



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

June 7, 2023
Wednesday
1:03 p.m.

Commission Members:

Michael Kiernan, Chair – P
Todd Reed, Vice Chair – P
Tim Clemmons – P
Melissa Rutland – P, arrived at 1:34 p.m.
Matt Walker – P (recused from Case no. 23-54000031, excused at 4:14 p.m.)
Darren Stowe – A
Kiona Singleton – P

Alternates:

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

City Staff Present:

Elizabeth Abernethy, Planning and Development Director
Candace Scott, Planner II
Shervon Chambliss, Planner II
Michael Larimore, Planner II
Jordan Elmore, Planner I
Braydon Evans, Planner I
Corey Malyszka, Zoning Official
Michael Dema, Assistant City Attorney, arrived at 1:46 p.m.
Christina Boussias, Assistant City Attorney
Maria Sciddurlo, Planning Technician
Katherine Connell, Administrative Assistant

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF – May 3, 2023, minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers.

G. DEFERRED CASE

1. Case No. 23-32000005 – 4055 13th Avenue North
2. Case No. 23-33000003 – 234 3rd Avenue North – Deferred to July 12, 2023, DRC meeting
3. Case No. 23-31000003 – 234 3rd Avenue North – Deferred to July 12, 2023, DRC meeting

H. PUBLIC HEARING AGENDA

LEGISLATIVE

- 1. LDR 2023-03 – Amendment to Alternative Housing Affordability Development Process
- 2. Case No. 23-33000005 – 3001, 3023, & 3061 1st Avenue North

QUASI-JUDICIAL

- 3. Case No. 23-51000001 – 858 26th Avenue North
- 4. Case No. 23-54000021 – 4351 34th Street South
- 5. Case No. 23-54000024 – 1122 2nd Street North
- 6. Case No. 23-54000028 – 1100 89th Avenue North
- 7. Case No. 23-54000031 – 1730 Michigan Avenue Northeast

I. ADJOURNMENT OF PUBLIC HEARING

AGENDA ITEM H-1	CASE NO. LDR-2023-02
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LDR 2023-03	Request for a finding of consistency with the Comprehensive Plan and a recommendation of approval to City Council, of an Amendment to the Alternative Housing Affordability Development Process.
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CONTACT PERSON:	Elizabeth Abernethy; Elizabeth.Abernethy@stpete.org
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PRESENTATION:	Elizabeth Abernethy- Made presentation
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MOTION:	Request for a finding of consistency with the Comprehensive Plan and a recommendation of approval to City Council, of an Amendment to the Alternative Housing Affordability Development Process.
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VOTE:	Yes – Reed, Walker, Singleton, Kiernan, Clemmons, & Griner No – Flynt
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ACTION TAKEN ON LDR-2023-02:	Recommendation of approval to City Council for a finding of consistency with the Comprehensive Plan and of an Amendment to the Alternative Housing Affordability Development Process.
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APPROVED 6-1

AGENDA ITEM H-2 CASE NO. 23-3300005

REQUEST: Approval to vacate a street corner easement.

OWNER: SPD 2021A LLC & SPD 2021 LLC
2880 1st Avenue North
St. Petersburg, FL 33713

AGENT: Timothy Roney
Roney Design Group, LLC
535 Central Avenue, Suite M-1
St. Petersburg, FL 33701

ADDRESS: 3001 1st Avenue North, 3023 1st Avenue North,
& 3061 1st Avenue North

PARCEL ID NO.: 23-31-16-35172-000-0010, 23-31-16-35118-016-0140,
& 23-31-16-35118-016-0090

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional (CRT)

CONFLICTS: None

CONTACT PERSON: Candace Scott; 727-892-5192

PRESENTATIONS: Candace Scott – Made presentation based on the staff report.
Timothy Roney – Made presentation as the agent.

PUBLIC SPEAKERS: None.

MOTION: Recommendation of approval to City Council to vacate a street corner easement.

VOTE: Yes – Reed, Walker, Rutland, Singleton, Kiernan, Clemmons, & Flynt
No – None

ACTION TAKEN ON
23-33000005: Recommendation of approval to City Council to vacate a street corner easement.

APPROVED 7-0

AGENDA ITEM H-3 CASE NO. 23-5100001

REQUEST: Approval of a Redevelopment Plan to allow the Redevelopment of two (2) units into two (2) townhomes.

OWNER: Canopy BS Phase 2
1900 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33704

AGENT: Canopy BS Phase 2
1900 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33704

ADDRESS: 858 26th Avenue North

PARCEL ID NO.: 07-31-17-84888-000-0200

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Shervon Chambliss; 727-893-4238

PRESENTATIONS: Shervon Chambliss – Made presentation based on the staff report.
Patrick Farese – Made presentation as the agent.

PUBLIC SPEAKERS: Richard Brogle – Spoke, and indicated he wants to see issues fixed prior to being for the request.

MOTION: Recommendation of approval of a Redevelopment Plan to allow the Redevelopment of two (2) units into two (2) townhomes.

VOTE: Yes - Reed, Walker, Rutland, Singleton, Kiernan, Clemmons, & Flynt
No – None

ACTION TAKE ON 23-5100001: Approval of a Redevelopment Plan to allow the Redevelopment of two (2) units into two (2) townhomes.

APPROVED 7-0

AGENDA ITEM H-4 CASE NO. 23-5400021

REQUEST: Approval of a variance to the allowable wall signage.

OWNER: Marina Club Apartments, LLC
7020 S. Shore Dr.
South Pasadena, FL 33707

AGENT: Clark Craig
3901 W. Kennedy Blvd.
Tampa, FL 33609

ADDRESS: 4351 34th Street South

PARCEL ID NO.: 03-32-16-55263-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-2)

CONFLICTS: None

CONTACT PERSON: Michael Larimore; 727-892-5226

PRESENTATIONS: Michael Larimore – Made presentation based on the staff report.
Jack Dougherty – Made presentation as the owner.

PUBLIC SPEAKERS: None.

MOTION: Recommendation of approval of a variance to the allowable wall signage.

VOTE: No Vote taken.

ACTION TAKEN ON
23-5400021: Jack Dougherty, representing the agent, withdrew the request of a variance to the allowable wall signage.

WITHDRAWN

AGENDA ITEM H-5 CASE NO. 23-5400024

REQUEST: Approval of a variance to the front and interior side yard setbacks to construct a new front porch.

OWNER: Greg Byrne
1122 2nd Street North
St. Petersburg, FL 33701

AGENT: Greg Byrne
1122 2nd Street North
St. Petersburg, FL 33701

ADDRESS: 1122 2nd Street North

PARCEL ID NO.: 18-31-17-43560-002-0111

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Jordan Elmore; 727-892-5978

PRESENTATIONS: Jordan Elmore – Made presentation based on the staff report.
Greg Byrne – Made presentation as the property owner.

PUBLIC SPEAKERS: None.

MOTION #1: Approval to add a special condition of approval to the minimum side yard setback to 5-feet.

VOTE #1: Yes – Reed, Walker, Rutland, Singleton, Kiernan, Clemmons, & Flynt
No – None

ACTION TAKEN ON MOTION #1: Approval to add a special condition of approval to the minimum side yard setback to 5-feet.

APPROVED 7-0

MOTION #2: Approval to remove special condition of approval #2.

VOTE #2: Yes – Reed, Walker, Rutland, Singleton, Kiernan, Clemmons, & Flynt
No – None

ACTION TAKEN ON MOTION #2: Approval to remove special condition of approval #2.

APPROVED 7-0

MOTION #3: Recommendation of approval of a variance to the front and interior side yard setbacks to construct a new front porch subject to the amended special conditions of approval.

VOTE #3: Yes – Reed, Walker, Rutland, Singleton, Kiernan, Clemmons, & Flynt
No – None

ACTION TAKEN ON MOTION #3: Approval of a variance to the front and interior side yard setbacks to construct a new front porch subject to the amended special conditions of approval.

APPROVED 7-0

AGENDA ITEM H-6 CASE NO. 23-5400028

REQUEST: Approval of a variance to the required front yard setback from 25-feet to 12.5 feet to allow an addition to an existing residence.

OWNER: Charles Cooley Jr.
1100 89th Avenue North
St. Petersburg, FL 33702

AGENT: Charles Cooley Jr.
1100 89th Avenue North
St. Petersburg, FL 33702

ADDRESS: 1100 89th Avenue North

PARCEL ID NO.: 24-30-16-02703-007-0160

LEGAL DESCRIPTION: On File

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

CONFLICTS: Stowe

CONTACT PERSON: Jordan Elmore; 727-892-5978

PRESENTATIONS: Jordan Elmore – Made presentation based on the staff report.
Charles Cooley Jr.– Made presentation as the property owner.

PUBLIC SPEAKERS: None.

MOTION #1: Approval to add special condition of approval #6 to state only a 4-foot fence is permitted on the street side yard located along 89th Avenue North.

VOTE #1: Yes - Reed, Rutland, Singleton, Kiernan, Clemmons, & Flynt
No – Walker

ACTION TAKEN ON MOTION #1: To add special condition of approval #6 to state only a 4-foot fence is permitted on the street side yard located along 89th Avenue North.

APPROVED 6-1

MOTION #2: Recommendation of approval of a variance to the required front yard setback from 25-feet to 12.5 feet to allow an addition to an existing residence subject to the amended conditions of approval.

VOTE #2: Yes – Reed, Walker, Rutland, Singleton, Kiernan, Clemmons, & Flynt
No- None.

ACTION TAKEN ON MOTION #2: Approval of a variance to the required front yard setback from 25-feet to 12.5 feet to allow an addition to an existing residence subject to the amended conditions of approval.

APPROVED 7-0

AGENDA ITEM H-7 CASE NO. 23-5400031

REQUEST: Approval of variances to the lot width, lot area, and interior side yard setback of an existing structure to create two (2) buildable lots from three (3) platted lots and convert an existing accessory structure to a single-family residence.

OWNER: Richard Jones
1730 Michigan Avenue Northeast
St. Petersburg, FL 33703

AGENT: Dan Tripp
1065 Eden Isle Blvd. NE., Unit #3
St. Petersburg, FL 33704

ADDRESS: 1730 Michigan Avenue Northeast

PARCEL ID NO.: 04-31-17-81450-009-0030

LEGAL DESCRIPTION: On File

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

CONFLICTS: Walker

CONTACT PERSON: Braydon Evans; 727-892-5255

PRESENTATIONS: Braydon Evans – Made presentation based on the staff report.
Dan Tripp – Made presentation as the agent.

PUBLIC SPEAKERS: None.

MOTION: Recommendation of approval of variances to the lot width, lot area, and interior side yard setback of an existing structure to create two (2) buildable lots from three (3) platted lots and convert an existing accessory structure to a single-family residence.

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

ACTION TAKEN ON 23-5400031: Denial of variances to the lot width, lot area, and interior side yard setback of an existing structure to create two (2) buildable lots from three (3) platted lots and convert an existing accessory structure to a single-family residence.

DENIED 1-6