



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

**ACTION TAKEN – MINUTES**  
(Revised 02-05-2020)

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

January 7, 2020  
Tuesday  
2:07 P.M.

**Commission Members:**

Melissa Rutland, Chair - P  
Freddy Cuevas, Vice Chair– P (Left at 4:10 p.m.)  
Joe Griner, III - P  
Charles Flynt - P  
Calvin Samuel – P  
Matt Walker – P (Recused from 19-32000020 and 19-33000020)  
Jessica Ehrlich – P (Arrived at 2:17 p.m.)

**Alternates:**

1. Darren Stowe - P  
2. Tim Clemmons – P (Left at 5:18 p.m.)  
3. Martha MacReynolds - P  
**A = Absent**  
**P = Present**

**City Staff Present:**

Elizabeth Abernethy, AICP, Director of Planning and Development Services  
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manager  
Derek Kilborn, Manager of Urban Planning and Historic Preservation Division  
Tom Whalen, Planner  
Lucas Cruse, Bicycle & Pedestrian Coordinator  
Britton Wilson, AICP, Planner II  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Jaime Jones, AICP, Planner I  
Michael Larimore, Planner I  
Michael Dema, Assistant City Attorney  
Christina Boussias, 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 December 4, 2019, as presented.**  
*Minutes approved as presented by a unanimous vote of the Commission.*
- F. PUBLIC COMMENTS**  
Charlotte Smith spoke regarding environmental issues, to include climate change and solar panel initiatives.
- G. WITHDRAWAL**  
1. Case No. 19-33000018 – 263 13<sup>th</sup> Avenue South
- H. EXTENSION REQUEST**  
1. Case No. 14-33000012 – 1101 4<sup>th</sup> Street South and 416 11<sup>th</sup> Avenue South
- I. PUBLIC HEARING AGENDA**  
**LEGISLATIVE**
  - 1. LDR-2020-01 Coastal High Hazard Area LDR Amendment
  - 2. Case No. 19-33000020 – 4912 4<sup>th</sup> Street North, 435, and 445 49<sup>th</sup> Avenue North**QUASI-JUDICIAL**
  - 3. Case No. 19-32000020 – 4912 4<sup>th</sup> Street North, 435 and 445 49<sup>th</sup> Avenue North
  - 4. Case No. 19-54000072 – 323 Mount Richmond Avenue Northeast – Appeal
  - 5. Case No. 19-51000002 – 710 35<sup>th</sup> Avenue South
  - 6. Case No. 19-54000080 – 1855 32<sup>nd</sup> Street North
- J. COMPLETE STREETS PRESENTATION**
- K. ADJOURNMENT at 6:25 p.m.**
- L. LDR WORKSHOP – Proposed LDR Amendment: Redevelopment Notice**

**AGENDA ITEM #G-1      CASE NO. 19-3300018      E-7****CASE WITHDRAWN****AGENDA ITEM #H-1      EXTENSION REQUEST      F-7****DRC Case No. 14-3300012 – 1101 4<sup>th</sup> Street South and 416 11<sup>th</sup> Avenue South**

**REQUEST:** Approval of an extension from January 22, 2019 to January 22, 2021 of a vacation of a 10-foot north south alley lying southwest of the intersection of 4<sup>th</sup> Street South and 11<sup>th</sup> Avenue South.

**MOTION:** Approval of an extension from January 22, 2019 to January 22, 2021 of a vacation of a 10-foot north south alley lying southwest of the intersection of 4<sup>th</sup> Street South and 11<sup>th</sup> Avenue South.

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

**ACTION TAKEN ON 14-3300012:** Approval of an extension from January 22, 2019 to January 22, 2021 of a vacation of a 10-foot north south alley lying southwest of the intersection of 4<sup>th</sup> Street South and 11<sup>th</sup> Avenue South, **APPROVED 7-0.**

**AGENDA ITEM #I-1      LDR AMENDMENTS**

LDR-2020-01: Coastal High Hazard Area LDR Amendment

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

**PUBLIC HEARING:** Michael Lazzara spoke in favor of the proposal.  
Alison Barlow spoke in favor of the proposal.  
Mario Farias spoke in favor of the proposal.  
Johannes “Jopie” Helsen spoke in favor of the proposal.  
Amy Parsons spoke regarding the proposal.  
Joshua D. Rumschlag spoke against the proposal.  
Don Mastry spoke in favor of the proposal.  
Jason Mathis spoke in favor of the proposal.  
Bill Dahl spoke against the proposal.  
Tom Chapman spoke in favor of the proposal.  
Ken Herctick spoke in favor of the proposal.

**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, Griner, Samuel, Walker, Ehrlich, Cuevas, Rutland.  
No – None.

**ACTION TAKEN ON LDR-2020-01:** 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 7-0.**

**AGENDA ITEM #1-2      CASE NO. 19-33000020      F-26**

**REQUEST:** Approval of a vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition.

**OWNER:** Margarita, Peter, and Shawn Veytia  
301 30<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704

**AGENT:** Larry Sweeny  
1137 Aden Isle Drive Northeast  
Saint Petersburg, Florida 33704

**ADDRESSES AND PARCEL ID NOS.:** 4912 4<sup>th</sup> Street North; 06-31-17-92646-001-0040  
435 49<sup>th</sup> Avenue North; 06-31-17-92646-001-0090  
445 49<sup>th</sup> Avenue North; 06-31-17-92646-001-0100  
None; 06-31-17-92646-001-0070

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Corey Malyszka made a presentation on behalf of Scot Bolyard based on the Staff Report.

**PUBLIC HEARING:** Peter Veytia spoke in favor of the application.

**MOTION:** Approval of a vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Samuel, Ehrlich, Cuevas, Rutland, Stowe (misspelled in original January 7, 2020 DRC Results).  
No – None.

**CONFLICTS:** Walker.

**ACTION TAKEN ON 19-33000020:** Approval of a vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

| AGENDA ITEM #I-3                       | CASE NO. 19-3200020  | F-26 |
|--|--|------|
| REQUEST:                               | Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned lot adjacent to commercial zoned property. The properties are zoned CCS-1 and NT-1.   |      |
| OWNER:                                 | Margarita, Peter, and Shawn Veytia<br>301 30 <sup>th</sup> Avenue North<br>Saint Petersburg, Florida 33704   |      |
| AGENT:                                 | Larry Sweeny<br>1137 Aden Isle Drive Northeast<br>Saint Petersburg, Florida 33704  |      |
| ADDRESSES AND<br>PARCEL ID NOS.:       | 4912 4 <sup>th</sup> Street North; 06-31-17-92646-001-0040<br>435 49 <sup>th</sup> Avenue North; 06-31-17-92646-001-0090<br>445 49 <sup>th</sup> Avenue North; 06-31-17-92646-001-0100<br>None; 06-31-17-92646-001-0070  |      |
| LEGAL DESCRIPTION:                     | On File  |      |
| ZONING:                                | Corridor Commercial Suburban (CCS-1)<br>Neighborhood Traditional Single-Family (NT-1)  |      |
| PRESENTATIONS:                         | Corey Malyszka made a presentation based on the Staff Report.<br>Tim Rankin spoke on behalf of the Owner.<br>Larry Sweeny spoke on behalf of the Owner.<br>Stephanie Cokos spoke on behalf of Danielle Frouws as the Registered Opponent.<br>Peter Veytia spoke on his own behalf.<br>Tom Whalen spoke regarding the proposal. |      |
| PUBLIC HEARING:                        | Tami Reed spoke against the application.<br>Scott McNeil spoke regarding the application. He did not indicate whether he was in "favor" of or "against" the application.<br>Scott Coursen spoke against the application.<br>Tim Roper spoke against the application.   |      |
| MOTION:                                | Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned lot adjacent to commercial zoned property. The properties are zoned CCS-1 and NT-1, subject to the special conditions in the Staff Report.  |      |
| VOTE:                                  | Yes – Flynt, Griner, Samuel, Ehrlich, Rutland, Stowe, Clemmons.<br>No – None.  |      |
| CONFLICTS:                             | Walker.  |      |
| <b>ACTION TAKEN ON<br/>19-3200020:</b> | Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned lot adjacent to commercial zoned property. The properties are zoned CCS-1 and NT-1, subject to the special conditions in the Staff Report, <b>APPROVED 7-0.</b>                                       |      |

| AGENDA ITEM #1-4                    | CASE NO. 19-54000072   | APPEAL | E-36, E-38 |
|-------------------------------------|--|--------|------------|
| APPEAL:                             | Appeal of an administrative approval of an after-the-fact variance of a boatlift roof structure that exceeds the maximum allowable roof pitch slope located in the NMH zoning district.  |        |            |
| APPELLANT:                          | Laura Abram<br>202 Mount Piney Avenue Northeast<br>Saint Petersburg, Florida 33702   |        |            |
| OWNER:                              | Rosemary Ferreri and James Zurawski<br>323 Mount Richmond Avenue Northeast<br>Saint Petersburg, Florida 33702  |        |            |
| ADDRESS:                            | 323 Mount Richmond Avenue Northeast  |        |            |
| PARCEL ID NO.:                      | 29-30-17-58340-000-3450  |        |            |
| LEGAL DESCRIPTION:                  | On File  |        |            |
| ZONING:                             | Neighborhood Suburban Mobile Home (NMH)  |        |            |
| PRESENTATIONS:                      | Michael Larimore made a presentation based on the Staff Report.<br>Laura Abram spoke on her own behalf.<br>Rosemary Ferreri spoke on her own behalf.   |        |            |
| PUBLIC HEARING:                     | Douglas Howland did not speak, but filled out a blue card, indicating that he is against the appeal.<br>Ryan Osbourn spoke against the appeal.<br>Ted Meljac did not speak, but filled out a blue card, indicating that he is against the appeal.<br>Dennis Deatherage did not speak, but filled out a blue card, indicating that he is against the appeal.<br>Donna Andrews spoke in favor of the appeal. |        |            |
| <b>MOTION:</b>                      | Appeal of an administrative approval of an after-the-fact variance of a boatlift roof structure that exceeds the maximum allowable roof pitch slope located in the NMH zoning district.  |        |            |
| <b>VOTE:</b>                        | Yes – None.<br>No – Flynt, Griner, Samuel, Walker, Ehrlich, Rutland, Stowe.  |        |            |
| <b>ACTION TAKEN ON 19-54000072:</b> | Motion to approve <b>FAILED</b> by a vote of 0-7, thereby denying the appeal and upholding the administrative approval.  |        |            |

| AGENDA ITEM #I-5                        | CASE NO. 19-51000002  | F-19 |
|---|---|------|
| REQUEST:                                | Approval of a redevelopment plan to allow for the construction of a duplex to replace an existing duplex in the NT-1 zoning district.   |      |
| OWNER:                                  | Gerizim Ventures, Inc.<br>5351 90 <sup>th</sup> Avenue Circle E<br>Parrish, Florida 34219   |      |
| AGENT:                                  | Taiwo Owoeye<br>5351 90 <sup>th</sup> Avenue Circle East<br>Parrish, Florida 34219  |      |
| ADDRESS:                                | 710 35 <sup>th</sup> Avenue South   |      |
| PARCEL ID NO.:                          | 31-31-17-08802-003-0110   |      |
| LEGAL DESCRIPTION:                      | On File   |      |
| ZONING:                                 | Neighborhood Traditional Single-Family (NT-1)   |      |
| PRESENTATIONS:                          | Jaime Jones made a presentation based on the Staff Report.<br>Taiwo Owoeye spoke on behalf of the Owner.  |      |
| PUBLIC HEARING:                         | No speakers were present.   |      |
| <b>MOTION:</b>                          | Approval of a redevelopment plan to allow for the construction of a duplex to replace an existing duplex in the NT-1 zoning district, subject to the conditions in the Staff Report.                      |      |
| <b>VOTE:</b>                            | Yes – Flynt, Griner, Samuel, Walker, Ehrlich, Rutland, Stowe.<br>No – None.   |      |
| <b>ACTION TAKEN ON<br/>19-51000002:</b> | Approval of a redevelopment plan to allow for the construction of a duplex to replace an existing duplex in the NT-1 zoning district, subject to the conditions in the Staff Report, <b>APPROVED 7-0.</b> |      |

**AGENDA ITEM #I-6                      CASE NO. 19-54000080                      J-12**

REQUEST: Approval of a sign variance to allow the addition of a 69.23 square-foot wall sign to bring total signage to 218.40 square-feet where 150 square-feet is the maximum in the CCS-1 zoning district.

OWNER: 22<sup>nd</sup> Avenue Venture, LLC  
3708 West Swann Avenue, Suite 200  
Tampa, Florida 33609

AGENT: Crystal Miller  
Global Sign and Awning  
1182 Kapp Drive  
Clearwater, Florida 33765

ADDRESS: 1855 32<sup>nd</sup> Street North

PARCEL ID NO.: 14-31-16-71460-000-0100

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

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

PUBLIC HEARING: No speakers were present.

**MOTION:** Approval of a sign variance to allow the addition of a 69.23 square-foot wall sign to bring total signage to 218.40 square-feet where 150 square-feet is the maximum in the CCS-1 zoning district, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON  
19-54000080:**

Motion to approve **FAILED** by a vote of 0-7, thereby **DENYING** the request.

**AGENDA ITEM J                      COMPLETE STREETS PRESENTATION**

DRC WORKSHOP: Complete Streets Implementation Plan

PRESENTATIONS: Lucas Cruse made a presentation to the Commission.  
Elizabeth Abernethy spoke regarding the proposal.

**AGENDA ITEM K                      ADJOURNMENT****AGENDA ITEM L                      LDR WORKSHOP - Proposed LDR Amendment: Redevelopment Notice**