



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

REVISED ACTION TAKEN – MINUTES

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

May 3, 2023
Wednesday
1:04 p.m.

Commission Members:

Michael Kiernan, Chair – P
Todd Reed, Vice Chair – P (Recused from Case no. 23-32000001, excused at 3:52pm)
Tim Clemmons – A
Melissa Rutland - P
Matt Walker – P
Darren Stowe – P
Kiona Singleton – A

Alternates:

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

City Staff Present:

Corey Malyszka, Zoning Official
Scot Bolyard, Deputy Zoning Official
Cheryl Bergailo, Planner II
Adriana Shaw, Urban Design and Development Coordinator
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 – April 5, 2023, minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers.

G. PUBLIC HEARING AGENDA

LEGISLATIVE

1. Case No. 23-33000002 – 2200 2nd Avenue South & 2233 3rd Avenue South
2. Case No. 22-33000024 – 685 & 699 1st Avenue North & 694 Arlington Avenue North

QUASI-JUDICIAL

3. Case No. 22-31000024 – 685 & 699 1st Avenue North & 694 Arlington Avenue North
4. Case No. 23-32000003 – 4001 6th Street South
5. Case No. 23-32000001 – 950 & 951 19th Street South

H. ADJOURNMENT OF PUBLIC HEARING

AGENDA ITEM G-1	CASE NO. 23-33000002	I-1
REQUEST:	Approval to vacate a 16-foot-wide alley located within block 30 of the St. Petersburg Investment Co. Subdivision, generally located at 2200 2 nd Avenue South.	
OWNER:	RWTV LLC 2861 34 th Street South St. Petersburg, Florida 33711	
AGENT:	Northside Engineering, Inc – Housh Ghovae, CEO 300 South Belcher Road Clearwater, Florida 33765	
ADDRESS:	2200 2 nd Avenue South & 2233 3 rd Avenue South	
PARCEL ID NO.:	23-31-16-78390-030-0010 and 23-31-16-78390-030-0090	
LEGAL DESCRIPTION:	On File	
ZONING:	Industrial Traditional (IT)	
CONFLICTS:	None	
CONTACT PERSON:	Scot Bolyard; 727-892-5395 Scot.Bolyard@stpete.org	
PRESENTATIONS:	Scot Bolyard – Made presentation based on the staff report.	
PUBLIC SPEAKERS:	Housh Ghovae – Spoke in favor of the request. Tom Gaffney – Spoke in favor of the request. Libby Carnahan – Spoke against the request.	
MOTION:	Recommendation of approval to City Council to vacate a 16-foot-wide alley located within block 30 of the St. Petersburg Investment Co. Subdivision, generally located at 2200 2 nd Avenue South.	
VOTE:	Yes – None No – Reed, Walker, Rutland, Stowe, Kiernan, & Flynt	
ACTION TAKEN ON 23-33000002:	Denial to vacate a 16-foot-wide alley located within block 30 of the St. Petersburg Investment Co. Subdivision, generally located at 2200 2 nd Avenue South.	

DENIED 0-6

AGENDA ITEM G-2 Case No. 22-33000024 F-1

REQUEST: Approval to vacate a 20-foot-wide north-south alley generally located at 685 and 699 1st Avenue N and 694 Arlington Avenue N, between Lot 15 of Wright's Addition to Orange Park Addition and Lots 22 and 25 of the Gulf Peninsula Improvement Co.'s Subdivision.

OWNER: SPGRP II, LLC
1273 East Putnam Avenue
PO BOX 991
Riverside, Connecticut 06878

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

ADDRESS: 685 & 699 1st Avenue North & 694 Arlington Avenue North

PARCEL ID NO.: 19-31-17-34218-000-0230, 19-31-17-99180-000-0152, &
19-31-17-99180-000-0150

LEGAL DESCRIPTION: On File

ZONING: Downtown Center 1 (DC-1)

CONFLICTS: None

CONTACT PERSON: Cheryl Bergailo; 727-892-5958
Cheryl.Bergailo@stpete.org

PRESENTATIONS: Cheryl Bergailo – Made presentation based on staff report.

PUBLIC SPEAKERS: Don Mastry - Spoke in favor of the request.

MOTION: Recommendation of approval to City Council to vacate a 20-foot-wide north-south alley generally located at 685 and 699 1st Avenue N and 694 Arlington Avenue N, between Lot 15 of Wright's Addition to Orange Park Addition and Lots 22 and 25 of the Gulf Peninsula Improvement Co.'s Subdivision.

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

ACTION TAKEN ON
22-33000024: Recommendation of approval to City Council to vacate a 20-foot-wide north-south alley generally located at 685 and 699 1st Avenue N and 694 Arlington Avenue N, between Lot 15 of Wright's Addition to Orange Park Addition and Lots 22 and 25 of the Gulf Peninsula Improvement Co.'s Subdivision.

APPROVED 6-0

AGENDA ITEM G-3 Case No. 22-31000024 F-1

REQUEST: Approval of a site plan to construct a 21-story building with 200-dwelling units, 10,843 square feet of commercial space and 264-space parking garage. The applicant is requesting floor area ratio bonuses.

OWNER: SPGRP II, LLC
1273 East Putnam Avenue
PO BOX 991
Riverside, Connecticut 06878

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

ADDRESS: 685 & 699 1st Avenue North & 694 Arlington Avenue North

PARCEL ID NO.: 19-31-17-34218-000-0230, 19-31-17-99180-000-0152, &
19-31-17-99180-000-0150

LEGAL DESCRIPTION: On File

ZONING: Downtown Center 1 (DC-1)

CONFLICTS: None

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

PRESENTATIONS: Corey Malyszka – Made presentation based on staff report.
Don Mastry – Made a presentation as the agent.
Jon Gotwald – Answered questions from Commissioners as the Engineer.

PUBLIC SPEAKERS: Manny Leto – Did not speak, card did not indicate for or against.
Bill Hermann – Spoke, and indicated he is for the request if the vibrations of construction are monitored and against the request if not.

MOTION #1: To add special condition of approval that the Applicant shall address any safety issues that may exist by May 17, 2023.

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

ACTION TAKEN ON MOTION #1: To add special condition of approval that the Applicant shall address any safety issues that may exist by May 17, 2023.

APPROVED 6-0

MOTION #2: Approval of a site plan to construct a 21-story building with 200-dwelling units, 10,843 square feet of commercial space and 264-space parking garage. The applicant is requesting floor area ratio bonuses.

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

ACTION TAKEN ON MOTION #2: Approval of a site plan to construct a 21-story building with 200-dwelling units, 10,843 square feet of commercial space and 264-space parking garage. The applicant is requesting floor area ratio bonuses.

APPROVED 6-0

AGENDA ITEM G-4 CASE NO. 23-32000003 F-21

REQUEST: Approval of a Site Plan Modification to replace an existing 149-foot-tall wireless communication monopole tower with a new 162-foot-tall monopole tower with variances to setback and landscaped buffer.

OWNER: William & Carmen Jean Pupo
 2659 Granada Circle East
 St. Petersburg, Florida 33712

AGENT: Katie Cole, Esq. & Jaime Maier, Esq.
 Hill Ward Henderson, P.A.
 600 Cleveland Street, Suite 800
 Clearwater, Florida 33755

ADDRESS: 4001 6th Street South

PARCEL ID NO.: 06-32-17-03942-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban 1 (CCS-1)

CONFLICTS: None

CONTACT PERSON: Cheryl Bergailo; 727-892-5958
Cheryl.Bergailo@stpete.org

PRESENTATIONS: Cheryl Bergailo – Made presentation based on staff report.
 Jaime Maier – Made presentation as the agent.

PUBLIC SPEAKERS: None.

MOTION #1: To amend special conditions 3, 5, and 6 of the approvals as follows. 3. The special conditions from the previous approval (DRC 08-32000023) shall remain in place. 5. In areas where new fencing is proposed, it shall be 6-foot-tall solid PVC fence to match existing, except such additional height as may be necessary per condition number 6 below. 6. The ground

equipment located in the compound shall be screened so that it is not visible from the center line of the abutting street. The screening shall consist of an opaque fence or wall.

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

ACTION TAKEN ON
MOTION #1:

To amend special conditions 3, 5, and 6 of the approvals as follows. 3. The special conditions from the previous approval (DRC 08-32000023) shall remain in place. 5. In areas where new fencing is proposed, it shall be 6-foot-tall solid PVC fence to match existing, except such additional height as may be necessary per condition number 6 below. 6. The ground equipment located in the compound shall be screened so that it is not visible from the center line of the abutting street. The screening shall consist of an opaque fence or wall.

APPROVED 6-0

MOTION #2: Approval of a site plan modification to replace an existing 150-foot-tall wireless communication monopole tower with a new 162-foot-tall monopole tower with variances to setbacks and landscape buffer.

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

ACTION TAKEN ON
MOTION #2:

Approval of a site plan modification to replace an existing 150-foot-tall wireless communication monopole tower with a new 162-foot-tall monopole tower with variances to setbacks and landscape buffer.

APPROVED 6-0

AGENDA ITEM G-5 Case No. 23-3200001 H-5

REQUEST: Approval of a special exception and related site plan to construct 4 portable classrooms for use by an existing private school.

OWNER: Mount Zion Progressive Missionary Baptist Church Inc.
955 20th Street South
St. Petersburg, Florida 33712

AGENT: Angela Holmes-Rouson
955 20th Street South
St. Petersburg, Florida 33712

ADDRESS: 950 & 951 19th Street South

PARCEL ID NO.: 25-31-16-68310-000-1200 & 25-31-16-20232-002-0290

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional 1 (NT-1)

CONFLICTS: Reed

CONTACT PERSON: Adriana Shaw; 727-893-7257
Adriana.Shaw@stpete.org

PRESENTATIONS: Adriana Shaw – Made presentation based on staff report.
Sanchelle Mercer – Answered questions from Commissioners as the Architect’s Representative.

PUBLIC SPEAKERS: Reverend Louis Murphy Sr. – Did not speak, card reflect in favor of the request.

MOTION: Approval of a special exception and related site plan to construct 4 portable classrooms for use by an existing private school.

VOTE: Yes – Walker, Rutland, Stowe, Kiernan, & Flynt
No – None

ACTION TAKEN ON 23-32000001: Approval of a special exception and related site plan to construct 4 portable classrooms for use by an existing private school.

APPROVED 6-0

AGENDA ITEM H ADJOURNMENT at 4:11 P.M.