



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

ACTION TAKEN - MINUTES

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

**July 11, 2018
Wednesday
2:00 p.m.**

Commission Members:

Darren Stowe, Chair - P
Richard Doyle, Vice Chair - A
Joe Griner, III - P
Charles Flynt - P
Calvin Samuel – P (left at 5:15 p.m.)
Melissa Rutland – P (left at 5:15 p.m.)
Matt Walker – A

Alternates:

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

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning & Development Services
Corey Malyszka, Interim Zoning Official
Kathryn Younkin, AICP, Deputy Zoning Official
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Brittany McMullen, AICP, Planner II
Scot Bolyard, Planner II
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Christina M. Boussias, 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 June 6, 2018, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. PUBLIC HEARING DEFERRAL – Case No. 18-54000047 – 446 11th Avenue Northeast – Deferred to August 1, 2018**
- F. WITHDRAWAL – Case No. 18-54000046 – 227 and 237 82nd Avenue North – Withdrawn**
- G. CONTINUANCE – Case No. 18-32000009 – 3201 39th Avenue North – Continued from June 6, 2018**
- H. PUBLIC HEARING AGENDA**
 - 1. LDR Amendment: Innovation District**
- QUASI-JUDICIAL:**
 - 2. Case No. 18-54000050 – 2800 26th Street North**
 - 3. Case No. 18-54000051 – 6042 8th Avenue North**
 - 4. Case No. 18-54000052 – 3339 Boca Ciega Drive North**
 - 5. Case No. 18-54000059 – 556 16th Avenue Northeast**
 - 6. Case No. 18-51000001 – 1253 22nd Avenue South**
 - 7. Case No. 18-51000002 – 310 and 312 10th Avenue North**
 - 8. Case No. 18-31000010 – 10491 Gandy Boulevard North**
 - 9. Case No. 18-32000008 – 1600 54th Avenue South**
- I. ADJOURNMENT at 6:30 p.m.**

AGENDA ITEM #H-2	CASE NO. 18-54000050	I-16
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REQUEST: Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard.

OWNER: Caleb O'Dell
2800 26th Street North
Saint Petersburg, Florida 33713

ADDRESS: 2800 26th Street North

PARCEL ID NO.: 11-31-16-50580-002-0230

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. Caleb O'Dell spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard, subject to the conditions in the Staff Report.

VOTE: Yes – Samuel, Stowe, Cuevas, Barie.
No – Flynt, Griner, Rutland.

**ACTION TAKEN ON
18-54000050:**

Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard, subject to the conditions in the Staff Report; **APPROVED 4-3.**

AGENDA ITEM #H-3	CASE NO. 18-54000051	O-6
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REQUEST: Approval of a variance to the required interior side yard setback from 7.5-feet to 0-feet and rear yard setback from 10-feet to 0-feet to allow the construction of a covered patio.

OWNER: Tamra and Ronald Pierce
6042 8th Avenue North
Saint Petersburg, Florida 33710

ADDRESS: 6042 8th Avenue North

PARCEL ID NO.: 17-31-16-23634-004-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-2 (NS-2)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Tamra Pierce spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: To defer the request in order for the applicant to provide additional information (The commission requested revised site plans and elevations that clearly define the design and intent, materials to be utilized, height of structure, location of the easement and location of the power lines in conjunction to structure).

VOTE: Yes – Griner, Rutland, Samuel, Stowe, Cuevas, Barie, Castellano.
No – None.

ACTION TAKEN ON 18-5400051: Motion to defer **passed** by a vote of **7-0**.

AGENDA ITEM #H-4 CASE NO. 18-5400052 S-18

REQUEST: Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: CLK Remodeling, LLC
6942 Silver Sage Circle
Tampa, Florida 33634

AGENT: Juan Ramirez
6942 Silver Sage Circle
Tampa, Florida 33634

ADDRESS: 3339 Boca Ciega Drive North

PARCEL ID NO.: 12-31-15-44928-032-0090

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.
Juan Ramirez spoke on his own behalf.
Dillion Jake spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes, subject to conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Stowe, Cuevas, Barie,
No – None.

**ACTION TAKEN ON
18-54000052:**

Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes, subject to conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #H-5 CASE NO. 18-54000059 D-10

REQUEST:

Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and to the required rear yard setback from 7-feet to 1.3-feet to allow construction of an in-ground pool, pool equipment, and generator.

OWNER:

Christopher and Lynda Granfield
556 16th Avenue Northeast
Saint Petersburg, Florida 33704

AGENT:

Louis Place
Natural Springs Pool and Spa
109 Whitaker Road
Lutz, Florida 33549

ADDRESS:

556 16th Avenue Northeast

PARCEL ID NO.:

17-31-17-83218-056-0010

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Traditional Single-Family-3 (NT-3)

PRESENTATIONS:

Shervon Chambliss made a presentation based on the Staff Report. Christopher Grandfield spoke his own behalf.

PUBLIC HEARING:

No speakers were present.

MOTION:

Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and to the required rear yard setback from 7-feet to 1.3-feet to allow construction of an in-ground pool, pool equipment, and generator, subject to conditions in the Staff Report.

VOTE:

Yes – Flynt, Griner, Rutland, Samuel, Stowe, Cuevas, Barie.
No – None.

**ACTION TAKEN ON
18-54000059:**

Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and to the required rear yard setback from 7-feet to 1.3-feet to allow construction of an in-ground pool, pool equipment, and generator, subject to conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #H-6	CASE NO. 18-51000001	G-11
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REQUEST: Approval of a redevelopment plan to allow the reconstruction of six (6) multi-family units.

OWNER: Shah St. Petersburg Holdings, LLC
9854 84th Street North
Largo, Florida 33777

AGENT: Ashok Shah
9854 84th Street North
Largo, Florida 33777

ADDRESS: 1253 22nd Avenue South

PARCEL ID NO.: 25-31-16-84726-000-0230

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Pedro Medina spoke on behalf of the application. Rob Pearson spoke on behalf of the application.

PUBLIC HEARING: Jalessa Blackstear spoke against the application.

MOTION: Approval of a redevelopment plan to allow the reconstruction of six (6) multi-family units, subject to conditions in the Staff Report.

VOTE: Yes –Flynt, Griner, Rutland, Samuel, Stowe, Cuevas, Barie.
No – None.

ACTION TAKEN ON 18-51000001: Approval of a redevelopment plan to allow the reconstruction of six (6) multi-family units, subject to conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #H-7	CASE NO. 18-51000002	E-8
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REQUEST: Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where five (5) units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5.

OWNER: Goliath Builders, LLC
3894 48th Avenue South
Saint Petersburg, Florida 33711

AGENT: Mark Hrubar
3894 48th Avenue South
Saint Petersburg, Florida 33711

ADDRESSES AND
 PARCEL ID NOS.: 310 10th Avenue North; 18-31-17-14184-000-0060
 312 10th Avenue North; 18-31-17-14184-000-0051

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-3 (NT-3)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
 Mark Hrubar spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where five (5) units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5, subject to conditions in the Staff Report.

VOTE: Yes – Griner, Stowe, Cuevas, Barie, Castellano.
 No – Flynt.

**ACTION TAKEN ON
 18-51000002:** Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where five (5) units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5, subject to conditions in the Staff Report;
APPROVED 5-1.

AGENDA ITEM #H-8 CASE NO. 18-31000010 D-54

REQUEST: Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights.

OWNER: St. Tropez Investments, LLC
 1141 Abbeys Way
 Tampa, Florida 33602

ARCHITECT: John Bodziak
 2325 Ulmerton Road, Suite 21
 Clearwater, Florida 33762

ADDRESS: 10491 Gandy Boulevard North

PARCEL ID NOS.: 17-30-17-18270-000-0012
 17-30-17-18270-000-0013

LEGAL DESCRIPTION: On File

ZONING: Commercial Corridor Suburban-1 (CCS-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Jack Bodziak spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights, subject to conditions in the Staff Report.

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

ACTION TAKEN ON 18-3100010: Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights, subject to conditions in the Staff Report; **APPROVED 6-0.**

AGENDA ITEM #H-9 CASE NO. 18-3200008 H-29

REQUEST: Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower.

OWNER: Diocese of St. Petersburg
P.O. Box 40200
Saint Petersburg, Florida 33743

AGENT: Paul Rajkumar
2126 Northwest 159th Lane
Saint Petersburg, Florida 33028

ADDRESS: 1600 54th Avenue South

PARCEL ID NO.: 12-32-16-09220-001-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Paul Rajkumar spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower, subject to conditions in the Staff Report.

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

ACTION TAKEN ON 18-3200008: Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower, subject to the conditions in the Staff Report; **APPROVED 6-0.**

AGENDA ITEM # ADJOURNMENT at 6:30 p.m.