



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

ACTION TAKEN AGENDA - MINUTES

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

**September 7, 2016
Wednesday
2:00 P.M.**

Commission Members:

Chris Scherer, Chair – P
Joseph Griner, III, Vice Chair - P
Richard Doyle - P
Ben Fisher – A
Charles Flynt - P
Bob Schumaker - P
Darren Stowe - P

Alternates:

1. Melissa Rutland – A
2. Calvin Samuel – P
3. Patricia Castellano – P

A = Absent

P = Present

City Staff Present:

Elizabeth Abernethy, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Kathryn Younkin, Deputy Zoning Official
Brittany McMullen, Planner II
Michael Dema, Assistant City Attorney
Thomas Whalen, Planner III, Transportation and Parking Management
Derek Kilborn, Manager, Urban Planning and Historic Preservation Division
Pamela Jones, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARIING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF August 3, 2016 - *Minutes approved as amended by a unanimous vote of the Commission.***
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**

- 1. **Case No. 16-33000005 – 3901 3rd Street North - Deferred to October 5, 2016**
- 2. **Case No. 16-33000010 – 6000 Central Avenue and 6021 1st Avenue South – Deferred from August 3, 2016**
- 3. **Case No. 16-33000011 – 10720 Snug Harbor Road Northeast**
- 4. **Case No. 16-51000003 – 105 14th Avenue Northeast**
- 5. **Case No. 16-51000004 – 820 7th Street North**
- 6. **Case No. 16-54000053 – 325 22nd Avenue Northeast – Deferred to October 5, 2016**
- 7. **Case No. 16-54000058 – 3200 17th Avenue North and a portion of 1301 34th Street North**
- 8. **Case No. 16-31000008 – 6745 38th Avenue North – Deferred from August 3, 2016**
- 9. **Case No. 16-32000012 – 3201 28th Avenue South**

- 10. Case No. 16-33000012 – 7220 & 7250 4th Street North
- 11. Case No. 16-32000013 – 7220 & 7250 4th Street North; 7213 & 7223 5th Street North; 495 72nd Avenue North
- 12. Land Development Regulations - LDR 2016-04 – Text Amendment

F. ELECTION OF OFFICERS

AGENDA ITEM #E-1 CASE NO. 16-33000005 E-20

DEFERRED TO OCTOBER 5, 2016

AGENDA ITEM #E-2 CASE NO. 16-33000010 O-2

REQUEST: Approval of a vacation of an approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South.

OWNERS: Central Avenue Properties, Inc.
6090 Central Avenue
Saint Petersburg, Florida 33707-1622

Kingswood Apartments, LLC
6090 Central Avenue
Saint Petersburg, Florida 33707-1622

AGENTS: Susan Reiter
The Edwards Group
150 2nd Street North #1600
Saint Petersburg, Florida 33701

Catherine Bosco
George F. Young, Inc.
299 Dr. Martin Luther King Jr., Street North
Saint Petersburg, Florida 33701

**ADDRESSES and
PARCEL ID NOS.:** 6000 Central Avenue; 20-31-16-79128-000-0130
6021 1st Avenue South; 20-31-16-79128-000-0220

LEGAL DESCRIPTION: On file.

ZONING: Corridor Residential Traditional-1 (CRT-1)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Catherine Bosco spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a vacation of an approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South, subject to the conditions in the Staff Report.

OWNER: Rich St. Pete, LLC
10450 Gulf Boulevard
Treasure Island, Florida 33706-4815

AGENT: Joe Toph
5006 South Elberon Street
Tampa, Florida 33611

ADDRESS: 820 7th Street North

PARCEL ID NO.: 18-31-17-46836-001-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Joe Toph spoke on behalf of the Applicant.

PUBLIC HEARING: Victoria Stout spoke against the application.
Tim Grandy spoke against the application.

MOTION: Approval of a redevelopment plan to allow construction of three townhomes with reduced front building setbacks consistent with the neighborhood pattern, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Schumaker, Stowe, Samuel, Griner, Scherer.
No – None.

**ACTION TAKEN ON
16-51000004:** Approval of a redevelopment plan to allow construction of three townhomes with reduced front building setbacks consistent with the neighborhood pattern, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-6 CASE NO. 16-54000053 E-14

DEFERRED TO OCTOBER 5, 2016

AGENDA ITEM #E-7 CASE NO. 16-54000058 J-10

REQUEST: Approval of a height variance from 50-feet to 59-feet to allow construction of a self-storage facility.

OWNER: Times Publishing Company, Inc.
PO Box 1121
St. Petersburg, FL 33731-1121

AGENT: Katherine Cole, Esq.
600 Cleveland Street #800

Clearwater, FL 33756

ADDRESS: 3200 17th Avenue North; 14-31-16-71460-000-0180
A portion of 1301 34th Street North; 14-31-16-71460-000-0240

LEGAL DESCRIPTION: On File

ZONING: Industrial Suburban (IS)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Katherine Cole, Esq. and Adam Zuckerman spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a height variance from 50-feet to 59-feet to allow construction of a self-storage facility, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Schumaker, Samuel.
No – Flynt, Stowe, Griner, Scherer.

ACTION TAKEN ON 16-54000058: Approval of a height variance from 50-feet to 59-feet to allow construction of a self-storage facility, subject to the conditions in the Staff Report; **DENIED 4-3.**

AGENDA ITEM #E-8 CASE NO. 16-31000008 Q-22

REQUEST: Approval of a site plan to construct a 39,819 sq. ft. Charter School at an existing Church with a variance to the number of required parking spaces.

OWNER: First Free Methodist Church of St. Petersburg, Inc.
6745 38th Avenue North
Saint Petersburg, Florida 33710-1536

AGENT: Peter Christopoulos
2045 Palmetto Street
Clearwater, Florida 33765

REGISTERED OPPONENT: Scott K. Wagman
1128 42nd Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESS: 6745 38th Avenue North

PARCEL ID NO.: 06-31-16-27843-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

- PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the Staff Report.
Matthew Gunderson and Scott Israelson, P.E., and Mike Palmer spoke on behalf of the Applicant.
Scott K. Wagman and Jerry Dabkowski spoke as Registered Opponent.
- PUBLIC HEARING:** No speakers were present.
- MOTION #1:** Restrict right-turn only during the school hours Monday through Friday.
- VOTE:** Yes – Doyle, Flynt, Schumaker, Stowe, Samuel, Griner, Scherer.
No – None.
- MOTION #2:** **Amend the second sentence of Special Condition #2 of approval in the Staff Report to read: Any required access improvements such as modifications to the median or a turn lane shall be approved prior to the issuance of a building permit and constructed prior to the issuance of the Certificate of Occupancy.**
- VOTE:** Yes – Doyle, Flynt, Schumaker, Stowe, Samuel, Griner, Scherer.
No – None.
- MOTION #3:** Approval of a site plan to construct a 39,819 sq. ft. Charter School at an existing Church with a variance to the number of required parking spaces, subject to the amended conditions in the Staff Report.
- VOTE:** Yes – Schumaker.
No – Doyle, Flynt, Stowe, Samuel, Griner, Scherer.
- ACTION TAKEN ON 16-31000008:** Approval of a site plan to construct a 39,819 sq. ft. Charter School at an existing Church with a variance to the number of required parking spaces, subject to the amended conditions in the Staff Report; **DENIED 6-1.**

AGENDA ITEM #E-9 CASE NO. 16-3200012 J-15

- REQUEST:** Approval of a special exception and related site plan to allow a compressed natural gas fueling station with the following variances: 1) green yards, 2) sidewalks on 28th Avenue South, 3) design standards for screen wall, and 4) specimen tree preservation.
- OWNER:** City of St. Petersburg
PO Box 2842
St. Petersburg, Florida 33731-2842

AGENT: Michael Rissman

George F. Young, Inc.
299 Dr. Martin Luther King, Jr. St. North
St. Petersburg, Florida 33701

ADDRESS: 3201 28th Avenue South

PARCEL ID NO.: 35-31-16-27443-001-0010

LEGAL DESCRIPTION: On File

ZONING: Retail Center-1 (RC-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Steve Leavitt, Director of Water Resources, spoke on behalf of the Applicant.

PUBLIC HEARING: Kara Lynne V. Brubaker spoke against the application.

MOTION: Approval of a special exception and related site plan to allow a compressed natural gas fueling station with the following variances: 1) green yards, 2) sidewalks on 28th Avenue South, 3) design standards for screen wall, and 4) specimen tree preservation, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Schumaker, Stowe, Samuel, Griner, Scherer.
No – None.

**ACTION TAKEN ON
16-32000012:** Approval of a special exception and related site plan to allow a compressed natural gas fueling station with the following variances: 1) green yards, 2) sidewalks on 28th Avenue South, 3) design standards for screen wall, and 4) specimen tree preservation, subject to the conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #E-10 CASE NO. 16-33000012 F-38

REQUEST: Approval of a vacation of a 30-foot wide ingress/egress easement as dedicated by the Hollywood Park Subdivision First Addition Plat as recorded in Plat Book 74, Page 33, Public Records of Pinellas County, Florida.

OWNER: Phoenix Triangle, LLC
PO Box 76267
Saint Petersburg, Florida 33734-6267

AGENT: Jonathan Dorman
StorCon Development
2106 Bispham Road #B
Sarasota, Florida 34231

ADDRESS: 7220 4th Street North; 30-30-17-40749-001-0010

7250 4th Street North; 30-30-17-40749-001-0020

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Jonathan Dorman spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: If improvements are not made prior to the expiration of the vacation, the vacation is null and void.

VOTE: Yes – Doyle, Flynt, Schumaker, Stowe, Samuel, Griner, Scherer.
No – None.

MOTION #2: Approval of a vacation of a 30-foot wide ingress/egress easement as dedicated by the Hollywood Park Subdivision First Addition Plat as recorded in Plat Book 74, Page 33, Public Records of Pinellas County, Florida, subject to the amended conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Schumaker, Stowe, Samuel, Griner, Scherer.
No – None.

**ACTION TAKEN ON
16-3300012:** Approval of a vacation of a 30-foot wide ingress/egress easement as dedicated by the Hollywood Park Subdivision First Addition Plat as recorded in Plat Book 74, Page 33, Public Records of Pinellas County, Florida, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-11 CASE NO. 16-3200013 F-38

REQUEST: Approval of a special exception and related site plan to construct a 600-unit self-storage facility with a variance to aggregate the allowable wall signage.

OWNER: Phoenix Triangle, LLC
PO Box 76267
Saint Petersburg, Florida 33734-6267

Phoenix Triangle, LLC
2125 West Washington Street
West Bend, Wisconsin 53095-2205

Hollywood 4th Street, LLC
2125 West Washington Street
West Bend, Wisconsin 53095-2205

AGENT: Jonathan Dorman
StorCon Development

2106 Bispham Road #B
Sarasota, Florida 34231

REGISTERED OPPONENT: Matthew B. Sullivan, Esq.
4756 Central Avenue
Saint Petersburg, Florida 33711

ADDRESSES AND
PARCEL ID NOS.: 7220 4th Street North; 30-30-17-40749-001-0010
7250 4th Street North; 30-30-17-40749-001-0020
7223 5th Street North; 30-30-17-21654-000-0070
7213 5th Street North; 30-30-17-21654-000-0080
495 72nd Avenue North; 30-30-17-21654-000-0090

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Jonathan Dorman spoke on behalf of the Applicant.
Matthew B. Sullivan, Esq., spoke as Registered Opponent.

PUBLIC HEARING: William Blackshear spoke in favor of the application.
Malen Smith had left the hearing prior to speaking.
David Gail spoke against the application.

MOTION: Approval of a special exception and related site plan to construct a
600-unit self-storage facility with a variance to aggregate the
allowable wall signage, subject to the conditions in the Staff
Report.

VOTE: Yes – Doyle, Flynt, Schumaker, Stowe, Samuel, Griner.
No – Scherer.

**ACTION TAKEN ON
16-32000013:** Approval of a special exception and related site plan to construct a
600-unit self-storage facility with a variance to aggregate the
allowable wall signage, subject to the conditions in the Staff
Report; **APPROVED 6-1.**

**AGENDA ITEM #E-12 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: DEREK KILBORN 893-7872**

LDR-2016-04 Miscellaneous Text Amendments.

PRESENTATIONS: Derek Kilborn made a presentation to the Commission.

PUBLIC HEARING: No speakers were present.

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.

