



**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**

**November 2, 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
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
Michael Dema, Assistant City Attorney
Alexandria Hancock, Planner I
Barbara Race, Administrative Assistant

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF October 5, 2016 - *Minutes approved by a unanimous vote of the Commission.***
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING DEFERRALS**
 - 1. **Case No. 16-33000014 - Block between 5th Avenue South and 6th Avenue South between 3rd Street South and 4th Street South – Due to change of scope, case will be re-noticed. Deferred to December 7, 2016.**
 - 2. **Case No. 16-33000015 – Between Fairfield Avenue South and Interstate 275 between 22nd Street South and 24th Street South – Due to change of scope, case will be re-noticed. Deferred to December 7, 2016.**
 - 3. **Case No. 16-31000013 – Ibis Walk property located between Dr. Martin Luther King Jr. Street North and Roosevelt Boulevard North, at Ibis Walk Place North – Deferred to December 7, 2016.**
 - 4. **Case No. 16-53000003 – 8170 27th Avenue North – Deferred to December 7, 2016.**
- F. PUBLIC HEARING AGENDA**
 - 1. **Case No. 16-31000011 – 2200 Tyrone Boulevard North**
 - 2. **Case No. 16-54000076 – 445 and 459 29th Avenue North**

AGENDA ITEM #F-1**CASE NO. 16-3100011****Q-14**

REQUEST: Approval of a site plan modification to demolish an existing 188,515 sq. ft. commercial building and construct a 151,952 sq. ft. multi-tenant commercial building with variances for 1) parking, 2) impervious surface, 3) 10-foot exterior greenyard, and 4) building transparency.

OWNER: Seritage SRC Finance, LLC
489 Fifth Avenue, 18th Floor
New York, New York 10017

AGENT: Ron Weaver, Esq.
Stearns, Weaver, Miller, Weissler, Alhadeff & Sitterson, PA
401 East Jackson Street #2200
Tampa, Florida 33602

Jeffrey Satfield, Engineer
CPH, Inc.
500 West Fulton Street
Sanford, Florida 32771

Dean O'Neill
Seritage SRC Finance, LLC
489 5th Avenue, 18th Floor
New York, New York 10017

ADDRESSES AND PARCEL ID NOS.: 2200 Tyrone Boulevard North; 18-31-16-00000-110-0100
2210 Tyrone Boulevard North; 07-31-16-70038-400-6300

LEGAL DESCRIPTION: On File
ZONING: Retail Center-2 (RC-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Ron Weaver, Esq., spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a site plan modification to demolish an existing 188,515 sq. ft. commercial building and construct a 151,952 sq. ft. multi-tenant commercial building with variances for 1) parking, 2) impervious surface, 3) 10-foot exterior greenyard, and 4) building transparency, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 16-3100011: Approval of a site plan modification to demolish an existing 188,515 sq. ft. commercial building and construct a 151,952 sq. ft. multi-tenant commercial building with variances for 1) parking, 2) impervious surface, 3) 10-foot exterior greenyard, and 4) building transparency, subject to the conditions in the Staff Report;
APPROVED 6-1.

AGENDA ITEM #F-2**CASE NO. 16-5400076****F-16**

REQUEST: Approval of a variance to the minimum lot width from 50-feet to 46-feet for four (4) non-conforming lots under common ownership to allow construction of four (4) single-family homes.

OWNER: 29th Avenue Ventures, LLC
356 22nd Avenue Northeast
Saint Petersburg, Florida 33704

**ADDRESSES AND
PARCEL ID NOS.:** 445 29th Avenue North; 07-31-17-30888-000-0170
459 29th Avenue North; 07-31-17-30888-000-0140

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

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

PUBLIC HEARING: No speakers were present.

MOTION #1: Amend condition #3 in the Staff Report to read: "The applicant shall develop a design to preserve the 24" live oak tree located on Lot 14 and shall comply with the requirements of Section 16.40.060.5.4. Prior to approval of the building permit, the applicant shall engage a certified arborist to prepare a tree preservation plan for review and approval, which shall include details of methods to protect and preserve the vitality of the protected tree, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots."

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

MOTION #1: Approval of a variance to the minimum lot width from 50-feet to 46-feet for four (4) non-conforming lots under common ownership to allow construction of four (4) single-family homes, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON
16-5400076:** Approval of a variance to the minimum lot width from 50-feet to 46-feet for four (4) non-conforming lots under common ownership to allow construction of four (4) single-family homes, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**