



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

**Council Chambers  
City Hall**

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

*Approved as written 5/10/16*

**MINUTES**

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

**Commissioners Absent:** Arnett Smith, Jr., Alternate<sup>1</sup> <sup>1</sup> *excused*  
Lisa Wannemacher, Alternate<sup>1</sup>  
Thomas “Tom” Whiteman, 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  
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**

Commissioner Michaels asked that the following verbiage be included on page 8, paragraph 4 of the minutes: “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.”

The minutes from the March 8, 2016 meeting were approved with the addition of the above verbiage by a unanimous vote.

#### IV. QUASI-JUDICIAL PUBLIC HEARINGS

##### A. City File HPC 16-90300001

Contact Person: Larry Frey, 892-5470

**Request:** Local Landmark designation of the Sargent House located at 806 – 18<sup>th</sup> Avenue Northeast.

##### Staff Presentation

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

##### Applicant Presentation

Sharon Winters and Kendall Reid, Owners/Applicants, spoke in support of the request.

##### Public Hearing

Robin Reed, representing Historic Old Northeast NA, spoke in support of the designation.

##### Executive Session

Commissioners Wolf, Rogo, Michaels and Commission Chair Carter voiced their support of this designation.

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

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

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

##### B. City File FLUM-38

Contact Person: Rick MacAulay, 551-3386

**Location:** The subject property, estimated to be 0.75 acres in size, is a portion of a larger estimated eight (8) acre parcel, located at 2500 – 34<sup>th</sup> Street North.

**Request:** This is a private application, requesting to amend the Future Land Use Map designation for this 0.75 acre area from Residential Medium to Planned Redevelopment Mixed-Use. *Due to a mapping error, this area was not included in the recently approved land use and zoning changes associated with this property (City File: FLUM-33).*

##### Staff Presentation

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

##### Applicant Presentation

Carlos Yepes, owner/applicant, stated his agreement with the staff's presentation and was available to answer questions, to which none were asked.

**Public Hearing**

No speakers present.

**Executive Session**

Commissioner Michaels cited Policy LU3.6 and feels the area is mixed and not all commercial with the amount of single-family homes located across 35<sup>th</sup> Street and to the south (Harshaw Subdivision) of the subject property, but agrees that the preponderance of land use policies are met by this and he will support the request.

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

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

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

**V. INFORMATIONAL ITEM**

**Potentially Eligible Designation List  
Task Force Identification**

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

**Staff Presentation**

Derek Kilborn informed the Commissioners that an additional month is needed to secure commitments from the people identified at last month's meeting. A complete list will be presented at the next meeting.

**MOTION:** *Commissioner Michaels moved and Commissioner Rogo seconded a motion extending the presentation of the Task Force identification for 30 days.*

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

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

**Public Hearing**

No speakers present.

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

Mr. Kilborn gave the following updates:

City File LGCP-2016-02 - The Transportation & Parking Management Dept. has placed the wayfinding signage to the African-American Heritage Trail and The Dueces on the 2017 calendar year for action. In addition, Council Member Gerdes asked about the extension of the traffic control devices and the reclassification of the 22<sup>nd</sup> Street South portion. The Transportation & Parking Management Dept. has recommended at this time to

maintain the existing classification based on the characteristics of that road segment but will continue to monitor the traffic flow and the future potential for any modifications.

City's Design Guidelines for Historic Properties – We are now contracted with a consultant with a schedule being worked out this week with an announcement in May of public meeting dates and locations. Looking at holding a kick-off public information meeting in the beginning of May to be followed by three (3) individual meetings with each of the Local Historic Districts that are currently designated (Granada Terrace, Lang's Bungalow Court, and Roser Park), and then to be followed-up by another public information meeting. From there, we would be moving with the drafts into public meetings with City Council's Public Service and Infrastructure (PS&I) Committee as well as the Development Review Commission (DRC), this Commission (CPPC) and City Council. CPPC members will be invited to participate in each of the public meetings.

Central National Bank and Pheil Hotel – A Local Landmark Designation application has been submitted and will come before the CPPC in May.

Jannus Landing/Detroit Hotel Block – The Local District Designation request is anticipated to come before the CPPC in June. This was initiated about a year ago and was then put on hold pending the completion of the ordinance update and working with the property owners on that block.

Planning & Zoning Training Workshop – A workshop will be scheduled in June or July, depending upon the schedule. A separate session will be held in June or a session will be held at the end of the July's meeting. Commissioner Michaels wanted to ensure that part of the workshop will include how the infrastructure planning matches with the City growth planning, to which Mr. Kilborn concurred.

## **VII. ADJOURN**

With no further items to come before the Commission, the public hearing was adjourned at 3:45 p.m.