



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

**ACTION TAKEN – MINUTES**  
Revised 12-04-19

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

November 6, 2019  
Wednesday  
2:00 P.M.

**Commission Members:**

Melissa Rutland, Chair - A  
Freddy Cuevas, Vice Chair– P  
Joe Griner, III – P (Recused from Case no. 19-32000018)  
Charles Flynt - P  
Calvin Samuel – A  
Matt Walker - P  
Jessica Ehrlich – P

**Alternates:**

1. Tim Clemmons – P (Arrived at 2:12 p.m., Recused from Case no. 19-54000069)
2. Martha MacReynolds – P
3. Darren Stowe - A

**City Staff Present:**

Elizabeth Abernethy, AICP, Director of Planning and Development Services  
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manger  
Derek Kilborn, Manager of Urban Planning and Historic Preservation Division  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Britton Wilson, AICP, Planner II  
Jaime Jones, AICP, Planner I  
Michael Larimore, Planner I  
Daniel Sobczak, Planner I  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Iris Winn, Administrative Clerk

**A. OPENING REMARKS OF CHAIR**

**B. SWEARING IN OF WITNESSES**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES OF October 2, 2019, as presented**

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

**F. PUBLIC COMMENTS**

Forest Mixon spoke regarding City File ZM-8 – Venetian Trailer Park

**G. RECOGNITION OF 15 YEARS OF SERVICE TO THE CITY OF ST. PETERSBURG – COREY MALYSZKA, AICP**

**H. WITHDRAWALS**

1. Case No. 19-39000001 – 4592 40<sup>th</sup> Street South – Withdrawn at the Request of the Applicant.
2. Case No. 19-33000015 – 10338 2<sup>nd</sup> Street North – Withdrawn at the Request of the Applicant.

**I. PUBLIC HEARING DEFERRALS – DEFERRED TO DECEMBER 4, 2019**

1. Case No. 19-33000007 - 1415, 1421, and 1431 Central Avenue, 25 15<sup>th</sup> Street North, and 1450 1<sup>st</sup> Avenue North – Deferred to December 4, 2019 at the Request of the Applicant.
2. Case No. 19-31000012 – 770 4<sup>th</sup> Avenue North – Appeal – Deferred at the Request of the Applicant.
3. Case No. Case No. 19-31000011 – 400 Central Avenue – Deferred at the Request of the Applicant.

**J. EXTENSION REQUEST**

1. Case No. 16-33000010 – 6000 Central Avenue and 6021 1<sup>st</sup> Avenue South

- K. PUBLIC HEARING AGENDA  
 LEGISLATIVE:
  1. LDR-2019-05 – Neighborhood Traditional Mixed (NTM) Zoning Category
 QUASI-JUDICIAL:
  2. Case No. 19-54000067 – 2727 25<sup>th</sup> Avenue North
  3. Case No. 19-54000069 – 750 2<sup>nd</sup> Street North
  4. Case No. 19-54000070 – 6329 Dr. ML King Jr. Street North
  5. Case No. 19-32000017 – 1605 18<sup>th</sup> Avenue South and 1789 16<sup>th</sup> Street South
  6. Case No. 19-32000018 – 3300 31<sup>st</sup> Street South
- L. ADJOURNMENT at 5:05 P.M.
- M. LDR WORKSHOP – Coastal High Hazard Area LDR Amendment

**AGENDA ITEM #H-1                      CASE NO. 19-39000001                      F-34**

CASE WITHDRAWN

**AGENDA ITEM #H-2                      CASE NO. 19-33000015                      F-14**

CASE WITHDRAWN

**AGENDA ITEM #I-1                      CASE NO. 19-33000007                      G-2**

DEFERRED TO DECEMBER 4, 2019

**AGENDA ITEM #I-2                      CASE NO. 19-31000012                      APPEAL                      F-4**

DEFERRED TO DECEMBER 4, 2019

**AGENDA ITEM #I-3                      CASE NO. 19-31000011                      F-2**

DEFERRED TO DECEMBER 4, 2019

**AGENDA ITEM #J-1                      EXTENSION REQUEST**

**DRC Case No. 16-33000010 – 6000 Central Avenue and 6021 1<sup>st</sup> Avenue South**

**REQUEST:** Approval of an extension from October 20, 2019 to October 20, 2020 of a previously approved vacation approximately ten (10) foot portion of 60<sup>th</sup> Street South right-of-way lying between Central Avenue and 1<sup>st</sup> Avenue South.

**MOTION:** Approval of an extension from October 20, 2019 to October 20, 2020 of a previously approved vacation approximately ten (10) foot portion of 60<sup>th</sup> Street South right-of-way lying between Central Avenue and 1<sup>st</sup> Avenue South, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Cuevas, Walker, Ehrlich, Clemmons, MacReynolds.  
 No – None.

**ACTION TAKEN ON 16-33000010:** Approval of an extension from October 20, 2019 to October 20, 2020 of a previously approved vacation approximately ten (10) foot portion of 60<sup>th</sup> Street South right-of-way lying between Central Avenue and 1<sup>st</sup> Avenue South, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #K-1 LDR-2019-05: Neighborhood Traditional Mixed (NTM) Zoning Category**

LDR-2019-05: Neighborhood Traditional Mixed (NTM) Zoning Category.

PRESENTATIONS: Derek Kilborn made a presentation to the Commission. Elizabeth Abernethy spoke regarding the proposal.

PUBLIC HEARING: Mary Dowd spoke in opposition of the application.

**MOTION:** Approval of consistency with the proposed text amendments to the City Code Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan and recommendation to City Council for approval.

**VOTE:** Yes – Flynt, Cuevas, Walker, Ehrlich, Clemmons, MacReynolds.  
No – None.

**ACTION TAKEN ON LDR-2019-05:** Approval of consistency with the proposed text amendments to the City Code Chapter 16, Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan and recommendation to City Council for approval, **APPROVED 6-0.**

**AGENDA ITEM #K-2 CASE NO. 19-5400067 I-14**

REQUEST: Approval to reduce the minimum required side setback from 5-feet to 0.5-feet and rear setback from 10-feet to 3-feet to allow for an addition on an existing structure and convert the structure from a garage to a game room, bathroom, and laundry room in the NT-1 zoning district.

OWNER: Melissa Akers  
2727 25<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

AGENT: Barbara Akers  
2727 25<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

ADDRESS: 2727 25<sup>th</sup> Avenue North

PARCEL ID NO.: 11-31-16-17190-008-0170

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Daniel Sobczak made a presentation based on the Staff Report. Melissa Akers spoke on her own behalf. Barbara Akers spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

**MOTION #2:** Approval to reduce the minimum required side yard setback from 5-feet to 0.5-feet in the case that the existing structure is improved by greater than 75%, subject to the special conditions in the Staff Report.

**VOTE:** Yes –Flynt, Griner, Cuevas, Walker, Ehrlich, Clemmons, MacReynolds.  
No – None.

**MOTION #3:** Approval to reduce the minimum required rear yard setback from 10-feet to 3-feet for the new edition onto the existing structure as shown in the exhibit in the Staff Report.

**VOTE:** Yes – Cuevas.  
No –Flynt, Griner, Walker, Ehrlich, Clemmons, MacReynolds.

**ACTION TAKEN ON 19-54000067:** Approval to reduce the minimum required rear yard setback failed by a vote of **1-6, thereby DENYING** the request.

**AGENDA ITEM #K-3 CASE NO. 19-54000069 I-14**

**REQUEST:** Approval of variances to: reduce the minimum required side setback for a pool feature from 5-feet to 4-feet; reduce the minimum required front and side setbacks for a raised open deck from 25-feet to 18-feet and from 5-feet to 1.5-feet, respectively; increase the maximum allowable wall height along the side alley from 6-feet to 8-feet; increase the maximum allowable height of a wall in the front yard from 4-feet to 6-feet; and increase the maximum allowable height of a retaining wall from 18-inches to 22-inches to allow for the construction of a pool, deck, and walls for a property in the NT-2 zoning district.

**OWNER:** Pam and David Hughey  
756 2<sup>nd</sup> Street North  
Saint Petersburg, Florida 33701

**AGENT:** Elizabeth Hallock and David Wishner  
EDAD Studio  
632 Bay Street Northeast  
Saint Petersburg, Florida 33701

**ADDRESS:** 750 2<sup>nd</sup> Street North

**PARCEL ID NO.:** 18-31-17-23850-002-0011

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report.

**PUBLIC HEARING:** David Wishner spoke in favor of the application.

**MOTION:** Approval of variances to: reduce the minimum required side setback for a pool feature from 5-feet to 4-feet; reduce the minimum required front and side setbacks for a raised open deck from 25-feet to 18-feet and from 5-feet to 1.5-feet, respectively; increase the maximum allowable wall height along the side alley from 6-feet to 8-feet; increase the maximum allowable height of a wall in the front yard from 4-feet to 6-feet; and increase the maximum allowable height of a retaining wall from 18-inches to 22-inches to allow for the construction of a pool, deck, and walls for a property in the NT-2 zoning district, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Cuevas, Walker, Ehrlich, MacReynolds.  
No – None.

**RECUSED:** Yes – Clemmons.

**ACTION TAKEN ON 19-54000069:** Approval of variances to: reduce the minimum required side setback for a pool feature from 5-feet to 4-feet; reduce the minimum required front and side setbacks for a raised open deck from 25-feet to 18-feet and from 5-feet to 1.5-feet, respectively; increase the maximum allowable wall height along the side alley from 6-feet to 8-feet; increase the maximum allowable height of a wall in the front yard from 4-feet to 6-feet; and increase the maximum allowable height of a retaining wall from 18-inches to 22-inches to allow for the construction of a pool, deck, and walls for a property in the NT-2 zoning district, subject to the special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #K-4      CASE NO. 19-54000070      E-6**

**REQUEST:** Approval to modify a Special Condition of approval requiring a 3-foot concrete masonry wall to a 4-foot PVC fence for Case no. 18-54000105.

**OWNER:** Northside Church of Christ  
6329 Dr. Martin Luther King Jr. Street North  
Saint Petersburg, Florida 33702

**AGENT:** Todd Pressman  
334 East Lake Road, Unit 102  
Palm Harbor, Florida 34685

**ADDRESS:** 6329 Dr. Martin Luther King Street North

**PARCEL ID NO.:** 31-30-17-61430-001-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Todd Pressman spoke on behalf of the applicant.

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

**MOTION:** Approval of a special condition of a masonry wall along the south side of the property be eliminated from the western edge of the pedestrian connection and ending at the western edge of the 63<sup>rd</sup> Avenue North driveway entrance, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Cuevas, Walker, Ehrlich, Clemmons, MacReynolds.  
No – None.

**ACTION TAKEN ON 19-5400070:** Approval of a special condition of a masonry wall along the south side of the property be eliminated from the western edge of the pedestrian connection and ending at the western edge of the 63<sup>rd</sup> Avenue North driveway entrance, subject to the amended special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #K-5 CASE NO. 19-3200017 H-9**

**REQUEST:** Approval of a Special Exception and related Site Plan to expand a drive-thru use in the CCT-1 zoning district. The applicant is requesting a variance to the exterior greenyard.

**OWNER:** MG FL INV, LLC  
18430 Kuka Lane  
Spring Hill, Florida 34610

**AGENT:** JD Alsabbagh – Sycamore Engineering, Inc.  
8370 West Hillsborough Avenue, Suite 205  
Tampa, Florida 33615

**ADDRESSES AND PARCEL ID NOS.:** 1789 16<sup>th</sup> Street South; 25-31-16-19656-000-0010  
1605 18<sup>th</sup> Avenue South; 25-31-16-19656-000-0250

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Jaime Jones made a presentation based on the Staff Report.

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

**MOTION:** Approval of a Special Exception and related Site Plan to expand a drive-thru use in the CCT-1 zoning district. The applicant is requesting a variance to the exterior greenyard, subject to the special conditions of approval.

**VOTE:** Yes – Flynt, Griner, Cuevas, Walker, Ehrlich, Clemmons, MacReynolds.  
No – None.

**ACTION TAKEN ON 19-3200017:** Approval of a Special Exception and related Site Plan to expand a drive-thru use in the CCT-1 zoning district. The applicant is requesting a variance to the exterior greenyard, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #K-6      CASE NO. 19-32000018      J-17**

**REQUEST:** Approval of a modification to an existing House of Worship Special Exception permit to allow for the use of church classrooms for a school use of up to 100 students in the NS-2 zoning district.

**OWNER:** Friendship Missionary Baptist Church  
3300 31<sup>st</sup> Street South  
Saint Petersburg, Florida 33712

**AGENT:** Bridgette Heller and Darren Hammond  
4133 Cortez Way South  
Saint Petersburg, Florida 33712

**ADDRESS:** 3300 31<sup>st</sup> Street South

**PARCEL ID NO.:** 35-31-16-18397-001-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Jaime Jones made a presentation based on the Staff Report.

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

**MOTION:** Approval of a modification to an existing House of Worship Special Exception permit to allow for the use of church classrooms for a school use of up to 100 students in the NS-2 zoning district, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Cuevas, Walker, Ehrlich, Clemmons, MacReynolds.  
No – None.

**RECUSED:** Yes – Griner.

**ACTION TAKEN ON 19-32000018:** Approval of a modification to an existing House of Worship Special Exception permit to allow for the use of church classrooms for a school use of up to 100 students in the NS-2 zoning district, subject to the special conditions in the Staff Report, **APPROVED 6-0.**

**AGENDA ITEM #L      ADJOURNMENT at 5:05 P.M.****AGENDA ITEM #M      LDR WORKSHOP – Coastal High Hazard Area LDR Amendment**

**LDR WORKSHOP:** Coastal High Hazard Area LDR Amendment

**PRESENTATIONS:** Elizabeth Abernethy made a presentation to the Commission.  
Britton Wilson made a presentation to the Commission.