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

ACTION TAKEN - MINUTES

July 11, 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. Freddy Cuevas – P
Richard Doyle, Vice Chair - A 2. John Barie – P
Joe Griner, III - P 3. Patricia Castellano – P
Charles Flynn - P A = Absent
Calvin Samuel – P (left at 5:15 p.m.) P = Present
Melissa Rutland – P (left at 5:15 p.m.)
Matt Walker – A

City Staff Present:
Elizabeth Abernethy, AICP, Director of Planning & Development Services
Corey Malyszka, Interim Zoning Official
Kathryn Younkin, AICP, Deputy Zoning Official
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Brittany McMullen, AICP, Planner II
Scot Bolyard, Planner I
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Christina M. Boussias, Assistant City Attorney
Iris Winn, Administrative Clerk

A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES
B. ROLL CALL
C. APPROVAL OF MINUTES OF June 6, 2018, as presented
D. PUBLIC COMMENTS – No speakers were present
E. PUBLIC HEARING DEFERRAL – Case No. 18-54000047 – 446 11th Avenue Northeast – Deferred to August 1, 2018
F. WITHDRAWAL – Case No. 18-54000046 – 227 and 237 82nd Avenue North – Withdrawn
G. CONTINUANCE – Case No. 18-32000009 – 3201 39th Avenue North – Continued from June 6, 2018
H. PUBLIC HEARING AGENDA
1. LDR Amendment: Innovation District
QUASI-JUDICIAL:
2. Case No. 18-54000050 – 2800 26th Street North
3. Case No. 18-54000051 – 6042 8th Avenue North
4. Case No. 18-54000052 – 3339 Boca Ciega Drive North
5. Case No. 18-54000059 – 556 16th Avenue Northeast
6. Case No. 18-51000001 – 1253 22nd Avenue South
7. Case No. 18-51000002 – 310 and 312 10th Avenue North
8. Case No. 18-31000010 – 10491 Gandy Boulevard North
9. Case No. 18-32000008 – 1600 54th Avenue South
I. ADJOURNMENT at 6:30 p.m.
### AGENDA ITEM #G-1  
CASE NO. 18-32000009  
CONTINUANCE J-22

**REQUEST:** Approval of a Special Exception and related Site Plan to establish a commercial greenhouse.

**OWNER:** 39 Acre Corp  
122 East 42nd Street, Room 1618  
New York, New York 10168

**AGENT:** Brenden Markopoulos  
3201 39th Avenue North  
Saint Petersburg, Florida 33714

**ADDRESS:** 3201 39th Avenue North

**PARCEL ID NO.:** 02-31-16-96628-001-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Industrial Traditional (IT)

**PRESENTATIONS:** No presentations were made.

**ACTION TAKEN ON 18-32000009:** The applicant agreed to a continuance of this case, until the August 1, 2018 DRC hearing, as there were only six voting members available to vote.

### AGENDA ITEM #H-1  
LDR Amendment - Innovation District

**CONTACT PERSON:** DEREK KILBORN 893-7872

**LDR-2018-01** Text Amendments.

**PRESENTATIONS:** Derek Kilborn made a presentation to the Commission.

**PUBLIC HEARING:** Ed Dyl spoke against the application.  
Don Mastry spoke in favor of the application.  
Ken Heretick spoke in favor of the application.  
Alison Barlow spoke in favor of the application.

**MOTION:** To recommend approval of the proposed amendment 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, Griner, Rutland, Samuel, Stowe, Cuevas, Barie.  
No – none.

**ACTION TAKEN ON LDR 2018-01:** To recommend approval of the proposed amendment to the City of St. Petersburg’s Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg’s Comprehensive Plan; APPROVED 7-0.
<table>
<thead>
<tr>
<th>AGENDA ITEM #H-2</th>
<th>CASE NO. 18-54000050</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUEST:</td>
<td>Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard.</td>
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</tbody>
</table>
| OWNER:          | Caleb O’Dell  
|                 | 2800 26th Street North  
|                 | Saint Petersburg, Florida 33713 |
| ADDRESS:        | 2800 26th Street North |
| PARCEL ID NO.:  | 11-31-16-50580-002-0230 |
| LEGAL DESCRIPTION: | On File |
| ZONING:         | Neighborhood Traditional Single-Family-1 (NT-1) |
| PRESENTATIONS:  | Kathryn Younkin made a presentation based on the Staff Report. Caleb O’Dell spoke on his own behalf. |
| PUBLIC HEARING: | No speakers were present. |
| MOTION:         | Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard, subject to the conditions in the Staff Report. |
| VOTE:           | Yes – Samuel, Stowe, Cuevas, Barie.  
|                 | No – Flynt, Griner, Rutland. |
| ACTION TAKEN ON | Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard, subject to the conditions in the Staff Report; APPROVED 4-3. |

<table>
<thead>
<tr>
<th>AGENDA ITEM #H-3</th>
<th>CASE NO. 18-54000051</th>
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<tbody>
<tr>
<td>REQUEST:</td>
<td>Approval of a variance to the required interior side yard setback from 7.5-feet to 0-feet and rear yard setback from 10-feet to 0-feet to allow the construction of a covered patio.</td>
</tr>
</tbody>
</table>
| OWNER:          | Tamra and Ronald Pierce  
|                 | 6042 8th Avenue North  
|                 | Saint Petersburg, Florida 33710 |
| ADDRESS:        | 6042 8th Avenue North |
| PARCEL ID NO.:  | 17-31-16-23634-004-0040 |
| LEGAL DESCRIPTION: | On File |
| ZONING:         | Neighborhood Suburban Single-Family-2 (NS-2) |
| PRESENTATIONS:  | Scot Bolyard made a presentation based on the Staff Report. Tamra Pierce spoke on her own behalf. |
PUBLIC HEARING: No speakers were present.

MOTION: To defer the request in order for the applicant to provide additional information (The commission requested revised site plans and elevations that clearly define the design and intent, materials to be utilized, height of structure, location of the easement and location of the power lines in conjunction to structure).

VOTE: Yes – Griner, Rutland, Samuel, Stowe, Cuevas, Barie, Castellano. No – None.

ACTION TAKEN ON 18-5400051: Motion to defer passed by a vote of 7-0.

AGENDA ITEM #H-4 CASE NO. 18-5400052 S-18

REQUEST: Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: CLK Remodeling, LLC
6942 Silver Sage Circle
Tampa, Florida 33634

AGENT: Juan Ramirez
6942 Silver Sage Circle
Tampa, Florida 33634

ADDRESS: 3339 Boca Ciega Drive North

PARCEL ID NO.: 12-31-15-44928-032-0090

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-1 (NS-1)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Juan Ramirez spoke on his own behalf. Dillion Jake spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes, subject to conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Stowe, Cuevas, Barie, Castellano. No – None.
ACTION TAKEN ON 18-54000052:
Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes, subject to conditions in the Staff Report; APPROVED 7-0.

AGENDA ITEM #H-5 CASE NO. 18-54000059 D-10

REQUEST: Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and to the required rear yard setback from 7-feet to 1.3-feet to allow construction of an in-ground pool, pool equipment, and generator.

OWNER: Christopher and Lynda Granfield
556 16th Avenue Northeast
Saint Petersburg, Florida 33704

AGENT: Louis Place
Natural Springs Pool and Spa
109 Whitaker Road
Lutz, Florida 33549

ADDRESS: 556 16th Avenue Northeast

PARCEL ID NO.: 17-31-17-83218-056-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-3 (NT-3)

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

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and to the required rear yard setback from 7-feet to 1.3-feet to allow construction of an in-ground pool, pool equipment, and generator, subject to conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Stowe, Cuevas, Barie.
No – None.

ACTION TAKEN ON 18-54000059:
Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and to the required rear yard setback from 7-feet to 1.3-feet to allow construction of an in-ground pool, pool equipment, and generator, subject to conditions in the Staff Report; APPROVED 7-0.
AGENDA ITEM #H-6 CASE NO. 18-51000001

REQUEST: Approval of a redevelopment plan to allow the reconstruction of six (6) multi-family units.

OWNER: Shah St. Petersburg Holdings, LLC
9854 84th Street North
Largo, Florida 33777

AGENT: Ashok Shah
9854 84th Street North
Largo, Florida 33777

ADDRESS: 1253 22nd Avenue South

PARCEL ID NO.: 25-31-16-84726-000-0230

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report.
Pedro Medina spoke on behalf of the application.
Rob Pearson spoke on behalf of the application.

PUBLIC HEARING: Jalessa Blackstear spoke against the application.

MOTION: Approval of a redevelopment plan to allow the reconstruction of six (6) multi-family units, subject to conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Stowe, Cuevas, Barie.
No – None.

ACTION TAKEN ON 18-51000001: Approval of a redevelopment plan to allow the reconstruction of six (6) multi-family units, subject to conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #H-7 CASE NO. 18-51000002

REQUEST: Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where five (5) units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5.

OWNER: Goliath Builders, LLC
3894 48th Avenue South
Saint Petersburg, Florida 33711

AGENT: Mark Hrubar
3894 48th Avenue South
Saint Petersburg, Florida 33711
ADDRESS AND PARCEL ID NOS.: 310 10th Avenue North; 18-31-17-14184-000-0060
312 10th Avenue North; 18-31-17-14184-000-0051

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-3 (NT-3)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. Mark Hrubar spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where five (5) units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5, subject to conditions in the Staff Report.

VOTE: Yes – Griner, Stowe, Cuevas, Barie, Castellano.
No – Flynt.

ACTION TAKEN ON 18-51000002: Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where five (5) units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5, subject to conditions in the Staff Report; APPROVED 5-1.

AGENDA ITEM #H-8 CASE NO. 18-31000010 D-54

REQUEST: Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights.

OWNER: St. Tropez Investments, LLC
1141 Abbeys Way
Tampa, Florida 33602

ARCHITECT: John Bodziak
2325 Ulmerton Road, Suite 21
Clearwater, Florida 33762

ADDRESS: 10491 Gandy Boulevard North

PARCEL ID NOS.: 17-30-17-18270-000-0012
17-30-17-18270-000-0013

LEGAL DESCRIPTION: On File

ZONING: Commercial Corridor Suburban-1 (CCS-1)
PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Jack Bodziak spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights, subject to conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Stowe, Cuevas, Barie, Castellano. No – None.

ACTION TAKEN ON 18-31000010: Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights, subject to conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #H-9 CASE NO. 18-32000008 H-29
REQUEST: Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower.

OWNER: Diocese of St. Petersburg
P.O. Box 40200
Saint Petersburg, Florida 33743

AGENT: Paul Rajkumar
2126 Northwest 159th Lane
Saint Petersburg, Florida 33028

ADDRESS: 1600 54th Avenue South

PARCEL ID NO.: 12:32-16-09220-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-1 (NS-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Paul Rajkumar spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower, subject to conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Stowe, Cuevas, Barie, Castellano. No – None.

ACTION TAKEN ON 18-32000008: Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower, subject to the conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #1 ADJOURNMENT at 6:30 p.m.