



**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**

**May 3, 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 – A
Ann Vickstrom – P

Alternates:

1. Matt Walker – P
2. Melissa Rutland – P
3. Patricia Castellano – 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
Cristian Arias, Planner I
Alexandria Hancock, Planner II
Brittany McMullen, AICP, Planner II
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 April 5, 2017, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. PUBLIC HEARING AGENDA**
 - 1. Case No. 17-33000003 – 7601 Dr. Martin Luther King Jr. Street North
 - 2. Case No. 17-33000005 – 690 43rd Street South
 - 3. Case No. 17-52000004 – 505 11th Avenue North
 - 4. Case No. 17-54000012 – 1089 Snell Isle Boulevard Northeast
 - 5. Case No. 17-54000015 – 128 Pinellas Bayway
 - 6. Case No. 17-54000019 – 2120 Barcelona Way South
 - 7. Case No. 17-31000001 – 7097 30th Avenue North
 - 8. Case No. 17-31000002 – 10491 Gandy Boulevard
- F. ADJOURNMENT at 6:15 p.m.**

AGENDA ITEM #E-1**CASE NO. 17-33000003****F-40**

REQUEST: Approval of a Vacation of a 16-foot north/south alley located west of the intersection of Dr. Martin Luther King Jr. Street North and 76th Avenue North.

OWNER: Parkshore Realty Partners, LLC
300 Beach Drive Northeast #2901
Saint Petersburg, Florida 33701-3468

AGENT: Mark W. Stephenson
146 2nd Street North #301
Saint Petersburg, Florida 33701

ADDRESS: 7601 Dr. Martin Luther King Jr. Street North; 30-30-17-61515-001-0010
None; 30-30-17-45666-000-0550

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban-1 (CRS-1)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Mark Stephenson spoke on behalf of the applicant.

PUBLIC HEARING: Daniel Hernandez spoke against the application.
Tom Lindsay spoke against the application.

MOTION: Approval of a Vacation of a 16-foot north/south alley located west of the intersection of Dr. Martin Luther King Jr. Street North and 76th Avenue North, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-33000003:** Approval of a Vacation of a 16-foot north/south alley located west of the intersection of Dr. Martin Luther King Jr. Street North and 76th Avenue North, subject to the conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #E-2 CASE NO. 17-33000005 L-3

REQUEST: Approval of a Vacation of the portion of 7th Avenue South located between 42nd Street South and 43rd Street South.

OWNER: Yutzy Tree Service, Inc.
690 43rd Street South
Saint Petersburg, Florida 33711

AGENT: Karl Yutzy
8075 29th Avenue North
Saint Petersburg, Florida 33710

ADDRESS: 690 43rd Street South

PARCEL ID NO.: 22-31-16-26910-022-0090

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Karl Yutzy spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Vacation of the portion of 7th Avenue South located between 42nd Street South and 43rd Street South, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-33000005:** Approval of a Vacation of the portion of 7th Avenue South located between 42nd Street South and 43rd Street South, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-3 CASE NO. 17-52000004 F-8

REQUEST: Approval of a Reinstatement of three (3) grandfathered dwelling units for a total of four (4) dwelling units with a Variance from the required four (4) parking spaces to allow three (3) spaces.

OWNER: Rosemary Harold
841 4th Avenue North #52
St. Petersburg, Florida 33701-2711

OWNER: Joan Riedmiller
345 13th Avenue Northeast
St. Petersburg, Florida 33701

ADDRESS: 505 11th Avenue North

PARCEL ID NO.: 18-31-17-41544-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Alexandria Hancock made a presentation based on the Staff Report.
Joan Riedmiller spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Reinstatement of three (3) grandfathered dwelling units for a total of four (4) dwelling units with a Variance from the required four (4) parking spaces to allow three (3) spaces, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-52000004: Approval of a Reinstatement of three (3) grandfathered dwelling units for a total of four (4) dwelling units with a Variance from the required four (4) parking spaces to allow three (3) spaces, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-4 CASE NO. 17-5400012 B-14

REQUEST: Approval of a Variance to minimum lot width to create two (2) buildable lots on two (2) platted lots of record in common ownership to allow for development of two (2) single-family homes.

OWNER: Dorothy S. Denny
8137 Elisabeth Lane
Largo, Florida 33777-1352

OWNER: Olivia E. Hewell, POA
1089 Snell Isle Boulevard Northeast
Saint Petersburg, Florida 33704

AGENT: Wayne Drash
PO Box 55062
Saint Petersburg, Florida 33732

REGISTERED OPPONENT: Scott B. Youngblood
909 Snell Isle Boulevard Northeast
Saint Petersburg, Florida 33704

ADDRESS: 1089 Snell Isle Boulevard Northeast

PARCEL ID NO.: 08-31-17-83574-000-4410

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.
Scott B. Youngblood, Registered Opponent, spoke on behalf of the Snell Isle Neighborhood Association.

PUBLIC HEARING: Bryant Bodystur spoke in favor of the application.
Diane L. McKinstry spoke against the application.
Tom Frawley spoke in favor of the application.
Ron Braun spoke against the application.
George Campbell did not speak but indicated he was against the application.
John William Barger spoke in favor of the application.
Elizabeth C. Stiles spoke against the application.
Alex Vazquez spoke against the application.

MOTION #1: Add a condition that the front setback be consistent with the lot immediately to the west, the interior side yard setbacks be increased from 7.5-feet to a minimum of 15-feet, and all side and rear setbacks be met per current code.

VOTE: Yes – Walker, Rutland.
No – Doyle, Flynt, Vickstrom, Stowe, Griner.

MOTION #2: Approval of a Variance to minimum lot width to create two (2) buildable lots on two (2) platted lots of record in common ownership to allow for development of two (2) single-family homes, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-54000012: Motion to approve failed by a vote of 0-7, thereby denying the request.

AGENDA ITEM #E-5 CASE NO. 17-54000015 P-43

REQUEST: Approval of a Variance to allow for a new liquor store in existing shopping center where the zoning of the block face across the street is not commercial.

OWNER: TV Investment Holdings, LLC
5300 West Cypress Street #101
Tampa, Florida 33607-1764

ADDRESS: 128 Pinellas Bayway

PARCEL ID NO.: 17-32-16-90828-023-0010

LEGAL DESCRIPTION: On File

ZONING: County Zoning

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Brent N. Von Horn spoke on behalf of the applicant.

PUBLIC HEARING: Marie Persad spoke in favor of the application. Bruce Heisner spoke in favor of the application.

MOTION: Approval of a Variance to allow for a new liquor store in existing shopping center where the zoning of the block face across the street is not commercial, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-54000015: Approval of a Variance to allow for a new liquor store in existing shopping center where the zoning of the block face across the street is not commercial, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-6 CASE NO. 17-54000019 H-25

REQUEST: Approval of a Variance to minimum lot width from 100-feet required to 69.9-feet and a Variance to minimum lot area from 8,700 sq. ft. required to 6,905 sq. ft. and 7,426 sq. ft. for two (2) platted lots under common ownership to allow for the construction of one (1) additional single-family home.

OWNER: Julie Maynard
Big Tucker Holdings, LLC
700 7th Avenue North
Saint Petersburg, Florida 33701

AGENT: Bennett Andrews
PO Box 143
Saint Petersburg, Florida 33731

ADDRESS: 2120 Barcelona Way South

PARCEL ID NO.: 01-32-16-49428-074-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report. Bennett Andrews spoke on behalf of the applicant.

PUBLIC HEARING: Judy Ellis spoke against the application. Dennis Kihn spoke against the application.

Adria Perry did not speak but indicated she was against the application.
Sebastian Danda did not speak but indicated he was against the application.
David Zactiem spoke against the application.
Glenn A. Perry did not speak but indicated he was against the application.

MOTION: Approval of a Variance to minimum lot width from 100-feet required to 69.9-feet and a Variance to minimum lot area from 8,700 sq. ft. required to 6,905 sq. ft. and 7,426 sq. ft. for two (2) platted lots under common ownership to allow for the construction of one (1) additional single-family home, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Stowe.
No – Vickstrom, Walker, Rutland, Griner.

ACTION TAKEN ON 17-54000019: Motion to approve failed by a vote of 3-4, thereby denying the request.

AGENDA ITEM #E-7 CASE NO. 17-31000001 Q-18

APPEAL: Appeal of an approval of a change of use from a grandfathered convenience store to a grandfathered restaurant use.

OWNER: Citrus Property Investment, Inc.
PO Box 12729
Saint Petersburg, Florida 33733-2729

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

APPELLANT: Aimee Burke
3074 70th Lane North
Saint Petersburg, Florida 33710

ADDRESS: 7097 30th Avenue North

PARCEL ID NO.: 07-31-16-90198-000-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Don Mastry, Esq., spoke on behalf of the Applicant. Aimee Burke spoke as the Appellant.

PUBLIC HEARING: Barbara Forker Fincher spoke in favor of the Appeal.

MOTION: Appeal of an approval of a change of use from a grandfathered convenience store to a grandfathered restaurant use.

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

ACTION TAKEN ON 17-31000001: Motion to approve failed by a vote of 0-7, thereby upholding the approval.

AGENDA ITEM #E-8	CASE NO. 17-31000002	D-54
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REQUEST: Approval of a modification to a previously approved Site Plan for a mixed-use project (SPR #08-31000023) to remove commercial component and allow construction of an additional 54 multi-family residential units, utilizing Transferable Development Rights.

OWNER: St. Tropez Investments, LLC
1141Abbeys Way
Tampa, Florida 33602-5958

ARCHITECT: John Bodziak
2325 Ulmerton Road #21
Clearwater, Florida 33762

ADDRESS and PARCEL ID NOS.: 10491 Gandy Boulevard North; 17-30-17-18270-000-0012 & 0013

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a modification to a previously approved Site Plan for a mixed-use project (SPR #08-31000023) to remove commercial component and allow construction of an additional 54 multi-family residential units, utilizing Transferable Development Rights, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-3100002:** Approval of a modification to a previously approved Site Plan for a mixed-use project (SPR #08-3100023) to remove commercial component and allow construction of an additional 54 multi-family residential units, utilizing Transferable Development Rights, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F ADJOURNMENT at 6:15 p.m.