



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

---

**ACTION TAKEN - MINUTES**

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

**July 5, 2017  
Wednesday  
2:00 p.m.**

**Commission Members:**

Joe Griner, III, Chair - P  
Darren Stowe, Vice Chair - P  
Richard Doyle - A  
Charles Flynt - P  
Calvin Samuel – P  
Bob Schumaker – P  
Ann Vickstrom – P

**Alternates:**

1. Patricia Castellano – A
2. Matt Walker – A
3. Melissa Rutland – A

**A = Absent**

**P = Present**

**City Staff Present:**

Elizabeth Abernethy, AICP, Zoning Official  
Corey Malyszka, Urban Design & Development Coordinator  
Cristian Arias, Planner I  
Alexandria Hancock, Planner II  
Michael Dema, Assistant City Attorney  
Pamela Jones, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF June 7, 2017, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. PUBLIC HEARING DEFERRAL**
  1. **Case No. 17-32000014 – 2007 Billmar Lane North – Deferred to September 6, 2017. Will be re-noticed.**
- F. PUBLIC HEARING AGENDA**
  1. **Case No. 17-52000006 – 1901 7<sup>th</sup> Avenue South**
  2. **Case No. 17-54000028 – 1717 5<sup>th</sup> Street North**
  3. **Case No. 17-54000019 – Rehearing – 2120 Barcelona Way South**
  4. **LDR 2017-07 – Sign Code**
- G. ADJOURNMENT**

**AGENDA ITEM #F-1                      CASE NO. 17-52000006                      H-3**

**REQUEST:**                      Approval of a Reinstatement of one (1) unit for a total of three (3) dwelling units on the subject property with a Variance to unit size.

**OWNER:**                      Doron Investment LLC  
4400 West Spruce Street #160  
Tampa, Florida 33607-4154

**AGENT:**                      Mikhail Fuchs  
4207 South Dale Mabry Highway  
Tampa, Florida 33611

**ADDRESS:**                      1901 7<sup>th</sup> Avenue South

**PARCEL ID NO.:**                      24-31-16-59454-001-0010

**LEGAL DESCRIPTION:**                      On File

**ZONING:**                      Neighborhood Traditional-1 (NT-1)

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

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

**MOTION:**                      Approval of a Reinstatement of one (1) unit for a total of three (3) dwelling units on the subject property with a Variance to unit size, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
17-52000006:**                      Approval of a Reinstatement of one (1) unit for a total of three (3) dwelling units on the subject property with a Variance to unit size, subject to the conditions in the Staff Report; **APPROVED, 6-0.**

**AGENDA ITEM #F-2****CASE NO. 17-5400028****F-12**

**REQUEST:** Approval of a street side setback Variance to allow construction of a 3-unit multi-family development.

**OWNER:** Nineteen 60 Capital, LLC  
PO Box 22  
Saint Petersburg, Florida 33731-0022

**AGENT:** Mark Stephenson  
146 2<sup>nd</sup> Street North #301  
Saint Petersburg, Florida 33701

**ADDRESS:** 1717 5<sup>th</sup> Street North

**PARCEL ID NO.:** 18-31-17-18792-005-0070

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban Multi-Family-1 (NSM-1)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Mark Stephenson spoke on behalf of the applicant.

**PUBLIC HEARING:** Lucy Trimarco spoke against the application.  
Phillip Herlein spoke in favor of the application.  
Karin Braunsberger spoke against the application.  
Linda Zamparelli spoke against the application.

**MOTION:** Approval of a street side setback Variance to allow construction of a 3-unit multi-family development, subject to the conditions in the Staff Report and as amended.

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

**ACTION TAKEN ON 17-5400028:** Approval of a street side setback Variance to allow construction of a 3-unit multi-family development, subject to the conditions in the Staff Report and as amended; **APPROVED 5-1.**

**AGENDA ITEM #F-3****REHEARING CASE NO. 17-54000019****H-25**

## REHEARING

## REQUEST:

Approval of a Variance to minimum lot width from 100-feet required to 69.9-feet and a Variance to minimum lot area from 8,700 sq. ft. required to 6,905 sq. ft. and 7,426 sq. ft. to create two (2) buildable lots.

## OWNER:

Julie Maynard  
Big Tucker Holdings, LLC  
700 7<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33701

## AGENT:

Bennett Andrews  
PO Box 143  
Saint Petersburg, Florida 33731

## REGISTERED OPPONENT:

Judy Ellis  
1874 Juarez Way South  
Saint Petersburg, Florida 33712

## ADDRESS:

2120 Barcelona Way South

## PARCEL ID NO.:

01-32-16-49428-074-0070

## LEGAL DESCRIPTION:

On File

## ZONING:

Neighborhood Suburban-2 (NS-2)

## PRESENTATIONS:

Cristian Arias made a presentation based on the Staff Report.  
Stephen Boyer spoke on behalf of the Applicant.  
Judy Ellis spoke as the Registered Opponent.

## PUBLIC HEARING:

Enita P. Berkheiser spoke against the application.  
Betty Pokorny spoke against the application.  
Don Pokorny spoke against the application.  
Cristina Aikman spoke against the application.  
Sheena Qualles-DeFreece spoke against the application.  
Faith C. Van spoke against the application.  
Becky Launchi spoke against the application.  
Kent Rodahaver spoke against the application.  
Alexandra Bolton-Schultes spoke against the application.  
David Zachem spoke against the application.  
Sue Godfirnon spoke against the application.  
Robert Sanders spoke against the application.  
Amy Olson spoke against the application.  
Richard A. Mastry spoke against the application.  
Michael Fosnight spoke against the application.  
Heather Torres spoke against the application.  
Sebastian David spoke against the application.  
Adam Torres spoke against the application.  
Susan McIntyre Lawton spoke against the application.  
Frank Wayne Tillman spoke against the application.

David Power spoke against the application.  
Pamela Neet Brickley spoke in favor of the application.  
Denise O'Neal spoke against the application.  
Todd Reed spoke against the application.  
Jason Pelszynski spoke against the application.

**MOTION:** Approval of a Variance to minimum lot width from 100-feet required to 69.9-feet and a Variance to minimum lot area from 8,700 sq. ft. required to 6,905 sq. ft. and 7,426 sq. ft. to create two (2) buildable lots, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON REHEARING 17-54000019:**

Approval of a Variance to minimum lot width from 100-feet required to 69.9-feet and a Variance to minimum lot area from 8,700 sq. ft. required to 6,905 sq. ft. and 7,426 sq. ft. to create two (2) buildable lots, subject to the conditions in the Staff Report; **APPROVED 5-1.**

**AGENDA ITEM #F-4 LDR – 2017-07 SIGN CODE**

**PRESENTATIONS:** Elizabeth Abernethy spoke based on the Staff Report.

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

**MOTION:** Approval of the proposed amendments with the amended text to the City of St. Petersburg's Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan.

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

**ACTION TAKEN ON 2017-07 – SIGN CODE:**

Approval of the proposed amendments with the amended text to the City of St. Petersburg's Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan; **APPROVED 6-0.**

**AGENDA ITEM #F ADJOURNMENT at 4:45 p.m.**