



**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

July 2, 2014
Wednesday
2:00 P.M.

First Alternate: Joseph Griner III Second Alternate: Douglas Robison Third Alternate: Calvin Samuel

Commission Members:

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

Alternates:

1. Calvin Samuel – **P**
2. Joseph Griner - **P**
3. Douglas Robison - **A**

A = Absent
P = Present

City Staff Present:

Corey Malyska, Interim Zoning Official
Kathryn Younkin, Deputy Zoning Official
Derek Kilborn, Manager, Urban Planning and Historic Preservation
Dave Goodwin, Director, Planning & Economic Development Dept.
Michael Dema, Assistant City Attorney
Sharon Michnowicz, 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 JUNE 4, 2014**
Minutes approved by a unanimous vote of the Commission.

IV. PUBLIC HEARING CASE AGENDA

AGENDA ITEM #1 CASE NO. 14-33000005 I-68

REQUEST: Approval to vacate a portion of Carillon Parkway West lying south of Ulmerton Road in order to realign the existing median and construct an additional north-bound left-turn lane.

APPLICANT: Carillon Common LLC
235 3rd Street South
Suite 300
Saint Petersburg, Florida 33701-4242

AGENT: H.W. Lochner, Inc.
John J. Kenty, PE
4350 W. Cypress Street , Suite 800
Tampa, Florida 33607

ADDRESS: Median area of Carillon Parkway West just south of Ulmerton Road (SR688)

PARCEL ID NO.: 11/30/16/13461/022/0010/

LEGAL DESCRIPTION: Carillon Replat Block 22, Lot 1 (Median) PB: 96 PG: 29-36
ZONING: EC

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.

MOTION: **Commissioner Stowe moved and Commissioner Doyle seconded a motion to approve the proposed partial street vacation; subject to the conditions in the staff report.**

VOTE: **Yes – Doyle, Flynt, Griner, Scherer, Samuel, Stowe, Punzak
No – None**

ACTION TAKEN ON 14-33000005 (I-68)

- 1) Motion to approve the proposed partial street vacation; subject to the conditions in the staff report; approved by a vote of 7-0.

AGENDA ITEM #2**CASE NO. 14-32000010****H-48**

REQUEST: Approval of a Special Exception and related site plan to construct a 43,863 square foot private school.

APPLICANT: Arcadia Development LLC
Matthew T. Gunderson
2560 Gulf to Bay Boulevard
Clearwater, Florida 33765

ENGINEER: Michael Palmer
Synergy Civil Engineering, Inc
3000 Gulf to Bay Boulevard, Suite 201
Clearwater, Florida 33759

ADDRESS: 2001 Gandy Boulevard North
PARCEL ID NO.: 24/30/16/78387/001/0010

LEGAL DESCRIPTION: On File
ZONING: EC

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report recommending denial of the request.

Matt Gunderson, the applicant, requested approval of the special exception and related site plan.

James N. Powell, One Progress Plaza, Suite 1210, spoke in opposition of the request.

Melinda Perry, 2001 Gandy Boulevard, representing St. Petersburg Housing Authority, spoke in support of the request.

Paul Boulon, 4030 Boy Scout Boulevard, representing St. Petersburg Housing Authority, spoke in support of the request.

MOTION: **Commissioner Doyle moved and Commissioner Griner seconded a motion to defer the request for up to 60 days.**

VOTE: **Yes – Doyle, Flynt, Griner, Scherer, Samuel**
No – Stowe, Punzak

ACTION TAKEN ON 14-32000010 (H-48)

- 1) Motion to defer the request for up to 60 days; approved by a vote of 5-2.

AGENDA ITEM #3 CASE NO. 14-31000010 D-54, D-56

REQUEST: Approval of a site plan to construct a 381 unit apartment complex.

APPLICANT: Wal-Mart Stores East, LP
Sam M. Walton Development Complex
2001 SE 10th Street
Bentonville, AR 72716

AGENT: Joe Papasso, Principal
Forum St. Petersburg, Ltd.
8000 North Federal Highway, Suite 110
Boca Raton, FL 33487

ENGINEER: Mark Sullivan, P.E.
Florida Engineering and Environmental Services, Inc.
4519 George Road, Suite 130
Tampa, FL 33634

ADDRESS: 10589 Gandy Boulevard North
PARCEL ID NO.: 17/30/17/00000/310/0100; 17/30/17/18270/000/0022

LEGAL DESCRIPTION: On File
ZONING: CCS-1

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.

Mark Sullivan and Joe Papasso, for the applicant, agreed with staff recommendations.

Jim Kenrick, 10535 Gandy Boulevard North, spoke in support of the request with exceptions for street parking.

Cathy Harrelson, 1527 5th Street North #B2, spoke in opposition of the request.

Adam Rauman, 601 Black Lion Drive Northeast, spoke in opposition of the request.

Al Pollak, 659 Addison Drive Northeast, spoke in opposition of the request.

Joe Papasso, for the applicant, spoke in rebuttal.

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

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

ACTION TAKEN ON 14-31000010 (D-54, D-56)

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

**AGENDA ITEM #4 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: DEREK KILBORN 727-893-7872****THIS ITEM HAS BEEN DEFERRED**

LDR-2014-01 **City File LDR 2014-01:** City-initiated application proposing to amend St. Petersburg City Code, Chapter 16 (Land Development Regulations). The application includes a number of amendments pertaining to urban agriculture and community gardens.

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

LDR-2014-03 **City File LDR 2014-03:** City-initiated application proposing to amend St. Petersburg City Code, Chapter 16 (Land Development Regulations). The application includes a number of amendments in the categories of substantive (regulatory) changes, clarifications and consistency improvements.

PRESENTATIONS: Derek Kilborn made a presentation based on the Staff Report.

MOTION: **Commissioner Fisher moved and Commissioner Doyle seconded a motion to recommend that City Council approve the request to amend the LDRs, Chapter 16, City Code of Ordinances related to a number of amendments in the categories of substantive (regulatory) changes, clarifications and consistency improvements.**

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

ACTION TAKEN ON LDR-2014-03

- 1) Motion to recommend that City Council approve the request to amend the LDRs, Chapter 16, City Code of Ordinances related to a number of amendments in the categories of substantive (regulatory) changes, clarifications and consistency improvements; approved by a vote of 7-0.

**AGENDA ITEM #6 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: DAVE GOODWIN 727-893-7868**

LDR-2014-04 **City File LDR 2014-04:** City-initiated application proposing to amend St. Petersburg City Code, Chapter 16 (Land Development Regulations), Section 16.40.120. The application proposes to add language to the definition of “dwell time” providing justification for having different dwell time standards for different sign types. The application is in response to a court ruling against the City’s current dwell time standards for electronic message centers and large facility signs.

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

MOTION: **Commissioner Fisher moved and Commissioner Doyle seconded a motion to recommend that City Council approve the request to amend the LDRs, Chapter 16, City Code of Ordinances related to adding language to the definition of “dwell time”.**

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

ACTION TAKEN ON LDR-2014-04

- 1) Motion to recommend that City Council approve the request to amend the LDRs, Chapter 16, City Code of Ordinances related to adding language to the definition of “dwell time”; approved by a vote of 7-0.