



**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**

**August 5, 2015
Wednesday
2:00 P.M.**

Commission Members:

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

Alternates:

1. Joseph Griner, III - P
2. Calvin Samuel - P
3. Vacant

**A – Absent
P = Present**

City Staff Present:

Elizabeth Abernethy, Zoning Official
Kathryn Younkin, Deputy Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Alexandria Hancock, Planner I
Katherine Woellner, Intern
Thomas G. Gibson, Director of Engineering
Michael Dema, Assistant City Attorney
Pamela Crook, Administrative Clerk

- I. OPENING REMARKS OF CHAIR AND SWEARIING IN OF WITNESSES**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES OF July 1, 2015**
Minutes approved as written by a unanimous vote of the Commission.
- IV. PUBLIC COMMENTS – Emily Elwyn, President of St. Petersburg Preservation**
- V. PUBLIC HEARING CASE AGENDA**
- VI. PUBLIC HEARING LDRs**

AGENDA ITEM #1**CASE NO. 15-3200005****K-29**

REQUEST: Approval of a modification to a previously approved special exception and related site plan to construct a biosolids-to-energy facility at the Southwest Reclamation Facility.

OWNER: City of St. Petersburg
PO Box 2842
Saint Petersburg, Florida 33731-2842

ADDRESS: 3800 54th Avenue South

PARCEL ID NO.: 10-32-16-24287-001-0010

LEGAL DESCRIPTION: On File

ZONING: Institutional Center (IC)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Thomas Gibson made a presentation representing the owner.

PUBLIC HEARING: Bill McKenna, Eckerd College
Walter Donnelly, Alliance for Bayway Communities
Kelly Kirschner, Eckerd College

MOTION #1: To amend at the end of Special Conditions of approval #5: “and on or before completion of the project and simultaneously with the completion of the corresponding system.”

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

MOTION #2: To amend Special Condition of Approval #4 by adding: In addition, all proposed noise attenuation measures shall be implemented in conjunction with the corresponding system.

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

MOTION #3: To add Special Condition #7 which is taken from a letter dated August 5, 2015, from Thomas B. Gibson, P.E., to Mr. William J. McKenna, Jr., Item #1, to wit: “Truck traffic entering the Southwest Water Reclamation Facility – Although no significant increase to truck traffic as a result of the project is planned, the Engineering and Capital Improvements Department and the Transportation and Parking Management Department will contact the Florida Department of Transportation to determine if modifications to the FDOT Bayway median at 41st Street South to improve safety are permissible. If the FDOT determines modifications are necessary and feasible, the City shall work with the FDOT to design, permit, and construct the improvements, and

conduct any traffic studies required by the FDOT to permit the project.”

Case No. 15-32000005, Continued.

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

MOTION #4: To defer the decision for 30 days so that the City has enough time to provide additional information and reasonable assurances to the Commission regarding steps to be taken to take care of a 100-year flooding event so that it will not result in an overflow situation to Eckerd College.

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

ACTION TAKEN ON 15-32000005: To defer the decision for 30 days so that the City has enough time to provide additional information and reasonable assurances to the Commission regarding steps to be taken to take care of a 100-year flooding event so that it will not result in an overflow situation to Eckerd College; **APPROVED 4-3.**

AGENDA ITEM #2**CASE NO. 15-3300013****O-2**

REQUEST: Approval of a vacation of a 20-foot east west alley in the block bounded by Central Avenue and 1st Avenue South between 60th Street South and 61st Street South.

OWNER: Central Avenue Properties, Inc.
6090 Central Avenue
Saint Petersburg, Florida 33707-1622

OWNER: Kingswood Apartments, LLC
6090 Central Avenue
Saint Petersburg, Florida 33707-1622

AGENT: Susan Reiter, The Edwards Group
150 2nd Street North #1600
Saint Petersburg, Florida 33701

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

ADDRESS: 0 1st Street South
6090 Central Avenue
6000 Central Avenue
6036 Central Avenue
6021 1st Avenue South

PARCEL ID NOS.: 20-31-16-14400-000-0080
20-31-16-58896-000-0010
20-31-16-79128-000-0130
20-31-16-79128-000-0160
20-31-16-79128-000-0220

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional-1 (CRT-1)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. Susan Reiter of The Edwards Group spoke on behalf of the applicants.

PUBLIC HEARING: No speakers were present

MOTION: To approve a vacation of a 20-foot east west alley in the block bounded by Central Avenue and 1st Avenue South between 60th Street South and 61st Street South, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
15-33000013:**

Approval of a vacation of a 20-foot east west alley in the block bounded by Central Avenue and 1st Avenue South between 60th Street South and 61st Street South, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #3**CASE NO. 15-3200004****F-46**

REQUEST: Approval of a special exception for parking in a residential zoning district for a proposed office building.

OWNER: Regions Bank
100 N Tampa Street, M
Tampa, Florida 33602

ARCHITECT: Stephen Smith
Cooper Johnson Smith
102 South 12th Street
Tampa, Florida 33602

ADDRESS: 8600 4th Street North

PARCEL ID NO.: 19-30-17-30901-001-0010

LEGAL DESCRIPTION On File

ZONING: Corridor Commercial Suburban-1 (CCS-1) and
Neighborhood Suburban Multi-Family-1 (NSM-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Rod Huffman spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: To add condition #10 to the Special Conditions of Approval, to wit:
The two (2) southwest parking spaces be compact car parking spaces so that the oak trees stand a better chance of survival.

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

MOTION #2: To approve a special exception for parking in a residential zoning district for a proposed office building, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
15-3200004:** Approval of a special exception for parking in a residential zoning district for a proposed office building, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #4**CASE NO. 15-5100006****E-6**

REQUEST: Approval of a redevelopment plan with F.A.R. bonuses and a variance to front yard setbacks to allow construction of four (4) townhomes.

OWNER: 227 Investors, LLC
746 14TH Avenue Northeast
Saint Petersburg, Florida 33701-1414

ARCHITECT: Timothy Clemmons
33 6th Street South #400

ADDRESS: 227 7th Avenue Northeast

PARCEL ID NO.: 17-31-17-04842-005-0090

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single Family-2 (NT-2)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Timothy Clemmons spoke as architect. James Landers spoke as applicant.

PUBLIC HEARING: George Daking
Robin Reed, Historic Old Northeast Neighborhood Association
Dan K. Richardson
John Arsenault

MOTION #1: Add Special Condition #6 to require the applicant to work with the City to use its best efforts to add live oaks to the property.

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

MOTION #2 Add Special Condition #7 to require the applicant to modify the second story windows on the east and west sides of the building to increase them to the size of to 2'8" x 4'8".

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

MOTION #3: Add Special Condition #8 to require the driveway that leads into the garage to be made of pervious materials.

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

MOTION #4: To approve a redevelopment plan with F.A.R. bonuses and a variance to front yard setbacks to allow construction of four (4) townhomes, subject to the amended conditions in the Staff Report.

VOTE:

Yes – Doyle, Griner, Scherer.

No – Cravey, Fisher, Stowe, Flynt.

**ACTION TAKEN ON
15:5100006**

Approval of a redevelopment plan with F.A.R. bonuses and a variance to front yard setbacks to allow construction of four (4) townhomes, subject to the amended conditions in the Staff Report; **DENIED 4-3.**

AGENDA ITEM #6**CASE NO. 15-5400036****F-6**

DESCRIPTION: Appeal of a POD decision to approve front yard setbacks as consistent with the established neighborhood pattern to allow construction of a single-family residence.

APPELLANT: Keith Widmore
646 7th Avenue North
St. Petersburg, Florida 33701

OWNER: OCP Green Street, LLC
142 West Platt Street #1118
Tampa, Florida 33606

ADDRESS: 7th Street North, (between 6th Avenue North and 7th Avenue North)

PARCEL ID NO.: 18-31-17-10278-001-0060

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-2 (NT-2)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Keith Widmore, Appellant spoke on his behalf. Chuck Knight spoke as owner.

PUBLIC HEARING: No speakers were present.

MOTION: To approve an appeal of a POD decision to approve front yard setbacks as consistent with the established neighborhood pattern to allow construction of a single-family residence, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 15-5400036: Approval of an appeal of a POD decision to approve front yard setbacks as consistent with the established neighborhood pattern to allow construction of a single-family residence, subject to the conditions in the Staff Report; **DENIED 7-0.**

AGENDA ITEM #7 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: ELIZABETH ABERNETHY 727-892-5344

LDR 2015-05 Tree Preservation and Landscape Code Public Hearing.

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

PUBLIC HEARING: Ray Wunderlich, III
Beth Connor

MOTION: To recommend approval of the proposed amendment to the City of St. Petersburg's Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan.

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

ACTION TAKEN ON LDR 2015-05: To recommend approval of the proposed amendment to the City of St. Petersburg's Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan; **APPROVED 7-0.**

AGENDA ITEM #8 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: ELIZABETH ABERNETHY 727-892-5344

LDR 2015-04 Nonconforming Lot Text Amendment Public Hearing.

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

PUBLIC HEARING: Brian Smith
Jim Stitt
Kenton D. Wilson
Dan Richardson
Robin Reed, Historic Old Northeast Neighborhood Association
Martin Banspach
Ken Leynse
David B. McEwen
Bill Foster
Beth Connor
Steve Kornell

MOTION: To recommend approval of the proposed amendment to the City of St. Petersburg's Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan.

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

**ACTION TAKEN ON
LDR 2015-04:**

To recommend approval of the proposed amendment to the City of St. Petersburg's Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan; **APPROVED 5-2.**