



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

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**ACTION TAKEN - MINUTES**

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

**March 1, 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 - P  
Bob Schumaker – P  
Ann Vickstrom – P

**Alternates:**

1. Melissa Rutland – P – Arrived 2:25 p.m.
2. Patricia Castellano – P
3. Matt Walker – P

**A = Absent**

**P = Present**

**City Staff Present:**

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

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- A. ROLL CALL**
- B. APPROVAL OF MINUTES OF February 1, 2017, as presented**
- C. PUBLIC COMMENTS – No speakers were present**
- D. PUBLIC HEARING AGENDA**
1. Case No. LDR 2017-02 – Accessory Outdoor Storage in EC Zoning
  2. Case No. 17-33000002 – 661 40<sup>th</sup> Street South and 690 42<sup>nd</sup> Street South
  3. Case No. 16-54000097 – 434 13<sup>th</sup> Avenue North
  4. Case No. 17-54000002 – 3301 Pinellas Point Drive South
  5. Case No. 17-54000003 – 2334 2<sup>nd</sup> Avenue South
  6. Case No. 17-32000001 – 1600 Central Avenue
  7. Case No. 17-32000002 – 3100 66<sup>th</sup> Street North
- E. LAND DEVELOPMENT REGULATIONS WORKSHOP**
1. Case No. LDR 2017-01 – Residential Land Development Regulations
- F. ADJOURNMENT at 6:00 p.m.**

**AGENDA ITEM #E-1 CASE NO. LDR 2017-02**

**REQUEST:** Amend the City of St. Petersburg's Land Development Regulations (LDRs) to reclassify "Outdoor Storage, Accessory Industrial" from a non-conforming to a permitted use when located within the EC (Employment Center) zoning classification. The outdoor storage must be accessory to a principal, industrial use.

**PRESENTATIONS:** Derek Kilborn made a presentation to the based on the Staff Report.

**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 Comprehensive Plan.

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

**ACTION TAKEN ON LDR 2017-02:**

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 Comprehensive Plan., **APPROVED 7-0.**

**AGENDA ITEM #E-2 CASE NO. 17-33000002****L-3**

**REQUEST:** Approval of a vacation of a portion of 7<sup>th</sup> Avenue South between 40<sup>th</sup> Street South and 42<sup>nd</sup> Street South and a portion of right-of-way at the intersection of 42<sup>nd</sup> Street South and an east/west alley between Fairfield Avenue South and 7<sup>th</sup> Avenue South.

**OWNER:** City Wide Self Storage, LLC  
2091 Oceanview Drive  
Tierra Verde, Florida 33715

**AGENT:** Gary L. Burnside  
PO Box 8401  
Seminole, Florida 33775

**ADDRESSES AND PARCEL ID NOS.:** 690 42<sup>nd</sup> Street South; 22-31-16-26921-001-0010  
661 40<sup>th</sup> Street South; 22-31-16-69624-000-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Industrial Traditional (IT)

**PRESENTATIONS:** Kathryn Younkin made a presentation based on the Staff Report. Gary Burnside spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of a vacation of a portion of 7<sup>th</sup> Avenue South between 40<sup>th</sup> Street South and 42<sup>nd</sup> Street South and a portion of right-of-way at the intersection of 42<sup>nd</sup> Street South and an east/west alley between Fairfield Avenue South and 7<sup>th</sup> Avenue South, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON  
17-33000002:**

Approval of a vacation of a portion of 7<sup>th</sup> Avenue South between 40<sup>th</sup> Street South and 42<sup>nd</sup> Street South and a portion of right-of-way at the intersection of 42<sup>nd</sup> Street South and an east/west alley between Fairfield Avenue South and 7<sup>th</sup> Avenue South, subject to the amended conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM #E-3**

**CASE NO. 16-54000097**

**F-10**

**REQUEST:** Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet to construct two (2) townhomes.

**OWNER:** Sunnybrook Holdings I, LLC  
1696 Sunnybrook Lane  
Clearwater, Florida 33764-6455

**AGENT:** Jason Sanchez  
12385 74<sup>th</sup> Avenue North  
Seminole, Florida 33772

**ADDRESS:** 434 13<sup>th</sup> Avenue North

**PARCEL ID NO.:** 18-31-17-18792-009-0140

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban Multi-Family-1 (NSM-1)

**PRESENTATIONS:** Cristian Arias made a presentation based on the Staff Report.  
Jason Sanchez spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet to allow the construction of a garage and for the eastern side of the proposed townhomes, subject to the conditions in the Staff Report.

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

**MOTION #2:** Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet on the western side of the proposed townhomes, subject to the conditions in the Staff Report.

**VOTE:** Yes – None.  
No – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner; thereby denying the request.

**ACTION TAKEN ON 16-54000097:** Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet to allow construction of garages on the property and an interior side setback of 5-feet on the eastern side only of the property to construct two (2) townhomes, subject to the conditions in the Staff Report, **APPROVED AS AMENDED 7-0.**

**AGENDA ITEM #E-4      CASE NO. 17-54000002      J-33**

**REQUEST:** Approval of a variance to allow on-site consumption of beer and wine at a location where the zoning of the block face and the block face across the street from the establishment is not commercial.

**OWNER:** United Park Services Property  
1320 East 9<sup>th</sup> Avenue #210  
Tampa, Florida 33605-3602

**ADDRESS:** 3301 Pinellas Point Drive South

**PARCEL ID NO.:** 11-32-16-56110-001-0020

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Brittany McMullen made a presentation based on the Staff Report. Alan Kahana spoke on behalf of the application.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** To add Condition No. 9: The orientation of speakers associated with any amplified sound shall be directed away from the adjacent multi-family, specifically to the south and west.

**VOTE #1:** Yes – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner.  
No – None.

**MOTION #2:** To add Condition No. 10: A pedestrian crosswalk shall be provided between the two alcohol consumption areas.

**VOTE #2:** Yes – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner.  
No – None.

**MOTION #3:** Approval of a variance to allow on-site consumption of beer and wine at a location where the zoning of the block face and the block face across the street from the establishment is not commercial, subject to the amended conditions in the Staff Report.

**VOTE #3:** Yes – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner.

No – None.

**ACTION TAKEN ON  
17-54000002:**

Approval of a variance to allow on-site consumption of beer and wine at a location where the zoning of the block face and the block face across the street from the establishment is not commercial, subject to the amended conditions in the Staff Report, **APPROVED AS AMENDED 7-0.**

**AGENDA ITEM #E-5**

**CASE NO. 17-54000003**

**I-1**

**REQUEST:**

Approval of a variance to required minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,715 square feet in order to create two (2) buildable lots.

**OWNER:**

Floriden LLC  
200 2<sup>nd</sup> Avenue South #348  
Saint Petersburg, Florida 33713

**AGENT:**

Heather and Dan Morin  
DHM Construction Services LLC  
200 2<sup>nd</sup> Avenue South #348  
Saint Petersburg, Florida 33701

**ADDRESS:**

2334 2<sup>nd</sup> Avenue South

**PARCEL ID NO.:**

23-31-16-78390-029-0040

**LEGAL DESCRIPTION:**

On File

**ZONING:**

Neighborhood Traditional-2 (NT-2)

**PRESENTATIONS:**

Alexandria Hancock made a presentation based on the Staff Report.  
Heather and Dan Morin a presentation on behalf of the applicant.

**PUBLIC HEARING:**

No speakers were present.

**MOTION:**

Approval of a variance to required minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,715 square feet in order to create two (2) buildable lots, subject to the conditions in the Staff Report.

**VOTE:**

Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.  
No – None.

**ACTION TAKEN ON  
17-54000003:**

Approval of a variance to required minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,715 square feet in order to create two (2) buildable lots, subject to the conditions in the Staff Report, **APPROVED 7-0.**

<b>AGENDA ITEM #E-6</b>	<b>CASE NO. 17-3200001</b>	<b>H-2</b>
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REQUEST: Approval of a special exception and related site plan to construct a 3,150 sq. ft. bank.

OWNER: On Deck, Inc.  
611 Druid Road East #512  
Clearwater, Florida 33756-3942

AGENT: T. Truett Gardner and Gardner Brewer Law  
400 North Ashley Drive #1100  
Tampa, Florida 33602

ADDRESS: 1600 Central Avenue

PARCEL ID NO.: 24-31-16-29718-018-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Truett Gardner, Esq. made a presentation on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

**MOTION:** Approval of a special exception and related site plan to construct a 3,150 sq. ft. bank, subject to the conditions in the Staff Report.

**VOTE:** Yes – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Rutland, Stowe.  
No – None.

**ACTION TAKEN ON  
17-3200001:** Approval of a special exception and related site plan to construct a 3,150 sq. ft. bank, subject to the conditions in the Staff Report, **APPROVED 7-0.**

<b>AGENDA ITEM #E-7</b>	<b>CASE NO. 17-3200002</b>	<b>E-52</b>
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REQUEST: Approval of a special exception to allow conversion of an existing office to a fire station.

OWNER: Rony & Ellen Shubich  
6939 13<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33710

AGENT: City of St. Petersburg  
Fire Department  
400 Dr. Martin Luther King Jr. Street South

Saint Petersburg, Florida 33701

REGISTERED OPPONENT: Mary McKeown  
3116 66<sup>th</sup> Street North  
Saint Petersburg, Florida 33707

ADDRESS: 3100 66<sup>th</sup> Street North

PARCEL ID NO.: 07-3-16-90162-000-1640

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban-1

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.  
Rescue Chief Ian Womack made a presentation on behalf of the Applicant.  
Mary McKeown made a presentation as the Registered Opponent.

PUBLIC HEARING: Ryan Gale, DDS, spoke against the application.  
Dr. Jay Sapre spoke against the application.  
Tyler Andrew Herbert indicated on blue card that he is opposed to the application.  
Yue Wang spoke against the application.

MOTION: Approval of a special exception to allow conversion of an existing office to a fire station, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
17-32000002:** Approval of a special exception to allow conversion of an existing office to a fire station, subject to the conditions in the Staff Report,  
**APPROVED 7-0.**

**AGENDA ITEM #F-1 LAND DEVELOPMENT REGULATIONS WORKSHOP**

Elizabeth Abernethy presented LDR 2017-01 – Residential Land Development Regulations

**AGENDA ITEM #G ADJOURNMENT at 6:00 p.m.**