minutes from the February 9, 2016 meeting were approved as written by a consensus vote.

**IV. QUASI-JUDICIAL PUBLIC HEARINGS**

*(Note: Commissioner Whiteman was recused from the following item due to a conflict. Commission Chair Carter stated for the record that he has no financial interests within 2,000 feet of the subject property and the conflict noted in the staff report was in error.)*

**A. City File COA 16-90200006**

**Contact Person: Larry Frey, 892-5470**

**Request:** Approval of Certificate of Appropriateness for alteration and repair to an existing Local Landmark building, known as the Robert West House, located at 101 – 6<sup>th</sup> Avenue Northeast.

### **Staff Presentation**

Larry Frey gave a PowerPoint presentation based on the staff report. Mr. Frey indicated that he received six e-mails objecting to the porch enclosure along the east elevation.

### **Applicant Presentation**

Renee Kongsiri, owner/applicant, spoke in support of the request. She had provided a photo of the subject property from the 1940's depicting the partial enclosure as well as provided photos of houses in the neighborhood with similar enclosures.

### **Public Hearing**

The following people spoke in favor of the rear renovation but against the enclosure of the side porch:

Robert Birkenstock, 155 – 6<sup>th</sup> Ave NE

Carolyn Wise, 105 – 7<sup>th</sup> Ave NE

Tom Yablonski, 117 – 6<sup>th</sup> Ave NE

Robin Reed, 705 – 16<sup>th</sup> Ave NE and representing Historic Old Northeast NA

Ms. Kongsiri stated in closing that the foundation and wood of the wrap-around porch is different between the front and side portions, and does not know why in lieu of the renovation that took place in the 1990s.

### **Executive Session**

Commissioner Rogo asked if a COA was filed for the removal of the porch enclosure on the east side sometime since 1997. Mr. Frey stated that none was found.

Commissioner Reese asked if the porch was enclosed at the time of the historic designation, to which Mr. Frey replied yes.

Commissioner Burke asked if the Commission could amend the conditions of approval, to which Mr. Frey responded, yes.

**MOTION:** *Commissioner Rogo moved and Commissioner Smith seconded a motion approving the Certificate of Appropriateness with the conditions stated in the staff report.*

**VOTE:** *YES – Bell, Burke, Michaels, Reese, Rogo, Carter, Smith*  
*NO – None*

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

(Note: Commissioner Whiteman was recused from the following item due to a conflict.)

**B. City File COA 16-90200007**

**Contact Person: Larry Frey, 892-5470**

**Request:** Approval of Certificate of Appropriateness to construct a new detached garage on a property containing an existing Local Landmark building, known as the Jones-Laughner Residence, located at 556 Beach Drive Northeast.

**Staff Presentation**

Larry Frey gave a PowerPoint presentation based on the staff report.

**Applicant Presentation**

Peter and Lani Ford, owners/applicants, declined to speak but were present to answer questions.

**Public Hearing**

Robin Reed, 705 – 16<sup>th</sup> Ave NE and representing the Historic Old Northeast NA, spoke in favor of the request.

**Executive Session**

**MOTION:** *Commissioner Rogo moved and Commissioner Smith seconded a motion approving the Certificate of Appropriateness with the three conditions outlined by staff's presentation and in the staff report.*

**VOTE:** *YES – Bell, Burke, Michaels, Reese, Rogo, Carter, Smith*  
*NO – None*

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

**V. PUBLIC HEARINGS**

**A. City File LGCP-2016-02**

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

**Request:** This is a City-initiated application proposing several amendments to the Local Government Comprehensive Plan, including revisions to the Future Major Streets and Future Lane Arrangement maps, pertaining to a segment of 22<sup>nd</sup> Street North, between 1<sup>st</sup> Avenue North and 9<sup>th</sup> Avenue North; amending the minimum acreage threshold for the Target Employment Center (TEC) Overlay designation; providing consistency with the Special Act (Chapter 2012-244, Laws of Florida) relating to the Pinellas Planning Council (PPC); and addressing revised statutory requirements regarding the evaluation of the Comprehensive Plan.

**Staff Presentation**

Based on the staff report, Rick MacAulay began with a PowerPoint presentation addressing the Target Employment Center Overlay policy; adding of assisted living facilities to the list of prohibited uses in an evacuation zone; and some miscellaneous housekeeping amendments. Tom Whalen concluded the presentation

addressing the amendments to the Future Major Streets and Future Lane Arrangement maps, pertaining to 22<sup>nd</sup> Street North in the Historic Kenwood neighborhood.

### **Public Hearing**

The following people spoke in support of the proposal to remove the identified segment of 22<sup>nd</sup> Street from the two Comp Plan maps, and also suggested the installation of stop signs on 22<sup>nd</sup> St N for traffic calming:

Brenda Gordon, 2934 Burlington Ave N and representing Historic Kenwood NA

Joann Schmal, 2200 Burlington Ave N

L. Williams, 2527 Burlington Ave N and representing the Historic Kenwood NA

Gene Smith, 430 – 5<sup>th</sup> St N, did not speak but filled out a card indicating his opposition to the map changes.

### **Executive Session**

Commissioner Michaels stated his support for this request.

Commissioner Reese voiced her concern regarding removing the 22<sup>nd</sup> Street N portion from the maps which would create a hardship for people trying to find The Deuces and the African-American Heritage Trail located on 22<sup>nd</sup> Street, south of Central Avenue. Mr. MacAulay explained that the street removal is from maps used for long-term planning purposes only, that the public does not use these maps for navigation, and that public street maps will not change.

Commissioner Michaels suggested placing wayfinding signs at the proposed stop signs on 22<sup>nd</sup> Street N directing people to The Deuces and the African-American Heritage Trail. Staff agreed to look into this opportunity.

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

**VOTE:**                *YES – Bell, Burke, Michaels, Reese, Rogo, Carter, Whiteman*  
*NO – None*

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

**MOTION #2:**            *Commissioner Michaels moved and Commissioner Reese seconded a motion to recommend the installation of wayfinding signage at the proposed stop signs along the 22<sup>nd</sup> Street North section to The Deuces and the African-American Heritage Trail.*

**VOTE:**                *YES – Bell, Burke, Michaels, Reese, Rogo, Carter, Whiteman*  
*NO – None*

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

**B. Listing of Historic Properties  
Potentially Eligible for Local Landmark  
Designation**

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

**Request:** Certification of the updated list of historic properties potentially eligible for Local Landmark Designation.

**Staff Presentation**

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

Commissioner Michaels asked if the Assessment Codes A through D are documented or are they an interpretation of staff. Mr. Kilborn stated that these are codes extracted from existing architectural, historic and cultural resource surveys that were independently produced by consultants and individuals who are credentialed in historic property assessment. Staff determined what the code would be in those cases where there was some ambiguity about the actual code assignment, itself.

Commissioner Michaels asked about the Assessment Code for the Pheil Hotel & Theater and the Central National Bank building. Mr. Kilborn and Mr. Frey explained the procedure of assigning Assessment Codes and how the finer details will be reviewed during a designation process, if an application is submitted.

Mr. Dema advised the Commission to keep the discussion to the list, as a whole, and not to any individual property on the list to avoid potential conflicts.

Commissioner Rogo asked about the Evaluations Source of "Self-Evident" and "Distinction." Mr. Kilborn stated that in addition to the surveys, there were a couple properties added to the list that had individual determinations of eligibility ("Self-Evident") from the State Historic Preservation Office. In regards to the "Distinction" evaluation of the St. Bartholomew Church, it is the oldest church in the county and has an extensive narrative and history behind it. It was formally identified in 2010 as a property that should be included in some kind of update, thus it was included in this list.

Commission Chair Carter stated for the record that they have been after a comprehensive list of this nature for a number of years and has nothing to do with the Pheil Hotel & Theater and Central Bank property. He then voiced his support of the list.

Commissioner Burke asked about the significance of the list. Mr. Kilborn stated that the only regulatory condition imposed by this list is a 30-day stay if a demolition permit is requested. Mr. Kilborn went on to say that at times when City staff meets with the public, realtors, business and/or historic preservation community, staff is asked to provide more transparent information about what properties in the City are identified as historically significant. This list attempts to identify those properties that have been evaluated and preliminarily as individually eligible.

**Public Hearing**

The following people spoke against the request stating that the list needs to be more comprehensive, or to remove or sunset the list entirely:

Paul Carder, 341 – 5<sup>th</sup> St S

Sharon Winters – 806 – 18<sup>th</sup> Ave NE

Emily Elwyn, 836 – 16<sup>th</sup> Ave NE and representing St. Petersburg Preservation Inc.

Peter Belmont, 102 Fareham Place N and representing St. Petersburg Preservation Inc.

Howard F. Hansen, 3810 – 20<sup>th</sup> Ave N and representing St. Petersburg Preservation Inc.

Travis Norton, 100 – 2<sup>nd</sup> Ave N and representing St. Petersburg Area Chamber of Commerce

Robin Reed, 705 – 16<sup>th</sup> Ave NE and representing the Historic Old Northeast NA, was not present to speak but filled out a card indicating that she is against the list.

### **Executive Session**

Commissioner Michaels stated that because there is no community consensus, his inclination is to defer this item for six months and to put together a task force with representatives of the stakeholders, including the CPPC, in an effort to return with an agreement.

Commission Chair Carter agrees that there should be a deadline, but feels it should be 60 to 90 days. He went on to say that the list should be comprehensive and agrees with forming a task force. He stated his desire to serve as Chair with representatives from the business and preservation communities, and to set a date of 60-90 days to return with a recommendation to the City backed by community support. Mr. Kilborn voiced his concern with the 60-90 day timeline due to the vacancy of one Historic Preservationist resulting in a backlog of current projects, and feels that six months is a more reasonable target date given their current resources.

Commission Chair Carter stated that this list has been in the making for years, through no one's fault, and feels that the only way to get this done is to impose a drop-dead deadline and then asked staff if this could be done in 120 days. Mr. Kilborn stated that they will certainly try to comply and if there was a problem, staff would ask the Commission for their understanding while providing a status update of where they are at that time; continuous updates will be provided moving forward.

Commission Chair Carter agreed to the 120 days and will entertain an extension if more time is needed.

Commissioner Reese stated that she is not opposed to a six-month deadline. Even though they have waited years, she is very concern about rushing and still having an incomplete list. She wants to ensure enough time is given for input from the various communities as well as being aware of the Historic Preservation Department being short staffed.

Commissioner Whiteman stated that the Commission should respect the City's request of six months.

**MOTION #1:**            *Commissioner Whiteman moved and Commissioner Rogo seconded a motion to defer the certification of the updated list for six (6) months.*

**VOTE:**                *YES – Bell, Michaels, Reese, Rogo, Whiteman*  
                               *NO – Burke, Carter*

***Motion passed by a vote of 5 to 2.***

**MOTION #2:** *Commissioner Rogo moved and Commissioner Michaels seconded a motion for City Administration to identify a task force within 30 days consisting at a minimum of representatives from the CPPC, Historic Preservation Staff, St. Petersburg Preservation, and St. Petersburg Area Chamber of Commerce as well as the potential of asking some owners on the list to join in on the discussion.*

**VOTE:** *YES – Bell, Michaels, Reese, Rogo, Carter, Whiteman  
NO – Burke*

*Motion passed by a vote of 6 to 1.*

Commissioner Burke asked about making a motion asking staff to bring back alternatives to the Potentially Eligible Designation List that would still accomplish the same things. Mr. Kilborn stated that this would be one of the Task Force's responsibilities; therefore, no motion is required. Mr. Dema concurred.

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

Commissioner Michaels discussed the Pheil Hotel & Theater and the Central Bank based on his memo provided to the Commissioners in advance of this meeting. He recognizes the issues related to these buildings (e.g. condition of buildings) as well as the economic development of the block, but understands these issues would be addressed by City Council, not by the CPPC. He feels that it is appropriate of the CPPC to schedule a hearing to determine whether these buildings meet the criteria for landmarking or not. The DRC approved a demolition permit which is now pending.

Mr. Dema explained that a hearing can be held requesting Council to have a City-initiated application for designation. He has proposed in the past a resolution where CPPC would recommend Council to consider such an initiation and can be brought to the Commission, with proper notice to the property owner, at the April meeting. He received direction on this resolution last month and will bring it back next month, if the CPPC so desires.

Commissioner Michaels stated that he is fine with that provided that they have a timeframe in which to accomplish that; adopt the resolution and schedule a hearing.

Mr. Dema explained that the approved resolution would then be transferred to City Council with public comments taken/noted at the April CPPC meeting on the proposed resolution.

Commissioner Michaels moved that the CPPC consider the resolution at their next meeting and to appropriately notice it. Mr. Dema stated that a motion is not needed. Mr. Dema went on to say that there are procedures currently working their way through the system, in particular a 30-day stay on the demo permit which expires March 24<sup>th</sup> as well as a request made by St. Petersburg Preservation to City Council (correspondence item to be heard March 17<sup>th</sup>) regarding a stop work order for up to 120 days but does not know where Council stands on this request.

Commissioner Michaels asked that if the demolition hold expires March 24<sup>th</sup> what would be the status of having a hearing in April. Mr. Kilborn stated that if he does not receive any material regarding an application for designation by that date, then his office will sign-off on the demolition permit on March 25<sup>th</sup>.

Commissioner Michaels asked if he is understanding correctly that the property could be demolished before the CPPC has a hearing in April. Mr. Kilborn stated that if City Council does not act on the emergency order on March 17<sup>th</sup> and no third-party application for designation is received by March 24<sup>th</sup>, then that statement is correct.

Commissioner Michaels asked St. Petersburg Preservation if they intend to submit an application. Mr. Belmont stated that they are not prepared to answer at this time.

Commission Chair Carter stated that he feels this is a City Council issue at this point unless the issue has not been resolved by the time the Commission meets in April.

Commissioner Michaels asked if the CPPC was to be notified of the 30-day period and was it done. Mr. Kilborn noted that there was discussion at the last meeting as well as an opportunity to send something to Council, so in staff's opinion sufficient notice was given to the Commission. Commission Chair Carter concurred with Mr. Kilborn's statement. *\*Staff stated that the Chair of the Commission was duly notified regarding the notice of the commission concerning the 30-day period for demolition of the Central Bank and Pheil buildings.*

Commissioner Michaels noted his reservation with the wording of the proposed resolution presented to them last month as well as the importance of notifying stakeholders regarding the hearing. He then asked about the possibility of having a special meeting on March 23<sup>rd</sup> to consider this issue. Commission Chair Carter stated that since the outcome is unknown at this time and that this Commission is advisory, he feels enough opportunity was afforded for all concerned parties and all was pretty fair.

Mr. Dema stated that he cannot recommend that this Commission take any official action without the property owner present.

Commissioner Burke asked if a third-party designation application is submitted, would it come before this Commission, to which Mr. Dema replied, yes. Commissioner Burke then expressed his desire to tour the buildings, if an application is submitted, prior to a ruling. Mr. Dema recommended that if any efforts are made to see the building, to do it individually and not as a group due to the quasi-judicial action needed.

## **VII. ADJOURN**

With no further items to come before the Commission, the public hearing was adjourned at 5:35 p.m.