



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

ACTION TAKEN – MINUTES

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

**April 5, 2023
Wednesday
1:03 p.m.**

Commission Members:

Michael Kiernan, Chair – P
Todd Reed, Vice Chair – P
Tim Clemmons – P (Recused from Case no. 23-3100002, excused at 2:31pm)
Melissa Rutland - P
Matt Walker – A
Darren Stowe – P
Kiona Singleton – P

Alternates:

1. Joe Griner, III – P
2. Charles Flynt, - P
3. Vacant
A = Absent
P = Present

City Staff Present:

Corey Malyszka, Zoning Official
Derek Kilborn, Urban Planning and Historic Preservation Manager
Katrina Lunan-Gordon, Planner II
Braydon Evans, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Maria Sciddurlo, Planning Technician
Iris Winn, Administrative Secretary

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF – March 1, 2023, minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers.

G. PUBLIC HEARING AGENDA

QUASI-JUDICIAL

- 1. Case No. 22-51000011 – 334 & 336 11th Ave. NE.**
- 2. Case No. 23-54000006 – 6747 Bougainvillea Ave. S.**
- 3. Case No. 23-31000002 – 232 & 256 2nd St. N.**

AGENDA ITEM G-1	CASE NO. 22-51000011	E-8
REQUEST:	Approval of a Redevelopment Plan to allow the redevelopment of an existing triplex into two (2) townhomes.	
OWNER:	Ronald Brown, dba ODA Investments 721 Brightwaters Blvd. NE. St. Petersburg, FL 33703	
AGENT:	Canopy BS Phase 2 LLC 1900 Dr. MLK Jr. St. N. St. Petersburg, FL 33704	
ADDRESS:	334 & 336 11 th Ave. NE.	
PARCEL ID NO.:	18-31-17-05274-007-0030	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional - 3 (NT-3)	
CONFLICTS:	None	
CONTACT PERSON:	Katrina Lunan-Gordon; 727-892-5096 Katrina.Lunan-Gordon@stpete.org	
PRESENTATIONS:	Katrina Lunan-Gordon made a presentation based on the staff report. Benjamin Gelston – Made a presentation as the agent.	
PUBLIC SPEAKERS:	Sally Everett – Spoke, but did not indicate for or against. Patrick Farese - Did not speak, card reflects in favor of the request.	
MOTION:	Approval of a Redevelopment Plan to allow the redevelopment of an existing triplex into two (2) townhomes.	
VOTE:	Yes – Reed, Rutland, Stowe, Singleton, Kiernan, Clemmons, and Flynt. No – None	
ACTION TAKEN ON 22-51000011:	Approval of a Redevelopment Plan to allow the redevelopment of an Existing triplex into two (2) townhomes.	

APPROVED 7-0

AGENDA ITEM G-2	CASE NO. 23-54000006	Q-3
REQUEST:	Approval of an after the fact variance to maintain a 6' fence in the front yard, and variances to the front yard setback and the design requirement for accessory uses to be located behind the front façade of the principal structure to allow for the construction of an in-ground pool and paver deck.	
OWNER:	Jeff Wagner 6747 Bougainvilla Ave S. St. Petersburg, FL 33707	

AGENT: Landmark Pools, LLC
13253 Byrd Drive
Odessa, FL 33556

ADDRESS: 6747 Bougainvilla Ave. S.

PARCEL ID NO.: 19-31-16-67500-097-0310

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional - 3 (NT-3)

CONFLICTS: None

CONTACT PERSON: Braydon Evans; 727-892-5255
Braydon.Evans@stpete.org

PRESENTATIONS: Braydon Evans - Made a presentation based on the staff report.
Jeff and Karen Wagner - Made a presentation as the owner.

PUBLIC SPEAKERS: None.

MOTION #1: After the fact variance to maintain a 6-foot fence in the front yard.

VOTE #1: Yes – Reed, Rutland, Kiernan, and Clemmons
No – Stowe, Singleton, and Flynt

ACTION TAKEN ON MOTION #1: Approval of an after the fact variance to maintain a 6-foot fence in the front yard.

APPROVED 4-3

MOTION #2: Variance to the front yard setback for the ancillary pool equipment.

VOTE #2: Yes – None
No – Reed, Rutland, Stowe, Singleton, Kiernan, Clemmons, and Flynt

ACTION TAKE ON MOTION #2: Approval to the front yard setback for the ancillary pool equipment.

DENIED 0-7

MOTION #3: Variance to the front yard setback for the location of the pool and pool deck.

VOTE #3: Yes – Reed, Clemmons, and Flynt
No – Rutland, Stowe, Singleton, and Kiernan

ACTION TAKE ON MOTION #3: Approval to the front yard setback for the location of the pool and pool deck.

DENIED 3-4

MOTION #4: A design variance to the requirement for the accessory uses to be located behind the front façade of the principal structure to all for the construction of an in-ground pool and paver deck.

VOTE #4: Yes- Reed, Rutland, Stowe, Singleton, Kiernan, Clemmons, and Flynt
No – None

ACTION TAKE ON MOTION #4: Approval of a design variance to the requirement for the accessory uses to be located behind the front façade of the principal structure to all for the construction of an in-ground pool and paver deck.

APPROVED 7-0

AGENDA ITEM G-3**CASE NO. 23-31000002****E-4**

REQUEST: Approval of a site plan to construct a 14-story building with 192-hotel rooms and a 127-space parking garage. The applicant is requesting floor area ratio bonuses and a variance to the minimum sidewalk width to protect an existing grand tree.

OWNER: KT St. Pete Runner LLC
105 NE 1st Street
Delray Beach, FL 33444

AGENT: R. Donald Mastry, Trenam Law
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701

ADDRESS: 232 & 256 2nd St. N.

PARCEL ID NO.: 19-31-17-74466-016-0011 and 0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center - 1 (DC-1)

CONFLICTS: Clemmons

CONTACT PERSON: Corey Malyszka; 727-892-5453; Corey.Malyszka@stpete.org

PRESENTATIONS: Corey Malyszka - Made a presentation based on the staff report.
Derek Kilborn – Answered questions from Commissioners.
Donald Mastry – Made a presentation as the agent.
Scott Webb – Answered additional questions from Commissioners as the Developer.
Timothy Lemons – Answered additional questions from Commissioners as the Architect.

PUBLIC HEARING: Rebecca Falkenberry – Spoke against the request.
Bill Stokes – Spoke against the request.
Manny Leto – Spoke against the request.

MOTION: Approval of a site plan to construct a 14-story building with 192-hotel rooms and a 127-space parking garage. The applicant is requesting floor area ratio bonuses and a variance to the minimum sidewalk width to protect an existing grand tree.

VOTE: Yes – Rutland, Stowe, Singleton, Kiernan, Griner, & Flynt
No – Reed

**ACTION TAKEN ON
23-31000002:** Approval of a site plan to construct a 14-story building with 192-hotel rooms and a 127-space parking garage. The applicant is requesting floor area ratio bonuses and a variance to the minimum sidewalk width to protect an existing grand tree.

APPROVED 6-1

AGENDA ITEM H ADJOURNMENT at 3:58 P.M.