



**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**

**June 6, 2018
Wednesday
2:00 p.m.**

Commission Members:

Darren Stowe, Chair - A
Richard Doyle, Vice Chair - P
Joe Griner, III - P
Charles Flynt - P
Calvin Samuel - A
Melissa Rutland – P
Matt Walker – P

Alternates:

1. John Barie – P
2. Patricia Castellano – P
3. Freddy Cuevas – P

A = Absent

P = Present

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning and Development Services
Corey Malyszka, Urban Design & Development Coordinator, Deputy Zoning Official
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Scot Bolyard, AICP, Planner II
Shervon Chambliss, 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 May 2, 2018 - Minutes approved as presented by a unanimous vote of the Commission.**
- D. PUBLIC COMMENTS:**
Case No. 18-54000020: Gregory Cahanin spoke in opposition of the Request for Rehearing.
- E. PUBLIC HEARING CONTINUANCES - Continued to July 11, 2018:**
 - 1. Case No. 18-32000008 – 1600 54th Avenue South
 - 2. Case No. 18-51000001 – 1253 22nd Avenue South
- F. REQUEST FOR REHEARING:**
 - 1. Case No. 18-54000020 – 5310 10th Street North
- G. PUBLIC HEARING AGENDA
QUASI-JUDICIAL**
 - 1. Case No. 18-11000007 – 8000 34th Avenue North
 - 2. Case No. 18-32000007 – 326 15th Street North and 315 16th Street North
 - 3. Case No. 18-32000009 – 3201 39th Avenue North
 - 4. Case No. 18-54000042 – 439 18th Avenue North – Appeal
 - 5. Case No. 18-31000005 – 356 1st Street North and 116 4th Avenue North – Appeal
- H. ADJOURNMENT at 8:25 p.m.**
- I. WORKSHOP – LDR Amendment: Innovation District**

AGENDA ITEM #F-1	Request for Rehearing – Case No. 18-5400020	G-28
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PREVIOUS ACTION: At the May 2, 2018 Development Review Commission hearing, a motion to approve the request for 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 failed by a vote of 3-4, thereby denying the request.

REQUEST: Request for a Rehearing.

OWNER: Daniel Patterson
5310 10th Street North
Saint Petersburg, Florida 33703

ADDRESS: 5310 10th Street North

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

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Daniel Patterson spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of Request for a Rehearing of Case No. 18-5400020.

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

ACTION TAKEN ON 18-5400020: Motion to approve **FAILED** by a vote of 2-5, thereby **denying** the request.

AGENDA ITEM #G-1	CASE NO. 18-1100007	S-18
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REQUEST: Approval of a Lot Line Adjustment with a variance to lot width from 75-feet required to 56-feet and 70-feet for lots in common ownership to allow construction of two (2) new single-family residences.

OWNER: JSW Investment & Acquisitions, LLC
2243 Bellair Road
Clearwater, Florida 33764

AGENT: Ann Conard
JSW Investment & Acquisition, LLC
2243 Bellair Road
Clearwater, Florida 33764

ADDRESS: 8000 34th Avenue North

PARCEL ID NOS.: 12-31-15-44928-032-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-1 (NS-1)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Lot Line Adjustment with a variance to lot width from 75-feet required to 56-feet and 70-feet for lots in common ownership to allow the construction of two (2) new single-family residences, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-11000007: Approval of a Lot Line Adjustment with a variance to lot width from 75-feet required to 56-feet and 70-feet for lots in common ownership to allow the construction of two (2) new single-family residences, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-2 CASE NO. 18-3200007 G-4

REQUEST: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property.

OWNER: Dean Pickel
J T C P, LLC
363 16th Street North
Saint Petersburg, Florida 33705

J T D P, LLC
363 16th Street North
Saint Petersburg, Florida 33705

ADDRESSES AND PARCEL ID NOS.: 326 15th Street North; 24-31-16-37512-012-0020
315 16th Street North; 24-31-16-37512-012-0270

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)
Neighborhood Suburban Multi-Family-2 (NSM-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.

PUBLIC HEARING: Renee Kongsiri spoke against the application.
Hunter Thompson filled out a card but did not speak or indicate “for” or “against” the application.

MOTION: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 18-3200007: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-3 CASE NO. 18-3200009 J-22

REQUEST: Approval of a Special Exception and related Site Plan to establish a commercial greenhouse.

OWNER: 39 Acre Corp
122 East 42nd Street, Room 1618
New York, New York 10168

AGENT: Brenden Markopoulos
3201 38th Avenue North
Saint Petersburg, Florida 33714

ADDRESS: 3201 39th Avenue North

PARCEL ID NO.: 02-31-16-96628-001-0010

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

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

PUBLIC HEARING: Mirela Setkic spoke against the application.
Paul Benson spoke in favor of the application.
Josephine Hampton spoke against the application.

MOTION: Approval of a Special Exception and related Site Plan to construct a commercial greenhouse.

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

ACTION TAKEN ON 18-3200009: Motion to defer **passed** by a vote of **7-0.**

AGENDA ITEM #G-4 CASE NO. 18-5400042 APPEAL F-12

APPEAL: Appeal of a streamline approval of a request for a variance to the rear yard setback to allow an existing structure to be moved to the subject property.

APPELLANT: Ralph Oliva
200 2nd Avenue South, #409
Saint Petersburg, Florida 33701

OWNER: Crescent Lake Apartments, LLC
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

AGENT: Phillip Herlein and Nicole Matoushek
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

ADDRESS: 439 18th Avenue North

PARCEL ID NO.: 18-31-17-18792-004-0130

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Nicole Matoushek spoke on behalf of the applicant.
Ralph Oliva spoke on his own behalf.

PUBLIC HEARING: Mary Doud spoke against the application.
William Herrmann spoke against the application.

MOTION: Approval of an appeal of a streamline approval of a request for approval of a variance to the rear yard setback to allow an existing structure to be moved to the subject property.

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

ACTION TAKEN ON 18-54000042: Motion to approve the appeal **failed** by a vote of 0-7, thereby **DENYING** the appeal and **UPHOLDING** the streamline approval, subject to the special conditions in the Staff Report.

AGENDA ITEM #G-5	CASE NO. 18-31000005	APPEAL	E-4
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APPEAL: Appeal of a streamline approval of a request for approval of a Site Plan to construct a 19-story, 20-unit multi-family development. The applicant is requesting floor area ratio bonuses.

APPELLANTS: William L. Herrmann
130 4th Avenue North, #405
Saint Petersburg, Florida 33701

Richard Candelora - 130 4th Avenue North
Kelly Lee Mc Frederick - 340 1st Street North
Peter Belmont - 102 Fareham Place North
Amy Blake - 219 4th Avenue North
Lola H. Walker - 350 2nd Street North
Elizabeth Candelora - 130 4th Street North
Jack Rice, Jr. - 340 1st Street North
David Hislop - 130 4th Avenue North
Susan Vincent - 130 4th Street North
Suzanne Marks - 130 4th Avenue North

OWNER: First and Fourth Development, LLC
4830 West Kennedy Boulevard, Suite 445
Tampa, Florida 33609-2583

AGENT: Michel Regignano
203 ½ Gulf Way
Saint Petersburg, Florida 33706

**ADDRESSES AND
PARCEL ID NOS.:** 356 1st Street North; 19-31-17-74466-012-0013
116 4th Avenue North; 19-31-17-74466-012-0031

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Derek Kilborn made a presentation based on the Staff Report.
William Herrmann spoke on his own behalf.
Michel Regignano spoke on behalf of the applicant.
Todd Pressman spoke on behalf of the applicant.
Craig Taraszki, Esq., spoke on behalf of the applicant.

PUBLIC HEARING: Kelly Lee McFrederick spoke in favor of Appeal.
Jack Rice spoke in favor of Appeal.
Bill Stokes did not speak but indicated he was in favor of Appeal.
Rebecca Falkenberry spoke in favor of Appeal.
Elizabeth Grebenschikoff spoke in favor of Appeal.
Richard Candelora spoke in favor of Appeal.
Betty Candelora spoke in favor of Appeal.
Marion Cheslock spoke in favor of Appeal.
Jane Brown spoke in favor of Appeal.
Susan Vincent spoke in favor of Appeal.
Suzanne Marks spoke in favor of Appeal.
Amy Blake spoke in favor of Appeal.
David Hislop, President of Flori de Leon Assn., spoke in favor of Appeal.
Dr. Dorothy Helen Moore spoke in favor of Appeal.
Linda Dee Guy spoke in favor of Appeal.
Stephen Maselli spoke in favor of Appeal.
Lola Walker did not speak but indicated she was in favor of Appeal.
Joe Lacki spoke against Appeal.
Patrice Weaver spoke in favor of Appeal.
Steven Seibert spoke in favor of Appeal.
Pat Woulfe did not speak but indicated he was in favor of Appeal.
Grace Gardner did not speak but indicated he was in favor of Appeal.
Trevor Wells did not speak but indicated he was in favor of Appeal.
Lisa Wells did not speak but indicated she was in favor of Appeal.
Gail Falkingham spoke in favor of Appeal.
Monte Rosenthal spoke in favor of Appeal.
Barb Deininger did not speak but indicated she was in favor of Appeal.
Greg Tappan did not speak but indicated he was in favor of Appeal.

Elizabeth Skidmore did not speak but indicated she was in favor of Appeal.
 Edward J. Jozwiak, III, spoke against Appeal.
 Diana Geegan spoke in favor of Appeal.
 Mary Dowd spoke in favor of Appeal.
 Erica Rintoul spoke in favor of Appeal.
 Barry Jones did not speak but indicated he was in favor of Appeal.
 Mary Neal Jones did not speak but indicated she was in favor of Appeal.
 Robert Barancik did not speak but indicated he was in favor of Appeal.
 William "Britt" Cobb did not speak but indicated he was in favor of Appeal.
 Catherine Cobb did not speak but indicated she was in favor of Appeal.
 Kimberly Wolfe spoke in favor of Appeal.
 Peter Belmont spoke in favor of Appeal.
 Robert Pergolizzi spoke against Appeal.
 Matthieu Benoot spoke against Appeal.
 Alejandra Garcia Ponce did not wish to speak but indicated she was in favor of Appeal.
 Debi Muzor did not speak but indicated she was in favor of Appeal.
 Matt Rosun spoke in favor of Appeal.
 Jeana Seibert did not speak but indicated she was in favor of Appeal.
 Thomas Nestor did not speak but indicated he was in favor of Appeal.

MOTION: Appeal of a streamline approval of a request for approval of a Site Plan to construct a 19-story, 20-unit multi-family development. The applicant is requesting floor area ratio bonuses, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-31000005: Motion to approve the appeal **failed** by a vote of 3-4, thereby **DENYING** the appeal and **UPHOLDING** the streamline approval, subject to the special conditions in the Staff Report.

AGENDA ITEM #H ADJOURNMENT at 8:25 p.m.

AGENDA ITEM #1 LDR Amendment-2018-04: Innovation District

Upcoming LDR Amendments.