



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

ACTION TAKEN – MINUTES

Virtual DRC Meeting
August 19, 2020
Wednesday at 10:00 A.M.

Commission Members:

Melissa Rutland, Chair - P
Freddy Cuevas, Vice Chair– A
Joe Griner, III - P
Charles Flynt – P (left at 1:00 p.m., returned at 3:27 p.m.)
Matt Walker - P
Martha MacReynolds - P

Vacant Seat

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning and Development Services
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manger
Corey Malyszka, AICP, Urban Design & Development Coordinator
Thomas Whalen, AICP, Planner III, Transportation Planning Department
Adriana Puentes Shaw, AICP, Planner II
Shervon Chambliss, Planner I
Michael Larimore, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Chandrasaha Srinivasa, City Clerk Director
Michael Flanagan, TV Operations Supervisor
Iris Winn, Administrative Clerk
Katherine Connell, Administrative Secretary

Alternates:

1. Tim Clemmons - P
2. Michael Kiernan - P
3. Darren Stowe - A

A = Absent

P = Present

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. SWEARING IN OF CITY STAFF

E. INTRODUCTION OF NEW DRC BOARD MEMBER: Michael K. Kiernan

F. APPROVAL OF MINUTES OF July 15, 2020, as presented

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

G. PUBLIC HEARING AGENDA – Cases listed on the agenda restructured as per the Chair on 08/19/2020.

QUASI-JUDICIAL:

1. Case No. 20-39000001 – 4301 46th Avenue South

2. Case No. 20-39000002 – 4563 43rd Street South

3. Case No. 20-54000020 – 125 13th Avenue North

4. Case No. 20-31000007 – 7701 Dr. Martin Luther King Jr. Street North

5. Case No. 20-32000009 – 3762 and 3800 17th Avenue North, 3763, 3835, 3843, 3853, 3863 16th Avenue North

6. Case No. 20-32000010 – 309 15th Avenue North, 1507 and 1511 and 0 4th Street North

7. Case No. 20-32000011 – 2154 27th Avenue North

8. Case No. 20-32000006 – 3321 and 3355 9th Avenue North

9. Case No. 20-58000003 – 3025 31st Street North - Appeal

H. ADJOURNMENT at 6:00 P.M.

AGENDA ITEM G-1**CASE NO. 20-39000001****L-23**

- REQUEST:** Approval of a variance to the minimum required right-side dock setback from 10.47-feet to 2-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district.
- OWNER:** Jill Silverman and Cheryl Russell
15 Pasture Lane
Old Bethpage, New York 11804
- AGENT:** Troy Hughes
Midcoast Marine Group
6675 114th Avenue North
Largo, Florida 33773
- REGISTERED OPPONENTS:** Jeff Murray – Representative for Registered Opponents
4315 46th Avenue South
Saint Petersburg, Florida 33711
- Julie Reardon
4560 44th Street South
Saint Petersburg, Florida 33711
- Theresa Zanghi
4327 46th Avenue South
Saint Petersburg, Florida 33711
- Anna Maria Guerra
4531 43rd Street South
Saint Petersburg, Florida 33711
- ADDRESS:** 4301 46th Avenue South
- PARCEL ID NO.:** 03-32-16-11708-015-0280
- LEGAL DESCRIPTION:** On File
- ZONING:** Neighborhood Suburban Single-Family (NS-2)
- PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report.
Troy Hughes spoke on behalf of the Owner.
Jeff Murray spoke as the Registered Opponent.
- PUBLIC HEARING:** Julie Reardon spoke against the application.
Mark Hawkins spoke in support of the application.
Jeremy Rainwater spoke in support of the application.
Theresa Zanghi spoke against the application.
Cheryl Russell spoke in support of the application.
John Brown spoke in support of the application.

MOTION: Approval of a variance to the minimum required right-side dock setback from 10.47-feet to 2-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Walker, MacReynolds, Rutland, Clemmons, Kiernan.
No – Griner.

CONFLICTS: None.

ACTION TAKEN ON 20-39000001: Approval of a variance to the minimum required right-side dock setback from 10.47-feet to 2-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district, subject to the special conditions in the Staff Report; **APPROVED 6-1.**

AGENDA ITEM G-2 CASE NO. 20-39000002 L-23

REQUEST: Approval of a variance to the minimum required left-side dock setback from 14.33-feet to zero-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district.

OWNER: Jeremy Rainwater
4563 43rd Street South
Saint Petersburg, Florida 33711

AGENT: Troy Hughes
Midcoast Marine Group
6675 114th Avenue North
Largo, Florida 33773

REGISTERED OPPONENTS: Julie Reardon
4560 44th Street South
Saint Petersburg, Florida 33711

Jeff Murray – Representative for Registered Opponents
4315 46th Avenue South
Saint Petersburg, Florida 33711

Theresa Zanghi
4327 46th Avenue South
Saint Petersburg, Florida 33711

Anna Maria Guerra
4531 43rd Street South
Saint Petersburg, Florida 33711

ADDRESS: 4563 43rd Street South

PARCEL ID NO.: 03-32-16-11708-015-0270

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report.
 Troy Hughes spoke on behalf of the Owner.
 Julie Reardon spoke on behalf of Jeff Murray as the Registered Opponent.

PUBLIC HEARING: Jeremy Rainwater spoke in support of the application.
 Mari Beth Rainwater spoke in support of the application.

MOTION: Approval of a variance to the minimum required left-side dock setback from 14.33-feet to zero-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district, subject to the special conditions of approval in the Staff Report.

VOTE: Yes – Flynt, Walker, MacReynolds, Rutland, Clemmons, Kiernan.
 No – Griner.

CONFLICTS: None.

ACTION TAKEN ON 20-39000002: Approval of a variance to the minimum required left-side dock setback from 14.33-feet to zero-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district, subject to the special conditions of approval in the Staff Report; **APPROVED 6-1.**

AGENDA ITEM G-3	CASE NO. 20-5400020	E-10
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REQUEST: Approval of a variance to the allowable wall height from 6-feet tall allowed to 8-feet tall proposed in the NT-3 zoning district.

OWNER: Jeffrey Herman
 125 13th Avenue North
 Saint Petersburg, Florida 33701

AGENT: Elizabeth Hallock, EDAD Studio
 632 Bay Street Northeast
 Saint Petersburg, Florida 33701

ADDRESS: 125 13th Avenue North

PARCEL ID NO.: 18-31-17-82026-000-0240

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-3)

PRESENTATIONS: Candace Scott made a presentation based on the Staff Report.
 Elizabeth Hallock spoke on behalf of the Owner.

PUBLIC HEARING: Charleen McGrath spoke against the application.

MOTION: Approval of a variance to the allowable wall height from 6-feet tall allowed to 8-feet tall proposed in the NT-3 zoning district, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON 20-54000020: Motion to approve **FAILED** by a vote of 0-7, thereby **denying** the request.

AGENDA ITEM G-4 CASE NO. 20-3100007 F-42

REQUEST: Approval of a Site Plan modification to renovate the existing center and demolish an existing 64,799 square-foot building and construct new freestanding buildings that total 70,600 square-feet in the CCS-1 zoning district.

OWNER: I A St. Petersburg Gateway, LLC
P.O. Box 6035
Chicago, Illinois 60606

AGENT: Katherine E. Cole, Esq.
Hill Ward Henderson, P.A.
600 Cleveland Street
Clearwater, Florida 33755

ADDRESS: 7701 Dr. Martin Luther King Jr. Street North

PARCEL ID NO.: 30-30-17-75600-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Katherine E. Cole spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Site Plan modification to renovate the existing center and demolish an existing 64,799 square-foot building and construct new freestanding buildings that total 70,600 square-feet in the CCS-1 zoning district, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON 20-3100007: Approval of a Site Plan modification to renovate the existing center and demolish an existing 64,799 square-foot building and construct new freestanding buildings that total 70,600 square-feet in the CCS-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM G-5**CASE NO. 20-32000009****K-10**

REQUEST: Approval of a Special Exception for a House of Worship in the NT-1 zoning district.

OWNER: Calvary Chapel Fellowship, St. Pete, Inc.
P.O. Box 530181
Saint Petersburg, Florida 33747

AGENT: Williamson Dacar Associates
Ted Williamson and George Tharin
15500 Lightwave Drive, Suite 106
Clearwater, Florida 33760

REGISTERED OPPONENTS: Alice Sukop
1701 38th Street North
Saint Petersburg, Florida 33713

Marijon Reed – Representative for Registered Opponents
1700 38th Street North
Saint Petersburg, Florida 33713

ADDRESSES AND PARCEL ID NOS.: 3762 17th Avenue North; 15-31-16-18288-001-0080
3800 17th Avenue North; 15-31-16-18288-002-0010
3763 16th Avenue North; 15-31-16-18288-001-0090
3835 16th Avenue North; 15-31-16-18288-002-0120
3843 16th Avenue North; 15-31-16-18288-002-0110
3853 16th Avenue North; 15-31-16-18288-002-0100
3863 16th Avenue North; 15-31-16-18288-002-0090

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
George Tharin spoke on behalf the Owner.
Alice Sukop spoke on behalf of Marijon Reed as the Registered Opponent.
Thomas Whalen spoke regarding the application.

PUBLIC HEARING: Pam Huff spoke against the application.
Doug Peterson spoke against the application.
Darlene Reynolds spoke against the application.
Dawn Wynn spoke against the application.
Sima Damijan spoke against the application.
Linda Lowe spoke against the application.
Marijon Reed spoke against the application.
Samantha Hernandez spoke against the application.
Diedre DeLay spoke against the application.
John Belmore spoke against the application.
Lorie Soliwoda-Truong spoke in support of the application.
Greg Williamson spoke against the application.

**Note:* A letter of objection was received via email from Dennis Smith on 08/19/2020 and was read aloud to the Commission.

MOTION #1: Approval of a variance to the building setback on 17th Avenue North.

VOTE: Yes – Walker, Rutland, Clemmons, Kiernan.
No – Griner, MacReynolds.

MOTION #2: Approval of a variance to the building setback along 39th Street North.

VOTE: Yes – Walker, Rutland, Clemmons, Kiernan.
No – Griner, MacReynolds.

MOTION #3: To defer the request for a Special Exception and Site Plan to the October 7, 2020 DRC Meeting. The Commission requested that the applicant provide revisions to the Site Plan that address parking on the grass lot at 17th Avenue North and 38th Street North, and to the drop off area along 39th Street North.

VOTE: Yes – Griner, Walker, MacReynolds, Rutland, Clemmons, Kiernan.
No – None.

CONFLICTS: None.

ACTION TAKEN ON 20-32000009: Motion to **defer** passed by a vote of 6-0.

AGENDA ITEM G-6	CASE NO. 20-32000010	E-10
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REQUEST: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned property (NT-3) adjacent to an existing commercial zoned property (CCT-1). The applicant is requesting a variance to the design standard for an accessory surface parking lot to permit ingress and egress to the abutting street.

OWNER: Greg and Ioana Stoici,
Eugene and Susan Nice and Dorethea Hakala
714 Monterey Boulevard Northeast
Saint Petersburg, Florida 33704

AGENT: Belleair Development, LLC
c/o Carlos A. Yepes
6654 78th Avenue North
Pinellas Park, Florida 33781

ADDRESSES AND PARCEL ID NOS.: 309 15th Avenue North; 18-31-17-10368-000-0400
0 4th Street North; 18-31-17-68580-000-0060
1425 4th Street North; 18-31-17-35514-000-0110
1507 4th Street North; 18-31-17-68580-000-0051
1511 4th Street North; 18-31-17-68580-000-0050

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-3)

Corridor Commercial Traditional (CCT-1)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Carlos Yepes spoke on behalf of the Owner.

PUBLIC HEARING: Lynn Kinney spoke against the application.
Charleen McGrath spoke against the application.
Natalie DeVicente spoke against the application.
Andrew Gregory spoke against the application.

MOTION: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned property (NT-3) adjacent to an existing commercial zoned property (CCT-1). The applicant is requesting a variance to the design standard for an accessory surface parking lot to permit ingress and egress to the abutting street, subject to the special conditions in the Staff Report.

VOTE: Yes – Rutland.
No – Flynt, Griner, Walker, MacReynolds, Clemmons, Kiernan.

CONFLICTS: None.

ACTION TAKEN ON 20-32000010: Motion to approve **FAILED** by a vote of 1-6, thereby **denying** the request.

AGENDA ITEM G-7 CASE NO. 20-32000011 H-16

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing public school to a private school in the NT-1 zoning district.

OWNER: Second Veteran’s Property Land Trust
2900 68th Avenue South
Saint Petersburg, Florida 33712

AGENT: Mike Long
2900 68th Avenue South
Saint Petersburg, Florida 33712

ADDRESS: 2154 27th Avenue North

PARCEL ID NO.: 12-31-16-69120-000-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Adriana Puentes Shaw made a presentation based on the Staff Report.
Mike Long spoke on behalf of the Owner.
Jack Christie spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to convert an existing public school to a private school in the NT-1 zoning district, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

**ACTION TAKEN ON
20-32000011:**

Approval of a Special Exception and related Site Plan to convert an existing public school to a private school in the NT-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM G-8 CASE NO. 20-32000006 J-8

REQUEST: Approval of a Special Exception and related Site Plan to construct a 1-story car wash in the CCS-1 zoning district.

OWNER: Tampa Acquisitions, Inc.
1201 Oakfield Drive, Suite 109
Brandon, Florida 33511

AGENT: Avid Group
c/o T.C. Nales, E.I.
2300 Curlew Road, Suite 201
Palm Harbor, Florida 34683

**ADDRESSES AND
PARCEL ID NOS.:** 3321 9th Avenue North; 14-31-16-28152-004-0010
3355 9th Avenue North; 14-31-16-28152-004-0050

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

PRESENTATIONS: Adriana Puentes Shaw made a presentation based on the Staff Report. Peter Pensa spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Special Exception and related Site Plan to construct a 1-story car wash in the CCS-1 zoning district, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Walker, MacReynolds, Rutland, Clemmons, Kiernan.
No – None.

CONFLICTS: Griner.

**ACTION TAKEN ON
20-32000006:**

Approval of a Special Exception and related Site Plan to construct a 1-story car wash in the CCS-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 6-0.**

AGENDA ITEM G-9	CASE NO. 20-58000003	APPEAL	J-18
APPEAL:	Appeal of a POD decision denying an administrative after-the-fact design variance to accessory structure design requirements in the NT-1 zoning district.		
APPELLANT:	Israel and Elizabeth Ramirez 3025 31 st Street North Saint Petersburg, Florida 33713		
ADDRESS:	3025 31 st Street North		
PARCEL ID NO.:	11-31-16-05904-000-0060		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional Single-Family (NT-1)		
PRESENTATIONS:	Shervon Chambliss made a presentation based on the Staff Report. Luis Valdez spoke on behalf of the Owner.		
PUBLIC HEARING:	No speakers were present.		
MOTION:	Appeal of a POD decision denying an administrative after-the-fact design variance to accessory structure design requirements in the NT-1 zoning district.		
VOTE:	Yes – None. No – Flynt, Griner, Walker, MacReynolds, Rutland, Clemmons, Kiernan.		
CONFLICTS:	None.		
ACTION TAKEN ON 20-58000003:	Motion to approve the appeal failed by a vote of 0-7, thereby DENYING the appeal and UPHOLDING the POD decision.		
AGENDA ITEM H	ADJOURNMENT AT 6:00 P.M.		