ACTION TAKEN – MINUTES

Virtual DRC Meeting – June 17, 2020
Wednesday
10:02 A.M.

Commission Members:  
Melissa Rutland, Chair - P
Freddy Cuevas, Vice Chair – P
Joe Griner, III – P
Charles Flynt – P
Matt Walker – P (Recused from Case No. 20-31000003)
Jessica Ehrlich - (Arrived at 10:04 a.m., experienced technical difficulties at 12:17 p.m.)
Vacant

Alternates:
1. Tim Clemmons – P (Arrived at 10:35 a.m., recused from Case No. 20-31000003)
2. MacReynolds - P
3. Darren Stowe - P

City Staff Present:
Elizabeth Abernethy, AICP, Director of Planning and Development Services
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manger
Rick Smith, Economic Development Manager
George Smith, Economic Development Coordinator
Corey Malyszka, AICP, Urban Design & Development Coordinator
Thomas Whalen, AICP, Planner III
Jaime Jones, AICP, Planner II
Chandrahasa Srinivasa, City Clerk Director
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Michael Flanagan, TV Operations Supervisor
Iris Winn, Administrative Clerk
Katherine Connell, Administrative Secretary

A. OPENING REMARKS OF CHAIR
B. PLEDGE OF ALLEGIANCE
C. ROLL CALL
D. APPROVAL OF MINUTES OF May 20, 2020, as presented
   Minutes approved as presented by a unanimous vote of the Commission.
E. PUBLIC HEARING AGENDA
   QUASI-JUDICIAL:
   1. Case No. 20-31000003 – 5475 3rd Lane North
   2. Case No. 20-32000005 – 3100 and 3190 75th Street North
   3. Case No. 20-32000007 – 1111 18th Avenue South
F. ADJOURNMENT at 12:15 p.m.
G. LDR WORKSHOP – Food Trucks
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<th>AGENDA ITEM #</th>
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**REQUEST:** Approval of a Site Plan modification and approval of a large track planned development which is a Special Exception use to redevelopment an existing mobile home park with a 297-unit residential development. The applicant is requesting a variance for specimen tree preservation.

**APPLICANT:** St. Pete 454, LLC  
240 4th Street North  
Saint Petersburg, Florida 33701

**AGENT:** R. Donald Mastry  
Trenam Law  
200 Central Avenue, Suite 1600  
Saint Petersburg, Florida 33701

**ADDRESS:** 5475 3rd Lane North

**PARCEL ID NO.:** 31-30-17-61389-000-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Don Mastry spoke on behalf of the applicant.  
Thomas Whalen spoke regarding the application.

**PUBLIC HEARING:** Forest Mixon spoke regarding the application.

**MOTION #1:** To amend Special Condition #4 to read: “The vehicular entrance drive to/from Bernard Place North and Manchester be agreed upon at the permitting stage.”

**VOTE:** Yes – Griner, Ehrlich, Cuevas, Rutland, MacReynolds, Stowe.  
No – Flynt.

**CONFLICT:** Walker, Clemmons.

**MOTION #2:** Approval of a Site Plan modification and a large track planned development to redevelopment on existing mobile home park with a 297-unit residential development in the NSM-1 zoning district. The applicant is requesting a variance for specimen tree preservation, subject to the amended special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Ehrlich, Cuevas, Rutland, MacReynolds, Stowe.  
No – None.

**CONFLICT:** Walker, Clemmons.
ACTION TAKEN ON 20-31000003: Approval of a Site Plan modification and a large track planned development to redevelopment on existing mobile home park with a 297-unit residential development in the NSM-1 zoning district. The applicant is requesting a variance for specimen tree preservation, subject to the amended special conditions in the Staff Report; APPROVED 7-0.

AGENDA ITEM #E-2 CASE NO. 20-32000005

REQUEST: Approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square-foot building and construct a new 25,238 square-foot building in the NS-1 zoning district.

APPLICANT: PARC, Inc.
3190 Tyrone Boulevard North
Saint Petersburg, Florida 33710

AGENT: Steve Klar
28473 U.S. 19 North, Suite 602
Clearwater, Florida 33761

ADDRESSES AND PARCEL ID NOS.: 3100 75th Street North; 07-31-16-92880-003-0010, 07-31-16-92898-003-0090, and 07-31-16-92898-003-0091
3190 75th Street North; 07-31-16-92898-003-0100

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Tim Knowles spoke on behalf of the applicant.

PUBLIC HEARING: No speakers present.

MOTION: Approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square-foot building and construct a new 25,238 square-foot building in the NS-1 zoning district, subject to the special conditions in the Staff Report.

No – None.

CONFLICT: None.

ACTION TAKEN ON 20-32000005: Approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square-foot building and construct a new 25,238 square-foot building in the NS-1 zoning district, subject to the special conditions in the Staff Report; APPROVED 7-0.
AGENDA ITEM #E-3  CASE NO. 20-32000007

REQUEST: Modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a market in conjunction with the Enoch Davis Recreation Center with a variance to the required 35-foot setback for Special Exception uses within the NT-2 District.

APPLICANT: City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

AGENT: Rick Smith
City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

ADDRESS: 1111 18th Avenue South

PARCEL ID NO.: 25-31-16-40734-009-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

PRESENTATIONS: Jennifer Bryla made a presentation based on the Staff Report.
Rick Smith spoke regarding the application.
Tim Rhode spoke regarding the application.
Carla Bristol spoke regarding the application.
George Smith spoke regarding the application.

PUBLIC HEARING: No speakers present.

MOTION: Modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a market in conjunction with the Enoch Davis Recreation Center with a variance to the required 35-foot setback for Special Exception uses within the NT-2 District, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Walker, Cuevas, Rutland, Clemmons, MacReynolds.
No – None.

CONFLICT: None.

ACTION TAKEN ON 20-32000007: Modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a market in conjunction with the Enoch Davis Recreation Center with a variance to the required 35-foot setback for Special Exception uses within the NT-2 District, subject to the special conditions in the Staff Report; APPROVED 7-0.

AGENDA ITEM #F  ADJOURNMENT AT 12:15 P.M.

AGENDA ITEM #G  LDR WORKSHOP – Food Trucks