



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

**Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**November 8, 2021  
Monday  
2:00 P.M.**

**MINUTES**

**Present:** Christopher “Chris” A. Burke  
Jeff Rogo  
Thomas “Tom” Whiteman  
Jeffery “Jeff” M. Wolf  
E. Alan Brock, Alternate  
Will Michaels, Alternate  
Lisa Wannemacher, Alternate

**Commissioners Absent:** C. Copley Gerdes, Chair  
Sharon Winters, Vice Chair

**Staff Present:** Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Laura Duvekot, Historic Preservationist II  
Kelly Perkins, Historic Preservationist II  
Britton Wilson, Planner II  
Ann Vickstrom, Planner II  
Heather Judd, Assistant City Attorney  
Michael Dema, Assistant City Attorney  
Elizabeth Abernethy, Director, Planning & Development Services  
Katherine Connell, Admin. Asst., Planning & Development Svcs.

The public hearing was called to order at 2:00 p.m., a quorum was present.

**I. OPENING REMARKS OF CHAIR**

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES**

#### IV. MINUTES (Approval of 10/12 Minutes)

The minutes from the October 12, 2021, meeting was approved unanimously

#### V. PUBLIC COMMENTS

#### VI. LEGISLATIVE HEARING

##### A. Snug Harbor Development Agreement    Contact Person: Derek Kilborn, 892-

**Request:** First Amendment to the Development Agreement associated with “Gandy Center” with 3.48 acres (mol); “Pirates Cove” with 5.68 acres (mol); “Riviera Bay” with 29.76 acres (mol) of land generally located south of State Road 600 (Gandy Boulevard) and east of San Fernando Blvd. NE.

##### **Staff Presentation**

Derek Kilborn gave a PowerPoint presentation based on the Staff Report.

##### **Applicant Presentation**

Elise Batsel, Sterns Weaver, 401 East Jackson Street, the agent spoke on in support of the project and was available for questions and comment.

##### **Registered Opponent**

None.

##### **Public Hearing**

None.

##### **Executive Session**

Commissioner Burke: We will now move into executive session, Commissioner Wolf.

Commissioner Wolf: I have a quick question for Mr. Kilborn, related to removing that amount of retail from the area. I don't know if the city has any thoughts on whether the retail is beneficial or neutral in its impact as far as adding or removing that, everything else seems pretty straight forward.

Derek Kilborn: We did not have a particular opinion about it. We think the square footage that had been identified in the original development agreement that was approved was reflecting the zoning that was already in place at that time. We do not have a strong opinion either way on that.

Commissioner Wolf: Okay, thank you.

Commissioner Wannemacher: I have a question related to the removal of the developer obligation for the Friendship Trail connector. I know that the Friendship Trail Bridge has now been demolished but I believe there is still a bicycle trail, along the north side of Gandy. I myself have ridden that many, many times on my bicycle, might there not be a future Friendship Trail and what was the Friendship Trail connector proposed. Why has that been eliminated because I really think that, that is a small ask and I personally believe that it should be retained.

Derek Kilborn: I can start by giving you the city response and then perhaps the applicant can add to it. I know in the particular case, with the development of what is purposed to you today, the city's transportation and parking management staff were involved on those discussions and the amendments to the trail portion of this have been reviewed and comments provided from the transportation office here at the City. The applicant has been a little more directly involved in the conversations about this getting here today, maybe they can address that as well if they have any additional info.

Commissioner Wannemacher: Was the city's bicycle coordinator involved, not just transportation.

Derek Kilborn: Yes, I am sorry, when I am referring to transportation and parking management, that is Evan Morey the Director, Cheryl Stacks, who coordinates the Complete Streets Program and trails, and then Tom Whalen who is always involved with traffic impact and analysis.

Commissioner Wannemacher: Okay.

Derek Kilborn: So, when I say that, I am referring to that team.

Elise Batsel: We did work very closely with Transportation; the removal of that requirement was actually a City request. We had retained it in our draft of the First Amendment to the Development Agreement, but I understand from your staff that you are going in a different direction as far as where that is going to be located and rerouted. That was not an applicant request, that came directly from the city.

Commissioner Wannemacher: Thank you.

Commissioner Michaels: I have two questions, one of the priorities of the city presently is to increase and enhance affordable housing throughout the city and there were a couple references to affordable housing made in the presentation, could you expand on that? I would note that policy LU3.15 does address income, so it does tie directly to the policies that we were asked to look t. What is your intention with respect to affordable housing?

Derek Kilborn: In this particular case they had a preexisting Development Agreement that was created in response to grandfathering the mobile home units that were there previously. It is my understanding the workforce housing units were not a requirement of the original Development Agreement and redevelopment proposal that was described. In this particular case here, the number of units are not increasing that were recommended through this amendment. We did not

look at, nor did we feel it was appropriate to require any use of a workforce housing bonus. The language was set up to accommodate that flexibility if that is a direction that the developer wants to go, but at this time right now, it is not something that was proposed to be included in the Development Agreement with a specific minimum number.

Commissioner Michaels: Could the developer speak to their intentions?

Elise Batsel: Absolutely, Elise Batsel, Sterns Weaver Miller, we actually retained that on purpose to give us the flexibility to add affordable housing units if as we progress down these development entitlements, we determine that it is something we can make work from a proforma perspective. At this point in time, they are examining those numbers to see if that is something they can add in. I do not know if they made that determination at this point in time, once we get closer to DRC I think we will be able to say for sure whether we can incorporate affordable housing or not, but we really wanted to retain that language in order to have the flexibility to do that.

Commissioner Michaels: Okay what I understand you are saying, is affordable housing is something you are seriously examining and will do if it is feasible.

Elise Batsel: As you know, it is not just about adding affordable housing it is as you add units, do you have room for parking, and can your setbacks and your impervious surface and greenspace, so you can add affordable housing using density but that means more units which means additional requirements. Right now, we are looking at if we can fit all of that on the property given the site that we have today.

Commissioner Michaels: Thank you, I had a second question, this development is in the Coastal High Hazard Area (CHHA), are the new construction standard requirements going to apply to this development, in other words four feet (4 ft) above base flood elevation and the one hundred fifty mile per hour (150 mph), wind resistance?

Derek Kilborn: Yes.

Commissioner Michaels: Thank you.

Commissioner Rogo: Mr. Chairman, I want to thank Mr. Kilborn for an excellent presentation, a summary of the changes that have been made. It helped to clarify for me something that caught my eye as I was reviewing the Capital Improvement Element (CIE), the update to our Comprehensive Plan which is the next item on our agenda. I noted that Gandy Blvd., the roadway between San Martin and 4<sup>th</sup>, has a Level of Service (LOS) of F, one of the few areas within the City that has that level. When you think about it the new Development Agreement, the amendment if you would, reduces the amount of retail which should reduce the amount of traffic and it also opens up the possibility that multi-family would replace the single family and townhomes in the southern part of the project and that too would also probably diminish the impact on traffic, so I am pleased to see that and my concern is gone.

Commissioner Burke: Anyone else? I would just say, Commissioner Michaels you were wrong when you said, the city's priority is affordable housing. The city says their priority is affordable

housing, but this is, in the last year, this is the third project that has come before this commission where we have taken down mobile homes, now I realize they have a limited life span, but we have taken down mobile homes, a very affordable form of housing, and are putting up something less affordable. We have this project, the one on 54<sup>th</sup> Ave. N. and 4<sup>th</sup> Street S., so it was a big issue in our mayoral election and our city council election, I just hope someday we start taking that a little bit more seriously. This is going to be a great addition to that area, we need marinas we need high and dry space in the city, it looks like it is going to be a good project. Do I have a motion to approve this amendment?

**Motion:** *Commissioner Brock moved to approve the First Amendment to the Development Agreement associated with “Gandy Center” with 3.48 acres (mol); “Pirates Cove” with 5.68 acres (mol); “Riviera Bay” with 29.76 acres (mol) of land generally located south of State Road 600 (Gandy Boulevard) and east of San Fernando Blvd. NE.*

*Commissioner Wolf, Second*

**VOTE:** YES -7 –Burke, Rogo, Whiteman, Wolf, Michaels, Brock, Wannemacher  
NO – 0

*Motion passed unanimously.*

**B. City File LGCP CIE-2021**

**Contact Person: Britton Wilson, 551-3542**

**Request** City initiated application to the Comprehensive Plan pertaining to the Annual Capital Improvements Element (CIE) Update for Fiscal Years 2022 to 2026.

**Staff Presentation**

Britton Wilson gave a PowerPoint presentation based on the Staff Report.

**Applicant Presentation**

None.

**Registered Opponent**

None.

**Public Hearing**

None.

**Executive Session**

Commissioner Burke: We have no registered opponent, no public cards so we will move into

executive session, commissioners any comments or questions?

Commissioner Michaels: I would like to briefly address the section on drainage and the sanitary sewer. We address, or speak about, the greatest criteria for that particular Level of Service (LOS). One of the criteria has to do with the design storm which is a ten year return frequency of one hour duration. Mr. Tankersley when he was here some time ago to review this with us indicated that was a standard developed back in the 1990s and needs updating. I am wondering if you have any information about where we are with the updating of that.

Britton Wilson: Yes, Mr. Chair, Commissioner Michaels, the city is updating their Stormwater Master Plan, it is expected to be completed by the end of 2022. About a year from now, hopefully we will have that new data for the next CIE update. Unlike other concurrency facilities, stormwater LOS is not calculated with a per capita or population formula, instead it is redevelopment projects that improve the Level of Service standard by replacing older facilities with those that meet new modern and current standards. That said, like I said, the city is in the process of updating their master plan and it should be updated within a year.

Commissioner Michaels: Okay, another criterion has to do with the existing conditions language that is on page 5, and the reason as I understand it, for using the existing conditions language is, that while we are certainly aggressively building the needed drainage infrastructure to accommodate stormwater and sanitary sewer we are not there yet. Can you give us any information on what, in aggregate, what still needs to be done to have the necessary infrastructure to accommodate stormwater?

Britton Wilson: Well there are many parts to this situation and one of them, as I pointed out, was replacing the aging infrastructure which is done on a redevelopment basis, is often the case. It is our water treatment facilities have the capacity to treat the water that is being generated, it is the connections between that are failing because they are ageing. A lot of those are individual lateral lines, sewer lines on each individual single family lot. There is a program in place to slowly start to require those individual homes to have to replace those lateral lines. That is one example of replacing that LOS standard of current conditions is actually going in and starting to upgrade current conditions not only city infrastructure but also private property infrastructure.

Commissioner Michaels: My next question has to do with the peak wet weather capacity, it is addressed on page 6. You indicate that since 2016 there has been a forty percent (40%) increase in the capacity. My question is, is that sufficient? There is a reference made to seven inches (7") 24 hour rainfall event standard under sanitary sewer. I looked up the rainfall history for the city, not something I usually do as a city historian, but it was interesting information, it did show that on eight occasions in the past we have had more than seven inches (7") of rainfall in a day.

Britton Wilson: These particular facilities are designed to treat about twenty five percent (25%) higher, is my understanding then what their Level of Service (LOS) is, but they can only operate at that higher capacity for a short amount of time. For instance, with the three different facilities we have both of the Zones 3 and 1 increasing capacity of 33% and 21%, but the northeast zone is decreasing as they are redirecting some of that capacity to the other plants that are located outside of a hazard area. Zone number 2 up in the northeast is within a flood zone itself, they are looking

at redirecting a lot of how that flow goes and increasing the capacity at the same time.

Commissioner Michaels: Okay, you don't think that the reclamation facilities need to increase their capacity further?

Britton Wilson: That is not my decision to make, but the engineers with the city do feel that this meets the requirements for the Southwest Florida Water Management District.

Commissioner Michaels: Okay, thank you.

Commissioner Rogo: Commissioner Michaels, thank you very much for those questions, you have been asking pretty much the same questions now for several years and I appreciate very much that you are continuing to monitor this issue for us. I too read that the city is updating the Stormwater Management Master Plan, completion by December 31, 2022, I think that date keeps getting pushed back a little bit. Sanitary sewer system improvements are ongoing and that has been pretty much the answer you have been receiving to your question for awhile now. I hope that city council is not comfortable with either of those answers, and budgets to meet the greater understanding we have of climate change and sea level rise and when you first started asking those questions, so, thank you.

Commissioner Burke: Anything else? I would like to say, I too, Commissioner Michaels, as soon as I opened this one up that I was going to hear from you, and I am always glad to. I don't know the numbers, the details, the capacity, I do know that we got through Tropical Storm Eta this year or last year without any type of major spills, I think that was a major accomplishment, I am hoping that the things they are doing are starting to work and get better. Perhaps we can get another update from Mr. Tankersley on these Levels of Service. What department handles writing the standards for the Levels of Service, is that your department?

Britton Wilson: The Water Resources Department.

Commissioner Burke: The Water Resources Department, but they would do, I am thinking of the overall, like traffic, sewer, water, is that multiple departments that do that?

Britton Wilson: Each department handles their own Level of Service standards, and it is the Planning Departments job to do the analysis that they are at a level that can support projected demand for development for the next five years.

Commissioner Burke: Okay, well if there is no further comment from the commission, I would entertain a motion for approval and then we can take a vote.

***Motion: Commissioner Wolf moved approval, finding the Annual Capital Improvements Element (CIE) consistent with the Comprehensive Plan and recommend approval of the update for Fiscal Years 2022 to 2026 to City Council.***

***Commissioner Rogo, Second***

**VOTE: YES -7 –Burke, Rogo, Whiteman, Wolf, Michaels, Brock, Wannemacher  
NO – 0**

*Motion passes unanimously*

## **VII. QUASI-JUDICIAL HEARING**

**A. City File 21-90200096**

**Contact Person: Laura Duvekot, 892-5451**

**Request:** Review of a Certificate of Appropriateness for a wooden front fence at 3040 8<sup>th</sup> Ave. N., a contributing property to a local historic district.

### **Staff Presentation**

Laura Duvekot gave a PowerPoint presentation based on the Staff Report.

### **Applicant Presentation**

The owners were unavailable due to work responsibilities.

### **Registered Opponent**

None.

### **Public Hearing**

None.

### **Cross Examination:**

None.

### **Rebuttal/Closing Remarks**

None.

### **Executive Session**

A discussion regarding last month's application for the fence and the height, 36 inches, as required and the fence material being wood instead of vinyl, the spaced picket fence instead of a solid fence a motion was made:

**Motion:**

***Commissioner Whiteman moved approval to Review of a Certificate of Appropriateness for a wooden front fence at 3040 8<sup>th</sup> Ave. N., subject to staff conditions.***



*Commissioner Wolf, Second.*

*YES -7 –Burke, Rogo, Whiteman, Wolf, Michaels, Brock, Wannemacher  
NO – 0*

*Motion passed unanimously.*

**B. City File No. 21-90200100**

**Contact Person: Kelly Perkins, 892-5470**

**Request:** Review of a Certificate of Appropriateness for 38,000 SF addition and replacement of historic windows at the Cordova Hotel, an individual local historic landmark.

**Staff Presentation**

Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

**Applicant Presentation**

Katie Cole, Esq., and Tim Clemmons, spoke on behalf of the project and was available for questions.

**Registered Opponent**

None.

**Public Hearing**

Manny Leto, 3302 North Ridge, Tampa, representing Preserve the Burg, spoke in support of the project.

**Cross Examination:**

City Staff: Waived

Agent: Waived

**Rebuttal/Closing Remarks**

City Staff: Kelly Perkins clarified what was being brought before the commission for review, wear the buildings meet and the windows.

Agent: Katie Cole, Esq., agreed with Ms. Perkins clarification and requested approval.

**Executive Session**

A discussion regarding the historic resource the Mitchell Stanton building being an icon in St.

Petersburg, the association with past mayor, Noel A. Mitchell, how the project compliments the Cordova and the necessity of saving one historic building although another is to be demolished, the porch features for the new building and the current windows being in excellent condition. The possibility of preserving the wood windows and what would be best for the structure, including wind and water intrusion from a hurricane and why impact windows might be best. The exemption of the hurricane impact windows due to the building being a historic building and taking a look at preserving the windows and the possibility of using shutters instead of replacing the original wood windows, lastly a reminder on what the Commission is voting on, a motion was made:

***Motion:*** ***Commissioner Wolf moved to approve the Certificate of Appropriateness for 38,000 SF addition and replacement of historic windows at the Cordova Hotel, an individual local historic landmark.***

***Commissioner Rogo, Second.***

***YES -7 –Burke, Rogo, Whiteman, Wolf, Michaels, Brock, Wannemacher***  
***NO – 0***

***Motion passed unanimously***

**D. City File 21-90200104**

**Contact Person: Kelly Perkins, 892-5470**

**Request:** Review of a Certificate of Appropriateness for the construction of a screened in, covered patio addition on the rear of 3327 6<sup>th</sup> Avenue North, a contributing structure to a local historic district.

**Staff Presentation**

Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

**Applicant Presentation**

Mr. Craig Boyle, agent, Boyle’s Aluminum and Screening, spoke in support of the proposed project and was available for questions.

**Registered Opponent**

None.

**Public Hearing**

None.

**Cross Examination:**

City Staff and Applicant: Waived

**Rebuttal/Closing Remarks**

City Staff and Applicant: Waived

**Executive Session**

A discussion regarding the 16 inch change in level between the house and the new patio, permitting of possible steps and change of level between the existing finished floor of the house and the new concrete slab due to safety issues and up to code, a step down that is needed to meet the slab and compliance with code, a motion was made:

***Motion: Commissioner Wannemacher for the construction of a screened in, covered patio addition on the rear of 3327 6<sup>th</sup> Avenue North., subject to Staff conditions three and four.***

***Commissioner Michaels, Second.***

***YES -7 –Burke, Rogo, Whiteman, Wolf, Michaels, Brock, Wannemacher  
NO – 0***

***Motion passed unanimously***

**E. City File 21-90200119**

**Contact Person: Kelly Perkins, 892-5470**

Commissioner Wolf recused due to proximity.

**Request:** Review of a Certificate of Appropriateness for the replacement of historic windows at 1001 Bay Street Northeast, a contributing property to a local historic district.

**Staff Presentation**

Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

**Applicant Presentation**

Dorman “Trey” Payne, contractor, spoke in support of the project and was available for questions.

**Registered Opponent**

None.

**Public Hearing**

None.

**Cross Examination:**

City Staff and Applicant: Waived

**Rebuttal/Closing Remarks**

City Staff and Applicant: Waived

**Executive Session**

After the presentations a motion was made:

***Motion:** Commissioner Whiteman made a motion approving the Certificate of Appropriateness for the replacement of historic windows at 1001 Bay Street Northeast, subject to Staff conditions.*

***Commissioner Rogo, Second.***

***YES -7 –Burke, Rogo, Whiteman, Wolf, Michaels, Brock, Wannemacher  
NO – 0***

***Motion passed unanimously***

**VII. UPDATES AND ANNOUNCEMENTS**

**VIII. ADJOURN**

With no further items to come before the Commission, the public hearing was adjourned  
At 5:00 pm