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

ACTION TAKEN - MINUTES

October 3, 2018
Wednesday
2:00 p.m.

Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701

Commission Members: Alternates:
Matt Walker, Chair – P 1. Freddy Cuevas – A
Richard Doyle, Vice Chair - P 2. John Barie – P
Joe Griner, III - P 3. Martha MacReynolds – P
Charles Flynt - P
Calvin Samuel - A
Melissa Rutland – P
Darren Stowe – A

A = Absent  
P = Present

City Staff Present:
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Elizabeth Abernethy, AICP, Director of Planning & Development Services
Jennifer Bryla, AICP, Zoning Official
Scot Bolyard, AICP, Planner II
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Iris Winn, Administrative Clerk

A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES
B. ROLL CALL
C. INTRODUCTION OF NEW DRC BOARD MEMBER – Martha MacReynolds
D. APPROVAL OF MINUTES OF September 5, 2018, as presented
E. PUBLIC COMMENTS – No speakers were present
F. PUBLIC HEARING DEFERRAL:
   1. Case No. 18-58000002 – 199 Central Avenue – Appeal – Deferred to November 7, 2018
G. WITHDRAWAL:
   1. Case No. 18-54000054 – 3734 28th Avenue South - Withdrawn
H. PUBLIC HEARING AGENDA
   1. Rules of Procedure: Proposed Amendment
   2. LDR 2018-2 Workforce Housing Procedures
   3. Case No. 18-33000007 – 3800 4th Street North – Deferred from September 5, 2018
   QUASI-JUDICIAL
   4. Case No. 18-11000016 – 835 13th Avenue South – Deferred from September 5, 2018
I. ADJOURNMENT at 3:25 p.m.
AGENDA ITEM #H-1  Rules of Procedure – Proposed Amendment


PUBLIC HEARING: Peter Belmont spoke against certain aspects of the proposal.

MOTION #1: To amend Section XI.4 to read “If anyone wishes to utilize the time provided for an initial presentation, cross-examination and rebuttal/closing as a Registered Opponent, the person shall register with the City Clerk or the Clerk of the Commission at least one week prior, or within 48-hours of the posting of the Staff Report.”

VOTE: Yes – Flynt, Griner, Rutland, Walker, Doyle, Barie, MacReynolds. No – None.

MOTION #2: To amend Section VII. B. which reads “Alternate members may participate in any discussion, including making or seconding motions, but shall only vote if a regular member is absent or abstains from participating and voting because of the voting conflict” and eliminate “including making or seconding motions.”

VOTE: Yes – Griner, Rutland, Walker, Doyle. No - Flynt, Barie, MacReynolds.

MOTION #3: Approval of Rules of Procedure – Proposed Amendments, as amended.

VOTE: Yes – Flynt, Griner, Rutland, Walker, Doyle, Barie, MacReynolds. No – None.

ACTION TAKEN ON RULES OF PROCEDURE - PROPOSED AMENDMENT: LDR text amendment relating to the procedures for processing a workforce housing density bonus. If approved, the bonus will be reviewed consistent with the existing procedures for a Site Plan Review, subject to the conditions in the LDR Staff Report; APPROVED 7-0.
AGENDA ITEM #H-2  LDR-2018-02 Workforce Housing Procedures
Contact Person: Derek Kilborn 893-7872

REQUEST: Approval of the LDR text amendment relating to the procedures for processing a workforce housing density bonus.

PRESENTATIONS: Derek Kilborn made a presentation based on the Staff Report. Elizabeth Abernethy spoke based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: LDR text amendment relating to the procedures for processing a workforce housing density bonus, consistent with the existing procedures for a Site Plan Review.

VOTE: Yes – Flynt, Rutland, Walker, Doyle, Barie, MacReynolds.

No – Griner.

ACTION TAKEN ON LDR-2018-02: Approval of the LDR text amendment relating to the procedures for processing a workforce housing density bonus, consistent with the existing procedures for a Site Plan Review; APPROVED 6-1.
**AGENDA ITEM #H-3  CASE NO. 18-33000007  F-22**

**REQUEST:** Approval of a vacation of a portion of a 16-foot North/South alley adjacent to a portion of Lot 4 and Lots 5-7 of the W.J. Curn Subdivision.

**OWNER:** Jane and George Freisem  
2905 Piedmont Road Northeast  
Atlanta, Georgia 30305

**AGENT:** Janis Matthews and Joseph Fulford  
Jan King, Inc.  
35 Sockanosset Cross Road  
Cranston, Rhode Island 02920

**ADDRESS:** 3800 4th Street North

**PARCEL ID NO.:** 06-31-17-20160-002-0030

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban-1 (CCS-1)  
Neighborhood Traditional Single-Family-2 (NT-2)

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report.  
Joseph Fulford spoke on behalf of the applicant.

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

**MOTION:** Approval of a vacation of a portion of a 16-foot North/South alley adjacent to a portion of Lot 4 and Lots 5-7 of the W.J. Curn Subdivision, subject to the conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Rutland, Walker, Doyle, Barie, MacReynolds.  
No – None.

**ACTION TAKEN ON 18-33000007:** Approval of a vacation of a portion of a 16-foot North/South alley adjacent to a portion of Lot 4 and Lots 5-7 of the W.J. Curn Subdivision, subject to the conditions in the Staff Report; **APPROVED 7-0.**
**AGENDA ITEM #H-4  CASE NO. 18-1100016  F-7**

**REQUEST:** Approval of a Lot Line Adjustment with a variance to Section 16.40.140.4.6 of the Subdivision Regulations requiring lots to front upon a public street to create a buildable lot.

**OWNER:** RE2SS, LLC  
200 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

**AGENT:** Tony Mullersman  
200 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

**ADDRESS:** 835 13th Avenue South

**PARCEL ID NO.:** 30-31-17-72612-000-0660

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Shervon Chambliss made a presentation based on the Staff Report. Tony Mullersman spoke on behalf of the applicant.

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

**MOTION:** Approval of a Lot Line Adjustment with a variance to Section 16.40.140.4.6 of the Subdivision Regulations requiring lots to front upon a public street to create a buildable lot, subject to the conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Rutland, Walker, Doyle, Barie, MacReynolds. No – None.

**ACTION TAKEN ON 18-11000016:** Approval of a Lot Line Adjustment with a variance to Section 16.40.140.4.6 of the Subdivision Regulations requiring lots to front upon a public street to create a buildable lot, subject to the conditions in the Staff Report, **APPROVED 7-0**.

**AGENDA ITEM #I  ADJOURNMENT at 3:25 p.m.**