



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

**ACTION TAKEN - MINUTES**

**Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**January 9, 2019  
Wednesday  
2:00 p.m.**

**Commission Members:**

Matt Walker, Chair - P  
Richard Doyle, Vice Chair - P  
Joe Griner, III - P  
Charles Flynt - P  
Calvin Samuel - A  
Melissa Rutland – P  
Darren Stowe – P

**Alternates:**

1. Martha MacReynolds – P  
2. John Barie – A  
3. Freddy Cuevas – A  
**A = Absent  
P = Present**

**City Staff Present:**

Jennifer Bryla, AICP, Zoning Official  
Scot Bolyard, AICP, Deputy Zoning Official  
Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Ann Vickstrom, Planner II  
Shervon Chambliss, Planner I  
Michael Larimore, Planner I  
Jaime Jones, Planner I  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Iris Winn, Administrative Clerk

- A. OPENING REMARKS OF CHAIR**
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. SWEARING IN OF WITNESSES**
- E. APPROVAL OF MINUTES OF December 5, 2018, as presented**  
*Minutes approved as presented by a unanimous vote of the Commission.*
- F. PUBLIC HEARING DEFERRAL – Deferred to February 6, 2019, at the Request of the Appellant.**
- G. PUBLIC COMMENTS – No speakers were present**
- H. PUBLIC HEARING AGENDA: QUASI-JUDICIAL**
  - 1. Case No. 18-54000088 – 475 36<sup>th</sup> Avenue North
  - 2. Case No. 18-54000093 – 527 13<sup>th</sup> Avenue South
  - 3. Case No. 18-54000094 – 6829 19<sup>th</sup> Street North
  - 4. Case No. 18-54000096 – 826 21<sup>st</sup> Avenue North
  - 5. Case No. 18-54000097 – 336 9<sup>th</sup> Avenue Northeast

**LEGISLATIVE**

- 6. LDR – Storefront Conservation Overlay**
- I. ADJOURNMENT at 5:27 P.M.**

**AGENDA ITEM #H-1****CASE NO. 18-5400088****F-20**

**REQUEST:** Approval of a variance to the required minimum lot width from 50-feet to 45-feet and the minimum lot area from 5,800 square feet to 5,715 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family residences.

**OWNER:** 475 36<sup>th</sup> Avenue North Land Trust  
Florida Property Trustee Co. TRE  
405 6<sup>th</sup> Street South, Suite 102  
Saint Pete Beach, Florida 33701

**AGENT:** Max Schwartz  
4309 West Kennedy Boulevard, Suite 600  
Tampa, Florida 33609

**ADDRESS:** 475 36<sup>th</sup> Avenue North

**PARCEL ID NO.:** 07-31-17-11376-003-0190

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Ann Vickstrom made a presentation based on the Staff Report.  
Max Schwartz spoke on his own behalf.

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

**MOTION #1:** To add a condition that reads, "The driveway on 36<sup>th</sup> Avenue shall be removed, and the sidewalk, curb, and other aspects shall be restored.

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

**MOTION #2:** Approval of a variance to the required minimum lot width from 50-feet to 45-feet and the minimum lot area from 5,800 square feet to 5,715 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family residences, subject to the amended conditions in the Staff Report.

**ACTION TAKEN ON 18-5400088:** Approval of a variance to the required minimum lot width from 50-feet to 45-feet and the minimum lot area from 5,800 square feet to 5,715 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family residences, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #H-2****CASE NO. 18-5400093****F-7**

**REQUEST:** Approval of a Lot Split with a variance to the NT-2 zoning district required minimum lot width and minimum lot area for two non-conforming lots in common ownership to allow new single-family development.

**OWNER:** Oliver Papa Corporation  
6519 Central Avenue  
Saint Petersburg, Florida 33710

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

**ADDRESS:** 543 13<sup>th</sup> Avenue South

**PARCEL ID NO.:** 30-31-17-77400-000-0430

**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 his own behalf.

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

**MOTION:** Approval of a Lot Split with a variance to the NT-2 zoning district required minimum lot width and minimum lot area for two non-conforming lots in common ownership to allow new single-family development, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-5400093:** Approval of a Lot Split with a variance to the NT-2 zoning district required minimum lot width and minimum lot area for two non-conforming lots in common ownership to allow new single-family development, subject to the conditions in the Staff Report;  
**APPROVED 7-0.**

**AGENDA ITEM #H-3****CASE NO. 18-5400094****H-36**

**REQUEST:** Approval of an after-the-fact variance to the maximum allowable fence height from 4-feet to 6-feet in the front yard to allow for a 6-foot high stockade wooden fence to remain within the front yard.

**OWNER:** Gary Colombo  
6829 19<sup>th</sup> Street North  
Saint Petersburg, Florida 33702

**ADDRESS:** 6829 19<sup>th</sup> Street North

**PARCEL ID NO.:** 36-30-16-56826-068-0070

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report. Gary Colombo spoke on his own behalf.

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

**MOTION:** To defer the request for 60 days, in order for the applicant to provide additional information (The commission recommended the applicant pursue a Lot Refacing).

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

**ACTION TAKEN ON  
18-5400094:** Motion to defer **passed** by a vote of 6-1.

**AGENDA ITEM #H-4****CASE NO. 18-5400096****F-12**

**REQUEST:** Approval of an after-the-fact variance to the maximum allowable fence height from 6-feet to 8-feet to allow for a 6-foot high stockade wooden fence with an additional 2-feet of lattice work to remain within the interior side and rear yards.

**OWNER:** William J. Hawkins, II  
826 21<sup>st</sup> Avenue North  
Saint Petersburg, Florida 33704

**ADDRESS:** 826 21<sup>st</sup> Avenue North

**PARCEL ID NO.:** 07-31-17-84888-000-2510

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report. William J. Hawkins, II, spoke on his own behalf.

**PUBLIC HEARING:** Kristina Miller filled out a blue card indicating that she did not wish to speak but rescinded and spoke in favor of the application. Sarah Richards spoke in favor of the application. Jeff Pope spoke in favor of the application.

**MOTION:** Approval of an after-the-fact variance to the maximum allowable fence height from 6-feet to 8-feet to allow for a 6-foot high stockade wooden fence with an additional 2-feet of lattice work to remain within the interior side and rear yards, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-5400096:** Approval of an after-the-fact variance to the maximum allowable fence height from 6-feet to 8-feet to allow for a 6-foot high stockade wooden fence with an additional 2-feet of lattice work to remain within the interior side and rear yards, subject to the conditions in the Staff Report, **APPROVED 7-0**.

AGENDA ITEM #H-5	CASE NO. 18-54000097	F-6
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**REQUEST:** Approval of after-the-fact variances to the required permeable green space for the front yard, the requirement for ground cover in the right-of-way, and the impervious surface ratio for front yards.

**OWNER:** Tanya Tucker  
336 9<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33701

**ADDRESS:** 336 9<sup>th</sup> Avenue Northeast

**PARCEL ID NO.:** 17-31-17-04842-001-0060

**LEGAL DESCRIPTION:** On File

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

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

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

**MOTION:** Approval of after-the-fact variances to the required permeable green space for the front yard, the requirement for ground cover in the right-of-way, and the impervious surface ratio for front yards, subject to the conditions in the Staff Report.

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

**ACTION TAKEN ON  
18-54000097:** Motion to approve **FAILED** by a unanimous vote of the Commission, thereby **denying** the request.

AGENDA ITEM #H-6	LDR – Storefront Conservation Overlay
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City File: LDR 2019-01 Text Amendment: Storefront Conservation Overlay

**PRESENTATIONS:** Derek Kilborn made a presentation to the Commission.

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

**MOTION:** Approval of the City of St. Petersburg’s Comprehensive Plan, the text amendment referred to as the Storefront Conservation Overlay.

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

**ACTION TAKEN ON  
LEGISLATIVE LDR  
AMENDMENT 2019-01:** Approval of the City of St. Petersburg’s Comprehensive Plan, the text amendment referred to as the Storefront Conservation Overlay.

AGENDA ITEM #	ADJOURNMENT at 5:27 p.m.
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