



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 4, 2021 |
Wednesday
1:02 P.M.**

Commission Members:

Freddy Cuevas, Chair – P
Tim Clemmons, Vice Chair – P
Joe Griner, III – A
Melissa Rutland – P
Matt Walker – P
Darren Stowe – P
Michael Kiernan – A

Alternates:

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

City Staff Present:

Jennifer Bryla, AICP, Zoning Official
Corey Malyszka, AICP, Urban Design and Development Coordinator
Cheryl Bergailo, AICP, Planner II
Michael Larimore, Planner II
Shervon Chambliss, Planner I
Candace Scott, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Iris Winn, Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. SWEARING IN OF WITNESSES

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. PUBLIC COMMENTS – No speakers were present

F. DEFERRAL

1. **Case No. 21-39000002 – 1919 Arrowhead Drive Northeast – Deferred to September 1, 2021, at the Request of the Applicant.**

G. PUBLIC HEARING AGENDA

LEGISLATIVE

1. **Case No. 21-33000012 – 747 4th Avenue North**

QUASI-JUDICIAL

2. **Case No. 21-54000029 – 1230 79th Street South – Deferred to July 7, 2021, rescheduled to August 4, 2021**
3. **Case No. 21-54000058 – 487 23rd Avenue North**
4. **Case No. 21-54000059 – 2024 45th Street North**
5. **Case No. 21-31000011 – 0 Dr. Martin Luther King Jr. Street North**

H. ADJOURNMENT at 3:09 P.M.

AGENDA ITEM F-1 CASE NO. 21-39000002 A-30**CASE DEFERRED TO SEPTEMBER 1, 2021**

CONTACT PERSON: Michael Larimore; 727-892-5226

AGENDA ITEM G-1 CASE NO. 21-33000012 F-4REQUEST: Approval of vacation of a 5-foot-wide dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375.OWNER: Fourth North Holdings, LLC
c/o Giuseppe Villari
447 3rd Avenue North, Suite 402
Saint Petersburg, Florida 33701ADDRESS: 747 4th Avenue North

PARCEL ID NO.: 19-31-17-80322-000-0001

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

CONTACT PERSON: Scot Bolyard; 727-892-5395

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report on behalf of Scot Bolyard.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of vacation of a 5-foot-wide dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375.**VOTE:** Yes – Walker, Rutland, Stowe, Clemmons, Cuevas, Flynt, Singleton.
No – None.**CONFLICTS:** None.**ACTION TAKEN ON
21-33000012:**Approval of vacation of a 5-foot-wide dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375; **APPROVED 7-0.**

AGENDA ITEM G-2**CASE NO. 21-54000029****S-7**

REQUEST: Approval of a variance to reduce the minimum required front yard setback from 30-feet to 22-feet to allow for a residential addition in the NS-2 Zoning District.

OWNER: Ryan and Kathryn Bresler
1230 79th Street South
Saint Petersburg, Florida 33707

AGENT: Jessica M. Icerman, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

ADDRESS: 1230 79th Street South

PARCEL ID NO.: 25-31-15-84150-006-0100

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-2)

CONTACT PERSON: Michael Larimore; 727-892-5226

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report. Jessica Icerman, Esq., spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to reduce the minimum required front yard setback from 30-feet to 22-feet to allow for a residential addition in the NS-2 Zoning District, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

ACTION TAKEN ON 21-54000029: Approval of a variance to reduce the minimum required front yard setback from 30-feet to 22-feet to allow for a residential addition in the NS-2 Zoning District; **APPROVED 4-3.**

AGENDA ITEM G-3**CASE NO. 21-54000058****F-14**

REQUEST: Approval of a variance to the interior side yard setback from 5-feet to 2.1-feet for a generator in the NT-2 Zoning District.

OWNER: James and Dana Schoenbeck
487 23rd Avenue North
Saint Petersburg, Florida 33704

ADDRESS: 487 23rd Avenue North

PARCEL ID NO.: 07-31-17-18936-006-0020

LEGAL DESCRIPTION: On File

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

CONTACT PERSON: Shervon Chambliss; 727-893-4238

PRESENTATIONS: Shervon Chambliss made a presentation based on the Staff Report. James Schoenbeck spoke on his own behalf as the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to the interior side yard setback from 5-feet to 2.1-feet for a generator in the NT-2 Zoning District, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

**ACTION TAKEN ON
21-54000058:** Approval of a variance to the interior side yard setback from 5-feet to 2.1-feet for a generator in the NT-2 Zoning District, subject to the special conditions in the Staff Report; **APPROVED 6-1.**

AGENDA ITEM G-4**CASE NO. 21-54000059****L-12**

REQUEST: Approval of a variance to allow a 6-foot-tall fence in the front yard where a 4-foot-tall fence is permitted within the NS-1 Zoning District.

OWNER: Applicant
2024 45th Street North
Saint Petersburg, Florida 33713

ADDRESS: 2024 45th Street North

PARCEL ID NO.: 15-31-16-48024-000-0170

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: No speakers were present.

MOTION: Approval of a variance to allow a 6-foot-tall fence in the front yard where a 4-foot-tall fence is permitted within the NS-1 Zoning District, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

**ACTION TAKEN ON
21-54000059:** Approval of a variance to allow a 6-foot-tall fence in the front yard where a 4-foot-tall fence is permitted within the NS-1 Zoning District, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM G-5**CASE NO. 21-31000011****A-30**

REQUEST: Approval of a Site Plan Modification to allow the following changes to eliminate the 150,000 square-feet of office space on Tract 1 and replace it with a stormwater retention area and eliminate the approved commercial use on Tract 2 and replace it with a 127-unit apartment complex in the CCS-2 Zoning District.

OWNER: TGM Ibis Land, LLC
650 Fifth Avenue, 26th Floor
New York, New York 10019

AGENT: David M. Smith – Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

**ADDRESSES AND:
PARCEL ID NOS.:** Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0010
Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0020
Ibis Walk Place North; 18-30-17-41817-000-0030
871 Ibis Walk Place North; 18-30-17-41817-000-0040
Ibis Walk Place North; 18-30-17-41817-000-0110
Ibis Walk Place North; 18-30-17-41817-000-0140
Ibis Walk Place North; 18-30-17-41817-000-0120
Ibis Walk Place North 18-30-17-41817-000-0090
Roosevelt Boulevard North; 18-30-17-41817-000-0050
Roosevelt Boulevard North; 18-30-17-41817-000-0060
10334 Roosevelt Boulevard North; 18-30-17-41817-000-0150
10300 Roosevelt Boulevard North; 18-30-17-41817-000-0130
Ibis Walk Place North; 18-30-17-41817-000-0100
Ibis Walk Place North; 18-30-17-41817-000-0080
Ibis Walk Place North; 18-30-17-41817-000-0070

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONTACT PERSON: Corey Malyszka; 727-892-5453

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
David Smith spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a Site Plan Modification to allow the following changes to eliminate the 150,000 square-feet of office space on Tract 1 and replace it with a stormwater retention area and eliminate the approved commercial use on Tract 2 and replace it with a 127-unit apartment complex in the CCS-2 Zoning District, subject to the special conditions in the Staff Report.

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

CONFLICTS: None.

**ACTION TAKEN ON
21-3100011:**

Approval of a Site Plan Modification to allow the following changes to eliminate the 150,000 square-feet of office space on Tract 1 and replace it with a stormwater retention area and eliminate the approved commercial use on Tract 2 and replace it with a 127-unit apartment complex in the CCS-2 Zoning District, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM H ADJOURNMENT at 3:09 P.M.