



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

**Council Chambers
City Hall**

**October 11, 2016
Tuesday, 3:00 p.m.**

MINUTES

Present:

Robert "Bob" Carter, Chair
Keisha A. Bell
Christopher "Chris" A. Burke
Will Michaels
Gwendolyn "Gwen" Reese
Jeff Rogo
Arnett Smith, Jr., Alternate
Lisa Wannemacher, Alternate
Thomas "Tom" Whiteman, Alternate

Commissioners Absent:

Jeffery "Jeff" M. Wolf, Vice Chair¹

¹ *excused*

Staff Present:

Derek Kilborn, Manager, Urban Planning & Historic Preservation
Larry Frey, PhD, Historic Preservationist II, Urban Planning & Historic Preservation
Elizabeth Abernethy, Zoning Official
Gary Crosby, Planner II, Development Review Services
Raul Quintana, City Architect
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

The minutes from the September 13, 2016 meeting were approved as written by a unanimous vote.

Prior to the beginning of the presentations, Peter Belmont with St. Petersburg Preservation, presented copies of the Historic St. Petersburg Downtown & Waterfront Walking Tour Guide to each of the Commissioners along with the background information and an overview of the Guide. Mr. Belmont also talked about and distributed flyers for St. Petersburg Preservation Movies in the Park held in North Straub Park.

IV. PUBLIC HEARING

A. Florida Recreation Development Assistance Program (FRDAP) grant

Contact Person: Raul Quintana, 893-7913

Request: The City is requesting the support of the CPPC for a \$200,000 FRDAP grant application for the new St. Petersburg Pier project for planned improvements.

Staff Presentation

Raul Quintana gave a presentation referring to the PowerPoint slide depicting the new Pier project.

Commission Chair Carter asked where the City stands on sponsors. Mr. Quintana stated that they have not formerly solicited sponsorships but the door is not closed to this option. All sources of funding and resources (grants and private/public partnerships) will be explored to ensure that this project will be done the right way.

Commission Chair Carter asked about the restaurant on the southeast corner of the Pelican Lot. Mr. Quintana stated that this is in the plan for the Approach. There is no restaurant tenant solicited at this point but an RFP will go out later this year or the first of next year to determine who will be the tenant.

Commissioner Michaels commented that he is pleased to see this project come to fruition and completion as well as the City seeking both grant and private/public funding sources. Commissioner Michaels went on to say that for a long time Williams Park was known as the City's Times Square; however, he feels that the Pier will become the future Times Square and he likes the blending of the Downtown Waterfront Parks with the Pier concept. He fully supports the grant.

Public Hearing

No speakers present.

Executive Session

MOTION: *Commissioner Michaels moved and Commissioner Reese seconded a motion supporting the Florida Recreation Development Assistance Program (FRDAP) grant.*

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

Motion passed by a vote of 7 to 0.

B. City File USFSP-2016**Contact Person: Derek Kilborn, 893-7872**

Location: The estimated 63.4 acre University of South Florida St. Petersburg (USFSP) Campus is generally located between 1st Street South and 4th Street South and between 5th Avenue South and Bayboro Harbor.

Request: Approval of a proposed Campus Development Agreement between the University of South Florida Board of Trustees and the City of St. Petersburg.

Staff Presentation

Derek Kilborn gave a presentation based on the staff report.

Applicant Presentation

Ms. Levine and Mr. Dickerson with the University of South Florida, declined to speak but were present to answer questions.

Public Hearing

No speakers present.

Executive Session

Commissioner Rogo asked about the wastewater treatment level of service (LOS) accommodating the needs of this growth. Mr. Kilborn stated that in anticipation of this question he had talked with the Director of Public Works, Claude Tankersley, inquiring about some of the actions currently being taken. Based on their conversation, one of the things that is important for the CPPC to consider with this review is that all of the LOS was looked at in the review and adoption of the 2015 Campus Master Plan. The City expects some procedural changes as well as changes in how the data is evaluated going forward. Based on the timing of this particular item, it is certainly expected that this will be looked at and updated as part of the next five-year update; however, City staff is comfortable proceeding at this time based on the analysis done on the 2015 Campus Master Plan.

Commissioner Michaels asked, as a follow up, if the current LOS standard needs to be re-looked at in view of the recent incidences. Mr. Kilborn stated, it does and will require a two-part evaluation; one part involves new calculations in formula for determining local population numbers and the second part relates to the data coming from the Water Resources Dept. and the changes will be reflected in future concurrency updates as well as in the future Campus Master Plans.

Commissioner Michaels asked about the Innovation District mixed-use town center concept reflected in the staff report. Mr. Kilborn stated that the timing of the Innovation District Master Plan is a little premature and there was some reservation about adding specific language regarding a District Plan that only exists in concept. Because the Innovation District Plan has not been fully realized yet, the expectation is that with the future update, with that Plan in place at that time, those changes may be worked in and was included today for a general comment.

Commissioner Michaels asked about the vacating of streets. Mr. Kilborn stated that they thought it is was important to emphasize in the initial presentation that any request to vacate a street or public right-of-way does not come under the exemption of the Development Agreement but still needs to go through the normal procedures. The City does not typically support vacation of public streets or rights-of-way as shown on the Campus Master Plan but for a long-term goal, the campus would still like to pursue those ideas. The City has expressed their position in writing and has been acknowledged by USFSP.

MOTION: *Commissioner Reese moved and Commissioner Michaels seconded a motion approving the proposed Campus Development Agreement between the University of South Florida Board of Trustees and the City of St. Petersburg, in accordance with the staff report.*

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

Motion passed by a vote of 7 to 0.

V. QUASI-JUDICIAL PUBLIC HEARING

Note: Commission Chair Carter was recused from this item due to a conflict.

A. City File COA 16-90200018 (16-54000053) Contact Person: Gary Crosby, 893-5226

Request: Approval of a variance to the Building Design Standards to allow a circular driveway and vehicular parking to be located in the front yard and elimination of the separate pedestrian sidewalk connection from the front entry to the street, and a variance to the required 45% permeable green space for yards abutting streets for a new single-family home located at 0 - 22nd Avenue Northeast (east of 315) in the Granada Terrace Historic District.

Staff Presentation

Gary Crosby gave a PowerPoint presentation based on the staff report.

Applicant Presentation

Don Mastry, Esq. representing the Owner, Robert Ritchie, gave a presentation in support of the request.

Public Hearing

The following people spoke in opposition to the request:

Robin Reed, 705 16th Ave NE and representing Historic Old Northeast NA

Sharon Winters, 806 18th Ave NE

Cross Examination

By City Administration:

Mr. Crosby stated, in response to the alley being too narrow, that he has photographs of garbage cans placed in the alley for pick-up by garbage trucks as evidence that the alley is navigable.

By Applicant:

Mr. Mastry asked Mr. Crosby if he had actually seen a garbage truck in the alley.

Mr. Crosby replied that what he had seen are containers (black garbage cans and blue recycle bins) all set out by the individual property owners to be collected.

Mr. Mastry stated that he had watched the garbage trucks pick up containers along 22nd Avenue and he does not know what other people are seeing. Mr. Mastry went on to say that he agrees that the garbage bins are stored on the alley side.

Rebuttal / Closing Remarks

By City Administration:

Waived

By Applicant:

Mr. Mastry concluded his presentation by outlining the reasons for the applicant's request referring to photos of the alley as well as other properties in the neighborhood in support of their request.

Executive Session

Commissioner Reese asked about the similar request previously denied by the CPPC as mentioned in the staff report. Dr. Frey explained that the property located at 2247 Brevard Avenue NE originally requested about a year ago a circular driveway; however, because they are not allowed in a NT-3 zoning district, it was denied by staff, not by the Commission.

MOTION:

Commissioner Reese moved and Commissioner Whiteman seconded a motion approving the variances to the Building Design Standards to allow a circular driveway and vehicular parking to be located in the front yard and elimination of the separate pedestrian sidewalk connection from the front entry to the street.

Commissioner Wannemacher first commended the owner and architect on the home design and the compatibility of the style of architecture and then asked for more detail about the widths of other lots across the street with circular driveways. Mr. Crosby replied that he did not have an exact number but typically 60-foot or greater in width. She acknowledged that the previous owner created the hardship, not the applicant.

Commissioner Michaels asked about the staff's alternative suggestion of a ribbon driveway with objections raised by the applicant. Mr. Crosby stated that they could support a single-width driveway from 22nd Avenue.

Commissioner Rogo asked if a single-width driveway would require a change in the home design. Mr. Crosby stated that in order to eliminate those variances, there is a 7 ½ foot side yard setback, so any structures that are encroaching would need to be re-designed and he understands that there is a re-design potential for the property that could support a single-width driveway.

Commissioner Rogo asked if those encroachments have already been accepted. Mr. Crosby replied that they have not; those variances were taken off the table by the applicant. They intend to re-design the property to eliminate any of the other variances that were identified (encroachments of an in-ground pool and a two-story stairway landing area).

Elizabeth Abernethy stated, for clarification, that the lot width of properties across the street are 70-feet (directly across), 100-feet to the west and 110-feet to the east, and 80-feet for the house on the corner. The main reason this restriction was placed on the circular drive was due to staff's concern of the narrowness of the lot and not having enough room to maneuver.

Commissioner Burke believes that it is inaccurate to think that an appliance delivery truck or a FedEx or UPS truck can negotiate a 43-foot circular driveway and then asked why this wasn't known to the applicant. Ms. Abernethy stated that there was an intervening owner; there was the seller, then the builder bought the property and designed the house, and then the current owners bought the property from the builder. City staff spoke with the seller and builder, and is not sure what was conveyed to the current owners as staff did not speak with them.

Commissioner Burke asked if the builder who was informed is still involved in the project. Ms. Abernethy stated that her understanding is that the builder sold the property to the applicant and is not sure about the builder's current involvement.

Commissioner Burke asked if this type of thing is ever recorded in the public records or somehow becomes a restriction with the property. Mr. Kilborn stated that it is important to remember that this property is zoned NT-3 with a standard requirement prohibiting construction of a driveway in the front yard when the property has access to either a side street or alley. Staff was careful putting a condition on the lot split approval as a reminder to the owner at the time that this condition existed. Mr. Kilborn added that any reading of the zoning for the subject property would have shown that driveways are not allowed where there is a side street or alley.

VOTE:

YES – None

NO – Bell, Burke, Michaels, Reese, Wannemacher, Whiteman, Rogo

Motion failed by a vote of 7 to 0.

VI. NEW BUSINESS

335 Lang Court Condemnation Report by Derek Kilborn

Mr. Kilborn gave a condemnation report update of the property. There was an effort to do some improvements to the building in trying to save it and there has been a new analysis by the Building Official and does not believe a determination has yet been made. The Building Official's determination would supersede the requirement for a COA to demolish. Mr. Kilborn feels that this property will return to the CPPC in November for a COA to demolish unless the Building Official makes a more immediate determination for life safety reasons and has to issue some type of condemnation for immediate demolition.

Public Hearing

Peter Belmont, 102 Fareham Place North, stated that he would like the CPPC to be more proactive in finding a solution to this problem (can the property be saved) and then suggested inviting to the November CPPC meeting the owner to ascertain his intentions and the Building Official to find out why this building is not being secured because there is currently an open codes enforcement case. He also urged the Commission to revisit the demolition by neglect issue.

VII. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS

Commissioner Reese announced the upcoming special event “Conscious Conversation” to be held at the Holocaust Museum on Thursday, November 3rd at 6:00 p.m. and is free to the public.

The City is doing a lot right now relating to the sanitary sewer stormwater drainage issues and staff is trying to be cautious and up-to-date on some of the changes the City is looking at with the assessments and studies they are doing. Mr. Kilborn will report back to the CPPC as those come together to help with the understanding of what the City does with concurrency management. Mr. Kilborn will hold a brief workshop after today’s meeting outlining the steps staff take in writing this section of the report helping the Commissioners to understand how everything is connected for staff.

No new progress has been made with the Potentially Eligible List since the last staff report.

In regards to training workshops, staff is looking at 2017 with a hard copy Commissioner handbook to be distributed at the November meeting.

Mr. Kilborn announced Cate Lee’s resignation; she is moving to the west coast to be with her family.

VIII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 4:46 p.m.