



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

ACTION TAKEN – MINUTES

The Sunshine Center (Auditorium)
330 – 5th Street North
St. Petersburg, Florida 33701

July 10, 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 - A
Melissa Rutland – P
Darren Stowe – P

Alternates:

1. Martha MacReynolds – P
2. Freddy Cuevas – P (left at 5:06 p.m.)
3. John Barie – P

A = Absent

P = Present

City Staff Present:

Jennifer Bryla, AICP, Zoning Official
Scot Bolyard, AICP, Deputy Zoning Official
Corey Malyszka, AICP, Urban Design & Development Coordinator
Adriana Puentes Shaw, AICP, Planner I
Ann Vickstrom, AICP, Planner II
Jaime Jones, Planner I
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 June 5, 2019**, as presented
Minutes approved as presented by a unanimous vote of the Commission.
- F. PUBLIC COMMENTS** – No speakers were present
- G. PUBLIC HEARING DEFERRAL**
 1. **Case No. 19-32000011 – 4230 Shore Acres Boulevard Northeast – Deferred to August 7, 2019, At the Request of the Applicant**
- H. REQUEST FOR REHEARING – Deferred from June 5, 2019**
 1. **Case No. 19-54000009 – 554 6th Avenue North**
 2. **Case No. 19-54000013 – 2600 ½ 13th Avenue North**
- I. PUBLIC HEARING AGENDA**

LEGISLATIVE:

 1. **Case No. 19-33000004 – 638 and 642 11th Avenue South**

QUASI-JUDICIAL:

 2. **Case No. 19-54000036 – 625 60th Street North**
 3. **Case No. 19-54000040 – 531 13th Avenue South**
 4. **Case No. 19-32000008 – 2200 1st Avenue South**
 5. **Case No. 19-32000009 – 2043 4th Avenue South**
 6. **Case No. 19-32000010 – 3401 34th Street South**
 7. **Case No. 19-53000001 – 459 15th Avenue North – Appeal**
- J. ADJOURNMENT at 6:43 p.m.**

AGENDA ITEM #G 1 Case No. 19 3200011 B 22, B 24**DEFERRED TO AUGUST 7, 2019****AGENDA ITEM #H 1 Request for Rehearing Case No. 19 5400009 F 4**

PREVIOUS ACTION: At the May 1, 2019, Development Review Commission hearing, a motion to approve the 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 failed by a unanimous vote of the Commission, thereby upholding the streamline approval.

REQUEST: Request for a Rehearing.

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: Kristi Andersen spoke on behalf of the appellants.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Request for Rehearing of Case No. 19-5400009.

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

ACTION TAKEN ON 19-5400009: Motion to approve failed by a vote of 0-7, thereby **DENYING** the request for a rehearing.

AGENDA ITEM #H 2 Request for Rehearing Case No. 19 5400013 I 8

PREVIOUS ACTION: At the May 1, 2019 Development Review Commission hearing, a motion to approve the request for a variance to the required setback for the unenclosed staircase for the accessory dwelling unit from 10-feet to 5-feet failed by a unanimous vote of the Commission, thereby denying the request.

REQUEST: Request for a Rehearing.

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: Tyler Hayden spoke on behalf of the owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Request for a Rehearing of Case No. 19-54000013.

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

ACTION TAKEN ON 19-54000013: Motion to approve failed by a vote of 3-4, thereby **DENYING** the request for a rehearing.

AGENDA ITEM # 1 CASE NO. 19 33000004 F 7

REQUEST: Approval of a vacation of a Public Pedestrian Ingress-Egress Easement as dedicated in OR Book 12917 Page 2236 over the West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas, County, Florida.

OWNERS: Nick Villarreal
638 11th Avenue South
Saint Petersburg, Florida 33701

Brenda Fikry
642 11th Avenue South
Saint Petersburg, Florida 33701

ADDRESSES AND PARCEL ID NOS.: 638 11th Avenue South; 30-31-17-10275-000-0010
642 11th Avenue South; 30-31-17-23958-000-0170

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: Joey Mingione spoke against the application.
Alex Mahadeva spoke against the application.
Ren LaForme spoke against the application.
Tom Tito spoke against the application.
Nick Villarreal spoke against the application.
Britney Villarreal spoke in favor of the application.

Mohamed Fikry spoke in favor of the application.
Katie Hawkins-Gaar spoke against the application.

MOTION: Approval of a vacation of a Public Pedestrian Ingress-Egress Easement as dedicated in OR Book 12917 Page 2236 over the West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas, County, Florida.

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

ACTION TAKEN ON 19-33000004: Motion to forward a recommendation of approval failed by a vote of 1-6.

AGENDA ITEM # 2 CASE NO. 19 54000036 O 6

REQUEST: Approval of a variance to the side yard setback from 7.5-feet required to 1-foot and the rear yard setback from 10-feet required to 7.5-feet to allow for a new garage.

OWNER: Alex J. Marqua
625 60th Street North
Saint Petersburg, Florida 33710

ADDRESS: 625 60th Street North

PARCEL ID NO.: 17-31-16-23634-001-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Alex J. Marqua spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of a variance to the side yard setback from 7.5-feet required to 1-foot, subject to the special conditions in the Staff Report.

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

MOTION #2: Approval of variance to the rear yard setback from 10-feet required to 7.5-feet to allow for a new garage, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 19-54000036: Approval of variance to the rear yard setback from 10-feet required to 7.5-feet to allow for a new garage, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM # 3 CASE NO. 19 54000040 O 6

REQUEST: Approval of a variance to the required front yard setbacks for a stoop from 15-feet to 4-feet, for a porch from 18-feet to 7-feet, and for a building from 25-feet to 7-feet to allow construction of a new single-family residence.

OWNER: RE2SS, LLC
200 Mirror Lake Drive North
Saint Petersburg, Florida 33701

AGENT: Anthony Mullersman
200 Mirror Lake Drive North
Saint Petersburg, Florida 33701

ADDRESS: 531 13th Avenue South

PARCEL ID NO.: 30-31-17-77400-000-0421

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report.
Anthony Mullersman spoke on behalf of the owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required front yard setbacks for a stoop from 15-feet to 4-feet, for a porch from 18-feet to 7-feet, and for a building from 25-feet to 7-feet to allow construction of a new single-family residence, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON
19-54000040:**

Approval of a variance to the required front yard setbacks for a stoop from 15-feet to 4-feet, for a porch from 18-feet to 7-feet, and for a building from 25-feet to 7-feet to allow construction of a new single-family residence, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM # 4 CASE NO. 19 32000008 I 1

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing 1,555 square-foot commercial building into a micro-brewery.

OWNER: Scott Blair
2200 1st Avenue South
Saint Petersburg, Florida 33712

AGENT: Kevin Shaw
2200 1st Avenue South
Saint Petersburg, Florida 33712

ADDRESS: 2200 1st Avenue South

PARCEL ID NO.: 23-31-16-78390-025-0010
LEGAL DESCRIPTION: On File
ZONING: Corridor Commercial Traditional-2 (CCT-2)
PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Kevin Shaw spoke on behalf of the owner.
PUBLIC HEARING: No speakers were present.
MOTION: Approval of a Special Exception and related Site Plan to convert an existing 1,555 square-foot commercial building into a micro-brewery, subject to the conditions in the Staff Report.
VOTE: Yes – Flynt, Griner, Rutland, Walker, Stowe, MacReynolds, Cuevas.
No – None.
ACTION TAKEN ON 19-32000008: Approval of a Special Exception and related Site Plan to convert an existing 1,555 square-foot commercial building into a micro-brewery, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM # 5 CASE NO. 19 3200009 H 1

REQUEST: Approval of a Special Exception and related Site Plan for an outdoor performing arts venue. The applicant is requesting a variance to parking.
OWNER: Robert and Cherie Beaman
7955 Bogie Avenue North
Saint Petersburg, Florida 33710
AGENT: Kevin Beck
615 27th Street South
Saint Petersburg, Florida 33712
ADDRESS: 2043 4th Avenue South
PARCEL ID NO.: 24-31-16-00000-320-0800
LEGAL DESCRIPTION: On File
ZONING: Industrial Traditional (IT)
PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Kevin Beck spoke on behalf of the owner.
PUBLIC HEARING: Valerie S. Knaust spoke against the application.
Tara Wood Dozark, AIA, spoke against the application.
Curran K. Porto spoke against the application.

MOTION #1: To add a Special Condition that the applicant agrees to work with Staff and the adjacent property owner in exploring additional noise abatement materials that occur along the northwest property line, between the subject property and the adjacent Morean Facility.

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

MOTION #2: To amend Special Condition No. 3 to read: To provide a minimum of 11 handicap parking spaces.

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

MOTION #3: Approval of a Special Exception and related Site Plan for an outdoor performing arts venue. The applicant is requesting a variance to parking, subject to the amended special conditions in the Staff Report.

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

ACTION TAKEN ON 19-3200009: Approval of a Special Exception and related Site Plan for an outdoor performing arts venue. The applicant is requesting a variance to parking, subject to the amended special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #1 6 CASE NO. 19 3200010 K 19

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

OWNER: Amsouth Bank
250 Riverchase Parkway East
Hoover, Alabama 35244

APPLICANT: Blue Horseshoe, LLC - Glen Stygar
142 West Platt Street
Tampa, Florida 33606

AGENT: Avid Group – T.C. Nales, E.I.
2300 Curlew Road, Suite 201
Palm Harbor, Florida 34683

ADDRESS: 3401 34th Street South

PARCEL ID NO.: 34-31-16-94544-001-0020

LEGAL DESCRIPTION: On File

ZONING: Retail Center (RC-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Peter Pensa, AICP, 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 car wash, subject to the Special Conditions in the Staff Report.

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

ACTION TAKEN ON 19-32000010: Approval of a Special Exception and related Site Plan to construct a car wash, subject to the Special Conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #1 7 CASE NO. 19 53000001 APPEAL F 10

APPEAL: Appeal of a POD decision denying additional density on lots in common ownership.

APPELLANT: Phillip Herlein
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

OWNER: Crescent Lake Apartments, LLC
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

ADDRESS: 459 15th Avenue North

PARCEL ID NO.: 18-31-17-18792-007-0080

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jennifer Bryla spoke based on the Staff Report.
Phillip Herlein spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Appeal of a POD decision denying additional density on lots in common ownership.

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

ACTION TAKEN ON 19-53000001: Motion to approve failed by a vote of 0-7, thereby **UPHOLDING** the PDD decision.

AGENDA ITEM #J ADJOURNMENT @ 6:43 p.m.