



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

**ACTION TAKEN – MINUTES**

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

March 4, 2020  
Wednesday  
2:00 P.M.

**Commission Members:**

Melissa Rutland, Chair - P  
Freddy Cuevas, Vice Chair– A  
Joe Griner, III - P  
Charles Flynt – P  
Calvin Samuel – P  
Jessica Ehrlich – P (arrived at 2:18 p.m.)  
Matt Walker - P

**Alternates:**

1. Martha MacReynolds – P  
2. Darren Stowe – P  
3. Tim Clemmons – P  
**A = Absent**  
**P = Present**

**City Staff Present:**

Elizabeth Abernethy, AICP, Director of Planning and Development Services Department  
Scot Bolyard, AICP, Deputy Zoning Official  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Jaime Jones, AICP, Planner I  
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 February 5, 2020**, as presented  
*Minutes approved as amended by a unanimous vote of the Commission.*
- F. **PUBLIC COMMENTS**  
*No speakers were present.*
- G. **CONSENT AGENDA**
  - 1. Case No. 14-33000017 - 401 83<sup>rd</sup> Avenue North, 500 84<sup>th</sup> Avenue North, 421 84<sup>th</sup> Avenue North, and 8300 4<sup>th</sup> Street North
- H. **PUBLIC HEARING AGENDA**  
**QUASI-JUDICIAL:**
  - 1. Case No. 20-54000001 – 5037 15<sup>th</sup> Avenue North
  - 2. Case No. 20-54000002 – 4585 13<sup>th</sup> Way Northeast
  - 3. Case No. 20-32000001 – 4400 4<sup>th</sup> Street North and 421 44<sup>th</sup> Avenue North
  - 4. Case No. 20-32000002 – 2001 2<sup>nd</sup> Avenue South
- I. **ADJOURNMENT at 3:25 P.M.**

**AGENDA ITEM #G-1 CONSENT AGENDA F-44**

**ACTION REQUESTED:** Motion to approve:  
**DRC Case No. 14-33000017 – 401 83<sup>rd</sup> Avenue North, 500 84<sup>th</sup> Avenue North, 421 84<sup>th</sup> Avenue North, and 8300 4<sup>th</sup> Street North:**  
 Approval of an extension from February 4, 2020 to February 4, 2021 of a vacation of a 60-foot wide northwest/northeast street at 84<sup>th</sup> Avenue North between 4<sup>th</sup> Street North and 5<sup>th</sup> Street North.

**MOTION:** Approval of an extension from February 4, 2020 to February 4, 2021 of a vacation of a 60-foot wide northwest/northeast street at 84<sup>th</sup> Avenue North between 4<sup>th</sup> Street North and 5<sup>th</sup> Street North.

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

**ACTION TAKEN ON 14-33000017:** Approval of consistency that the proposed text amendments to the City Approval of an extension from February 4, 2020 to February 4, 2021 of a vacation of a 60-foot wide northwest/northeast street at 84<sup>th</sup> Avenue North between 4<sup>th</sup> Street North and 5<sup>th</sup> Street North, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM #H-1 CASE NO. 20-54000001 M-10**

**REQUEST:** Approval of a variance from Section 16.40.100.5 to store domestic equipment (golf cart trailer) in the front yard (driveway) in the NT-1 zoning district.

**OWNER:** Robert C. Adamo  
 5037 15<sup>th</sup> Avenue North  
 Saint Petersburg, Florida 33710

**ADDRESS:** 5037 15<sup>th</sup> Avenue North

**PARCEL ID NO.:** 16-31-16-21294-005-0080

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report.  
 Robert Adamo spoke on his own behalf.

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

**MOTION:** Approval of a variance from Section 16.40.100.5 to store domestic equipment (golf cart trailer) in the front yard (driveway) in the NT-1 zoning district, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON**

**20-5400001:** Approval of a variance from Section 16.40.100.5 to store domestic equipment (golf cart trailer) in the front yard (driveway) in the NT-1 zoning district, subject to the special conditions in the Staff Report; **APPROVED 4-3.**

**AGENDA ITEM #H-2 CASE NO. 20-5400002 C-24**

**REQUEST:** Approval of an after-the-fact variance to allow an existing 6-foot fence to remain in a front yard in the NS-1 zoning district.

**OWNER:** Keith and Brittnee Dunn  
4585 13<sup>th</sup> Way Northeast  
Saint Petersburg, Florida 33703

**ADDRESS:** 4585 13<sup>th</sup> Way Northeast

**PARCEL ID NO.:** 04-31-17-95148-004-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Jaime Jones made a presentation based on the Staff Report.  
Keith Dunn spoke on his own behalf.

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

**MOTION:** Approval of an after-the-fact variance to allow an existing 6-foot fence to remain in a front yard in the NS-1 zoning district, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON**

**20-5400002:** Approval of an after-the-fact variance to allow an existing 6-foot fence to remain in a front yard in the NS-1 zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #H-3	CASE NO. 20-3200001	F-24
REQUEST:	Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1).	
OWNER:	421 44 <sup>th</sup> , LLC 4400 4 <sup>th</sup> Street North Saint Petersburg, Florida 33703	
OWNER/AGENT:	Thomas Heyward 4267 48 <sup>th</sup> Avenue South Saint Petersburg, Florida 33711	
ADDRESSES AND PARCEL ID NOS.:	4400 4 <sup>th</sup> Street North; 06-31-17-54540-004-0110 421 44 <sup>th</sup> Avenue North; 06-31-17-54540-004-0100	
LEGAL DESCRIPTION:	On File	
ZONING:	Corridor Commercial Suburban (CCS-1) Neighborhood Traditional Single-Family (NT-1)	
PRESENTATIONS:	Shervon Chambliss made a presentation based on the Staff Report. Thomas Heyward spoke on his own behalf.	
PUBLIC HEARING:	No speakers were present.	
MOTION:	Motion to defer Case no. 20-3200001 (up to 60 days) to the May 6, 2020 DRC meeting to allow the applicant to procure additional engineering services and site plan development.	
VOTE:	Yes – Flynt, Griner, Samuel, Walker, Ehrlich, Rutland, MacReynolds. No – None.	
<b>ACTION TAKEN ON 20-3200001:</b>	Motion to defer <b>passed</b> by a vote of <b>7-0</b> .	

AGENDA ITEM #H-4	CASE NO. 20-32000002	H-1
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**REQUEST:** Approval of a modification to a previously approved Special Exception to construct a new 4,560 square-foot building and add six (6) new containers for a total of ten (10) for an existing greenhouse in the IT zoning district.

**OWNER:** Brick Street Farms, LLC  
480 23<sup>rd</sup> Avenue North  
Saint Petersburg, Florida 33704

**AGENT:** Shannon O'Malley  
Brick Street Farms, LLC  
480 23<sup>rd</sup> Avenue North  
Saint Petersburg, Florida 33704

**ADDRESS:** 2001 2<sup>nd</sup> Avenue South

**PARCEL ID NO.:** 24-31-16-44191-008-0150

**LEGAL DESCRIPTION:** On File

**ZONING:** Industrial Traditional (IT)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Shannon O'Malley spoke on behalf of the owner.

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

**MOTION:** Approval of a modification to a previously approved Special Exception to construct a new 4,560 square-foot building and add six (6) new containers for a total of ten (10) for an existing greenhouse in the IT zoning district, subject to the special conditions in the Staff Report.

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

**ACTION TAKEN ON  
20-32000002:**

Approval of a modification to a previously approved Special Exception to construct a new 4,560 square-foot building and add six (6) new containers for a total of ten (10) for an existing greenhouse in the IT zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #I	ADJOURNMENT at 3:25 P.M.
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