



**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**

**February 7, 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 - P
Melissa Rutland –P

Alternates:

1. Patricia Castellano – P
2. Matt Walker – A
3. John Barie – P

A = Absent

P = Present

City Staff Present:

Elizabeth Abernethy, AICP, Zoning Official
Kathryn Younkin, AICP, Deputy Zoning Official
Brittany McMullen, AICP, Planner II
Alexandria Hancock, AICP, Planner II
Scot Bolyard, AICP, Planner I
Michael Dema, Assistant City Attorney
Derrill McAteer, Assistant City Attorney
Iris Winn, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. INTRODUCTION OF NEW DRC BOARD MEMBER – John Barie**
- D. APPROVAL OF MINUTES OF January 10, 2018, as presented**
- E. PUBLIC COMMENTS – No speakers were present**
- F. PUBLIC HEARING DEFERRAL – Case No. 17-32000033 – 913 1st Avenue North –
Deferred to March 7, 2018**
- G. PUBLIC HEARING AGENDA**
 1. Case No. 17-51000004 – 459 29th Avenue North
 2. Case No. 17-54000082 – 1700 North Shore Drive Northeast
 3. Case No. 17-54000081 – 2340 2nd Avenue North
 4. Case No. 17-54000085 – 1825 Elm Street Northeast
 5. Case No. 17-54000086 – 4301 and 4311 5th Avenue North
 6. Case No. 17-32000034 – 1120 1st Avenue North and 1133 Baum Avenue North
- H. ADJOURNMENT at 5:30 p.m.**

AGENDA ITEM #G-1**CASE NO. 17-51000004****F-16**

- REQUEST:** Approval of a Redevelopment plan with a FAR bonus and reduced setbacks to allow for construction of three (3) townhomes and one (1) single family home on three (3) lots.
- OWNER:** James Landers
29th Avenue Ventures, LLC
356 22nd Avenue Northeast
Saint Petersburg, Florida 33704
- AGENT:** Dillion Alderman
Alderman Planning Company
P.O. Box 55755
Saint Petersburg, Florida 33732
- REGISTERED OPPONENT:** Clifford T. Molaskey
511 29th Avenue North
Saint Petersburg, Florida 33704
- ADDRESS:** 459 29th Avenue North
- PARCEL ID NO.:** 07-31-17-30888-000-0140
- LEGAL DESCRIPTION:** On File
- ZONING:** Neighborhood Traditional-2 (NT-2)
- PRESENTATIONS:** Kathryn Younkin made a presentation based on the Staff Report.
James Landers spoke on behalf of the applicant.
Dillion Alderman spoke on behalf of the applicant.
Clifford T. Molaskey spoke as the Registered Opponent.
- PUBLIC HEARING:** Dr. Jeff Maddux spoke against the application.
Nathan Brown spoke in favor of the application.
- MOTION #1:** To amend condition #1 to read "The plans of submitting for permitting shall be revised to either meet the 0.60 NT FAR Bonus provisions for the three unit townhouse building, or to show a two-unit townhouse building constructed on Lot 15 and single-family homes on Lots 14 and 16, or three single-family homes with a maximum 0.65 FAR per building. There shall be no accessory dwelling units on any of the lots. Design of the buildings shall be substantially similar in architectural style, height and massing. Significant modifications to the plans shall require a new application and public hearing.
- VOTE:** Yes – Flynt, Griner, Rutland, Samuel, Doyle, Stowe, Castellano.
No – None.
- MOTION #2:** Deferral up to 60 days to provide additional information (site plan and elevations).

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

**ACTION TAKEN ON
17-5100004:** Motion to defer **passed** by a vote of **4-3**.

AGENDA ITEM #G-2 CASE NO. 17-5400082 D-10

REQUEST: Approval of an after-the-fact Variance to maximum wall height to allow a 6-foot wall to remain where the maximum height is 4-feet.

OWNER: Michael Hamblton
Long Drive Properties LLC
200 2nd Avenue South, Unit # 417
Saint Petersburg, Florida 33701-4313

AGENT: Dillion Alderman
Alderman Planning Company
P.O. Box 55755
Saint Petersburg, Florida 33732

ADDRESS: 1700 North Shore Drive Northeast

PARCEL ID NO.: 17-31-17-83220-070-0110

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

PRESENTATIONS: Alexandria Hancock made a presentation based on the Staff Report.
Dillion Alderman spoke on behalf of the applicant.

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

MOTION: Approval of an after-the-fact Variance to maximum wall height to allow a 6-foot wall to remain where the maximum height is 4-feet, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
17-5400082:** Motion to approve **FAILED** by a vote of **1-6**, thereby **denying** the request.

AGENDA ITEM #G-3**CASE NO. 17-54000081****I-2**

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 square feet to 5,715 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: La Restorations, LLC
2950 4th Avenue North
Saint Petersburg, Florida 33713-7709

AGENT: Zachary J. Zehnder
162 28th Avenue North
Saint Petersburg, Florida 33704

ADDRESS: 2340 2nd Avenue North

PARCEL ID NO.: 23-31-16-78390-017-0050

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Zachary J. Zehnder spoke on behalf of the applicant.

PUBLIC HEARING: Jackie Carter spoke in favor of the application.

MOTION: 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 square feet to 5,715 square feet 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 – Flynt, Griner, Rutland, Samuel, Doyle, Stowe, Castellano.
No – None.

ACTION TAKEN ON 17-54000081: 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 square feet to 5,715 square feet 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 7-0.**

AGENDA ITEM #G-4**CASE NO. 17-54000085****D-12**

REQUEST: Approval of a Variance to the rear yard setback requirement from 7-feet to 3.5-feet in order to construct a third garage bay on an existing detached garage.

OWNER: Nelson C Steiner, Sr.
1825 Elm Street Northeast
Saint Petersburg, Florida 33704-4633

ADDRESS: 1825 Elm Street Northeast

PARCEL ID NO.: 17-31-17-83222-065-0050

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Zachary J. Zehnder spoke on behalf of the applicant.

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

MOTION: Approval of a Variance to the rear yard setback requirement from 7-feet to 3.5-feet in order to construct a third garage bay on an existing detached garage.

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

ACTION TAKEN ON 17-54000085: Motion to approve **FAILED** by a vote of **0-7**, thereby **denying** the request.

AGENDA ITEM #G-5	CASE NO. 17-54000086	L-6
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REQUEST: Approval of a Variance to the required minimum lot width from 50-feet to 45-feet and 46-feet and to the required minimum lot area from 5,800 square feet to 4,815 square feet and 4,922 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: Susan Mohammed
4161 66th Avenue North
Pinellas Park, Florida 33781

AGENT: Robert Melsom
1100 16th Street North
Saint Petersburg, Florida 33705

ADDRESSES AND PARCEL ID NOS.: 4301 5th Avenue North; 15-31-16-45828-001-0260
4311 5th Avenue North; 15-31-16-45828-001-0250

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

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

PUBLIC HEARING: Thompson Kellett spoke against the application.
Michelle L. Anderson spoke against the application.
Gerard Izzo spoke against the application.
Michael Cochran spoke in against the application.

Jim McCarthy spoke in favor of the application.

MOTION: To defer the request in order for the applicant to provide additional information.

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

**ACTION TAKEN ON
17-54000086:** Motion to defer **passed** by a vote of **5-2**.

AGENDA ITEM #G-6 CASE NO. 17-32000034 G-2

REQUEST: Approval of a Special Exception and related Site Plan to expand on existing microbrewery.

OWNER: Adele Greco Revocable Trust - OW
200 2nd Avenue South, Suite 462
Saint Petersburg, Florida 33701-4313

APPLICANT: Ronald Holehouse
2021 1/2 1st Avenue North
Saint Petersburg, Florida 33713-8801

AGENT: Steven Duffy
715 44th Avenue Northeast
Saint Petersburg, Florida 33703

**ADDRESSES AND
PARCEL ID NOS.:** 1120 1st Avenue North; 24-31-16-94842-000-0220
1133 Baum Avenue North; 24-31-16-94842-000-0240

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-1 (DC-1)

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

PUBLIC HEARING: No speakers were present.

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

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

**ACTION TAKEN ON
17-32000034:** Approval of a Special Exception and related Site Plan to expand on existing microbrewery, subject to the conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #H ADJOURNMENT at 5:30 p.m.