



**CITY OF ST. PETERSBURG  
PLANNING & ECONOMIC DEVELOPMENT DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION  
DEVELOPMENT REVIEW COMMISSION**

**ACTION TAKEN AGENDA/MINUTES**

**Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**January 6, 2016  
Wednesday  
2:00 P.M.**

**Commission Members:**

Chris Scherer, Chair – P  
Joseph Griner, III, Vice Chair - P  
Richard Doyle - P  
Ben Fisher - A  
Charles Flynt - P  
Bob Schumaker - P  
Darren Stowe - P

**Alternates:**

1. Calvin Samuel– P  
2. Patricia Castellano - A  
3. Melissa Rutland– P

**A – Absent  
P = Present**

**City Staff Present:**

Elizabeth Abernethy, Zoning Official  
Corey Malyszka, Urban Design & Development Coordinator  
Kathryn Younkin, Deputy Zoning Official  
Gary Crosby, Planner II  
Alexandria Hancock, Planner I  
Brittany McMullen, Planner II  
Michael Dema, Assistant City Attorney  
Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Pamela Jones, Administrative Clerk

**A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES OF December 2, 2015**

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

**D. PUBLIC COMMENTS**

**E. PUBLIC HEARING AGENDA**

1. **Case No. 15-33000014 - 4344 21<sup>st</sup> Street North**
2. **Case No. 15-33000023 - Alley bounded by 2<sup>nd</sup> Avenue South and 3<sup>rd</sup> Avenue South between 3<sup>rd</sup> Street South and 4<sup>th</sup> Street South**
3. **Case No. 15-33000024 - 2921 & 2931 11<sup>th</sup> Street North**
4. **Case No. 15-52000018 - 103 6<sup>th</sup> Avenue North**
5. **Case No. 15-31000014 - 501 6<sup>th</sup> Avenue South**
6. **Case No. 15-32000010 - 2500 34<sup>th</sup> Street North**
7. **Case No. 15-39000001 - 5451 Bayou Grande Boulevard Northeast**
8. **Case No. 15-54000065 - 660 40<sup>th</sup> Street South**
9. **Case No. 15-54000067 - 350 Rafael Boulevard Northeast**

**F. PUBLIC LDR WORKSHOP – Proposed NPUD-5 Regulations**

**AGENDA ITEM #E-1****CASE NO. 15-33000014****H-24**

CASE NO.: 15-33000014 PLAT SHEET: H-24

REQUEST: Approval of a vacation of one (1) three-foot north/south public utility easement at the rear of lots 14, 15, 16, and 17 and two (2) three-foot east/west public utility easements at the rear of lots 12, 13, 18, and 19 of Grady Swope's Harris School Subdivision No. 2, Block 1, also dedicated as right-of-way.

OWNER: Vietnamese Evangelical Church  
4344 21st Street North  
Saint Petersburg, FL 33714-4142

ARCHITECT: Jim Bedinghaus  
2963 1st Avenue South  
Saint Petersburg, FL 33712

ADDRESS: 4344 21<sup>st</sup> Street North

PARCEL ID NO.: 01-31-16-37044-001-0120 & 0130

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

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

PUBLIC HEARING: No speakers were present.

**MOTION:** Approval of a vacation of one (1) three-foot north/south public utility easement at the rear of lots 14, 15, 16, and 17 and two (2) three-foot east/west public utility easements at the rear of lots 12, 13, 18, and 19 of Grady Swope's Harris School Subdivision No. 2, Block 1, also dedicated as right-of-way, subject to the conditions in the Staff Report.

**VOTE:** Yes – Doyle, Flynt, Schumaker, Samuel, Rutland, Griner, Scherer.  
No – None.

**ACTION TAKEN ON  
15-33000014:** Approval of a vacation of one (1) three-foot north/south public utility easement at the rear of lots 14, 15, 16, and 17 and two (2) three-foot east/west public utility easements at the rear of lots 12, 13, 18, and 19 of Grady Swope's Harris School Subdivision No. 2, Block 1, also dedicated as right-of-way, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-2	CASE NO. 15-3300023	E-1
CASE NO.:	15-3300023	PLAT SHEET: E-1
REQUEST:	Approval of a vacation of an east/west alley in the block bounded by 2 <sup>nd</sup> Avenue South and 3 <sup>rd</sup> Avenue South between 3 <sup>rd</sup> Street South and 4 <sup>th</sup> Street South.	
OWNER:	334 2 <sup>nd</sup> Avenue South Investors 125 5 <sup>th</sup> Street South #201 Saint Petersburg, Florida 33701-4196	
OWNER:	Echelon Realty Investments, LLC 235 3 <sup>rd</sup> Street South #200 Saint Petersburg, Florida 33701-4242	
AGENT:	R. Donald Mastry, Esq. 200 Central Avenue #1600 Saint Petersburg, Florida 33701	
ADDRESS:	211 3 <sup>rd</sup> Street South; 19-31-17-74466-054-0010 334 2 <sup>nd</sup> Avenue South; 19-31-17-74466-054-0030 *None; 19-31-17-74466-054-0060 352 2 <sup>nd</sup> Avenue South; 19-31-17-74466-054-0070 369 3 <sup>rd</sup> Avenue South; 19-31-17-74466-054-0120 321 3 <sup>rd</sup> Avenue South; 19-31-17-74466-054-0150	
LEGAL DESCRIPTION:	On File	
ZONING:	Downtown Center-1 (DC-1)	
PRESENTATIONS:	Kathryn Younkin made a presentation based on the Staff Report. Donald Mastry, Esq., made a presentation.	
PUBLIC HEARING:	No speakers were present.	
<b>MOTION:</b>	To approve the vacation of an east/west alley in the block bounded by 2 <sup>nd</sup> Avenue South and 3 <sup>rd</sup> Avenue South between 3 <sup>rd</sup> Street South and 4 <sup>th</sup> Street South, subject to the conditions in the Staff Report.	
<b>VOTE:</b>	Yes – Flynt, Schumaker, Stowe, Rutland, Griner, Scherer. No – None.	
<b>ACTION TAKEN ON 15-3300023:</b>	Approval of the vacation of an east/west alley in the block bounded by 2 <sup>nd</sup> Avenue South and 3 <sup>rd</sup> Avenue South between 3 <sup>rd</sup> Street South and 4 <sup>th</sup> Street South, subject to the conditions in the Staff Report; <b>APPROVED 6-0.</b>	

**AGENDA ITEM #E-3                      CASE NO. 15-3300024                      G-16**

CASE NO.:                      15-3300024                      PLAT SHEET:                      G-16

REQUEST:                      Approval of a vacation of a portion of an east/west 10-foot alley, south of 2931 11<sup>th</sup> Street North and north of 2921 11<sup>th</sup> Street North

OWNER:                      Rebecca Irving  
2921 11<sup>th</sup> Street North  
Saint Petersburg, Florida 33704-2506

OWNER:                      OCP Green Street, LLC  
142 West Platt Street  
Tampa, Florida 33606-2315

ADDRESS:                      2931 11<sup>th</sup> Street North; 12-31-16-69570-003-0130  
2921 11<sup>th</sup> Street North; 12-31-16-69570-003-0160

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-2 (NT-2)

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

PUBLIC HEARING:                      No speakers were present.

**MOTION:**                      To approve the vacation of a portion of an east/west 10-foot alley, south of 2931 11<sup>th</sup> Street North and north of 2921 11<sup>th</sup> Street North, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
15-3300024:**                      Approval of the vacation of a portion of an east/west 10-foot alley, south of 2931 11<sup>th</sup> Street North and north of 2921 11<sup>th</sup> Street North, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #E-4                      CASE NO. 15-5200018                      E-6**

CASE NO.:                      15-5200018                      PLAT SHEET:                      E-6

REQUEST:                      Approval of a reinstatement of three (3) units for a total of four (4) units with a variance to parking.

OWNER:                      Raphael Drehsen  
12125 5<sup>th</sup> Street East  
Saint Petersburg, Florida 336706-2905

ADDRESS: 103 6<sup>th</sup> Avenue North

PARCEL ID NO.: 18-31-17-46854-001-0120

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

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

PUBLIC HEARING: Gregg Potter spoke against.

**MOTION #1:** To alter Condition 1C to eliminate the requirement for raised planter beds; and, in addition, statutorily appropriate “No-Parking Tow-Away Zone” signs shall be installed and enforced by the property owner.

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

**MOTION #2:** To approve the reinstatement of three (3) units for a total of four (4) units with a variance to parking, subject to the amended conditions in the Revised Staff Report.

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

**ACTION TAKEN ON 15-52000018:** Approval of the reinstatement of three (3) units for a total of four (4) units with a variance to parking, subject to the amended conditions in the Revised Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #E-5                      CASE NO. 15-31000014                      F-3**

CASE NO.: 15-31000014                      PLAT SHEET: F-3

REQUEST: Approval of a site plan to modify the previously approved phased Master Plan (Case No. 05-32000002) for All Children’s Hospital to allow construction of a 225,000 square foot 7-story research and education building.

OWNER: All Children’s Hospital  
501 16<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33701

ENGINEER: Jonathan J. Gotwald, P.E.  
George F. Young, Inc.  
Saint Petersburg, Florida 33701

ADDRESSES and PARCEL NOS.: All Children’s Hospital properties – See Staff Report





ADDRESS: 5451 Bayou Grande Boulevard Northeast

PARCEL ID NO.: 33-30-17-81216-003-0280

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Gary Crosby made a presentation based on the Staff Report. Alex Millman made a presentation. Keri Shanafelt made a presentation.

PUBLIC HEARING: Gary Cate spoke against. Bob Brownridge spoke against.

**MOTION:** To approve the variance to the required setbacks from the extended lot lines to construct a dock only, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON 15-39000001:** Approval of the variance to the required setbacks from the extended lot lines to construct a dock only, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #E-8 CASE NO. 15-54000065 E-3**

CASE NO.: 15-54000065 PLAT SHEET: K-3

REQUEST: After-the-fact approval of a variance to the 20-foot setback requirement to allow a 10-foot high electrical fence to remain.

OWNER: AlSCO, Inc.  
505 East Temple South  
Salt Lake City, Utah 84102

AGENT: Electric Guard Dog  
121 Executive Center Drive #230  
Columbia, South Carolina 29210

ADDRESS AND PARCEL NUMBERS: 660 40<sup>th</sup> Street South; 22-31-16-00000-430-0100  
3820 Fairfield Avenue South; 22-31-16-08343-001-0011  
3900 Fairfield Avenue South; 22-31-16-00000-430-0300  
3920 Fairfield Avenue South; 22-31-16-00000-430-0200

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)



**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Cindy Williams made a presentation for the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** To add condition #4: Gates shall not be electrified and sensors shall be used in lieu.

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

**MOTION #2:** To approve the after-the-fact approval of a variance to the 20-foot setback requirement to allow a 10-foot high electrical fence to remain, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON 15-54000065:** Approval of the after-the-fact approval of a variance to the 20-foot setback requirement to allow a 10-foot high electrical fence to remain, subject to the amended conditions in the Staff Report;  
**APPROVED 7-0.**

<b>AGENDA ITEM #E-9</b>	<b>CASE NO. 15-54000067</b>	<b>C-14</b>
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**CASE NO.:** 15-54000067 **PLAT SHEET:** C-14

**REQUEST:** Approval of a variance to minimum lot width from 75-feet to 60-feet to create two (2) buildable lots on two (2) platted lots of record in common ownership to allow for development of two (2) single-family homes.

**OWNER:** Thomas E. and Julianne H. Frawley  
350 Rafael Boulevard Northeast  
Saint Petersburg, Florida 33704-3828

**ADDRESS:** 350 Rafael Boulevard Northeast

**PARCEL ID NO.:** 08-31-17-83376-000-3530

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban-1 (NS-1)

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

**PUBLIC HEARING:** Cheryl Buchynski spoke against.  
Brian Smith spoke against.  
Sharon Winters waived – against.

Martin Banspach spoke against.  
William Godsey spoke against.  
Elizabeth Stiles spoke against.  
Barbara Bice waived – against.  
Frieda Claes waived – against.  
Chris Stiles waived – against.  
Peter Wells spoke against.  
Steven Hart spoke against.  
Andrew Collinson spoke against.  
Cathy Sue Stevens waived – against.  
Kenton P. Wilson spoke against.  
Nina Light spoke against.  
Dede Murtagh spoke against.  
Monica Mason waived – against.  
R. Clark Mason spoke against.  
Clark Mason waived – against.  
Robin Reed spoke against.

**MOTION:** To approve a variance to minimum lot width from 75-feet to 60-feet to create two (2) buildable lots on two (2) platted lots of record in common ownership to allow for development of two (2) single-family homes, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON 15-54000067:** Approval of a variance to minimum lot width from 75-feet to 60-feet to create two (2) buildable lots on two (2) platted lots of record in common ownership to allow for development of two (2) single-family homes, subject to the conditions in the Staff Report;  
**DENIED 6-1.**