



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

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**ACTION TAKEN AGENDA - MINUTES**

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

**December 7, 2016  
Wednesday  
2:00 P.M.**

**Commission Members:**

Joe Griner, III, Chair - P  
Darren Stowe, Vice Chair - P  
Richard Doyle - P  
Charles Flynt - P  
Calvin Samuel - P  
Bob Schumaker – A  
Ann Vickstrom – 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  
Kathryn Younkin, Deputy Zoning Official  
Alexandria Hancock, Planner I  
Brittany McMullen, Planner II  
Pamela Jones, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. INTRODUCTION OF NEW COMMISSIONER**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES OF November 2, 2016**
- E. PUBLIC COMMENTS**
- F. PUBLIC HEARING DEFERRAL**

1. **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 January 4, 2017**

**G. PUBLIC HEARING AGENDA**

- 1. **Case No. 16-33000014 - Block between 5<sup>th</sup> Avenue South and 6<sup>th</sup> Avenue South between 3<sup>rd</sup> Street South and 4<sup>th</sup> Street South – Deferred from November 2, 2016, with change of scope.**
- 2. **Case No. 16-33000015 – Between Fairfield Avenue South and Interstate 275 between 22nd Street South and 24th Street South – Deferred from November 2, 2016, with no change of scope.**
- 3. **Case No. 16-54000080 – 6401 Bayou Grande Boulevard Northeast.**
- 4. **Case No. 16-54000086 – 8321 Orient Way Northeast.**
- 5. **Case No. 16-32000016 – 7220, 7250 & 7292 4<sup>th</sup> Street North, 7213 & 7223 5<sup>th</sup> Street North, and 495 72<sup>nd</sup> Avenue North.**
- 6. **Case No. 16-32000017 – 10000 4<sup>th</sup> Street North, et al.**
- 7. **Case No. 16-53000003 – 8170 27<sup>th</sup> Avenue North – Deferred from November 2, 2016.**

**AGENDA ITEM #G-1****CASE NO. 16-3300014****E-3**

**REQUEST:** Approval of a vacation of a 20-foot east/west alley, three (3) 10-foot north/south alleys, and a 5-foot north/south public utility easement in the block between 5<sup>th</sup> Avenue South and 6<sup>th</sup> Avenue South between 3<sup>rd</sup> Street South and 4<sup>th</sup> Street South.

**OWNER:** FL INT IMP FUND TRE  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

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

**ADDRESSES AND PARCEL NUMBERS:** None; 19-31-17-74466-081-0010  
500 4<sup>th</sup> Street South; 19-31-17-74466-081-0060  
None; 19-31-17-83034-000-0010  
None; 19-31-17-83034-000-0050  
532 4<sup>th</sup> Street South; 19-31-17-83034-000-0080

**LEGAL DESCRIPTION:** On File

**ZONING:** Institutional Centers (IC)

**PRESENTATIONS:** Kathryn Younkin made a presentation based on the Staff Report. Catherine Bosco spoke on behalf of the Applicant.

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

**MOTION:** Approval of a vacation of a 20-foot east/west alley, three (3) 10-foot north/south alleys, and a 5-foot north/south public utility easement in the block between 5<sup>th</sup> Avenue South and 6<sup>th</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.

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**ACTION TAKEN ON 16-3300014:** Approval of a vacation of a 20-foot east/west alley, three (3) 10-foot north/south alleys, and a 5-foot north/south public utility easement in the block between 5<sup>th</sup> Avenue South and 6<sup>th</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; **APPROVED 7-0.**

**AGENDA ITEM #G-2****CASE NO. 16-3300015****I-3 & I-5**

**REQUEST:** Approval of a vacation of street and alley right-of-ways generally located between Fairfield Avenue South and Interstate 275 between 22nd Street South and 24th Street South more specifically a 16-foot east/west alley in the block bounded by Fairfield Avenue

South and 7th Avenue South between 22nd Street South and 23rd Street South, a 10-foot east/west alley in the block bounded by 7th Avenue South and 8th Avenue South or by Interstate 275 between 22nd Street South and 24th Street South, a portion of 7th Avenue South between 22nd Street South and 23rd Street South, a portion of 23rd Street South between 7th Avenue South and 8th Avenue South or by Interstate 275 and a portion of 8th Avenue South located between 23rd Street South or by Interstate 275 and 24th Street South.

OWNER: City of St. Petersburg  
Planning and Economic Development  
PO Box 2842  
Saint Petersburg, Florida 33731-4842

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

ADDRESSES AND  
PARCEL ID NOS.: 2208 Fairfield Avenue South; 23-31-16-38528-004-0010  
2222 Fairfield Avenue South; 23-31-16-38628-004-0030  
656 23<sup>rd</sup> Street South; 23-31-16-38628-004-0090  
2253 7<sup>th</sup> Avenue South; 23-31-16-38628-004-0100  
2245 7<sup>th</sup> Avenue South; 23-31-16-38628-004-0110  
2227 7<sup>th</sup> Avenue South; 23-31-16-38628-004-0130  
651 22<sup>nd</sup> Street South; 23-31-16-38628-004-0140  
2223 7<sup>th</sup> Avenue South; 23-31-16-38628-004-0141  
2209 7<sup>th</sup> Avenue South; 23-31-16-38628-004-0142  
2200 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0010  
2210 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0020  
2218 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0030  
2226 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0040  
2238 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0050  
2242 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0060  
2254 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0070  
2306 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0080  
2308 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0090  
2320 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0100  
2332 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0110  
2334 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0120  
2342 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0130  
2351 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0150  
2341 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0160  
2331 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0180  
2321 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0190  
2301 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0210  
2253 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0220  
None; 26-31-16-72882-000-0240  
None; 26-31-16-72882-000-0250  
2350 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0420  
2366 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0450  
2376 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0470

2377 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0680  
2373 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0690  
2365 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0700  
2357 8<sup>th</sup> Avenue South; 26-31-16-72882-000-0720  
2354 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0730  
2366 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0740  
2738 7<sup>th</sup> Avenue South; 26-31-16-72882-000-0760

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Traditional-1  
Industrial Traditional (IT)

**PRESENTATIONS:** Kathryn Younkin made a presentation based on the Staff Report. Dave Goodwin spoke as the Applicant.

**PUBLIC HEARING:** Bruce Allums spoke against the application.

**MOTION:** Approval of a vacation of street and alley right-of-ways as shown in Exhibit A, generally located between Fairfield Avenue South and Interstate 275 between 22nd Street South and 24th Street South more specifically a 16-foot east/west alley in the block bounded by Fairfield Avenue South and 7th Avenue South between 22nd Street South and 23rd Street South, a 10-foot east/west alley in the block bounded by 7th Avenue South and 8th Avenue South or by Interstate 275 between 22nd Street South and 24th Street South, a portion of 7th Avenue South between 22nd Street South and 23rd Street South, a portion of 23rd Street South between 7th Avenue South and 8th Avenue South or by Interstate 275 and a portion of 8th Avenue South located between 23rd Street South or by Interstate 275 and 24th Street South, subject to the conditions in the Staff Report.

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**ACTION TAKEN ON  
16-33000015:**

Approval of a vacation of street and alley right-of-ways as shown in Exhibit A, generally located between Fairfield Avenue South and Interstate 275 between 22nd Street South and 24th Street South more specifically a 16-foot east/west alley in the block bounded by Fairfield Avenue South and 7th Avenue South between 22nd Street South and 23rd Street South, a 10-foot east/west alley in the block bounded by 7th Avenue South and 8th Avenue South or by Interstate 275 between 22nd Street South and 24th Street South, a portion of 7th Avenue South between 22nd Street South and 23rd Street South, a portion of 23rd Street South between 7th Avenue South and 8th Avenue South or by Interstate 275 and a portion of 8th Avenue South located between 23rd Street South or by Interstate 275 and 24th Street South, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #G -3****CASE NO. 16-5400080****B-34**

**REQUEST:** Approval of a variance to minimum lot width from 75-feet required to 53.7-feet for two (2) lots in common ownership to develop two (2) single-family homes.

**OWNER:** 6401 Bayou Grande, LLC  
10435 SW 58<sup>th</sup> Street  
Miami, Florida 33173-2858

**AGENT:** Dipak Patel  
7501 SW 117<sup>th</sup> Avenue #830282  
Miami, Florida 33283

**REGISTERED OPPONENT:** Barbara Joan Burke  
6300 Bayou Grande Boulevard Northeast  
Saint Petersburg, Florida 33702

**ADDRESS:** 6401 Bayou Grande Boulevard Northeast

**PARCEL ID NO.:** 33-30-17-81234-001-0070

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Brittany McMullen made a presentation based on the Staff Report. Dipak Patel and Robert Miller spoke on behalf of the Application. Barbara Joan Burke spoke as the Registered Opponent.

**PUBLIC HEARING:** Gelies Bickas spoke against the application.  
Brad Hill spoke against the application.  
Heather Brandt spoke in favor of the application.  
Kim McLeroy Lewis spoke against the application.

**MOTION:** Approval of a variance to minimum lot width from 75-feet required to 53.7-feet for two (2) lots in common ownership to develop two (2) single-family homes, subject to the conditions in the Staff Report.

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**ACTION TAKEN ON  
16-5400080:** Approval of a variance to minimum lot width from 75-feet required to 53.7-feet for two (2) lots in common ownership to develop two (2) single-family homes, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #G-4****CASE NO. 16-5400086****E-44**

**REQUEST:** Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for two (2) lots in common ownership to allow for the development of a new single-family home.

**OWNER:** Pamela Green  
8321 Orient Way Northeast  
Saint Petersburg, Florida 33702-3809

**AGENT:** Nathan Kulisky  
435 17<sup>th</sup> Avenue North #5  
Saint Petersburg, Florida 33704

**ADDRESS:** 8321 Orient Way Northeast

**PARCEL ID NO.:** 30-30-17-75654-022-0020

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Alexandria Hancock made a presentation based on the Staff Report.  
Nathan Kulisky spoke on behalf of the Applicant.

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

**MOTION #1:** Add a condition: "The protected trees shall be preserved or relocated on the site."

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**MOTION #2:** Add a condition: "The walk along the northern side of Lot 3 shall be removed or relocated off of Lot 2 prior to development of Lot 2."

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**MOTION #3:** Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for two (2) lots in common ownership to allow for the development of a new single-family home, subject to the amended conditions in the Staff Report.

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**ACTION TAKEN ON 16-5400086:** Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for two (2) lots in common ownership to allow for the development of a new single-family home, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #G-5****CASE NO. 16-3200016****F-38**

**REQUEST:** Approval of a modification to a previously approved special exception and related site plan for a self-storage facility to increase the size of the building and add an additional 80 storage bays.

**OWNER:** Phoenix Triangle, LLC  
PO Box 76267  
Saint Petersburg, Florida 33734-6267

Phoenix Triangle, LLC  
2125 West Washington Street  
West Bend, Wisconsin 53095-2205

Hollywood 4<sup>th</sup> Street, LLC  
2125 West Washington Street  
West Bend, Wisconsin 53095-2205

St. Andrews Equities, LLC  
7292 4<sup>th</sup> Street North  
Saint Petersburg, Florida 33702

**AGENT:** Jonathan Dorman  
StorCon Development, LLC  
2106 Bispham Road #B  
Sarasota, Florida 34231

**REGISTERED OPPONENT:** Lita Hession  
5550 98<sup>th</sup> Avenue North  
Pinellas Park, Florida 33782-3327

**ADDRESSES AND PARCEL ID NOS.:** 7223 5<sup>th</sup> Street North; 30-30-17-21654-000-0070  
7213 5<sup>th</sup> Street North; 30-30-17-21654-000-0080  
495 72<sup>nd</sup> Avenue North; 30-30-17-21654-000-0090  
7220 4<sup>th</sup> Street North; 30-30-17-40749-001-0010  
7250 4<sup>th</sup> Street North; 30-30-17-40749-001-0020  
7292 4<sup>th</sup> Street North; 30-30-17-31176-005-0070

**LEGAL DESCRIPTION:** On File  
**ZONING:** Corridor Commercial Suburban-1 (CCS-1)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Jim Porter, Esq., Dr. Bill Blackshire, and Jonathan Dorman spoke on behalf of the Application.

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

**MOTION #1:** Add a condition: "In the event that a fence is required around the stormwater management area, the fence shall be decorative."

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**MOTION #2:** Approval of a modification to a previously approved special exception and related site plan for a self-storage facility to increase the size of the building and add an additional 80 storage bays, subject to the amended conditions in the Staff Report.

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**ACTION TAKEN ON  
16-32000016:**

Approval of a modification to a previously approved special exception and related site plan for a self-storage facility to increase the size of the building and add an additional 80 storage bays, subject to the amended conditions in the Staff Report;  
**APPROVED 7-0.**

**AGENDA ITEM #G-6**

**CASE NO. 16-32000017**

**E-52**

**REQUEST:** Approval of a special exception and related site plan to construct two (2) 1-story drive-up storage buildings and a 3-story, climate-controlled, self-storage building, for a total of 800 storage bays.

**OWNER:** Gandy Boulevard Investors, LLC  
125 5<sup>th</sup> Street South #201  
Saint Petersburg, Florida 33701-4168

**AGENT:** Katie Cole, Esq.  
Hill, Ward, Henderson, PA  
600 Cleveland Street #800  
Clearwater, Florida 33733

**ADDRESSES AND:  
PARCEL ID NOS.:** 10000 4<sup>th</sup> Street North; 19-30-17-59225-000-0010  
2<sup>nd</sup> Street North; 18-30-17-11322-010-0090  
10035 Gandy Boulevard North; 18-30-17-11322-010-0030  
201 99<sup>th</sup> Avenue North; 18-30-17-11322-010-0010

**LEGAL DESCRIPTION:  
ZONING:** On File  
Corridor Commercial Suburban-1 (CCS-1)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Katie Cole, Esq., spoke on behalf of the Applicant.

**PUBLIC HEARING:** David Hoover, President of Riviera Bay Civic Association, spoke in favor of the application.

**MOTION #1:** Amend special condition No. 6 to read: “The required amount of parking spaces shall be provided.”

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**MOTION #2:** Amend special condition No. 16 to read: “The plans submitted for permitting shall be revised to comply with the Engineering Department’s Memorandum that is attached to this report, with the exception of sidewalk requirement on 2<sup>nd</sup> Street North.”

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**MOTION #3:** Approval of a special exception and related site plan as presented at the December 7<sup>th</sup> DRC Hearing to construct two (2) 1-story drive-up storage buildings and a 3-story, climate-controlled, self-storage building, for a total of 800 storage bays, subject to the amended conditions in the Staff Report.

**VOTE:** Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**ACTION TAKEN ON 16-32000017:** Approval of a special exception and related site plan as presented at the December 7<sup>th</sup> DRC Hearing to construct two (2) 1-story drive-up storage buildings and a 3-story, climate-controlled, self-storage building, for a total of 800 storage bays, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #G-7 CASE NO. 16-53000003 S-16**

**REQUEST:** Appeal of a Property Card Interpretation (PCI), which found that two (2) units were legally constructed.

**APPELLANT/OWNER:** Comstock Entertainment, LLC  
8285 30<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33710-2256

**AGENT:** Laura Bamond, Esq.  
3510 1<sup>st</sup> Avenue North #125  
Saint Petersburg, Florida 33713

**ADDRESS:** 8170 27<sup>th</sup> Avenue North  
**PARCEL ID NO.:** 12-31-15-97704-000-0020  
**LEGAL DESCRIPTION:** On File  
**ZONING:** Neighborhood Suburban-1 (NS-1)

**PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the Staff Report.  
Laura Bamond, Esq., spoke on behalf of the Appellant and Charles Cato, Appellant, spoke on his own behalf.

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

**MOTION:** Approval of an appeal of a Property Card Interpretation (PCI), which found that two (2) units were legally constructed, subject to the conditions in the Staff Report.

**VOTE:** Yes – None.  
No – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.

**ACTION TAKEN ON 16-53000003:** Motion to approve failed by a vote of 0-7, thereby denying the request.