



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

Council Chambers  
City Hall

September 11, 2018  
Tuesday, 2:00 p.m.

*Approved as written 10/9/18*

MINUTES

**Present:** Keisha A. Bell  
Christopher "Chris" A. Burke  
Will Michaels  
Jeffery "Jeff" M. Wolf  
Thomas "Tom" Whiteman, Alternate  
Sharon Winters, Alternate

**Commissioners Absent:** Robert "Bob" Carter, Chair<sup>1</sup> <sup>1</sup> *excused*  
Jeff Rogo, Vice Chair<sup>1</sup>  
Gwendolyn "Gwen" Reese<sup>1</sup>  
Lisa Wannemacher, Alternate<sup>1</sup>

**Staff Present:** Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Laura Duvekot, Historic Preservationist II, Urban Planning & Historic Preservation  
Michael Dema, Assistant City Attorney  
Heather Judd, Assistant City Attorney  
Vicky Davidson, Administrative Assistant, Planning & Economic Development

The public hearing was called to order at 2:00 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 August 14, 2018 meeting were approved as written by a consensus vote.

**IV. QUASI-JUDICIAL PUBLIC HEARINGS**

*Note: The following item (HPC 18-90300005) was taken second per administration's request.*

**A. City File HPC 18-90300005 Contact Person: Laura Duvekot, 892-5451**

**Request:** Third party-initiated application with owner support for a Local Historic Landmark designation of the Huggins-Stengel Field, located at 1320 5<sup>th</sup> Street North.

**Staff Presentation**

Laura Duvekot gave a PowerPoint presentation based on the staff report.

**Applicant Presentation**

Lisset Hanewicz, President, on behalf of the Crescent Lake Neighborhood Association, gave a presentation in support of the request.

**Public Hearing**

Shawn Drouin, 1320 5<sup>th</sup> St N and representing TASCOS, spoke in support of the request.

**Executive Session**

Commissioners Michaels and Winters applauded the efforts made by everyone, great story and long overdue.

**MOTION:** *Commissioner Michaels moved and Commissioner Bell seconded a motion to approve the Local Historic Landmark designation of the Huggins-Stengel Field, located at 1320 5<sup>th</sup> Street North, in accordance with the staff report.*

**VOTE:** *YES – Bell, Michaels, Wolf, Whiteman, Winters, Burke*  
*NO – None*

*Motion passed by a vote of 6 to 0.*

**THE FOLLOWING ITEM WAS WITHDRAWN**

*The following item (COA 16-90200020) was deferred from the August 14, 2018 meeting.*

**B. City File COA 16-90200020** **Contact Person: Derek Kilborn, 893-7872**

**Request:** Review and approval of a previously approved Certificate of Appropriateness, specifically pertaining to Condition #2 of the approval conditions regarding clear versus frosted window glazing to an existing City Local Historic Landmark building, known as The Coliseum, located at 535 4<sup>th</sup> Avenue North.

*The following item (FLUM-52) was deferred from the August 14, 2018 meeting and was taken first.*

**C. City File FLUM-52** **Contact Person: Derek Kilborn, 893-7872**

**Location:** The subject property consists of one parcel that is part of the perimeter of the St. Petersburg Golf and Country Club and is generally located at Alcazar Way South and Country Club Way South (Area “D”).

**Request:** Owner-initiated request to amend the Future Land Use Map designation from Recreation/Open Space to Residential Low and Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban Single Family-2), or other less intensive use.

**Staff Presentation**

Derek Kilborn introduced Heather Judd, Assistant City Attorney, to outline the next steps in this discussion and that there may be a request for a continuance of Area "D" to the November CPPC meeting.

Ms. Judd explained that the hearing today is to obtain additional information for Area "D" and believes the applicant is intending to ask this Commission for a continuance. Ms. Judd then introduced the applicant's representative, to follow-up.

**Applicant Presentation**

Don Mastry, representing the St. Petersburg Country Club, stated that the St. Petersburg Country Club and Friends of Boyd Hill have met and came to an agreement, and then asked for a continuance to the November 13<sup>th</sup> meeting. Mr. Mastry then introduced Mike Kiernam, President of the St. Petersburg Country Club and Jason Cohen, representing Friends of Boyd Hill to explain where they are in the process.

Mr. Kiernam and Mr. Cohen both stated that they had a very productive meeting and had come to an agreement to relocate Area "D" to across the fairway, further away from the Preserve. Due the time it will take to produce a survey and legal description of the new area, they are requesting to continue this item to the November 13<sup>th</sup> CPPC meeting.

Ms. Judd explained that at the November meeting, a new public hearing process will take place specifically for Area "D" and new notices will be issued.

**Executive Session**

**MOTION:** *Commissioner Wolf moved and Commissioner Whiteman seconded a motion for a continuance of this item to the November 13, 2018 CPPC meeting.*

**VOTE:** *YES – Bell, Michaels, Wolf, Whiteman, Winters, Burke*  
*NO – None*

*Motion passed by a vote of 6 to 0.*

**V. INFORMATIONAL****A. Demolition by Neglect Update****Contact Person: Derek Kilborn, 893-7872**

Mr. Kilborn explained that an evaluation of all existing local landmarks was done in partnership with Codes Compliance and the status of each was presented in the 2018 Conditions Survey-Local Landmarks (copies provided to the Commissioners). The local landmarks are identified by their common name, property addresses, the zoned column is how Codes assigns their investigators, the good/fair/poor columns are for general assessments/conditions of the buildings, and the final column references active cases. Updates will be given to the CPPC.

Legal was asked about the strength of the Demolition by Neglect language currently in the Code. Ms. Judd explained that even though there is language in the Historic Preservation Overlay, St. Petersburg's codes for property maintenance, in general, are very strong and very detailed-oriented. The City does have a very

comprehensive codes compliance regime regarding demolition by neglect language and a very robust process for building inspections; leading to a more active view of these properties on an annual basis will help staff with tools they already have. Normally, a large-scale disrepair is sent to the Codes Enforcement Board and some of the smaller violations are given initially a civil citation (in-City process with a quick turnaround), and if these processes are not working then a municipal ordinance violation is done and is heard before a county judge in a county court. They are also working on an injunction process to keep people from creating unfit/unsafe conditions resulting in nuisance properties.

**B. City Files LGCP-2018-01 / FLUM-54-A Contact Person: Derek Kilborn, 893-7872  
Timeline for action of the southern portion of the Innovation District Update**

Mr. Kilborn explained that City Council deferred action on a separate application pertaining to the CHHA; COW will be discussing the CHHA item on October 18<sup>th</sup> from 1 p.m. to 3 p.m. in Room 100. The public is invited to attend; however, public comments are not permitted. Until there is action on this application, nothing can be done on the southern portion of the Innovation District because it is entirely within the CHHA. Because of deferring the CHHA decision, the CHHA area had to be removed from the application (predominantly the USFSP masterplan area) prior to transmitting to the county and state. The Innovation District application is tentatively scheduled to come back City Council for a second reading and final public hearing on November 29<sup>th</sup> or on the first or second week in December.

## **VI. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS**

Mr. Kilborn stated the Potentially Eligible List is being brought back to the CPPC next month; a notification letter to the affected property owners will go out next week. [*Update: This item will be coming back to the CPPC in November.*]

YMCA Update – The only outstanding violation has an active permit to correct and some work is being completed. The current code violations are more decorative in nature than they are structural. Their open COA application will be closed if the October 9<sup>th</sup> deadline is not met. A third-party appeal of the CPPC's decision at their July 10<sup>th</sup> meeting is scheduled before City Council on September 20<sup>th</sup> with City staff recommending to defer or continue until after the October 9<sup>th</sup> CPPC deadline; it will either come back to the CPPC in October or the open COA application will be officially closed.

Copies of the state update to the Florida Comprehensive Historic Preservation Plan 2017-2021 were distributed to the CPPC members. A link will be placed on the City's website to the state's site as soon as it is active. The City also has a Resource & Research Guide on their website including links to publication resources.

## **VII. ADJOURN**

With no further items to come before the Commission, the public hearing was adjourned at 3:00 p.m.