



**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**

**October 5, 2016
Wednesday
2:00 P.M.**

Commission Members:

Joe Griner, III, Chair - P
Darren Stowe, Vice Chair - P
Richard Doyle - P
Ben Fisher – A
Charles Flynt - P
Calvin Samuel - P
Bob Schumaker - P

Alternates:

1. Patricia Castellano – P – Arrived at 2:45 p.m.
2. Matt Walker – P
3. Melissa Rutland – P

A = Absent

P = Present

City Staff Present:

Elizabeth Abernethy, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Kathryn Younkin, Deputy Zoning Official
Gary Crosby, Planner II
Brittany McMullen, Planner II
Alexandria Hancock, Planner I
Michael Dema, Assistant City Attorney
Pamela Jones, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARIING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF September 7, 2016 - Minutes approved as amended by a unanimous vote of the Commission.**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING DEFERRALS**
 1. **Case No. 16-33000005 – 3901 3rd Street North – On hold until further public notice**
 2. **Case No. 16-54000053 – 325 22nd Avenue Northeast - Referred to CPPC, to be heard on October 11, 2016, @ 3:00 p.m.**
 3. **Case No. 16-31000011 – 2200 Tyrone Boulevard – Deferred to November 2, 2016**

AGENDA ITEM #F-2 **CASE NO. 16-3900003** **K-25**

REQUEST: Approval of a design variance to the required roof pitch of 1:20 and to allow vertical opaque walls for various dock canopies at a commercial marina.

OWNER: Lincolnshire Maximo, LLC
555 Skokie Boulevard #555
Northbrook, Illinois 60062-2854

AGENT: Chris Ahern
4801 37th Street South
Saint Petersburg, Florida 33711

ADDRESS: 3701 50th Avenue South

PARCEL ID NO.: 03-21-16-56286-000-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-2 (CCS-2)

PRESENTATIONS: Gary Crosby made a presentation based on the Staff Report. Chris Ahern spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a design variance to the required roof pitch of 1:20 and to allow vertical opaque walls for various dock canopies at a commercial marina, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
16-3900003:** Approval of a design variance to the required roof pitch of 1:20 and to allow vertical opaque walls for various dock canopies at a commercial marina, subject to the conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #F-3 **CASE NO. 16-5400059** **S-10**

REQUEST: Approval of variances to rear yard setback requirements to construct a detached garage and accessory living space.

OWNER: Deborah J. Parker
David C. Parker
8015 Bogie Avenue North
Saint Petersburg, Florida 33710-4321

ADDRESS: 8015 Bogie Avenue North

PARCEL ID NO.: 13-31-15-31788-009-0270

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. David Parker spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of variances to rear yard setback requirements to construct a detached garage and accessory living space, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
16-5400059:** Motion to approved failed by a vote of 3-4, thereby denying the request.

AGENDA ITEM #F-4 CASE NO. 16-5400060 E-8

REQUEST: Approval of variances to the rear yard and side yard to allow a second story addition to a one-car garage for accessory living space.

OWNER: Laura Harrington
1235 Oak Street Northeast
Saint Petersburg, Florida 33701-1227

AGENT: Richard Jager
PO Box 888
Saint Petersburg, Florida 33731

ADDRESS: 1235 Oak Street Northeast

PARCEL ID NO.: 18-31-17-05274-001-0061

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

PRESENTATIONS: Gary Crosby made a presentation based on the Staff Report. Laura Harrington spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

DISPOSITION: This case was withdrawn by the Applicant after the case was presented.

**ACTION TAKEN ON
16-5400060:** No action taken.

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Wayne Drash spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for three (3) lots in common ownership to allow for the development of three (3) single-family homes, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
16-54000068:** Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for three (3) lots in common ownership to allow for the development of three (3) single-family homes, subject to the conditions in the Staff Report and the additional condition presented at the hearing; **APPROVED 7-0.**

AGENDA ITEM #E-9 CASE NO. 16-32000014 E-24

REQUEST: Approval of a special exception and related site plan to construct a surface parking lot on a residential-zoned property.

OWNER: 6 on 4th Properties, LLC
1015 South Howard Avenue
Tampa, Florida 33606-2431

AGENT: R. Donald Mastry, Esq.
200 Central Avenue #1600
Saint Petersburg, Florida 33701

ADDRESSES &
PARCEL ID NOS.: 379 44th Avenue North; 06-31-17-92466-004-0260
4447 4th Street North; 06-31-17-92466-004-0030

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
R. Donald Mastry, Esq., spoke on behalf of the Applicant.

PUBLIC HEARING: Sean Black spoke in favor of the application.
Janna Black spoke against the application.

Richard Llewellyn spoke against the application.
Troy Young spoke against the application.

MOTION: Approval of a special exception and related site plan to construct a surface parking lot on a residential-zoned property, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
16-32000014:** Approval of a special exception and related site plan to construct a surface parking lot on a residential-zoned property, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F-8 CASE NO. 16-31000010 I-70

REQUEST: Approval of a large tract development to construct an 8-story, 122-room hotel.

OWNER: E I C Realty, Inc.
2325 Ulmerton Road #20
Clearwater, Florida 33762-3373

AGENT: Jack Bodziak, AIA
2325 Ulmerton Road #21
Clearwater, Florida 33762

ADDRESS: 2665 Ulmerton Road

PARCEL ID NO.: 02-30-16-00000-430-0300

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Jack Bodziak, AIA, spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a large tract development to construct an 8-story, 122-room hotel, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Samuel, Castellano, Walker, Stowe, Griner.
No – None.

**ACTION TAKEN ON
16-31000010:** Approval of a large tract development to construct an 8-story, 122-room hotel, subject to the conditions in the Staff Report;
APPROVED 7-0.