



**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**

**April 3, 2019
Wednesday
2:00 p.m.**

Commission Members:

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

Alternates:

1. Martha MacReynolds – P
2. Freddy Cuevas – P
3. John Barie – A
**A = Absent
P = Present**

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning and Development Services Department
Jennifer Bryla, AICP, Zoning Official
Derek Kilborn, Manager of Urban Planning and Historic Preservation Division
Kathryn Younkin, AICP, Subdivision Coordinator
Corey Malyszka, Urban Design & Development Coordinator
Shervon Chambliss, Planner I
Michael Larimore, Planner I
Jaime Jones, Planner I
Michael Dema, Assistant City Attorney
Heather Judd, Assistant City Attorney
Christina Bousias, Assistant City Attorney
Iris Winn, Administrative Clerk
Katherine Connell, Administrative Secretary

- A. OPENING REMARKS OF CHAIR**
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. SWEARING IN OF WITNESSES**
- E. APPROVAL OF MINUTES OF March 6, 2019**, as presented
Minutes approved as presented by a unanimous vote of the Commission.
- F. PUBLIC COMMENTS –** No speakers were present.
- G. PUBLIC HEARING WITHDRAWAL**
 - 1. **Case No. 18-53000001 – 1151 79th Street South – Appeal – Withdrawn on March 19, 2019, at the Request of the Appellant.**
- H. PUBLIC HEARING AGENDA**
 - LEGISLATIVE**
 - 1. **Case No. LDR-2019-03 – LDR Sign Code Amendments**
 - 2. **Case No. 19-33000002 – 300, 335, and 800 2nd Avenue Northeast**
 - QUASI-JUDICIAL**
 - 3. **Case No. 18-54000104 – 1993 Massachusetts Avenue Northeast – Deferred from March 6, 2019, at the Request of the Applicant.**
 - 4. **Case No. 19-11000010 – 6417 7th Avenue North**
 - 5. **Case No. 19-54000008 – 6156 2nd Avenue North – Appeal**
 - 6. **Case No. 19-54000010 – 1717 5th Street North**
 - 7. **Case No. 19-58000003 – 1100 26th Avenue North – Appeal**
 - 8. **Case No. 19-32000002 – 2324 Central Avenue**
- I. ADJOURNMENT**
- J. LDR WORKSHOP – Affordable Housing Initiatives, Parking Reductions, and ADUs**
Development Review Commission – PO Box 2842 – St. Petersburg, FL 33731-2842 – 727-892-5498

AGENDA ITEM #H-1 LDR SIGN CODE AMENDMENTS

CITY FILE: LDR 2019-03 LDR Sign Code Amendments

PRESENTATIONS: Jennifer Bryla made a presentation to the Commission.
Heather Judd spoke on behalf of the application.
Elizabeth Abernethy spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of consistency with the proposed text amendments to the City Code Chapter 16, Land Development Regulations (LDRs), confirming consistency with the Comprehensive Plan and recommendation to City Council for approval.

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

ACTION TAKEN ON LDR AMENDMENT 2019-03: Approval of consistency with the proposed text amendments to the City Code Chapter 16, Land Development Regulations (LDRs), confirming consistency with the Comprehensive Plan and recommendation to City Council for approval.

AGENDA ITEM #H-2 CASE NO. 19-3300002 D-2, D-4

REQUEST: Approval of a vacation of 2nd Avenue Northeast right-of-way from the east Boundary of Bayshore Drive Northeast to the main ship channel of Tampa Bay.

OWNER: City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

AGENT: Chris Ballestra
City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

ADDRESSES AND PARCEL ID NOS.: 335 2nd Avenue Northeast; 19-31-17-74466-000-0030
800 2nd Avenue Northeast; 20-31-17-00000-240-0100
300 2nd Avenue Northeast; 19-31-17-74466-000-0041

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1-P)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Chris Ballestra spoke on behalf of the application.

PUBLIC HEARING: William Herrmann spoke against the application.
Ruanne Deal spoke against the application.
Shawn Aberle spoke against the application.
Heather Aberle spoke against the application.
Marsha Winkler spoke against the application.
Charles Winkler spoke against the application.
Elizabeth Baggs spoke against the application.

MOTION: Approval of a vacation of 2nd Avenue Northeast right-of-way from the east Boundary of Bayshore Drive Northeast to the main ship channel of Tampa Bay, subject to the special conditions in the Staff Report.

VOTE: Yes – Rutland.
No – Flynt, Griner, Walker, Doyle, Stowe, MacReynolds.

ACTION TAKEN ON 19-33000002: Motion to forward a recommendation of approval failed by a vote of 1-6.

AGENDA ITEM #H-3 CASE NO. 18-54000104 A-28

REQUEST: Approval of after-the-fact variances to the maximum allowable driveway width.

OWNER: Kurt and Terri Ulrich
1993 Massachusetts Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESS: 1993 Massachusetts Avenue Northeast

PARCEL ID NO.: 03-31-17-93870-005-0020

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report.
Kurt Ulrich spoke on his own behalf.

PUBLIC HEARING: Kenton Brandimore spoke in favor of the application.
Osvaldo Enriquez spoke in favor of the application.
Terri Ulrich spoke in favor of the application.

MOTION #1: To add a Special Condition that the driveway be narrowed by approximately 2-feet to the northern edge of the garage door, out to the property line, and provide a code compliant flare.

VOTE: Yes – Flynt, Griner, Rutland, Walker, Stowe, MacReynolds, Cuevas.
No – None.

MOTION #2: Approval of after-the-fact variances to the maximum allowable driveway width, subject to the conditions in the Staff Report and special conditions.

VOTE: Yes – Flynt, Griner, Rutland, Walker, Stowe, MacReynolds, Cuevas.
No – None.

ACTION TAKEN ON 18-54000104 – Motion #2: Approval of after-the-fact variances to the maximum allowable driveway width, subject to the special conditions in the Staff Report and special conditions. **APPROVED 7-0.**

AGENDA ITEM #H-4	CASE NO. 19-11000010	P-6
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REQUEST: Approval of a Lot Line Adjustment with a variance to lot area from 8,700 square-feet required to 7,687 square-feet and lot width from 100-feet required to 61.5-feet to create one (1) buildable lot with the existing home to remain on one (1) conforming buildable lot.

OWNER: Ryan Henry
6417 7th Avenue North
Saint Petersburg, Florida 33710

ADDRESS: 6417 7th Avenue North

PARCEL ID NO.: 17-31-16-23634-015-0130

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report. Christie Henry spoke on behalf of the applicant.

PUBLIC HEARING: Heidi H. Sumner spoke against the application. Ryan Henry spoke in favor of the application.

MOTION: Approval of a Lot Line Adjustment with a variance to lot area from 8,700 square-feet required to 7,687 square-feet and lot width from 100-feet required to 61.5-feet to create one (1) buildable lot with the existing home to remain on one (1) conforming buildable lot, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, MacReynolds.
No – Griner, Rutland, Walker, Stowe, Cuevas.

ACTION TAKEN ON 19-11000010: Motion to approve failed by a vote of 2-5, thereby denying the request.

AGENDA ITEM #H-5	CASE NO. 19-54000008	APPEAL	O-2
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APPEAL: Appeal to an administrative denial of a variance to allow for a front-loading driveway on an NT-2 zoned property with alley access.

APPELLANT: Jami W. Deise
6456 2nd Avenue North
Saint Petersburg, Florida 33710

AGENT: Celeste Dumont and Warren Perkins
119th Avenue North
Largo, Florida 33773

ADDRESS: 6156 2nd Avenue North

PARCEL ID NO.: 20-31-16-48222-036-0030

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Jami W. Deise spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Appeal to an administrative denial of a variance to allow for a front-loading driveway on an NT-2 zoned property with alley access, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 19-5400008: Motion to approve failed by a vote of 0-7, thereby upholding the administrative denial.

AGENDA ITEM #H-6 CASE NO. 19-5400010 F-10, F-12

REQUEST: Approval of a variance to the side street yard setback to construct a rooftop deck on a three-story duplex.

OWNER: Nineteen 60 Capital, LLC
Attn: Ron Klein
P.O. Box 22
Saint Petersburg, Florida 33731

AGENT: Mark W. Stephenson
146 2nd Street North, Unit #301
Saint Petersburg, Florida 33701

ADDRESS: 1717 5th Street North

PARCEL ID NO.: 18-31-17-18792-005-0070

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Ron Klein spoke on his own behalf.
Mark Stephenson spoke on his own behalf.

PUBLIC HEARING: Mary Dowd spoke against the application.

MOTION: Approval of a variance to the side street yard setback to construct a rooftop deck on a three-story duplex, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 19-5400010: Motion to approve failed by a vote of 0-7, thereby denying the request.

AGENDA ITEM #H-8	CASE NO. 19-5800003	APPEAL	J-8
APPEAL:	Appeal to an administrative denial of a design variance for a garage door and driveway to face the side street instead of the rear alley.		
APPELLANT:	Brian and Barbra Fornuto 1100 26 th Avenue North Saint Petersburg, Florida 33704		
ADDRESS:	1100 26 th Avenue North		
PARCEL ID NO.:	12-31-16-84870-000-0370		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional Single-Family-2 (NT-2)		
PRESENTATIONS:	Michael Larimore made a presentation based on the Staff Report. Brian Fornuto spoke on his own behalf. Barbra Fornuto spoke on her own behalf.		
PUBLIC HEARING:	No speakers were present.		
MOTION:	Appeal to an administrative denial of a design variance for a garage door and driveway to face the side street instead of the rear alley, subject to the conditions in the Staff Report.		
VOTE:	Yes – None. No – Flynt, Griner, Rutland, Walker, Doyle, Stowe, MacReynolds.		
ACTION TAKEN ON 19-5800003:	Motion to approve failed by a vote of 0-7, thereby upholding the administrative denial.		

AGENDA ITEM #H-9	CASE NO. 19-3200002	I-2
REQUEST:	Approval of a Special Exception and related Site Plan to construct a 2-story 10,270 square-foot building with a 6,040 square-foot micro-brewery. The applicant is requesting a variance to reduce the required parking from 20 to 17 spaces.	
OWNER:	Grand Central Property Holdings, LLC 2813 Sunset Way Saint Pete Beach, Florida 33706	
AGENT:	Tim Clemmons and Greg Glenn Place Architecture 33 6 th Street South, Suite 400 Saint Petersburg, Florida 33701	
ADDRESS:	2324 Central Avenue	
PARCEL ID NO.:	23-31-16-78390-023-0030	
LEGAL DESCRIPTION:	On File	
ZONING:	Corridor Commercial Traditional-2 (CCT-2)	

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Tim Clemmons spoke on behalf of the application.
Greg Glenn spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to construct a 2-story 10,270 square-foot building with a 6,040 square-foot micro-brewery. The applicant is requesting a variance to reduce the required parking from 20 to 17 spaces, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 19-32000002: Approval of a Special Exception and related Site Plan to construct a 2-story 10,270 square-foot building with a 6,040 square-foot micro-brewery. The applicant is requesting a variance to reduce the required parking from 20 to 17 spaces, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #1 ADJOURNMENT @ 7:10 p.m.

AGENDA ITEM #J LDR WORKSHOP – Affordable Housing Initiatives, Parking Reductions, and ADUs

CITY FILE: LDR Workshop – Affordable Housing Initiatives, Parking Reductions, and ADUs.

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