



**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**

**March 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 - A
Melissa Rutland – P (left at 3:30 p.m.)

Alternates:

1. Patricia Castellano – P
2. Matt Walker – P
3. John Barie – P
**A = Absent
P = Present**

City Staff Present:

Elizabeth Abernethy, AICP, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Kathryn Younkin, AICP, Deputy Zoning Official
Cristian Arias, Planner I
Scot Bolyard, AICP, Planner I
Michael Dema, Assistant City Attorney
Heather Judd, Assistant City Attorney
Iris Winn, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF February 7, 2018, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. CONTINUANCES:**
 - Case No. 17-51000004 – 459 29th Avenue North – Withdrawn**
 - Case No. 17-54000086 – 4301 and 4311 5th Avenue North – April 4, 2018**
- F. PUBLIC HEARING AGENDA**
 - 1. Case No. 18-33000001 – 641 1st Street South and 801 3rd Street South
QUASI-JUDICIAL**
 - 2. Case No. 18-11000002 – 5715 Bayou Grande Boulevard Northeast**
 - 3. Case No. 18-31000002 – 1752 13th Avenue South**
 - 4. Case No. 17-32000033 – 913 1st Avenue North**
 - 5. Case No. 18-32000001 – 3045 Dr. Martin Luther King Jr. Street North**
 - 6. Case No. 18-32000002 – 326 5th Avenue North**
 - 7. Case No. 18-32000004 – 146 19th Avenue Southeast**
- G. ADJOURNMENT at 6:45 p.m.**

AGENDA ITEM #F-1**CASE NO. 18-33000001****E-3/E-5**

REQUEST: Approval of a Vacation of a 159.97 foot portion of 7th Avenue South and a 25 foot radius street easement immediately west of 1st Street South adjacent to Lot 1, U.S.F. Replat and Lot 2 and 3, U.S.F. Replat No. 3.

OWNER: University of South Florida Board TRE and
Florida Internal Improvement Fund TRE
140 7th Avenue South
Saint Petersburg, Florida 33701

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

**ADDRESSES AND
PARCEL ID NOS.:** 641 1st Street South; 19-31-17-93333-000-0020
801 3rd Street South; 30-31-17-72801-001-0010

PARCEL ID NO.: 07-31-17-30888-000-0140

LEGAL DESCRIPTION: On File

ZONING: Institutional Center (IC)

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: Approval of a Vacation of a 159.97 foot portion of 7th Avenue South and a 25 foot radius street easement immediately west of 1st Street South adjacent to Lot 1, Block 1, U.S.F. Replat and Lot 2 and 3, U.S.F. Replat No 3, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
18-33000001:** Approval of a Vacation of a 159.97 foot portion of 7th Avenue South and a 25 foot radius street easement immediately west of 1st Street South adjacent to Lot 1, Block 1, U.S.F. Replat and Lot 2 and 3, U.S.F. Replat No 3, subject to the conditions in the Staff Report,
APPROVED 7-0.

AGENDA ITEM #F-2	CASE NO. 18-11000002	B-30
------------------	----------------------	------

REQUEST: Approval of a Lot line adjustment to create two lots from one lot with a variance to lot width.

OWNER: Brian Riordan
5715 Bayou Grande Boulevard Northeast
Saint Petersburg, Florida 33703

ADDRESS: 5715 Bayou Grande Boulevard Northeast

PARCEL ID NO.: 33-30-17-81216-003-0130

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report. Brian Riordan spoke on his own behalf.

PUBLIC HEARING: Sylvia Babus spoke against the application.

MOTION: To approve a lot line adjustment to create two lots from one lot with a variance to lot width, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-11000002: Motion to approve **FAILED** by a vote of **0-7**, thereby **denying** the request.

AGENDA ITEM #F-3	CASE NO. 18-31000002	H-7
------------------	----------------------	-----

REQUEST: Approval of a Site Plan with the following variances: 1) to the required 35-foot setbacks, 2) to the required green yards and 3) to the impervious surface ratio, to allow reconstruction of an elementary school (Melrose Elementary).

OWNER: Pinellas County School Board
11111 South Belcher Road
Largo, Florida 33773

AGENT: Manda Rahgozar, PE, PhD
11111 South Belcher Road
Largo, Florida 33773

ARCHITECT: Allison C. Shaw
299 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33701

ADDRESS: 1752 13th Avenue South

PARCEL ID NO.: 25-31-16-28944-000-0130

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.
Allison Shaw spoke on behalf of the applicant.
Bill Richmond spoke on behalf of the applicant.
Brian Long spoke on behalf of the owner.

PUBLIC HEARING: Curtis Sykes spoke against the application.

MOTION: To approve a Site Plan with the following variances: an elementary school (Melrose Elementary) with the following variances: 1) to the required 35-foot setbacks, 2) to the required green yards and 3) to the impervious surface ratio, to allow reconstruction of an elementary school (Melrose Elementary), subject to the amended special conditions in the Staff Report.

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

ACTION TAKEN ON 18-3100002: To approve a Site Plan with the following variances: an elementary school (Melrose Elementary) with the following variances: 1) to the required 35-foot setbacks, 2) to the required green yards and 3) to the impervious surface ratio, to allow reconstruction of an elementary school (Melrose Elementary), subject to the amended special conditions in the Staff Report, **APPROVED 5-2.**

AGENDA ITEM #F-4	CASE NO. 18-32000033	G-2
-------------------------	-----------------------------	------------

REQUEST: Approval of a Special Exception and related Site Plan to convert the existing commercial building to a restaurant with a drive-thru.

OWNER: A C COMM PROP 1-B, LLC
710 E Colonial Drive
Orlando, Florida 32803

AGENT: Bob Ziegenfuss
708 East Colonial Drive, Suite 100
Orlando, Florida 32803

ADDRESS: 913 1st Avenue North

PARCEL ID NO.: 24-31-16-39006-000-0440

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-1 (DC-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Jonathan Moore spoke on his own behalf, as the owner.

PUBLIC HEARING: Olga Bof spoke against the application.
Arne Grinaker spoke against the application.

Denise Deja spoke against the application.
Frank Edgar spoke against the application.
John Krebs spoke against the application.
Cassandra Bradshaw spoke against the application.
Mimi Reilly spoke against the application.
Peters Barlas spoke against the application.
Kim Vorperian spoke against the application.
Dran Hershkowitz did not speak but indicated he was against the application.
Deana Hawk spoke against the application.
Karen Sherman spoke against the application.
Stephan Melaugh spoke against the application.
Barbara Voglewede spoke against the application.
Peter Veytia spoke against the application.
Alexander Nicosia did not speak but indicated he was against the application.
Brian Hudson did not speak but indicated he was against the application.
Johan Barrius spoke against the application.
Danielle Johnson did not speak but indicated she was against the application.
Matt Kaye spoke against the application.
Constance Wallack spoke against the application.
Greg Bauman spoke against the application.
Jason Waits did not speak but indicated he was against the application.
Willi Rudowsky did not speak but indicated he was against the application.
Hal Freedman spoke against the application.
Sara Weaver spoke against the application.
Leslie Curran spoke against the application.
Zachery Howard spoke against the application.
Natalie Pruitt Judge spoke against the application.
Avery Moore did not speak and did not indicate “for” or “against” the application.
Jamie O’Berry spoke did not speak and did not indicate “for” or “against” the application.
Peg Wessiliale did not speak but indicated she was against the application.
Sarah Arrazola spoke against the application.
Jacob Leverett spoke against the application.
Chelsea Rhea Canning spoke against the application.
Kenneth Hoyvmph spoke against the application.
Thomas Nestor did not speak but indicated he was against the application.
Ilene Sofranko spoke against the application.
Vivian Herrington spoke against the application.

MOTION: Approval of a Special Exception and related Site Plan to convert the existing commercial building to a restaurant with a drive-thru.

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

ACTION TAKEN ON

18-32000033: Motion to approve **FAILED** by a vote of **0-7**, thereby **denying** the request.

AGENDA ITEM #G-5 CASE NO. 18-32000001 F-18

REQUEST: Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru to an existing commercial building.

OWNERS: Joli Laughlin
1954 Blossom Way South
Saint Petersburg, Florida 33712

Caroline J. Spencer
1954 Blossom Way South
Saint Petersburg, Florida 33712

Susan G. Jordan
1954 Blossom Way South
Saint Petersburg, Florida 33712

AGENT: Tara Mutschler
Laurene O'Connor
2332 8th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 3045 Dr. Martin Luther King Jr. Boulevard North

PARCEL ID NO.: 07-31-17-78876-000-0050

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: Jennie Fix did not speak but indicated she was against the application.
Ilene Sofranko did not speak but indicated she was against the application.
Grant Collins did not speak but indicated he was against the application.
Michael Capoblanco did not speak but indicated he was against the application.
Olga Bof did not speak but indicated she was against the application.

MOTION: To defer the request in order for the applicant to provide additional information (The commission requested a revised site plan to accurately depict existing conditions and proposed modifications including fully dimensional patio spaces, drive-thru lane and parking stalls).

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

ACTION TAKEN ON 18-32000001: Motion to defer **passed** by a vote of **7-0**.

AGENDA ITEM #F-6	CASE NO. 18-32000002	E-4
-------------------------	-----------------------------	------------

REQUEST: Approval of a Special Exception and related Site Plan to construct a 3,000 square-foot commercial building.

OWNER: SP Middle, LLC
262 4th Avenue North
Saint Petersburg, Florida 33701

AGENT: LBYD Engineers, Inc.
9500 Koger Boulevard, Suite 100
Saint Petersburg, Florida 33702

ADDRESS: 326 5th Avenue North

PARCEL ID NO.: 19-31-17-74466-005-0040

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report. Matt Walker spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: To approve a Special Exception and related site plan to construct a 3,000 square foot commercial building, subject to conditions in the Staff Report.

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

ACTION TAKEN ON 17-32000002: Approval of a Special Exception and related Site Plan to construct a 3,000 square-foot commercial building, subject to conditions in the Staff Report; **APPROVED 5-0**.

AGENDA ITEM #F-7**CASE NO. 18-32000004****E-11**

REQUEST: Modification to a previously approved Special Exception and related Site Plan (Case #1347) with a variance to the required 35-foot setback, to allow reconstruction of a residential structure and additional parking at an existing house of worship.

OWNER: Saint Petersburg Meeting of the Religious Society of Friends
146 19th Avenue Southeast
Saint Petersburg, Florida 33705

AGENT: Susan Wade
945 13th Street North, Apt. A
Saint Petersburg, Florida 33705

ADDRESS: 146 19th Avenue Southeast

PARCEL ID NO.: 30-31-17-77184-014-0120

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Maurice Kurtz spoke on behalf of the agent and the applicant.

PUBLIC HEARING: Lynn Carol Henderson spoke in favor of the application.

MOTION: Modification to a previously approved Special Exception and related Site Plan (Case #1347) with a variance to the required 35-foot setback, to allow reconstruction of a residential structure and additional parking at an existing house of worship, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
18-32000004:** Modification to a previously approved Special Exception and related Site Plan (Case #1347) with a variance to the required 35-foot setback, to allow reconstruction of a residential structure and additional parking at an existing house of worship, subject to the conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #G**ADJOURNMENT at 6:45 p.m.**