



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

**ACTION TAKEN - MINUTES**

Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

June 5, 2019  
Wednesday  
2:00 P.M.

**Commission Members:**

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

**Alternates:**

1. Freddy Cuevas – P  
2. John Barie – P  
3. Martha MacReynolds – A  
**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  
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 May 1, 2019**, as presented  
*Minutes approved as presented by a unanimous vote of the Commission.*
- F. PUBLIC COMMENTS** – No speakers were present
- G. REQUEST FOR REHEARING – DEFERRED TO JULY 10, 2019**
  - 1. Case No. 19-54000009 – 554 6<sup>th</sup> Avenue North
  - 2. Case No. 19-54000013 – 2600 ½ 13<sup>th</sup> Avenue North
- H. LEGISLATIVE**
  - 1. LDR AMENDMENT – Storefront Conservation Overlay
- I. CONTINUANCE:**
  - 1. Case No. 19-54000019 – 1019 48<sup>th</sup> Avenue North, Deferred by DRC on May 1, 2019
- J. PUBLIC HEARING AGENDA**  
**QUASI-JUDICIAL:**
  - 1. Case No. 19-54000024 – 600 Alda Way Northeast
  - 2. Case No. 19-54000032 – 749 58<sup>th</sup> Avenue Northeast
  - 3. Case No. 19-54000035 – 2611 Park Street North
  - 4. Case No. 19-32000001 – 415 and 419 24<sup>th</sup> Avenue North, 420 25<sup>th</sup> Avenue North and 2436 4<sup>th</sup> Street North
  - 5. Case No. 19-32000005 – 7141 4<sup>th</sup> Street North
  - 6. Case No. 19-32000007 – 2725 35<sup>th</sup> Avenue North and 2740 36<sup>th</sup> Avenue North
- K. ADJOURNMENT**

**AGENDA ITEM #G-1 Request for Rehearing – Case No. 19-5400009 F-4**  
**DEFERRED TO JULY 10, 2019**

**AGENDA ITEM #G-2 Request for Rehearing – Case No. 19-5400013 I-8**  
**DEFERRED TO JULY 10, 2019**

**AGENDA ITEM #H.1 LDR AMENDMENT – STOREFRONT CONSERVATION OVERLAY**

CITY FILE: LDR 2019-01  
 (Continued):

Text Amendment: Storefront Conservation Corridor Overlay relating to Existing Buildings and Businesses.

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, Griner, Rutland, Samuel, Walker, Stowe, Barie.  
 No – None.

ACTION TAKEN ON  
 LDR-2019-01 (Continued):

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 7-0.**

**AGENDA ITEM #I-1 CASE NO. 19-5400019 CONTINUANCE G-26**

REQUEST:

Approval of after-the-fact variances for a newly constructed single-family home to the required interior side yard setback for an HVAC system from 5-feet to 1.5-feet, to the required front yard setbacks for a front porch from 18-feet to 16-feet and for the residence’s front façade from 25-feet to 23.5-feet.

OWNER:

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

ADDRESS:

1019 48<sup>th</sup> 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:** Approval of after-the-fact variances for a newly constructed single-family home to the required interior side yard setback for an HVAC system from 5-feet to 1.5-feet, to the required front yard setbacks for a front porch from 18-feet to 16-feet and for the residence’s front façade from 25-feet to 23.5-feet.

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

**ACTION TAKEN ON 19-54000019:** Approval of after-the-fact variances for a newly constructed single-family home to the required interior side yard setback for an HVAC system from 5-feet to 1.5-feet, to the required front yard setbacks for a front porch from 18-feet to 16-feet and for the residence’s front façade from 25-feet to 23.5-feet; **APPROVED 6-1.**

**AGENDA ITEM #J-1 CASE NO. 19-54000024 B-16**

**REQUEST:** Approval of an after-the-fact variance for a fence setback from 12-feet to 0-feet to the side yard when adjacent to a neighbor’s front yard.

**OWNER:** Nathan and Andrea Miller  
600 Alda Way Northeast  
Saint Petersburg, Florida 33704

**ADDRESS:** 600 Alda Way Northeast

**PARCEL ID NO.:** 09-31-17-24426-006-0050

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Ann Vickstrom made a presentation based on the Staff Report.  
Nathan Miller spoke on his own behalf.  
Andrea Miller spoke on her own behalf.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of an after-the-fact variance for a fence setback from 12-feet to 0-feet to the side yard when adjacent to a neighbor’s front yard, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON 19-54000024:** Motion to approve **FAILED** by a vote of 0-7, thereby **denying** the request.

**AGENDA ITEM #J-2      CASE NO. 19-54000032      D-32**

**REQUEST:** Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and rear yard setback from 10-feet to 5-feet to construct a detached garage.

**OWNER:** Melissa Orkwis  
749 58<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33703

**ADDRESS:** 749 58<sup>th</sup> Avenue Northeast

**PARCEL ID NO.:** 31-30-17-24822-038-0100

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report. Melissa Orkwis spoke on her own behalf. Michael Havelka spoke on his own behalf.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of a variance with a modification to the required interior side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 5-feet to construct a detached garage, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
19-54000032:**

Approval of a variance with a modification to the required interior side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 5-feet to construct a detached garage, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #J-3      CASE NO. 19-54000035      S-16**

**REQUEST:** Approval of a variance for a reduced front yard setback from 20-feet required to 16-feet proposed and a reduced side yard setback from 7-feet, 6-inches required to 1-foot, 6.25-inches proposed, to enclose an existing carport into a garage.

**OWNER:** Marilyn Maginley  
2611 Park Street North  
Saint Petersburg, Florida 33710

**AGENT:** Doug King  
King Contracting, Inc.  
943 Tyrone Boulevard  
Saint Petersburg, Florida 33710

**ADDRESS:** 2611 Park Street North

**PARCEL ID NO.:** 12-31-15-97704-000-0030

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Jaime Jones made a presentation based on the Staff Report. Marilyn Maginley spoke on her own behalf.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of a variance for a reduced front yard setback from 20-feet required to 16-feet proposed and a reduced side yard setback from 7-feet, 6-inches required to 1-foot, 6.25-inches proposed, to enclose an existing carport into a garage, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON 19-54000035:** Motion to approve **FAILED** by a vote of 0-7, thereby **denying** the request.

**AGENDA ITEM #J-4 CASE NO. 19-3200001 E-38**

**REQUEST:** Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property for the construction of a 15,275 square foot commercial building.

**OWNER:** Ramnarace and Marva Jagdeo  
4000 12<sup>th</sup> Street Northeast  
Saint Petersburg, Florida 33703

**APPLICANT:** Michaelann Murphy  
Armstrong Redevelopment Properties, Inc.  
c/o Ramnarace and Marva Jagdeo  
1138 Nikki View Drive  
Brandon, Florida 33511

**AGENT:** Mitch Lal  
Bohler Engineering  
3820 Northdale Boulevard, Suite 300B  
Tampa, Florida 33624

**ADDRESSES AND PARCEL ID NOS.:** 2436 4<sup>th</sup> Street North; 07-31-17-13806-000-0010  
415 24<sup>th</sup> Avenue North; 07-31-17-13824-000-0110  
419 24<sup>th</sup> Avenue North; 07-31-17-13824-000-0100  
420 25<sup>th</sup> Avenue North; 07-31-17-13806-000-0030

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Tom Whalen spoke regarding the application. Katie Cole spoke on behalf of the applicant.

**PUBLIC HEARING:** Keith Peloquin spoke in favor of the application.

**MOTION:** Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property for the construction of a 15,275 square-foot commercial building. The existing sidewalk along 4<sup>th</sup> Street North is 5-feet wide and shall remain, as it has been specifically approved by the DRC.

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

**ACTION TAKEN ON 19-32000001:** Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property for the construction of a 15,275 square-foot commercial building, and 5-foot wide sidewalks along 4<sup>th</sup> Street, is specifically approved, subject to the amended special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #J-5 CASE NO. 19-32000005 E-38**

**REQUEST:** Approval of a Special Exception and related Site Plan to construct a car wash.

**OWNER:** Mainstream Partners VII, LLC  
P.O. Box 531  
Saint Petersburg, Florida 33731

**AGENT:** Steve Anderson  
Anderson Clean Car Grp, LLC  
575 2<sup>nd</sup> Avenue South  
Saint Petersburg, Florida 33701

**ADDRESS:** 7141 4<sup>th</sup> Street North

**PARCEL ID NO.:** 30-30-17-12582-001-0080

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Adriana Puentes Shaw made a presentation based on the Staff Report.  
Steve Anderson spoke on his own behalf.

**PUBLIC HEARING:** Eileen Bedinghaus spoke in opposition of the application.

**MOTION #1:** To add a condition to require an 8-foot masonry wall along the east property line and an 8-foot gate with the appropriate PVC slats, shall be installed along the entire length of the eastern property line.

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

**MOTION #2:** Approval of a Special Exception and related Site Plan to construct a car wash, subject to the amended special conditions in the Staff Report.

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

**ACTION TAKEN ON 19-32000005:** Approval of a Special Exception and related Site Plan to construct a car wash, subject to the amended special conditions in the Staff Report; **APPROVED 6-1.**

**AGENDA ITEM #J-6 CASE NO. 19-32000007 I-20**

**REQUEST:** Approval of a Special Exception and related Site Plan with variances to the required 35-foot setback and maximum impervious surface ratio from 55% to 57%, to allow a house of worship.

**OWNER:** Cambodian Buddhist Center, Inc  
2725 35<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

**AGENT:** Moi Son  
4460 37<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

**ARCHITECT:** Randy Swanson, AIA NCARB, P.A.  
P.O. Box 354  
Saint Petersburg, Florida 33731

**ADDRESSES AND PARCEL ID NOS.:** 2725 35<sup>th</sup> Avenue North; 11-31-16-17892-003-0230  
2740 36<sup>th</sup> Avenue North; 11-31-16-17892-003-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report.  
Randy Swanson spoke on behalf of the agent.  
Moi Son spoke in favor of the application.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** To amend Special Condition #4 to read, "Parking within front yards and swales along public rights-of-way shall be prohibited at all times, unless a special event permit has been issued."

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

**MOTION #2:** Approval of a special exception and related site plan with variances to the required 35-foot setback to allow a house of worship.

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

**MOTION #3:** Approval of a variance request for maximum impervious surface ratio from 55% to 57%.

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

**ACTION TAKEN ON  
19-3200007:** Approval of a Special Exception and related Site Plan with variances to the required 35-foot setback, to allow a house of worship, subject to the amended special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #K                      ADJOURNMENT at 6:54 p.m.**