ACTION TAKEN – MINUTES

Virtual DRC Meeting – July 15, 2020
Wednesday
10:01 A.M.

Commission Members:
Melissa Rutland, Chair - P
Freddy Cuevas, Vice Chair – P
Joe Griner, III - P
Charles Flynt - P
Matt Walker – A
Jessica Ehrlich – A (Recused from Case no. 20-33000008)
Vacant

Alternates:
1. Martha MacReynolds - P
2. Darren Stowe - P
3. Tim Clemmons - A (Recused from Case nos. 20-33000006, 20-33000008, and 20-31000002)

City Staff Present:
Elizabeth Abernethy, AICP, Director of Planning and Development Services
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manager
Derek Kilborn, Urban Planning and Historic Preservation Division
Scot Bolyard, AICP, Deputy Zoning Official
Corey Malyszka, AICP, Urban Design & Development Coordinator
Cheryl Bergailo, AICP, Planner II
Shervon Chambliss, Planner I
Michael Larimore, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Heather Judd, Assistant City Attorney
Chandrahasa Srinivasa, City Clerk Director
Michael Flanagan, TV Operations Supervisor
Iris Winn, Administrative Clerk
Katherine Connell, Administrative Secretary

A. OPENING REMARKS OF CHAIR
B. PLEDGE OF ALLEGIANCE
C. SWEARING IN OF WITNESSES
D. ROLL CALL
E. APPROVAL OF MINUTES OF June 17, 2020, as presented
   Minutes approved as presented by a unanimous vote of the Commission.
F. PUBLIC HEARING AGENDA
   1. LDR 2020-04 Mobile Food Trucks
   2. Case No. 20-33000002 – 311 112th Avenue Northeast
   3. Case No. 20-33000008 – 450, 476, and 486 1st Avenue North
   4. Case No. 20-33000006 – 0 3rd Avenue North/West of 302 Grove Street North
G. QUASI-JUDICIAL – Agenda order restructured as requested by the Chair.
   1. Case No. 20-31000002 – 0 3rd Avenue North/West of 302 Grove Street North
H. CONTINUANCE:
   1. Case No. 20-32000001 – 421 44th Avenue North and 4400 4th Street North, Deferred by the DRC on March 4, 2020
I. QUASI-JUDICIAL
   1. Case No. 20-32000003 – 2400 and 2326 5th Street South, 2400 6th Street South, 501, 509, and 523 24th Street South
   2. Case No. 20-31000004 – 10491 Gandy Boulevard North
J. ADJOURNMENT at 1:32 P.M.
AGENDA ITEM #F-1  LDR Amendments

CITY FILE: LDR 2020-04: Mobile Food Truck Amendments

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Heather Judd spoke regarding the application.

PUBLIC HEARING: No speakers present.

MOTION: Approval of consistency with the Comprehensive Plan and to recommend to City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to mobile food trucks [Section 509.102 F.S.] and Senate Bill 1193.

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

CONFLICTS: None.

ACTION TAKEN ON LDR 2020-04: Approval of consistency with the Comprehensive Plan and to recommend to City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to mobile food trucks [Section 509.102 F.S.] and Senate Bill 1193; APPROVED 6-0.

AGENDA ITEM #F-2  CASE NO. 20-33000002  E-58

REQUEST: Approval of a vacation of a 16-foot wide stormwater and ingress/egress easement within Bridgetown Plat, Block 16.

APPLICANT: WTIS-AM Inc., c/o Deborah Roseman
2840 West Bay Drive
Belleair Bluffs, Florida 33770

AGENT: Pulte Group
c/o Jeff Deason
2682 South Falkenburg Road
Riverview, Florida 33578

ADDRESS: 311 112th Avenue Northeast

PARCEL ID NO.: 18-30-17-11304-016-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers present.
MOTION: Approval of a vacation of a 16-foot wide stormwater and ingress/egress easement within Bridgetown Plat, Block 16, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON 20-33000002: Approval of a vacation of a 16-foot wide stormwater and ingress/egress easement within Bridgetown Plat, Block 16, subject to the special conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #F-3 CASE NO. 20-33000008 F-2

REQUEST: Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg.

APPLICANT: PLDD 1st Avenue, LLC
3060 Alt. 19 North
Palm Harbor, Florida 34683

AGENT: R. Donald Mastry of Trenam Law and Kathryn Younkin (of Behar Peteranecz, Architecture)
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESSES AND PARCEL ID NOS.: 450 1st Avenue North; 19-31-17-74466-027-0040
476 1st Avenue North; 19-31-17-74466-027-0070
486 1st Avenue North; 19-31-17-74466-027-0100

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)
Downtown Center (DC-C)

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.
Corey Malyszka spoke regarding the application.
Jennifer Bryla spoke regarding the application.
Elizabeth Abernethy spoke regarding the application.

PUBLIC HEARING: R. Donald Mastry spoke on behalf of the applicant.
Corey Malyszka spoke regarding the application.
Deborah Martohue, Esq., spoke in opposition of the application.
Robert Zorn spoke in opposition of the application.
Istavan Peteranecz spoke on behalf of the applicant.
Frank Krystofik spoke in opposition of the application.
Dustin DeNunzio spoke in favor of the application.
Kathryn Younkin spoke on behalf of the applicant.
Derek Diasti spoke in opposition of the application.
Irina Krystofik spoke in opposition of the application.

MOTION #1: To amend the request to read: “Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg from an elevation of 60-feet to 119-feet.”

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

MOTION #2: Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg from an elevation of 60-feet to 119-feet, subject to the conditions in the Staff Report.

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

CONFLICTS: Ehrlich, Clemmons.

ACTION TAKEN ON 20-33000008: Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg from an elevation of 60-feet to 119-feet, subject to the conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #F-4 CASE NO. 20-33000006 F-4
REQUEST: Approval of a partial vacation of 8th Street North consisting of 2,275 square-feet of right-of-way located on the eastern side of 8th Street North between Calla Terrace North and 3rd Avenue North.

APPLICANT: Bridgepoint Church, Inc.
6690 Crosswinds Drive North
Saint Petersburg, Florida 33710

AGENT: R. Donald Mastry of Trenam Law and
Fred Hemmer (of Mirror Lake Place, LLC)
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 0 3rd Avenue North/West of 302 Grove Street North

PARCEL ID NO.: 19-31-17-66528-000-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.
PUBLIC HEARING: R. Donald Mastry spoke on behalf of the applicant.

MOTION: Approval of a partial vacation of 8th Street North consisting of 2,275 square-feet of right-of-way located on the eastern side of 8th Street North between Calla Terrace North and 3rd Avenue North, subject to the special conditions in the Staff Report.

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

CONFLICTS: Clemmons.

ACTION TAKEN ON 20-33000006: Approval of a partial vacation of 8th Street North consisting of 2,275 square-feet of right-of-way located on the eastern side of 8th Street North between Calla Terrace North and 3rd Avenue North, subject to the special conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #G-1 CASE NO. 20-31000002 F-4

REQUEST: Approval of a Site Plan to construct 88-dwelling units, 3,800 square-feet of retail space and a 6-story 238 space parking garage in the DC-2 zoning district. The applicant is requesting approval of additional building height and floor area ratio bonuses.

APPLICANT: Bridgepoint Church, Inc.
6690 Crosswinds Drive North
Saint Petersburg, Florida 33710

AGENT: R. Donald Mastry of Trenam Law and Fred Hemmer (of Mirror Lake Place, LLC)
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 0 3rd Avenue North/West of 302 Grove Street North

PARCEL ID NO.: 19-31-17-66528-000-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. R. Donald Mastry spoke on behalf of the applicant. Derek Kilborn spoke regarding the application.

PUBLIC HEARING: No speakers present.

MOTION #1: To correct Special Condition of Approval #6 from 82 parking spaces to 67 parking spaces.

VOTE: Yes – Flynt, Griner, Cuevas, Rutland, MacReynolds, Stowe. No – None.
MOTION #2: Approval of a Site Plan to construct 88-dwelling units, 3,800 square-feet of retail space and a 6-story 238 space parking garage in the DC-2 zoning district. The applicant is requesting approval of additional building height and floor area ratio bonuses, subject to the amended special conditions in the Staff Report.

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

CONFLICTS: Clemmons.

ACTION TAKEN ON 20-31000002: Approval of a Site Plan to construct 88-dwelling units, 3,800 square-feet of retail space and a 6-story 238 space parking garage in the DC-2 zoning district. The applicant is requesting approval of additional building height and floor area ratio bonuses, subject to the amended special conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #H-1 CASE NO. 20-32000001 CONTINUANCE F-24
REQUEST: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1).

OWNER: Trust No. 4400-4
Land Trust Service Corp TRE
P.O. Box 186
Lake Wales, Florida 33859

APPLICANT: 421 44th LLC
4400 4th Street North
Saint Petersburg, Florida 33703

AGENT: Thomas Heyward
4267 48th Avenue South
Saint Petersburg, Florida 33711

ADDRESSES AND PARCEL ID NOS.: 421 44th Avenue North; 06-31-17-54540-004-0100
4400 4th Street North; 06-31-17-54540-004-0110

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)
Corridor Commercial Suburban (CCS-1)

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

PUBLIC HEARING: No speakers present.
MOTION: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1), subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON 20-32000001: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1), subject to the special conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #1-1 CASE NO. 20-32000003 F-13

REQUEST: Approval of a Special Exception and related Site Plan for a Private School with 10 classrooms within an existing House of Worship, and a Variance to the required 35-foot setback for Special Exception uses within the NT-1 zoning district.

APPLICANT: Islamic Society of St. Petersburg, Inc. 2401 5th Street South Saint Petersburg, Florida 33705

AGENT: Rachid Tachakort 2401 5th Street South Saint Petersburg, Florida 33705

ADDRESSES AND PARCEL ID NOS.: 2400 5th Street South; 31-31-17-36684-000-0300 2326 5th Street South; 31-31-17-36684-000-0310 2400 6th Street South; 31-31-17-36684-000-0300 501 24th Avenue South; 31-31-17-36684-000-0580 509 24th Avenue South; 31-31-17-36684-000-0570 523 24th Avenue South; 31-31-17-36684-000-0560

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: Saad Rahmouni spoke in favor of the application.

MOTION: Approval of a Special Exception and related Site Plan for a Private School with 10 classrooms within an existing House of Worship, and a Variance to the required 35-foot setback for Special Exception uses within the NT-1 zoning district, subject to the special conditions in the Staff Report.
VOTE: Yes – Flynt, Griner, Cuevas, Rutland, MacReynolds, Stowe.
No – None.

CONFLICTS: None.

ACTION TAKEN ON 20-32000003: Approval of a Special Exception and related Site Plan for a Private School with 10 classrooms within an existing House of Worship, and a Variance to the required 35-foot setback for Special Exception uses within the NT-1 zoning district, subject to the special conditions in the Staff Report; APPROVED 6-0.

AGENDA ITEM #I-2 CASE NO. 20-31000004 D-54

REQUEST: Approval of a modification to a previously approved Site Plan to allow construction of an additional 34 units for a total of 102 multi-family residential units, utilizing Transfer of Development Rights.

APPLICANT: St. Tropez Investment Co., LLC
1141 Abbeys Way
Tampa, Florida 33602

AGENT: John A. Bodziak
743 49th Street North
Saint Petersburg, Florida 33710

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: Corridor Commercial Suburban (CCS-1)

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

PUBLIC HEARING: No speakers present.

MOTION: Approval of a modification to a previously approved Site Plan to allow construction of an additional 34 units for a total of 102 multi-family residential units, utilizing Transfer of Development Rights, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.
### ACTION TAKEN ON

**20-31000004:** Approval of a modification to a previously approved Site Plan to allow construction of an additional 34 units for a total of 102 multi-family residential units, utilizing Transfer of Development Rights, subject to the special conditions in the Staff Report; **APPROVED 6-0.**

### AGENDA ITEM #J

**ADJOURNMENT 1:32 P.M.**