



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

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

November 6, 2013
Wednesday
2:00 P.M.

First Alternate: Calvin Samuel

Commission Members:

David Punzak, Chair - **P**
Lynn Cravey, Vice-Chair - **P**
Ben Fisher - **P**
Chris Scherer - **A**
Chuck Flynt – **P**
Darren Stowe – **P**
Richard Doyle – **P**

Alternates:

1. Calvin Samuel - **A**

A = Absent

P = Present

City Staff Present:

Philip Lazzara, AICP, Zoning Official
Dave Goodwin, Director
Corey Malyska, Urban Design and Development Coordinator
Jeanne Hoffmann, Assistant City Attorney
Barbara Race, Administrative Clerk

- I. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- II. SWEARING IN OF DARREN STOWE AND RICHARD DOYLE AS DEVELOPMENT REVIEW COMMISSIONERS**
- III. ROLL CALL**
- IV. APPROVAL OF THE MINUTES OF SEPTEMBER 4, 2013**
Minutes approved by a unanimous vote of the Commission.
- V. APPROVAL OF AMENDMENTS TO THE RULES OF PROCEDURE**
Amendments approved by a unanimous vote of the Commission.
- VI. PUBLIC COMMENT**

VII. PUBLIC HEARING CASE AGENDA**AGENDA ITEM #1 CASE NO. 13-33000013 H-1**

REQUEST: Vacation of the 16-foot wide alley within Block 10, Spear and Pittser's Subdivision, as recorded in Plat Book 1, Page 5, Public Records of Pinellas County, Florida, lying south of 2nd Avenue South and between 21st Street South and 22nd Street South.

APPLICANT: HBB4, LLC
Phil Farley
15019 Madeira Way
Madeira Beach, Florida 33738-7073

AGENT: George F. Young, Inc.
Catherine Bosco
299 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33701

ADDRESS: 222 22nd Street South
PARCEL ID NO.: 24/31/16/84708/010/0010

LEGAL DESCRIPTION: On File
ZONING: IT

PRESENTATIONS: Philip Lazzara made a presentation based on the Staff Report.
Catherine Bosco, for the applicant, agreed with staff recommendations.

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

VOTE: **Yes – Fisher, Flynt, Doyle, Stowe, Cravey, Punzak**
No – None

ACTION TAKEN ON 13-33000013 (H-1)

- 1) Motion to approve the requested alley vacation; subject to the conditions in the staff report; approved by a vote of 6-0.

AGENDA ITEM #2 CASE NO. 13-3200010 I-27

REQUEST: Approval of a modification to a previously approved Special Exception and related site plan to construct a 2,042 square foot addition to an existing child care facility. The applicant is requesting a variance to setbacks.

APPLICANT: Mariano & Natividad Cibran
850 Apalachee Drive Northeast
Saint Petersburg, Florida 33702-2726

ENGINEER: Frontier Engineering, Inc.
Timothy J. Healey, PE
P.O. Box 4750
Tampa, Florida 33677

ADDRESS: 2701 54th Avenue South
PARCEL ID NO.: 02/32/16/08327/001/0040

LEGAL DESCRIPTION: On File
ZONING: CRS-1

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Tim Healey, for the applicant, agreed with staff recommendations.
Mariano Cibran, the applicant, answered questions from the Commission.
Leonard Coley, 4310 Dr. Martin Luther King Jr. Street South, spoke in opposition of the request.
Cassandra Williams, 4619 Redfish Lane Southeast, spoke in opposition of the request.
Mariano Cibran, the applicant, spoke in rebuttal.

1st MOTION: **Commissioner Cravey moved and Commissioner Stowe seconded a motion to add special condition #5 requiring a 6 ft. high masonry wall across the north side of the property and connecting to the new building.**

VOTE: **Yes – Fisher, Doyle, Stowe, Cravey, Punzak
No – Flynt**

2nd MOTION: **Commissioner Cravey moved and Commissioner Fisher seconded a motion to approve a modification to a previously approved special exception and related site plan with requested variance; subject to the conditions in the staff report as amended.**

VOTE: **Yes – Fisher, Flynt, Doyle, Stowe, Cravey, Punzak
No – None**

ACTION TAKEN ON 13-3200010 (I-27)

- 1) Motion to add special condition #5 requiring a 6 ft. high masonry wall across the north side of the property and connecting to the new building; approved by a vote of 5-1.

- 2) Motion to approve a modification to a previously approved special exception and related site plan with requested variance; subject to the conditions in the staff report as amended, approved by a vote of 6-0.

AGENDA ITEM #3 CASE NO. 13-3200011 J-12

REQUEST: Approval of a Special Exception and related site plan to construct two (2) retail buildings, a restaurant with a drive-thru and a car wash. The applicant is requesting a variance to setbacks.

APPLICANT: 22nd Avenue Commons, LLC
1830 26th Street North
Saint Petersburg, Florida 33713-4946

AGENT: Carlos Yepes
Belleair Development Group, Inc.
6654 78th Avenue North
Pinellas Park, Florida 33781

ENGINEER: Joshua S. Bradley, PE
Native Engineering, PLLC
P.O. Box 2995
Land O' Lakes, Florida 34639

ADDRESS: 3050 22nd Avenue North
PARCEL ID NO.: 14/31/16/68204/001/0010; 14/31/16/68204/001/0011

LEGAL DESCRIPTION: On File
ZONING: CCS-1

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Carlos Yepes, for the applicant, agreed with staff recommendations.
Philip Lazzara, spoke in rebuttal.

1st MOTION: **Commissioner Cravey moved and Commissioner Stowe seconded a motion to add special condition #6 to waive the plat restriction and allow traffic on to 22nd Avenue North.**

VOTE: **Yes – Fisher, Doyle, Flynt, Stowe, Cravey, Punzak
No – None**

2nd MOTION: **Commissioner Fisher moved and Commissioner Flynt seconded a motion to approve the special exception and related site plan with variance to setbacks; subject to the conditions in the staff report as amended.**

VOTE: **Yes – Fisher, Flynt, Doyle, Stowe, Cravey, Punzak
No – None**

ACTION TAKEN ON 13-32000011 (J-12)

- 1) Motion to add special condition #6 to waive the plat restriction and allow traffic on to 22nd Avenue North; approved by a vote of 6-0.
- 2) Motion to approve the special exception and related site plan with variance to setbacks; subject to the conditions in the staff report as amended, approved by a vote of 6-0.

AGENDA ITEM #4	LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: DEREK KILBORN	727-893-7872

LDR-2013-02

Amendments to the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances. This application requests amendments to the City's LDRs, specifically repeal of the current section 16.40.050 to adopt a new section 16.40.050 which will include re-adoption of flood hazard maps; adoption of procedures and criteria for the development in flood hazard areas, and for other purposes; adoption of local administrative amendments to the Florida Building Code; and to format existing provisions to be consistent with the Florida Building Code.

PRESENTATIONS: Jeanne Hoffmann made a presentation based on the Staff Report.

MOTION: **Commissioner Fisher moved and Commissioner Flynt seconded a motion to recommend the City Council approve the request to amend the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances.**

VOTE: **Yes – Fisher, Flynt, Doyle, Stowe, Cravey, Punzak**
No – None

ACTION TAKEN ON LDR-2013-02

- 1) Motion to recommend the City Council approve the request to amend the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances; approved by a vote of 6-0.

**AGENDA ITEM #5 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: DEREK KILBORN 727-893-7872**

LDR-2013-03 Amendments to the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances. This is a city-initiated application to amend the text of the city’s Land Development Regulations (LDRs), City Code Chapter 16, regarding assignment of the powers and duties to its regulating commissions.

PRESENTATIONS: Dave Goodwin made a presentation based on the Staff Report.

MOTION: Commissioner Fisher moved and Commissioner Flynt seconded a motion to recommend the City Council approve the request to amend the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances.

VOTE: Yes – Fisher, Flynt, Doyle, Stowe, Cravey, Punzak
No – None

ACTION TAKEN ON LDR-2013-03

- 1) Motion to recommend the City Council approve the request to amend the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances; approved by a vote of 6-0.

VIII. DEVELOPMENT REVIEW COMMISSION ANNUAL MEETING

AGENDA ITEM #6

The DRC will discuss election of a new Chair and Vice-Chair.

ACTION TAKEN:

- 1) David Punzak elected as Chair of the DRC by a unanimous vote of the Commission.
- 2) Charles Flynt elected as Vice-Chair of the DRC by a unanimous vote of the Commission.