



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

September 4, 2019
Wednesday
2:00 P.M.

Commission Members:

Matt Walker, Chair - P (Recused from Case Nos. 19-32000011 and 19-32000013)
Richard Doyle, Vice Chair- A
Joe Griner, III – P
Charles Flynt - P
Calvin Samuel – P (Recused from Case Nos. 17-33000014 and 19-33000007)
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
Jennifer Bryla, AICP, Zoning Official
Derek Kilborn, Manager of Urban Planning and Historic Preservation Division
Scot Bolyard, AICP, Deputy Zoning Official
Corey Malyszka, AICP, Urban Design & Development Coordinator
Jaime Jones, Planner I
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Iris Winn, Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF August 7, 2019, as presented
Minutes approved as amended by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers were present

G. PUBLIC HEARING DEFERRAL – DEFERRED TO OCTOBER 2, 2019

1. Case No. 19-58000002 – 2801 9th Avenue North – Appeal – Will be re-noticed.
2. Case No. 19-33000009 – 11500 and 11600 Dr. ML King Jr. Street North, 1010 and 1020 118th Avenue North, and 1020 116th Circle North at the Request of the Applicant.

H. EXTENSION REQUESTS

1. Case No. 17-33000012 – 0 and 114 16th Street North
2. Case No. 17-33000014 – 430 and 442 3rd Avenue North, 249 and 233 5th Street North, and 232 ½ 4th Street North

I. PUBLIC HEARING AGENDA

LEGISLATIVE:

1. Case No. 19-33000007 – 1415, 1421, and 1431 Central Avenue, 25 15th Street North, and 1450 1st Avenue North – Deferred from August 7, 2019.

QUASI-JUDICIAL:

2. Case No. 19-51000003 – 615 24th Avenue North
3. Case No. 19-51000004 – 609 24th Avenue North
4. Case No. 19-51000005 – 715 5th Avenue North and 506 Grove Street
5. Case No. 19-32000011 – 4230 Shore Acres Boulevard Northeast
6. Case No. 19-32000013 – 2335 22nd Avenue South
7. Case No. 19-32000014 – 10600 Roosevelt Boulevard North

J. ELECTION OF OFFICERS

K. RECOGNITION OF MEMBERS

L. ADJOURNMENT at 5:20 p.m.

M. LDR WORKSHOPS:

1. Update for Amendments to the Downtown Core District
2. Housing Affordability Initiatives: Neighborhood Traditional Mixed Zoning
3. Public Participation and Notice Updates

AGENDA ITEM #G 1 CASE NO. 19 5800002 APPEAL J 8

DEFERRED TO October 2, 2019

AGENDA ITEM #G 2 CASE NO. 19 3300009 G 60

DEFERRED TO October 2, 2019

AGENDA ITEM #H 1, H 2 EXTENSION REQUESTS**ACTION REQUESTED:** Motion to approve:**DRC Case No. 17-33000012 – 0 and 114 16th Street North:**

Approval of an extension from October 19, 2019 to October 19, 2020 of an approved vacation of a 129.82-foot portion of a 16-foot wide east/west alley northwest of the intersection of 16th Street North and 1st Avenue North.

**ACTION TAKEN ON
17-33000012:**

Approval of an extension from October 19, 2019 to October 19, 2020 of an approved vacation of a 129.82-foot portion of a 16-foot wide east/west alley northwest of the intersection of 16th Street North and 1st Avenue North, subject to the special conditions in the Staff Report.

VOTE:

Yes – Flynt, Griner, Rutland, Samuel, Walker, Stowe, MacReynolds.
No – None.

ACTION REQUESTED: Motion to approve:**DRC Case No. 17-33000014 – 430 and 442 3rd Avenue North, 249 and 233 5th Street North, and 232 ½ 4th Street North:**

Approval of an extension from September 7, 2019 to September 7, 2020 of an approved vacation of a 10-foot wide east/west utility easement and a 10-foot wide north/south alley in the block south of 3rd Avenue North and east of 5th Street South and north of the 20-foot east/west alley in the block.

**ACTION TAKEN ON
17-33000014:**

Approval of an extension from September 7, 2019 to September 7, 2020 of an approved vacation of a 10-foot wide east/west utility easement and a 10-foot wide north/south alley in the block south of 3rd Avenue North and east of 5th Street South and north of the 20-foot east/west alley in the block, subject to the special conditions in the Staff Report.

VOTE:

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

AGENDA ITEM #1 CASE NO. 19 3300007 G 2

REQUEST: Approval of a vacation of two 16-foot alleys adjacent to lots 59 to 66, Central Land and Title Co Replat, located between Central Avenue and 1st Avenue North, between Seaboard Coast Line Railroad and 15th Street North.

OWNERS: Fergs Sports Bar & Grill, Inc.
 7937 9th Avenue South
 Saint Petersburg, Florida 33707

 Booker Creek Venture, Inc.
 3443 1st Avenue North
 Saint Petersburg, Florida 33713

 Midtown Real Estate 1 FLP
 P.O. Box 429
 Saint Petersburg, Florida 33731

AGENT: Lawrence Powers
 P.O. Box 48026
 Saint Petersburg, Florida 33743

ADDRESSES AND PARCEL ID NOS.:

 1415 Central Avenue; 24-31-16-14544-000-0650
 1421 Central Avenue; 24-31-16-14544-000-0630
 1431 Central Avenue; 24-31-16-14544-000-0610
 25 15th Street North; 24-31-16-14544-000-0600
 1450 1st Avenue North; 24-31-16-14544-000-0590

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: To defer the request for up to 60 days, in order for the applicant to provide additional information. The commission recommended the applicant provide details pertaining to northern access for the alley that is to remain, to ensure that maintenance dredging of Booker Creek may still occur.

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

ACTION TAKEN ON 19-3300007: Motion to defer passed by a vote of 6-1.

AGENDA ITEM # 2 CASE NO. 19 51000003 F 14

REQUEST: Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 6 in the NT-2 zoning district.

OWNER: Morni Constructions, Inc.
17204 Breeders Cup Drive
Odessa, Florida 33556

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

ADDRESS: 615 24th Avenue North

PARCEL ID NO.: 07-31-17-18936-003-0070

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.
Igor Savic spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 6 in the NT-2 zoning district, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON
19-51000003:**

Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 6 in the NT-2 zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM # 3 CASE NO. 19 51000004 F 14

REQUEST: Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 7 in the NT-2 zoning district.

OWNER: Morni Constructions, Inc.
17204 Breeders Cup Drive
Odessa, Florida 33556

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

ADDRESS: 609 24th Avenue North

PARCEL ID NO.: 07-31-17-18936-003-0070

LEGAL DESCRIPTION: On File

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

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

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 7 in the NT-2 zoning district, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 19-51000004: Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 7 in the NT-2 zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #1 4 CASE NO. 19 51000005 F 6

REQUEST: Approval of a Redevelopment plan to allow for the construction of a 20-unit multi-family development to replace an existing 22-unit development in the CRT-1 zoning district.

OWNER: Pinellas Affordable Living
445 31st Street North
Saint Petersburg, Florida 33713

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

ADDRESSES: 715 5th Avenue North and 506 Grove Street

PARCEL ID NO.: 07-31-17-18936-003-0070

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional (CRT-1)

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Don Mastry spoke on behalf of the owner.
Jack Humburg spoke on behalf of the owner.
Elizabeth Abernethy spoke regarding the application.

PUBLIC HEARING: Kristy Anderson spoke in favor of the application.

MOTION #1: To add a condition to allow the redevelopment to be governed by Ordinance 375-H, should it be adopted by City Council.

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

MOTION #2: Approval of a redevelopment plan to allow for the construction of a 20-unit multi-family development to replace an existing 22-unit development in the CRT-1 zoning district, subject to the amended special conditions in the Staff Report.

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

ACTION TAKEN ON 19-51000005: Approval of a redevelopment plan to allow for the construction of a 20-unit multi-family development to replace an existing 22-unit development in the CRT-1 zoning district, subject to the amended special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #1 5 CASE NO. 19 3200011 B 22, B 24

REQUEST: Approval of a Special Exception and related Site Plan to demolish the existing recreation center and construct a new 20,924 square-foot recreation center. The applicant is requesting variances for: 1) building setbacks, 2) building height, 3) landscape buffer, 4) impervious surface, and 5) wall height.

OWNER: City of St. Petersburg
P.O Box 2842
Saint Petersburg, Florida 33701

AGENT: Raul Quintana and Patrick Green
City of St. Petersburg
One 4th Street North
Saint Petersburg, Florida 33701

ADDRESS: 4230 Shore Acres Boulevard Northeast

PARCEL ID NO.: 04-31-17-67860-002-0100

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate (NSE)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Raul Quintana spoke on behalf of the owner.
Brejesh Prayman spoke on behalf of the owner.
Richard Kraft spoke on behalf of the owner.
Jason Jensen spoke on behalf of the owner.

PUBLIC HEARING: Jeff Rabbia spoke against the application.
 Peggy Pearson spoke against the application.
 Mick Casteel spoke against the application.
 Hiten Parmar spoke regarding the application but did not indicate whether he was “for” or “against” the application.
 Bob Kane spoke against the application.
 Mark Bitkowski spoke against the application.
 David Delrahim spoke in favor of the application.
 Gary Grudzinskas spoke in favor of the application.

MOTION: Approval of a Special Exception and related Site Plan to demolish the existing recreation center and construct a new 20,924 square-foot recreation center. The applicant is requesting variances for: 1) building setbacks, 2) building height, 3) landscape buffer, 4) impervious surface, and 5) wall height, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 19-3200011: Approval of a Special Exception and related Site Plan to demolish the existing recreation center and construct a new 20,924 square-foot recreation center. The applicant is requesting variances for: 1) building setbacks, 2) building height, 3) landscape buffer, 4) impervious surface, and 5) wall height, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #1 6 CASE NO. 19 3200013 I 11

REQUEST: Approval of a Special Exception and related Site Plan to operate a child care facility for 77 children at an existing community center in the NSM-1 zoning district.

OWNER: James B. Family Service Center, Inc.
 2335 22nd Avenue South
 Saint Petersburg, Florida 33712

AGENT: Celeste Thomas
 2335 22nd Avenue South
 Saint Petersburg, Florida 33712

ADDRESS: 2335 22nd Avenue South

PARCEL ID NO.: 26-31-16-00000-440-1200

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
 Tonya Kelly spoke on behalf of the agent.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to operate a child care facility for 77 children at an existing community center in the NSM-1 zoning district, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 19-3200013: Approval of a Special Exception and related Site Plan to operate a child care facility for 77 children at an existing community center in the NSM-1 zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #1 7 CASE NO. 19 3200014 F 54, F 56

REQUEST: Approval of a modification to a previously approved Special Exception to demolish an existing fuel station and car wash and construct a new 4,351-square foot fuel station with a car wash in the CCS-2 zoning district.

OWNER: Circle K Stores, Inc.
1130 W. Warner Road, Building B
Tempe, Arizona 85284

AGENT: Thomas Engineering Group, LLC
5830 West Kennedy Boulevard, Suite 600
Tampa, Florida 33609

ADDRESS: 10600 Roosevelt Boulevard North

PARCEL ID NO.: 18-30-17-30371-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-2)

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report.
Edward McDonald spoke on behalf of the agent.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a modification to a previously approved Special Exception to demolish an existing fuel station and car wash and construct a new 4,351-square foot fuel station with a car wash in the CCS-2 zoning district, subject to the special conditions in the Staff Report.

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

ACTION TAKEN ON 19-32000014: Approval of a modification to a previously approved Special Exception to demolish an existing fuel station and car wash and construct a new 4,351-square foot fuel station with a car wash in the CCS-2 zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #J ELECTION OF OFFICERS

MOTION #1: Approval of Melissa Rutland to be the next Chair of the DRC.

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

ACTION TAKEN ON ELECTION OF CHAIR: Approval of Melissa Rutland to be the next Chair of the DRC; **APPROVED 6-0.**

MOTION #1: Approval of Freddy Cuevas to be the next Vice-Chair of the DRC.

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

ACTION TAKEN ON ELECTION OF VICE-CHAIR: Approval of Freddy Cuevas to be the next Vice-Chair of the DRC; **APPROVED 7-0.**

AGENDA ITEM #K ADJOURNMENT @ 5:20 P.M.

AGENDA ITEM #L LDR WORKSHOPS

LDR WORKSHOP #1: Update for Amendments to the Downtown Core District

PRESENTATIONS: Corey Malyszka made a presentation to the Commission.

LDR WORKSHOP #2: Housing Affordability Initiatives: Neighborhood Traditional Mixed Zoning

PRESENTATIONS: Derek Kilborn made a presentation to the Commission.

LDR WORKSHOP #3: Public Participation and Notice Updates

PRESENTATIONS: Elizabeth Abernethy made a presentation to the Commission.