



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

ACTION TAKEN – MINUTES

Revised 9-5-19

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

August 7, 2019
Wednesday
2:00 P.M.

Commission Members:

Matt Walker, Chair - A
Richard Doyle, Vice Chair– P (Recused from Case No. 19-3200012)
Joe Griner, III - P (Recused from Case No. 19-3100006)
Charles Flynt - P
Calvin Samuel – P (Recused from Case Nos. 19-3300005 and 19-3300008)
Melissa Rutland – P
Darren Stowe – A

Alternates:

1. Martha MacReynolds – P
2. Freddy Cuevas – P
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
Michael Larimore, Planner I
Jaime Jones, Planner I
Michael Dema, Assistant City Attorney
Iris Winn, Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. SWEARING IN OF WITNESSES

E. APPROVAL OF MINUTES OF July 10, 2019, as presented

Minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers were present

G. PUBLIC HEARING DEFERRALS – DEFERRED TO SEPTEMBER 4, 2019

1. Case No. 19-3200011 – 4230 Shore Acres Boulevard Northeast – Will be re-noticed.
2. Case No. 19-5800002 – 2801 9th Avenue North – Appeal – Will be re-noticed.
3. Case No. 19-3300007 – 1415, 1421, and 1431 Central Avenue, 25 15th Street North, and 1450 1st Avenue North
4. Case No. 19-3300009 – 11500 and 11600 Dr. ML King Jr. Street North, 1010 and 1020 118th Avenue North, and 1020 116th Circle North

H. PUBLIC HEARING AGENDA

LEGISLATIVE:

1. Case No. 19-3300005 – 1050 1st Avenue North
2. Case No. 19-3300006 – 1070 8th Avenue South and 811 11th Street South
3. Case No. 19-3300008 – 800 1st Avenue South

QUASI-JUDICIAL:

4. Case No. 19-54000045 – 108 10th Avenue North
5. Case No. 19-54000048 – 3734 28th Avenue South
6. Case No. 19-3100006 – 1200 7th Avenue North
7. Case No. 19-3200006 – 6800 4th Street North
8. Case No. 19-3200012 – 1215, 1219, 1225, 1227, 1229, 1231, and 1233 Darlington Oak Circle Northeast

I. ADJOURNMENT at 7:33 P.M.

AGENDA ITEM #G 1 G 4 DEFERRAL OF CASES

MOTION: To defer Public Hearing DRC Case Nos. 19-32000011 (G-1), 19-58000002 (G-2), 19-33000007 (G-3), and 19-33000009 (G-9) to September 4, 2019 DRC meeting.

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

ACTION TAKEN ON MOTION TO DEFER: Motion to defer **passed** by a vote of 7-0.

AGENDA ITEM #H 1 CASE NO. 19 33000005 G 2

REQUEST: Approval of a vacation of two (2) 25-foot street corner radius easements at the corner of Baum Avenue North and 11th Street North and the corner of First Avenue North and 11th Street North as dedicated by Ward & Baums G.T.E. Replat.

OWNER: 11th & Baum, LLC
1114 Central Avenue, Suite F
Saint Petersburg, Florida 33705

APPLICANT: Mark DeMaria, Principal of Devmar Development Company
600 South Adams Road, Suite 330
Birmingham, Michigan 48009

AGENT: James Pappas, President of Fusco, Shaffer, & Pappas, Inc.
550 East Nine Mile Road
Ferndale, Michigan 48220

ADDRESS: 1050 1st Avenue North

PARCEL ID NO.: 24-31-16-94850-001-0011

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

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

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a vacation of two (2) 25-foot street corner radius easements at the corner of Baum Avenue North and 11th Street North and the corner of First Avenue North and 11th Street North as dedicated by Ward & Baums G.T.E. Replat, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON
19-33000005:**

Approval of a vacation of two (2) 25-foot street corner radius easements at the corner of Baum Avenue North and 11th Street North and the corner of First Avenue North and 11th Street North as dedicated by Ward & Baums G.T.E. Replat, **APPROVED 7-0.**

AGENDA ITEM #H 2 CASE NO. 19 33000006 G 5

REQUEST: Approval of a vacation of a portion of 11th Street South located South of 8th Avenue South, and North of the 10-foot east-west alley in the block.

OWNERS: Connie Joyce Harder
811 11th Street South
Saint Petersburg, Florida 33705

Lisa Denise Thomas
1070 8th Avenue South
Saint Petersburg, Florida 33705

ADDRESSES AND
PARCEL ID NOS.: 1070 8th Avenue South; 25-31-16-63612-000-0280
811 11th Street South; 25-31-16-63612-000-0290

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report.
Lisa Denise Thomas spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a vacation of a portion of 11th Street South located South of 8th Avenue South, and North of the 10-foot east-west alley in the block, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Doyle, Cuevas, Barie.
No – None.

**ACTION TAKEN ON
19-33000006:**

Approval of a vacation of a portion of 11th Street South located South of 8th Avenue South, and North of the 10-foot east-west alley in the block, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #H 3 CASE NO. 19 33000008 F 1

REQUEST: Approval of a vacation of three 25-foot radius street corner easements located at the corner of 1st Avenue South, at 8th Street South, at 1st Avenue South, 3rd Avenue South, and at Dr. Martin Luther King Jr. Streets South.

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

AGENT: Matt Walker, P.E., George F. Young, Inc.
299 Dr. M.L. King Street North
Saint Petersburg, Florida 33701

ADDRESS: 800 1st Avenue South

PARCEL ID NO.: 19-31-17-95365-001-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report. Katie E. Cole spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a vacation of three 25-foot radius street corner easements located at the corner of 1st Avenue South, at 8th Street South, at 1st Avenue South, 3rd Avenue South, and at Dr. Martin Luther King Jr. Streets South, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 19-33000008: Approval of a vacation of three 25-foot radius street corner easements located at the corner of 1st Avenue South, at 8th Street South, at 1st Avenue South, 3rd Avenue South, and at Dr. Martin Luther King Jr. Streets South, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #H 4 CASE NO. 19 5400045 E 8

REQUEST: Approval of a variance to the minimum required front yard setback from 23-feet to 14.88-feet to allow for the construction of an open front porch.

OWNER: Patrick W. McCarthy
108 10th Avenue North
Saint Petersburg, Florida 33701

ADDRESS: 108 10th Avenue North

PARCEL ID NO.: 18-31-17-17334-001-0030

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report. Patrick W. McCarthy spoke on his own behalf.

PUBLIC HEARING: Phillip Eicher spoke in favor of the application.

MOTION: Approval of a variance to the minimum required front yard setback from 23-feet to 14.88-feet to allow for the construction of an open front porch, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Doyle, Cuevas, Barie.
No – None.

ACTION TAKEN ON 19-54000045: Approval of a variance to the minimum required front yard setback from 23-feet to 14.88-feet to allow for the construction of an open front porch, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #H 5 CASE NO. 19 54000048 K 15

REQUEST: Approval of a variance to the NS-1 zoning district required minimum lot width from 75-feet required to 50-feet and lot area from 5,800 square-feet required to 5,300 square-feet for two (2) non-conforming lots in common ownership.

OWNER: Victor Laucy Dorbu
3919 70th Avenue East
Ellenton, Florida 34222

AGENT: Conor J. Green
4700 9th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 3734 28th Avenue South

PARCEL ID NO.: 34-31-16-05526-008-0080

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report. Victor Laucy Dorbu spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the NS-1 zoning district required minimum lot width from 75-feet required to 50-feet and lot area from 5,800 square-feet required to 5,300 square-feet for two (2) non-conforming lots in common ownership, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Doyle, Cuevas, Barie.
No – None.

ACTION TAKEN ON 19-54000048: Approval of a variance to the NS-1 zoning district required minimum lot width from 75-feet required to 50-feet and lot area from 5,800 square-feet required to 5,300 square-feet for two (2) non-conforming lots in common ownership, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #H 6 CASE NO. 19 31000006 J 8

REQUEST: Approval of a Site Plan Modification to construct a 143,000 square-foot, 90 bed tower and central energy plant expansion on the existing hospital campus.

OWNER: St. Anthony's Hospital, Inc. / BayCare
2985 Drew Street
Clearwater, Florida 33759

AGENT: Chris Bailey and Gizel Small
2985 Drew Street
Clearwater, Florida 33759

ADDRESS: 1200 7th Avenue North

PARCEL ID NO.: 14-31-16-28152-001-0010 (*Additional Parcel ID Nos. On File*)

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.

PUBLIC HEARING: Christina Wilson spoke in favor of the application.

MOTION: Approval of a Site Plan Modification to construct a 143,000 square-foot, 90 bed tower and central energy plant expansion on the existing hospital campus, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON
19-31000006:**

Approval of a Site Plan Modification to construct a 143,000 square-foot, 90 bed tower and central energy plant expansion on the existing hospital campus, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #H 7 CASE NO. 19 32000006 F 36

REQUEST: Approval of a Special Exception and related site plan to construct a carwash.

OWNER: 6800 4th Street Holdings, LLC
1410 Main Street
Dunedin, Florida 34698

AGENT: Michael J. Palmer
2451 McMullen Booth Road
Clearwater, Florida 33759

ADDRESS: 6800 4th Street North

PARCEL ID NO.: 31-30-17-61146-101-0120

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Christopher Jallo 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 carwash, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, Rutland, Samuel, Doyle, Cuevas, Barie.
No – None.

ACTION TAKEN ON 19-32000006: Approval of a Special Exception and related site plan to construct a carwash, subject to the special conditions in the Staff Report;
APPROVED 7-0.

AGENDA ITEM #H 8 CASE NO. 19 3200012 C 26

REQUEST: Approval of a modification to a previously approved Special Exception, specifically to amend Special Condition # 1 and # 19, to allow for private docks within the designated preservation area.

APPLICANTS: Rae Chelle R. Davis and Ryan J. Davis
1215 Darlington Circle Northeast
Saint Petersburg, Florida 33703

Stephen L. Burts, Jr. and Joyce D. Burts
1219 Darlington Oak Circle Northeast
Saint Petersburg, Florida 33703

Stephen M. Geis and Jennifer J. Geis
1227 Darlington Oak Circle Northeast
Saint Petersburg, Florida 33703

Michael Wilson and Robin De Witt-Wilson
1229 Darlington Circle Northeast
Saint Petersburg, Florida 33703

Julie R. Shamas and Gregory A. Tait
1231 Darlington Oak Circle Northeast
Saint Petersburg, Florida 33703

Jason and Cindy Brayer
1233 Darlington Oak Circle Northeast
Saint Petersburg, Florida 33703

Alessandro R. Bosco and Lisa Durello
1225 Darlington Oak Circle Northeast
Saint Petersburg, Florida 33703

AGENT: Katherine E. Cole, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, Florida 33756

REGISTERED OPPONENT: William G. King
Waterway Estates
1300 49th Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESSES AND
PARCEL ID NOS.: 1215 Darlington Oak Circle Northeast; 05-31-17-71920-005-0050
1219 Darlington Oak Circle Northeast; 05-31-17-71920-005-0060
1225 Darlington Oak Circle Northeast; 05-31-17-71921-002-0070
1227 Darlington Oak Circle Northeast; 05-31-17-71921-002-0060
1229 Darlington Oak Circle Northeast; 05-31-17-71921-002-0050
1231 Darlington Oak Circle Northeast; 05-31-17-71921-002-0040
1233 Darlington Oak Circle Northeast; 05-31-17-71921-002-0030

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Planned Unit Development (NPUD-1)

PRESENTATIONS: Jennifer Bryla made a presentation based on the Staff Report.
William G. King, Registered Opponent, spoke on his own behalf.
Katie E. Cole, Esq., spoke on the behalf of the applicants.
Kerri MacNult spoke on behalf of the applicants.

PUBLIC HEARING: Kimberly Mickus spoke against the application.
Phil McLeod spoke against the application.
Paul Nevins spoke against the application.
Shawn Nevins spoke against the application.
Derril Moody spoke against the application.
Jessica Powell spoke against the application.
Diane Nicola spoke against the application.
Gerard Bruger spoke against the application.
Sandra Chappetta spoke against the application.
Norm McKalvey spoke against the application.
Marcia McKalvey spoke against the application.
Camille Raciopio spoke against the application.
Jim House spoke against the application.
Karen Parsons spoke against the application.
Walt Jaap spoke against the application.
Charles Parsons spoke against the application.
Ken Ford spoke against the application.
Ellen Ford spoke against the application.
Janet McCabe spoke against the application.
Ken Reinhart spoke against the application.
Cathy Reinhart spoke against the application.
Valerie Walker spoke against the application.
Stephanie Graham spoke against the application.
Jessica Bibza spoke against the application.
Lindsay Cross spoke against the application.
Phil Graham spoke against the application.
Catherine Bryer spoke against the application.
Richard Orman spoke against the application.
Doug Waechter spoke against the application.
Kristin Waechter spoke against the application.
Steve Guy spoke against the application.

Kara Shervanick spoke on behalf of Nick Farmer, who was against the application. Ms. Shervanick stated that she was also against the application.

Cathy Harrelson spoke against the application.

Ryan McNulty did not speak, but filled out a blue card, indicating that he was in favor of “keeping it the same” and against “approval of the application”.

David Meehan spoke against the application.

Maureen Connors spoke against the application.

Michael Connors spoke against the application.

Karen Crager spoke against the application.

Jack Delcamp spoke against the application.

Evan Jacobson spoke against the application.

Karl Jacobson spoke against the application.

Eli Jacobson spoke against the application.

Stavroula (Stella) Jacobson spoke against the application.

Isla Kuffner spoke against the application.

Kody Hargrave spoke against the application.

Cathy Hargrave spoke against the application.

David Folkenflik spoke against the application.

Sandra Bates spoke against the application.

Valerie Baxendell spoke against the application.

Kathie Newton spoke against the application.

Lucinda Johnston spoke against the application.

Mark Chisholm spoke against the application.

Cathy King spoke against the application.

Patrick Mularoni spoke in favor of the application.

Jonathon Douglas spoke against the application.

James B. Watters, II, spoke against the application.

Paul Dobelhoff spoke against the application.

MOTION:

Approval of a modification to a previously approved Special Exception, specifically to amend Special Condition # 1 and # 19, to allow for private docks within the designated preservation area, subject to the special conditions in the Staff Report.

VOTE:

Yes – None.

No – Flynt, Griner, Rutland, Samuel, Cuevas, Barie, MacReynolds.

**ACTION TAKEN ON
19-32000012:**

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