



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

February 3, 2021
Wednesday
1:05 P.M.

Commission Members:

Freddy Cuevas, Chair – P

Tim Clemmons, Vice Chair– P (Recused from Case no. 20-31000017)

Joe Griner, III – P

Melissa Rutland – P (Recused from Case no. 20-33000024, *excused at 5:50 p.m.*)

Matt Walker – P

Martha MacReynolds – P (*excused at 3:53 p.m.*)

Vacant Seat

Alternates:

1. Michael Kiernan – P

(Recused from Case no. 20-31000017)

2. Darren Stowe – P

3. Charles Flynt – P

A = Absent

P = Present

City Staff Present:

Jennifer Bryla, AICP, Zoning Official and Development Review Services Manager

Derek Kilborn, Urban Planning and Historic Preservation Division Manager

Chandrasa Srinivasa, City Clerk Director

Scot Bolyard, AICP, Deputy Zoning Official

Corey Malyszka, AICP, Urban Design & Development Coordinator

Cheryl Bergailo, AICP, Planner II

Adriana Puentes Shaw, AICP, Planner II

Dylan Carlson, Planner I

Michael Larimore, Planner I

Michael Dema, Assistant City Attorney

Christina Boussias, Assistant City Attorney

Iris Winn, Administrative Clerk

Katherine Connell, Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES OF January 6, 2021

E. WITHDRAWAL

1. Case No. 20-32000012 – 2713 10th Street North – Withdrawn at the Request of the Applicant.

F. DEFERRAL

1. Case No. 20-33000018 – 2166 Blossom Way South and 2199 Serpentine Circle South – Deferred to March 3, 2021 at the Request of the Applicant.
2. Case No. 20-33000023 – 3939 4th Street North and 340 40th Avenue North – Deferred to March 3, 2021 at the Request of the Applicant.

G. PUBLIC HEARING AGENDA

LEGISLATIVE

1. Case No. 20-33000024 – 3901 3rd Street North and 201 38th Avenue North

QUASI-JUDICIAL

2. Case No. 20-11000022 – 1421 49th Avenue North
3. Case No. 20-54000067 – 415 24th Street South
4. Case No. 20-54000071 – 4001 2nd Avenue North
5. Case No. 20-31000017 – 450 1st Avenue North
6. Case No. 20-31000018 – 3951 and 4017 34th Street South
7. Case No. 20-32000019 – 3803 Haines Road North

H. ADJOURNMENT at 8:45 P.M.

AGENDA ITEM E-1	CASE NO. 20-32000012	G-16
	CASE WITHDRAWN	
AGENDA ITEM F-1	CASE NO. 20-33000018	H-37
	CASE DEFERRED TO MARCH 3, 2021	
AGENDA ITEM F-2	CASE NO. 20-33000023	E-22
	CASE DEFERRED TO MARCH 3, 2021	
AGENDA ITEM F-3	CASE NO. 20-33000024	E-22
REQUEST:	Approval of a partial vacation of 39 th Avenue North consisting of 2,727.1 square-feet of right-of-way located on the northern side of 39 th Avenue North between 3 rd Street North and 38 th Avenue North.	
OWNERS:	Z A G Enterprise Holdings, LLC 246 75th Avenue Saint Pete Beach, Florida 33706 Sunrise Plaza Holdings, LLC 246 75 th Avenue Saint Pete Beach, Florida 33706	
AGENT:	Jay Miller - J Square Developers 248 Mirror Lake Drive North Saint Petersburg, Florida 33701	
ADDRESSES AND PARCEL ID NOS.:	201 38 th Avenue North; 06-31-17-60663-000-0010 3901 3 rd Street North; 06-31-17-88866-005-0050	
LEGAL DESCRIPTION:	On File	
ZONING:	Corridor Commercial Suburban (CCS-1)	
PRESENTATIONS:	Scot Bolyard made a presentation based on the Staff Report.	
PUBLIC HEARING:	Jay Miller spoke in favor of the application.	
MOTION:	Approval of a partial vacation of 39 th Avenue North consisting of 2,727.1 square-feet of right-of-way located on the northern side of 39 th Avenue North between 3 rd Street North and 38 th Avenue North, subject to the special conditions in the Staff Report.	
VOTE:	Yes – Clemmons, Cuevas, Kiernan. No – Griner, Walker, MacReynolds, Flynt.	
CONFLICTS:	Rutland.	
ACTION TAKEN ON 20-33000024:	Motion to approve failed by a vote of 3-4, thereby recommending denial to the City Council.	

AGENDA ITEM F-4**CASE NO. 20-1100022****G-26**

REQUEST: Approval of a Lot Line Adjustment with a variance to lot width on one lot from 45 feet to 40.86 feet, and variances to side yard setbacks for the existing house from 5 feet to 0 feet for the structure and from 2 feet to -2 feet for the roof and a variance to required off-street parking to create a buildable lot and allow the existing house to remain in the NT-1 zoning district.

OWNER: Jeffery T. Marteski
1421 49th Avenue North
Saint Petersburg, Florida 33703

ADDRESS: 1421 49th Avenue North

PARCEL ID NO.: 01-31-16-33858-004-0180

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report. Jeffery Marteski spoke on his own behalf.

PUBLIC HEARING: Aritra R. spoke in favor of the application.
Kenneth O'Donnell spoke in favor of the application.

MOTION: Approval of a Lot Line Adjustment with a variance to lot width on one lot from 45 feet to 40.86 feet, and variances to side yard setbacks for the existing house from 5 feet to 0 feet for the structure and from 2 feet to -2 feet for the roof and a variance to required off-street parking to create a buildable lot and allow the existing house to remain in the NT-1 zoning district.

VOTE: Yes – Walker, Rutland.
No – Griner, MacReynolds, Clemmons, Cuevas, Kiernan.

CONFLICTS: None.

**ACTION TAKEN ON
20-1100022:** Motion to approve **failed** by a vote of 2-5, thereby **denying** the request.

AGENDA ITEM F-5**CASE NO. 20-54000067****I-1**

REQUEST: Approval of a variance to the required lot area, lot width and the required front and rear yard setbacks of the subject property located in the NT-2 zoning district.

OWNER: Thomas A. Blatt
3892 50th Avenue South
Saint Petersburg, Florida 33711

ADDRESS: 415 24th Street South

PARCEL ID NO.: 23-31-16-78390-034-0011

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Dylan Carlson made a presentation based on the Staff Report.
Thomas A. Blatt spoke on his own behalf.
Julianne Perez spoke on her own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the required lot area, lot width and the required front and rear yard setbacks of the subject property located in the NT-2 zoning district, subject to the special conditions in the Staff Report.

VOTE: Yes – Griner, Walker, Rutland, MacReynolds, Clemmons, Cuevas, Kiernan.
No – None.

CONFLICTS: None.

**ACTION TAKEN ON
20-54000067:** Approval of a variance to the required lot area, lot width and the required front and rear yard setbacks of the subject property located in the NT-2 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM F-6**CASE NO. 20-5400071****L-2**

REQUEST: Approval of a variance to reduce the minimum required street-side yard setback from 12-feet to 5-feet to allow for the construction of a 10-foot by 20-foot accessory storage structure to the rear of the existing single-family residence in the NT-2 zoning district.

OWNER: Eric and Amanda Cooper
4001 2nd Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 4001 2nd Avenue North

PARCEL ID NO.: 22-31-16-43108-003-0080

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report. Eric Cooper spoke on his own behalf.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to reduce the minimum required street-side yard setback from 12-feet to 5-feet to allow for the construction of a 10-foot by 20-foot accessory storage structure to the rear of the existing single-family residence in the NT-2 zoning district, subject to the special conditions in the Staff Report.

VOTE: Yes – Walker, Rutland, Cuevas.
No – Griner, MacReynolds, Clemmons, Kiernan.

CONFLICTS: None.

**ACTION TAKEN ON
20-5400071:** Motion to approve **failed** by a vote of 3-4, thereby **denying** the request.

AGENDA ITEM F-7**CASE NO. 20-31000017****F-2**

REQUEST: Approval of a Site Plan to construct a 28-story, 110-room hotel, 165-dwelling units, 47,615 square-feet of commercial space, 73,145 square-feet of office space and a 456-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses.

OWNER: PLDD 1st Avenue, LLC
3060 ALT 9 North
Palm Harbor, Florida 34683

AGENT: R. Donald Mastry -Trenam Law
Istvan Peteranecz - Behar Peteranecz
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

**ADDRESSES AND
PARCEL ID NOS.:** 444 1st Avenue North; 19-31-17-74466-027-0040
476 1st Avenue North; 19-31-17-74466-027-0070
486 1st Avenue North; 19-31-17-74466-027-0100

LEGAL DESCRIPTION: On File

ZONING: Downtown Center, Core (DC-C)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
R. Donald Mastry spoke on behalf of the Owner.
Istvan Peteranecz spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Site Plan to construct a 28-story, 110-room hotel, 165-dwelling units, 47,615 square-feet of commercial space, 73,145 square-feet of office space and a 456-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses, subject to the special conditions in the Staff Report.

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

CONFLICTS: Clemmons, Kiernan.

**ACTION TAKEN ON
20-31000017:** Approval of a Site Plan to construct a 28-story, 110-room hotel, 165-dwelling units, 47,615 square-feet of commercial space, 73,145 square-feet of office space and a 456-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses, subject to the special conditions in the Staff Report, **APPROVED 6-0**.

AGENDA ITEM F-8**CASE NO. 20-31000018****K-21**

REQUEST: Approval of a major modification to an already approved Site Plan to include an adjacent property for the construction of a self-storage facility with three (3) requested variances in the CCS-2 zoning district.

OWNER: Thomas S. Dean, Sr., Thomas S. Dean, Jr., and Tracey Kelly
1729 Tamiami Trail South
Venice, Florida 34293

AGENT: Katherine E. Cole, Esq.
Hill Ward Henderson, P.A.
600 Cleveland Street, Suite 800
Clearwater, Florida 33755

**ADDRESSES AND
PARCEL ID NOS.:** 3951 34th Street South; 03-32-16-46925-001-0010
4017 34th Street South; 03-32-16-46925-001-0030

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-2)

PRESENTATIONS: Adriana Puentes Shaw made a presentation based on the Staff Report.
Katherine E. Cole, Esq., spoke on behalf of the Owner.
Guy Faber spoke on behalf of the Owner.

PUBLIC HEARING: Bon Shepard spoke against the application.
Nicholas Smith spoke against the application.

MOTION #1: Approval of a variance to development standards to allow ground floor exterior access of a storage unit.

VOTE: Yes – Rutland, Clemmons, Cuevas, Kiernan.
No – Griner, Walker, Stowe.

MOTION #2: Approval of a modification to an already approved Site Plan to include an adjacent property for the construction of a self-storage facility with two (2) requested variances in the CCS-2 zoning district, subject to the special conditions in the Staff Report.

VOTE: Yes – Griner, Walker, Rutland, Clemmons, Cuevas, Kiernan.
No – Stowe.

CONFLICTS: None.

**ACTION TAKEN ON
20-31000018:** Approval of a modification to an already approved Site Plan to include an adjacent property for the construction of a self-storage facility with two (2) requested variances in the CCS-2 zoning district, subject to the special conditions in the Staff Report; **APPROVED 6-1.**

AGENDA ITEM F-9**CASE NO. 20-32000019****G-22**

REQUEST: Approval of a modification to an approved Special Exception for a House of Worship use in the NS-1 zoning district.

OWNER: Allendale United Methodist Church, Inc.
c/o Beth Jones (Agent)
3803 Haines Road North
Saint Petersburg, Florida 33703

REGISTERED OPPONENT: George F. Wilsey
3950 11th Street North
Saint Petersburg, Florida 33703

ADDRESS: 3803 Haines Road North

PARCEL ID NO.: 01-31-16-00558-007-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report.
Jerry Reynolds spoke on behalf of the Owner.
George F. Wilsey spoke on his own behalf as the Registered Opponent.

PUBLIC HEARING: Kenton Wilson spoke against the application.
Marci Jacobs spoke against the application.
William Livsey spoke in favor of the application.
Lindsey Porter spoke against the garden structure along 11th Avenue North.
Bonnie Freeman spoke in favor of the application.
Ashley Green spoke in favor of the application.
Lisa Yacso spoke in favor of the application.
Martin Banspach spoke against the application.
Ann Clark Whitlock spoke in favor of the application.
Erica Hall did not speak but filled out a blue card, indicating that she is in favor of the application.
Wendy Wesley spoke in favor of the application.
Andy Oliver spoke in favor of the application.
Courtney Bermudez spoke in favor of the application.
Hannah Newton spoke in favor of the application.
Theresa Frost spoke in favor of the application.
Cheryl Landwehr spoke against the application.
Mandy Keys spoke in favor of the application.
Reverend David Franks did not speak but filled out a blue card, indicating that he is in favor of the application.
Sue Sreedhar spoke in favor of the application.
Karla Correa spoke in favor of the application.
Victoria Edwards spoke in favor of the application.
Cuthbert Hutton spoke in favor of the application.
Father Victor Ray spoke in favor of the application.

Bianca Kendall spoke in favor of the application.
Rachel Oliver spoke in favor of the application.
Virginia Anderson did not speak but filled out a blue card, indicating that she is in favor of the application.

MOTION #1: To allow for food gardening as an accessory use within boundaries of the property, subject to the special conditions in the Staff Report.

VOTE: Yes – Griner, Walker, Clemmons, Cuevas, Kiernan, Stowe, Flynt.
No – None.

MOTION #2: To modify the special exception to prohibit a vertical structure within the public right-of-way.

VOTE: Yes – Griner, Walker, Clemmons, Cuevas, Kiernan, Stowe, Flynt.
No – None.

CONFLICTS: None.

ACTION TAKEN ON 20-32000019: Approval of a modification to an approved Special Exception for a House of Worship use in the NS-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM G ADJOURNMENT at 8:45 P.M.