



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

**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

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**

**Alternates:**

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

**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  
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  
Chandrasah 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 11<sup>th</sup> Avenue North
4. Case No. 20-31000006 – 601 5<sup>th</sup> Street South, et al.

**LEGISLATIVE**

5. Case No. 20-33000010 – 601 5<sup>th</sup> Street South, et al.
6. Case No. 20-33000011 – 601 5<sup>th</sup> Street South, et al.

**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 9<sup>th</sup> 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 5<sup>th</sup> Street South; 19-31-17-59256-007-0040  
601 5<sup>th</sup> Street South; 19-31-17-00388-001-0010  
651 5<sup>th</sup> Street South; 19-31-17-00388-001-0011  
900 5<sup>th</sup> Street South; 30-31-17-00387-002-0041  
777 4<sup>th</sup> Street South; 30-31-17-58104-001-0140  
925 4<sup>th</sup> Street South; 30-31-17-00387-002-0040  
957 4<sup>th</sup> Street South; 30-31-17-00387-002-0042  
1001 4<sup>th</sup> Street South; 30-31-17-12114-000-0370  
429 6<sup>th</sup> Avenue South; 19-31-17-99642-000-0010  
500 6<sup>th</sup> Street South; 30-31-17-00362-000-0000  
801 6<sup>th</sup> Street South; 30-31-17-00387-001-0010  
801 6<sup>th</sup> Street South; 30-31-17-00387-001-0013  
801 6<sup>th</sup> Street South; 30-31-17-00387-002-0010  
461 7<sup>th</sup> Avenue South; 19-31-17-59256-007-0100  
500 7<sup>th</sup> Avenue South; 19-31-17-59274-001-0010  
460 8<sup>th</sup> Avenue South; 30-31-17-00387-001-0011  
739 8<sup>th</sup> Avenue South; 30-31-17-76914-002-0080  
401 9<sup>th</sup> Avenue South; 30-31-17-00387-001-0012

500 9<sup>th</sup> Avenue South; 30-31-17-00387-002-0030  
550 9<sup>th</sup> Avenue South; 30-31-17-00387-002-0020

**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 5<sup>th</sup> Street South between 6<sup>th</sup> and 8<sup>th</sup> Avenues South; more specifically between Elevations 38.00 and 48.00 above an approximate 13-foot by 60-foot section across 5<sup>th</sup> Street South just north of 8<sup>th</sup> Avenue South, between Elevations 43.10 and 53.10 at the southwest corner of 5<sup>th</sup> Street South and 7<sup>th</sup> Avenue South above a street corner easement, between Elevations 43.10 and 53.10 above an approximate 13-foot by 50-foot section of 7<sup>th</sup> Avenue South just west of 5<sup>th</sup> Street South, and between Elevations 45.00 and 55.00 above an approximate 12-foot by 100-foot section of 8<sup>th</sup> Avenue South just west of 5<sup>th</sup> Street South.
- OWNER:** All Children’s Hospital, Inc.  
550 9<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> Street South between 6<sup>th</sup> and 8<sup>th</sup> Avenues South; more specifically between Elevations 38.00 and 48.00 above an approximate 13-foot by 60-foot section across 5<sup>th</sup> Street South just north of 8<sup>th</sup> Avenue South, between Elevations 43.10 and 53.10 at the southwest corner of 5<sup>th</sup> Street South and 7<sup>th</sup> Avenue South above a street corner easement, between Elevations 43.10 and 53.10 above an approximate 13-foot by 50-foot section of 7<sup>th</sup> Avenue South just west of 5<sup>th</sup> Street South, and between Elevations 45.00 and 55.00 above an approximate 12-foot by 100-foot section of 8<sup>th</sup> Avenue South just west of 5<sup>th</sup> 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 5<sup>th</sup> Street South between 6<sup>th</sup> and 8<sup>th</sup> Avenues South; more specifically between Elevations 38.00 and 48.00 above an approximate 13-foot by 60-foot section across 5<sup>th</sup> Street South just north of 8<sup>th</sup> Avenue South, between Elevations 43.10 and 53.10 at the southwest corner of 5<sup>th</sup> Street South and 7<sup>th</sup> Avenue South above a street corner easement, between Elevations 43.10 and 53.10 above an approximate 13-foot by 50-foot section of 7<sup>th</sup> Avenue South just west of 5<sup>th</sup> Street South, and between Elevations 45.00 and 55.00 above an approximate 12-foot by 100-foot section of 8<sup>th</sup> Avenue South just west of 5<sup>th</sup> Street South, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM E-6      CASE NO. 20-33000011      F-3**

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

**OWNER:** All Children’s Hospital, Inc.  
550 9<sup>th</sup> 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

