



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

May 1, 2019
Wednesday
2:00 P.M.

Commission Members:

Matt Walker, Chair - P
Richard Doyle, Vice Chair– P (left at 6:53 p.m.)
Joe Griner, III - A
Charles Flynt - P
Calvin Samuel - A
Melissa Rutland –P
Darren Stowe – P

Alternates:

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

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning & Development Services
Jennifer Bryla, AICP, Zoning Official
Derek Kilborn, Manager of Urban Planning and Historic Preservation Division
Scot Bolyard, AICP, Deputy Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Kathryn Younkin, AICP, Subdivision Coordinator
Adriana Puentes Shaw, AICP, Planner I
Jaime Jones, Planner I
Ann Vickstrom, AICP, Planner II
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, 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 April 3, 2019**, as presented
Minutes approved as presented by a unanimous vote of the Commission.
- F. **PUBLIC COMMENTS** – No speakers were present
- G. **PUBLIC HEARING AGENDA**
LEGISLATIVE:
 - 1. **LDR Affordable Housing Initiatives, Parking Reductions, and ADUs****QUASI-JUDICIAL:**
 - 2. **Case No. 19-54000009 – 554 6th Avenue North - Appeal**
 - 3. **Case No. 19-54000016 – 750 21st Avenue North – Appeal**
 - 4. **Case No. 19-54000011 – 600 12th Avenue North**
 - 5. **Case No. 19-12000001 – 2847 6th Street South**
 - 6. **Case No. 19-31000002 – 5475 3rd Lane North**
 - 7. **Case No. 19-32000004 – 10410 Roosevelt Boulevard North**
 - 8. **Case No. 19-51000001 – 2265 7th Street North**
 - 9. **Case No. 18-54000103 – 6995 17th Way North**
 - 10. **Case No. 19-54000013 – 2600 ½ 13th Avenue North**
 - 11. **Case No. 19-54000019 – 1019 48th Avenue North**
- H. **ADJOURNMENT at 8:52 p.m.**

AGENDA ITEM #G-1 LDR Affordable Housing Initiatives, Parking Reductions, and ADUs

CITY FILE: LDR 2019-03: LDR Text Amendments

PRESENTATIONS: Derek Kilborn made a presentation to the Commission. Elizabeth Abernethy spoke regarding 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, Rutland, Walker, Stowe, Cuevas, Barie.
No – Doyle.

PUBLIC HEARING: Karl Nurse spoke in favor of the application. Sean King spoke in favor of the application.

ACTION TAKEN ON LDR 2019-03: TEXT AMENDMENTS: 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; **APPROVED 6-1.**

AGENDA ITEM #G-2 CASE NO. 19-5400009 APPEAL F-4

APPEAL: Appeal of a POD decision to streamline approval for a variance to the required permeable green space for the front yard in order to provide on-site parking and a driveway.

APPELLANT: Dr. Beth Eschenfelder and Robert A. Coscia
532 6th Avenue North
Saint Petersburg, Florida 33701

OWNER: Stascha Madsen
554 6th Avenue North
Saint Petersburg, Florida 33701

ADDRESS: 554 6th Avenue North

PARCEL ID NO.: 18-31-17-77814-014-0122

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Adriana Puentes Shaw made a presentation based on the Staff Report.
Robert A. Coscia spoke on his own behalf.
Ryan Todd spoke on behalf of appellant.
Stascha Madsen spoke on her own behalf.

PUBLIC HEARING: Victoria Stout spoke in favor of the appeal.
 Kristy Andersen spoke in favor of the appeal.
 Andree Ward spoke in opposition of the appeal.
 Jennifer Bonin spoke in opposition of the appeal.
 Rachel Zafar spoke in opposition of the appeal.
 Nick Halsey spoke in opposition of the appeal.
 Jeff Meister spoke in opposition of the appeal.
 John Tzouroutis spoke in opposition of the appeal.
 Matthew Erickson spoke in opposition of the appeal.
 Peter Belmont spoke in favor of the appeal.

MOTION: Appeal of a POD decision to streamline approval for a variance to the required permeable green space for the front yard in order to provide on-site parking and a driveway, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 19-5400009: Motion to approve **FAILED** by a unanimous vote of the Commission, thereby **upholding** the streamline approval.

AGENDA ITEM #G-3 CASE NO. 19-5400016 APPEAL F-12

APPEAL: Appeal of a streamline approval of a variance to retain a 36-inch tall deck within the side yard setback and an increased decorative fence or wall height of 10-feet along a portion the deck.

APPELLANT: Ron Helinger
 4201 Central Avenue
 Saint Petersburg, Florida 33713

OWNER: Liset and Jeremy DuClut
 300 Beach Drive Northeast, Unit 121
 Saint Petersburg, Florida 33701

AGENT: David Hennessy and Hai N. Ha
 QT Construction, Inc.
 6200 49th Street North
 Pinellas Park, Florida 33781

ADDRESS: 750 21st Avenue North

PARCEL ID NO.: 07-31-17-84888-000-2420

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
 Jim Helinger spoke on behalf of the appellant.
 David Hennessy spoke on behalf of the owner.

PUBLIC HEARING: Eric Glinsboeckel spoke in opposition of the appeal.
Mark Caldwell spoke in favor of the appeal.
Kevin Cottrill spoke in favor of the appeal.
Matthew Erickson spoke in opposition of the appeal.
Jeremy DuClut spoke in opposition of the appeal

MOTION: Appeal of a streamline approval of a variance to retain a 36-inch tall deck within the side yard setback and an increased decorative fence or wall height of 10-feet along a portion the deck, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-54000016: Motion to approve **passed** by a unanimous vote of the Commission, thereby upholding the appeal and **denying** the streamline approval.

AGENDA ITEM #G-4 CASE NO. 19-54000011 F-8

REQUEST: Approval of a reduced side yard setback from 5-feet required to 3-feet proposed for a pool.

OWNER: Richard McGinniss
Modern Tampa Bay Homes, Inc.
2250 Central Avenue
Saint Petersburg, Florida 33714

ADDRESS: 600 12th Avenue North

PARCEL ID NO.: 18-31-17-25218-000-0310

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Richard McGinniss spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a reduced side yard setback from 5-feet required to 3-feet proposed for a pool, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 19-54000011: Approval of a reduced side yard setback from 5-feet required to 3-feet proposed for a pool, subject to the conditions in the Staff Report; **APPROVED 4-2.**

AGENDA ITEM #G-5**CASE NO. 19-12000001****F-15**

REQUEST: Approval of a lot refacing with a variance to the criteria that the lot dimensions be consistent with the established neighborhood pattern; a variance to the front setbacks from 25-feet required on the eastern lot to 13.9-feet and on the western lot to 6.5 feet; and a variance to the design requirements that an elevated front porch be provided on the front of the eastern lot and that the principal entry shall include a porch, portico or stoop elevated at least 12-inches above the existing finished grade on the western lot.

OWNER: Jacqueline Klotz
A F D 15, LLC
11422 77th Avenue, Unit 354
Seminole, Florida 33772

ADDRESSES AND PARCEL ID NOS.: 2833 6th Street South; 31-31-17-62460-000-0520
2847 6th Street South; 31-31-17-62460-000-0530

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. Jacqueline Klotz spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a lot refacing with a variance to the criteria that the lot dimensions be consistent with the established neighborhood pattern; a variance to the front setbacks from 25-feet required on the eastern lot to 13.9-feet and on the western lot to 6.5 feet; and a variance to the design requirements that an elevated front porch be provided on the front of the eastern lot and that the principal entry shall include a porch, portico or stoop elevated at least 12-inches above the existing finished grade on the western lot, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 19-12000001: Approval of a lot refacing with a variance to the criteria that the lot dimensions be consistent with the established neighborhood pattern; a variance to the front setbacks from 25-feet required on the eastern lot to 13.9-feet and on the western lot to 6.5 feet; and a variance to the design requirements that an elevated front porch be provided on the front of the eastern lot and that the principal entry shall include a porch, portico or stoop elevated at least 12-inches above the existing finished grade on the western lot, subject to the conditions in the Staff Report; **APPROVED 6-1.**

AGENDA ITEM #G-6**CASE NO. 19-3100002****F-8**

REQUEST: Approval of a Site Plan to construct a 297-unit multi-family development. The applicant is requesting a variance to the maximum wall height.

OWNER: St. Pete 454, LLC
240 4th Street North
Saint Petersburg, Florida 33701-3206

AGENT: R. Donald Mastry
Trenam Law
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 5475 3rd Lane North

PARCEL ID NO.: 31-30-17-61389-000-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multifamily-1 (NSM-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. R. Donald Mastry spoke on behalf of the applicant.

PUBLIC HEARING: Forrest Mixon did not speak, but indicated that he was in favor of the application.

MOTION: Approval of a Site Plan to construct a 297-unit multi-family development. The applicant is requesting a variance to the maximum wall height, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Rutland, Doyle, Stowe, Cuevas, Barie, MacReynolds.
No – None.

**ACTION TAKEN ON
19-3100002:** Approval of a Site Plan to construct a 297-unit multi-family development. The applicant is requesting a variance to the maximum wall height, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-7**CASE NO. 19-3200004****F-54**

REQUEST: Approval of a Special Exception and related site plan to convert an existing commercial space into a 12,977 square-foot health club.

OWNER: FWI 8, LLC
2120 Drew Street
Clearwater, Florida 33765

AGENT: Steve Plattner
Retro Fitness
1120 E. Kennedy Boulevard, Suite 152
Tampa, Florida 33602

ADDRESS: 10410 Roosevelt Boulevard North

PARCEL ID NO.: 18-30-17-30371-001-0030

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-2 (CCS-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Steve Plattner spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related site plan to convert an existing commercial space into a 12,977 square-foot health club, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON
19-3200004:** Approval of a Special Exception and related site plan to convert an existing commercial space into a 12,977 square-foot health club, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-8 CASE NO. 19-51000001 F-14

REQUEST: Approval of a Redevelopment Plan to allow the construction of a duplex.

OWNER: Morni Steeplechase, LLC
2420 Woodlawn Circle West
Saint Petersburg, Florida 33704

AGENT: Igor Savic
2420 Woodlawn Circle West
Saint Petersburg, Florida 33704

ADDRESS: 2265 7th Street North

PARCEL ID NO.: 07-31-17-18936-001-0010

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: Jeff Handy spoke in favor of the application.

MOTION #1: To add a condition that reads, "The plans submitted shall demonstrate evidence of compliance with the City's Design Guidelines for Historic Properties, specifically, the traditional style beginning on page 62."

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

MOTION #2: Approval of a Redevelopment Plan to allow the construction of a duplex, subject to the amended conditions in the Staff Report.

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

**ACTION TAKEN ON
19-51000001:** Approval of a Redevelopment Plan to allow the construction of a duplex, subject to the amended conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #G-9**CASE NO. 18-54000103****H-36**

REQUEST: Approval of a variance to allow for the unenclosed parking of domestic equipment in a street side yard, and to allow a 6-foot fence on a street side yard abutting a neighboring front yard.

OWNER: Allison Cox
6995 17th Way North
Saint Petersburg, Florida 33702

ADDRESS: 6995 17th Way North

PARCEL ID NO.: 25-30-16-56772-050-0300

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report. Allison Cox spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to allow for the unenclosed parking of domestic equipment in a street side yard, and to allow a 6-foot fence on a street side yard abutting a neighboring front yard, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
18-54000103:** Approval of a variance to allow for the unenclosed parking of domestic equipment in a street side yard, and to allow a 6-foot fence on a street side yard abutting a neighboring front yard, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #G-10 CASE NO. 19-54000013 I-8

REQUEST: Approval of a variance to the required setback for the unenclosed staircase for the accessory dwelling unit from 10-feet to 5-feet, 5-inches.

OWNER: David Davis
2600 ½ 13th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 2600 ½ 13th Avenue North

PARCEL ID NO.: 14-31-16-57240-000-0310

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Ann Vickstrom made a presentation based on the Staff Report. David Davis spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required setback for the unenclosed staircase for the accessory dwelling unit from 10-feet to 5-feet, 5-inches, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 19-54000013: Motion to approve **FAILED** by a unanimous vote of the Commission, thereby **denying** the request.

AGENDA ITEM #G-11	CASE NO. 19-54000019	G-26
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REQUEST: Approval of an after-the-fact variance to the required front yard setbacks for a front porch from 18-feet required to 16.6-feet and for a residence from 25-feet required to 23.5-feet.

OWNER: Dan and Lydia Healy
H5 Investments, LLC
404 West Lyncrest Trail
Sioux Falls, South Dakota 57108

ADDRESS: 1019 48th Avenue North

PARCEL ID NO.: 01-31-16-73584-000-0920

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report. Dan Healy spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: To defer the request for 30 days (June 5, 2019), in order for the applicant to provide additional information. The commission recommended that the applicant document and file a complaint with the Pinellas County Construction Licensing Board (PCCLB) and submit a copy of this paperwork at the next DRC hearing.

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

ACTION TAKEN ON 19-54000019: Motion to defer **passed** by a vote of 7-0.

AGENDA ITEM #H	ADJOURNMENT at 8:52 p.m.
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