ACTION TAKEN – MINUTES

Virtual DRC Meeting
September 9, 2020
Wednesday at 2:03 P.M.

Commission Members:
Melissa Rutland, Chair – P
Freddy Cuevas, Vice Chair – P
Joe Griner, III – P

Alternates:
1. Darren Stowe – P
2. Michael Kiernan – P
3. Tim Clemmons – P (Recused from Case nos. 20-31000006, 20-33000010, and 20-33000011)

Charles Flynt – P
Matt Walker – P (prior to start of this case, returned prior to the end of this case, and did not vote on this legislative item.)
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
Jaime Jones, AICP, Planner II
Adriana Puentes Shaw, AICP, Planner II
Shervon Chambliss, Planner I
Candace Scott, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Chandrahasa Srinivasa, City Clerk Director
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 August 19, 2020, as presented
   Minutes approved as presented by a unanimous vote of the Commission.
E. PUBLIC HEARING AGENDA – Cases listed on the agenda restructured as per the Chair on 09/09/2020.
   QUASI-JUDICIAL
   1. Case No. 20-54000031 – 2780 Bayshore Drive South
   2. Case No. 20-33000016 – 6350 and 6354 Bahama Shores Drive South – LEGISLATIVE
   3. Case No. 20-54000039 – 205 11th Avenue North
   LEGISLATIVE
F. ADJOURNMENT at 5:26 P.M.
AGENDA ITEM E-1  CASE NO. 20-54000031  E-15

REQUEST: Approval of a variance to the required front yard setback from 25-feet required to 10.17-feet proposed to construct a detached garage in the NT-2 zoning district.

OWNER: Andreea Rose Ranney-Pace
2780 Bayside Drive South
Saint Petersburg, Florida 33705

AGENT: David R. Phillips
19321 US Highway 19 North, Suite 301
Clearwater, Florida 33764

ADDRESS: 2780 Bayside Drive South

PARCEL ID NO.: 31-31-17-08784-000-0090

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
David Phillips spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required front yard setback from 25-feet required to 10.17-feet proposed to construct a detached garage in the NT-2 zoning district, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON 20-54000031: Approval of a variance to the required front yard setback from 25-feet required to 10.17-feet proposed to construct a detached garage in the NT-2 zoning district, subject to the special conditions in the Staff Report; APPROVED 7-0.
**AGENDA ITEM E-2  CASE NO. 20-33000016  E-33**

**REQUEST:** Approval to vacate the east 170-feet of unimproved 64<sup>th</sup> Avenue South.

**OWNERS:** John and Catherine Belcher
6350 Bahama Shores Drive South
Saint Petersburg, Florida 33705

443, LLC
7251 11<sup>th</sup> Avenue North
Saint Petersburg, Florida 33710

**ADDRESSES AND PARCEL ID NOS.:**
- 6350 Bahama Shores Drive South; 07-32-17-02250-010-0020
- 6354 Bahama Shores Drive South; 07-32-17-02250-010-0010

**LEGAL DESCRIPTION:** On File

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

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

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

**MOTION:** Approval to vacate the east 170-feet of unimproved 64<sup>th</sup> Avenue South, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** None.

**ACTION TAKEN ON 20-33000016:** Approval to vacate the east 170-feet of unimproved 64<sup>th</sup> Avenue South, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

---

**AGENDA ITEM E-3  CASE NO. 20-54000039  E-8**

**AMENDED REQUEST:** Approval of a reduced side yard setback from 5-feet required to 3-feet proposed to construct an in-ground pool in the NT-3 zoning district.

**OWNER:** Adam Lessey
205 11<sup>th</sup> Avenue North
Saint Petersburg, Florida 33701

**ADDRESS:** 205 11<sup>th</sup> Avenue North

**PARCEL ID NO.:** 18-31-17-43560-002-0080

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Candace Scott made a presentation based on the Staff Report.
Adam Lessey spoke on his own behalf.

**PUBLIC HEARING:** No speakers were present.
MOTION:
Amended Request: Approval of a reduced side yard setback from 5-feet required to 3-feet proposed to construct an in-ground pool in the NT-3 zoning district, subject to the special conditions of approval in the Staff Report.

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

CONFLICTS:
None.

ACTION TAKEN ON 20-54000039:
Amended Request: Approval of a reduced side yard setback from 5-feet required to 3-feet proposed to construct an in-ground pool in the NT-3 zoning district, subject to the special conditions of approval in the Staff Report; APPROVED 4-3.

AGENDA ITEM E-4 CASE NO. 20-31000006 F-3, F-5

REQUEST:
Approval of a Site Plan modification to allow construction of a steam and chilled water above ground utility system in the EC-2 zoning district. The applicant is requesting variances for: 1) Ancillary equipment visible from the street and 2) Encroachment into the required visibility triangles.

OWNER:
All Children’s Hospital, Inc.
c/o Greg Hodgson
550 9th Avenue South
Saint Petersburg, Florida 33701

AGENT:
Stantec Consulting Services, Inc.
c/o R. Adam Carnegie, AICP
777 South Harbor Island Boulevard, Suite 600
Tampa, Florida 33602

ADDRESSES AND PARCEL ID NOS.:
600 5th Street South; 19-31-17-59256-007-0040
601 5th Street South; 19-31-17-00388-001-0010
651 5th Street South; 19-31-17-00388-001-0011
900 5th Street South; 30-31-17-00387-002-0041
777 4th Street South; 30-31-17-58104-001-0140
925 4th Street South; 30-31-17-00387-002-0040
957 4th Street South; 30-31-17-00387-002-0042
1001 4th Street South; 30-31-17-12114-000-0370
429 6th Avenue South; 19-31-17-99642-000-0010
500 6th Street South; 30-31-17-00362-000-0000
801 6th Street South; 30-31-17-00387-001-0010
801 6th Street South; 30-31-17-00387-001-0013
801 6th Street South; 30-31-17-00387-002-0010
461 7th Avenue South; 19-31-17-59256-007-0100
500 7th Avenue South; 19-31-17-59274-001-0010
460 8th Avenue South; 30-31-17-00387-001-0011
739 8th Avenue South; 30-31-17-76914-002-0080
401 9th Avenue South; 30-31-17-00387-001-0012
LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)
       Employment Centers (EC-2)
       Institutional Center (IC)
       Neighborhood Traditional Single-Family (NT-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
                R. Adam Carnegie spoke on behalf of the Owner.
                Danny Celis spoke on behalf of the Owner.
                Hamid Sahebkar spoke on behalf of the Owner.

PUBLIC HEARING: Stephanie Smart spoke in support of the application.

MOTION #1: To amend Special Condition #6 to read, “Prior to initiation of construction
          of the above ground utility system, the existing License Agreement
          between the City and All Children’s Hospital, Inc., executed for the
          original underground chiller system must be amended or a new agreement
          must be executed for any purpose deemed necessary by the City
          Attorney’s office.”

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

MOTION #2: To add Special Condition #8 to read, “The existing underground steam
          pipe shall be grout filled when abandoned.”

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

MOTION #3: Approval of a Site Plan modification to allow construction of a steam
          and chilled water above ground utility system in the EC-2 zoning
          district. The applicant is requesting variances for: 1) Ancillary
          equipment visible from the street and 2) Encroachment into the required
          visibility triangles, subject to the amended special conditions in the Staff
          Report.

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

CONFLICTS: Clemmons.

ACTION TAKEN ON 20-31000006: Approval of a Site Plan modification to allow construction of a steam
                                  and chilled water above ground utility system in the EC-2 zoning
                                  district. The applicant is requesting variances for: 1) Ancillary
                                  equipment visible from the street and 2) Encroachment into the required
                                  visibility triangles, subject to the amended special conditions in the Staff
                                  Report, APPROVED 7-0.
AGENDA ITEM E-5  CASE NO. 20-33000010  F-5

REQUEST: Approval to vacate partial air rights above street rights-of-way generally located along 5th Street South between 6th and 8th Avenues South; more specifically between Elevations 38.00 and 48.00 above an approximate 13-foot by 60-foot section across 5th Street South just north of 8th Avenue South, between Elevations 43.10 and 53.10 at the southwest corner of 5th Street South and 7th Avenue South above a street corner easement, between Elevations 43.10 and 53.10 above an approximate 13-foot by 50-foot section of 7th Avenue South just west of 5th Street South, and between Elevations 45.00 and 55.00 above an approximate 12-foot by 100-foot section of 8th Avenue South just west of 5th Street South.

OWNER: All Children’s Hospital, Inc.
550 9th Avenue South
Saint Petersburg, Florida 33701

AGENT: Stantec Consulting Services, Inc.
c/o R. Adam Carnegie
777 South Harbour Island Boulevard, Suite 600
Tampa, Florida 33602

ADDRESS AND PARCEL ID NOS.: 601 5th Street South;
19-31-17-59257-001-0010, 19-31-17-59274-001-0010,
19-31-17-00388-001-0010, 19-31-17-00388-001-0011
30-31-17-66690-000-0110

LEGAL DESCRIPTION: On File

ZONING: Employment Centers (EC-2)

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.
R. Adam Carnegie spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: To amend Special Condition #3 to read, “Prior to initiation of construction of the above ground utility system, the existing License Agreement between the City of St. Petersburg and All Children’s Hospital, Inc., executed for the original underground chiller system, must be amended or a new agreement must be executed for any purpose deemed necessary by the City Attorney’s office.”

VOTE: Yes – Flynt, Griner, MacReynolds, Cuevas, Rutland, Stowe Kiernan.
No – None.
MOTION #2: Approval to vacate partial air rights above street rights-of-way generally located along 5th Street South between 6th and 8th Avenues South; more specifically between Elevations 38.00 and 48.00 above an approximate 13-foot by 60-foot section across 5th Street South just north of 8th Avenue South, between Elevations 43.10 and 53.10 at the southwest corner of 5th Street South and 7th Avenue South above a street corner easement, between Elevations 43.10 and 53.10 above an approximate 13-foot by 50-foot section of 7th Avenue South just west of 5th Street South, and between Elevations 45.00 and 55.00 above an approximate 12-foot by 100-foot section of 8th Avenue South just west of 5th Street South, subject to the special conditions in the Staff Report.

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

CONFLICTS: Clemmons, Walker.

Note: Commissioner Walker was excused prior to start of this case, returned prior to the end of this case, and did not vote on this legislative item.

ACTION TAKEN ON 20-33000010:

Approval to vacate partial air rights above street rights-of-way generally located along 5th Street South between 6th and 8th Avenues South; more specifically between Elevations 38.00 and 48.00 above an approximate 13-foot by 60-foot section across 5th Street South just north of 8th Avenue South, between Elevations 43.10 and 53.10 at the southwest corner of 5th Street South and 7th Avenue South above a street corner easement, between Elevations 43.10 and 53.10 above an approximate 13-foot by 50-foot section of 7th Avenue South just west of 5th Street South, and between Elevations 45.00 and 55.00 above an approximate 12-foot by 100-foot section of 8th Avenue South just west of 5th Street South, subject to the special conditions in the Staff Report, APPROVED 7-0.

AGENDA ITEM E-6 CASE NO. 20-33000011

REQUEST: Approval to vacate a portion of street right-of-way approximately 17-feet wide and 339-feet long along the west side of 5th Street South between 6th and 7th Avenues South.

OWNER: All Children’s Hospital, Inc.
550 9th Avenue South
Saint Petersburg, Florida 33701

AGENT: Stantec Consulting Services, Inc.
c/o R. Adam Carnegie
777 South Harbour Island Boulevard, Suite 600
Tampa, Florida 33602
ADDRESS AND PARCEL ID NOS.: 601 5th Street South;
19-31-17-00388-001-0010
19-31-17-00388-001-0011

LEGAL DESCRIPTION: On File

ZONING: Employment Centers (EC-2)

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.
R. Adam Carnegie spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.
Note: Cheryl Bergailo read an email of support into the record - from Alison Barlow, Executive Director of the St. Pete Innovation District, dated September 9, 2020 - for Case nos. 20-31000006, 20-33000010, and 20-33000011.

MOTION #1: To amend Special Condition #3 to read, “Prior to initiation of construction of the above ground utility system, the existing License Agreement between the City of St. Petersburg and All Children’s Hospital, Inc., executed for the original underground chiller system, must be amended or a new agreement must be executed for any purpose deemed necessary by the City Attorney’s office.”

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

MOTION #2: Approval to vacate a portion of street right-of-way approximately 17-feet wide and 339-feet long along the west side of 5th Street South between 6th and 7th Avenues South, subject to the special conditions in the Staff Report, subject to the amended Special Conditions in the Staff Report.

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

CONFLICTS: Clemmons.

ACTION TAKEN ON 20-33000011: Approval to vacate a portion of street right-of-way approximately 17-feet wide and 339-feet long along the west side of 5th Street South between 6th and 7th Avenues South, subject to the amended special conditions in the Staff Report; APPROVED 7-0.

AGENDA ITEM F ADJOURNMENT AT 5:26 P.M.