



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

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**ACTION TAKEN – MINUTES**

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

**April 7, 2021  
Wednesday  
1:07 P.M.**

**Commission Members:**

Freddy Cuevas, Chair – A  
Tim Clemmons, Vice Chair – P  
Joe Griner, III – P (*Recused from Case No. 21-32000003, left at 3:20 p.m.*)  
Melissa Rutland – P (*arrived at 1:13 p.m.*)  
Matt Walker – P (*Recused from Case No. 20-32000018*)  
Darren Stowe – A  
Michael Kiernan – P (*Recused from Case No. 21-54000006*)

**Alternates:**

1. Charles Flynt – P  
2. Kiona Singleton – P  
3. Todd Reed – P  
**A = Absent  
P = Present**

**City Staff Present:**

Elizabeth Abernethy, AICP, Director, Planning and Development Services  
Jennifer Bryla, AICP, Zoning Official  
Scot Bolyard, AICP, Deputy Zoning Official  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Britton Wilson, AICP, Planner II  
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. INTRODUCTION OF NEW DRC MEMBERS: KIONA SINGLETON AND TODD REED**

**E. APPROVAL OF MINUTES OF March 3, 2021**

**F. PUBLIC HEARING AGENDA**

**G. WITHDRAWAL**

1. Case No. 21-54000009 – 2700 Central Avenue – Withdrawn at the Request of the Applicant.

**H. DEFERRAL**

1. Case No. 21-51000003 – 420 87<sup>th</sup> Avenue North – Deferred to May 5, 2021

**I. LEGISLATIVE**

**1. LDR TEXT AMENDMENTS - Paramedical Tattooing**

**QUASI-JUDICIAL**

2. Case No. 20-54000072 – 1101 Monterey Boulevard Northeast

3. Case No. 21-54000006 – 626 14<sup>th</sup> Avenue Northeast

4. Case No. 21-54000007 – 521 69<sup>th</sup> Avenue North, 6911 Turner Street North and 537 Atwood Avenue North

5. Case No. 20-32000018 – 7500 26<sup>th</sup> Avenue North, 7701 22<sup>nd</sup> Avenue North and 0 26<sup>th</sup> Avenue North

6. Case No. 21-32000003 – 1900 12<sup>th</sup> Street North

**J. ADJOURNMENT at 3:45 P.M.**

**AGENDA ITEM G-1      CASE NO. 21-5400009      I-2**

CASE WITHDRAWN

**AGENDA ITEM H-1      CASE NO. 21-5100003      F-46**

CASE DEFERRED TO MAY 5, 2021 DRC MEETING

**AGENDA ITEM I-1      LDR – Paramedical Tattooing**

CITY FILE LDR 2021-02:    Paramedical Tattooing

REQUEST:                    An amendment to the Land Development Regulations pertaining to the use and definition of “paramedical tattooing” thereby differentiating traditional tattooing services from paramedical tattooing services and allowing such services in all districts where medical office uses are allowed.

CONTACT PERSON:        Britton Wilson; 727-551-3542

PRESENTATIONS:        Britton Wilson made a presentation based on the Staff Report. Elizabeth Abernethy spoke regarding the proposal.

PUBLIC HEARING:        Emily Hedrick spoke on her own behalf (Applicant).

MOTION:                    Approval of consistency with the Comprehensive Plan and recommend to the City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to the use and definition of “paramedical tattooing thereby differentiating traditional tattooing services from paramedical tattooing services and allowing such services in all districts where medical office uses are allowed, subject to the special conditions in the Staff Report.

VOTE:                      Yes – Griner, Walker, Rutland, Kiernan, Clemmons, Flynt, Singleton.  
No – None.

CONFLICTS:              None.

**ACTION TAKEN ON**

**CITY FILE LDR 2021-02:** Approval of consistency with the Comprehensive Plan and recommend to the City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to the use and definition of “paramedical tattooing thereby differentiating traditional tattooing services from paramedical tattooing services and allowing such services in all districts where medical office uses are allowed, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM I-2****CASE NO. 20-54000072****E-16**

**REQUEST:** Approval of a variance to the NS-1 zoning district required front yard building setback from 25-feet to 21-feet, 10-inches to allow for the construction of a new single-family residence.

**OWNER:** Margit Bachmeier Burnett  
330 3<sup>rd</sup> Street South, Unit 104  
Saint Petersburg, Florida 33701

**AGENT:** David R. Phillips  
19321 US Highway 19 North, Suite 301  
Clearwater, Florida 33764

**ADDRESS:** 1101 Monterey Boulevard Northeast

**PARCEL ID NO.** 08-31-17-83664-004-0050

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Scot Bolyard; 727-892-5395

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report. David Phillips spoke on behalf of the Owner.

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

**MOTION:** Approval of a variance to the NS-1 zoning district required front yard building setback from 25-feet to 21-feet, 10-inches to allow for the construction of a new single-family residence, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Griner, Walker, Rutland, Kiernan, Clemmons, Flynt, Singleton.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON  
20-54000072:** Approval of a variance to the NS-1 zoning district required front yard building setback from 25-feet to 21-feet, 10-inches to allow for the construction of a new single-family residence; **APPROVED 7-0.**

**AGENDA ITEM I-3****CASE NO. 21-54000006****D-10**

**REQUEST:** Approval of a variance to reduce the minimum required side setback from 7.5-feet to 5-feet to allow for the construction of a residential addition in the NT-3 Zoning District.

**OWNER:** Virginia Rowell  
626 14<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33701

**AGENT:** Molly Hughes  
640 64<sup>th</sup> Avenue  
St Pete Beach, Florida 33706

**ADDRESS:** 626 14<sup>th</sup> Avenue Northeast

**PARCEL ID NO.:** 17-31-17-83219-061-0050

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Michael Larimore; 727-892-5226

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report. Molly Hughes spoke on her own behalf.

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

**MOTION:** Approval of a variance to reduce the minimum required side setback from 7.5-feet to 5-feet to allow for the construction of a residential addition in the NT-3 Zoning District, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Griner, Walker, Rutland, Clemmons, Flynt, Singleton, Reed.  
No – None.

**CONFLICTS:** Kiernan.

**ACTION TAKEN ON 21-54000006:** Approval of a Special Exception Private School Use with a variance to reduce the minimum required front yard setback from 35-feet to 25-feet to allow for the construction of a walkway canopy in the NT-2 Zoning District; **APPROVED 7-0.**

**AGENDA ITEM I-4****CASE NO. 21-54000007****F-36**

**REQUEST:** Approval of a variance to reduce the 10-foot wide exterior greenyard to 6.5-feet to accommodate two (2) ADA parking spaces in the NT-1 Zoning District.

**OWNER:** St. Petersburg Care Realty, LLC  
c/o Jacob Karmel  
22 Herrick Drive  
Lawrence, New York 11559

**AGENT:** Doug Bartholomew  
896 73<sup>rd</sup> Avenue North  
Saint Petersburg, Florida 33702

**ADDRESSES AND  
PARCEL ID NOS:** 521 69<sup>th</sup> Avenue North; 31-30-17-44478-000-0010  
6911 Turner Street North; 31-30-17-61146-101-0010  
537 Atwood Avenue North; 31-30-17-61146-108-0090

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Corey Malyszka; 727-892-5453

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Housh Ghovae spoke on behalf of the Owner.  
Dough Bartholomew spoke on behalf of the Owner.

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

**MOTION:** Approval of a variance to reduce the 10-foot wide exterior greenyard to 6.5-feet to accommodate two (2) ADA parking spaces in the NT-1 Zoning District, subject to the special conditions in the Staff Report.

**VOTE:** Yes – None.  
No – Griner, Walker, Rutland, Kiernan, Clemmons, Flynt, Singleton.

**CONFLICTS:** None.

**ACTION TAKEN ON  
21-54000007:** Motion to approve **failed** by a vote of 0-7, thereby **denying** the request.

**AGENDA ITEM I-5****CASE NO. 20-32000018****R-14**

**REQUEST:** Approval of a Special Exception and related Site Plan to expand the NWWRF and construct two (2) 31,415 square-foot storage tanks in the IS and NS-1 Zoning Districts. The applicant is requesting a variance to setbacks from 35-feet to 25-feet.

**OWNER:** City of St. Petersburg  
c/o John Palenchar, P.E., Water Resources Director  
P.O. Box 2842  
Saint Petersburg, Florida 33731

**ADDRESSES AND PARCEL ID NOS.:** 7750 26<sup>th</sup> Avenue North; 07-31-16-70038-300-5600  
7701 22<sup>nd</sup> Avenue North; 07-31-16-70038-300-5700  
0 26<sup>th</sup> Avenue North; 07-31-16-93188-000-0011

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Corey Malyszka; 727-892-5453

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Brejesh Prayman spoke regarding the application.  
John Palenchar spoke regarding the application.

**PUBLIC HEARING:** Chris High filled out a blue comment card in favor of the application.  
Jonathan Fernald filled out a blue comment card in favor of the application.

**MOTION:** Approval of a Special Exception and related Site Plan to expand the NWWRF and construct two (2) 31,415 square-foot storage tanks in the IS and NS-1 Zoning Districts. The applicant is requesting a variance to setbacks from 35-feet to 25-feet, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Griner, Rutland, Kiernan, Clemmons, Flynt, Singleton, Reed.  
No – None.

**CONFLICTS:** Walker.

**ACTION TAKEN ON 20-32000018:** Approval of a Special Exception and related Site Plan to expand the NWWRF and construct two (2) 31,415 square-foot storage tanks in the IS and NS-1 Zoning Districts. The applicant is requesting a variance to setbacks from 35-feet to 25-feet; **APPROVED 7-0.**

**AGENDA ITEM I-6****CASE NO. 21-32000003****G-12**

**REQUEST:** Approval of a Special Exception Private School Use with a variance to reduce the minimum required front yard setback from 35-feet to 25-feet to allow for the construction of a walkway canopy in the NT-2 Zoning District.

**OWNER:** Diocese of St Petersburg  
P.O. Box 40200  
Saint Petersburg, Florida 33743-0200

**AGENT:** Jonathan Gotwald  
1900 12<sup>th</sup> Street North  
Saint Petersburg, Florida 33704

**ADDRESS:** 1900 12<sup>th</sup> Street North

**PARCEL ID NO.:** 13-31-16-00000-120-0100

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Michael Larimore; 727-892-5226

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report. Jonathan Gotwald spoke on behalf of the Owner.

**PUBLIC HEARING:** Reverend Robert Gibbons filled out a blue comment card in favor of the application.

**MOTION:** Approval of a Special Exception Private School Use with a variance to reduce the minimum required front yard setback from 35-feet to 25-feet to allow for the construction of a walkway canopy in the NT-2 Zoning District, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** Griner.

**ACTION TAKEN ON  
21-32000003:** Approval of a Special Exception Private School Use with a variance to reduce the minimum required front yard setback from 35-feet to 25-feet to allow for the construction of a walkway canopy in the NT-2 Zoning District; **APPROVED 7-0.**

**AGENDA ITEM J****ADJOURNMENT @ 3:45 P.M.**