



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

**Council Chambers
City Hall**

**January 9, 2018
Tuesday, 2:00 p.m.**

Approved as amended 2/13/18*

MINUTES

Present: Robert "Bob" Carter, Chair
Jeff Rogo, Vice Chair
Keisha A. Bell
Christopher "Chris" A. Burke
Will Michaels
Lisa Wannemacher, Alternate
Sharon Winters, Alternate

Commissioners Absent: Gwendolyn "Gwen" Reese¹ *¹ excused*
Jeffery "Jeff" M. Wolf¹
Thomas "Tom" Whiteman, Alternate¹

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Larry Frey, Historic Preservationist II, Urban Planning & Historic Preservation
Laura Duvekot, Historic Preservationist II, Urban Planning & Historic Preserv.
Michael Dema, Assistant City Attorney
Vicky Davidson, Administrative Assistant, Planning & Economic Development

The public hearing was called to order at 2:01 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. MINUTES

The minutes from the November 7, 2017 meeting were approved as written by a consensus vote.

IV. PUBLIC HEARING

Note: Commissioner Wannemacher was recused from the following item (AVT 16-90400004) due to a conflict.

A. City File AVT 16-90400004

Contact Person: Larry Frey, 892-5470

Request: An extension to the Ad Valorem Tax Exemption for the Jones-Laughner Residence located at 556 Beach Drive Northeast.

Staff Presentation

Larry Frey gave a presentation based on the staff report. Two e-mail messages were received in regards to the extension request (one with concerns and one in opposition) and were forwarded to the Commissioners prior to the meeting.

Applicant Presentation

The owner/applicant was not present.

Public Hearing

Maureen Stafford, 116 9th Ave NE, spoke in support of the request.

Executive Session

Commissioner Rogo asked about the timing of this request which is 2 ½ months away from the end of the 6-month period. Dr. Frey stated that it was a communication issue between City staff and the applicant in trying to receive a response in a timely manner, and that the City code does not specify a deadline to ask for the extension.

Commissioner Rogo asked if a further extension after this one could be requested. Dr. Frey replied, no, unless some type of work has not been started and he believes all work has been started. The City code states that all work has to begin prior to the application being approved. Dr. Frey added that the house expires March 31st and the garage does not expire until September 9th.

Commissioner Winters asked about the specific reasons for this extension. Dr. Frey was unable to answer; the applicant did not provide reasons and he did not ask but does understand that the owner has decided to restore the property to as much documented historical character that was there; this is a special project.

Commissioner Winters asked why there was a two-year limit with the original application. Dr. Frey stated that he does not know what the reason is; he knows of no state law that requires that amount of time. Maybe the City felt that two years was sufficient and in case it did not get completed, the extensions would give three years to complete.

Commissioner Winters is concerned that the applicant has not been responsive to the request of completing the paperwork and not present at this meeting, and also concerned about the disruption to the surrounding neighbors.

Commissioner Michaels has the same concerns as Commissioner Winters and, on balance, given the information presented he will support the request.

Commissioner Winters asked that if this was denied, can the owners still claim the expenses up to October 1. Dr. Frey stated that the owner can claim the expenses of what has been completed by September 31st. Mr. Kilborn added that if the extension is denied today, it does not change how the owner is executing the construction permit, so the construction can still languish there and because of this City staff is recommending approval as this is one of the few substantive tools that they have in the historic preservation program to return a real result to the property owner when it is finished.

MOTION: *Commissioner Rogo moved and Commissioner Bell seconded a motion to approve the extension to the Ad Valorem Tax Exemption for the Jones-Laughner Residence in accordance with the staff report.*

VOTE: *YES – Bell, Burke, Michaels, Rogo, Carter*
NO – Winters

Motion passed by a vote of 5 to 1.

B. City File TSPE-2018-01

Contact Person: Derek Kilborn, 893-7872

Request: A private after-the-fact application requesting exemption from replacing the former hexagon block sidewalk with like materials at 201 9th Avenue Northeast.

Staff Presentation

Derek Kilborn gave a PowerPoint presentation based on the staff report. Six e-mail messages were received (two in support and four in opposition) and were forwarded to the Commissioners prior to the meeting. An additional seven e-mail messages in opposition were received and copies were provided to the CPPC at the beginning of the meeting.

Applicant Presentation

Dillon Alderman with Alderman Planning Company and representing the property owner, Michael Setley 2016 Rev. Trust, gave a presentation in support of the request.

Public Hearing

The following people spoke in opposition to the request:

Maureen Stafford, 116 9th Ave NE

Mary Dowd, 205 8th Ave NE

Peter Belmont, 102 Fareham Pl N and representing St. Petersburg Preservation

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

Executive Session

Commissioner Wannemacher pointed out that the cracked hex blocks seen are from vehicular traffic, not from normal pedestrian traffic.

Commissioner Michaels asked if it is common for contractors to replace sidewalks without a permit. Mr. Kilborn stated that he did not know whether it was common but noted that the Urban Planning and Historic Preservation Division is now receiving more complaint calls than ever before on this subject; Mr. Kilborn speculated that the increase in complaint calls may be related to improved awareness about preservation regulations. Mr. Kilborn stated that the regulation was originally enforced through a City Council Resolution but in 2015, the Resolution was codified by Ordinance into Chapter 16 (LDRs) to improve transparency and avoid any confusion.

Commissioner Michaels stated that replacing 115-feet of sidewalk is way beyond of what he would think is a repair, as the applicant had claimed. Mr. Kilborn stated that this was definitely a replacement. In the opinion of the City's Engineering Dept., there was absolutely a violation due to not obtaining a public right-of-way permit for the work on this sidewalk. There are three different departments involved relating to hexagon block sidewalks; (1) Urban Planning & Historic Preservation is the source of information, in conjunction with the Zoning Dept. which has more of the day-to-day, face-to-face interaction with the building activity that is happening in the neighborhoods, (2) Engineering Dept. is responsible for processing ROW permits, and (3) Stormwater & Traffic Operations Dept. is responsible for the manual labor regarding maintenance, repair and replacement.

Commissioner Winters voiced her concern with after-the-fact variances and that this particular contractor is not watching code as he does construction projects, citing another after-the-fact variance request by the same contractor for a different case going before the DRC.

Commission Chair Carter believes that this would set a negative precedent if approved and he will not support.

Commissioner Rogo asked about the cost difference between a hexagon block sidewalk versus a stamped concrete sidewalk. Mr. Kilborn stated that he did not know the answer.

Commissioner Rogo asked why the City has a concrete stamping machine mimicking the hex block available for residents to utilize if the City really does not want it used. Mr. Kilborn explained that the City's preference is to preserve the remaining hex blocks which are located in a very small area of the City. The stamp is available to replicate that particular aesthetic in areas where new poured concrete is replacing old poured concrete.

Commissioner Michaels stated that approving this request would be a bad precedent and they need to uphold the existing preservation policy.

MOTION: *Commissioner Rogo moved and Commissioner Bell seconded to approve the after-the-fact exemption from replacing the former hexagon block sidewalk with like materials in accordance with the staff report.*

VOTE: **YES – None**
 NO – Bell, Burke, Michaels, Rogo, Wannemacher, Winters, Carter

Motion was denied by a vote of 7 to 0.

V. NOMINATION & ELECTION OF CHAIR AND VICE-CHAIR

Nominations will be taken for the Chair and Vice Chair for the term February 1, 2018 through January 31, 2019.

Commissioner Michaels nominated Commissioner Carter to continue as Chair for the term running February 1, 2018 through January 31, 2019. The nomination was approved by a unanimous vote.

Commissioner Michaels nominated Commissioner Rogo to continue as Vice-Chair for the term running February 1, 2018 through January 31, 2019. The nomination was approved by a unanimous vote.

VI. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS

A status update regarding the Mullet Farm (George Gandy Home) located in the Driftwood neighborhood was given which is on the List of Potentially Eligible Properties for local landmark designation. Prior to the sale, City staff reached out to the real estate agent for the property to advise them of the benefits, with the AVT exemption as one, so this information could be relayed to any potential buyer. Since the property has been sold, staff has heard that the new buyers are interested in demolition. A woman came to the office December 20th inquiring about demolition and she was provided information about the process; a follow-up has not been received. If the required site plan is submitted and deemed complete, then a 30-day window will begin where staff sends out notification to all individuals and entities on the registry list advising of the demolition request. If a third party application to designate the property is received within 30 days, then any permits will go on hold pending the designation decision of City Council.

Regarding district designation of the Driftwood neighborhood, City staff had attended several meetings with the neighborhood residents to discuss the potential for local historic district designation in May and November along with another meeting scheduled this month.

Commissioner Michaels commented that he thinks it would be useful for the CPPC to take up the demolition by neglect issue as the number one project for the year to implement the ideas voiced in the workshop, to track at each meeting with a plan to accomplish. **A Demo by Neglect Committee should be comprised of representatives from all departments involved (i.e. Stormwater & Traffic Operation, Codes, etc.). Commission Chair Carter suggested that he and Commissioners Michaels and Winters meet as a subcommittee with Mr. Kilborn to identify the City departments involved and then give a report/recommendation to the rest of the Commission.*

Commissioner Winters asked about the status of expanding the Potentially Eligible list. Mr. Kilborn encouraged the CPPC to place this list with the same importance as the demolition by neglect issue and staff will issue some type of proposal in the next month to map out how this can be accomplished.

Mr. Kilborn informed the CPPC that the City applied for a Federal grant opportunity related to promoting disenfranchised neighborhoods. City staff saw this as an opportunity to get an updated neighborhood survey for the 22nd Street South Corridor, The Deuces, and obtain listing in the National Register of Historic Places. Unfortunately, the City's grant application did not make the list of awardees. The City will continue to apply for grants that support neighborhood surveys necessary to identify those potentially eligible properties in areas of the City that have not been previously surveyed.

Commissioner Winters asked about the status of the YMCA code violations. Mr. Kilborn explained that this is a COA application that staff has deemed incomplete. Dr. Frey has been working with these individuals to get them to a point where their application can be deemed complete and bring to you for formal action. The status of the code violations will be transmitted electronically to the CPPC.

Commissioner Winters asked about the status of the City-owned vacant land at 4th Street & 11th Avenue South that was in play for the Tampa Bay Innovation Center. Mr. Kilborn stated that there is an approved development project for that site but believes that it has not come to a formal end so there is still window of time on those original approvals. He will follow-up and forward the information.

This Thursday the Sanford Goldman proclamation by the Mayor will be held with City Council at 3:00 p.m. recognizing him as an architect who has a long legacy in the City with an important contribution to modern architecture.

VII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 3:31 p.m.