



**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**

**November 1, 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 – P

Alternates:

1. Melissa Rutland – P (Arrived at 2:22 pm)
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, Planner II
Cristian Arias, Planner I
Scot Bolyard, Planner I
Michael Dema, Assistant City Attorney
Vicky Davidson, Administrative Clerk
Iris Winn, Administrative Clerk

A. ELECTION OF VICE CHAIR

1. **MOTION: To elect Commissioner Doyle as Vice-Chair**
2. **VOTE: Yes – Flynt, Schumaker, Stowe, Griner, Castellano, Walker.**
3. **ACTION TAKEN: Election of Commissioner Doyle as Vice-Chair; Approved 6-0.**

B. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES

C. ROLL CALL

D. APPROVAL OF MINUTES OF October 4, 2017, as presented

E. PUBLIC COMMENTS

F. PUBLIC HEARING WITHDRAWAL

1. **Case No. 17-32000020 – 3341 17th Avenue South - Withdrawn**

G. PUBLIC HEARING AGENDA

H. ADJOURNMENT at 6:55 p.m.

AGENDA ITEM #G-1	LDR 2017-07 Floodplain Management Ordinance Update	(16.40.050)
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REQUEST: Proposed amendments to the City Code of Ordinances, Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan") for LDR 2017-07 Floodplain Management.

PRESENTATIONS: Noah Taylor made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: Proposed amendments to the City Code of Ordinances, Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan") for LDR 2017-07 Floodplain Management.

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

ACTION TAKEN ON LDR 2017-07: Approval of the proposed amendments to the City Code of Ordinances, Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan ("Comprehensive Plan"), subject to the conditions in the LDR Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-2	CASE NO. 17-3300017	E-4
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REQUEST: Approval of a Vacation of a 10-foot east/west street easement along 5th Avenue Northeast at the intersection of 1st Street North and a 30-foot radius street easement at the intersection of 4th Avenue Northeast and 1st Street North.

OWNER: Townview Condominium Association, Inc.
9887 4th Street North, Suite 301
Saint Petersburg, FL 33702

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

ADDRESS 105 4th Avenue Northeast

PARCEL ID NO.: 105 4th Avenue Northeast; 19-31-17-91613-000-0001 and all the parcels up to 105 4th Avenue Northeast 629; 19-31-17-91613-000-6290

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-3 (DC-3)

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

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of a Vacation of a 10-foot east/west street easement along 5th Avenue Northeast at the intersection of 1st Street North and a 30-foot radius street easement at the intersection of 4th Avenue Northeast and 1st Street North, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Schumaker, Castellano, Walker, Stowe, Griner.
None

ACTION TAKEN ON 17-33000017: Approval of a Vacation of a 10-foot east/west street easement along 5th Avenue Northeast at the intersection of 1st Street North and a 30-foot radius street easement at the intersection of 4th Avenue Northeast and 1st Street North, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-3	CASE NO. 17-54000057	F-18
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REQUEST: Approval of a Variance to design requirements to construct a new driveway in the front yard where an alley loading driveway is required.

OWNER/AGENT: Jack K. & Rebecca C. Morgan
612 32nd Avenue North
St. Petersburg, FL 33704

ADDRESS: 612 32nd Avenue North

PARCEL ID NO.: 07-31-17-02736-003-0080

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-family-2 (NT-2)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Jack K. Morgan spoke on behalf of their application.

PUBLIC HEARING: Scott B. Myers spoke in favor of the application.
Karen Frusher spoke in favor of the application.

MOTION: Approval of a Variance to design requirements to construct a new driveway in the front yard where an alley loading driveway is required, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-54000057:**

Approval of a Variance to design requirements to construct a new driveway in the front yard where an alley loading driveway is required, subject to the conditions in the Staff Report; **FAILED by a vote of 0-7, thereby DENYING the request.**

AGENDA ITEM #G-4**CASE NO. 17-54000058****E-10****REQUEST:**

Approval of a Variance to the required minimum lot width from 60-ft to 50-ft and the required minimum lot area from 7,620 SF to 6,445 SF for two (2) lots in common ownership to allow for the development of one (1) new single-family home.

OWNER:

Cheryl L. Walters
216 16th Avenue North
St. Petersburg, FL 33704

AGENT:

Felix Fudge, Sunshine City Services, LLC
650 16th Street North
St. Petersburg, FL 33705

ADDRESS:

216 16th Avenue North

PARCEL ID NO.:

18-31-17-10368-000-0290

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Traditional Single-family-3 (NT-3)

PRESENTATIONS:

Brittany McMullen made a presentation based on the Staff Report. Felix Fudge spoke on behalf of the applicant.

PUBLIC HEARING:

Cheryl L. Walters spoke on behalf of her application (owner). Robin Reed spoke against the application.

MOTION #1:

Approval of a Variance to the required minimum lot width from 60-ft to 50-ft and the required minimum lot area from 7,620 SF to 6,445 SF for two (2) lots in common ownership to allow for the development of one (1) new single-family home, subject to the conditions in the Staff Report.

VOTE:

Yes– Doyle, Flynt, Schumaker, Stowe, Walker.
No – Castellano, Griner.

**ACTION TAKEN ON
17-54000058:**

Approval of a Variance to the required minimum lot width from 60-ft to 50-ft and the required minimum lot area from 7,620 SF to 6,445 SF for two (2) lots in common ownership to allow for the

development of one (1) new single-family home, subject to the conditions in the Staff Report; **APPROVED 5-2.**

AGENDA ITEM #G-5**CASE NO. 17-5400060****F-18**

REQUEST: Approval of a Variance to the required minimum lot width from 50-ft to 47-ft for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: William F. Ruffing
4808 Jewell Terrace
Palm Harbor, FL 34685

AGENT: Dillon Alderman, President, Alderman Planning Company
PO Box 55755
St. Petersburg, FL 33710

ADDRESS: 2301 5th Street North

PARCEL ID NO.: 07-31-17-18936-006-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report.
Todd Pressman spoke on behalf of the Applicant.
Dillon Alderman spoke on behalf of the Applicant.

PUBLIC HEARING: Jim Byers spoke against the application.
Brian Harrington spoke against the application.
Jason Sanchez spoke in favor (applicant).
Paul Eifler partially filled out card – not “For” or “Against” application, did not speak.
William Ruffing spoke on behalf of his application (owner).

MOTION: Approval of a Variance to the required minimum lot width from 50-ft to 47-ft for two (2) lots in common ownership to allow for the development of two (2) new single-family homes, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-5400060:** Approval of a Variance to the required minimum lot width from 50-ft to 47-ft for two (2) lots in common ownership to allow for the development of two (2) new single-family homes, subject to the conditions in the Staff Report.; **APPROVED 5-2.**

ITEM #G-6**CASE NO. 17-5400061****F-14**

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

OWNER: Mitch Pozin, Manager, Sunnybrook Holdings
1696 Sunnybrook Lane
Clearwater, FL 33764

AGENT: Dillon Alderman, President, Alderman Planning Company
PO Box 55755
St. Petersburg, FL 33710

ADDRESS: 481 33rd Avenue North

PARCEL ID NO.: 07-31-17-73314-001-0170

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional, Single-Family-2 (NT-2)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Dillon Alderman spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of a Variance to the required minimum lot width from 50-ft to 45-ft and the required minimum lot area from 5,800 SF to 5,715 SF for two (2) lots in common ownership to allow for the development of two (2) new single-family homes, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-5400061: 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 6-1.

AGENDA ITEM #G-7**CASE NO. 17-3100007****E-7**

REQUEST: Approval of a Master Plan and related Site Plan for a new 400 space high and dry/boat storage building, a marine building, and a retail and office building.

OWNER: Santa Fe Boatyard, LLC
107 15th Ave SE Street Petersburg, FL
Saint Petersburg, FL 33701

AGENT: Brian Hartley
107 15th Avenue SE Street Petersburg FL
Saint Petersburg, FL 33701

REGISTERED OPPONENT: Deborah Hill
165 19th Avenue Southeast
St. Petersburg, FL 33705

ADDRESS: 107 15th Avenue Southeast

PARCEL ID NO.: 30-31-17-78600-001-0020

LEGAL DESCRIPTION: On File

ZONING: Institutional Center (IC)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Brian Hartley spoke on behalf of the Applicant.
Tom Hall spoke on behalf of the application (owner).
Max Houck spoke on behalf of Registered Opponent.

PUBLIC HEARING: Cynthia Beer spoke against the application.
Tess Chibirka spoke against the application.
Donna Marie Kostreva spoke against the application.
Michael Drexler spoke against the application.
Sabrina Dalla Valle spoke against the application.
Amy Parsons spoke against the application.
Elizabeth Ostman spoke against the application.
Mario Farias spoke against the application.
Jopie Helsen spoke for the application.
Heidi Trilsch spoke for the application.
Mary Patricia Moore spoke against the application.
BJ Sheffield filled out card "Against" the application, but did not speak.
Laurie Macdonald spoke against the application.
Kelli Lineberger filled out card "Against" the application, but did not speak.
Christine Morse spoke against the application.
Ina Springer spoke against the application.
Gerard Douglas spoke against the application.

MOTION: Approval to defer action for up to 60 days for additional information on traffic flow, calculation of the parking, demonstration of neighborhood participation, determination of impact to other Salt Creek boats, demonstration of coordination with the 1st Street owner (to the west), additional landscaping, and appearance.

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

ACTION TAKEN ON 17-31000007: Approval to defer action for up to 60 days for additional information on traffic flow, calculation of the parking, demonstration of neighborhood participation, determination of impact to other Salt

Creek boats, demonstration of coordination with the 1st Street owner (to the west), additional landscaping, and appearance;
APPROVED 7-0.

AGENDA ITEM #G-8	CASE NO. 17-32000026	H-7
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REQUEST: Approval of a Special Exception and related Site Plan to construct a restaurant with a drive-thru, with Variances to the building design regulations.

OWNER: S P G Properties II, LLC
 18430 Kuka Ln.
 Spring Hill, FL 34610-2129

AGENT: Sycamore Engineering, Inc.
 8370 W. Hillsborough Avenue, Suite 205
 Tampa, FL 33615

ADDRESS: 1401 16th Street South

PARCEL ID NOS.: 25-31-16-37152-000-0280
 25-31-16-37152-000-0290

LEGAL DESCRIPTION: On File

ZONING: Commercial Corridor Traditional-1 (CCT-1)

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

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of a Special Exception and related Site Plan to construct a restaurant with a drive-thru, with Variances to the building design regulations, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-32000026: Approval of a Special Exception and related Site Plan to construct a restaurant with a drive-thru, with Variances to the building design regulations, subject to the conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #G-9	CASE NO. 17-32000027	G-33
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REQUEST: Approval of a Special Exception and related Site Plan to allow a Child Care Facility at an existing office building with a Variance to the 35-foot setback for the playground in the rear yard.

OWNER: Mark and Kathleen Norstein
 6100 Bahama Shores Drive South
 Saint Petersburg, Florida 33705

AGENT: Geraldine Butler
1030 62nd Avenue South, Apt D-2
Saint Petersburg, FL 33705

ADDRESS: 1100 62nd Avenue South

PARCEL ID NOS.: 12-32-16-47070-000-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban (CRS-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Geraldine Butler spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of a Special Exception and related Site Plan to allow a Child Care Facility at an existing office building with a Variance to the 35-foot setback for the playground in the rear yard, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-32000027: Approval of a Special Exception and related Site Plan to allow a Child Care Facility at an existing office building with a Variance to the 35-foot setback for the playground in the rear yard., subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #H ADJOURNMENT @ 6:55 p.m.