



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

ACTION TAKEN – MINUTES

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

**December 2, 2020
Wednesday
10:15 A.M.**

Commission Members:

Freddy Cuevas, Chair - A
Tim Clemmons, Vice Chair– P (Recused from Case no. 20-32000015)
Joe Griner, III - A
Melissa Rutland – A
Matt Walker – P
Martha MacReynolds – P
Vacant Seat

Alternates:

1. Charles Flynt - P
2. Darren Stowe - P
3. Michael Kiernan – P (*arrived at 12:40 p.m.*)
A = Absent
P = Present

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning and Development Services
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manager
Scot Bolyard, AICP, Deputy Zoning Official
Corey Malyszka, AICP, Urban Design & Development Coordinator
Chandrasa Srinivasa, City Clerk Director
Andrew Grzybowski, Application Support Specialist I
Noah Taylor, AICP Planner III
Jaime Jones, AICP, Planner I
Cheryl Bergailo, AICP, Planner II
Adriana Puentes Shaw, AICP, Planner II
Shervon Chambliss, Planner I
Candace Scott, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Iris Winn, Administrative Clerk
Katherine Connell, Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES OF November 4, 2020

E. DEFERRALS

1. Case No. 20-54000057 – 4035 7th Avenue North – Deferred to January 6, 2021.
2. Case No. 20-32000012 – 2713 10th Street South – Deferred to January 6, 2021 at the Request of the Applicant.

F. LDR WORKSHOP - Flood Ordinance Update

G. PUBLIC HEARING AGENDA

LEGISLATIVE

1. Case No. 18-33000010 – 3800 17th Avenue North, 3827, 3843, 3853, and 3863 16th Avenue North CB

QUASI-JUDICIAL

2. Case No. 19-54000033 – 3759 29th Avenue South
3. Case No. 20-54000055 – 3637 Dr. Martin Luther King Jr. Street North
4. Case No. 20-32000017 – 10690 Gandy Boulevard North
5. Case No. 20-32000015 – 2500 16th Street North
6. Case No. 20-54000065 – 3301 32nd Avenue South

H. ADJOURNMENT at 3:15 P.M.

AGENDA ITEM E-1 CASE NO. 20-54000057**CASE DEFERRED TO JANUARY 6, 2021****AGENDA ITEM E-2 CASE NO. 20-32000012****CASE DEFERRED TO JANUARY 6, 2021****AGENDA ITEM F LDR WORKSHOP – Flood Ordinance Update**

CITY FILE LDR Workshop – Flood Ordinance Update

PRESENTATION: Noah Taylor and Elizabeth Abernethy made a presentation to the Commission.

AGENDA ITEM G-1 CASE NO. 18-33000010 K-10

REQUEST: Approval of a vacation a 16-foot east/west alley adjacent to lots 1-8 and 9-16, Block 2 Corson's Subdivision, located between 38th Street North and 39th Street North and between 16th Avenue North and 17th Avenue North.

OWNER: Calvary Chapel Fellowship
3800 17th Avenue North
Saint Petersburg, Florida 33713

AGENT: Parsely Development Inc.
c/o Jehrica Fehrman
2325 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33704

ADDRESSES AND
PARCEL ID NOS.: 3800 17th Avenue North; 15-31-16-18288-002-0010
3827 16th Avenue North; 15-31-16-18288-002-0120
3843 16th Avenue North; 15-31-16-18288-002-0110
3853 16th Avenue North; 15-31-16-18288-002-0010
3863 16th Avenue North; 15-31-16-18288-002-0090

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.
Pastor Danny Hodges represented the Owner and did not make a presentation.

PUBLIC HEARING: Cameron Scott spoke in favor of the application.

MOTION: Approval of a vacation a 16-foot east/west alley adjacent to lots 1-8 and 9-16, Block 2 Corson's Subdivision, located between 38th Street North and 39th Street North and between 16th Avenue North and 17th Avenue North, subject to the special conditions in the Staff Report.

VOTE: Yes – Walker, MacReynolds, Clemmons, Flynt, Stowe.
No – None.

CONFLICTS: None.

**ACTION TAKEN ON
18-33000010:**

Approval of a vacation a 16-foot east/west alley adjacent to lots 1-8 and 9-16, Block 2 Corson's Subdivision, located between 38th Street North and 39th Street North and between 16th Avenue North and 17th Avenue North, subject to the special conditions in the Staff Report, **APPROVED 5-0.**

AGENDA ITEM G-2	CASE NO. 19-54000033	K-15
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REQUEST: Approval of a variance to the NS-1 zoning district required minimum lot width from 75-feet to 50-feet and lot area from 5,800 square-feet to 5,300 square-feet for two (2) non-conforming lots in common ownership, to allow for the construction of a new single-family residence.

OWNER: Earl Presley Jr.
3759 29th Avenue South
Saint Petersburg, Florida 33711

ADDRESS: 3759 29th Avenue South

PARCEL ID NO.: 34-31-16-05526-008-0200

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report.
Earl Presley, Jr. spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the NS-1 zoning district required minimum lot width from 75-feet to 50-feet and lot area from 5,800 square-feet to 5,300 square-feet for two (2) non-conforming lots in common ownership, to allow for the construction of a new single-family residence, subject to the special conditions in the Staff Report.

VOTE: Yes – Walker, MacReynolds, Clemmons, Flynt, Stowe.
No – None.

CONFLICTS: None.

**ACTION TAKEN ON
19-54000033:**

Approval of a variance to the NS-1 zoning district required minimum lot width from 75-feet to 50-feet and lot area from 5,800 square-feet to 5,300 square-feet for two (2) non-conforming lots in common ownership, to allow for the construction of a new single-family residence, subject to the special conditions in the Staff Report, **APPROVED 5-0.**

AGENDA ITEM G-3 CASE NO. 20-54000055 F-20

REQUEST: Approval of a variance to construct a driveway within the platted front yard for a property in the NT-2 zoning district.

OWNERS: Brock Allen Johnson
3637 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33704

Jeffrey Allen Johnston
3637 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33704

Toni Victorio Johnston
3637 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33704

ADDRESS: 3637 Dr. Martin Luther King Jr. Street North

PARCEL ID NO.: 07-31-17-00522-003-0020

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Candace Scott made a presentation based on the Staff Report.
Toni Victorio Johnston spoke on her own behalf.

PUBLIC HEARING: Mark Miklos spoke in favor of the application.
Wendy Grassi did not speak but filled out a blue comment card in favor of the application. A written statement from Wendy Grassi was also read into the record by the Clerk of the Commission.
Jerick Johnston spoke in favor of the application.

MOTION: Approval of a variance to construct a driveway within the platted front yard for a property in the NT-2 zoning district, subject to the special conditions in the Staff Report.

VOTE: Yes – None.
No – Walker, MacReynolds, Clemmons, Flynt, Stowe.

CONFLICTS: None.

ACTION TAKEN ON 20-54000055: Motion to approve **failed** by a vote of 0-5, thereby **denying** the request.

AGENDA ITEM G-4	CASE NO. 20-32000017	C-54, D-54
REQUEST:	Approval of a Special Exception and related Site Plan to construct a car wash in the CCS-1 zoning district.	
OWNER:	Abuoleim Petroleum II, LLC 6641 US Highway 301 South Riverview, Florida 33578	
AGENT:	Tampa Civil Design c/o Jeremy Couch, P.E. 17937 Hunting Bow Circle, Suite 102 Lutz, Florida 33558	
ADDRESS:	10690 Gandy Boulevard North	
PARCEL ID NO.:	17-30-17-78670-001-0010	
LEGAL DESCRIPTION:	On File	
ZONING:	Corridor Commercial Suburban (CCS-1)	
PRESENTATIONS:	Adriana Puentes Shaw made a presentation based on the Staff Report. Kyle Glorioso spoke on behalf of the Owner.	
PUBLIC HEARING:	No speakers were present.	
MOTION:	Approval of a Special Exception and related Site Plan to construct a car wash in the CCS-1 zoning district, subject to the special conditions in the Staff Report.	
VOTE:	Yes – Walker, MacReynolds, Clemmons, Flynt, Stowe, Kiernan. No – None.	
CONFLICTS:	None.	
ACTION TAKEN ON 20-32000017:	Approval of a Special Exception and related Site Plan to construct a car wash in the CCS-1 zoning district, subject to the special conditions in the Staff Report, APPROVED 6-0.	

AGENDA ITEM G-5	CASE NO. 20-32000015	H-14
REQUEST:	Approval of a Special Exception and related site plan for a house of worship. The applicant is proposing to reduce the size of the existing buildings and property. The applicant is also requesting a variance for the interior side yard setback from 35 feet to 10 feet in the NT-1 zoning district.	
OWNER:	Episcopal Church of St Bede, Inc. 2500 16 th Street North Saint Petersburg, Florida 33704	
AGENT:	Joel Giles, Esq. 626 17 th Avenue Northeast Saint Petersburg, Florida 33704	
ADDRESS:	2500 16 th Street North	
PARCEL ID NO.:	12-31-16-77904-000-0010	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional Single-Family (NT-1)	
PRESENTATIONS:	Corey Malyszka made a presentation based on the Staff Report. Joel Giles, Esq. spoke on behalf of the Owner.	
PUBLIC HEARING:	Joyce Stein spoke in opposition of the application. Jackie Porter spoke in opposition of the application.	
MOTION:	Approval of a Special Exception and related site plan for a house of worship. The applicant is proposing to reduce the size of the existing buildings and property. The applicant is also requesting a variance for the interior side yard setback from 35 feet to 10 feet in the NT-1 zoning district, subject to the special conditions in the Staff Report.	
VOTE:	Yes – Walker, MacReynolds, Flynt, Stowe, Kiernan. No – None.	
CONFLICTS:	Clemmons.	
ACTION TAKEN ON 20-32000015:	Approval of a Special Exception and related site plan for a house of worship. The applicant is proposing to reduce the size of the existing buildings and property. The applicant is also requesting a variance for the interior side yard setback from 35 feet to 10 feet in the NT-1 zoning district, subject to the special conditions in the Staff Report, APPROVED 5-0.	

AGENDA ITEM G-6**CASE NO. 20-54000065****J-17**

REQUEST: Approval of sign variances to allow construction of a 30-foot tall freestanding sign with 247.38 square-feet of copy area, where 20-feet of height and 150 square-feet of copy area is allowed; a building identification sign of 305.72 square-feet, where 160.3 square-feet is allowed; the addition of three wall signs of 75 square-feet each for a total of 225 square-feet of building signage, where 150 square-feet is allowed; and a roof mounted public sign of 101.75 square-feet in an RC-1 zoning district.

OWNER: Skyway Marina, LLC
142 West Platt Street
Tampa, Florida 33606

AGENT: Creative Sign Designs
c/o Addie Mentry
12801 Commodity Place
Tampa, Florida 33626

ADDRESS: 3301 32nd Avenue South

PARCEL ID NO.: 35-31-16-49734-001-0020

LEGAL DESCRIPTION: On File

ZONING: Retail Center (RC-1)

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Addie Mentry spoke on behalf of the Owner.
Donald Phillips spoke on behalf of the Owner.

PUBLIC HEARING: A written statement of support from Frank Bozikovich was read into the record by the Clerk of the Commission.
A written statement of support from Lisa Marone was read into the record by the Clerk of the Commission.
Darryl Rouson spoke in support of the application.

MOTION #1: To add Special Condition #6 to read: "To allow for the aggregation of wall signage on the property for the developer."

VOTE: Yes – Walker, MacReynolds, Clemmons, Flynt, Stowe, Kiernan.
No – None.

MOTION #2: Approval of a sign variance to allow construction of a building identification sign of 305.72 square-feet where 160.3 square-feet is allowed and substantially matches renderings and graphics in the Staff Report, subject to the amended special conditions.

VOTE: Yes – Walker, MacReynolds, Clemmons, Flynt, Kiernan.
No – Stowe.

MOTION #3: Approval of a sign variance to allow construction of a 30-foot tall free-standing sign with 247.38 square-feet of copy area, where 20-feet of height and 150 square-feet of copy area is allowed, subject to the amended special conditions.

VOTE: Yes – Kiernan.
No – Walker, MacReynolds, Clemmons, Flynt, Stowe.

MOTION #4: Approval of a variance for the addition of three (3) wall signs of 75 square-feet each for a total of 225 square-feet of building signage, where 150 square-feet is allowed, subject to the amended special conditions.

VOTE: Yes – Walker, MacReynolds, Clemmons, Flynt, Stowe, Kiernan.
No – None.

MOTION #5: Approval of a roof mounted public sign of 101.75 square-feet in the RC-1 zoning district, subject to the amended special conditions.

VOTE: Yes – Walker, MacReynolds, Clemmons, Flynt, Stowe, Kiernan.
No – None.

CONFLICTS: None.

**ACTION TAKEN ON
20-54000065:**

Approval of sign variances to allow construction of a building identification sign of 305.72 square-feet, where 160.3 square-feet is allowed and substantially matches renderings and graphics in the Staff Report; the addition of three (3) wall signs of 75 square-feet each for a total of 225 square-feet of building signage, where 150 square-feet is allowed; and a roof mounted public sign of 101.75 square-feet in an RC-1 zoning district, subject to the amended special conditions in the Staff Report, **APPROVED 6-0.**

AGENDA ITEM H ADJOURNMENT at 3:15 P.M.