



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

**Council Chambers
City Hall**

**November 7, 2017
Tuesday, 2:00 p.m.**

Approved as written 1/9/18

MINUTES

Present:

Jeff Rogo, Vice Chair
Will Michaels
Gwendolyn “Gwen” Reese
Jeffery “Jeff” M. Wolf
Lisa Wannemacher, Alternate
Thomas “Tom” Whiteman, Alternate
Sharon Winters, Alternate

Commissioners Absent:

Robert “Bob” Carter, Chair¹
Keisha A. Bell¹
Christopher “Chris” A. Burke¹

¹ *excused*

Staff Present:

Derek Kilborn, Manager, Urban Planning & Historic Preservation
Larry Frey, Historic Preservationist II, Urban Planning & Historic Preservation
Luis Teba, 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 2:03 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 October 10, 2017 meeting were approved as written by a consensus vote.

IV. QUASI-JUDICIAL PUBLIC HEARINGS

A. City File FLUM-48

Contact Person: Derek Kilborn, 893-7872

Location: The subject property, historically known as Preservation Area N-68 and estimated to be 0.33 acres in size, is located at 10900 Roosevelt Boulevard North.

Request: A private application to amend the Future Land Use Map designation from Preservation to Industrial Limited and the Official Zoning Map designation from P (Preservation) to EC (Employment Center), or other less intensive use.

Staff Presentation

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

Applicant Presentation

G. Jeffrey Churchill with George F. Young, Inc. and representing the applicant, Jabil, Inc., gave a presentation in support of the request.

Public Hearing

No speakers present.

Commissioner Michaels asked about the property ownership and what will happen with the property if the Preservation designation is removed. Mr. Kilborn replied that the City of St. Petersburg technically owns the property with Jabil as the tenant operating the land and understands that Jabil will be making improvements to the building that is there now but does not know what the potential site plan implications of those improvements might be. The City was asked through this application to assess the condition of the preservation area and whether or not it met the comprehensive plan policies for a rezong.

Commissioner Michaels asked if the improvements would not affect the trees. Mr. Kilborn replied that he did not know but did try to emphasize that any proposal to impact the existing trees on the site will be evaluated through the tree maintenance and preservation section of the City's landscape ordinance. If today's request is approved, this does not empower them to remove any trees which are still subject to those regulations in Chapter 16.

Commissioner Michaels asked if the regulations have a means of allowing the removal of the trees. Mr. Kilborn replied not completely; a certain percentage of specimen trees and grand trees can be removed but cannot be removed in total. A specimen tree is defined as any tree in excess of 12 inches and a grand tree is any tree in excess of 30 inches. Most of the trees on the subject site are between 10 and 24 inches.

Commissioner Michaels asked who was responsible for the nurturing of the under story species as recommended by the USF expert in the 1983 Ecological Survey of Preservation Site N-68 and with City records stating that it is unclear whether these improvements and maintenance were ever executed. Mr. Kilborn replied that he did not know because of a gap of information in the file; nothing indicating a follow-up inspection or that work was done. The site plan approval for the company came in late 1982 and Mr. Kilborn assumes that it fell on the site plan applicant which at that time was Showa University, Research Institute for Biomedicine; however, he does not have a document that ties the requirement directly to them.

Commissioner Michaels asked if Policy C6.8 (That City-owned preservation areas shall be enhanced through implementation of the Environmental Enhancement Urban Forestry Program.) has been done in this case. Mr. Kilborn replied that as far as he knows, that fund no longer exists so it is possible that after the 1983 recommendation that there is some investment there. As of today, there is no dedicated fund for this particular purpose.

Commissioner Michaels asked Mr. Churchill to elaborate his reference to the practice of handling/managing these sites through fire where fire is not applicable in this situation. Mr. Churchill stated that there are other means that could be used like mechanical clearing and sometimes herbicides to control exotics; there are ways that you can mimic the management that fire used to do.

Commissioner Wannemacher asked who owned the property located northwest of the subject property, to which Mr. Kilborn replied the Florida Department of Transportation (FDOT).

Commissioner Wannemacher asked about the condition of the preservation pocket located in the northwest corner. Mr. Kilborn replied that that area was not evaluated as part of this review today so he was unable to give an assessment.

Commissioner Wannemacher asked if the City ever considers mitigation areas and, if so, in this case maybe increase the preservation pocket to make up the loss of the subject area that has been poorly maintained. Mr. Kilborn replied, it does and then explained the process.

Commissioner Michaels suggested an amendment to the motion asking mitigation to be made by adding new equivalent preservation land some other part in the City. Mr. Kilborn pointed out that the mitigation in the landscape section is mitigation for what is deemed to already be having environmental integrity that meets the minimum criteria for a preservation designation. In this case, it is really important to think about whether or not the subject property meets the minimum criteria for a preservation area and based on what staff has looked at, they do not believe that the subject site continues to meet the vegetation type which then disqualifies this site as a preservation area; therefore, mitigation is not as important. Chris Johnson with Jabil went on to say that he agrees with Mr. Kilborn and if the site did meet the criteria, they would certainly look at mitigation options.

Commission Vice-Chair Rogo asked if the tree preservation ordinance applies to the property owned by FDOT, to which Mr. Kilborn replied, yes.

Cross Examination

By City Administration

Waived

By Applicant

Waived

Rebuttal/Closing Remarks

By City Administration

Waived

By Applicant

Waived

Executive Session

Commissioner Wannemacher stated that she would not support an amendment suggested by Commissioner Michaels because the subject preservation area does not meet the minimum standards required for a preservation area.

Commissioner Michaels stated that after hearing the testimony he will defer to the staff's judgement of the site no longer meeting the requirements for preservation and will support the recommendation.

MOTION: *Commissioner Whiteman moved and Commissioner Winters seconded a motion to approve the Future Land Use Map designation from Preservation to Industrial Limited and the Official Zoning Map designation from P (Preservation) to EC (Employment Center) subject to the conditions of approval in accordance with the staff report.*

VOTE: *YES – Michaels, Reese, Wannemacher, Whiteman, Winters, Rogo
NO – None*

Motion passed by a vote of 6 to 0.

B. City File FLUM-47-A**Contact Person: Luis Teba, 551-3386**

Location: The subject property, comprised of four parcels estimated to be 0.65 acres in size, located on the south side of 5th Avenue South between 27th Street South and 28th Street South.

Request: City-initiated application to amend the Future Land Use Map designation from Institutional General to Planned Redevelopment-Mixed Use and the Official Zoning Map designation from IT (Industrial Traditional) to CCT-1 (Corridor Commercial Traditional-1), or other less intensive use.

Staff Presentation

Luis Teba gave a PowerPoint presentation based on the staff report.

Applicant Presentation

Angela Davis, representing the property owner, First Mt. Pilgrim Missionary Baptist Church, gave a presentation in support of the request.

Public Hearing

No speakers present.

Cross Examination

By City Administration

Waived

By Applicant

Waived

Rebuttal/Closing Remarks

By City Administration

Mr. Kilborn stated that the City is officially the applicant. The subject property has a long history of codes and the legality of the use so to help resolve some of these issues the questions were presented to City Council for some additional direction. In response, City Council unanimously approved a resolution directing that in order to resolve the questions, that we City-initiate this rezoning and Future Land Use Map amendment. Although we are officially the applicant, we are in essence working on behalf of the agent and the property owner, Ms. Davis and the Church, itself.

By Applicant

Waived

Executive Session

Commissioner Michaels stated that because the current zoning has not been used for many years and that the church is doing a great service he will support the request.

MOTION: *Commissioner Winters moved and Commissioner Michaels seconded to approve the Future Land Use Map designation from Institutional General to Planned Redevelopment-Mixed Use and the Official Zoning Map designation from IT (Industrial Traditional) to CCT-1 (Corridor Commercial Traditional-1) in accordance with the staff report.*

VOTE: *YES – Michaels, Reese, Wolf, Wannemacher, Whiteman, Winters, Rogo*
NO – None

Motion passed by a vote of 7 to 0.

C. City File COA 17-90200039

Contact Person: Larry Frey, 892-5470

Request: Approval of Certificate of Appropriateness for the rehabilitation and alterations to a single-family residence, located at 2326 Andalusia Way Northeast within the Granada Terrace Historic District.

Staff Presentation

Larry Frey gave a PowerPoint presentation based on the staff report. One letter of support and a survey of 14 property owners along Andalusia Way with 10 in support and no reply from four were received and distributed to the Commission Members.

Applicant Presentation

Tamir Ellis, owner, spoke in favor of the request.

Public Hearing

Robin Reed, 705 16th Ave NE and representing Historic Old Northeast NA, spoke in opposition of the east second story porch addition because of the visibility from the front.

Amy Thomas, 2321 & 2405 Brevard Rd NE, spoke in favor of the request.

Cross Examination

By City Administration

Waived

By Applicant

Waived

Rebuttal/Closing Remarks

By City Administration

Waived

By Applicant

Mr. Ellis stated that there are two houses adjacent to his that have similar porches; he did not know if they were added or not but there is some precedence for having this done.

Executive Session

Commissioner Wannemacher asked Ms. Reed what her concern is with the second story porch. Ms. Reed explained that, in general, changes to the front of a house is not acceptable but is okay with the changes to the rear.

Commissioner Winters stated that, overall, this is a very strong design and because the roof line of the new second addition porch drops down from the main roof line and because the void is maintained with the arches still having an open space, she feels that it makes the building more attractive. Commissioner Winters then asked if there are any historical photos. Dr. Frey replied that he did review photos taken in the 1920s (none of the subject house) and found that historically a popular thing to do was to create an arbor element above a flat wing like the subject house; at least one property in Granada Terrace has one today and this research was part of the basis for the approval recommendation.

Commissioner Michaels asked if the second story porch meets the design criteria for renovating an historic building. Dr. Frey replied that he believes it does as well as with the Secretary of Interior Standards and LDRs. Dr. Frey went on to say that he feels the second floor balcony works a lot better because of the setbacks. This is a contributing property to an overall district, not an individual landmark of the City which would have a more critical review.

Commissioner Reese asked Ms. Reed about the precedent she had earlier voiced her concern about. Ms. Reed replied that she would like to see the Secretary of Interior Standards guidelines supported, in particular the one that states that major changes should not be seen from the right-of-way. If this passes, then anyone wanting to make changes to the front of their house, as long as it is in the style of the house, will be approved, which is not following the Secretary of Interior Standards guidelines. She wants the historic character of the house that is seen from the street to be maintained.

Commissioner Reese asked if the balcony portion facing the front is considered a major improvement, to which Dr. Frey replied a balcony with a roof is a moderate improvement.

Commissioner Wannemacher commented that consideration needs to be given regarding that with the setbacks, the balcony will have less impact from the street right-of-way.

Commission Wolf voiced his agreement with Commissioner Wannamacher's statement. He understands the concern about the possible visual element from the front but thinks our history, to some extent, needs to "breathe" a little bit and given the review by Dr. Frey, he will support the element.

MOTION: *Commissioner Whiteman moved and Commissioner Winters seconded to approve the Certificate of Appropriateness for the rehabilitation and alterations to a single-family residence located at 2326 Andalusia Way Northeast within the Granada Terrace Historic District subject to the conditions of approval in accordance with the staff report.*

VOTE: *YES – Michaels, Reese, Wolf, Wannemacher, Whiteman, Winters, Rogo*
NO – None

Motion passed by a vote of 7 to 0.

V. PUBLIC HEARING

A. City File LGCP-CIE-2017

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 commented about the notation in the Sanitary Sewer section of the staff report pertaining to the addition of peak wet-weather capacity and evaluating the need for additional annual average capacity and then asked staff if whether or not they feel that the capital improvements included in this budget would meet that new standard. Mr. Teba replied that Sanitation would have to answer that question as it was out of his area. Mr. Dema explained that the significant capital outlays that have been made over the past year or so are designed to increase capacity peak flows during wet weather events and what is being looked at now is the average annual capacity; it's really a dry weather and normal weather pattern that is evaluated against in terms of capacity.

Commissioner Michaels asked for additional information pertaining to the tourist population estimates listed in the Population Projections Methods and Data on page 6 of the staff report. Mr. Teba replied that SWFTMD has their own criteria for how they estimate what they consider tourist population. [The requested information had since been provided.]

Commissioner Reese asked for what was the Deuces/Live Warehouse Arts District FY 2018 adopted budget of \$500,000 listed on Exhibit "C" of the staff report. Mr. Teba stated that he will contact the Budget Department for the answer and will forward the findings when obtained. [The requested information had since been provided to Commissioner Reese.]

Commission Vice-Chair Rogo reminded the Commissioners that they are here just to find consistency with the Comprehensive Plan by the statutory requirements and that Mr. Teba may not know the answers to specific questions.

The process of the annual CIE updates was given by Mr. Teba for the benefit of the Commissioners to better understand how this information is obtained.

Public Hearing

No speakers present.

Executive Session

MOTION: *Commissioner Michaels moved and Commissioner Wolf seconded to approve the modification of the Comprehensive Plan to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element (CIE) in accordance with the staff report.*

VOTE: *YES – Michaels, Reese, Wolf, Wannemacher, Whiteman, Winters, Rogo
NO – None*

Motion passed by a vote of 7 to 0.

VI. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS

Mr. Kiborn gave an update on the Melrose Clubhouse at the request of Commissioner Reese. The initial plans presented by the architectural firm did include preservation of the building and the new construction would wrap around and incorporate that building; staff has not heard from them so staff is assuming that they are moving forward with these plans and not proposing anything for that particular building at this time.

A follow-up pertaining to the demolition by neglect workshop was discussed. Staff will go through the list of individual landmarks and will coordinate with Codes Compliance to do the assessments; further discussions will continue. Commissioner Winters asked for a report pertaining to what other CLGs in Florida are doing about this issue as well as how things are doing with Codes Compliance and if further discussions are needed. Mr. Kiborn agreed to provide the Commissioners with an update in a couple of months.

Peter Belmont with St. Petersburg Preservation made the following announcements: (1) SPP recently went live with an audio tour “Florida Stories” for Downtown St. Petersburg which can be downloaded for free (Walk St. Petersburg has 12 stops); (2) Euclid Elementary School celebration event on November 9th (converted to rental apartments); (3) “What is that Style? A Field Guide to Architectural Styles Found in the ‘Berg’s Historic Neighborhoods” on November 14th at 6:00 p.m. at the Unitarian Universalist Church with Mr. Kilborn as one of the speakers

VII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 3:52 p.m.