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

ACTION TAKEN - MINUTES

May 2, 2018
Wednesday
2:00 p.m.

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

Commission Members:  Alternates:
Darren Stowe, Chair - P  1. Patricia Castellano – P
Richard Doyle, Vice Chair - P  2. John Barie – P
Joe Griner, III - A  3. Freddy Cuevas – P
Charles Flynn - P  A = Absent
Calvin Samuel - P  P = Present
Melissa Rutland – P (left at 7:20 p.m.)
Matt Walker – P

City Staff Present:
Elizabeth Abernethy, AICP, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Brittany McMullen, AICP, Planner II
Scot Bolyard, Planner I
Shervon Chambliss, Planner I
Alexandria Hancock, Planner II
Michael Dema, Assistant City Attorney
Iris Winn, Administrative Clerk

A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES
B. ROLL CALL
C. INTRODUCTION OF NEW DRC BOARD MEMBER – Freddy Cuevas
D. APPROVAL OF MINUTES OF April 4, 2018, as presented
E. PUBLIC COMMENTS – No speakers were present
F. WITHDRAWAL:
   1. Case No. 18-33000005 – 5355 Dr. ML King Jr. Street North and 875 53rd Terrace North - Withdrawn
G. CONTINUANCE:
   1. Case No. 18-32000001 – 3045 Dr. ML King Jr. Street North – Continued from March 7, 2018
H. PUBLIC HEARING AGENDA: QUASI-JUDICIAL
   1. Case No. 18-54000001 – 4640 Queensboro Avenue South
   2. Case No. 18-31000006 – 10800 and 10900 Roosevelt Boulevard North and 10700 Dr. ML King Jr. Street North
   3. Case No. 18-31000007 – 2240 9th Avenue South
   4. Case No. 18-32000006 – 132 and 180 Mirror Lake Drive North
   5. Case No. 18-54000012 – 501 13th Avenue South and 1223 Street South
   6. Case No. 18-54000020 – 5310 10th Street North
   7. Case No. 18-54000029 – 1030 Beach Drive Northeast
   8. Case No. 18-54000036 – 2200 Tyrone Boulevard North
   9. Case No. 18-39000001 – 1400 47th Avenue Northeast
   10. Case No. 18-39000002 – 1220 81st Street South
I. ADJOURNMENT at 7:45 p.m.
<table>
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<tr>
<th>AGENDA ITEM #G-1</th>
<th>CASE NO. 18-32000001</th>
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<tr>
<td>REQUEST:</td>
<td>Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru to an existing commercial building.</td>
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</tbody>
</table>
| OWNER:           | Joli Laughlin  
1954 Blossom Way South  
Saint Petersburg, Florida 33712  
Caroline J. Spencer  
1954 Blossom Way South  
Saint Petersburg, Florida 33712  
Susan G. Jordan  
1954 Blossom Way South  
Saint Petersburg, Florida 33712 |
| AGENT:           | Tara Mutschler  
Laurene O’Connor  
2332 8th Avenue North  
Saint Petersburg, Florida 33713 |
| ADDRESS:         | 3045 Dr. Martin Luther King Jr. Street North |
| PARCEL ID NO.:   | 07-31-17-78876-000-0050 |
| LEGAL DESCRIPTION: | On File |
| ZONING:          | Corridor Commercial Traditional-1 (CCT-1) |
| PRESENTATIONS:   | Corey Malyszka made a presentation based on the Staff Report. Tara Mutschler spoke on behalf of the applicant. |
| MOTION:          | Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru to an existing commercial building, subject to the conditions in the Staff Report. |
| VOTE:            | Yes – Flynt, Rutland, Samuel, Walker, Doyle, Stowe, Castellano. No – None. |
| ACTION TAKEN ON 18-320000001: | Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru to an existing commercial building, subject to the conditions in the Staff Report, APPROVED 7-0. |
**AGENDA ITEM #H-1  CASE NO. 18-54000001  M-9**

**REQUEST:** Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852-square feet and 3,500-square feet; and a variance to the minimum required lot width from 50-feet to 40.75- feet for two lots in common ownership to allow construction of two (2) new single-family homes.

**OWNER:** Sunset Enterprises Affiliated, LLC
P.O. Box 530626
Saint Petersburg, Florida 33747

**AGENT:** Susan Donohue
4250 39th Avenue South
Saint Petersburg, Florida 33711

**ADDRESS:** 4640 Queensboro Avenue South

**PARCEL ID NO.:** 28-31-16-76374-000-0080

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Brittany McMullen made a presentation based on the Staff Report. Richard Polm spoke on behalf of the applicant.

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

**MOTION #1:** To add Condition of Approval No. 6 to read “The Arborvitae tree in the front yard shall be preserved.

**VOTE:** Yes – Flynt, Rutland, Samuel, Walker, Doyle.
No – Stowe, Castellano.

**MOTION #2:** Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852-square feet and 3,500-square feet; and a variance to the minimum required lot width from 50-feet to 40.75- feet for two lots in common ownership to allow construction of two (2) new single-family homes, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON 18-54000001:** Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852-square feet and 3,500-square feet; and a variance to the minimum required lot width from 50-feet to 40.75- feet for two lots in common ownership to allow construction of two (2) new single-family homes, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**
AGENDA ITEM #H-2  CASE NO. 18-31000006  G-54, G-56 and G-58

REQUEST: Approval of a Site Plan Modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment.

OWNER: City Of St Petersburg
10560 Dr. Martin Luther King Jr.
Saint Petersburg, Florida  33716-3718

Jabil, Inc.
10800 Roosevelt Boulevard North
Saint Petersburg, Florida 33716-2307

AGENT: Christopher Johnson
10800 Roosevelt Boulevard North
Saint Petersburg, Florida 33716

ADDRESSES AND PARCEL ID NOS.: 10800 Roosevelt Boulevard North; 13-30-16-78384-000-0050
10900 Roosevelt Boulevard North; 13-30-16-78384-000-0040
10700 Dr. ML King Jr. Street North; 13-30-16-78384-000-0060

LEGAL DESCRIPTION: On File

ZONING: Employment Center (EC)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Jonathan J. Gotwald on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: To amend special condition no. 2 to read: The height requirement for the shade tree shall be a minimum of 14-feet in height overall to allow the 8-foot understory tree clearance of the canopy tree in order to provide a full 14-foot of canopy in the buffer.

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

MOTION #2: Approval of a Site Plan Modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment, subject to the amended conditions in the Staff Report.

VOTE: Yes – Flynt, Rutland, Samuel, Walker, Doyle, Stowe, Castellano. No – None.
ACTION TAKEN ON 18-31000006:

Approval of a Site Plan Modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment, subject to the amended conditions in the Staff Report, APPROVED 7-0.

AGENDA ITEM #H-3  CASE NO. 18-31000007  I-5

REQUEST:

Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and variances to reduce required parking and provide vehicular access from a primary street.

OWNER:

St Petersburg Housing Authority
2001 Gandy Boulevard North
Saint Petersburg, Florida 33702-2187

AGENT:

Brian Evjen and Alissa Sieben
Norstar Development USA
3629 Madaca Lane
Tampa, Florida 33618

ADDRESSES AND PARCEL ID NOS.

0 11th Avenue South; 26-31-16-44454-000-0002
2240 9th Avenue South; 26-31-16-44454-001-0000 and
26-31-16-44454-001-0001
1245 Jordan Park Street South; 26-31-16-44454-000-0001

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Suburban Multi-Family-1 (NSM-1)

PRESENTATIONS:

Corey Malyszka made a presentation based on the Staff Report.
Susan Bradley spoke on behalf of the applicant.

PUBLIC HEARING:

Elihu Brayboy spoke regarding the application.

MOTION:

Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and variances to reduce required parking and provide vehicular access from a primary street, subject to the conditions in the Staff Report.

VOTE:

Yes – Flynt, Rutland, Samuel, Walker, Doyle, Stowe, Castellano.
No – None.

ACTION TAKEN ON 18-31000007:

Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and variances to reduce required parking and provide vehicular access from a primary street, subject to the conditions in the Staff Report, APPROVED 7-0.
AGENDA ITEM #H-4   CASE NO. 18-32000006   F-2

REQUEST: Approval of a Special Exception and related Site Plan to construct a 39,106-square foot mixed use building.

OWNER: WJBB, Mirror Lake Development, LLC
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

AGENT: Mira Bela
Wannemacher Jensen Architects, Inc.
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

ARCHITECT: Jason Jensen
Wannemacher Jensen Architects, Inc.
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

ADDRESSES AND PARCEL ID NOS.: 132 Mirror Lake Drive North; 19-31-17-48654-004-0010
180 Mirror Lake Drive North; 19-31-17-48654-004-0011

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Jason Jensen spoke on behalf of the applicant.

PUBLIC HEARING: Geraldine Huempfner-Gatz spoke against the application. Kent Fanning spoke against the application. Karen C. Frank spoke against the application. Reggie Craig spoke against the application. Geneva Nelson spoke against the application.

MOTION #1: To add condition of approval to read: There shall be 15 parking spaces signed “Reserved for Church Use on Tuesday and Wednesday, 8:00 am to 6:00 pm”, in accordance with the agreed parking covenant signed by both parties.

VOTE: Yes – Flynt, Rutland, Walker, Doyle, Castellano, Barie, Cuevas. No – None.

MOTION #2: To add condition of approval to read: Any proposed dumpsters for the proposed building shall be located outside of the alley.

VOTE: Yes – Flynt, Rutland, Walker, Doyle, Castellano, Barie, Cuevas. No – None.

MOTION #3: To add condition of approval to read: No construction activity shall be allowed during regularly scheduled church services.

MOTION #4:       To add condition of approval to read: No construction activity shall be allowed during regularly scheduled church services.

VOTE:            Yes – Rutland, Walker, Doyle, Castellano, Barie, Cuevas.
                 No – Flynt.

ACTION TAKEN ON  Approval of a Special Exception and related Site Plan to construct
18-32000006:     a 34,996-square foot building in addition to the existing 4,110-
square foot office building, for a total of 39,106-square foot mixed-use building, subject to the amended conditions in the Staff Report, APPROVED 6-1.

AGENDA ITEM #H-5 CASE NO. 18-54000012 F-7

REQUEST: Approval of a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: Kevin Farrow
        302 Harbour Place
        Tampa, Florida 33602

ADDRESSES AND PARCEL ID NOS.: 1223 5th Street South; 30-31-17-77400-000-0390
                                501 13th Avenue South; 30-31-17-77400-000-0400

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.
                Thomas Green spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: To add special condition item no. 1 to read: The roof plains will be reconsidered to achieve a substantial differentiation.

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

MOTION #2: To approve a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes, subject to the conditions as amended in the Staff Report.

VOTE: Yes – Flynt, Rutland, Samuel, Walker, Doyle, Stowe, Castellano.
       No – None.
ACTION TAKEN ON 18-54000012: To approve a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes, subject to the conditions as amended in the Staff Report, APPROVED 7-0.

AGENDA ITEM #H-6 CASE NO. 18-5400020 G-28

REQUEST: Approval of an after-the-fact variance to the NT vehicular connection standards and to the impervious surface coverage for interior lots to allow for the installation of a circular driveway.

OWNER: Daniel Patterson
531 10th Street North
Saint Petersburg, Florida 33703

ADDRESS: 5310 10th Street North

PARCEL ID NO.: 01-31-16-29340-006-0160

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report. Daniel Patterson spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of an after-the-fact variance to the NT vehicular connection standards and to the impervious surface coverage for interior lots to allow for the installation of a circular driveway, subject to the conditions in the Staff Report.

No – Flynt, Doyle, Stowe, Castellano.

ACTION TAKEN ON 18-5400020: Motion to approve FAILED by a vote of 3-4, thereby denying the request.

AGENDA ITEM #H-7 CASE NO. 18-5400029 D-8

REQUEST: Approval for side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 4.9-feet, to replace single-story detached garage with 2-story accessory structure.

OWNER: Philip Boyle
1030 Beach Drive Northeast
Saint Petersburg, Florida 33701
AGENT: Brett Jacobsen  
Jacobsen Custom Building  
140 42nd Avenue Northeast  
Saint Petersburg, Florida 33703

ADDRESS: 1030 Beach Drive Northeast

PARCEL ID NO.: 17-31-17-03435-008-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Brett Jacobsen spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval for side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 4.9-feet, to replace single-story detached garage with 2-story accessory structure, subject to the conditions in the Staff Report.

No – Flynt.

ACTION TAKEN ON 18-54000029: Approval for side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 4.9-feet, to replace single-story detached garage with 2-story accessory structure, subject to the conditions in the Staff Report, APPROVED 6-1.

AGENDA ITEM #H-8 CASE NO. 18-54000036 D-8

REQUEST: Approval of a variance to the maximum allowable wall sign area from 150-square feet to 218.9-square feet.

OWNER: Seritage SRC Finance, LLC  
500 Fifth Avenue, Suite 1530  
New York, New York 10110

AGENT: Landon White  
Site Enhancement Services  
6001 Nimtz Parkway  
South Bend, Indiana 46628

ADDRESS: 2200 Tyrone Boulevard North

PARCEL ID NO.: 18-31-16-00000-110-0100

LEGAL DESCRIPTION: On File

ZONING: Retail Center-2 (RC-2)
PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Landon White spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the maximum allowable wall sign area from 150-square feet to 218.9-square feet, subject to the conditions in the Staff Report.


ACTION TAKEN ON 18-54000036: Motion to approve FAILED by a vote of 1-6, thereby denying the request.

AGENDA ITEM #H-9 CASE NO. 18-39000001 B-26

REQUEST: Approval of variance to the required setback to the right side extended property line to allow for the construction of a dock and boat lift at a single-family property.

OWNERS: James M. Dunn and Rebecca F. Held
1400 47th Avenue Northeast
Saint Petersburg, Florida 33703

AGENT: Scot McLellan
1108 44th Avenue Northeast
Saint Petersburg, Florida 33703

REGISTERED OPPONENT: Ellen and Paul Tyrell
4695 14th Street Northeast
Saint Petersburg, Florida 33703

ADDRESS: 1400 47th Avenue Northeast

PARCEL ID NO.: 04-31-17-95184-017-0180

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Alexandria Hancock made a presentation based on the Staff Report. Scott McLellan spoke on behalf of the application. Ellen Tyrell spoke as the Registered Opponent. James Dunn spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.
MOTION #1: Approval of a variance to the required setback to the right side extended property line to allow for the construction of a dock at a single-family property.


MOTION #2: To amend condition of approval no. 1 to read: The dock plans submitted for City approval shall be in conformance with the DRC decision on May 2, 2018.

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

MOTION #3: Approval of a variance to the required setback to the right side extended property line to allow for the construction of a boat lift at a single-family property.

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

ACTION TAKEN ON 18-39000001 – Motion #1: Motion to approve the dock variance FAILED by a vote of 3-4, thereby denying the request.

ACTION TAKEN ON 18-39000001 – Motion #3: Approval of a variance to the required setback to the right side extended property line to allow for the construction of a boat lift at a single-family property, subject to the amended conditions, APPROVED 7-0.

AGENDA ITEM #H-10 CASE NO. 18-39000002 T-7

REQUEST: Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain.

OWNER: Cyndi Rosario 1220 81st Street South Saint Petersburg, Florida 33707

REGISTERED OPPONENT: Richard Dauval & Brooke Dubbeld 1240 81st Street South Saint Petersburg, Florida 33707

ADDRESS: 1220 81st Street South

PARCEL ID NO.: 25-31-15-84168-008-0520

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Gary Kalke spoke on behalf of the application. Cyndi Rosario spoke on behalf of the application. Richard Dauval spoke as the Registered Opponent.
PUBLIC HEARING: No speakers were present.

MOTION: Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-39000002: Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain, subject to the conditions in the Staff Report, APPROVED 7-0.

AGENDA ITEM #G ADJOURNMENT at 7:45 p.m.