



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

Council Chambers  
City Hall

October 9, 2018  
Tuesday, 2:00 p.m.

*Approved as written 11/13/18*

MINUTES

**Present:** Robert “Bob” Carter, Chair  
Jeff Rogo, Vice Chair  
Keisha A. Bell  
Christopher “Chris” A. Burke  
Will Michaels  
Lisa Wannemacher, Alternate  
Thomas “Tom” Whiteman, Alternate  
Sharon Winters, Alternate

**Commissioners Absent:** Gwendolyn “Gwen” Reese<sup>1</sup> *<sup>1</sup> excused*  
Jeffery “Jeff” M. Wolf<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 & Development Services

The public hearing was called to order at 2:03 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 11, 2018 meeting were approved as written by a consensus vote.

**IV. QUASI-JUDICIAL PUBLIC HEARING**

**A. City File HPC 17-9030006 Contact Person: Laura Duvekot, 892-5451**

**Request:** Owner-initiated application for the designation of a local historic district to the St. Petersburg Register of Historic Places.

**Location:** The proposed district generally includes the area between 24<sup>th</sup> Avenue South, Driftwood Road South (that portion formerly known as Ward Avenue South), and Tampa Bay.

**Staff Presentation**

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

**Applicant Presentation**

Eric Higgs, 2608 Driftwood Rd S and representing multiple owners within the Driftwood Neighborhood, gave a presentation in support of the request.

### **Public Hearing**

The following people spoke in support of the application:

Ray Arsenaault, 767 36<sup>th</sup> Ave N and representing USFSP

Shepherd Grimes, 2500 Florida Ave S

Kim O'Brien, 2635 Florida Ave S; asking equal weight to be given to the landscape and submitted letters in support

Beth Connor, 636 64<sup>th</sup> Ave S

Natalie DeVicente, 229 18<sup>th</sup> Ave NE

Trish Moore, 240 Driftwood Rd SE; submitted booklets depicting the contrast between Driftwood vs. the developed properties in nearby Old Southeast neighborhood

Bonnie Agan, 251 Driftwood Rd SE; submitted photos of events in Driftwood

BJ Sheffield, 287 Driftwood Rd

Robert Pastore, 2605 Driftwood Rd S; submitted material regarding the correlation between historic designation and the cost of flood insurance

Emmanuel Raul, 2519 Driftwood Rd

Ann Sackett, 2500 Driftwood Rd SE

Donna Mills, 4779 Palerma Ct NE; did not wish to speak

Peter Belmont, 102 Fareham Pl N

Emily Elwyn, 836 16<sup>th</sup> Ave NE and representing Preserve the Burg

Jean Charles, 172 Coquina Bay Dr SE and representing Driftwood resident, Gail Halsey Collins

Howard Hansen, 3810 20<sup>th</sup> Ave N

Robin Reed, 705 16<sup>th</sup> Ave NE

Monica Kile, 365 17<sup>th</sup> Ave NE

Jennifer Hardin, 2519 Driftwood Rd

Peter Meinke, 147 Wildwood Ln SE

The following people requested their property be excluded from the application because they feel their property is non-contributing:

Peter Pav, 2660 Driftwood Rd S

Chris Keller, 2680 Driftwood Rd S

Lauren Rubenstein, 2700 1<sup>st</sup> Ave N and representing Driftwood residents Michelle Harris and Eduardo Zavala, 2620 Driftwood Rd S

The following people spoke in opposition:

Mark Brumby, 2510 Driftwood Rd – no guarantee for tree/landscape protection to maintain character of neighborhood

Elizabeth Schuh, 450 Roser Park Dr S

### **Cross Examination**

By Administration:

Waived

By Applicant:

Laurie MacDonald asked for confirmation that eight of the nine criteria for significance were met, not seven out of the eight as stated in the staff report. Ms. Duvekot stated that was correct.

Ms. MacDonald asked if the City will continue to work with them on finding ways to increase the protection of the trees and landscaping. Ms. Duvekot stated that the staff's recommendation is to include the landscaping which is something that does not exist in many of the other districts; she recommends that it really be a part of the designation.

Mr. Kilborn further explained that including a reference to landscaping as a character-defining element is unique. Mr. Kilborn first

noted that the existing landscape ordinance already includes a tree protection section for "specimen trees" and "grand trees." This will continue to be enforced. In addition, staff has added character-defining references to some of the landscaping patterns in the

neighborhood. When there is a request for building demolition or new construction where a site plan is required, a landscape plan must be submitted as part of the COA application. The landscape plan will be reviewed for compliance with the character-defining elements itemized by City staff in the report, or as amended by City Council upon final adoption.

### **Rebuttal/Closing Remarks**

By Administration:

In response to an earlier comment, Mr. Kilborn stated that in 2016, 91% of all the COAs reviewed were handled at the staff level not requiring a public hearing and 99% of the COAs were approved. Starting in 2017, City staff began interpreting more permit requests as “ordinary maintenance and repair” resulting in the following shift: 70% of all COAs were reviewed at the staff level, 13% were reviewed through public hearing, and the remaining 17% were determined to be ordinary maintenance and repair. Mr. Kilborn then addressed an earlier comment about docks, referring to a table on page 9 of the staff report. The table identifies the community beach access, path & dock. No other docks are included as character-defining elements. Any request for a dock modification or installation will be processed using the normal standards for dock construction. Designation is not a prohibition, and new docks may be considered within the subject boundary.

By Applicant:

Waived

### **Executive Session**

Commissioner Whiteman asked staff to clarify the COA process for a teardown of non-contributing property. Ms. Duvekot explained that a COA would be required looking at the effects of the loss to the district as a whole

as well as looking at the new proposed construction with major consideration given. A non-contributing property will not be required to change anything to fit in.

Commissioner Michaels stated that it was a good presentation by staff with the application meeting all of the criteria; he will support the application.

Commissioner Burke stated that this a cohesive configuration of homes; a very unique district.

Commissioner Rogo stated that the criteria have been met and complimented the neighborhood on their convincing presentation; very pleased that staff supports the preservation of the canopy and character of the neighborhood which are linked.

Commissioner Bell stated that she was impressed with the presentations, both for and against.

Commissioner Winters stated that she wholeheartedly supports the application; very touched by the testimonies made. She is very concerned about the integrity of the landscape and feels it is a character-defining element and then asked if there would be any restrictions on fencing. Ms. Duvekot stated that front yard fencing is not very present in the district and really should be avoided where possible, and side and rear fencing should be screened as much as possible by landscaping and vegetation.

Commissioner Winters stated that the setbacks are incredible and are a character-defining element of the neighborhood and then asked about the setbacks for new construction. Ms. Duvekot stated that the setbacks of new construction need to conform with the neighborhood probably using the block face versus zoning to keep that consistent line parallel with the street with the surrounding properties since there is often a difference between one side of the street and the other.

Commissioner Winters asked about the appropriate architectural styles for new construction in Driftwood since it consists of eclectic styles of homes which is part of the charm; what kind of criteria will be used for new construction assessing what architectural style will fit. Ms. Duvekot stated that creating something new and eclectic in Driftwood is still possible taking cues from what is currently there. The criteria used for new construction give them guidance on the elements of style or the underlying style used for the ultimate designation; there is a lot of similarity with the overall shapes and massing that are prevalent in the district even though there were two distinct periods of construction.

Commissioner Wannemacher stated her agreement with the prior comments of the Commissioners. The architecture is very eclectic but really pulls the neighborhood together is the beautiful tree canopy and landscaping and is very pleased that this will be included in

the designation. She supports the designation.

Commission Chair Carter stated his agreement with the Commissioners' prior comments and appreciates the comments from everyone.

**MOTION:** *Commissioner Michaels moved and Commissioner Winters seconded a motion to approve the designation of a Local Historic District to the St. Petersburg Register of Historic Places, including the character-defining features identified in the staff report, the general area within the Driftwood Neighborhood between 24<sup>th</sup> Avenue South, Driftwood Road South and Tampa Bay, in accordance with the staff report.*

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

*Motion passed by a vote of 7 to 0.*

**V. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS**

A suggestion from Commissioner Winters for next May 2019 (National Preservation Month) to present a summary to City Council celebrating register listings, ads valorem and the money saved, and key preservation initiatives; a great opportunity to increase awareness. Mr. Kilborn stated that the City has completely revamped the Marketing Dept. who communicates with the community and staff provides on an on-going basis information and timelines of certain City events related to historic preservation. Presentations have been given to City Council in the past following the submission of the required annual report to the State Historic Preservation Office that runs through September 30<sup>th</sup>.

**VII. ADJOURN**

With no further items to come before the Commission, the public hearing was adjourned at 4:10 p.m.