



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

Commission Members:

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

Alternates:

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

**A – Absent
P = Present**

City Staff Present:

Elizabeth Abernethy, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Alexandria Hancock, Planner I
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 August 5, 2015**
Minutes approved as written by a unanimous vote of the Commission.
- IV. PUBLIC COMMENTS:**
Bill McKenna, Eckerd College
Bill Blazowski, Alliance of Bayway Communities
Walter Donnelly, Alliance for Bayway Communities
- V. PUBLIC HEARING CASE AGENDA**
- VI. RECOGNITION OF SERVICE PLAQUES PRESENTATION – Mayor Rick Kriseman**
- VII. LDR AMENDMENT WORKSHOP**

AGENDA ITEM #1**CASE NO. 15-3200005****K-29****CONTINUED FROM AUGUST 5TH MEETING**

- 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.
- MOTION #1:** To add special condition #8 "Items 1,2, and 4 on pages 2 and 3 of the Staff Report be completed prior to the demolition of the Albert Whitted Water Reclamation Facility."
- VOTE:** Yes – Cravey, Fisher, Punzak, Stowe, Samuel, Scherer, Flynt.
No – None.
- MOTION #2:** To add special condition #9 to require the City to install an appropriate visually dense landscape buffer substantially similar to that contemplated for the southerly property line along the entirety of the westerly property line of the SWWRF with Eckerd College so that it effectively screens the plant property from the Eckerd campus, and that this landscape buffer be installed at the same time as the landscape buffer that is currently contemplated for the southern property line, which is July 2016.
- VOTE:** Yes – Cravey, Fisher, Punzak, Stowe, Samuel, Scherer, Flynt.
No – None.
- MOTION #3:** Add special condition #10 to require the Applicant to submit an application to SW FL Water Management District to modify its existing drainage permit as follows: the entire eastern section of the site plan containing three reclaimed water tanks will be redesigned to allow the site to discharge either treated or untreated water into the DOT borrow pit east of the site and directly across and adjacent to the Avenue of the States Drive and also that the Applicant will execute a cross-access and

maintenance agreement with Eckerd College. If it is impossible to obtain a modification to its permit, the requirement will expire.

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

MOTION #4: Add special condition #10 to require the Applicant to use its best efforts to try to work with Eckerd College to try to come up with a solution to drain to the southeast.

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

MOTION #5: To approve a modification to a previously approved special exception and related site plan to construct a biosolids-to-energy facility at the Southwest Water Reclamation Facility, subject to the special conditions in the Staff Report as amended today.

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

**ACTION TAKEN ON
15-32000005:** 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, subject to the conditions in the Staff Report as amended; **APPROVED 7-0.**

AGENDA ITEM #2**CASE NO. 15-3300015****E-6**

REQUEST: Approval of a vacation of a 16-foot “L” shaped alley located southeast of the intersection of 4th Street North and 41st Avenue North and will dedicate a new north/south alley.

OWNER: Belleair Development, LLC
6654 78th Avenue
Pinellas Park, Florida 33781-2053

OWNER: B D G 4001 LLC
6654 78th Avenue
Pinellas Park, Florida 33781-2053

OWNER: Pink Princess Properties, LLC
PO Box 636
Saint Petersburg, Florida 33731-0636

OWNER: 4001 4th Street North
4025 4th Street North
4047 4th Street North
366 41st Avenue North
356 41st Avenue North
NONE
348 41st Avenue North

PARCEL ID NOs.: 06-31-17-09180-003-0010
06-31-17-09180-003-0040
06-31-17-09180-003-0060
06-31-17-09180-003-0070
06-31-17-09180-003-0080
06-31-17-09180-003-0160
06-31-17-09180-003-0090

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1) and
Neighborhood Traditional-1 (NT-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Carlos Yepes spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present

MOTION: To approve the vacation of a 16-foot wide “L” shaped alley located southeast of the intersection of 4th Street North and 41st Avenue North and will dedicate a new north/south alley, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON

15-33000015:

Approval of a vacation of a 16-foot “L” shaped alley located southeast of the intersection of 4th Street North and 41st Avenue North and will dedicate a new north/south alley, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #3**CASE NO. 15-3200007****E-22**

REQUEST: Approval of a special exception and related site plan to construct a stormwater retention pond on a residential zoned lot. The applicant is requesting a variance to the exterior green yard along 40th Avenue North.

OWNER: B D G 4001, LLC
6654 78th Avenue
Pinellas Park, Florida 33781-2053

OWNER: Belleair Development LLC
6654 78TH Avenue
Pinellas Park, Florida 33781-2053

OWNER: Pink Princess Properties, LLC
PO Box 636
Saint Petersburg, Florida 33731-0636

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

ADDRESS: 4047 4th Street North
4025 4th Street North
4001 4th Street North
None
366 41st Avenue North
356 41st Avenue North
348 41st Avenue North

PARCEL ID NOs.: 06-31-17-09180-003-0060
06-31-17-09180-003-0040
03-31-17-09180-003-0010
03-31-17-09180-003-0160
03-31-17-09180-003-0070
06-31-17-09180-003-0080
06-31-17-09180-003-0090

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)
Neighborhood Traditional-1 (NT-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Carlos Yepes spoke on behalf of the applicants.

PUBLIC HEARING: Jonathan Tavio spoke in favor of the application.

MOTION: To approve a special exception and related site plan to construct a stormwater retention pond on a residential zoned lot. The

applicant is requesting a variance to the exterior green yard along 40th Avenue North, subject to the conditions in the Staff Report.

VOTE:

Yes – Cravey, Fisher, Punzak, Stowe, Samuel, Scherer, Flynt.
No – None.

**ACTION TAKEN ON
15-3200007:**

Approval of a special exception and related site plan to construct a stormwater retention pond on a residential zoned lot. The applicant is requesting a variance to the exterior green yard along 40th Avenue North, subject to the conditions in the Staff Report;
APPROVED 7-0.

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

PRESENTATIONS: Derek Kilborn made a presentation on code improvements to be brought to public hearing on October 7, 2015.