



**CITY OF ST. PETERSBURG  
PLANNING & ECONOMIC DEVELOPMENT DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION  
DEVELOPMENT REVIEW COMMISSION  
ACTION TAKEN AGENDA/MINUTES**

Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

February 6, 2013  
Wednesday  
1:30 P.M.

*First Alternate: Chuck Flynt*

*Second Alternate: Calvin Samuel*

**Commission Members:**

David Punzak, Chair - **P**  
Lynn Cravey, Vice-Chair - **P**  
Ben Fisher - **P**  
Chris Scherer - **P**  
Wendy Giffin – **P**  
Ann Vickstrom – **P**

**Alternates:**

1. Chuck Flynt - **P**  
2. Calvin Samuel - **P**

**A = Absent**

**P = Present**

**City Staff Present:**

Philip Lazzara, Zoning Official  
Rob Gerdes, Deputy Zoning Official  
Corey Malyszka, Urban Design and Development Coordinator  
Shane Largent, City Planner  
Gary Crosby, City Planner  
Jeanne Hoffmann, Assistant City Attorney  
Michael Dema, Assistant City Attorney  
Barbara Race, Administrative Clerk

- I. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF DECEMBER 5, 2012**  
Minutes approved with change by a unanimous vote of the Commission.
- IV. PUBLIC HEARING CASE AGENDA**

**AGENDA ITEM #1**

**CASE NO. 12-3300016**

**F-28**

**DEFERRED UNTIL MARCH 6, 2013**

**REQUEST:**

Approval of a street closure to allow the existing site to remain fenced until future redevelopment.

**APPLICANT:**

D.R. Horton, Inc., John E. Snyder  
14055 Riveredge Drive, Suite 150  
Tampa, Florida 33637-2107

**ADDRESS:**

5222 4th Street North

**PARCEL ID NO.:**

06/31/17/00324/000/0010; 06/31/17/60471/001/0010

**LEGAL DESCRIPTION:**

On File

**ZONING:**

NSM-1

**AGENDA ITEM #2****CASE NO. 12-32000008****R-8**

**REQUEST:** Approval of a Special Exception to upgrade an existing alcoholic beverage license to include liquor within 400 feet of a protected land use with variances to the zoning of the block face and the block face across the street from the establishment.

**APPLICANT:** Helen Karamitsanis  
575 Hollow Ridge Road  
Palm Harbor, Florida 33563

**AGENT:** Chris McNally  
McNally's Neighborhood Grill  
923 72nd Street North  
Saint Petersburg, Florida 33710

**ADDRESS:** 923 72nd Street North  
**PARCEL ID NO.:** 18/31/16/44586/000/0010

**LEGAL DESCRIPTION:** On File  
**ZONING:** CCS-1

**PRESENTATIONS:** Rob Gerdes made a presentation based on the Staff Report.

Chris McNally, the applicant, disagreed with staff recommendations and requested approval of the special exception and related variances.

Dr. Edda Howard, 6970 9<sup>th</sup> Avenue North, spoke in support of the request.

Annie McPhail, 7233 6<sup>th</sup> Avenue North, spoke in support of the request.

Bob Protowastro, 7803 46<sup>th</sup> Avenue North, spoke in support of the request.

James Schoenberger, 6791 15<sup>th</sup> Avenue North, spoke in support of the request.

**1<sup>st</sup> MOTION:** **Commissioner Cravey moved and Commissioner Fisher seconded a motion to delete special condition 4-ii.**

**VOTE:** **Yes – Fisher, Scherer, Vickstrom, Flynt, Giffin, Cravey, Punzak**  
**No – None**

**2<sup>nd</sup> MOTION:** **Commissioner Giffin moved and Commissioner Samuel seconded a motion to approve the special exception and related variances; subject to the conditions in the staff report.**

**VOTE:** **Yes – Fisher, Scherer, Vickstrom, Flynt, Giffin, Cravey, Punzak**  
**No – None**

*ACTION TAKEN ON 12-32000008 (R-8)*

- 1) Motion to delete special condition 4-ii; approved by a vote of 7-0.
- 2) Motion to approve the special exception and related variances; subject to the conditions in the staff report; approved by a vote of 7-0.

**AGENDA ITEM #3                      CASE NO. 12-3200009                      P-22**

**REQUEST:**                      Approval of a site plan modification to construct a 23,000 square foot office addition.

**APPLICANT:**                      Progress Energy Service Company, LLC  
Sean Murphy  
299 First Avenue North  
Saint Petersburg, Florida 33701

**ARCHITECT:**                      Wannemacher Jensen Architects, Inc.  
Tara Wood Dozark  
180 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

**ADDRESS:**                      6565 38th Avenue North  
**PARCEL ID NO.:**                      05/31/16/28335/001/0020

**LEGAL DESCRIPTION:**                      On File  
**ZONING:**                      CRS-1

**PRESENTATIONS:**                      Corey Malyszka made a presentation based on the Staff Report.  
Tara Wood Dozark, representing the applicant, agreed with staff recommendations.

**MOTION:**                      **Commissioner Fisher moved and Commissioner Samuel seconded a motion to approve the site plan modification; subject to the conditions in the staff report.**

**VOTE:**                      **Yes – Fisher, Scherer, Vickstrom, Flynt, Giffin, Cravey, Samuel**  
**No – None**

*ACTION TAKEN ON 12-3200009 (P-22)*

- 1) Motion to approve the site plan modification; subject to the conditions in the staff report; approved by a vote of 7-0.

**AGENDA ITEM #4                      CASE NO. 12-31000044                      D-18**

**REQUEST:**                                      Approval of a variance to the maximum slope design standard for a roof canopy over a boat lift.

**APPLICANT:**                                      Kevin & Shea Fredericks  
1300 Brightwaters Boulevard Northeast  
Saint Petersburg, Florida 33704-1650

**ADDRESS:**                                      797 34th Ave Northeast  
**PARCEL ID NO.:**                                      08/31/17/60534/003/0080

**LEGAL DESCRIPTION:**                                      On File  
**ZONING:**    NS-1

**PRESENTATIONS:**    Shane Largent made a presentation based on the Staff Report.  
Don Mastry, representing the applicant, agreed with staff recommendations.

**MOTION:**                                      **Commissioner Fisher moved and Commissioner Samuel seconded a motion to approve the requested variance; subject to the conditions in the staff report.**

**VOTE:**    **Yes – Fisher, Scherer, Vickstrom, Flynt, Giffin, Cravey, Punzak**  
**No – None**

*ACTION TAKEN ON 12-31000044 (D-18)*

- 1) Motion to approve the requested variance; subject to the conditions in the staff report; approved by a vote of 7-0.

**AGENDA ITEM #5                      CASE NO. 12-31000046                      M-33**

**REQUEST:**    Approval of a variance to dock area.

**APPLICANT:**    James Jannetides  
5240 62nd Avenue South  
Saint Petersburg, Florida 33715-2403

**AGENT:**    Alyn G. Brown  
2588 Jannetides Boulevard  
Greenfield, Indiana 46140

**CONTRACTOR:**    Enterprise Marine Contractors  
Gary Kalke

**ADDRESS:**    5240 62nd Avenue South  
**PARCEL ID NO.:**    09/32/16/05635/000/0490

**LEGAL DESCRIPTION:**    On File  
**ZONING:**    NS-2

**PRESENTATIONS:** Gary Crosby made a presentation based on the Staff Report.

Alyn Brown, representing the applicant, disagreed with staff recommendations and requested approval of the requested variance.

Travis Jarman, 4971 61<sup>st</sup> Avenue South, spoke in opposition of the request.

Ron Forbes, 6145 52<sup>nd</sup> Street South, spoke in opposition of the request.

Alyn Brown, representing the applicant, spoke in cross examination.

Gary Crosby spoke in rebuttal.

Alyn Brown, representing the applicant, spoke in rebuttal.

James Jannetides, the applicant, answered questions from the Commissioners.

**MOTION:**    **Commissioner Fisher moved and Commissioner Cravey seconded a motion to approve the requested variance; subject to the conditions in the staff report.**

**VOTE:**    **Yes – None**  
**No – Fisher, Scherer, Vickstrom, Flynt, Giffin, Cravey, Punzak**

*ACTION TAKEN ON 12-31000046 (M-33)*

- 1) Motion to approve the requested variance; subject to the conditions in the staff report; denied by a vote of 7-0.

