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**ACTION TAKEN – MINUTES**

**Virtual DRC Meeting – June 17, 2020  
Wednesday  
10:02 A.M.**

**Commission Members:**

Melissa Rutland, Chair - P

Freddy Cuevas, Vice Chair – P

Joe Griner, III – P

Charles Flynt – P

Matt Walker – P (Recused from Case No. 20-31000003)

Jessica Ehrlich - (Arrived at 10:04 a.m., experienced technical difficulties at 12:17 p.m.)

Vacant

**Alternates:**

1. Tim Clemmons – P (Arrived at 10:35 a.m., recused from Case No. 20-31000003)

2. 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

Rick Smith, Economic Development Manager

George Smith, Economic Development Coordinator

Corey Malyszka, AICP, Urban Design & Development Coordinator

Thomas Whalen, AICP, Planner III

Jaime Jones, AICP, Planner II

Chandrasaha Srinivasa, City Clerk Director

Michael Dema, Assistant City Attorney

Christina Boussias, Assistant City Attorney

Michael Flanagan, TV Operations Supervisor

Iris Winn, Administrative Clerk

Katherine Connell, Administrative Secretary

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. APPROVAL OF MINUTES OF May 20, 2020**, as presented

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

**E. PUBLIC HEARING AGENDA**

**QUASI-JUDICIAL:**

1. **Case No. 20-31000003 – 5475 3<sup>rd</sup> Lane North**

2. **Case No. 20-32000005 – 3100 and 3190 75<sup>th</sup> Street North**

3. **Case No. 20-32000007 – 1111 18<sup>th</sup> Avenue South**

**F. ADJOURNMENT at 12:15 p.m.**

**G. LDR WORKSHOP – Food Trucks**

**AGENDA ITEM #E-1      CASE NO. 20-31000003      E-30**

**REQUEST:** Approval of a Site Plan modification and approval of a large track planned development which is a Special Exception use to redevelopment an existing mobile home park with a 297-unit residential development. The applicant is requesting a variance for specimen tree preservation.

**APPLICANT:** St. Pete 454, LLC  
240 4<sup>th</sup> Street North  
Saint Petersburg, Florida 33701

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

**ADDRESS:** 5475 3<sup>rd</sup> Lane North

**PARCEL ID NO.:** 31-30-17-61389-000-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Don Mastry spoke on behalf of the applicant.  
Thomas Whalen spoke regarding the application.

**PUBLIC HEARING:** Forest Mixon spoke regarding the application.

**MOTION #1:** To amend Special Condition #4 to read: “The vehicular entrance drive to/from Bernard Place North and Manchester be agreed upon at the permitting stage.”

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

**CONFLICT:** Walker, Clemmons.

**MOTION #2:** Approval of a Site Plan modification and a large track planned development to redevelopment on existing mobile home park with a 297-unit residential development in the NSM-1 zoning district. The applicant is requesting a variance for specimen tree preservation, subject to the amended special conditions in the Staff Report.

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

**CONFLICT:** Walker, Clemmons.

**ACTION TAKEN ON**

**20-31000003:** Approval of a Site Plan modification and a large track planned development to redevelopment on existing mobile home park with a 297-unit residential development in the NSM-1 zoning district. The applicant is requesting a variance for specimen tree preservation, subject to the amended special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #E-2 CASE NO. 20-32000005 R-18**

**REQUEST:** Approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square-foot building and construct a new 25,238 square-foot building in the NS-1 zoning district.

**APPLICANT:** PARC, Inc.  
3190 Tyrone Boulevard North  
Saint Petersburg, Florida 33710

**AGENT:** Steve Klar  
28473 U.S. 19 North, Suite 602  
Clearwater, Florida 33761

**ADDRESSES AND PARCEL ID NOS.:** 3100 75<sup>th</sup> Street North; 07-31-16-92880-003-0010, 07-31-16-92898-003-0090, and 07-31-16-92898-003-0091  
3190 75<sup>th</sup> Street North; 07-31-16-92898-003-0100

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Jaime Jones made a presentation based on the Staff Report. Tim Knowles spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers present.

**MOTION:** Approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square-foot building and construct a new 25,238 square-foot building in the NS-1 zoning district, subject to the special conditions in the Staff Report.

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

**CONFLICT:** None.

**ACTION TAKEN ON**

**20-32000005:** Approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square-foot building and construct a new 25,238 square-foot building in the NS-1 zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #E-3      CASE NO. 20-32000007      G-9**

**REQUEST:** Modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a market in conjunction with the Enoch Davis Recreation Center with a variance to the required 35-foot setback for Special Exception uses within the NT-2 District.

**APPLICANT:** City of St. Petersburg  
P.O. Box 2842  
Saint Petersburg, Florida 33731

**AGENT:** Rick Smith  
City of St. Petersburg  
P.O. Box 2842  
Saint Petersburg, Florida 33731

**ADDRESS:** 1111 18<sup>th</sup> Avenue South

**PARCEL ID NO.:** 25-31-16-40734-009-0020

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Jennifer Bryla made a presentation based on the Staff Report.  
Rick Smith spoke regarding the application.  
Tim Rhode spoke regarding the application.  
Carla Bristol spoke regarding the application.  
George Smith spoke regarding the application.

**PUBLIC HEARING:** No speakers present.

**MOTION:** Modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a market in conjunction with the Enoch Davis Recreation Center with a variance to the required 35-foot setback for Special Exception uses within the NT-2 District, subject to the special conditions in the Staff Report.

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

**CONFLICT:** None.

**ACTION TAKEN ON 20-32000007:** Modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a market in conjunction with the Enoch Davis Recreation Center with a variance to the required 35-foot setback for Special Exception uses within the NT-2 District, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #F      ADJOURNMENT AT 12:15 P.M.**

**AGENDA ITEM #G      LDR WORKSHOP – Food Trucks**