



**CITY OF ST. PETERSBURG  
PLANNING & ECONOMIC DEVELOPMENT DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION  
DEVELOPMENT REVIEW COMMISSION**

**ACTION TAKEN - MINUTES**

**Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**May 2, 2018  
Wednesday  
2:00 p.m.**

**Commission Members:**

Darren Stowe, Chair - P  
Richard Doyle, Vice Chair - P  
Joe Griner, III - A  
Charles Flynt - P  
Calvin Samuel - P  
Melissa Rutland – P (left at 7:20 p.m.)  
Matt Walker – P

**Alternates:**

1. Patricia Castellano – P  
2. John Barie – P  
3. Freddy Cuevas – P  
**A = Absent  
P = Present**

**City Staff Present:**

Elizabeth Abernethy, AICP, Zoning Official  
Corey Malyszka, Urban Design & Development Coordinator  
Brittany McMullen, AICP, Planner II  
Scot Bolyard, Planner I  
Shervon Chambliss, Planner I  
Alexandria Hancock, Planner II  
Michael Dema, 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 – Freddy Cuevas**
- D. APPROVAL OF MINUTES OF April 4, 2018, as presented**
- E. PUBLIC COMMENTS – No speakers were present**
- F. WITHDRAWAL:**
  - 1. Case No. 18-33000005 – 5355 Dr. ML King Jr. Street North and 875 53<sup>rd</sup> Terrace North - Withdrawn**
- G. CONTINUANCE:**
  - 1. Case No. 18-32000001 – 3045 Dr. ML King Jr. Street North – Continued from March 7, 2018**
- H. PUBLIC HEARING AGENDA: QUASI-JUDICIAL**
  - 1. Case No. 18-54000001 – 4640 Queensboro Avenue South**
  - 2. Case No. 18-31000006 – 10800 and 10900 Roosevelt Boulevard North and 10700 Dr. ML King Jr. Street North**
  - 3. Case No. 18-31000007 – 2240 9<sup>th</sup> Avenue South**
  - 4. Case No. 18-32000006 – 132 and 180 Mirror Lake Drive North**
  - 5. Case No. 18-54000012 – 501 13<sup>th</sup> Avenue South and 1223 Street South**
  - 6. Case No. 18-54000020 – 5310 10<sup>th</sup> Street North**
  - 7. Case No. 18-54000029 – 1030 Beach Drive Northeast**
  - 8. Case No. 18-54000036 – 2200 Tyrone Boulevard North**
  - 9. Case No. 18-39000001 – 1400 47<sup>th</sup> Avenue Northeast**
  - 10. Case No. 18-39000002 – 1220 81<sup>st</sup> Street South**
- I. ADJOURNMENT at 7:45 p.m.**

**AGENDA ITEM #G-1      CASE NO. 18-32000001      CONTINUANCE      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.

**OWNER:** 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 8<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

**ADDRESS:** 3045 Dr. Martin Luther King Jr. Street 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.

NO PUBLIC HEARING

**MOTION:** Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru to an existing commercial building, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-32000001:** Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru to an existing commercial building, subject to the conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM #H-1****CASE NO. 18-54000001****M-9**

**REQUEST:** Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852-square feet and 3,500-square feet; and a variance to the minimum required lot width from 50-feet to 40.75- feet for two lots in common ownership to allow construction of two (2) new single-family homes.

**OWNER:** Sunset Enterprises Affiliated, LLC  
P.O. Box 530626  
Saint Petersburg, Florida 33747

**AGENT:** Susan Donohue  
4250 39<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33711

**ADDRESS:** 4640 Queensboro Avenue South

**PARCEL ID NO.:** 28-31-16-76374-000-0080

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional-1 (NT-1)

**PRESENTATIONS:** Brittany McMullen made a presentation based on the Staff Report. Richard Polm spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** To add Condition of Approval No. 6 to read "The Arborvitae tree in the front yard shall be preserved.

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

**MOTION #2:** Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852-square feet and 3,500-square feet; and a variance to the minimum required lot width from 50-feet to 40.75- feet for two lots in common ownership to allow construction of two (2) new single-family homes, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-54000001:** Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852-square feet and 3,500-square feet; and a variance to the minimum required lot width from 50-feet to 40.75- feet for two lots in common ownership to allow construction of two (2) new single-family homes, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #H-2****CASE NO. 18-31000006****G-54, G-56 and G-58**

**REQUEST:** Approval of a Site Plan Modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment.

**OWNER:** City Of St Petersburg  
10560 Dr. Martin Luther King Jr.  
Saint Petersburg, Florida 33716-3718

Jabil, Inc.  
10800 Roosevelt Boulevard North  
Saint Petersburg, Florida 33716-2307

**AGENT:** Christopher Johnson  
10800 Roosevelt Boulevard North  
Saint Petersburg, Florida 33716

**ADDRESSES AND PARCEL ID NOS.:** 10800 Roosevelt Boulevard North; 13-30-16-78384-000-0050  
10900 Roosevelt Boulevard North; 13-30-16-78384-000-0040  
10700 Dr. ML King Jr. Street North; 13-30-16-78384-000-0060

**LEGAL DESCRIPTION:** On File

**ZONING:** Employment Center (EC)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Jonathan J. Gotwald on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** To amend special condition no. 2 to read: The height requirement for the shade tree shall be a minimum of 14-feet in height overall to allow the 8-foot understory tree clearance of the canopy tree in order to provide a full 14-foot of canopy in the buffer.

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

**MOTION #2:** Approval of a Site Plan Modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-31000006:**

Approval of a Site Plan Modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment, subject to the amended conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM #H-3****CASE NO. 18-31000007****I-5****REQUEST:**

Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and variances to reduce required parking and provide vehicular access from a primary street.

**OWNER:**

St Petersburg Housing Authority  
2001 Gandy Boulevard North  
Saint Petersburg, Florida 33702-2187

**AGENT:**

Brian Evjen and Alissa Sieben  
Norstar Development USA  
3629 Madaca Lane  
Tampa, Florida 33618

**ADDRESSES AND  
PARCEL ID NOS.**

0 11<sup>th</sup> Avenue South; 26-31-16-44454-000-0002  
2240 9<sup>th</sup> Avenue South; 26-31-16-44454-001-0000 and  
26-31-16-44454-001-0001  
1245 Jordan Park Street South; 26-31-16-44454-000-0001

**LEGAL DESCRIPTION:**

On File

**ZONING:**

Neighborhood Suburban Multi-Family-1 (NSM-1)

**PRESENTATIONS:**

Corey Malyszka made a presentation based on the Staff Report.  
Susan Bradley spoke on behalf of the applicant.

**PUBLIC HEARING:**

Elihu Brayboy spoke regarding the application.

**MOTION:**

Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and variances to reduce required parking and provide vehicular access from a primary street, subject to the conditions in the Staff Report.

**VOTE:**

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

**ACTION TAKEN ON  
18-31000007:**

Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and variances to reduce required parking and provide vehicular access from a primary street, subject to the conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM #H-4****CASE NO. 18-32000006****F-2**

**REQUEST:** Approval of a Special Exception and related Site Plan to construct a 39,106-square foot mixed use building.

**OWNER:** WJBB, Mirror Lake Development, LLC  
180 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

**AGENT:** Mira Bela  
Wannemacher Jensen Architects, Inc.  
180 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

**ARCHITECT:** Jason Jensen  
Wannemacher Jensen Architects, Inc.  
180 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

**ADDRESSES AND PARCEL ID NOS.:** 132 Mirror Lake Drive North; 19-31-17-48654-004-0010  
180 Mirror Lake Drive North; 19-31-17-48654-004-0011

**LEGAL DESCRIPTION:** On File

**ZONING:** Downtown Center-2 (DC-2)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Jason Jensen spoke on behalf of the applicant.

**PUBLIC HEARING:** Geraldine Huempfer-Gatz spoke against the application.  
Kent Fanning spoke against the application.  
Karen C. Frank spoke against the application.  
Reggie Craig spoke against the application.  
Geneva Nelson spoke against the application.

**MOTION #1:** To add condition of approval to read: There shall be 15 parking spaces signed "Reserved for Church Use on Tuesday and Wednesday, 8:00 am to 6:00 pm", in accordance with the agreed parking covenant signed by both parties.

**VOTE:** Yes – Flynt, Rutland, Walker, Doyle, Castellano, Barie, Cuevas.  
No – None.

**MOTION #2:** To add condition of approval to read: Any proposed dumpsters for the proposed building shall be located outside of the alley.

**VOTE:** Yes – Flynt, Rutland, Walker, Doyle, Castellano, Barie, Cuevas.  
No – None.

**MOTION #3:** To add condition of approval to read: No construction activity shall be allowed during regularly scheduled church services.

**VOTE:** Yes – Rutland, Walker, Doyle, Castellano, Barie, Cuevas.  
No – Flynt.

**MOTION #4:** To add condition of approval to read: No construction activity shall be allowed during regularly scheduled church services.

**VOTE:** Yes – Rutland, Walker, Doyle, Castellano, Barie, Cuevas.  
No – Flynt.

**ACTION TAKEN ON 18-32000006:** Approval of a Special Exception and related Site Plan to construct a 34,996-square foot building in addition to the existing 4,110-square foot office building, for a total of 39,106-square foot mixed-use building, subject to the amended conditions in the Staff Report, **APPROVED 6-1.**

**AGENDA ITEM #H-5 CASE NO. 18-5400012 F-7**

**REQUEST:** Approval of a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

**OWNER:** Kevin Farrow  
302 Harbour Place  
Tampa, Florida 33602

**ADDRESSES AND PARCEL ID NOS.:** 1223 5<sup>th</sup> Street South; 30-31-17-77400-000-0390  
501 13<sup>th</sup> Avenue South; 30-31-17-77400-000-0400

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional-2 (NT-2)

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report. Thomas Green spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** To add special condition item no. 1 to read: The roof plains will be reconsidered to achieve a substantial differentiation.

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

**MOTION #2:** To approve a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 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 as amended in the Staff Report.

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

**ACTION TAKEN ON  
18-5400012:**

To approve a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 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 as amended in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM #H-6                      CASE NO. 18-5400020                      G-28**

**REQUEST:**                      Approval of an after-the-fact variance to the NT vehicular connection standards and to the impervious surface coverage for interior lots to allow for the installation of a circular driveway.

**OWNER:**                      Daniel Patterson  
531 10<sup>th</sup> Street North  
Saint Petersburg, Florida 33703

**ADDRESS:**                      5310 10<sup>th</sup> Street North

**PARCEL ID NO.:**                      01-31-16-29340-006-0160

**LEGAL DESCRIPTION:**                      On File

**ZONING:**                      Neighborhood Traditional Single-Family (NT-1)

**PRESENTATIONS:**                      Shervon Chambliss made a presentation based on the Staff Report. Daniel Patterson spoke on his own behalf.

**PUBLIC HEARING:**                      No speakers were present.

**MOTION:**                      Approval of an after-the-fact variance to the NT vehicular connection standards and to the impervious surface coverage for interior lots to allow for the installation of a circular driveway, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-5400020:**

Motion to approve **FAILED** by a vote of **3-4**, thereby **denying** the request.

**AGENDA ITEM #H-7                      CASE NO. 18-5400029                      D-8**

**REQUEST:**                      Approval for side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 4.9-feet, to replace single-story detached garage with 2-story accessory structure.

**OWNER:**                      Philip Boyle  
1030 Beach Drive Northeast  
Saint Petersburg, Florida 33701

**AGENT:** Brett Jacobsen  
 Jacobsen Custom Building  
 140 42<sup>nd</sup> Avenue Northeast  
 Saint Petersburg, Florida 33703

**ADDRESS:** 1030 Beach Drive Northeast

**PARCEL ID NO.:** 17-31-17-03435-008-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional-3 (NT-3)

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report. Brett Jacobsen spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval for side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 4.9-feet, to replace single-story detached garage with 2-story accessory structure, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON 18-5400029:** Approval for side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 4.9-feet, to replace single-story detached garage with 2-story accessory structure, subject to the conditions in the Staff Report, **APPROVED 6-1.**

<b>AGENDA ITEM #H-8</b>	<b>CASE NO. 18-5400036</b>	<b>D-8</b>
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**REQUEST:** Approval of a variance to the maximum allowable wall sign area from 150-square feet to 218.9-square feet.

**OWNER:** Seritage SRC Finance, LLC  
 500 Fifth Avenue, Suite 1530  
 New York, New York 10110

**AGENT:** Landon White  
 Site Enhancement Services  
 6001 Nimtz Parkway  
 South Bend, Indiana 46628

**ADDRESS:** 2200 Tyrone Boulevard North

**PARCEL ID NO.:** 18-31-16-00000-110-0100

**LEGAL DESCRIPTION:** On File

**ZONING:** Retail Center-2 (RC-2)

**PRESENTATIONS:** Brittany McMullen made a presentation based on the Staff Report. Landon White spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of a variance to the maximum allowable wall sign area from 150-square feet to 218.9-square feet, subject to the conditions in the Staff Report.

**VOTE:** Yes – Stowe.  
No – Flynt, Rutland, Samuel, Walker, Doyle, Barie.

**ACTION TAKEN ON 18-54000036:** Motion to approve **FAILED** by a vote of **1-6**, thereby **denying** the request.

**AGENDA ITEM #H-9                      CASE NO. 18-39000001                      B-26**

**REQUEST:** Approval of variance to the required setback to the right side extended property line to allow for the construction of a dock and boat lift at a single-family property.

**OWNERS:** James M. Dunn and Rebecca F. Held  
1400 47<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33703

**AGENT:** Scot McLellan  
1108 44<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33703

**REGISTERED OPPONENT:** Ellen and Paul Tyrell  
4695 14<sup>th</sup> Street Northeast  
Saint Petersburg, Florida 33703

**ADDRESS:** 1400 47<sup>th</sup> Avenue Northeast

**PARCEL ID NO.:** 04-31-17-95184-017-0180

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban-1 (NS-1)

**PRESENTATIONS:** Alexandria Hancock made a presentation based on the Staff Report.  
Scott McLellan spoke on behalf of the application.  
Ellen Tyrell spoke as the Registered Opponent.  
James Dunn spoke on behalf of the application.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** Approval of a variance to the required setback to the right side extended property line to allow for the construction of a dock at a single-family property.

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

**MOTION #2:** To amend condition of approval no. 1 to read: The dock plans submitted for City approval shall be in conformance with the DRC decision on May 2, 2018.

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

**MOTION #3:** Approval of a variance to the required setback to the right side extended property line to allow for the construction of a boat lift at a single-family property.

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

**ACTION TAKEN ON**

**18-39000001 – Motion #1:** Motion to approve the dock variance **FAILED** by a vote of **3-4**, thereby **denying** the request.

**ACTION TAKEN ON**

**18-39000001 – Motion #3:** Approval of a variance to the required setback to the right side extended property line to allow for the construction of a boat lift at a single-family property, subject to the amended conditions, **APPROVED 7-0.**

**AGENDA ITEM #H-10      CASE NO. 18-39000002      T-7**

**REQUEST:** Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain.

**OWNER:** Cyndi Rosario  
1220 81<sup>st</sup> Street South  
Saint Petersburg, Florida 33707

**REGISTERED OPPONENT:** Richard Dauval & Brooke Dubbeld  
1240 81<sup>st</sup> Street South  
Saint Petersburg, Florida 33707

**ADDRESS:** 1220 81<sup>st</sup> Street South

**PARCEL ID NO.:** 25-31-15-84168-008-0520

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban-2 (NS-2)

**PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the Staff Report.  
Gary Kalke spoke on behalf of the application.  
Cyndi Rosario spoke on behalf of the application.  
Richard Dauval spoke as the Registered Opponent.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-39000002:** Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain, subject to the conditions in the Staff Report,  
**APPROVED 7-0.**

**AGENDA ITEM #G ADJOURNMENT at 7:45 p.m.**