



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

**Council Chambers
City Hall**

**November 13, 2018
Tuesday, 2:00 p.m.**

Approved as written 12/11/18

MINUTES

Present: Robert “Bob” Carter, Chair
Jeff Rogo, Vice Chair
Keisha A. Bell
Jeffery “Jeff” M. Wolf
Lisa Wannemacher, Alternate
Thomas “Tom” Whiteman, Alternate

Commissioners Absent: Christopher “Chris” A. Burke¹ ¹ *excused*
Will Michaels¹
Gwendolyn “Gwen” Reese¹
Sharon Winters, Alternate¹

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Laura Duvekot, Historic Preservationist II, Urban Planning & Historic Preservation
Britton Wilson, Planner 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 2:01 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 October 9, 2018 meeting were approved as written by a consensus vote.

Prior to the public hearings, Michael Dema made a brief procedural announcement; due to not having a full Commission Board of seven members present, the applicants’ have a choice of deferring their items until the next meeting with the expectation of a full Board being present. All applicants chose to have their items heard today.

IV. QUASI-JUDICIAL PUBLIC HEARINGS

The following item (FLUM-52) is continued from the September 11, 2018 meeting.

A. 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 gave a PowerPoint presentation based on the staff report. Copies of a petition and public comments received after completing the staff report were provided to the Commissioners prior to the meeting.

Applicant Presentation

Don Mastry, Attorney representing the applicant, St. Petersburg Country Club, Inc., gave a presentation in support of the request.

Registered Opponent Presentation

Helen Simon, the registered opponent, was not present.

Public Hearing

The following people spoke in support of the request:

- Judy Ellis, 1874 Juarez Way S and representing Lakewood Estates Civic Association
- Mike Kiernan, 360 Central Ave and representing St. Petersburg Country Club
- Frank Tillman, 4117 Narvarez Way S
- Troy Holland, 136 Snell Isle Blvd NE and representing St. Petersburg Country Club

The following people spoke in opposition of the request:

- Dianna Lutz, 1900 Caesar Way S and provided a petition of signatures in opposition
- Kevin Daughtry, 1900 Caesar Way S
- Brett Stone, 2130 Fairway Ave S

Cross Examination

By Administration:
Waived

By Applicant:
Waived

Rebuttal/Closing Remarks

By Administration:

Mr. Kilborn stated for the record that the written comments and the petition received were distributed to the

Commissioners prior to the meeting.

By Applicant:

Mr. Mastry stated that this request is consistent and compatible with the Comprehensive Plan as stated in the staff report as well as the comments he had made. The applicant and Friends of Boyd Hill have come to an amicable agreement as well as having the support of the Lakewood Estates Civic Association. Mr. Mastry also made a point that out of 750 notices sent, only eight people opposed which indicates to him that they have widespread support. The golf course is still providing 153 acres of green recreation open space to the neighborhood. In closing, this club is a private property owner and should have the same rights of using its property as anyone else and urges the support of the Commission.

Executive Session

Commissioner Whiteman asked about the petition with 15 signatures. Mr. Kilborn stated for clarification that Mr. Mastry's reference in his closing statement regarding the eight people opposing the application; their correspondence were included in the staff report. Today staff received a petition and he names on the petition have not been cross-checked to verify if they include those eight people who have submitted correspondence.

Commissioner Wolf stated, in general, his understanding of the concerns of the opposition but they are here today to determine if this request is consistent with the land use policies of the City's Comprehensive Plan and based on the applicant's request as well as staff's recommendation, he finds that it is consistent.

Commissioner Wannemacher pointed out that the lot depth for Area D is 109-feet and looking at the plot plan for the neighborhood it appears that although the lot depths are very irregular a number of lot depths are deeper and feels that this front yard setback should be a concern at the next phase; the setbacks of homes across Fairway Avenue South seem to be pretty deep. Mr. Kilborn stated that the NS-2 zoning regulations regulate lot width and lot area but do not regulate lot depth and this particular criterion was not focused on. The lots are much wider in NS-2 with a required minimum width of 100-feet and a minimum area of 8,700 square feet. The front yard setback requirement is a minimum of 30-feet and all will be reviewed as part of the site plan process. Any proposal that does not meet the standard requirements of the NS-2 zoning category would have a difficult time citing a hardship since this is being created at this time for the purpose of redevelopment.

Commissioner Rogo voiced his agreement with Commissioner Wolf.

Commission Chair Carter stated that there are three things that are persuasive: (1) home values could increase, not decrease; (2) the Friends of Boyd Hill are in agreement with the proposal; and (3) the 750 notices that were sent which were in excess of the requirement.

Mr. Kilborn stated for the record pertaining to the amount of notices sent that staff did advise the applicant that they are required to notice all properties within the 200 linear feet of the entire golf course based on how the parcel ID is set up.

MOTION: *Commissioner Wolf moved and Commissioner Bell seconded a motion to approve the request for Area "D," in accordance with the staff report.*

VOTE: *YES – Bell, Rogo, Wolf, Wannemacher, Whiteman, Carter*

NO – None

Motion passed by a vote of 6 to 0.

THE FOLLOWING ITEM HAS BEEN WITHDRAWN

B. City File HPC 18-9030009 Contact Person: Laura Duvekot, 892-5451
Request: Owner-initiated application for a Local Historic Landmark designation and adaptive reuse, with variances, of the Norwood Elementary School, located at 2154 27th Avenue North.

(Note: Commission Chair Cater was recused from the following item due to conflict.

C. City File COA 18-9020047 Contact Person: Laura Duvekot, 892-5451
Request: Approval of a Certificate of Appropriateness with variance for exterior alterations and landscape improvements related to the construction of a patio and pool, located at 2300 Andalusia Way Northeast within the Granada Terrace Historic District.

Staff Presentation

Laura Duvekot began the PowerPoint presentation pertaining to the COA and Derek Kilborn continued the presentation pertaining to the variance, based on the staff report. A revised site plan was provided the Commissioners prior to the meeting.

Public Hearing

Jason Ghormley, 2300 Andalusia Way NE and owner, stated his agreement with the revised site plan. Dr. T.M. Ellis, 2326 Andalusia Way NE, spoke in favor of the request.

Cross Examination

By Administration:

Waived

By Applicant:

Waived

Rebuttal/Closing Remarks

By Administration:

Derek Kilborn stated that they received one email yesterday opposing the fence coming out to the sidewalk (this was addressed through the amended site plan) as well as some general comments about the encroachment into the defined front yard.

By Applicant:

Waived

Executive Session

Commissioner Wannemacher asked if this would also incorporate an after-the-fact variance for those portions

of the home and porch that are within the front yard setback? Mr. Kilborn stated that that is grandfathered in.

Commissioner Wannemacher asked if the fence would be reviewed by staff for design and construction. Mr. Kilborn described the fence as low profile, 4-feet high wrought iron appearance and will fit the aesthetic design of the home; what staff would expect to see in an historic district.

MOTION: *Commissioner Whiteman moved and Commissioner Wolf seconded a motion to approve the COA with variance of the plan presented today, subject to the conditions in the staff report.*

VOTE: *YES – Bell, Wolf, Wannemacher, Whiteman, Rogo*
NO – None

Motion passed by a vote of 5 to 0.

V. PUBLIC HEARINGS

A. City File LGCP-2018-02

Contact Person: Britton Wilson, 551-3542

Request: Private application requesting amendment to the Comprehensive Plan pertaining to Chapter 3, Category C, Section 2, Industrial General (IG), allowing outdoor performing arts venues.

Staff Presentation

Britton Wilson gave a PowerPoint presentation based on the staff report.

Public Hearing

Kevin Beck, Attorney at Law and representing the applicant, Robert and Cherrie Beaman, stated his agreement with the staff report.

Executive Session

Commissioner Rogo asked about the “interim economic use” and how it relates to the no restrictions as stated in the presentation. Ms. Britton stated that the restrictions in this case are applicable to the acreage size, so it is allowed as a use with no acreage limitation and the term “interim economic use” is that this land will remain in the City’s supply of industrial-zoned land, so it can be used again for other industrial uses.

Commissioner Wolf asked what kind of uses would fall under this outdoor recreation use to get an idea of what the applicant had in mind for his specific site. Ms. Britton explained that moving forward there will be an amendment to the LDRs to further define the use of outdoor performing arts venue; a draft definition is an

establishment used for regularly scheduled public presentation of live or prerecorded performances and is expected that this use will be allowed through the special exception permit process with associated use specific development standards. There may not be a minimum or maximum seating requirement.

Commissioner Wannemacher stated that overall this is an excellent idea and with the implementation which will come later as special permits are requested, staff will look at the duration of the event, size of the event, adjacent properties, lighting, noise pollution, etc.

MOTION: *Commissioner Rogo moved and Commissioner Wolf seconded a motion finding the amendment consistent with the Comprehensive Plan recommending City Council to approve the Comprehensive Plan text amendment pertaining to Chapter 3, Category C, Section 2, Industrial General allowing outdoor performing arts venues in IG, in accordance with the staff report.*

VOTE: *YES – Bell, Rogo, Wolf, Wannemacher, Whiteman, Carter
NO – None*

Motion passed by a vote of 6 to 0.

Mr. Kilborn explained that there is a companion application to amend Chapter 16 of the LDRs required to go through the DRC and they will be reviewing the normal site plan details that are codified in Chapter 16. If both applications are approved, it will still be a special exception use with a special exception application required to be reviewed by DRC as well.

B. City File LGCP-CIE-2018

Contact Person: Britton Wilson, 551-3542

Request: City Administration requests that the Comprehensive Plan be modified to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element (CIE).

Staff Presentation

Britton Wilson gave a PowerPoint presentation based on the staff report.

Public Hearing

No speakers present

Executive Session

MOTION: *Commissioner Wolf moved and Commissioner Rogo seconded a motion recommending a finding of consistency with the Comprehensive Plan and recommending City Council to approve the annual update of the Capital Improvements Element, in accordance with the staff report.*

VOTE: *YES – Bell, Rogo, Wolf, Wannemacher, Whiteman, Carter
NO – None*

Motion passed by a vote of 6 to 0.

VI. REPORT

Update of the CPPC Rules of Procedure by Heather Judd, Assistant City Attorney

Heather Judd reviewed the changes to the CPPC Rules of Procedure and a vote to accept will be taken at the next meeting.

VII. CPPC MEMBER/STAFF COMMENTS, ANNOUNCEMENTS

Norwood Elementary School Update – application was withdrawn; staff is continuing to work with the School District who has an interest in finding a new user to repurpose the building.

Driftwood Local Historic District – scheduled to go before City Council this Thursday (11/15).

On Tuesday, November 27th staff will be conducting an information meeting for the list of potentially eligible properties that CPPC first took up in 2016 and will return possibly as soon as December.

The preliminary agenda for December was reviewed – potentially eligible properties (the original list as well as adding some others with votes taken separately); rezoning application for Venetian Mobile Home Park located at 4th Street & 54th Avenue North and; COA application for the Mari-Jean Hotel located at 2349 Central Avenue.

VIII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 3:50 p.m.

For additional information, please telephone 893-7871 or visit the St. Petersburg Planning & Development Services Department on the 8th floor of the Municipal Services Building at One Fourth Street North.