



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

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

**September 13, 2022
Tuesday
2:00 P.M.**

MINUTES

Present: Sharon Winters, Chair
Lisa Wannemacher, Vice Chair
Manitia Moultrie
Valarie Nussbaum-Harris
Thomas “Tom” Whiteman
E. Alan Brock, Alternate
Will Michaels, Alternate

Commissioners Absent: Jeffery “Jeff” M. Wolf, Alternate

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Susan Ajoc, Community Services Director
Heather Judd, Assistant City Attorney
Michael Dema, Managing Assistant Attorney
Katherine Connell, Clerk, 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 8/9 Minutes)

The minutes from the August 9, 2022, meeting were approved unanimously

V. PUBLIC COMMENTS

VI. LEGISLATIVE HEARING

A. Campbell Park Neighborhood Plan Update Contact Person: Susan Ajoc 893-7356

Request: Review of the Campbell Park Neighborhood Plan Update.

Applicant/Agenda Presentation:

Susan Ajoc, Community Services Director, City of St. Petersburg, gave a presentation based on the Staff Report. 18:00

Public Comment:

Lisa Thomas, 1070 8th Ave. S., spoke in support of the neighborhood and the proposed neighborhood plan.

Stephanie Smart, 1047 10th Ave. S., spoke in support of the neighborhood and the proposed neighborhood plan.

Executive Session:

Commissioner Winters: We will now move into executive session and open the floor to the commissioners for any questions or comments they might have.

Commissioner Wannemacher: Yes, thank you, I have a comment. I recall that at least, certainly one of the leading development candidates for the Tropicana Field project has been very proactive, or has spoken about being very, very proactive in collaborating with Campbell Park and the community and potentially holding events and having a very long term commitment to the community, reaching across 375 or underneath, whatever ends up happening. Is there a commitment in the plan to reach back out and to work with whoever the developer ends up being and making that neighborhood as strong as can be?

Susan Ajoc: Thank you for your comment. As the Director for Community Services, I do not think that is an issue you have to worry about with this particular neighborhood. They have reached out to the new owners of Citrus Grove and developed a partnership with the developer and I happened to be at a table with one of the potential development organizations that may submit an application and strongly suggested that they reach out to the Campbell Park Neighborhood since that is the community that will be most directly impacted, particularly if something changes on the interstate. The individual had my contact information, he reached out to me and I provided him the association's President's information. I can tell you that several members of the neighborhood, several residents were there for the announcement. I appreciate their presence here, so they can understand what is moving forward. There is no, rest assured this particular community really enjoys their partnerships and they actively seek out the opportunity to build those relationships. You heard from at least two of the residents, they love their community, and they want to be able to protect that if there are opportunities and resources to improve that, they are going to do that.

Commissioner Wannemacher: Very good to hear, thank you.

Commissioner Winters: Commissioner Michaels...

Commissioner Michaels: Well, I wanted to congratulate the neighborhood, the community on the updating of their neighborhood plan. In fact, it is not every neighborhood that even has a neighborhood plan. 23:58 To be updating it is really admirable. I think it is important to recognize that this is also a way of protecting neighborhood character. We hear a lot about the creation of historic districts to do that, but the adoption of neighborhood plans is another way which can be accomplished. I think you are a role model here for a lot of other neighborhoods throughout the city.

One thing that caught my eye, there seems to be a definite increase in homeownership in the neighborhood in the last couple of years and I was wondering if someone would like to comment on how that has come about. It is such an important thing for a neighborhood to have a significant number of homes that are owned by the residents living there.

Susan Ajoc: Yes. What I may do, if the commission would allow, to maybe bring forward a couple of the relatively new residents from that community. There has been a change and there has been quite a bit of rehabilitation. If you go out to 8th Avenue S. it is a very cute, I call it cute, a number of bungalow homes and there was an effort a number of years ago with individuals who wanted to preserve that community, including a former council member and really was at the forefront of the renovation going on in the community. As those homes were renovated, I think that, whenever there is a change, people notice. People come through and think, oh this is cute, this is a neighborhood we want to be in, we like the feel of the neighborhood. Obviously now with housing prices being what they are, at some point it was probably a little bit more of an affordable community. As result, and you have heard from a couple of the comments today that their family has been in the neighborhood for about fifty (50) years. Stephanie has come back into the neighborhood, her and her husband moved back into the neighborhood after being away for a period of time. Several of the other neighbors, and they have told people, hey come and see my neighborhood and the response is, oh I want to be here because I cannot be in the other neighborhood because there are no homes for sale. Here is an opportunity, I think as you see more of that, I think that only encourages and when you see someone caring for their 26:47 community it encourages people to think, what is happening, I think I want to be in the neighborhood. I think the, I did want to brag on the neighborhood association a little bit. At the mayor's neighborhood awards, they were peer selected awards, Campbell Park received six (6) of the eight (8). They were selected by their peers; this is a neighborhood to continue to watch. I think because of that they are an active neighborhood and the changes that are continuing in the community, the proximity to the Gas Plant Historic District, to downtown, you are just at the edge of downtown. If you have young people, young children, the skatepark is right there, a great thing to be able to walk across your neighborhood and have a skatepark and the park, there are a lot of amenities and I think people are finding out that we have a lot of jewels within the community. They are discovering, maybe we need to get in here now while we still have that chance. If the commission, if anybody would like to comment, if we may.

Commissioner Winters: Sure, if you have not been sworn in, you will need to be sworn in.

Public Comments:

Tatiana Hughes, Campbell Park resident spoke in favor of the neighborhood and the plan update.

Josette Green, 1037 9th Avenue South, Vice President 29:35 Campbell Park Neighborhood Association, spoke in favor of the neighborhood and the plan update.

Commissioner Winters: Thank you all, such wonderful testimony and kind words. I really want to thank Ms. Ajoc for doing a fabulous job representing the community. You really are so passionate about your work, it very clear, thank you.

Susan Ajoc: Thank you, one thing I can say is the residents make it easy. I am here to be the liaison, but I think that they do a great job of telling the story themselves.

Commissioner Winters: Okay, could you please pull up the recommendation. Do we have any further questions or comments?

Commissioner Nussbaum-Harris: Yes, my question, do you have the statistics regarding the number of single family homes versus rental properties? Sorry, not rental properties, multi-family homes in the Campbell Park neighborhood?

Susan Ajoc: I would have to pull that. Obviously, we would want to go back and take a look at the earliest statistics that we pulled with the original plans and as soon as the more detailed information from the 32:25 censuses I can pull homestead and do the counts by hand but I...

Commissioner Nussbaum-Harris: So, it is predominantly single family homes.

Susan Ajoc: It is predominately single family

Commissioner Nussbaum-Harris: Thank you.

Commissioner Winters: Do we have other questions or comments? I was very impressed with the level of participation with the public meetings. It was really fabulous. If there are no further comments or questions, we will entertain a motion and the recommendation up there might be a good guide post for us.

Motion: Commissioner Whiteman moved approval finding the plan update and the recommendations contained within consistent with the City's Comprehensive Plan and the CPCC moves the plan update forward to the South CRA's Advisory Committee.

Commissioner Wannemacher, Second.

***YES – 7 – Winters, Wannemacher, Moultrie, Nussbaum-Harris, Whiteman, Brock, Michaels
NO – 0***

Motion passed unanimously.

VII. QUASI-JUDICIAL HEARING

A. FLUM 65

Contact Person: Ann Vickstrom 892-5807

Request: Request to amend the Future Land Use Map from Institutional (I) to Residential Urban (RU) for a 4.4-acre area consisting of nine (9) individual lots along Union Street South and 20th Street South, north of Dell Holmes Park and south of 26th Avenue South.

Applicant/Staff Presentation:

Derek Kilborn, Manager, Urban Planning & Historic Preservation Division, gave a presentation based on the Staff Report

Registered Opponent:

None.

Public Hearing:

Thomas Smith, spoke in support of the proposed change.

Cross Examination:

City Staff and Applicant Waived

Rebuttal/Closing Remarks:

City Staff and Applicant Waived

Executive Session:

Commissioner Winters: Do any of the commissioners have any comments or questions?

Commissioner Brock: I was referring to Commissioner Michaels.

Commissioner Winters: Thank you.

Commissioner Michaels: I think this is straight forward, it complies with the key policy 3.6 which calls for land use decisions to weigh heavily on the established character of the neighborhood and what we are doing is changing this to Residential Urban which is what most of the surrounding neighborhood is. I do have one technical question for Staff, I notice in the policies that the Vision 2020 is being referred to and we now have the Vision 2050. Are both of them in effect or does one trump the other?

Derek Kilborn: Your analysis is compared to the city's adopted Comprehensive Plan and as you know one of the things we have been working on in the background is to incorporate the Vision 2050 feedback into Comprehensive Plan elements which will be done through a forthcoming update that we expect to bring through in the beginning of the new year. With affordable housing really taking a front seat on a lot of the initiatives and tasks that we have been assigned we switched gears and we have been focusing on some of those issues now that those are moving through the adoption phase we are resetting back to the Comprehensive Plan and updating those elements to incorporate the Vision 2050 items we got through the visioning process.

Commissioner Michaels: Thank you.

Commissioner Wannemacher: I am glad the Applicant addressed the delay in identifying that this was institutional because I was going to ask, how would it not have been better to go through this process before construction started on the residential homes. I guess I am wondering how did it get missed and is there a way of preventing that from happening again? Did someone not do their due diligence, in this case it is pretty straight forward but in other cases it might not be.

Derek Kilborn: These are, sometimes they are hard to identify because you have applications coming in through Development Review Services and typically staff is looking at the zoning map and in this case the zoning map says Neighborhood Suburban-1 single family, applications will move through. We are looking at this as part of the Vision 2050/Comprehensive Plan updates, can we do something a little more specific as it relates to these institutional categories when the institutional use goes away. How do we do, procedurally, a better job catching it, also is there something we can do to streamline the process? This is a little different than a normal Future Land Use Map Amendment (FLUM) that we bring to you. This is not an upzoning in any way, it is the closure of an institution, we are looking at is there something we can do to streamline this map amendment process as well.

We will be looking at those and the Comprehensive Plan updates that come forward shortly but right now it is just hard to catch sometimes. 45:08 This is why this is coming to you as a city initiated application, we felt it was our responsibility at this point to bring this application forward to correct this particular situation.

One question that has come up before occurs when you look at the institutional category description it does refer to accessory residential and our interpretation of accessory residential means that it is accessory to the institutional use that might be there. Perhaps they are housing units that have been extended, extending from what is described as governmental building, hospitals, churches, educational uses. In the case of a stand alone single family house that is going to be sold off we do not interpret that as being accessory to any institutional use. There is still some confusion around seeing residential there, that is something else we will be looking at.

Commissioner Wannemacher: Thank you.

Commissioner Winters: Any other questions or comments from the commission? I have a question on sidewalks, Mr. Kilborn, I noticed that there are some sidewalks on both sides of 26th Avenue South. Under what condition, and this is a general question, not specific to this case, under

what conditions does the city require developers to add sidewalks where none exist?

Derek Kilborn: I can give you an older answer and I am not sure if it still applies today. There is a section in Chapter 16, titled Subdivisions and under the Subdivisions section it identifies road classifications and the requirements for sidewalk installation. It will tell you there, based on the type of road, whether the sidewalk is required to be on the north side, south, east or west. With all the changes that have been coming through related to affordable housing and workforce housing, I think there have been some changes to the sidewalk requirements that I am probably not up to date on but generally we are referring back to Chapter 16 subdivision section and the subdivision requirements for sidewalks is typically where we go to for that information.

Commissioner Winters: So, in some cases the developer is going to be responsible but in other cases the city.

Derek Kilborn: If there is new construction, generally when that permit comes in, it comes from Construction Services and Permitting, it is then routed to the city's Engineering Department. The Engineering Department looks at the sidewalk requirements then makes that part of their review and if a sidewalk is required pursuant to Chapter 16, then that will come from Engineering and they will have to work out an appropriate right of way permit to install the sidewalk as part of that new construction permit.

Commissioner Winters: The developer in that case is responsible.

Derek Kilborn: That is correct. 48:18

Commissioner Winters: Does this area include sidewalks on the surrounding streets?

Derek Kilborn: In this case, I am sorry because I have not gone out and looked at the property, I am subbing in for Ms. Vickstrom, but with any of the new construction permits that come through the land that is the subject of this change, it goes through that sidewalk analysis and if it is required, they will have to put that analysis in.

Commissioner Winters: Okay, it is just so important for mobility and pedestrian friendliness obviously. Okay thank you.

Commissioner Wannemacher: There is that large park right next door too, linking those single family homes to Dell Holmes Park would be a particularly important, so I agree with you.

Commissioner Winters: Thank you, seeing that we have no other comments or questions I think we can entertain a motion.

Motion: ***Commissioner Whiteman moved approval to City Council the request to amend the Future Land Use Map from Institutional (I) to Residential Urban (RU) for a 4.4-acre area consisting of nine (9) individual lots along Union Street South and 20th Street South, north of Dell Holmes Park and south of 26th Avenue South.***

Commissioner Michaels, Second.

*YES – 7 – Winters, Wannemacher, Moultrie, Nussbaum-Harris, Whiteman, Brock,
Michaels*

NO – 0

Motion passed unanimously.

VIII. UPDATES AND ANNOUNCEMENTS

IX. ADJOURN