ACTION TAKEN – MINUTES

November 7, 2018

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

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

City Staff Present:
Jennifer Bryla, AICP, Zoning Official
Corey Malyszka, Urban Design & Development Coordinator
Elizabeth Abernethy, AICP, Director of Planning & Development Services
Derek Kilborn, Manager, Urban Planning & Historic Preservation
Jaime Jones, Planner I
Michael Larimore, 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. APPROVAL OF MINUTES OF October 3, 2018, as presented
D. PUBLIC COMMENTS – No speakers were present
E. PUBLIC HEARING DEFERRAL – Deferred to December 5, 2018
1. Case No. 18-33000008 – 734 and 734 1/2 35th Avenue South and 727 and 731 36th Avenue South
2. Case No. 18-54000078 – 920 Beach Drive Northeast – Will be re-noticed.
F. PUBLIC HEARING AGENDA
QUASI-JUDICIAL
1. Case No. 18-54000079 – 2114 Salem Avenue North
2. Case No. 18-31000015 – 3951 34th Street South
3. Case No. 18-31000018 – 0 31st Street South and 0 26th Avenue South – Appeal
4. Case No. 18-39000003 – 3100 Bayshore Boulevard Northeast
LEGISLATIVE
5. LDR Amendment – Appeal Amendments
G. ADJOURNMENT at 5:00 p.m.
H. LDR Workshop – Storefront Conservation Overlay
I. LDR Workshop – Outdoor Performing Arts Venue
REQUEST: Approval of a variance to the required minimum lot area of 4,500-square feet to 4,050-square feet creating for two (2) lots in common ownership to allow for one (1) single-family home to remain and the development of one (1) new single-family home.

OWNER: R F T A, LLC
2114 Salem Avenue North
Saint Petersburg, Florida 33714

AGENT: Iain Houte and Kim Bradley Dumas
R F T A, LLC
175 1st Street South, #2107
Saint Petersburg, Florida 33701

ADDRESS: 2114 Salem Avenue North

PARCEL ID NO.: 01-31-16-37026-002-0120

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required minimum lot area of 4,500-square feet to 4,050-square feet creating for two (2) lots in common ownership to allow for one (1) single-family home to remain and the development of one (1) new single-family home, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-54000079: Approval of a variance to the required minimum lot area of 4,500-square feet to 4,050-square feet creating for two (2) lots in common ownership to allow for one (1) single-family home to remain and the development of one (1) new single-family home, subject to the conditions in the Staff Report; APPROVED 7-0.
AGENDA ITEM #F-2  CASE NO. 18-31000015

REQUEST: Approval of a Site Plan to construct a 308-unit multi-family development.

OWNER: St. Petersburg FL Retail, LLC
295 Madison Avenue, 37th Floor
New York, New York 10017

AGENT: Moriah Worth
ContraVest
237 South Westmonte Drive, Suite 140
Altamonte Springs, Florida 32714

REGISTERED OPPONENT: Stanley Dean, Esq.
Loyd Robbins, Esq.
Peter Vasti
4017 34th Street South
Saint Petersburg, Florida 33711

ADDRESS: 3951 34th Street South

PARCEL ID NO.: 03-32-16-46925-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-2 (CCS-2)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Mark Ogier spoke on behalf of the applicant.
Stanley Dean, Esq., spoke on his own behalf.

PUBLIC HEARING: Frank Bozikovich spoke in favor of the application.
Maureen Stafford spoke in favor of the application.
Pete Dagios spoke in favor of the application.
Nora Palmer spoke against the application.

MOTION: Approval of a Site Plan to construct a 308-unit multi-family development, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-31000015: Approval of a Site Plan to construct a 308-unit multi-family development, subject to the conditions in the Staff Report; APPROVED 7-0.
APPEAL: Appeal of a streamline approval to allow construction of a 51-unit multi-family residential development which includes a request for a Workforce Housing density bonus of 12-units.

APPELLANT: Jesse Woods and Marlene Smith
2831 31st Street South
Saint Petersburg, Florida 33712

OWNER: T S P 551 St. Pete, LLC
304 South Willow Avenue
Tampa, Florida 33606

AGENT: The Richman Group of Florida, Inc.
477 South Rosemary Avenue, #301
West Palm Beach, Florida 33401

ADDRESSES AND PARCEL ID NOS.: 2725 31st Street South; 35-31-16-01836-000-0030
3100 26th Avenue South; 35-31-16-01836-000-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multifamily-1 (NSM-1)
Preservation (PRES)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Mac Ross spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Appeal of a streamline approval to allow construction of a 51-unit multi-family residential development which includes a request for a Workforce Housing density bonus of 12-units, subject to the conditions in the Staff Report.

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

ACTION TAKEN ON 18-31000018: Motion to approve the appeal failed by a vote of 0-7, thereby DENYING the appeal and UPHOLDING the streamline approval, subject to the conditions in the Staff Report.
AGENDA ITEM #F-4    CASE NO. 18-39000003

REQUEST:  Approval of a variance to the required dock and lift setbacks to the right side extended property line to 0-feet to allow for an addition to an existing dock and construction of a boat lift within the adjacent property’s projected lot line.

OWNER:  Thomas R. Richmond and Elizabeth R. Bozzer  
3100 Bayshore Boulevard Northeast  
Saint Petersburg, Florida 33703

AGENT:  Craig Taraszki  
Johnson, Pope, Ruppel & Burns, LLP  
333 3rd Avenue North, Suite 200  
Saint Petersburg, Florida 33701

ADDRESS:  3100 Bayshore Boulevard Northeast

PARCEL ID NO.:  04-31-17-81522-006-0010

LEGAL DESCRIPTION:  On File

ZONING:  Neighborhood Suburban Single-Family-1 (NS-1)

PRESENTATIONS:  Michael Larimore made a presentation based on the Staff Report. Craig Taraszki spoke on behalf of the applicant.

PUBLIC HEARING:  No speakers were present.

MOTION:  Approval of a variance to the required dock and lift setbacks to the right side extended property line to 0-feet to allow for an addition to an existing dock and construction of a boat lift within the adjacent property’s projected lot line, subject to the conditions in the Staff Report.

No – Flynt, Griner, Doyle, Stowe.

ACTION TAKEN ON 18-39000003:  Motion to approve **FAILED** by a vote of 3-4, thereby **denying** the request.
Development Review Commission Minutes
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AGENDA ITEM #F-5  LDR Amendment – Appeal Amendments

REQUEST: Approval of the LDR Appeal Amendments, consistent with the LDR and the Comprehensive Plan.

PRESENTATIONS: Christina Boussias made a presentation based on the LDR Appeal Amendments Report.

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of the LDR Appeal Amendments, consistent with the LDR and the Comprehensive Plan.

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

ACTION TAKEN ON LEGISLATIVE LDR AMENDMENTS: Approval of the LDR Appeal Amendments, consistent with the LDR and the Comprehensive Plan; APPROVED 7-0.

AGENDA ITEM #G  ADJOURNMENT at 5:00 p.m.

AGENDA ITEM #H  LDR Workshop – Storefront Conservation Overlay

LDR WORKSHOP Storefront Conservation Overlay

PRESENTATIONS: Derek Kilborn made a presentation to the Commission. Elizabeth Abernethy made a presentation to the Commission.

AGENDA ITEM #I  LDR Workshop – Storefront Conservation Overlay

LDR WORKSHOP Outdoor Performing Arts Venue

PRESENTATIONS: Derek Kilborn made a presentation to the Commission. Elizabeth Abernethy made a presentation to the Commission.