ACTION TAKEN AGENDA - MINUTES

Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701

October 5, 2016
Wednesday
2:00 P.M.

Commission Members:
Joe Griner, III, Chair - P
Darren Stowe, Vice Chair - P
Richard Doyle - P
Ben Fisher – A
Charles Flynt - P
Calvin Samuel - P
Bob Schumaker - P

Alternates:
1. Patricia Castellano – P – Arrived at 2:45 p.m.
2. Matt Walker – P
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
Brittany McMullen, Planner II
Alexandria Hancock, Planner I
Michael Dema, Assistant City Attorney
Pamela Jones, Administrative Clerk

A. OPENING REMARKS OF CHAIR AND SWEARIING IN OF WITNESSES

B. ROLL CALL

C. APPROVAL OF MINUTES OF September 7, 2016 - Minutes approved as amended by a unanimous vote of the Commission.

D. PUBLIC COMMENTS

E. PUBLIC HEARING DEFERRALS

1. Case No. 16-33000005 – 3901 3rd Street North – On hold until further public notice
2. Case No. 16-54000053 – 325 22nd Avenue Northeast - Referred to CPPC, to be heard on October 11, 2016, @ 3:00 p.m.
3. Case No. 16-31000011 – 2200 Tyrone Boulevard – Deferred to November 2, 2016
F. PUBLIC HEARING AGENDA

1. Case No. 16-52000012 – 1110 8th Street North
2. Case No. 16-39000003 – 3701 50th Avenue South
3. Case No. 16-54000059 – 8015 Bogie Avenue North
4. Case No. 16-54000060 – 1235 Oak Street Northeast
5. Case No. 16-54000065 – 642 12th Avenue South
6. Case No. 16-54000068 – 5836 Bayou Grande Boulevard Northeast
7. Case No. 16-32000014 – 379 44th Avenue North and 4447 4th Street North
8. Case No. 16-31000010 – 2665 Ulmerton Road

AGENDA ITEM #F-1 CASE NO. 16-52000012 F-8

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

OWNER: Bay to Gulf Holdings, LLC
1406 North Dale Mabry Highway, #300
Tampa, Florida 33607-2506

AGENT: Palm Island Realty
1406 North Dale Mabry Highway #200
Tampa, Florida 33607

ADDRESS: 1110 8th Street North

PARCEL ID NO.: 18-31-17-00000-320-0800

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Alexandria Hancock made a presentation based on the Staff Report.
Jessica Bridges spoke on behalf of the Applicant.

PUBLIC HEARING: Benjamin Gelston from the Historic Uptown Neighborhood Association spoke against the application.

MOTION: Approval of a reinstatement of three (3) dwelling units for a total of four (4) dwelling units with a variance to all required parking, subject to the conditions in the Staff Report.


ACTION TAKEN ON 16-52000012: Approval of a reinstatement of three (3) dwelling units for a total of four (4) dwelling units with a variance to all required parking, subject to the conditions in the Staff Report; APPROVED 7-0.
AGENDA ITEM #F-2  CASE NO. 16-39000003  K-25

REQUEST: Approval of a design variance to the required roof pitch of 1:20 and to allow vertical opaque walls for various dock canopies at a commercial marina.

OWNER: Lincolnshire Maximo, LLC
555 Skokie Boulevard #555
Northbrook, Illinois 60062-2854

AGENT: Chris Ahern
4801 37th Street South
Saint Petersburg, Florida 33711

ADDRESS: 3701 50th Avenue South

PARCEL ID NO.: 03-21-16-56286-000-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-2 (CCS-2)

PRESENTATIONS: Gary Crosby made a presentation based on the Staff Report. Chris Ahern spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a design variance to the required roof pitch of 1:20 and to allow vertical opaque walls for various dock canopies at a commercial marina, subject to the conditions in the Staff Report.


ACTION TAKEN ON 16-39000003:
Approval of a design variance to the required roof pitch of 1:20 and to allow vertical opaque walls for various dock canopies at a commercial marina, subject to the conditions in the Staff Report; APPROVED 7-0.

AGENDA ITEM #F-3  CASE NO. 16-54000059  S-10

REQUEST: Approval of variances to rear yard setback requirements to construct a detached garage and accessory living space.

OWNER: Deborah J. Parker
David C. Parker
8015 Bogie Avenue North
Saint Petersburg, Florida 33710-4321

ADDRESS: 8015 Bogie Avenue North

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. David Parker spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of variances to rear yard setback requirements to construct a detached garage and accessory living space, subject to the conditions in the Staff Report.


ACTION TAKEN ON 16-54000059: Motion to approved failed by a vote of 3-4, thereby denying the request.

AGENDA ITEM #F-4 CASE NO. 16-54000060 E-8

REQUEST: Approval of variances to the rear yard and side yard to allow a second story addition to a one-car garage for accessory living space.

OWNER: Laura Harrington
1235 Oak Street Northeast
Saint Petersburg, Florida 33701-1227

AGENT: Richard Jager
PO Box 888
Saint Petersburg, Florida 33731

ADDRESS: 1235 Oak Street Northeast

PARCEL ID NO.: 18-31-17-05274-001-0061

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

PRESENTATIONS: Gary Crosby made a presentation based on the Staff Report. Laura Harrington spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

DISPOSITION: This case was withdrawn by the Applicant after the case was presented.

ACTION TAKEN ON 16-54000060: No action taken.
### AGENDA ITEM #F-5  CASE NO. 16-54000065  F-7

**REQUEST:** Approval of a variance to rear yard setback requirements to allow for the construction of a screen enclosure for a new pool.

**OWNER:** Anthony & Kerri Stringer  
642 12th Avenue South  
Saint Petersburg, Florida  33701-5119

**ADDRESS:** 642 12th Avenue South

**PARCEL ID NO.:** 30-31-17-23958-000-0480

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional-2 (NT-2)

**PRESENTATIONS:** Brittany McMullen made a presentation based on the Staff Report. Anthony Stringer spoke on behalf of the application.

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

**MOTION:** Approval of a variance to rear yard setback requirements to allow for the construction of a screen enclosure for a new pool, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON 16-54000065:** Motion to approve failed by a vote of 0-7, thereby denying the request.

### AGENDA ITEM #F-6  CASE NO. 16-54000068  B-32

**REQUEST:** Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for three (3) lots in common ownership to allow for the development of three (3) single-family homes.

**OWNER:** Norm & Kelly MacAulley  
5838 Bayou Grande Boulevard Northeast  
Saint Petersburg, Florida  33703-1820

**AGENT:** Wayne F. Drash  
9100 Dr. Martin Luther King, Jr., Street North #401  
Saint Petersburg, Florida  33702

**ADDRESS:** 5838 Bayou Grande Boulevard Northeast

**PARCEL ID NO.:** 33-30-17-81216-008-0290
LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Wayne Drash spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for three (3) lots in common ownership to allow for the development of three (3) single-family homes, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 16-54000068:
Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for three (3) lots in common ownership to allow for the development of three (3) single-family homes, subject to the conditions in the Staff Report and the additional condition presented at the hearing; APPROVED 7-0.

AGENDA ITEM #E-9 CASE NO. 16-32000014

REQUEST: Approval of a special exception and related site plan to construct a surface parking lot on a residential-zoned property.

OWNER: 6 on 4th Properties, LLC
1015 South Howard Avenue
Tampa, Florida 33606-2431

AGENT: R. Donald Mastry, Esq.
200 Central Avenue #1600
Saint Petersburg, Florida 33701

ADDRESSES & PARCEL ID NOS.: 379 44th Avenue North; 06-31-17-92466-004-0260
4447 4th Street North; 06-31-17-92466-004-0030

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
R. Donald Mastry, Esq., spoke on behalf of the Applicant.

PUBLIC HEARING: Sean Black spoke in favor of the application.
Janna Black spoke against the application.
Richard Llewellyn spoke against the application.
Troy Young spoke against the application.

**MOTION:**
Approval of a special exception and related site plan to construct a surface parking lot on a residential-zoned property, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON 16-32000014:**
Approval of a special exception and related site plan to construct a surface parking lot on a residential-zoned property; **APPROVED 7-0.**

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**REQUEST:**
Approval of a large tract development to construct an 8-story, 122-room hotel.

**OWNER:**
E I C Realty, Inc.
2325 Ulmerton Road #20
Clearwater, Florida 33762-3373

**AGENT:**
Jack Bodziak, AIA
2325 Ulmerton Road #21
Clearwater, Florida 33762

**ADDRESS:**
2665 Ulmerton Road

**PARCEL ID NO.:**
02-30-16-00000-430-0300

**LEGAL DESCRIPTION:**
On File

**ZONING:**
Corridor Commercial Suburban-1 (CCS-1)

**PRESENTATIONS:**
Corey Malyszka made a presentation based on the Staff Report.
Jack Bodziak, AIA, spoke on behalf of the Applicant.

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

**MOTION:**
Approval of a large tract development to construct an 8-story, 122-room hotel, subject to the conditions in the Staff Report.

**VOTE:**
Yes – Doyle, Flynt, Samuel, Castellano, Walker, Stowe, Griner.
No – None.

**ACTION TAKEN ON 16-31000010:**
Approval of a large tract development to construct an 8-story, 122-room hotel, subject to the conditions in the Staff Report; **APPROVED 7-0.**