ACTION TAKEN AGENDA - MINUTES

Council Chambers, City Hall
175 – 5th 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 5th Avenue South and 6th Avenue South between 3rd Street South and 4th 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.
   5. Case No. 16-32000016 – 7220, 7250 & 7292 4th Street North, 7213 & 7223 5th Street North, and 495 72nd Avenue North.
AGENDA ITEM #G-1  CASE NO. 16-33000014  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 5th Avenue South and 6th Avenue South between 3rd Street South and 4th 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 4th Street South; 19-31-17-74466-081-0060
None; 19-31-17-83034-000-0010
None; 19-31-17-83034-000-0050
532 4th 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 5th Avenue South and 6th Avenue South between 3rd Street South and 4th Street South, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 16-33000014: 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 5th Avenue South and 6th Avenue South between 3rd Street South and 4th Street South, subject to the conditions in the Staff Report; APPROVED 7-0.

AGENDA ITEM #G-2  CASE NO. 16-33000015  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

 ADDRESS:  
PARCEL ID NOS.: 2208 Fairfield Avenue South; 23-31-16-38528-004-0010  
2222 Fairfield Avenue South; 23-31-16-38628-004-0030  
656 23rd Street South; 23-31-16-38628-004-0090  
2253 7th Avenue South; 23-31-16-38628-004-0100  
2245 7th Avenue South; 23-31-16-38628-004-0110  
2227 7th Avenue South; 23-31-16-38628-004-0130  
651 22nd Street South; 23-31-16-38628-004-0140  
2223 7th Avenue South; 23-31-16-38628-004-0141  
2209 7th Avenue South; 23-31-16-38628-004-0142  
2200 7th Avenue South; 26-31-16-72882-000-0010  
2210 7th Avenue South; 26-31-16-72882-000-0020  
2218 7th Avenue South; 26-31-16-72882-000-0030  
2226 7th Avenue South; 26-31-16-72882-000-0040  
2238 7th Avenue South; 26-31-16-72882-000-0050  
2242 7th Avenue South; 26-31-16-72882-000-0060  
2254 7th Avenue South; 26-31-16-72882-000-0070  
2306 7th Avenue South; 26-31-16-72882-000-0080  
2308 7th Avenue South; 26-31-16-72882-000-0090  
2320 7th Avenue South; 26-31-16-72882-000-0100  
2332 7th Avenue South; 26-31-16-72882-000-0110  
2334 7th Avenue South; 26-31-16-72882-000-0120  
2342 7th Avenue South; 26-31-16-72882-000-0130  
2351 8th Avenue South; 26-31-16-72882-000-0150  
2341 8th Avenue South; 26-31-16-72882-000-0160  
2331 8th Avenue South; 26-31-16-72882-000-0180  
2321 8th Avenue South; 26-31-16-72882-000-0190  
2301 8th Avenue South; 26-31-16-72882-000-0210  
2253 8th Avenue South; 26-31-16-72882-000-0220  
None; 26-31-16-72882-000-0240  
None; 26-31-16-72882-000-0250  
2350 8th Avenue South; 26-31-16-72882-000-0420  
2366 8th Avenue South; 26-31-16-72882-000-0450  
2376 8th Avenue South; 26-31-16-72882-000-0470
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. 16-54000080

### 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 58th Street  
Miami, Florida  33173-2858

### AGENT:
Dipak Patel  
7501 SW 117th 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 16-54000080:
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**.
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 17th 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 16-54000086: 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. 16-32000016  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 4th Street, LLC
2125 West Washington Street
West Bend, Wisconsin   53095-2205

St. Andrews Equities, LLC
7292 4th Street North
Saint Petersburg, Florida   33702

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

REGISTERED OPPONENT: Lita Hession
5550 98th Avenue North
Pinellas Park, Florida   33782-3327

ADDRESSES AND PARCEL ID NOS.: 7223 5th Street North; 30-30-17-21654-000-0070
7213 5th Street North; 30-30-17-21654-000-0080
495 72nd Avenue North; 30-30-17-21654-000-0090
7220 4th Street North; 30-30-17-40749-001-0010
7250 4th Street North; 30-30-17-40749-001-0020
7292 4th 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 5th 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: 10000 4th Street North; 19-30-17-59225-000-0010
PARCEL ID NOS.: 2nd Street North; 18-30-17-11322-010-0090
10035 Gandy Boulevard North; 18-30-17-11322-010-0030
201 99th Avenue North; 18-30-17-11322-010-0010

LEGAL DESCRIPTION: On File
ZONING: 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 2nd 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 7th 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 7th 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 30th Avenue North Saint Petersburg, Florida 33710-2256

AGENT: Laura Bamond, Esq. 3510 1st Avenue North #125 Saint Petersburg, Florida 33713

ADDRESS: 8170 27th 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.


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