



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

Via Zoom

**AUGUST 11, 2020
TUESDAY
2:00 PM**

MINUTES

Present: Christopher “Chris” A. Burke, Chair
Sharon Winters, Vice Chair
C. Copley Gerdes
Jeff Rogo
Thomas “Tom” Whiteman
“Jeff” M. Wolf
Gwendolyn “Gwen” Reese, Alternate
Lisa Wannemacher, Alternate

Commissioners Absent: Keisha A. Bell
Will Michaels

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Elizabeth Abernethy, Director, Planning and Development Services
Laura Duvekot, Historic Preservationist II
Kelly Perkins, Historic Preservationist II
Gary Jones, Economic Development Officer
Michael Dema, Assistant City Attorney
Heather Judd, Assistant City Attorney
Katherine Connell, Administrative Assistant, Planning & Development Services
Iris Winn, Administrative Assistant, Planning & Development Services

The public hearing was called to order at 2:02 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES

IV. MINUTES

The minutes from the July 14, 2020 meetings were approved unanimously

V. QUASI-JUDICIAL PUBLIC HEARINGS

A. City File 20-90200052**Contact Person: Kelly Perkins, 892-5470**

Request: Review of a Certificate of Appropriateness for the construction of a residential addition. The subject property is a contributing resource to the *North Shore Section – 700-block 18th Avenue NE*, a local historic district.

Staff Presentation

Kelly Perkins gave a PowerPoint presentation based on the Certificate of Appropriateness (COA) portion of the Staff Report.

Applicant Presentation

Teresa “Kim” Cromwell, owner and Neal E. Fiske, contractor spoke in support of the project and were available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff:

Waived.

Applicant:

Waived.

Rebuttal/Closing Remarks

City Staff:

Waived.

Applicant:

Waived

MOTION:

Commissioner Wannemacher made a motion approving the application for the Certificate of Appropriateness for the construction of a residential addition subject to Staff conditions:

1. Windows will be installed to be setback within the wall plane and feature a reveal of at least two inches.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
3. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Commissioner Whiteman Seconded.

VOTE: **YES – 6 –Burke, Gerdes, Rogo, Whiteman, Reese, Wannemacher**
NO – 0

Motion passed unanimously.

B. City File 20-90200053 Contact Person: Laura Duvekot, 892-5451

Request: Review of a Certificate of Appropriateness for the construction of a residential addition. The subject property is proposed for inclusion as a contributing resource to the *Kenwood Section – Southwest Central Kenwood Local Historic District*, a pending local historic district.

Staff Presentation

Laura Duvekot gave a PowerPoint presentation based on the Staff Report.

Applicant/Owner Presentation

Michelle Neumann-Ribner, owner and Sean Roney, Roney Design Group, spoke in support of the project and were available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff:
Waived.

Applicant:
Waived.

Rebuttal/Closing Remarks

City Staff:
Waived.

Applicant/Owner:
Waived.

MOTION: *Commissioner Wolf made a motion approving the application for the Certificate of Appropriateness for the construction of a residential addition subject to Staff conditions:*

1. Windows will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with existing windows at subject property.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
3. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Commissioner Whiteman Seconded

VOTE: *YES – 7 –Burke, Gerdes, Rogo, Whiteman, Winters, Wolf, Reese
NO – 0*

Motion passed unanimously

C. City File 20-90200057 Contact Person: Kelly Perkins, 892-5470

Request: Review of a Certificate of Appropriateness for rear alterations to 2120 4th Ave N, a contributing resource to the Kenwood Section – Southeast Kenwood Local Historic District

Staff Presentation

Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

Applicant/Owner Presentation

Justin Kelly spoke in support of the project and was available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff:
Waived.

Applicant:
Waived.

Rebuttal/Closing Remarks

City Staff:
Waived.

Applicant/Owner:
Waived.

MOTION: *Commissioner Wolf made a motion approving the application for the Certificate of Appropriateness for rear alterations to 2120 4th Ave N. subject to Staff conditions:*

1. Windows will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with existing windows at subject property.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
3. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Commissioner Rogo Seconded

VOTE: *YES – 7 –Burke, Gerdes, Rogo, Whiteman, Winters, Wolf, Reese*
NO – 0

Motion passed unanimously

VII. PUBLIC HEARING**A. Phillips Development Project****Contact Person: Gary Jones, 893-7877**

Request: To amend and restate a Development Agreement for 8.98 (MOL) of land, generally located on the southeast corner of 34th Street South and 30th Avenue South

Staff Presentation

Gary Jones gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

Kevin Johnston, COO of Phillips Development & Realty spoke in support of the project.

Public Hearing

None.

Executive Session:

Commissioner Burke: Commissioners do you have questions or comments from the Commission? I see Mr. Rogo you have your hand raised.

Commissioner Rogo: Thank you Mr. Chairman, two questions please for Mr. Jones, if I could. Mr. Jones, I want to know if the FDOT has agreed to the 30th Avenue intersection improvements which would allow those changes to 34th Street, US 19, to go forward in a timely manner.

Gary Jones: Yes, they have, I do not know if you are aware that the FDOT is going to have a resurfacing project at the end of 2021, they are currently in design. We are working closely with them with that intersection and have been for quite some time. Which is why the City in conjunction with the FDOT is now managing that project. As opposed to the developer who was managing that project in the previous agreement. We anticipate that this project will be completed within that timeframe, some time after FY21 (fiscal year 2021).

Commissioner Rogo: Thank you, good news, if I may Mr. Chairman a second question for Mr. Jones. I am sure one of the City's goals was to create jobs within the Skyway Marina District. I noted that the two retail commercial buildings that are proposed in the proposed drawing, are both restaurants, is the City satisfied, is there more there that we are just not seeing in the drawing?

Gary Jones: Well during the planning process for the Skyway Marina District Plan, the number one thing that came from the neighborhoods was that there was a lack of retail and the numbers bore that out with the trade area. There is a lot of leakage as they say in the industry, where people have to drive very far outside of this area for lot of goods. Basic goods are found with the Wal-Mart, the grocery stores and the gas stations and restaurants, fast food restaurants rather, however, the neighborhood would like to see sit down restaurants. One of the plans recommendations was to have an incentive for a sit down restaurant. There are not many sit down restaurants in the area, outside of fast food/quick serve restaurants. We were very please with Phillips Development when they said they would like to see two (2) sit down restaurants on this site. The development agreement only requires that there be one (1) sit down restaurant to meet the qualifications. Really, we did want to see commercial restaurants and retail, more of that in this district.

Commissioner Rogo: Thank you, more so than office or industrial or anything like that, that is easier defined as job creation. There certainly are jobs created in restaurants as well.

Gary Jones: Yes, now obviously we would like to see offices and jobs created as well but this project I think is conducive to that being retail on the frontage.

Commissioner Rogo: Thank you very much.

Commissioner Burke: Great information, any body else? Mr. Jones, I have a question if you do not mind, you did a good job explaining the City's million dollar investment and where that money goes, can you help me understand how that financial transaction works. For example, you said that the City has committed to reimburse the developer two hundred fifty thousand dollars (\$250,000.00), for the 32nd Avenue improvements, is that, they complete the improvements and the City writes them a check for two hundred fifty thousand dollars (\$250,000.00) or is this credit for some sort of fees, how does that work, how does that financial transaction work?

Gary Jones: How this will work, when Phillips Development starts vertical construction on the commercial, the entire commercial portion, then they are eligible to be reimbursed at certain key points of the 32nd Ave. S. improvement project. They can have draw downs until they get to the 100% or a quarter of a million dollars. That is how that project works.

Commissioner Burke: So they write them a check.

Gary Jones: Yes.

Commissioner Burke: You physically write them a check, somehow, write them a you give them the money instead of a tax credit?

Gary Jones: That is correct. It is a reimbursable incentive, so once they go through all the steps, proper permitting, inspections and so forth and do everything that the agreement calls out they will be reimbursed for that portion that they asked for reimbursement.

Commissioner Burke: Thank you for clarifying that. Does anyone else have any questions?

Gary Jones: Gwen Reese does.

Commissioner Burke: Yes, Ms. Reese.

Commissioner Reese: I do not seem to have the mechanism for raising my hand so I have to raise mine. I would like to thank Phillips Development and to say hello to Vin Diesel over there (laughter), for this project. I live in the neighborhood and it has been many years that we have driven by this property and it was vacant, with nothing happening there. I want to say that Gary is right on line with that. We have very few sit down restaurants, so we typically have to leave the area if we want to have a good meal. I love the site plan it was great and it really is wonderful to see activity taking place on that 34th Street corridor in the Skyway Marina District. Thank you for Phillips Development and Realty and thank you Gary for a great presentation, I will be voting yes on this, if I vote.

Gary Jones: Thank you.

Commissioner Burke: Thank you very much and I hope that the CPPC is invited to the grand opening to the lazy river pool in the middle of the apartments, looks like a lot of fun. I do not see anyone else who is looking to comment, we do need a motion, regarding this amendment, do we have a motion? I know people might be a little shy because this is a different motion then we normally have but Commissioner Rogo if you can craft a motion please.

MOTION: *Commissioner Rogo made a motion to approve an amended and restated Development Agreement for 8.98 (MOL) of land, generally located on the southeast corner of 34th Street South and 30th Avenue South.*

Commissioner Wolf seconded the motion.

VOTE: *YES – 7 –Burke, Gerdes, Rogo, Whiteman, Winters, Wolf, Reese*
NO – 0

Motion passed unanimously

Commissioner Burke: Thank you, that is an exciting project for Pinellas County. Thank you, Mr. Jones, for getting that out there, it is exciting, it is fantastic down there, so good luck!

VII. UPDATES AND ANNOUNCEMENTS

Derek Kilborn addressed the Commission on updates regarding annual code compliance lists for landmark properties, current state emergency orders regarding virtual meetings and the Committee of the Whole Potentially Eligible List meeting postponement.

XI. ADJOURN

Commissioner Whiteman made a motion to adjourn.
Commissioner Rogo seconded.

With no further items to come before the Commission, the public hearing was adjourned at 3:24 P.M.