



**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**

**August 3, 2021 |
Tuesday
10:02 A.M.**

Commission Members:

Freddy Cuevas, Chair – A
Tim Clemmons, Vice Chair– P
Joe Griner, III – P
Melissa Rutland – P (*left at approximately 3:50 p.m.*)
Matt Walker – P
Darren Stowe – P
Michael Kiernan – A

Alternates:

1. Charles Flynt – P
2. Kiona Singleton – P (*left at approximately 3:50 p.m.*)
3. Todd Reed – A
**A = Absent
P = Present**

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning and Development Services Department
Jennifer Bryla, AICP, Zoning Official
Derek Kilborn, Urban Planning and Historic Preservation Division Manager
Robert Gerdes, Neighborhood Affairs Administrator
Corey Malyszka, AICP, Urban Design and Development Coordinator
Cheryl Bergailo, AICP, Planner II
Adriana Puentes Shaw, AICP, Planner II
Candace Scott, Planner I
Dylan Carlson, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Iris Winn, Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF June 2, 2021, as presented

Minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers were present

G. DEFERRAL

1. Case No. 21-54000029 – 1230 79th Street South – Deferred to July 7, 2021, rescheduled to August 4, 2021

H. PUBLIC HEARING AGENDA

QUASI-JUDICIAL

1. Case No. 21-54000031 – 2100 Park Street North – Appeal – Deferred from June 2, 2021

LEGISLATIVE

2. LDR 2021-03 - Affordable Housing Related Amendment: HB1339

3. LDR 2021-04 – Powers and Duties of CPPC and DRC: HB401

4. Case No. 21-33000006 – 7200 and 7220 4th Street North – Deferred from June 2, 2021**QUASI-JUDICIAL****5. Case No. 21-32000008 – 7200 and 7220 4th Street North****6. Case No. 21-54000049 – 0 4th Street South****7. Case No. 21-11000008 – 2501 Keystone Court North****8. Case No. 21-31000010 – 0, 126 and 136 4th Avenue Northeast****9. Case No. 21-31000009 – 4311 34th Street South****I. ADJOURNMENT AT 4:02 P.M.**

AGENDA ITEM G 1	CASE NO. 21 54000029	S 7
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CASE DEFERRED TO AUGUST 4, 2021

CONTACT PERSON: Michael Larimore; 727-892-5226

AGENDA ITEM H 1	CASE NO. 21 54000031	APPEAL	T 12
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APPEAL: Appeal of an administrative approval of a variance to the Neighborhood Suburban Estate minimum lot size requirements for lot area from 1.0 acres to 0.46 acres and lot width from 200-feet to 86-feet in order to create a buildable lot for a single-family residence.

APPELLANTS: Carlos L. and Chantell Senior
2122 Park Street North
Saint Petersburg, Florida 33710

APPLICANT: Diane Marie Donnelly (*Contract to Purchase*)
215 85th Avenue, Unit 2
Saint Pete Beach, Florida 33706

AGENT: John A. Bodziak
743 49th Street North
Saint Petersburg, Florida 33710

ADDRESS: 2100 Park Street North

PARCEL ID NO.: 13-31-15-44730-000-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate (NSE)

CONTACT PERSON: Jennifer Bryla; 727-892-5344

PRESENTATIONS: Jennifer Bryla made a presentation based on the Staff Report.
Carlos Senior spoke on behalf of the Appellants.
John Bodziak spoke on behalf of the Applicant.

PUBLIC HEARING: Joey Hilker spoke against the application.
Brent Hilker spoke against the application.
Corbin Milligan spoke against the application.
David Class spoke against the application.
Gerryl Cindric spoke against the application.
Diane Donnelly spoke regarding the application.

- MOTION #1:** To amend Special Condition #4 to read as follows, “The removal of any protected trees requires a tree removal permit, except the applicant shall not seek a permit to remove a grand oak tree.”
- VOTE:** Yes – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton.
No – None.
- MOTION #2:** To remove Special Condition #1.
- VOTE:** Yes – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton.
No – None
- MOTION #3:** Appeal of an administrative approval of a variance to the Neighborhood Suburban Estate minimum lot size requirements for lot area from 1.0 acres to 0.46 acres and lot width from 200-feet to 86-feet in order to create a buildable lot for a single-family residence, subject to the amended special conditions of approval.
- VOTE:** Yes – None.
No – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton.
- CONFLICTS:** None.
- ACTION TAKEN ON
21-54000031:** Motion to approve the appeal failed by a vote 7-0, thereby **denying** the appeal and **upholding** the POD decision.

AGENDA ITEM H 2 LDR Affordable Housing Related Amendment HB1339

CITY FILE: LDR 2021-03: LDR – Affordable Housing Related Amendment: HB1339

CONTACT PERSON: Robert Gerdes; 727-893-7876

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

PUBLIC HEARING: No speakers were present.

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).

VOTE: Yes – Walker, Rutland, Stowe, Clemmons, Flynt, Singleton.
No – Griner.

CONFLICTS: None.

**ACTION TAKEN ON
LDR 2021-03:**

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), **APPROVED 6-1.**

AGENDA ITEM H 3 LDR Powers and Duties of CPPC and DRC: HB401**CITY FILE: LDR 2021-04:** LDR – Powers and Duties of CPPC and DRC: HB401**CONTACT PERSON:** Elizabeth Abernethy; 727-892-7868**PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the Staff Report.**PUBLIC HEARING:** No speakers were present.**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).**VOTE:** Yes – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton.
No – None.**CONFLICTS:** None.**ACTION TAKEN ON
LDR-2021-04:**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), **APPROVED 7-0.****AGENDA ITEM H 4 CASE NO. 21 33000006 F 38****REQUEST:** Approval to vacate a 10-foot-wide alley off 72nd Avenue North abutting Lots 4 through 9 of the Dixie Terrace Subdivision between 7200 and 7220 4th Street North.**OWNER:** 4th Street Storage Associates, LLC
c/o Storcon Development, LLC
8437 Tuttle Avenue, Unit 412
Sarasota, Florida 34243**AGENT:** James Porter, Esq. – Akerman Law Firm
401 East Jackson Street, Suite 1700
Tampa, Florida 33602**ADDRESSES AND
PARCEL ID NOS.:** 7200 4th Street North; 30-30-17-21654-000-0040
7220 4th Street North; 30-30-17-40749-001-0010**LEGAL DESCRIPTION:** On File**ZONING:** Corridor Commercial Suburban (CCS-1)**CONTACT PERSON:** Cheryl Bergailo; 727-892-5958**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report.**PUBLIC HEARING:** Jonathan Dorman spoke on behalf of the Owner.**MOTION:** Approval to vacate a 10-foot-wide alley off 72nd Avenue North abutting Lots 4 through 9 of the Dixie Terrace Subdivision between 7200 and 7220 4th Street North.

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

CONFLICTS: None.

**ACTION TAKEN ON
21-33000006:**

Approval to vacate a 10-foot-wide alley off 72nd Avenue North abutting Lots 4 through 9 of the Dixie Terrace Subdivision between 7200 and 7220 4th Street North, **APPROVED 7-0.**

AGENDA ITEM H 5	CASE NO. 21 32000008	F 38
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REQUEST: Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.

OWNER: 4th Street Storage Associates, LLC
Attn: Jonathan Dorman
8437 Tuttle Avenue, #412
Sarasota, Florida 34243

AGENT: James Porter, Esq. – Akerman Law Firm
401 East Jackson Street, #1700
Tampa, Florida 33602

**ADDRESSES AND
PARCEL ID NOS:** 7200 4th Street North; 30-30-17-21654-000-0040
7220 4th Street North; 30-30-17-40749-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONTACT PERSON: Adriana Puentes Shaw; 727-893-7257

PRESENTATIONS: Adriana Puentes Shaw made a presentation based on the Staff Report.

PUBLIC HEARING: Jonathan Dorman spoke on behalf of the Owner.
Tina Bell spoke in favor of the application.

MOTION: Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON**21-32000008:**

Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

AGENDA ITEM H 6**CASE NO. 21 54000049****E 23****REQUEST:**

Approval of a variance to the required front setback from 25-feet, 0-inches required to 16-feet, 0-inches proposed, to reduce the interior left side setback from 7-feet, 6-inches required to 6-feet, 4-inches proposed, to reduce the interior right side setback from 7-feet, 6-inches required to 7-feet, 0-inches proposed and the rear setback from 20-feet, 0-inches required to 17-feet, 6-inches proposed to construct a new single family residence in the NS-1 Zoning District.

OWNER:

Christine Stover
4720 Sunrise Drive South
Saint Petersburg, Florida 33705-4714

AGENT:

Alicia Warburton
100 Beach Drive, Suite #102
Saint Petersburg, Florida 33701

ADDRESS:

0 4th Street South

PARCEL ID NO.:

06-32-17-03708-008-0220

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Suburban Single-Family (NS-1)

CONTACT PERSON:

Candace Scott; 727-892-5192

PRESENTATIONS:

Candace Scott made a presentation based on the Staff Report.

PUBLIC HEARING:

Alicia Warburton spoke on behalf of the Owner.

MOTION #1:

Approval of a variance to the required front setback from 25-feet, 0-inches required to 16-feet, 0-inches proposed.

VOTE:

Yes – None.
No – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton.

MOTION #2:

Approval to reduce the interior left side setback from 7-feet, 6-inches required to 6-feet, 4-inches proposed, to reduce the interior right side setback from 7-feet, 6-inches required to 7-feet, 0-inches proposed and the rear setback from 20-feet, 0-inches required to 17-feet, 6-inches proposed to construct a new single family residence in the NS-1 Zoning District, subject to the special conditions in the Staff Report.

VOTE:

Yes – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton.
No – None.

AGENDA ITEM H 7	CASE NO. 21 11000008	T 14
REQUEST:	Approval of a variance to the required lot width from the required 100-feet to 82-feet and the approval of a lot split to create two (2) buildable lots in the NS-2 Zoning District.	
OWNER:	Richard A. Robertson 2501 Keystone Court North Saint Petersburg, Florida 33710	
ADDRESS:	2501 Keystone Court North	
PARCEL ID NO.:	12-31-15-44856-000-0250	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Suburban Single-Family (NS-2)	
CONTACT PERSON:	Dylan Carlson; 727-892-5978	
PRESENTATIONS:	Dylan Carlson made a presentation based on the Staff Report. Charles Meyer spoke on behalf of the Owner.	
PUBLIC HEARING:	Gerryl Cindric spoke in opposition of the application. David Cindric spoke in opposition of the application. Kristen Beaulieu spoke in opposition of the application.	
MOTION #1:	To add to Special Condition #5 to read as follows, "Site plans for any future development must show the location of all protected and grand trees and including the submittal of any necessary permits and including the adjacent oak tree to the East to be inspected by a certified arborist, prior to any trimming."	
VOTE:	Yes – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton. No – None.	
MOTION #2:	Approval of a variance to the required lot width from the required 100-feet to 82-feet and the approval of a lot split to create two (2) buildable lots in the NS-2 Zoning District, subject to the amended special conditions in the Staff Report.	
VOTE:	Yes – Griner, Walker, Rutland, Stowe, Clemmons, Flynt, Singleton. No – None.	
CONFLICTS:	None.	
ACTION TAKEN ON 21-11000008:	Approval of a variance to the required lot width from the required 100-feet to 82-feet and the approval of a lot split to create two (2) buildable lots in the NS-2 Zoning District, APPROVED 7-0.	

AGENDA ITEM H 8	CASE NO. 21 31000010	E 4
REQUEST:	Approval of a Site Plan to construct a 23-story, 31-unit multi-family development with 1,260 square-feet of commercial space in the DC-3 Zoning District. The applicant is requesting floor area ratio bonuses.	
OWNER:	RaysUp, LLC 146 4 th Avenue Northeast, Unit 600 Saint Petersburg, Florida 33701	
AGENT:	Tim Clemmons, Place Architecture 33 6 th Street South Saint Petersburg, Florida 33701	
ADDRESSES AND PARCEL NOS.	126 4 th Avenue Northeast; 19-31-17-77238-000-0080 0 4 th Avenue Northeast; 19-31-17-73432-001-0010 136 4 th Avenue Northeast; 19-31-17-73432-001-0011	
LEGAL DESCRIPTION:	On File	
ZONING:	Downtown Center (DC-3)	
CONTACT PERSON:	Corey Malyszka; 727-892-5453	
PRESENTATIONS:	Corey Malyszka made a presentation based on the Staff Report. Derek Kilborn spoke regarding the application. Will Conroy spoke on behalf of the Owner. Jenny Miers spoke on behalf of the Owner.	
PUBLIC HEARING:	William Herrmann spoke in opposition of the application. Augie Ribeiro spoke in support of the application. Emily Elwyn spoke in support of a deferral of the application. Lisa Wannemacher spoke in support of the application.	
MOTION:	Approval of a Site Plan to construct a 23-story, 31-unit multi-family development with 1,260 square-feet of commercial space in the DC-3 Zoning District. The applicant is requesting floor area ratio bonuses, subject to the special conditions in the Staff Report.	
VOTE:	Yes – Griner, Walker, Rutland, Stowe, Flynt, Singleton. No – None.	
CONFLICTS:	Clemmons.	
ACTION TAKEN ON 21-31000010:	Approval of a Site Plan to construct a 23-story, 31-unit multi-family development with 1,260 square-feet of commercial space in the DC-3 Zoning District. The applicant is requesting floor area ratio bonuses, subject to the special conditions in the Staff Report, APPROVED 6-0.	

AGENDA ITEM H 9	CASE NO. 21 31000009	K 23
REQUEST:	Approval of a Site Plan to construct an 8-story building with 400-dwelling units, 2,400 square-foot bank with a drive-thru, a 4,500 square-foot restaurant with a drive-thru and a 95,000 square-foot self-storage facility in the CCS-2 Zoning District.	
OWNER:	Maximo Plaza, Inc. 1312 19 th Street, Apt. # 1 Santa Monica, California 90404	
AGENT:	Jack Dougherty 4601 34 th Street South Saint Petersburg, Florida 33711	
ADDRESS:	4311 34 th Street South	
PARCEL ID NO.:	03-32-16-11739-001-0010	
LEGAL DESCRIPTION:	On File	
PRESENTATIONS:	Corey Malyszka made a presentation based on the Staff Report.	
PUBLIC HEARING:	No speakers were present.	
MOTION:	Approval of a Site Plan to construct an 8-story building with 400-dwelling units, 2,400 square-foot bank with a drive-thru, a 4,500 square-foot restaurant with a drive-thru and a 95,000 square-foot self-storage facility in the CCS-2 Zoning District, subject to the special conditions in the Staff Report.	
VOTE:	Yes – Griner, Walker, Stowe, Clemmons, Flynt. No – None.	
CONFLICTS:	Rutland.	
ACTION TAKEN ON 21-31000009:	Approval of a Site Plan to construct an 8-story building with 400-dwelling units, 2,400 square-foot bank with a drive-thru, a 4,500 square-foot restaurant with a drive-thru and a 95,000 square-foot self-storage facility in the CCS-2 Zoning District, subject to the special conditions in the Staff Report, subject to the special conditions in the Staff Report, APPROVED 5-0.	
AGENDA ITEM I	ADJOURNMENT AT 4:02 P.M.	