



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

**ACTION TAKEN – MINUTES
Corrected October 4, 2017**

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

**September 6, 2017
Wednesday
2:00 p.m.**

Commission Members:

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

Alternates:

1. Melissa Rutland – P
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
Brittany McMullen, AICP, Planner II
Alexandria Hancock, 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 August 2, 2017**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING DEFERRAL**

1. Case No. 17-32000020 – 3341 17th Avenue South – Deferred to October 4, 2017

F. PUBLIC HEARING AGENDA

- 1. Case No. 17-33000012 – 114 16th Street North & 0 16th Street North
- 2. Case No. 17-33000014 – 430 3rd Avenue North et al
- 3. Case No. 17-54000045 – 524 36th Avenue North
- 4. Case No. 17-54000046 – 1900 34th Street North
- 5. Case No. 17-54000044 – 871 Ibis Walk Place North
- 6. Case No. 17-54000048 – 4241 4th Street North
- 7. Case No. 17-32000019 – 770 1st Avenue North
- 8. Case No. 17-32000021 – 5601 38th Avenue North
- 9. Case No. 17-31000003 – 0 Mangrove Cay Lane Northeast

G. ADJOURNMENT

AGENDA ITEM #F-1**CASE NO. 17-33000012****H-2**

REQUEST: Approval of a Vacation of a 129.82 foot portion of a 16-foot wide east/west alley northwest of the intersection of 16th Street North and 1st Avenue North.

OWNER: Devmar 16th Street LLC
114 16th Street North
Saint Petersburg, Florida 33705

Devmar Development Co.
30100 Telegraph Road #336
Bingham Farms, Michigan 48035

E E 16th Street Holdings LC
615 Dr. Martin Luther King Jr. Street South
Saint Petersburg, Florida 33701-2117

AGENT: James Pappas, President
Fusco, Shaffer & Pappas, Inc.
550 East Nine Mile Road
Ferndale, Michigan 48220

ADDRESSES AND PARCEL ID NOS.: 114-16th Street North; 24-31-16-14130-000-0010
0 16th Street North; 24-31-16-72810-001-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

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

PUBLIC HEARING: No speakers were present.

MOTION #1: Nominate Chuck Flynt as Chair for this case since Chair Griner has a conflict and Vice Chair is absent.

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

ACTION TAKEN ON 17-33000012: Commissioner Chuck Flynt will act as Chair in this case.

MOTION #2: Approval of a Vacation of a 129.82 foot portion of a 16-foot wide east/west alley northwest of the intersection of 16th Street North and 1st Avenue North, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-33000012:**

Approval of a Vacation of a 129.82 foot portion of a 16-foot wide east/west alley northwest of the intersection of 16th Street North and 1st Avenue North, subject to the conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #F-2**CASE NO. 17-33000014****F-4****REQUEST:**

Approval of a Vacation of a 10-foot wide east/west utility easement and a 10-foot wide north/south alley in the block south of 3rd Avenue North and east of 5th Street North and north of the 20-foot east/west alley in the block.

OWNER:

Cara FL Properties, LLC
430 3rd Avenue North
Saint Petersburg, Florida 33701-3204

AGENT:

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

ENGINEER:

Allison Shaw
George F. Young, Inc.
299 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33701

**ADDRESSES AND
PARCEL ID NOS.:**

430 3rd Avenue North; 19-31-17-21006-000-0010
442 3rd Avenue North; 19-31-17-21006-000-0030
249 5th Street North; 19-31-17-21006-000-0040
233 5th Street North; 19-31-17-21006-000-0060
232 ½ 4th Street North; 19-31-17-21006-000-0080

LEGAL DESCRIPTION:

On File

ZONING:

Downtown Center-1 (DC-1)

PRESENTATIONS:

Kathryn Younkin made a presentation based on the Staff Report.
R. Donald Mastry, Esq., spoke on behalf of the Applicant

PUBLIC HEARING:

No speakers were present.

MOTION:

Approval of a Vacation of a 10-foot wide east/west utility easement and a 10-foot wide north/south alley in the block south of 3rd Avenue North and east of 5th Street North and north of the 20-foot east/west alley in the block, subject to the conditions in the Staff Report.

VOTE:

Yes – Doyle, Flynt, Schumaker, Vickstrom, Rutland, Castellano, Griner.
No – None.

**ACTION TAKEN ON
17-33000014:**

Approval of a Vacation of a 10-foot wide east/west utility easement and a 10-foot wide north/south alley in the block south of 3rd Avenue North and east of 5th Street North and north of the 20-foot east/west alley in the block, subject to the conditions in the Staff Report;
APPROVED, 7-0.

AGENDA ITEM #F-3**CASE NO. 17-54000045****F-20****REQUEST:**

Approval of a Variance to the required minimum lot width from 50-feet required to 45-feet and the required minimum lot area from 5,800 sq. ft. required to 5,715 sq. ft. for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER:

The Castle Company, LLC
225 McMullen Booth Road
Clearwater, Florida 33759

AGENT:

Katie Cole, Esq.
Hill Ward Henderson
600 Cleveland Street #800
Clearwater, Florida 33755

ADDRESS:

524 36th Avenue North

PARCEL ID NO.:

0731-17-11376-006-0040

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Traditional-2 (NT-2)

PRESENTATIONS:

Alexandria Hancock made a presentation based on the Staff Report.
Katie Cole, Esq., spoke on behalf of the Applicant.

PUBLIC HEARING:

No speakers were present.

MOTION #1:

To add condition of approval 8 to read: Should the grand oak be determined to not warrant removal due to decline, the home plans should be modified so as to not require removal of the grand oak.

VOTE:

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

MOTION #2:

Approval of a Variance to the required minimum lot width from 50-feet required to 45-feet and the required minimum lot area from 5,800 sq. ft. required to 5,715 sq. ft. for two (2) lots in common ownership to allow for the development of two (2) new single-family homes, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON
17-54000045:**

Approval of a Variance to the required minimum lot width from 50-feet required to 45-feet and the required minimum lot area from 5,800 sq. ft. required to 5,715 sq. ft. for two (2) lots in common ownership to allow for the development of two (2) new single-family homes, subject to the amended conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #F-4 CASE NO. 17-54000046 K-12

REQUEST: Approval of a Variance to maximum allowable wall sign area to allow additional signage at a retail establishment.

OWNER: Suncoast St. Pete LLC
214 East Church Street
Elmira, New York 14901-2702

AGENT: Todd Pressman
334 East Lake Road #102
Palm Harbor, FL 34685

ADDRESSES & PARCEL ID NOS.: 1900 34th Street North; 15-31-16-83683-001-0010
None; 15-31-16-86383-001-0030

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: No speakers were present.

MOTION #1: Eliminate special condition #1 on the conditions of approval in the Staff Report.

VOTE: Yes – Schumaker.
No – Doyle, Flynt, Samuel, Vickstrom, Rutland, Griner.

MOTION #2: Approval of a Variance to maximum allowable wall sign area to allow additional signage at a retail establishment, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-54000046:**

Approval of a Variance to maximum allowable wall sign area to allow additional signage at a retail establishment, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F-5 CASE NO. 17-54000044 F-54

REQUEST: Approval of a Modification to a previously approved Site Plan to amend the Master Sign Plan with Variances.

OWNER: Ibis Walk, LLC
780 94th Avenue North #107
Saint Petersburg, FL 33702-2468

TGM Ibis Walk, LLC
650 5th Avenue Floor 28
New York, New York 10019-6108

AGENT: John Scheffel
2709 Rocky Point Drive
Tampa, Florida 33607

**ADDRESSES AND
PARCEL ID NOS.:** 10400 Roosevelt Boulevard North; 18-30-17-30371-001-0020
871 Ibis Walk Place North; 18-30-17-00000-330-0200
Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0010
Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0020
871 Ibis Walk Place North; 18-30-17-41817-000-0040
Ibis Walk Place North; 18-30-17-41817-000-0120
10300 Roosevelt Boulevard North; 18-30-17-41817-000-0130
Ibis Walk Place North; 18-30-17-41817-000-0140
10334 Roosevelt Boulevard North; 18-30-17-41817-000-0150

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-2 (CCS-2)

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. John Scheffel, spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Modification to a previously approved Site Plan to amend the Master Sign Plan with Variances, subject to the conditions in the Staff Report and amend condition No. 2 to extend the approval through September 6, 2020.

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

**ACTION TAKEN ON
17-54000044:**

Approval of a Modification to a previously approved Site Plan to amend the Master Sign Plan with Variances, subject to the conditions in the Staff Report and amend condition No. 2 to extend the variance approval through September 6, 2020; **APPROVED 7-0.**

AGENDA ITEM #F-6 CASE NO. 17-54000048 E-24

REQUEST: Approval of two Variances to allow modification to an existing drive thru. Variances are for 1) exterior green yard and 2) orientation of speaker towards neighborhood zoning district.

OWNER: Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349-2945

AGENT: Interplan, LLC
604 Courtland Street #100
Orlando, Florida 32804

AGENT: Hill Ward Henderson Law
101 East Kennedy Boulevard
Tampa, Florida 33602

ADDRESS: 4241 4th Street North

PARCEL ID NO.: 06-31-17-12937-000-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Gina Grimes, Esq., spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of two Variances to allow modification to an existing drive thru. Variances are for 1) exterior green yard and 2) orientation of speaker towards neighborhood zoning district, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-54000048:**

Approval of two Variances to allow modification to an existing drive thru. Variances are for 1) exterior green yard and 2) orientation of speaker towards neighborhood zoning district, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F-7 CASE NO. 17-32000019 F-2

REQUEST: Approval of a Special Exception and Site Plan for a microbrewery.

OWNER: Bahia Shores Development Enterprise
5113 Central Avenue
Saint Petersburg, Florida 33710-8140

AGENT: Ryan Sarno
11398 120th Terrace North
Largo, Florida 33778-2533

ADDRESS: 770 1st Avenue North

PARCEL ID NO.: 19-31-17-34218-000-0100

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-1 (DC-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Ryan Sarno, spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and Site Plan for a microbrewery,
subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-32000019:** Approval of a Special Exception and Site Plan for a microbrewery,
subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F-8 CASE NO. 17-32000021 N-22

REQUEST: Approval of a Special Exception and related Site Plan to allow
construction of a 125-foot high wireless communication monopole
tower.

OWNER: Mostak A. Bhuyan
5601 38th Avenue North
Saint Petersburg, Florida 33710-1923

AGENT: Mattaniah S. Jahn, Esq.
800 Tarpon Woods Boulevard #E-1
Palm Harbor, Florida 34685

ADDRESS: 5601 38th Avenue North

PARCEL ID NO.: 04-31-16-96444-000-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Mattaniah S. Jahn, Esq., and Dan Wilshire spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to allow construction of a 125-foot high wireless communication monopole tower, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-32000021: Approval of a Special Exception and related Site Plan to allow construction of a 125-foot high wireless communication monopole tower, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #F-9 CASE NO. 17-31000003 C-56

REQUEST: Approval of a modification to a previously approved Site Plan to increase the residential density from 108 units to 115 units with a variance to height to allow construction of a 60-unit, 13-story multi-family building.

OWNER: MGB CMBS Prime A Gandy LLC
2556 Southpointe Drive
Dunedin, Florida 34698

AGENT: Cumbey & Fair
2463 Enterprise Road
Clearwater, Florida 33763

ADDRESS: 0 Mangrove Cay Lane Northeast

PARCEL ID NO.: 17-30-17-54855-000-0011 & 0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.

Craig Taraszki, Esq., spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: Add Condition No. 8: The applicant shall provide documentation at the time of building permit application to demonstrate that the height of the proposed building does not exceed the height of the existing Mangrove Cay No. 1 building.

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

MOTION #2: Add Condition No. 9: The applicant shall provide documentation prior to permit issuance demonstrating that the proposed site and building plans have been approved by the Master Association Architectural Review Board.

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

MOTION #3: Approval of a modification to a previously approved Site Plan to increase the residential density from 108 units to 115 units with a variance to height to allow construction of a 60-unit, 13-story multi-family building, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-31000003: Approval of a modification to a previously approved Site Plan to increase the residential density from 108 units to 115 units with a variance to height to allow construction of a 60-unit, 13-story multi-family building, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G ADJOURNMENT @ 5:30 p.m.