



**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**

**August 2, 2017
Wednesday
2:00 p.m.**

Commission Members:

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

Alternates:

1. Matt Walker – P
2. Patricia Castellano – P
3. Melissa Rutland – P

A = Absent

P = Present

City Staff Present:

Elizabeth Abernethy, AICP, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Cristian Arias, Planner I
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 July 5, 2017**
- D. PUBLIC COMMENTS**

- E. PUBLIC HEARING AGENDA – 2:00 P.M.**
 - 1. Case No. 17-32000015 – 601 45th Street South**
 - 2. Case No. 17-33000008 – 601 45th Street South**
 - 3. Case No. 17-32000010 – 913 1st Avenue North**
 - 4. Case No. 17-32000017 – 1845 13th Avenue North**
 - 5. Case No. 17-32000018 – 3100 22nd Avenue North et al**

- F. ADJOURNMENT**

AGENDA ITEM #E-1**CASE NO. 17-32000015****L-3**

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan to allow construction of a 372 sq. ft. accessory building at the Childs Park Athletic Fields Complex, with a Variance to the 35-foot setback requirement.

OWNER: City of St. Petersburg
PO Box 2842
Saint Petersburg, Florida 33731-2842

AGENT: Jonathan Gotwald, P.E.
George F. Young, Inc.
299 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33701

ADDRESS: 601 45th Street South

PARCEL ID NO.: 22-31-16-99091-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Steve Ochsner 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 allow construction of a 372 sq. ft. accessory building at the Childs Park Athletic Fields Complex, with a Variance to the 35-foot setback requirement, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-32000015:** Approval of a modification to a previously approved Special Exception and related Site Plan to allow construction of a 372 sq. ft. accessory building at the Childs Park Athletic Fields Complex, with a Variance to the 35-foot setback requirement, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-2**CASE NO. 17-33000008****L-3**

REQUEST: Approval of a Vacation of a 22-foot segment of a 20-foot street and public utility easement.

OWNER: City of St. Petersburg
Parks and Recreation
1 4th Street North
Saint Petersburg, Florida 33731-2842

AGENT: Catherine Bosco
George F. Young, Inc.
299 Dr. Martin Luther King, Jr. Street North
Saint Petersburg, Florida 33701

ADDRESS: 601 45th Street South

PARCEL ID NO.: 22-31-16-99091-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2

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

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Vacation of a 22-foot segment of a 20-foot street and public utility easement, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-33000008:** Approval of a Vacation of a 22-foot segment of a 20-foot street and public utility easement, subject to the conditions in the Staff Report;
APROVED, 7-0.

AGENDA ITEM #E-3**CASE NO. 17-32000010****C-2**

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing retail building into a bank with drive-thru.

OWNER: G T E Florida, Inc.
PO Box 2749
Addison, Texas 75001-2749

APPLICANT: Frontier Florida, LLC
401 Merritt 7
Norwalk, Connecticut 06851

AGENT: Bob Ziegenfuss
Z Development Services
708 East Colonial Drive #100
Orlando, Florida 32803

ADDRESS: 913 1st Avenue North

PARCEL ID NO.: 24-31-16-39006-000-0440

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-1 (DC-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Istvan Peteranecz and Jonathan Wurth spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to convert an existing retail building into a bank with drive-thru, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-32000010:** Approval of a Special Exception and related Site Plan to convert an existing retail building into a bank with drive-thru, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-4**CASE NO. 17-32000017****H-10**

REQUEST: Approval of a Special Exception and related Site Plan to approve an expansion to a Police Training Facility in Woodlawn Park and a Variance to short-term bicycle parking.

OWNER: City of St. Petersburg
PO Box 2842
Saint Petersburg, Florida 33731-2842

ADDRESS: 1845 13th Avenue North

PARCEL ID NO.: 13-31-16-77508-000-0090

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Michael Kovacsev, Assistant Chief, spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to approve an expansion to a Police Training Facility in Woodlawn Park and a Variance to short-term bicycle parking, subject to the conditions in the Staff Report.

VOTE: Yes – Flynt, Samuel, Schumaker, Walker, Rutland, Castellano, Stowe.
No – None.

**ACTION TAKEN ON
17-32000017:** Approval of a Special Exception and related Site Plan to approve an expansion to a Police Training Facility in Woodlawn Park and a Variance to short-term bicycle parking, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-5**CASE NO. 17-32000018****J-12**

REQUEST: Approval of a Special Exception and related Site Plan to construct an 800-unit, 85,263 sq. ft. self-storage facility.

OWNER: Boukalis Development of St. Petersburg
3100 22nd Avenue North
Saint Petersburg, Florida 33713-3700

AGENT: Mike Wichman
5029 West Grace Street
Tampa, Florida 33607

ADDRESS: 3100 22nd Avenue North; 14-31-16-79309-001-0010
None; 14-31-16-71460-000-0100

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report. Jonathan Gotwald P.E., George F. Young, spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to construct an 800-unit, 85,263 sq. ft. self-storage facility, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-32000018:** Approval of a Special Exception and related Site Plan to construct an 800-unit, 85,263 sq. ft. self-storage facility, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F**ADJOURNMENT @ 3:30 p.m.**