



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

Council Chambers
City Hall

November 8, 2016
Tuesday, 3:00 p.m.

MINUTES

Present: Robert "Bob" Carter, Chair
Jeffery "Jeff" M. Wolf, Vice Chair
Keisha A. Bell
Christopher "Chris" A. Burke
Will Michaels
Jeff Rogo
Thomas "Tom" Whiteman, Alternate

Commissioners Absent: Gwendolyn "Gwen" Reese¹ ¹ *excused*
Arnett Smith, Jr., Alternate¹
Lisa Wannemacher, Alternate¹

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Luis Teba, Planner II, Urban Planning & Historic Preservation
Tom Whalen, Planner, Transportation & Parking Management
Tom Greene, Director, Budget
Stacey McKee, Budget Management Analyst
John Palenchar, Interim Director, Water Resources
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 the October 11, 2016 meeting were approved as amended* by a consensus vote.

*Page 2 under Staff Presentation – *Times Square* to be changed to *Town Square* as referred to by Commissioner Michaels in his comments.

IV. PUBLIC HEARING

A. City File LGCP-CIE-2016

Contact Person: Luis Teba, 551-3386

Request: City Administration requests that the Comprehensive Plan be modified to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element (CIE).

Staff Presentation

Luis Teba gave a presentation based on the staff report.

Commissioner Michaels asked if the Water Resources section of the budget (Exhibit G) is aligned with the Mayor's recent Wastewater Improvement Plan. John Palenchar stated that some updates will be forthcoming for future fiscal years to better align with the Mayor's plan; however, the funding has already been allocated for FY 17. Derek Kilborn went on to say that that Mr. Palenchar's answer is consistent with how the Planning Dept. has been approaching this particular report this year. There are several studies currently being conducted on capacity as well as the budget line items that need to be considered that the Mayor presented to City Council last week on this subject. It is anticipated that next year's report will incorporate all of the different outputs from the Mayor's recent proposal including those level of service studies that are currently being done. Due to complying with statute requirements of the City to do these annual updates, it was important to bring this report forward now with the numbers that they have been using while acknowledging that next year's update will include a number of changes to reflect what is happening right now.

Commissioner Michaels commented that he feels after reading the report that it is good news; not adding to any density in the City and allocating significant funds for improving the infrastructure, in particular water resources.

Commission Chair Carter asked if the Commission will be reprised of updates as they come along to which Mr. Kilborn responded yes, absolutely.

Public Hearing

No speakers present.

Executive Session

MOTION: *Commissioner Wolf moved and Commissioner Michaels seconded a motion accepting the report as presented in accordance with the staff report.*

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

Motion passed by a vote of 7 to 0.

V. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS**Updates:**

335 Lang Court condemnation – Staff is continuing to work with the Building Official and property owner. It is expected that the CPPC will act on a COA for demolition at the December's meeting.

Block 25 – The designation failed with City Council voting 4 to 4. The City is continuing to talk about what the next steps would be for this block. Commissioner Whiteman voiced his concern/disapproval with a City-initiated application not needing the owners' support to which Mr. Kilborn replied that he will take note of this concern.

Pheil Hotel Sign – The sign was extracted successfully with ownership transfer to the Pheil Family taking place on site Thursday, November 10th.

Upcoming Items on December Agenda:

After-the-fact COA for a residence in Granada Terrace, a Local Historic District.

COA demolition for 335 Lang Court in Lang Bungalow Court, a Local Historic District.

COA for Hofbrauhaus at the Tramor Cafeteria, a Local Historic Landmark, for a small on-site addition.

A list of historic signs throughout the City will be coming before the CPPC for review and vote. This vote will only identify the signs that will be included in the sign ordinance section allowing the non-conforming historic signs not meeting the current sign regulations to stay, and to be maintained and repaired.

Two (2) potential owner-initiated landmark designations; one at 630 14th Ave S and the other a Cade Allen property in the Allendale Neighborhood. Talk is underway internally about the possibility of other Cade Allen properties voluntarily joining this application. There are currently 44 Cade Allen properties in the neighborhood with two currently local landmarked.

A presentation on the annual update data to the State of Florida about the different matrix for the City's program of the preceding year.

Future Items:

The City's Design Guidelines

The Potential Eligible List Committee

VI. ADJOURN

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