



**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**

**June 7, 2017
Wednesday
1:15 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 – Arrived 1:45 p.m.

Alternates:

1. Melissa Rutland – A
2. Patricia Castellano – P
3. Matt Walker – 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 May 3, 2017, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. REQUEST FOR REHEARING – 1:15 P.M.**
 - 1. Case No. 17-54000019 – 2120 Barcelona Way South**
- F. PUBLIC HEARING AGENDA – 1:30 P.M.**
 - 1. LDR 2017-06 – Site Plan & Special Exception Procedures**
 - 2. LDR 2017-01 – Residential LDR Update**
- G. PUBLIC HEARING AGENDA – 2:00 P.M.**
 - 1. Case No. 17-33000006 – 1601 & 1627 Central Avenue et al**
 - 2. Case No. 17-54000016 – 8700 10th Street North**
 - 3. Case No. 17-54000021 – 690 47th Street North**
 - 4. Case No. 17-54000022 – 2826 4th Avenue South**
 - 5. Case No. 17-54000025 – 3443 Queen Street North**
 - 6. Case No. 17-51000001 – 505 11th Avenue Northeast**
 - 7. Case No. 17-51000002 – 616 24th Avenue North**
 - 8. Case No. 17-32000008 – 2801 7th Avenue North**
 - 9. Case No. 17-32000011 – 1900 Fairfield Avenue South**
- H. DRC Workshop – Sign Code**
- I. ADJOURNMENT**

AGENDA ITEM #E-1 CASE NO. 17-54000019

PREVIOUS ACTION: At the May 3, 2017, Development Review Commission hearing, a motion to approve the request for 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 failed by a vote 3-4, thereby denying the request.

REQUEST: Request for a Rehearing.

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: Bennett Andrews, spoke on behalf of the Applicant

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Request for a Rehearing of Case No. 17-54000019.

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

**ACTION TAKEN ON
17-54000019:** Approval of Request for Rehearing of Case No. 17-54000019.

AGENDA ITEM #F-1 LDR 2017-06 Site Plan & Special Exception Procedures

PRESENTATIONS: Michael Dema spoke based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of the proposed amendments to the City of St. Petersburg's Land Development Regulations (LDRs), 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
2017-06 – SITE PLAN &
SPECIAL EXCEPTION
PROCEDURES:**

Approval of the proposed amendments to the City of St. Petersburg’s Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg’s Comprehensive Plan;
APPROVED 7-0.

AGENDA ITEM #F-2 LDR 2017-01 RESIDENTIAL LDR UPDATE

PRESENTATIONS: Elizabeth Abernethy spoke regarding the Staff Report.

PUBLIC HEARING: Martin Frame spoke against certain aspects of the proposal.
Diane Cardin spoke against certain aspects of the proposal.
Mark Kamleiter spoke against certain aspects of the proposal.
Neverne Covington & Don Strobel spoke against certain aspects of the proposal.
Judy Landon spoke in favor of the proposal.
Brenda Gordon, President of Historic Kenwood N.A. spoke against certain aspects of the proposal.
Dee Sheppard spoke against certain aspects of the proposal.
Laura Bamond, Esq., representing Trustees of Bayou Land Trust, spoke against certain aspects of the proposal.
Victor Gerald Meaders spoke against the proposal.
Catherine Landstra spoke against certain aspects of the proposal.
Charlotte Meaders spoke against certain aspects of proposal.
Celia Clarke spoke against certain aspects of the proposal.
Kimberley Wolfe spoke against certain aspects of the proposal.
Burt Kline spoke against certain aspects of the proposal.
Robin Reed spoke against certain aspects of the proposal.
Benjamin Gelston spoke in favor of the proposal.
Joe Reed spoke against certain aspects of the proposal.
John Barie spoke against certain aspects of the proposal.
Richard McGinniss spoke against certain aspects of the proposal.
Lisset Hanewicz spoke against certain aspects of the proposal.
Brooke Rosenberg spoke against certain aspects of the proposal.
Beth Connor spoke against certain aspects of the proposal.
Jonathan Davis spoke against certain aspects of the proposal.

MOTION: Approval of the proposed amendments to the City of St. Petersburg’s Land Development Regulations (LDRs), 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 2017-01 RESIDENTIAL**

LDR UPDATE: Approval of the proposed amendments to the City of St. Petersburg’s Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg’s Comprehensive Plan; **APPROVED 7-0.**

AGENDA ITEM #G-1 CASE NO. 17-3300006 H-2

REQUEST: Approval of a Vacation of a 20-foot east/west alley in the block bounded by Central Avenue and 1st Avenue North between 16th Street North and 17th Street North, an Ingress-Egress Easement and a Stormwater Drainage Easement as described in OR Book 18990, Page 1941, and a floating 5-foot wide Easement as described in OR Book 12688, Page 1910.

APPLICANTS: M Squared Property Inc.
1601 Central Avenue
Saint Petersburg, Florida 33713-8934

Sight Central LLC
1710 North 19th Street #210
Tampa, Florida 33602-5446

A & C Real Estate Holdings LLC
6400 English Avenue
Indianapolis, Indiana 43219

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

REGISTERED OPPONENT: Jackson Bowman, Esq.
300 West Platt Street #100
Tampa, Florida 33606

ADDRESSES AND PARCEL ID NOS: 1600 1st Avenue North; 24-31-16-29718-013-0010
1620 1st Avenue North; 24-31-16-29718-013-0030
1628 1st Avenue North; 24-31-16-29718-013-0040
1636 1st Avenue North; 24-31-16-29718-013-0050
1644 1st Avenue North; 24-31-16-29718-013-0060
1650 1st Avenue North; 24-31-16-29718-013-0070
1662 1st Avenue North; 24-31-16-29718-013-0080
1665 Central Avenue; 24-31-16-29718-013-0090
1629 Central Avenue; 24-31-16-29718-013-0130
1601 Central Avenue; 24-31-16-29718-013-0150
1619 Central Avenue; 24-31-16-29718-013-0140

AFFECTED PARTY: 1628 1st Avenue North; 24-31-16-29718-013-0040
1636 1st Avenue North; 24-31-16-29718-013-0050

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. Don Mastry, Esq., spoke on behalf of the applicant. Jackson H. Bowman, Esq., representing owners of Lots 4 and 5, spoke as Registered Opponent.

PUBLIC HEARING: No speakers were present.

MOTION #1: If Lots 4 and 5 remain in ownership other than that of the Applicants, a Reciprocal Ingress and Egress Easement Agreement, in the form attached hereto as Exhibit G, over the vacated alley to provide access to Lots 4 and 5, shall be executed by all parties and shall be recorded in the Public Records of Pinellas county prior to the recording of the Vacation ordinance.

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

MOTION #2: The Opponents, their respective heirs, successors, grantees and assigns, will not be obligated to incur expenses for necessary site and building improvements, if any directly caused by the alley vacation. If such improvements become necessary as a direct result of the alley vacation, such expenses will be the Applicants' responsibility.

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

MOTION #3: Approval of a Vacation of a 20-foot east/west alley in the block bounded by Central Avenue and 1st Avenue North between 16th Street North and 17th Street North, an Ingress-Egress Easement and a Stormwater Drainage Easement as described in OR Book 18990, Page 1941, and a floating 5-foot wide Easement as described in OR Book 12688, Page 1910, subject to the conditions in the Staff Report and as amended.

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

ACTION TAKEN ON 17-33000006: Approval of a Vacation of a 20-foot east/west alley in the block bounded by Central Avenue and 1st Avenue North between 16th Street North and 17th Street North, an Ingress-Egress Easement and a Stormwater Drainage Easement as described in OR Book 18990, Page 1941, and a floating 5-foot wide Easement as described in OR Book 12688, Page 1910, subject to the conditions in the Staff Report and as amended; **APPROVED 7-0.**

AGENDA ITEM #G-2 CASE NO. 17-54000016 G-46

REQUEST: Approval of a Variance to the street side yard setback from 12-feet to 0-feet to allow a 6-foot high solid PVC fence to remain.

OWNER: Bernard & Margaret Pella
8700 10th Street North
St. Petersburg, FL 33702

ADDRESS: 8700 10th Street North

PARCEL ID NO.: 24-30-16-02700-006-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Margaret Pella spoke on behalf of the application.

PUBLIC HEARING: Bernard Pella read letter from Marcie Hunt.
Julie L. Munderback spoke against the request

MOTION: Approval of a Variance to the street side yard setback from 12-feet to 0-feet to allow a 6-foot high solid PVC fence to remain, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-54000016:**

Approval of a Variance to the street side yard setback from 12-feet to 0-feet to allow a 6-foot high solid PVC fence to remain, subject to the conditions in the Staff Report; **APPROVED 4-3.**

AGENDA ITEM #G-3 CASE NO. 17-54000021 M-6

REQUEST: Approval of a Variance to minimum lot area from 5,800 sq. ft. required to 4,882 sq. ft. and minimum lot width from 50-feet required to 45-feet for two (2) platted lots in common ownership in order to build two (2) new single-family homes.

OWNER: Sarah D. Richards
PO Box 1534
Saint Petersburg, Florida 33731

AGENT: Thomas McCormick
Jennifer Kuehn
200 104th Avenue #330
Treasure Island, Florida 33706

ADDRESS: 690 47th Street North

PARCEL ID NO.: 16-31-16-63540-003-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Thomas McCormick spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Variance to minimum lot area from 5,800 sq. ft. required to 4,882 sq. ft. and minimum lot width from 50-feet required to 45-feet for two (2) platted lots in common ownership in order to build two (2) new single-family homes, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-54000021: Motion to approve failed by a vote of 0-7, thereby **DENYING** the request.

AGENDA ITEM #G-4	CASE NO. 17-54000022	J-1
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REQUEST: Approval of Variances to minimum lot area from 5,800 sq. ft. required to 5,400 sq. ft. and minimum lot width from 50-feet required to 45-feet in order to create two (2) buildable lots.

OWNER: Nitros Properties, LLC
607 52nd Avenue North
Saint Petersburg, Florida 33703

AGENT: Brad Ossenmacher
607 52nd Avenue North
Saint Petersburg, Florida 33703

ADDRESS: 2826 4th Avenue South

PARCEL ID NO.: 23-31-16-65862-008-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Alexandria Hancock made a presentation based on the Staff Report.

Brad Ossenmacher, Brian Hartnett, and Ken Waviniak spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of Variances to minimum lot area from 5,800 sq. ft. required to 5,400 sq. ft. and minimum lot width from 50-feet required to 45-feet in order to create two (2) buildable lots, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-5400022: Approval of Variances to minimum lot area from 5,800 sq. ft. required to 5,400 sq. ft. and minimum lot width from 50-feet required to 45-feet in order to create two (2) buildable lots, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-5 CASE NO. 17-5400025 H-20

REQUEST: Approval of a Variance to lot area from 5,800 sq. ft. required to 5,770 sq. ft. for Lot 56 which is one (1) of the two (2) lots in common ownership in order to build two (2) new single-family homes.

OWNER: Trust 3443
2764 Sunset Point Road #200
Clearwater, Florida 33759

AGENT: James Kasper
2401 West Bay Drive #302
Belleair Bluffs, Florida 33770

ADDRESS: 3443 Queen Street North

PARCEL ID NO.: 12-31-16-60387-000-0550

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Thomas McCormick spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Variance to lot area from 5,800 sq. ft. required to 5,770 sq. ft. for Lot 56 which is one (1) of the two (2) lots in common ownership in order to build two (2) new single-family homes, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-54000025:**

Approval of a Variance to lot area from 5,800 sq. ft. required to 5,770 sq. ft. for Lot 56 which is one (1) of the two (2) lots in common ownership in order to build two (2) new single-family homes, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-6

CASE NO. 17-51000001

D-8

REQUEST: Approval of a Redevelopment Plan to allow construction of four (4) townhomes with setbacks consistent with the Neighborhood Development Pattern, with FAR bonuses.

OWNER: VK Investment Group, LLC
PO Box 22
Saint Petersburg, Florida 33731-0022

AGENT: Mark W. Stephenson
147 2nd Street North #301
Saint Petersburg, Florida 33701

REGISTERED OPPONENT: Mark S. Kamleiter, Esq.
435 11th Avenue Northeast
Saint Petersburg, Florida 33701

ADDRESS: 505 11th Avenue Northeast

PARCEL ID NO.: 17-31-17-03435-005-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Ron Klein and Mark Stephenson spoke on behalf of the Applicant.
Mark S. Kamleiter, Esq., spoke as the Registered Opponent.

PUBLIC HEARING: Tonya Strubbe spoke against the application.
Diane Cardin-Kamleiter spoke against the application.
Neverne Covington spoke against the application.
Celia Clarke spoke against the application.
Zoe Wilkinson spoke against the application.
Victor Gerald Meaders spoke against the application.
Catherine Landstra spoke against the application.
Charlotte Meaders spoke against the application.
Gordon Powers spoke against the application.
Robin Reed representing the Neighborhood Review Committee of HONNA spoke against the application.

Kimberley Wolfe spoke against the application.
Brooke Rosenberg spoke against the application.
Richard Carson spoke against the application.
Burt Kline spoke against the application.

MOTION: Approval of a request by the applicant to withdraw the application.

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

ACTION TAKEN ON 17-51000001: Approval of the request by the applicant to withdraw the application;
APPROVED 7-0.

AGENDA ITEM #E-8 CASE NO. 17-51000002 F-14

REQUEST: Approval of a Redevelopment Plan to allow construction of a two (2)-family duplex/townhome structure, with FAR bonuses.

OWNER: 35th Ave NE LLC
905 East Martin Luther King Jr. Drive
Tarpon Springs, Florida 34689

AGENT: Dillon Alderman
Alderman Planning Company
PO Box 55755
Saint Petersburg, Florida 33732

ADDRESS: 616 24th Avenue North

PARCEL ID NO.: 07-31-17-18936-002-0230

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

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

PUBLIC HEARING: No speakers were present

MOTION #1: Amend Condition No. 1 in the Staff Report to read: “The plans submitted for permitting shall be revised to meet the 0.66 F.A.R. limit and the 0.50 maximum building coverage limit in the pending ordinance, the 0.65 maximum impervious surface requirement, and shall otherwise substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing.”

VOTE #1: Yes – Doyle, Flynt, Schumaker, Vickstrom, Castellano, Stowe, Griner.

No – None.

MOTION #2: Approval of a Redevelopment Plan to allow construction of a two (2)-family duplex/townhome structure, with FAR bonuses, subject to the conditions in the Staff Report as amended.

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

ACTION TAKEN ON 17-51000002: Approval of a Redevelopment Plan to allow construction of a two (2)-family duplex/townhome structure, with FAR bonuses, subject to the conditions in the Staff Report as amended; **APPROVED 7-0.**

AGENDA ITEM #E-9 CASE NO. 17-32000008 J-6

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing single-family residence into a Bed & Breakfast.

OWNERS: Jayson & Reymond Lazaro
2801 7th Avenue North
Saint Petersburg, Florida 33713

ARCHITECT: Alvaro Rodriguez
3603 West Flora Street #101
Tampa, Florida 33614

ADDRESS: 2801 7th Avenue North

PARCEL ID NO.: 14-31-16-46332-006-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Reymond & Jayson Lazaro spoke on behalf of their application.

PUBLIC HEARING: John Seibert, Vice President of Historic Kenwood Neighborhood Association, spoke in favor of the application.
Brenda Gordon, President of Historic Kenwood Neighborhood Association, indicated she was in favor of the application.
Mary Funes spoke against the application.

MOTION: Approval of a Special Exception and related Site Plan to convert an existing single-family residence into a Bed & Breakfast, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON

17-32000008: Approval of a Special Exception and related Site Plan to convert an existing single-family residence into a Bed & Breakfast, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-10 CASE NO. 17-32000011 H-3

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan to construct a 1,990 sq. ft. addition to an existing house of worship. The applicant is requesting Variances for 1) building setbacks and 2) parking.

OWNER: House of God
1900 Fairfield Avenue South
Saint Petersburg, Florida 33712-1773

ARCHITECT: Paul Ries
aha!
6822 22nd Avenue North #334
Saint Petersburg, Florida 33710

ADDRESS: 1900 Fairfield Avenue South

PARCEL ID NO.: 24-31-16-59454-001-0011

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Paul Ries spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a modification to a previously approved Special Exception and related Site Plan to construct a 1,990 sq. ft. addition to an existing house of worship. The applicant is requesting Variances for 1) building setbacks and 2) parking, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-32000011: Approval of a modification to a previously approved Special Exception and related Site Plan to construct a 1,990 sq. ft. addition to an existing house of worship. The applicant is requesting Variances for 1) building setbacks and 2) parking, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F ADJOURNMENT at 7:50 p.m.