



**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**

**January 10, 2018
Wednesday
2:00 p.m.**

Commission Members:

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

Alternates:

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

A = Absent

P = Present

City Staff Present:

Elizabeth Abernethy, AICP, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Shane Largent, Urban Forester
Brittany McMullen, Planner II
Cristian Arias, Planner I
Scot Bolyard, Planner I
Alexandria Hancock, Planner II
Michael Dema, Assistant City Attorney
Derrill Mcateer, 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 December 6, 2017, as presented

D. PUBLIC COMMENTS – No speakers were present

E. PUBLIC HEARING DEFERRAL

1. Case No. 17-51000004 – 459 29th Avenue North – Deferred to February 7, 2018

F. CONTINUANCE – Case No. 17-31000007 – 107 15th Avenue Southeast – Continued from November 1, 2017

G. PUBLIC HEARING AGENDA

1. Case No. 17-33000021 – 1701 Central Avenue
2. Case No. 17-53000002 – 960 Bayview Place Northeast - Appeal
3. Case No. 17-54000067 – 8118 and 8126 37th Avenue North
4. Case No. 17-31000009 – 1085, 1090, 1091, and 1095 Plaza Comercio Drive Northeast
5. Case No. 17-31000010 – 2051 9th Avenue South
6. Case No. 17-32000025 – 282, 302, and 310 15th Street North
7. Case No. 17-32000031 – 334, 342, and 366 15th Street North

H. ADJOURNMENT at 9:15 p.m.

AGENDA ITEM #F	CASE NO. 17-3100007	CONTINUANCE	E-9
REQUEST:	Approval of a Master Plan and related site plan for a new 350-space high and dry, marine building, and retail and office building.		
OWNER:	Santa Fe Boatyard, LLC 107 15 th Avenue Southeast Saint Petersburg, Florida 33701		
AGENT:	Brian Hartley 107 15 th Avenue Southeast Saint Petersburg, Florida 33701		
ADDRESS:	107 15 th 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. Tom Hall spoke on his own behalf. Brian Hartley spoke on behalf of the Applicant.		
	NO PUBLIC HEARING		
MOTION #1:	To amend Recommendation A. to read “Approval of Master Plan and related site plan for a new 350 space high and dry/boat storage building, a marine building, and a retail and office building.”		
Vote:	Yes – Doyle, Flynt, Griner, Walker, Castellano, Stowe. No – None.		
MOTION #2:	To amend Recommendation B.1 to read “Except as otherwise provided in the following special conditions, plans submitted for permitting shall substantially resemble the plans attached to this staff report as dated January 9, 2018.”		
Vote:	Yes – Doyle, Flynt, Griner, Walker, Castellano, Stowe. No – None.		
MOTION #3:	To amend special condition B.4 to read “attach 15-feet at time of planting” to the end of the condition approval.		
Vote:	Yes – Doyle, Flynt, Griner, Walker, Castellano, Stowe. No – None.		
MOTION #4:	To add “The applicant work with the neighborhood transportation to study traffic calming methods on the adjacent right-of-ways and if necessary, the methods be installed by the applicant.”		
Vote:	Yes – Doyle, Walker, Castellano. No – Flynt, Griner, Stowe.		

MOTION #5: Approval of a Master Plan and related site plan for a new 350-space high and dry, marine building, and retail and office building, subject to the conditions in the Staff Report as amended.

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

ACTION TAKEN ON 17-31000007: Approval of a Master Plan and related site plan for a new 350-space high and dry, marine building, and retail and office building, subject to the conditions in the Staff Report as amended; **APPROVED 6-0.**

AGENDA ITEM #G-1 CASE NO. 17-33000021 H-2

REQUEST: Approval of the Vacation of the street corner rights-of-way on each corner of the block bound by Central Avenue, 1st Avenue North, 17th Street North, and 18th Street North.

OWNER: Castlefrank Florida Holdings LP
2511 Seven Springs Boulevard
Trinity, FL 34655-3628

AGENT: Clearview Land Design, P.L.
1213 East 6th Avenue
Tampa, FL 33605

ADDRESS 1701 Central Avenue

PARCEL ID NO.: 24-31-16-29720-001-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

PRESENTATIONS: Alexandria Hancock made a presentation based on the Staff Report.
Toxey Hall spoke on behalf of the Applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of the Vacation of the street corner rights-of-way on each corner of the block bound by Central Avenue, 1st Avenue North, 17th Street North, and 18th Street North, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 17-33000021: Approval of the Vacation of the street corner rights-of-way on each corner of the block bound by Central Avenue, 1st Avenue North, 17th Street North, and 18th Street North, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-2	CASE NO. 17-5300002	C-16
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APPEAL: Appeal of a decision to deny a permit to remove two grand trees.

APPELLANT: Bill Westwood
Devonshire Custom Homes
960 Bayview Place Northeast
Saint Petersburg, Florida 33704

OWNER: Michael A. Igel
1159 Cordova Boulevard Northeast
Saint Petersburg, Florida 33704-2442

ADDRESS: 960 Bayview Place Northeast

PARCEL ID NOS.: 08-31-17-24498-000-0030

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Shane Largent made a presentation based on the Staff Report.
Bill Westwood spoke as the Appellant.
Craig Taraszki, Esq., spoke on behalf of the Appellant.

PUBLIC HEARING: Michael Igel, Applicant, spoke on behalf of himself.
Craig Taraszki, Esq., also filled out card "For" application, but did not speak.
John Bolender spoke "Against" the appeal.

MOTION #1: Deferral of an appeal.

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

MOTION #2: Appeal of a decision to deny a permit to remove one grand tree (the northwest tree).

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

ACTION TAKEN ON 17-5300002: Motion to grant the appeal **FAILED** by a vote of **0-7**, thereby **DENYING** the appeal.

AGENDA ITEM #G-3	CASE NO. 17-5400067	S-20
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REQUEST: Approval of a Variance to the required minimum lot width from 75-feet to 50-feet to create two buildable lots and to allow construction of one single-family home.

OWNERS: Modern Tampa Bay Homes Inc.
2250 Central Avenue
Saint Petersburg, FL 33712

Retkes Properties, LLC
4430 2nd Avenue South
Saint Petersburg, FL 33711

AGENT: Richard McGinnis, Modern Tampa Bay Homes Inc.
2250 Central Avenue
Saint Petersburg, FL 33712

ADDRESSES AND
PARCEL ID NOS.: 0 37th Avenue North; 12-31-15-44946-039-0030
8126 37th Avenue North; 12-31-15-44946-039-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

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

PUBLIC HEARING: No speakers were present.

MOTION #1: To amend paragraph 2 of the special conditions of approval, to delete the language “or the parcels shall be separately conveyed.”

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

MOTION #2: Approval of a Variance to the required minimum lot width from 75-feet to 50-feet to create two buildable lots and to allow construction of one single-family home, subject to the conditions in the Staff Report as amended.

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

**ACTION TAKEN ON
17-54000067:** Approval of a Variance to the required minimum lot width from 75-feet to 50-feet to create two buildable lots and to allow construction of one single-family home, subject to the conditions in the Staff Report as amended; **APPROVED 6-1.**

AGENDA ITEM #G-4 CASE NO. 17-3100009 C-54

REQUEST: Approval of a Site Plan to create a Master Plan with a Variance to location of storm water ponds and an after-the-Fact Variance for removal of all specimen trees.

OWNER: Q S Investment Inc.
3112 44th Avenue North
Saint Petersburg, Florida 33714-3808

AGENT: David Hennessy
6200 49th Street North
Pinellas Park, Florida 33781

ADDRESSES: 1085 Plaza Comercio Drive Northeast
1090 Plaza Comercio Drive Northeast
1091 Plaza Comercio Drive Northeast
1095 Plaza Comercio Drive Northeast
0 Merino Boulevard Northeast

PARCEL ID NO.: 17-30-17-28566-031-0000
17-30-17-28566-003-0310
17-30-17-28566-003-0300
17-30-17-28566-003-0280

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)
Neighborhood Planned Unit Development (NPUD)

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report.
David Hennessy spoke on behalf of the Applicant.

PUBLIC HEARING: James Daneker filled out a card "Against" the application, but did not speak.
Sylvia Griswold spoke against the application.

MOTION #1: To amend special condition #3 to read "Landscape shall be revised to provide for a minimum of 208 inches of shade trees, consisting of 76" of required shade trees and 132 inches of replacement shade trees. A minimum of 66 inches of slash pine trees shall be provided. Understory trees may be substituted for up to 25% of the required shade trees only, on a 1.5 to 1.0 basis."

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

MOTION #2: To amend special condition #4 to read "The fencing around the storm water retention pond shall be decorative (open black aluminum fencing), shall not exceed 6-feet in height and shall comply with City Section visible at intersections sight triangles.

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

MOTION #3: To amend special conditions of approval to add Item 8 to read "Wet ponds shall have natural contour shapes, including a site feature such as aerating fountains.

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

MOTION #4: To amend special conditions of approval to add Item 9 to read "The applicant shall provide enhanced landscaping with a mix of understory and canopy trees to provide a continuous buffer along the eastern property line."

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

MOTION #5: Approval of a Site Plan to create a Master Plan with a Variance to location of storm water ponds and an after-the-Fact Variance for removal of all specimen trees, subject to the conditions in the Staff Report as amended.

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

ACTION TAKEN ON 17-31000009: Approval of a Site Plan to create a Master Plan with a Variance to location of storm water ponds and an after-the-Fact Variance for removal of all specimen trees, subject to the conditions in the Staff Report as amended; **APPROVED 7-0.**

AGENDA ITEM #G-5 CASE NO. 17-31000010 H-5

REQUEST: Approval of a Site Plan Modification for a previously approved Special Exception to construct an addition to a church building. The applicant is requesting a Variance to setbacks.

OWNER: Abundant Life Ministries Fellowship Church Inc.

2051 9th Avenue South
Saint Petersburg, Florida 33712

AGENT: J. Edwards Construction Group LLC
4905 34th Street South
Saint Petersburg, Florida 33711

ADDRESS: 2051 9th Avenue South

PARCEL ID NO.: 25-31-16-68310-000-0609

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family-1(NSM-1) and Neighborhood Traditional Single-Family-1 (NT-1)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Roger Stroman spoke on his own behalf.

PUBLIC HEARING: Elder Bernard Jenkins spoke in favor of the application. Bryan Blackford filled out card "For" the application, in error.

MOTION #1: To eliminate Item #3 on the Engineering Department memorandum, dated November 16, 2017.

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

MOTION #2: Approval of a Site Plan Modification for a previously approved Special Exception to construct an addition to a church building. The applicant is requesting a Variance to setbacks, subject to the amended special conditions.

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

ACTION TAKEN ON 17-31000010: Approval of a Site Plan Modification for a previously approved Special Exception to construct an addition to a church building. The applicant is requesting a Variance to setbacks, subject to the special conditions in the Staff Report as amended; **APPROVED 7-0.**

ITEM #G-6 CASE NO. 17-32000025 F-4

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan for a Social Service, Long Term Residential Facility as follows:
1.) To revise the site plan to remove Lots 2 and 3 (326 15th St N.) and to add Lot 7 (282 15th St N.) and allow construction of three pads with utilities for three temporary residential structures, and
2.) Allow a Variance to the 35-foot required setback; and
3.) Allow a Variance to reduce required vehicular parking from 18 to 10 spaces.

OWNER: Chris Kendrick
Saint Petersburg Social Services Charitable Trust
302 15th Street North
Saint Petersburg, Florida 33705

AGENT: Scott Bitterli
Ivy Group Consultants
302 15th Street North
Saint Petersburg, Florida 33705

ADDRESSES AND PARCEL ID NOS.: 282 15th Street North; 24-31-16-37512-012-0070
302 15th Street North; 24-31-16-37512-012-0050
310 15th Street North; 24-31-16-37512-012-0040

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Chris Kendrick spoke on behalf of the application.
Jamie McWade spoke on behalf of the application.
Scott Bitterli spoke on behalf of the application.
Renee Kongsiri spoke as the Registered Opponent.

PUBLIC HEARING: Jalessa Blackshear spoke in favor of the application.
Tim Rhode spoke in favor of the application.
Michael Moench spoke against the application.
Joni Spencer spoke in favor of the application.
Laura Oldanie spoke in favor of the application.
Lokesh Vale spoke in favor of the application.
Caitlyn Charles spoke in favor of the application.
Lisa Pineda Koblinskas spoke in favor of the application.

Sara Carrillo spoke against the application.
Bryan Blackford spoke for the application.

MOTION #1: Amend Special Approval of Condition #2 to add a maximum of 30 beds.

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

MOTION #2: To revise the site plan to remove Lots 2 and 3 and add Lot 7.

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

MOTION #3: To allow construction of three permanent residential structures.

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

MOTION #4: To allow a variance to the 35-foot required setback.

Yes – Doyle, Flynt, Rutland, Walker, Castellano, Stowe.
No – None.

MOTION #5: To allow a variance to reduce required vehicular parking from 13 to 10.

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

**ACTION TAKEN ON
17-3200025:**

Approval of a modification to a previously approved Special Exception and related Site Plan for a Social Service, Long Term Residential Facility subject to the amended special conditions of approval with variances to the 35-foot setback and parking;
APPROVED 6-0.

AGENDA ITEM #G-7 CASE NO. 17-3200031 G-4

REQUEST: Approval of a Special Exception and related Site Plan for a Community Assembly Facility with a Community Garden and a Variance to 35-foot required setback.

OWNER: Chris Kendrick
Saint Petersburg Social Services Charitable Trust
302 15th Street North
Saint Petersburg, Florida 33705

AGENT: Scott Bitterli
Ivy Group Consultants
302 15th Street North
Saint Petersburg, Florida 33705

- REGISTERED OPPONENT:** Joseph Mingione
President
Methodist Town Neighborhood Association
240 15th Street North
Saint Petersburg, Florida 33705
- ADDRESSES:** 334, 342, and 366 15th Street North
- PARCEL ID NOS.:** 24-31-16-37512-012-0010
24-31-16-37530-005-0040
24-31-16-37530-005-0030
- LEGAL DESCRIPTION:** On File
- ZONING:** Neighborhood Suburban Multi-Family-2 (NSM-2)
- PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the Staff Report.
Chris Kendrick spoke on behalf of the application.
Jamie McWade spoke on behalf of the application.
Scott Bitterli spoke on behalf of the application.
Renee Kongsiri spoke as the Registered Opponent.
- PUBLIC HEARING:** Sara Carrillo filled out card “Against” the application, but did not speak.
Tim Rhode filled out card “For” the application, but did not speak.
Jalessa Blackshear spoke in favor of the application.
Michael Moeuch spoke against the application.
Joni Spencer spoke in favor of the application.
Michael Chretien in favor of the application.
Rosalde Riegle spoke in favor of the application.
Laura Oldamie spoke in favor of the application.
Heinz Hinrichs filled out card “For” the application, but did not speak.
Nicolas Weathersbee filled out card “For” the application, but did not speak.
Lisa Pineda Kemblinskas spoke in favor of the application.
Albert Risembery spoke in favor of the application.
Bryan Blackford spoke in favor of the application.
- MOTION #1:** Amend Condition No. 8 in the Staff Report to read: “Events shall be limited to no more than 60-attendees and hours shall be limited to 8am to 10pm Monday through Thursday and Sunday, 8am to 11pm Friday, Saturday and holidays. Adequate off-site parking shall be secured for all events based on the projected attendance.”
- VOTE:** Yes – Doyle, Flynt, Rutland, Walker, Castellano, Stowe.
No – None.
- MOTION #2:** To approve a special exception and related site plan for a Community Assembly Facility with a Community Garden and a variance to a 35-foot required setback subject to the special conditions, as amended.

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

ACTION TAKEN ON
17-3200031: Motion to approve **FAILED** by a vote of **2-4**, thereby **denying** the request.

AGENDA ITEM #F ADJOURNMENT @ 9:15 p.m.