



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

February 5, 2020
Wednesday
2:03 P.M.

Commission Members:

Melissa Rutland, Chair - P
Freddy Cuevas, Vice Chair- P
Joe Griner, III - P
Charles Flynt - P
Calvin Samuel – P (left at 4:43 p.m.)
Matt Walker – P
Jessica Ehrlich – P (arrived at 2:12 p.m.)

Alternates:

1. Tim Clemmons – P (arrived at 2:03 p.m.)
2. Martha MacReynolds - P
3. Darren Stowe - 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 Manger
Scot Bolyard, AICP, Deputy Zoning Official
Corey Malyszka, AICP, Urban Design & Development Coordinator
Ann Vickstrom, AICP, Planner II
Cheryl Bergailo, AICP, Planner II
Shervon Chambliss, 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 January 7, 2020, as presented
Minutes approved as amended by a unanimous vote of the Commission.

F. PUBLIC COMMENTS

**G. PUBLIC HEARING AGENDA
LEGISLATIVE**

1. LDR-2020-02 – Tenant Notice Amendment
2. Case No. 19-33000015 – 10338 2nd Street North
3. Case No. 19-33000021 – 1215 36th Avenue North
4. Case No. 19-33000022 – 352 2nd Avenue South and 235 3rd Street South
5. Case No. 19-33000023 – Southwestern Terminus of Commercial Avenue South

QUASI-JUDICIAL

6. Case No. 19-32000021 – 2335 22nd Avenue South
7. Case No. 19-32000022 – 5305 20th Street North

H. ADJOURNMENT at 5:17 P.M.

AGENDA ITEM #G-1 LDR AMENDMENTS

LDR-2020-02: Tenant Notice Amendment

PRESENTATIONS: Ann Vickstrom made a presentation based on the Staff Report. Elizabeth Abernethy spoke regarding the proposal.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of consistency that 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-2020-02:

Approval of consistency that 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 #G-2 CASE NO. 19-33000015 F-14

REQUEST: Approval of a vacation of a 30-foot wide north/south portion of 2nd Street North between Gandy Boulevard North and 104th Avenue North, adjacent to Lots 1-11 of Block 3 of the Bridgeview Subdivision.

OWNER: Cliff Davis
Davis Townhomes, LLC
288 Beach Drive Northeast, Unit 12B
Saint Petersburg, Florida 33701

ADDRESS: 10338 2nd Street North

PARCEL ID NO.: 18-30-17-11322-007-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report.

PUBLIC HEARING: John Kendall spoke regarding the application. He stated that he was not “for” or “against” the application, but that he is concerned with the corner because it is the main access to the Mobile Home Park.

MOTION: Approval of a vacation of a 30-foot wide north/south portion of 2nd Street North between Gandy Boulevard North and 104th Avenue North, adjacent to Lots 1-11 of Block 3 of the Bridgeview Subdivision.

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

ACTION TAKEN ON**19-33000015:**

Approval of a vacation of a 30-foot wide north/south portion of 2nd Street North between Gandy Boulevard North and 104th Avenue North, adjacent to Lots 1-11 of Block 3 of the Bridgeview Subdivision, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #G-3**CASE NO. 19-33000021****G-20****REQUEST:**

Approval of a vacation of a 492 square-feet of street right-of-way in front of the house on 36th Avenue North, and 492 square-feet of street right-of-way behind the house on 36th Terrace North.

OWNER:

Amanda Frick
1215 36th Avenue North
Saint Petersburg, Florida 33704

ADDRESS:

1215 36th Avenue North

PARCEL ID NO.:

12-31-16-09495-001-0010

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Traditional Single-Family (NT-2)

PRESENTATIONS:

Cheryl Bergailo made a presentation based on the Staff Report.

PUBLIC HEARING:

Amanda Frick spoke on her own behalf.

MOTION:

Approval of a vacation of a 492 square-feet of street right-of-way in front of the house on 36th Avenue North, and 492 square-feet of street right-of-way behind the house on 36th Terrace North.

VOTE:

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

ACTION TAKEN ON**19-33000021:**

Approval of a vacation of a 492 square-feet of street right-of-way in front of the house on 36th Avenue North, and 492 square-feet of street right-of-way behind the house on 36th Terrace North, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM #G-4**CASE NO. 19-33000022****E-1**

REQUEST: Approval of a vacation of a 20-foot wide public utility and access easement located on Lots 1 and 2 in Block 1 of the 334 St. Pete Subdivision recorded in Book 143, pages 96-98.

OWNER: A L V 334 St. Pete, LLC
800 Brickell Avenue, Unit PH1
Miami, Florida 33131

Echelon Realty Investments, LLC
235 3rd Street South, Suite 200
Saint Petersburg, Florida 33701

AGENT: Catherine Bosco
George F. Young
1604 East 4th Avenue
Tampa, Florida 33605

**ADDRESSES AND
PARCEL ID NOS.:** 352 2nd Avenue South; 19-31-17-90465-001-0010
235 3rd Street South; 19-31-17-90465-001-0020

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

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

PUBLIC HEARING: Michael Rissman spoke in favor of the application.

MOTION: Approval of a vacation of a 20-foot wide public utility and access easement located on Lots 1 and 2 in Block 1 of the 334 St. Pete Subdivision recorded in Book 143, pages 96-98.

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

CONFLICTS: Samuel, Walker, Ehrlich, Clemmons.

**ACTION TAKEN ON
19-33000022:** Approval of a vacation of a 20-foot wide public utility and access easement located on Lots 1 and 2 in Block 1 of the 334 St. Pete Subdivision recorded in Book 143, pages 96-98, subject to the special conditions in the Staff Report, **APPROVED 6-0.**

AGENDA ITEM #G-5**CASE NO. 19-33000023****G-2**

REQUEST: Approval of a vacation of a 11-foot alley between Commercial Avenue South and the CSX Transportation, Inc. property north of 1st Avenue South, between Lots 20 and 21 of McAdoo's Replat.

OWNER: Collective Edge, LLC
c/o PTM Partners, LLC
6619 South Dixie Highway, Unit 589
South Miami, Florida 33143

AGENT: Craig Taraszki
Johnson, Pope, Bokor, Ruppel & Burns, LLP
333 3rd Avenue North, Suite 200
Saint Petersburg, Florida 33701

ADDRESS: Southwestern Terminus of Commercial Avenue South

PARCEL ID NOS.: 24-31-16-53478-000-0170 and 24-31-16-53478-000-0210

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.

PUBLIC HEARING: Craig Taraszki spoke on behalf of the Owner.

MOTION: Approval of a vacation of a 11-foot alley between Commercial Avenue South and the CSX Transportation, Inc. property north of 1st Avenue South, between Lots 20 and 21 of McAdoo's Replat.

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

CONFLICTS: Samuel.

**ACTION TAKEN ON
19-33000023:** Approval of a vacation of a 11-foot alley between Commercial Avenue South and the CSX Transportation, Inc. property north of 1st Avenue South, between Lots 20 and 21 of McAdoo's Replat, subject to the special conditions in the Staff Report, **APPROVED 7-0**.

AGENDA ITEM #G-6**CASE NO. 19-32000021****I-11**

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan to increase the number of children from 77 to 134 for a child care facility in the NSM-1 zoning district.

OWNER: James B. Family Service Center
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.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a modification to a previously approved Special Exception and related Site Plan to increase the number of children from 77 to 134 for a child care facility in the NSM-1 zoning district.

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

CONFLICTS: Griner.

**ACTION TAKEN ON
19-32000021:** Approval of a modification to a previously approved Special Exception and related Site Plan to increase the number of children from 77 to 134 for a child care facility in the NSM-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0**.

AGENDA ITEM #G-7**CASE NO. 19-32000022****H-28**

REQUEST: Approval of a Special Exception and related Site Plan to expand an existing cemetery within the NS-1 zoning district.

OWNER: F P G Florida, LLC
5305 20th Street North
Saint Petersburg, Florida 33714

AGENT: R. Donald Mastry
Trenam Law
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

REGISTERED OPPONENTS: John Herr
2020 Billmar Lane North
Saint Petersburg, Florida 33714

Brenda Stewart
5300 20th Street North
Saint Petersburg, Florida 33714

ADDRESS: 5305 20th Street North

PARCEL ID NO.: 01-31-16-08820-000-0160

LEGAL DESCRIPTION: On File

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

PRESENTATION: Jennifer Bryla made a presentation based on the Staff Report, on behalf of Michael Larimore.
R. Donald Mastry spoke on behalf of the Owner.
James R. Bussey spoke on behalf of the Registered Opponent, Brenda Stewart.
John Herr spoke as the Registered Opponent.
Richard Benton spoke on behalf of the Owner.

PUBLIC HEARING: Jessie Jackson spoke against the application.
Todd Sakow spoke in favor of the application.
Stephanie Pantapas spoke against the application.

MOTION #1: To add Special Condition no. 7 to read, "Prior to the initiation of construction, the applicant shall obtain a Certificate of Dig Permit."

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

MOTION #2: To add Special Condition no. 8 to read, "No future vehicular access shall be permitted inside the expansion piece."

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

MOTION #3: To add Special Condition no. 9 to read, “Fencing inside of the front yard (facing 20th Street North) shall be no larger than 4-feet.”

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

MOTION #4: To add Special Condition no. 10 to read, “All structures, excluding buildings shall be no taller than 6-feet.”

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

MOTION #5: To add Special Condition no. 11 to read, “The existing structure at 2007 Billmar Avenue North shall be demolished within 180 days of approval of the Special Exception, all Code violation issues shall be resolved, and the wall at the north end of the property shall be repaired and enclosed.”

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

MOTION #6: To add Special Condition no. 12 to read, “The existing 8-inch DCP public sanitary sewer main that exists along the north and east boundary of 5305 20th Street North shall be replaced.”

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

MOTION #7: Approval of a Special Exception and related Site Plan to expand an existing cemetery within the NS-1 zoning district, subject to the amended special conditions in the Staff Report.

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

**ACTION TAKEN ON
19-32000022:**

Approval of a Special Exception and related Site Plan to expand an existing cemetery within the NS-1 zoning district, subject to the amended special conditions in the Staff Report, **APPROVED 5-2.**

AGENDA ITEM #H ADJOURNMENT at 5:17 P.M.