



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

January 6, 2021
Wednesday
1:05 P.M.

Commission Members:

Freddy Cuevas, Chair - A
Tim Clemmons, Vice Chair – P
Joe Griner, III – P (Recused from Case no. 20-54000069)
Melissa Rutland – P
Matt Walker – P (Recused from Case no. 20-31000016, excused at 4:43 p.m.)
Martha MacReynolds – P
Vacant Seat

Alternates:

1. Charles Flynt - P
2. Darren Stowe – P (*arrived at 1:24 p.m.*)
3. Michael Kiernan – P
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 Manger
Scott Crawford, CBO, CFM, CBC, Deputy Building Official
Chandrasaha Srinivasa, City Clerk Director
Corey Malyszka, AICP, Urban Design & Development Coordinator
Noah Taylor, AICP Planner III
Jaime Jones, AICP, Planner II
Cheryl Bergailo, AICP, Planner II
Candace Scott, Planner I
Michael Larimore, Planner I
Michael Dema, 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 December 2, 2020

E. DEFERRAL

1. Case No. 20-32000012 – 2713 10th Street North – Deferred to February 3, 2021 at the Request of the Applicant.

F. PUBLIC HEARING AGENDA

EXTENSION REQUEST

1. Case No. 20-33000022 – 7601 Dr. Martin Luther King Jr. Street North

LEGISLATIVE

2. LDR – Flood Ordinance Amendments

QUASI-JUDICIAL

3. Case No. 20-31000016 – 5475 3rd Lane North – Deferred from December 2, 2020.

4. Case No. 20-54000056 – 1035 28th Street North – Deferred from December 2, 2020.

5. Case No. 20-54000010 – 2130 Central Avenue

6. Case No. 20-54000057 – 4035 7th Avenue North

7. Case No. 20-54000069 – 3121 10th Avenue North

8. Case No. 20-31000011 – 5501 31st Street South

G. ADJOURNMENT at 5:17 P.M.

AGENDA ITEM E-1 CASE NO. 20-32000012 G-16

DEFERRED TO FEBRUARY 3, 2021

AGENDA ITEM F-1 EXTENSION REQUEST

DRC Case No. 20-33000022 - 7601 Dr. Martin Luther King Jr. Street North

Approval of an extension to January 6, 2022 of a vacation of a 16-foot north/south alley located between Block 1, Lot 1 of the Northside Replat and Lot 147 of the Gandy Highway Subdivision, abutting 7601 Dr. Martin Luther King, Jr. Street North and 871 76th Avenue North.

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of an extension to January 6, 2022 of a vacation of a 16-foot north/south alley located between Block 1, Lot 1 of the Northside Replat and Lot 147 of the Gandy Highway Subdivision, abutting 7601 Dr. Martin Luther King, Jr. Street North and 871 76th Avenue North, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON 20-33000022: Approval of an extension to January 6, 2022 of a vacation of a 16-foot north/south alley located between Block 1, Lot 1 of the Northside Replat and Lot 147 of the Gandy Highway Subdivision, abutting 7601 Dr. Martin Luther King, Jr. Street North and 871 76th Avenue North, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM F-2 LDR– FLOOD ORDINANCE AMENDMENTS

CITY FILE 2020-06: Flood Ordinance Amendments

PRESENTATIONS: Noah Taylor made a presentation to the Commission.
Elizabeth Abernethy spoke regarding the proposal.
Scott Crawford spoke regarding the proposal.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of consistency with the Comprehensive Plan and recommend to the City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to Floodplain Management.

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

ACTION TAKEN ON**LDR-2020-01:**

Approval of consistency with the Comprehensive Plan and recommend to the City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to Floodplain Management., **APPROVED 7-0.**

AGENDA ITEM F-3**CASE NO. 20-3100016****DEFERRAL****E-30****REQUEST:**

Approval of a Site Plan modification to redevelop an existing mobile home park with a 415-unit residential development in the NSM-1 zoning district.

OWNER:

SD St. Pete 454, LLC
2639 Professional Circle, Suite 101
Naples, Florida 34119

AGENT:

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

ADDRESS:

5475 3rd Lane North

PARCEL ID NOS.:

31-30-17-61389-000-0010

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Suburban Multi-Family (NSM-1)

PRESENTATIONS:

Corey Malyszka made a presentation on behalf of Scot Bolyard based on the Staff Report.
R. Don Mastry spoke on behalf of the Owner.

PUBLIC HEARING:

Araceir Cruz spoke against the application.

MOTION:

Approval of a Site Plan modification to redevelop an existing mobile home park with a 415-unit residential development in the NSM-1 zoning district, subject to the special conditions in the Staff Report.

VOTE:

Yes – Griner, Rutland, MacReynolds, Clemmons, Stowe, Kiernan, Flynt.
No – None.

CONFLICTS:

Walker.

ACTION TAKEN ON**20-3100016:**

Approval of a Site Plan modification to redevelop an existing mobile home park with a 415-unit residential development in the NSM-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM F-4	CASE NO. 20-5400056	DEFERRAL	I-8
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REQUEST: Approval of a variance to install a standard driveway in the side yard instead of on the alley in the NT-2 zoning district.

OWNER: Dinitry Izotov
11940 Royce Waterford Circle
Tampa, Florida 33626

AGENT: David Arch
4391 31st Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 1035 28th Street North

PARCEL ID NO.: 14-31-16-57240-000-0510

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
David Arch spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: The Commission requested that the applicant shall provide a report of the contact made with the City's Engineering and Transportation departments to create a culvert for the drainage ditch that shall extend to the alley to connect to 11th Avenue North. The Commission also requested that the applicant shall update their site plans to illustrate the legal driveway design.

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

CONFLICTS: None.

ACTION TAKEN ON
20-5400056: Motion to defer **passed** by a vote of 7-0.

AGENDA ITEM F-5	CASE NO. 20-5400010	H-2
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REQUEST: Approval of an after the fact variance to surface material for a previously approved grass parking lot to be improved with crushed shell in the CCT-2 zoning district.

OWNER: W B OF Pinellas, LLC
P.O. Box 66959
St Pete Beach, Florida 33736

AGENT: Fred Bickley
Bickley Realty Advisors
7221 50th Street
Pinellas Park, Florida 33781

ADDRESS: 2130 Central Avenue
PARCEL ID NO.: 24-31-16-44190-004-0040
LEGAL DESCRIPTION: On File
ZONING: Corridor Commercial Traditional (CCT-2)
PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Fred Bickley spoke on behalf of the Owner.
PUBLIC HEARING: Tonya Goodrich spoke in favor of the application.
MOTION: Approval of an after the fact variance to surface material for a previously approved grass parking lot to be improved with crushed shell in the CCT-2 zoning district, subject to the special conditions in the Staff Report.
VOTE: Yes – Rutland.
No – Griner, Walker, MacReynolds, Clemmons, Stowe, Kiernan.
CONFLICTS: None.
ACTION TAKEN ON 20-54000010: Motion to approve **failed** by a vote of 6-1, thereby **denying** the request.

AGENDA ITEM F-6 CASE NO. 20-54000057 L-6

REQUEST: Approval of a variance to install a driveway in the front yard with alley access in the NT-2 zoning district.
OWNER: Anthony Costello and Susie Carbray
4035 7th Avenue North
Saint Petersburg, Florida 33713
ADDRESS: 4035 7th Avenue North
PARCEL ID NO.: 15-31-16-58518-006-0120
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional Single-Family (NT-2)
PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report. Anthony Costello spoke on his own behalf.
PUBLIC HEARING: No speakers were present.
MOTION: Approval of a variance to install a driveway in the front yard with alley access in the NT-2 zoning district, subject to the special conditions in the Staff Report.
VOTE: Yes – Griner.
No – Walker, Rutland, MacReynolds, Clemmons, Stowe, Kiernan.
CONFLICTS: None.
ACTION TAKEN ON 20-54000057: Motion to approve **failed** by a vote of 6-1, thereby **denying** the request.

AGENDA ITEM F-7**CASE NO. 20-5400069****J-8**

REQUEST: Approval of a variance to reduce the front yard setback from 25-feet required to 20-feet proposed to enclose a portion of a front porch in the NT-2 zoning district.

OWNER: Azure Bay Investment Group, LLC
c/o Sandra Vratsanos
2180 Park Place Drive
Slatington, Pennsylvania 18080

AGENT: Woodrow M. Wilson
1408 Wilson Road
Clearwater, Florida 33755

ADDRESS: 3121 10th Avenue North

PARCEL ID NO.: 14-31-16-28188-006-0030

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Candace Scott made a presentation based on the Staff Report. Woodrow Wilson represented the Owner but did not speak.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to reduce the front yard setback from 25-feet required to 20-feet proposed to enclose a portion of a front porch in the NT-2 zoning district, subject to the special conditions in the Staff Report.

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

CONFLICTS: Griner.

**ACTION TAKEN ON
20-5400069:** Approval of a variance to reduce the front yard setback from 25-feet required to 20-feet proposed to enclose a portion of a front porch in the NT-2 zoning district, subject to the special conditions in the Staff Report, **APPROVED 5-1.**

AGENDA ITEM F-8**CASE NO. 20-31000011****J-29**

REQUEST: Approval of modification to a previously approved Site Plan and Special Exception use for a House of Worship in the NS-1 zoning district.

OWNER: Pinellas Community Church, Inc.
5501 31st Street South
Saint Petersburg, Florida 33712

AGENT: H. Duane Milford
7720 Pullara Drive
Odessa, Florida 33556

ADDRESS: 5501 31st Street South

PARCEL ID NO.: 11-32-16-69630-001-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report.
H. Duane Milford spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of modification to a previously approved Site Plan and Special Exception use for a House of Worship in the NS-1 zoning district, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

**ACTION TAKEN ON
20-31000011:** Approval of modification to a previously approved Site Plan and Special Exception use for a House of Worship in the NS-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM G**ADJOURNMENT at 5:17 P.M.**