



**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

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

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

Commission Members:

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

Alternates:

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

A – Absent
P = Present

City Staff Present:

Elizabeth Abernethy, Zoning Official
Kathryn Younkin, Deputy Zoning Official
Corey Malyszka, Urban Design and Development Coordinator
Rick MacAulay, Planner, Urban Planning
Tom Whalen, Planner, Transportation
Michael Dema, Assistant City Attorney
Vicky Davidson, Administrative Assistant

I. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES

II. ROLL CALL

III. APPROVAL OF THE MINUTES OF NOVEMBER 5, 2014

Minutes approved by as amended* by a unanimous vote of the Commission.

** Commissioner Scherer voted “No” on Agenda Item #1 (LDR-2014-08), thus making the vote 6 to 1 in favor of the motion.*

IV. PUBLIC COMMENTS

V. PUBLIC HEARING CASE AGENDA

**AGENDA ITEM #1 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: ELIZABETH ABERNETHY 727-892-5344**

LDR-2014-09 A text amendment related to parking garages (*City Code of Ordinances, Chapter 16, Land Development Regulations ("LDRs"), Section 16.40.150.3.5* titled "Parking garages").

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers present.

MOTION: Commissioner Fisher moved and Commissioner Doyle seconded a motion finding that the LDR amendments are consistent with the City's Comprehensive Plan.

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

ACTION TAKEN ON LDR-2014-09

- 1) Motion finding the amendments to City Code Section 16.40.150 of the Land Development Regulations are consistent with the City's Comprehensive Plan; approved 7-0.*

AGENDA ITEM #2**CASE NO. 14-33000012****F-7**

REQUEST: Approval of a vacation of a 10 foot wide north/south alley.

APPLICANT: City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

AGENT: Dave Goodwin
Director of Planning and Economic Development
P.O. Box 2842
St. Petersburg, FL 33731-2842

ADDRESS: 4th Street South & 11th Avenue South
PARCEL ID NO.: 30/31/17/77418/000/0010; 30/31/17/77400/000/0010

LEGAL DESCRIPTION: On File
ZONING: CCT-1 & NSM-1

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers present.

MOTION: Commissioner Fisher moved and Commissioner Scherer seconded a motion approving the vacation of a 10-foot wide north/south alley, subject to the special conditions in the staff report

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

ACTION TAKEN ON 14-33000012

- 1) *Motion to recommend the approval of the proposed 10-foot wide north/south alley vacation, subject to the special conditions in the staff report; approved 7-0.*

AGENDA ITEM #3**CASE NO. 14-11000008****E-4**

REQUEST: Approval of a lot line adjustment to create (1) lot from a portion of two (2) lots, with a variance to lot depth.

APPLICANT: Tuscano Landings, LLC
PO Box 280
Largo, FL 33779-0280

AGENT: Tony Mullersman / Sunsure Group, LLC
200 Mirror Lake Drive North
St. Petersburg, FL 33701

ADDRESS: 0 4th Avenue North
PARCEL ID NO.: 19/31/17/74466/004/0120

LEGAL DESCRIPTION: On File

ZONING: DC-2

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.

Tony Mullersman, the agent, agreed with staff recommendations.

PUBLIC HEARING: 1 resident spoke in support.

MOTION #1: Commissioner Punzak moved and Commissioner Stowe seconded a motion to add a special condition of approval requiring that an easement be provided to TECO People's Gas or that their facilities be relocated.

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

MOTION #2: Commissioner Doyle moved and Commissioner Fisher seconded a motion approving the lot line adjustment to create one lot from a portion of two lots, with a variance to lot depth, subject to the special conditions in the staff report as well as the one additional special condition.

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

ACTION TAKEN ON 14-11000008

- 1) *Motion to add a special condition of approval requiring that an easement be provided to TECO People's Gas or that their facilities be relocated; approved 7-0.*
- 2) *Motion to recommend approval of the proposed lot line adjustment to create one lot from a portion of two lots, with a variance to lot depth, subject to the special conditions in the staff report as well as the one additional special condition; approved 6-1.*

AGENDA ITEM #4 CASE NO. 14-54000041 D-17

REQUEST: Approval of a variance to fence height for a single-family residence.

APPLICANT: Lynda Vanette McGlawn
3380 Coquina Key Drive Southeast
St. Petersburg, FL 33705

AGENT: N/A

ADDRESS: 3380 Coquina Key Drive Southeast
PARCEL ID NO.: 32/31/17/18054/039/0530

LEGAL DESCRIPTION: On File
ZONING: NS-1

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.

Lynda Vanette and Daniel McGlawn, the applicants, did not agree with Staff recommendations.

PUBLIC HEARING: 1 resident spoke in support.

MOTION #1: **Commissioner Doyle moved and Commissioner Stowe seconded a motion to remove the columns located in the side yard from the variance request.**

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

MOTION #2: **Commissioner Stowe moved and Commissioner Punzak seconded a motion approving the variance to fence height for a single-family residence, subject to the conditions in the staff report.**

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

ACTION TAKEN ON 14-54000041

- 1) Motion to remove the columns located in the side yard from the variance request; approved 7-0.*
- 2) Motion to recommend approval of the variance to fence height for a single-family residence, subject to the conditions in the staff report; denied 5-2.*

***THIS CASE HAS BEEN POSTPONED UNTIL JANUARY 7 DRC MEETING**

AGENDA ITEM #5 CASE NO. 14-5400044 P-45

REQUEST: Approval of a variance to the maximum height of a freestanding sign.

APPLICANT: Tierra Verde Marina Resort LLC
200 Madonna Blvd
Tierra Verde, FL 33715

AGENT: Gregory Davis
Thomas Sign & Awning Co., Inc.
4590 118th Ave N
Clearwater, FL 33762

ADDRESS: 200 Madonna Boulevard
PARCEL ID NO.: 20/32/16/90826/000/0010

LEGAL DESCRIPTION: On File
ZONING: C-2 (County)

AGENDA ITEM #6 CASE NO. 14-54000048**D-46**

REQUEST: Approval of a variance to the side yard setbacks for an existing single-family residence to allow the adjacent platted lot to be buildable.

APPLICANT: Joseph Bruzgul
734 Weedon Drive Northeast
Saint Petersburg, FL 33705

AGENT: Lucy Ziegler
422 22nd Avenue Southeast
Saint Petersburg, FL 33705

ADDRESS: 734 Weedon Drive Northeast
PARCEL ID NO.: 20/30/17/28656/000/0050

LEGAL DESCRIPTION: On File
ZONING: NSE

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Neither the applicant nor the agent was present.

PUBLIC HEARING: 2 residents spoke in opposition.

MOTION: Commissioner Scherer moved and Commissioner Doyle seconded a motion to approve the variance to the side yard setbacks for an existing single-family residence to allow the adjacent platted lot to be buildable, subject to the special conditions of approval in the staff report.

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

ACTION TAKEN ON 14-54000048

- 1) Motion to approve the request of variance to the side yard setbacks for an existing single-family residence to allow the adjacent platted lot to be buildable, subject to the special conditions of approval in the staff report; denied 7-0.

AGENDA ITEM #7 CASE NO. 14-54000043 D-46

REQUEST: Approval of a variance to the side yard setbacks to construct a single-family residence.

APPLICANT: Charles R. Darst
300 Beach Drive Northeast
Saint Petersburg, FL 33701

AGENT: Lucy Ziegler
422 22nd Avenue Southeast
Saint Petersburg, FL 33705

ADDRESS: 0 Weedon Drive Northeast
PARCEL ID NO.: 20/30/17/28656/000/0040

LEGAL DESCRIPTION: On File
ZONING: NSE

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Neither the applicant nor the agent was present.

PUBLIC HEARING: 1 resident spoke in opposition.

MOTION #1: Commissioner Punzak moved and Commissioner Fisher seconded a motion to add a special condition of approval that before building on the subject lot, the adjacent Lot 5 would have to come in compliance with the setbacks.

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

MOTION #2: Commissioner Punzak moved and Commissioner Fisher_ seconded a motion to approve the variance to the side yard setbacks to construct a single-family residence, subject to the conditions in the staff report.

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

ACTION TAKEN ON 14-54000043

- 1) Motion to add a special condition of approval that before building the on the subject lot, the adjacent Lot 5 would have to come in compliance with the setbacks; approved 7-0.
- 2) Motion to approve the request of variance to the side yard setbacks to construct a single-family residence, subject to the conditions in the staff report; denied 7-0.

AGENDA ITEM #8 CASE NO. 14-31000019 D-46

REQUEST: Approval to eliminate special conditions of approval from a previously approved special exception and related site plan.

APPLICANT: BDG 39th Avenue LLC
6654 78th Avenue
Pinellas Park, FL

AGENT: Darren Eyre, PE
4950 W. Kennedy Blvd. Suite 600
Tampa, FL 33609

ADDRESS: 3900 4th Street North
PARCEL ID NO.: 06/31/17/13181/001/0010

LEGAL DESCRIPTION: On File
ZONING: CCS-1

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

T. Gardner, attorney representing the property owner, agreed with staff recommendations.

PUBLIC HEARING: 1 resident spoke in support.

MOTION: Commissioner Scherer moved and Commissioner Stowe seconded a motion to approve eliminating special conditions of approval from a previously approved special exception and related site plan, subject to the conditions in the staff report.

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

ACTION TAKEN ON 14-31000019

- 1) Motion to approve eliminating special conditions of approval from a previously approved special exception and related site plan, subject to the conditions in the staff report; approved 7-0.