



**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**

**September 5, 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 – A
Matt Walker – P

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
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Jennifer Bryla, AICP, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Scot Bolyard, Planner II
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Christina 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 August 1, 2018, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. PUBLIC HEARING DEFERRAL – Deferred to October 3, 2018**
 - 1. Case No. 18-33000007 – 3800 4th Street North
 - 2. Case No. 18-11000016 – 835 13th Avenue South
 - 3. Case No. 18-54000054 – 3734 28th Avenue South
- F. CONTINUANCE – Continued from July 11, 2018**
 - 1. Case No. 54000051 – 6042 8th Avenue North
- G. PUBLIC HEARING AGENDA
QUASI-JUDICIAL**
 - 1. Case No. 18-54000061 – 2715 9th Avenue North
 - 2. Case No. 18-54000066 – 301 Park Street South
 - 3. Case No. 18-32000012 – 502, 516, and 526 28th Street South
- H. ELECTION OF OFFICERS**
- I. ADJOURNMENT**
- J. LDR WORKSHOP – Accessory Dwelling Units**
- K. RULES OF PROCEDURE – Proposed Amendment**

AGENDA ITEM #F-1 CASE NO. 18-54000051 CONTINUANCE O-6

REQUEST: Approval of a variance to the required interior side yard setback from 7.5-feet to 1-foot 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: Approval of a variance to the required interior side yard setback from 7.5-feet to 1-foot to allow the construction of a covered patio, subject to the conditions in the Staff Report.

VOTE: Yes – Griner, Samuel, Walker, Doyle, Stowe.
No – Barie, Castellano.

**ACTION TAKEN ON
18-54000051:**

Approval of a variance to the required interior side yard setback from 7.5-feet to 1-foot to allow the construction of a covered patio, subject to the conditions in the Staff Report;
APPROVED 5-2.

AGENDA ITEM #G-1**CASE NO. 18-5400061****I-8**

REQUEST: Approval of after-the-fact variances to the maximum allowable impervious surface area and landscaping requirements for residential properties to allow artificial turf in lieu of permeable landscaped vegetated green space.

OWNER: Teresa Dalziel and Chester Ninaltowski
2715 9th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 2715 9th Avenue North

PARCEL ID NO.: 14-31-16-57240-000-0040

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: Richard Gottesfeld spoke in favor of the application.
Craig Taraszki, Esq., spoke with concerns.

MOTION: Approval of after-the-fact variances to the maximum allowable impervious surface area and landscaping requirements for residential properties to allow artificial turf in lieu of permeable landscaped vegetated green space, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
18-5400061:**

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

AGENDA ITEM #G-2**CASE NO. 18-5400066****R-1**

REQUEST: Approval of a variance to the Neighborhood Traditional site design requirements to allow an additional driveway and curb cut in the front yard to 3rd Avenue South.

OWNER: Dr. Emanuel L. and Vanessa Javate
301 Park Street South
Saint Petersburg, Florida 33707

AGENT: Phillip D. Foster
8805 Citrus Village Drive, #201
Tampa, Florida 33626

ADDRESS: 301 Park Street South

PARCEL ID NO.: 19-31-16-20484-055-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report. Dr. Emanuel L. Javate spoke on his own behalf.

PUBLIC HEARING: Allen Conner spoke against the application.

MOTION: Approval of a variance to the Neighborhood Traditional site design requirements to allow an additional driveway and curb cut in the front yard to 3rd Avenue South, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
18-5400066:** Approval of a variance to the Neighborhood Traditional site design requirements to allow an additional driveway and curb cut in the front yard to 3rd Avenue South, subject to the conditions in the Staff Report; **APPROVED 6-1.**

AGENDA ITEM #G-3**CASE NO. 18-3200012****I-3**

REQUEST: Approval of a Special Exception and related Site Plan to construct a 3,608 square foot micro-brewery.

OWNER: Cornell Bynum, III
Dwight Bynum
502 28th Street South
Saint Petersburg, Florida 33712

Raymond Smith
R. S. Investment Properties, LLC
P.O. Box 35182
Saint Petersburg, Florida 33705

AGENT: James Coleman
502 28th Street South
Saint Petersburg, Florida 33712

**ADDRESSES AND
PARCEL ID NOS.:** 502 28th Street South; 23-31-16-17298-001-0120
516 28th Street South; 23-31-16-17298-001-0110
526 28th Street South; 23-31-16-17298-001-0100

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to construct a 3,608 square foot micro-brewery, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
18-3200012:** Approval of a Special Exception and related Site Plan to construct a 3,608 square foot micro-brewery, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #H ELECTION OF OFFICERS

MOTION #1: For Matt Walker to be the next Chair of the DRC.

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

**ACTION TAKEN ON
ELECTION OF CHAIR:** Approval of Matt Walker as Chair; **APPROVED 7-0.**

MOTION #1: For Richard Doyle to be the next Vice-Chair of the DRC.

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

**ACTION TAKEN ON
ELECTION OF
VICE-CHAIR:** Approval of Richard Doyle as Vice-Chair; **APPROVED 7-0.**

AGENDA ITEM #I ADJOURNMENT at 4:25 p.m.**AGENDA ITEM #J LDR Workshop – Accessory Dwelling Units**

LDR WORKSHOP Upcoming LDR Amendments

PRESENTATIONS: Derek Kilborn made a presentation to the Commission.
Elizabeth Abernethy made a presentation to the Commission.

AGENDA ITEM #K Rules of Procedure – Proposed Amendment

RULES OF PROCEDURE Upcoming Proposed Amendments

PRESENTATIONS: Elizabeth Abernethy made a presentation to the Commission.