



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

ACTION TAKEN - MINUTES

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

**January 4, 2017
Wednesday
2:00 P.M.**

Commission Members:

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

Alternates:

1. Patricia Castellano – P
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
Gary Crosby, Planner II
Thomas Whalen, Planner III, Transportation and Parking Management
Michael Dema, Assistant City Attorney
Pamela Jones, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF December 7, 2016**
- D. PUBLIC COMMENTS**

E. PUBLIC HEARING DEFERRAL

- 1. **Case No. 16-31000013 – Ibis Walk property located between Dr. Martin Luther King Jr. Street North and Roosevelt Boulevard North, at Ibis Walk Place North – Deferred until further notice.**

F. PUBLIC HEARING AGENDA

- 1. **Case No. 16-54000094 – 1081 18th Avenue North.**
- 2. **Case No. 16-32000019 – 3637 34th Street South & a portion of 3747 34th Street South.**
- 3. **Case No. 16-31000014 – 3000 34th Street South.**

G. REQUEST FOR REHEARING

- 1. **Case No. 16-53000003 – 8170 27th Avenue North**

H. ADJOURNMENT

AGENDA ITEM #F-1	CASE NO. 16-54000094	G-12
REQUEST:	Approval of a lot line adjustment with variances to the minimum lot size and width to allow construction of two (2) single-family homes on two (2) platted lots of record.	
OWNER:	Terry & Marlene Stewart 1081 18 th Avenue North Saint Petersburg, Florida 33704-4133	
AGENT:	Martin Frame 1052 6 th Street North #3 Saint Petersburg, Florida 33701	
REGISTERED OPPONENT:	Scott Lehman 1075 18 th Avenue North Saint Petersburg, Florida 33704	
ADDRESS:	1081 18 th Avenue North	
PARCEL ID NO.:	13-31-16-63810-000-0870	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional-2 (NT-2)	
PRESENTATIONS:	Gary Crosby made a presentation based on the Staff Report. Martin Frame spoke on behalf of the Applicant. Scott Lehman spoke as the Registered Opponent.	
PUBLIC HEARING:	Chris Giuffre spoke against the application. Benjamin Gelston spoke in favor of the application. Kelly McBride spoke against the application.	
MOTION:	Approval of a lot line adjustment with variances to the minimum lot size and width to allow construction of two (2) single-family homes on two (2) platted lots of record, subject to the conditions in the Staff Report.	
VOTE:	Yes – Doyle, Flynt, Schumaker, Vickstrom, Castellano, Stowe, Griner. No – None.	
ACTION TAKEN ON 16-54000094:	Approval of a lot line adjustment with variances to the minimum lot size and width to allow construction of two (2) single-family homes on two (2) platted lots of record, subject to the conditions in the Staff Report, APPROVED 7-0.	

AGENDA ITEM #F-2**CASE NO. 16-3200019****K-19**

REQUEST: Approval of a special exception and related site plan to construct a 6,119 sq. ft. fuel station with convenience store.

OWNER: Bank of America
NC1-001-03-81
101 North Tyron Street
Charlotte, North Carolina 27246-0100

OWNER St. Bartholomew's Episcopal Church
3747 34th Street South
Saint Petersburg, Florida 33711-3836

APPLICANT: Brightwork Acquisitions, LLC
3708 West Swann Avenue
Tampa, Florida 33609

REGISTERED OPPONENT: Barbara Danos
President, Patriot Square Condominium Association
3920 37th Street South #38
Saint Petersburg, Florida 33609

ADDRESSES AND
PARCEL ID NOS.: 3637 34th Street South; 34-31-16-71420-001-0010
3747 34th Street South; 34-31-16-77875-001-0010

LEGAL DESCRIPTION: On File
ZONING: Retail Center-1 (RC-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Tom Whalen, Transportation and Planning, was available for questions.
Katie Cole, Esq., spoke on behalf of the Applicant.
Steve Henry spoke on behalf of the Applicant.
Barbara Danos spoke as the Registered Opponent.

PUBLIC HEARING: Ron Clayton spoke in favor of the application.
Nora Palmer spoke against the application.
Don Phillips spoke in favor of the application.
Letter by Keri Melshenker was read into the record in support of the application.

MOTION: Approval of a special exception and related site plan to construct a 6,119 sq. ft. fuel station with convenience store, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
16-3200019:**

Approval of a special exception and related site plan to construct a 6,119 sq. ft. fuel station with convenience store, subject to the conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #F-3**CASE NO. 16-31000014****J-17**

REQUEST: Approval of a site plan to allow a mixed-use development of 316 multi-family units, up to 13,000 sq. ft. commercial, and a 100,000 sq. ft. self-storage facility with variances to setbacks and greenyards, and a special exception for a 5,500 sq. ft. fueling station.

OWNER: Home Depot USA, Inc.
c/o Property Tax Department #6895
PO Box 105842
Atlanta, Georgia 30348-5842

AGENT: Don Phillips
PDRH, LLC
142 West Platt Street
Tampa, Florida 33606

ADDRESS: 3000 34th Street South
PARCEL ID NO.: 35-31-16-49734-001-0010
LEGAL DESCRIPTION: On File
ZONING: Retail Center-1 (RC-1)

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

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of Option #2 of site plan, which includes a special exception for a 5,500 sq. ft. fueling station, subject to the conditions of the Staff Report.

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

ACTION TAKEN ON MOTION #1: Motion to approve Option #2 failed by a vote of 3-4, thereby denying the request.

MOTION #2: Approval of Option #1 of site plan to allow a mixed-use development of 316 multi-family units, up to 13,000 sq. ft. commercial, and a 100,000 sq. ft. self-storage facility with variances to setbacks and greenyards, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Vickstrom, Rutland, Castellano, Stowe, Griner.
No – None.

ACTION TAKEN ON MOTION #2, 16-31000014: Approval of Option #1 of site plan to allow a mixed-use development of 316 multi-family units, up to 13,000 sq. ft. commercial, and a 100,000 sq. ft. self-storage facility with variances to setbacks and greenyards, subject to the conditions in the Staff Report.
APPROVED 7-0.

AGENDA ITEM #G-1 CASE NO. 16-53000003 S-16

PREVIOUS ACTION: At the December 7, 2016, Development Review Commission hearing, a motion to approve the request for an appeal of a Property Card Interpretation (PCI, which found that two (2) units were legally constructed failed by a unanimous vote (0-7), thereby denying the appeal.

REQUEST: Request for a Rehearing.

APPELLANT/OWNER: Comstock Entertainment, LLC
8285 30th Avenue North
Saint Petersburg, Florida 33710-2256

AGENT: Laura Bamond, Esq.
3510 1st Avenue North #125
Saint Petersburg, Florida 33713

ADDRESS: 8170 27th Avenue North

PARCEL ID NO.: 12-31-15-97704-000-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Laura Bamond, Esq., spoke on behalf of the Appellant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a request for a rehearing of Case No. 16-53000003.

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

**ACTION TAKEN ON
16-53000003:** Motion to approve failed by a vote of 0-7, thereby denying the request.

AGENDA ITEM #H ADJOURNMENT

Meeting adjourned at 5:20 p.m.