



**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**

**August 1, 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
Matt Walker – P

Alternates:

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

A = Absent

P = Present

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning & Development Services
Corey Malyszka, Interim Zoning Official
Scot Bolyard, Planner I
Shervon Chambliss, 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. APPROVAL OF MINUTES OF July 11, 2018, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. PUBLIC HEARING DEFERRAL – Deferred to September 5, 2018**
 1. Case No. 18-54000051 – 6042 8th Avenue North
 2. Case No. 18-54000054 – 3734 28th Avenue South
- F. CONTINUANCE – Case No. 18-32000009 – 3201 39th Avenue North – Continued from July 11, 2018**
- G. PUBLIC HEARING AGENDA
QUASI-JUDICIAL**
 1. Case No. 18-54000054 – 3734 28th Avenue South
 2. Case No. 18-54000058 – 2922 4th Avenue South
- H. ADJOURNMENT at 3:40 p.m.**

AGENDA ITEM #F	CASE NO. 18-3200009	CONTINUANCE	J-22
REQUEST:	Approval of a Special Exception and related Site Plan to establish a commercial greenhouse.		
OWNER:	39 Acre Corp 122 East 42 nd Street, Room 1618 New York, New York 10168		
AGENT:	Brenden Markopoulos 3201 39 th Avenue North Saint Petersburg, Florida 33714		
ADDRESS:	3201 39 th 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.		
MOTION #1:	To amend Special Condition #6 to read: "The applicant shall implement and maintain an alternative Security plan, (General Security Rundown "Hops") should there be no cultivation and processing of Medical Marijuana, as provided in Exhibit #3 and supplemental information presented by the applicant on August 1, 2018".		
VOTE:	Yes – Flynt, Griner, Rutland, Walker, Doyle, Stowe, Castellano. No – None.		
MOTION #2:	To amend Special Condition #5 to read: "The applicant shall implement and maintain the Odor Reduction plan prepared by a professional engineer, stating that odors of cannabis cannot be detected at ground level outside the structure of which the business operates, as provided in Exhibit #3, on August 1, 2018".		
VOTE:	Yes – Flynt, Griner, Rutland, Walker, Doyle, Stowe, Castellano. No – None.		
MOTION #3:	Approval of a Special Exception and related Site Plan to establish a commercial greenhouse, subject to the amended conditions in the Staff Report.		
VOTE:	Yes – Flynt, Griner, Rutland, Walker, Doyle, Stowe, Castellano. No – None.		
ACTION TAKEN ON 18-3200009:	Approval of a Special Exception and related Site Plan to establish a commercial greenhouse, subject to the amended special conditions in the Staff Report; APPROVED 7-0.		

AGENDA ITEM #G-1**CASE NO. 18-54000047****D-8**

REQUEST: Approval of a variance to the required rear yard setback of 10-feet to construct an accessory structure with a garage on the 1st floor with a setback of 3-feet, and accessory living space on the 2nd floor with a setback of 5-feet.

OWNER: Robert and Celia Clarke
446 11th Avenue Northeast
Saint Petersburg, Florida 33701

ADDRESS: 446 11th Avenue Northeast

PARCEL ID NO.: 17-31-17-77274-000-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Shaun Amarnani spoke on behalf of the applicant. Robert Clarke spoke on his own behalf.

PUBLIC HEARING: Maureen Shul spoke in favor of the application.
Janet Meyer spoke in favor of the application.
Alex Plotkin spoke in favor of the application.
David Harrell spoke in favor of the application.

MOTION: Approval of a variance to the required rear yard setback of 10-feet to construct an accessory structure with a garage on the 1st floor with a setback of 3-feet, and accessory living space on the 2nd floor with a setback of 5-feet, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
18-54000047:**

Approval of a variance to the required rear yard setback of 10-feet to construct an accessory structure with a garage on the 1st floor with a setback of 3-feet, and accessory living space on the 2nd floor with a setback of 5-feet, subject to the conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #G-2	CASE NO. 18-54000058	J-1
-------------------------	-----------------------------	------------

REQUEST: Approval of a variance to the required minimum lot width from 50-feet to 45-feet and the required minimum lot area from 5,800 sq. ft. to 5,400 sq. ft. to create two (2) buildable lots.

OWNER: Elliott Graham
2910 4th Street South
Saint Petersburg, Florida 33712

AGENT: Max Schwartz
4830 West Kennedy Boulevard, Suite 600
Tampa, Florida 33609

ADDRESS: 2922 4th Avenue South

PARCEL ID NO.: 23-31-16-65862-007-0040

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required minimum lot width from 50-feet to 45-feet and the required minimum lot area from 5,800 sq. ft. to 5,400 sq. ft. to create two (2) buildable lots, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-54000058: Approval of a variance to the required minimum lot width from 50-feet to 45-feet and the required minimum lot area from 5,800 sq. ft. to 5,400 sq. ft. to create two (2) buildable lots, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #H	ADJOURNMENT at 3:40 p.m.
-----------------------	---------------------------------