



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

**ACTION TAKEN – MINUTES**

**Revised 10-29-2020**

**Virtual DRC Meeting  
October 7, 2020  
Wednesday at 2:00 P.M.**

**Commission Members:**

Melissa Rutland, Chair – P  
Freddy Cuevas, Vice Chair – P  
Joe Griner, III – P  
Tim Clemmons – P  
Matt Walker – P  
Martha MacReynolds – P

***Vacant Seat***

**Alternates:**

1. Darren Stowe – P (Arrived after Case no. 20-32000009 was heard)
2. Michael Kiernan – P (Excused at 3:30 to approximately 3:50 p.m.)
3. Charles Flynt – 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 Manager  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Thomas Whalen, AICP, Planner III, Transportation Planning Department  
Michael Larimore, Planner I  
Candace Scott, Planner I  
Christina Boussias, Assistant City Attorney  
Chandrasaha 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 September 22, 2020**

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

**E. WITHDRAWAL**

1. Case No. 20-54000032 – 1101 Monterey Boulevard Northeast (Withdrawn at the Request of the Applicant.)

**F. PUBLIC HEARING AGENDA**

**QUASI-JUDICIAL**

1. Case No. 20-32000009 – 3762 and 3800 17<sup>th</sup> Avenue North, 3763, 3835, 3843, 3853, 3863 16<sup>th</sup> Avenue North (Deferred from August 19, 2020, at the Request of the DRC Board.)
2. Case No. 20-54000008 – 8220 27<sup>th</sup> Avenue North
3. Case No. 20-54000043 – 7320 9<sup>th</sup> Avenue North

**G. ELECTION OF OFFICERS**

**H. ADJOURNMENT at 4:35 P.M.**

**AGENDA ITEM E-1****CASE NO. 20-54000032****E-16****WITHDRAWN AT THE REQUEST OF THE APPLICANT****AGENDA ITEM F-1****CASE NO. 20-32000009****K-10**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:** Marijon Reed  
1700 38<sup>th</sup> Street North  
Saint Petersburg, Florida 33713

Alice Yankanich  
1701 38<sup>th</sup> Street North  
Saint Petersburg, Florida 33713

**ADDRESSES AND  
PARCEL ID NOS.:** 3762 17<sup>th</sup> Avenue North; 15-31-16-18288-001-0080  
3800 17<sup>th</sup> Avenue North; 15-31-16-18288-002-0010  
3763 16<sup>th</sup> Avenue North; 15-31-16-18288-001-0090  
3835 16<sup>th</sup> Avenue North; 15-31-16-18288-002-0120  
3843 16<sup>th</sup> Avenue North; 15-31-16-18288-002-0110  
3853 16<sup>th</sup> Avenue North; 15-31-16-18288-002-0100  
3863 16<sup>th</sup> 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 of the Owner.  
Pastor Danny Hodges spoke on behalf of the Owner.

**PUBLIC HEARING:** John Belmore spoke in opposition of the request.

**MOTION:** Approval of a Special Exception for a House of Worship in the NT-1 zoning district, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** Cuevas, Stowe.  
*Note: Commissioner Stowe arrived after Case no. 20-32000009 was heard and did not vote on this quasi-judicial item.*

**ACTION TAKEN ON****20-32000009:**

Approval of a Special Exception for a House of Worship in the NT-1 zoning district, subject to the special conditions in the Staff Report.

**AGENDA ITEM F-2****CASE NO. 20-54000008****T-16****REQUEST:**

Approval of variances to reduce the minimum required East side setback from 5.5-feet to 3.0-feet to allow for the construction of a side-loading garage and to reduce the minimum required West side setback from 7.5-feet to 6.2-feet to allow for the construction of a rear covered patio and a 180 square-foot storage shed in the NS-2 zoning district.

**OWNER:**Elizabeth Urena, Eregen LLC  
8220 27<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33715**AGENT:**Justin Vessey  
467 Briland Street  
Tarpon Springs, Florida 34689**ADDRESS:**8220 27<sup>th</sup> Avenue North**PARCEL ID NO.:**

12-31-15-30924-000-0030

**LEGAL DESCRIPTION:**

On File

**ZONING:**

Neighborhood Suburban Single-Family (NS-2)

**PRESENTATIONS:**Michael Larimore made a presentation based on the Staff Report.  
Nelson Lopez spoke on behalf of the Owner.  
Justin Vessey spoke on behalf of the Owner.**PUBLIC HEARING:**

No speakers were present.

*Note: DRC Clerk, Iris Winn read an email of inquiry regarding trees into the record - from Joseph Brzezinski dated October 7, 2020 - for Case no. 20-54000008.***MOTION #1:**

Approval of variances to reduce the minimum required East side setback from 5.5-feet to 3.0-feet to allow for the construction of a side-loading garage, subject to the special conditions in the Staff Report.

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

None.

**MOTION #2:**

Approval to reduce the minimum required West side setback from 7.5-feet to 6.2-feet to allow for the construction of a rear covered patio and a 180 square-foot storage shed in the NS-2 zoning district, subject to the special conditions in the Staff Report.

**VOTE #2:**Yes – Walker, MacReynolds, Clemmons.  
No – Griner, Cuevas, Rutland, Stowe.

**CONFLICTS:** None.

**ACTION TAKEN ON  
20-54000008:**

Motion #1 to approve **passed** by a vote of 7-0, subject to the special conditions in the Staff Report.  
Motion #2 to approve **failed** by a vote of 4-3, thereby **denying** the request.

**AGENDA ITEM F-3**

**CASE NO. 20-54000043**

**R-6**

**REQUEST:** Approval to construct a circular driveway and front-loading garage within the platted front yard for a property in the NT-3 zoning district.

**OWNER:** Richard B. and Norine L. O'Neil  
7851 9<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33707

**AGENT:** Conor W. O'Neil  
7851 9<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33707

**ADDRESS:** 7320 9<sup>th</sup> Avenue North

**PARCEL ID NO.:** 18-31-16-09468-003-0030

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Candace Scott made a presentation based on the Staff Report.  
Conor O'Neil spoke n behalf of the Owner.

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

**MOTION:** Approval to construct a circular driveway and front-loading garage within the platted front yard for a property in the NT-3 zoning district, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** None.

*Note: Commissioner Kiernan was excused at approximately 3:30 p.m. to approximately 3:50 p.m. and did not vote on this quasi-judicial item.*

**ACTION TAKEN ON  
20-54000043:**

Motion to approve **failed** by a vote of 1-6, thereby **denying** the request.

**AGENDA ITEM G ELECTION OF OFFICERS**

**MOTION #1:** Approval of Commissioner Freddy Cuevas to be the next Chair of the DRC.

**ACTION TAKEN ON ELECTION OF CHAIR:** Approval of Freddy Cuevas to be the next Chair of the DRC;  
**APPROVED (majority vote).**

**MOTION #1:** Approval of Commissioner Tim Clemmons to be the next Vice-Chair of the DRC.

**ACTION TAKEN ON ELECTION OF VICE-CHAIR:** Approval of Tim Clemmons to be the next Vice-Chair of the DRC;  
**APPROVED (majority vote).**

**AGENDA ITEM H ADJOURNMENT @ 4:35 P.M.**