



**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

September 3, 2014
Wednesday
2:00 P.M.

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

Commission Members:

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

Alternates:

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

A = Absent
P = Present

City Staff Present:

Corey Malyska, Interim Zoning Official
Kathryn Younkin, Deputy Zoning Official
Brittany McMullen, Planner II
Derek Kilborn, Manager, Urban Planning and Historic Preservation
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 AUGUST 6, 2014**
Minutes approved by a unanimous vote of the Commission.

- IV. PUBLIC COMMENTS**

V. PUBLIC HEARING CASE AGENDA**AGENDA ITEM #1 CASE NO. 14-33000006 K-19**

REQUEST: Approval of a vacation of 10 foot wide street easement.

APPLICANT: Boca Ciega Apartments, LLC
Todd Menowitz
91-31 Queens Boulevard
Forest Hills, New York 11373

AGENT: Noel Forsman
RGA-Design
309 South Willow Avenue
Tampa, Florida 33606

ADDRESS: 3797 37th Street South
PARCEL ID NO.: 34/31/16/20547/001/0010

LEGAL DESCRIPTION: On File
ZONING: NSM-1

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Noel Forsman, the agent, spoke in support of the request.

MOTION: **Commissioner Cravey moved and Commissioner Scherer seconded a motion to approve the proposed easement vacation; subject to the conditions in the staff report.**

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

ACTION TAKEN ON 14-33000006 (K-19)

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

AGENDA ITEM #2**CASE NO. 14-3300007****K-19**

REQUEST: Approval of a vacation of a five (5) foot wide street easement.

APPLICANT: Boca Ciega Apartments, LLC
Todd Menowitz
91-31 Queens Boulevard
Forest Hills, New York 11373

AGENT: Noel Forsman
RGA-Design
309 South Willow Avenue
Tampa, Florida 33606

ADDRESS: 3401 37th Street South
PARCEL ID NO.: 34/31/16/20547/002/0010

LEGAL DESCRIPTION: On File
ZONING: NSM-1

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Noel Forsman, the agent, spoke in support of the request.

MOTION: **Commissioner Cravey moved and Commissioner Scherer seconded a motion to approve the proposed easement vacation; subject to the conditions in the staff report.**

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

ACTION TAKEN ON 14-3300007 (K-19)

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

AGENDA ITEM #3

CASE NO. 14-2000005

E-4

THIS ITEM HAS BEEN DEFERRED

REQUEST: Approval of a preliminary plat for Mt. Vernon Subdivision #2. The applicant is requesting a variance to lot depth.

APPLICANT: Mt. Vernon, LLC
P.O. Box 280
Largo, Florida 33779

AGENT: Mark H. Ward
13770 58th Street North, Suite 312
Clearwater, Florida 33760

ENGINEER: James R. McMath
Deuel & Associates
565 South Hercules Avenue
Clearwater, Florida 33764

ADDRESS: 219 4th Avenue North
PARCEL ID NO.: 19/31/17/74466/004/0120

LEGAL DESCRIPTION: On File
ZONING: DC-2

AGENDA ITEM #4**CASE NO. 14-3200012****K-11**

REQUEST: Approval of a Special Exception and related site plan to construct a 10,289 square foot house of worship.

APPLICANT: New Pleasant Grove Baptist Church
2110 Union Street South
Saint Petersburg, Florida 33712-2245

AGENT: Harlan Heshelow
Legacy Design Group
11125 Park Blvd Ste104-103
Seminole, Florida 33772

ENGINEER: Brian Reed, PE
769 42nd Avenue North
Saint Petersburg, Florida 33703

ADDRESS: 3455 21st Avenue South
PARCEL ID NO.: 27/31/16/15408/002/0160; 27/31/16/15408/002/0170

LEGAL DESCRIPTION: On File
ZONING: NSM-1

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Harlan Heshelow, the agent, spoke in support of the request.
Irany Ebert, 3523 21st Avenue South, spoke in opposition of the request.
James Rahe, 2029 35th Street South, spoke in support of the request.

MOTION: **Commissioner Doyle moved and Commissioner Samuel seconded a motion to approve the special exception and related site plan; subject to the conditions in the staff report.**

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

ACTION TAKEN ON 14-3200012 (K-11)

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

AGENDA ITEM #5**CASE NO. 14-3200013****E-10**

REQUEST: Approval of a Special Exception and related site plan to construct a 8,023 square foot building with parking. The applicant is requesting a variance to specimen tree preservation.

APPLICANT: 1325 4th Street N, LLC
6654 78th Avenue North
Pinellas Park, Florida 33781

AGENT: David Goree
6654 78th Avenue North
Pinellas Park, Florida 33781

ENGINEER: Josh Bradley
Native Engineering
P.O. Box 2995
Land O Lakes, Florida 34639

ADDRESS: 307 13th Avenue North
PARCEL ID NO.: 18/31/17/93672/000/0030

LEGAL DESCRIPTION: On File

ZONING: NT-3

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

David Goree, the agent, spoke in support of the request.

Clayton Prescott, 312 13th Avenue North, spoke about concerns with the request.

Felix Fudge, 201 14th Avenue North, spoke about concerns with the request.

Sara Young, 220 & 222 14th Avenue North, spoke about concerns and requested a higher wall.

Robin Reed, 705 16th Avenue Northeast, spoke about concerns with the request.

Mary Alice Lange, 526 15th Avenue Northeast, spoke about concerns with the request.

Marion Mitchell, 422 Rafael Boulevard Northeast, spoke about concerns with the request.

1st MOTION: Commissioner Cravey moved and Commissioner Scherer seconded a motion to amend special condition #4 to an eight (8)-foot high wall on 3rd Street North and 13th Avenue North.

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

2nd MOTION: Commissioner Stowe moved and Commissioner Cravey seconded a motion to add special condition #18 requiring the applicant the install signage for no right turn onto 14th Avenue North.

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

3rd MOTION: Commissioner Stowe moved and Commissioner Cravey seconded a motion to add special condition #19 releasing the applicant of the requirement to install a sidewalk on 3rd Street North.

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

4th MOTION: Commissioner Fisher moved and Commissioner Cravey seconded a motion to approve the variance to specimen tree preservation.

VOTE: Yes – Fisher, Cravey, Scherer, Stowe, Samuel
No – Doyle, Flynt

5th MOTION: Commissioner Cravey moved and Commissioner Fisher seconded a motion to approve the special exception and related site plan; subject to the amended conditions in the staff report.

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

ACTION TAKEN ON 14-32000013 (E-10)

- 1) Motion to amend special condition #4 to an eight (8)-foot high wall on 3rd Street North and 13th Avenue North; approved by a vote of 7-0.
- 2) Motion to add special condition #18 requiring the applicant the install signage for no right turn onto 14th Avenue North, approved by a vote of 7-0.
- 3) Motion to add special condition #19 releasing the applicant of the requirement to install a sidewalk on 3rd Street North, approved by a vote of 7-0.
- 4) Motion to approve the variance to specimen tree preservation, approved by a vote of 5-2.
- 5) Motion to approve the special exception and related site plan; subject to the amended conditions in the staff report, approved by a vote of 7-0.

AGENDA ITEM #6**CASE NO. 14-5400026****E-12**

REQUEST: Approval of an after-the-fact variance to the NT-3 Design Standard to construct a front circular driveway.

APPLICANT: James & Chafika Landers
356 22nd Avenue Northeast
Saint Petersburg, Florida 33704-3529

ADDRESS: 356 22nd Avenue Northeast
PARCEL ID NO.: 18/31/17/83223/012/0030

LEGAL DESCRIPTION: On File
ZONING: NT-3

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report.
Robin Reed, the appellant, spoke in opposition of the request.
James Landers, the applicant, spoke in support of the request.
Robin Reed, the appellant, spoke in cross examination.
James Landers, the applicant, spoke in rebuttal.
Robin Reed, the appellant, spoke in rebuttal.

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

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

ACTION TAKEN ON 14-5400026 (E-12)

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

AGENDA ITEM #7 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: DEREK KILBORN 727-893-7872

LDR-2014-06 Amendments to the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances. This private application includes a request to amend the City's LDRs, by creating a new Retail Center-3 (RC-3), Activity Center zoning district in order to accommodate the full development potential of an area commonly known as the Carillon Town Center, generally located on the south side of Ulmerton Road (SR 688), between Carillon Parkway and Fountain Parkway.

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

MOTION: Commissioner Doyle moved and Commissioner Cravey seconded a motion to recommend that City Council approve the request to amend the LDRs, Chapter 16, City Code of Ordinances related to creating a new Retail Center-3 (RC-3), Activity Center zoning district in order to accommodate the full development potential of an area commonly known as the Carillon Town Center, generally located on the south side of Ulmerton Road (SR 688), between Carillon Parkway and Fountain Parkway.

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

ACTION TAKEN ON LDR-2014-06

- 1) Motion to recommend that City Council approve the request to amend the LDRs, Chapter 16, City Code of Ordinances related to creating a new Retail Center-3 (RC-3), Activity Center zoning district in order to accommodate the full development potential of an area commonly known as the Carillon Town Center, generally located on the south side of Ulmerton Road (SR 688), between Carillon Parkway and Fountain Parkway; approved by a vote of 6-1.