



**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**

**October 4, 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 – P
Bob Schumaker – A
Ann Vickstrom – A

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
Alexandria Hancock, Planner I
Cristian Arias, Planner I
Scot Bolyard, Planner I
Michael Dema, Assistant City Attorney
Vicky Davidson, Administrative Clerk
Iris Winn, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF September 6, 2017, as amended**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING DEFERRAL**
 - 1. Case No. 17-32000020 – 3341 17th Avenue South – Deferred to November 1, 2017**
- F. PUBLIC HEARING AGENDA**
 - 1. Case No. 17-33000015 – 756 18th Avenue North**
 - 2. Case No. 17-33000016 – 10000 4th Street North et al**
 - 3. Case No. 17-54000050 – 1313 28th Avenue North**
 - 4. Case No. 17-54000056 – 1305 34th Avenue North**
 - 5. Case No. 17-51000003 – 245 18th Avenue North**
 - 6. Case No. 17-31000006 – 920 19th Street South**
 - 7. Case No. 17-32000022 – 1616 23rd Avenue North**
 - 8. Case No. 17-32000023 – 855 Tyrone Boulevard North**
 - 9. Case No. 17-32000024 – 4033 35th Street North**
- G. ELECTION OF OFFICERS – Moved to end of meeting**
- H. ADJOURNMENT at 8:00 p.m.**

AGENDA ITEM #E-1 CASE NO. 17-33000015 D-12

REQUEST: Approval of a Vacation of an eight (8) foot by seventy-one (71) foot portion of Elm Street Northeast located immediately adjacent to the east of Lot 1, Snell & Hamlett's North Shore Addition Revised Replat Block 68, extending north from the east west alley in the block.

OWNER: Matthew & May Grecsek
756 18th Avenue Northeast
Saint Petersburg, Florida 33704-4608

ADDRESS 756 18th Avenue Northeast
PARCEL ID NO.: 17-31-17-83221-068-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

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

PUBLIC HEARING: Robin Reed spoke in favor of the application.

MOTION #1: Approval of a Vacation of an eight (8) foot by seventy-one (71) foot portion of Elm Street Northeast located immediately adjacent to the east of Lot 1, Snell & Hamlett's North Shore Addition Revised Replat Block 68, extending north from the east west alley in the block, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Samuel, Stowe, Griner, Castellano.
No – Flynt, Walker.

ACTION TAKEN ON 17-33000015: Approval of a Vacation of an eight (8) foot by seventy-one (71) foot portion of Elm Street Northeast located immediately adjacent to the east of Lot 1, Snell & Hamlett's North Shore Addition Revised Replat Block 68, extending north from the east west alley in the block, subject to the conditions in the Staff Report;
APPROVED 5-2.

AGENDA ITEM #E-2 CASE NO. 17-33000016 E-52

REQUEST: Approval of a Vacation of 2nd Street North between 99th Avenue North and Gandy Boulevard.

OWNER: International House Tampa Bay
1540 International parkway #20
Lake Mary, Florida 32746-5096

Gandy Storage LLC
 Lady Street, 3rd Floor
 Columbia, South Carolina 29201-3283

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

ADDRESSES AND
 PARCEL ID NOS.: None; 18-30-17-11322-010-0010
 201 99th Avenue North; 18-30-17-11322-011-0010
 10075 Gandy Boulevard North; 19-30-17-00000-120-0200
 10035 Gandy Boulevard North; 18-30-17-1322-010-0030
 2nd Street North; 18-30-17-11322-010-0090
 10000 4th Street North; 19-30-17-59225-000-0010

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: Rich Perfidio spoke asking questions regarding the application.
 Kathleen Minidis spoke against the application.

MOTION: Approval of a Vacation of 2nd Street North between 99th Avenue
 North and Gandy Boulevard, subject to the conditions in the Staff
 Report.

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

ACTION TAKEN ON
 17-33000016: Approval of a Vacation of 2nd Street North between 99th Avenue
 North and Gandy Boulevard, subject to the conditions in the Staff
 Report; **APPROVED 7-0.**

AGENDA ITEM #E-3**CASE NO. 17-54000050****G-16**

REQUEST: Approval of a Variance to minimum lot width from 50-feet to 42.96
 feet and 43.01-feet and lot area from 5,800 s.f. to 4,248 and 4,302
 s.f. for two (2) platted lots under common ownership to allow for the
 construction of two (2) single-family homes.

OWNER: 28th Avenue Ventures, LLC
 356 22nd Avenue Northeast
 Saint Petersburg, Florida 33704

AGENT: Dillon Alderman
Alderman Planning Company

PO Box 55755
Saint Petersburg, Florida 33732

ADDRESS: 1313 28th Avenue North

PARCEL ID NO.: 12-31-16-74286-000-0050

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.
James Landers spoke on behalf of the applicant.

PUBLIC HEARING: Cathy Wilson spoke against the application.
Gordon Young spoke against the application.

MOTION #1: As a condition of approval to limit the FAR to the current provisions of the LDRs.

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

MOTION #2: Approval of the requested variance of the lot width and area requirements to allow the existing structures to be demolished and replaced with two 2-story single-family homes similar to the attached site plans, floor plans and elevations subject to conditions in the Staff Report.

VOTE: Yes –Doyle, Samuel, Walker.
No – Flynt, Stowe, Griner, Castellano.

ACTION TAKEN ON 17-54000050: Approval of a Variance to minimum lot width from 50-feet to 42.96 feet and 43.01-feet and lot area from 5,800 s.f. to 4,248 and 4,302 s.f. for two (2) platted lots under common ownership to allow for the construction of two (2) single-family homes, subject to the conditions in the Staff Report; **DENIED 3-4.**

AGENDA ITEM #E-4**CASE NO. 17-54000056****G-20**

REQUEST: Approval of a Variance to minimum lot width from 50-feet to 45-feet and to side yard setback from 5-feet to 3-feet to create two (2) buildable lots on two (2) lots of record under common ownership to allow development of one (1) additional single-family home with the existing home to remain.

OWNER: Emma S. Elias
1305 34th Avenue North
Saint Petersburg, Florida 33704-1844

AGENT: Stephenson Anderson
Burg Development
575 2nd Avenue South
Saint Petersburg, Florida 33701

ADDRESS: 1305 34th Avenue North

PARCEL ID NO.: 12-31-16-94428-003-0210

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Variance to minimum lot width from 50-feet to 45-feet and to side yard setback from 5-feet to 3-feet to create two (2) buildable lots on two (2) lots of record under common ownership to allow development of one (1) additional single-family home with the existing home to remain, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-54000056:** Approval of a Variance to minimum lot width from 50-feet to 45-feet and to side yard setback from 5-feet to 3-feet to create two (2) buildable lots on two (2) lots of record under common ownership to allow development of one (1) additional single-family home with the existing home to remain, subject to the conditions in the Staff Report.; **APPROVED 7-0.**

AGENDA ITEM #E-5	CASE NO. 17-51000003	E-12
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REQUEST: Approval of a Redevelopment Plan with Variances to minimum lot area and width requirements and to interior pool setbacks to allow a replacement of a duplex with two (2) single-family homes.

OWNER: John M. Saunders
245 18th Avenue Northeast
Saint Petersburg, Florida 33704-3504

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

ADDRESS: 245 18th Avenue Northeast

PARCEL ID NO.: 18-31-17-83217-020-0100

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

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

PUBLIC HEARING: Catherine Rome spoke against the application.
Mick Callahan spoke for the application.
Jay Weisberg spoke for the application.
Janet Strong spoke against the application.
Robin Reed spoke against the application.
Natalie DeVicente spoke against the application.
Logan Devicente spoke against the application.
Tamera Bouderau spoke against the application.
Nathan Brown spoke for the application.
Garth Vernon filled out card, did not speak. Passed on taking a position.

MOTION #1: To change special condition #1 to read: The plans submitted to permitting shall substantially resemble the plans attached to this report with the exception that the westerly residence, including the floor plan and site plan, be mirrored to have the pool on the west side and allowing for a western property boundary setback. Any other significant modifications to plans shall require a new application and public hearing.

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

MOTION #2: Approval of a Redevelopment Plan with Variances to minimum lot area and width requirements and to allow a replacement of a duplex with two single-family homes, subject to the amended conditions in the Staff Report.

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

ACTION TAKEN ON 17-51000003: Approval of a Redevelopment Plan with Variances to minimum lot area and width requirements and to interior pool setbacks to allow a replacement of a duplex with two (2) single-family homes, subject to the amended conditions in the Staff Report;
APPROVED 4-2.

AGENDA ITEM #E-6**CASE NO. 17-3100006****H-5**

REQUEST: Approval of a Site Plan Modification for a previously approved Special Exception to construct a covered walkway and surface parking lot. The applicant is requesting a Variance to setbacks.

OWNER: Happy Workers Learning Center
920 19th Street South
Saint Petersburg, Florida 33712-2339

REGISTERED OPPONENT: Lauren Rubenstein
2700 First Avenue North
Saint Petersburg, Florida 33713

AGENT: Arthur O'Hara
4140 49th Street North
Saint Petersburg, Florida 33709

ADDRESS: 920 and 950 19th Street South

PARCEL ID NO.: 25-31-16-20232-002-0310 and 0290

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report. Shaun Amarnani Esq., spoke on behalf of the applicant. Arthur O'Hara, spoke on behalf of the applicant. Lauren Rubenstein Esq., spoke on behalf of the Registered Opponent.

PUBLIC HEARING: Ron Shelby spoke for the application. Mortiz Shelby spoke for the application. Cal Webster filled out card – "For" application, did not speak.

MOTION: Approval of a Site Plan Modification for a previously approved Special Exception to construct a covered walkway and surface parking lot. The applicant is requesting a Variance to setbacks, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Samuel, Griner, Castellano, Walker.
No – Stowe.

ACTION TAKEN ON 17-3100006: Approval of a Site Plan Modification for a previously approved Special Exception to construct a covered walkway and surface parking lot. The applicant is requesting a Variance to setbacks, subject to the conditions in the Staff Report; **APPROVED 6-1.**

AGENDA ITEM #E-7**CASE NO. 17-3200022****H-14**

REQUEST: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property.

OWNER: Florida Holdings Group, LLC
PO Box 388
Pinellas Park, Florida 33780

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

REGISTERED OPPONENT: Kevin Lapio
1620 23rd Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 1616 23rd Avenue North

PARCEL ID NO.: 12-31-16-98730-000-0310

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Jonathan Gotwald spoke on behalf of the applicant.
Kevin Lapio Esq., spoke as the Registered Opponent.

PUBLIC HEARING: Jamie Hall spoke against the application.
Walter Wood spoke against the application.
Linda Cadovius spoke against the application.
Dorothy Cortright spoke against the application.
Suraj Wagh spoke against the application.
Angie Leonetti spoke against the application.
Joanna Barris spoke against the application.

MOTION #1: To modify special condition No. 6 to state that an 8-foot high vinyl fence or wall shall be constructed along the western property line of the new parking lot.

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

MOTION #2: The sidewalks recently installed at a 5-foot width do not need to be replaced to 6-feet.

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

MOTION #3: The alley access to 23rd Avenue North restrict a left-out movement in conjunction with approval from Transportation and Engineering.

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

MOTION #4: To modify special condition No. 4 stating that the existing detached garage shall be demolished and become uncovered parking.

VOTE: Yes – Doyle, Flynt, Samuel, Griner.
No – Stowe, Castellano, Walker.

MOTION #5: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property subject to the amended conditions of approval.

VOTE: Yes – Doyle, Flynt, Samuel, Castellano.
No – Stowe, Griner, Walker.

ACTION TAKEN ON 17-3200022: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property, subject to the amended conditions in the Staff Report, **APPROVED 4-3.**

AGENDA ITEM #E-8	CASE NO. 17-3200023	O-6
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REQUEST: Approval of a Special Exception and related Site Plan to add a carwash at an existing fuel station. The applicant is requesting two (2) variances: 1) stacking, and 2) setbacks.

OWNER: 7-Eleven, Inc.
3200 Hackberry Road
Irving, Texas 750633

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

ADDRESS: 855 Tyrone Boulevard North

PARCEL ID NO.: 17-31-16-50382-000-0640

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Katie Cole, Esq. (Law Partner) spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to add a carwash at an existing fuel station with a variance to setbacks, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-3200023:** Approval of a Special Exception and related Site Plan to add a carwash at an existing fuel station with a variance to setbacks, subject to the conditions in the Staff Report; **APPROVED 6-0.**

AGENDA ITEM #E-9	CASE NO. 17-3200024	K-22
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REQUEST: Approval of a Special Exception to convert an existing Post Office into a motor vehicle repair shop.

OWNER: Mainstream America, Inc.
PO Box 531
Saint Petersburg, Florida 33731-0531

ADDRESS: 4033 35th Street North

PARCEL ID NO.: 03-31-16-00000-440-0120

LEGAL DESCRIPTION: On File

ZONING: Industrial Suburban

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

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception to convert an existing Post Office into a motor vehicle repair shop.

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

**ACTION TAKEN ON
17-3200024:** Approval of a Special Exception to convert an existing Post Office into a motor vehicle repair shop, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G ELECTION OF OFFICERS

MOTION #1: Motion to defer election for Vice Chair and Chair to the end of the meeting.

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

ACTION TAKEN ON MOTION #1: Motion to defer election for Vice Chair and Chair to the end of meeting; **APPROVED 7-0.**

MOTION #2: Motion to elect Commissioner Stowe to serve as Chair.

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

ACTION TAKEN ON MOTION #2: Motion to elect Commissioner Stowe to serve as Chair; **APPROVED 6-0.**

MOTION #3: Motion to postpone Vice-Chair Election until next month.

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

ACTION TAKEN ON MOTION #3: Motion to postpone Vice-Chair Election until next month; **APPROVED 7-0.**

AGENDA ITEM #H ADJOURNMENT @ 8:00 p.m.