



**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**

**April 5, 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, AICP, Zoning Official  
Kathryn Younkin, AICP, Deputy Zoning Official  
Corey Malyszka, Urban Design & Development Coordinator  
Brittany McMullen, AICP, Planner II  
Derek Kilborn, Manager, Urban Planning and Historic Preservation Division  
Shaun Amarnani, Manager, City Development for Neighborhoods  
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 February 1, 2017, as amended**
- D. PUBLIC COMMENTS – No speakers were present**
- E. PUBLIC HEARING DEFERRAL**
  - 1. **Case No. 17-33000003 – 7601 Dr. Martin Luther King Jr. Street North –  
Deferred to May 3, 2017**
- F. PUBLIC HEARING AGENDA**
  - 1. **Case No. 17-33000004 – 3934 49<sup>th</sup> Street North**
  - 2. **Case No. 17-32000003 – 3934 49<sup>th</sup> Street North**
  - 3. **Case No. 17-54000001 – 757 9<sup>th</sup> Avenue North**
  - 4. **Land Development Regulations - LDR 2017-03 – Text Amendment**
- G. WORKSHOP – Upcoming LDR Amendments**
- H. ADJOURNMENT at 5:45 p.m.**

**AGENDA ITEM #E-1                      CASE NO. 17-33000004                      M-22**

**REQUEST:** Approval of a vacation of a 16-foot north/south alley adjacent to Lots 9, 10, 11, and 12 of Clearview Vista Subdivision No. 1, generally located at 3934 49<sup>th</sup> Street North.

**OWNER:** Billy Boy's Pinellas Inc.  
3934 49<sup>th</sup> Street North  
Saint Petersburg, Florida 33709-5732

**AGENT:** Derek Oberschall  
5795 Ulmerton Road #200  
Clearwater, Florida 33760

**ADDRESS:** 3934 49<sup>th</sup> Street North

**PARCEL ID NO.:** 04-31-16-15876-002-0080

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Kathryn Younkin made a presentation based on the Staff Report. Derek Oberschall and Brad Foran spoke on behalf of the applicant.

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

**MOTION:** Approval of a vacation of a 16-foot north/south alley adjacent to Lots 9, 10, 11, and 12 of Clearview Vista Subdivision No. 1, generally located at 3934 49<sup>th</sup> Street North, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
17-33000004:** Approval of a vacation of a 16-foot north/south alley adjacent to Lots 9, 10, 11, and 12 of Clearview Vista Subdivision No. 1, generally located at 3934 49<sup>th</sup> Street North, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #E-2****CASE NO. 17-3200003****M-22**

**REQUEST:** Approval of a special exception and related site plan to construct a portion of a drive aisle and stormwater pond in a residential zoning district. The applicant is requesting a variance to dumpster location.

**OWNER:** Billy Boy's Pinellas Inc.  
3934 49<sup>th</sup> Street North  
Saint Petersburg, Florida 33709-5732

**AGENT:** Derek Oberschall  
5795 Ulmerton Road #200  
Clearwater, Florida 33760

**ADDRESS:** 3934 49<sup>th</sup> Street North

**PARCEL ID NO.:** 04-31-16-15876-002-0080

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban-1

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Derek Oberschall and Brad Forham spoke on behalf of the applicant.

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

**MOTION:** Approval of a special exception and related site plan to construct a portion of a drive aisle and stormwater pond in a residential zoning district and approval of a variance to dumpster location, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
17-3200003:** Approval of a special exception and related site plan to construct a portion of a drive aisle and stormwater pond in a residential zoning district, and approval of a variance to dumpster location, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #F-3****CASE NO. 17-5400001****F-8**

**REQUEST:** Approval of a variance to minimum lot width and lot area for two (2) platted lots in common ownership to build two (2) new single-family homes.

**OWNER:** US Happy Homes  
6911 Pistol Range Road  
Tampa, Florida 33635

**ADDRESS:** 757 9<sup>th</sup> Avenue North

**PARCEL ID NO.:** 18-31-17-73440-000-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional-2 (NT-2)

**PRESENTATIONS:** Brittany McMullen made a presentation based on the Staff Report. Brian Kiraly spoke on behalf of the applicant.

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

**MOTION #1:** Add a special condition of approval that a 5-foot sidewalk easement over the current existing sidewalk be granted by the owner.

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

**MOTION #2:** The property owner shall work with Staff to provide a parking pad incorporating the driveway sufficient to park a vehicle without obstructing the sidewalk.

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

**MOTION #3:** Approval of a variance to minimum lot width and lot area for two (2) platted lots in common ownership to build two (2) new single-family homes, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON 17-5400001:** Approval of a variance to minimum lot width and lot area for two (2) platted lots in common ownership to build two (2) new single-family homes, subject to the amended conditions in the Staff Report;  
**APPROVED 7-0.**

**AGENDA ITEM #F-4 LDR 2017-03 – Text Amendment**

LDR-2017-03 Extension of a previous text amendment to temporary parking lots located within the defined Tropicana Field parking area, Section 16.40.090.3.8 titled “Temporary Parking Lots Associated with Tropicana Field.” The purpose of this extension is to continue temporary commercial parking opportunities through June 19, 2020.

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

PUBLIC HEARING: No speakers were present.

MOTION: To approve the extension of a previous text amendment to June 19, 2020, to temporary parking lots located within the defined Tropicana Field parking area, Section 16.40.090.3.8 titled “Temporary Parking Lots Associated with Tropicana Field,” confirming consistency with the City of St. Petersburg’s Comprehensive Plan.

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

**ACTION TAKEN ON LDR 2017-03:** To approve the extension of a previous text amendment to June 19, 2020, to temporary parking lots located within the defined Tropicana Field parking area, Section 16.40.090.3.8 titled “Temporary Parking Lots Associated with Tropicana Field,” confirming consistency with the City of St. Petersburg’s Comprehensive Plan; **APPROVED 7-0.**

**AGENDA ITEM #G LAND DEVELOPMENT REGULATIONS WORKSHOP**

Upcoming LDR Amendments

**AGENDA ITEM #H ADJOURNMENT at 5:45 p.m.**