



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

April 6, 2022
Wednesday
10:07 am

Commission Members:

Tim Clemmons, Chair – P
Michael Kiernan, Vice Chair – P
Todd Reed – P
Melissa Rutland – P
Matt Walker – P
Darren Stowe – P

Alternates:

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

City Staff Present:

Elizabeth Abernethy Planning and Development Services Director
Scot Bolyard, Deputy Zoning Official
Corey Malyszka, Urban Design and Development Coordinator
Adriana Shaw, Planner II
Katrina Lunan-Gordon, Planner II
Cheryl Bergailo, Planner II
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Kayla Eger, Administrative Clerk
Tom Whalen, Planner III, Transportation and Parking Management Department

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF March 3, 2022 – Minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers were present.

G. LEGISLATIVE

1. Case No. 21-33000018 – 501 62nd Ave. NE.

QUASI-JUDICIAL

2. Case No. 21-32000015 – 501 62nd Ave. NE.

3. Case No. 22-32000001 – 220 34th St. N. & 3445 2nd Ave. N. – Deferred from March

4. Case No. 22-32000003 – 3911 & 3939 49th St. N.

5. Case No. 22-51000003 – 249 7th Ave. N.

6. Case No. 22-54000002 – 1916 & 1924 15th Ave. S.

7. Case No. 22-54000005 – 1580 53rd St. N.

8. Case No. 22-54000009 – 920 25th St. N.

9. Case No. 22-54000017 – 2600 1st St. N.

H. ADJOURNMENT

AGENDA ITEM G-1**CASE NO. 21-33000018****E-34 & D-34**

REQUEST: Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast.

OWNER: Pinellas Board of Public Institutions
P.O. Box 2942
Largo, Florida 33779-2942

AGENT: Matt Walker
George F. Young, Inc.
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, FL 33703

ADDRESS: **501 62nd Avenue Northeast**

PARCEL ID NO.: 32-30-17-10458-000-0010

ADDITIONAL ADDRESSES & PARCEL ID NO.'S:

410 64th Avenue Northeast;	31-30-17-28494-011-0070
418 64th Avenue Northeast;	31-30-17-28494-011-0080
400 Davenport Ave Northeast;	31-30-17-28494-004-0080
401 Davenport Ave Northeast;	31-30-17-28494-011-0010
410 Davenport Ave Northeast;	31-30-17-28494-004-0100
411 Davenport Ave Northeast;	31-30-17-28494-011-0020
421 Davenport Ave Northeast;	31-30-17-28494-011-0030
428 Davenport Ave Northeast;	31-30-17-28494-004-0110
434 Davenport Ave Northeast;	31-30-17-28494-004-0120
435 Davenport Ave Northeast;	31-30-17-28494-011-0040
440 Davenport Ave Northeast;	32-30-17-10458-000-0011
6309 Pershing St Northeast;	31-30-17-28494-011-0060

LEGAL DESCRIPTION: On File

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

CONTACT PERSON: Scot Bolyard; 727-892-5395
Scot.Bolyard@stpete.org

PRESENTATIONS: Scot Bolyard made a presentation based on the staff report.

PUBLIC HEARING: Richard Carr Jr. – Opposed; Spoke against the vacation
Larry G. Smith Sr. – Opposed; Spoke against the vacation
Conor Mcatasney – Opposed; Spoke against the vacation
Robert C. Preziosi– In favor; Spoke in support of the vacation
Jalessa Blackshear – Opposed; Spoke against the vacation
Steve Stover – Opposed; Spoke against the vacation
Nathaniel Beaver – Opposed; Spoke against the vacation

MOTION: Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast.

VOTE: Yes – Reed, Stowe, Flynt, Singleton, Clemmons & Kiernan
No – None

CONFLICTS: Walker & Rutland

**ACTION TAKEN ON
21-33000018:**

Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast.

APPROVED 6-0.

AGENDA ITEM G-2**CASE NO. 21-32000015****E-34 & D-34****REQUEST:**

Approval of a special exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA.

OWNER:

Pinellas County School Board
301 4th Street SW
Largo, FL 33770

AGENT:

Jason Novisk
11111 South Belcher Rd.
Largo, FL 33773

REGISTERED OPPONENTS:

Michael C. Barnette
6337 Cedar St. NE.
St. Petersburg, FL 33702

Richard Carr
439 Tennessee Ave. NE.
St. Petersburg, FL 33702

ADDRESS:**501 62nd Ave Northeast****PARCEL ID NO.:**

32-30-17-10458-000-0010

**ADDITIONAL ADDRESSES &
PARCEL ID NO.'S:**

410 64th Avenue Northeast;	31-30-17-28494-011-0070
418 64th Avenue Northeast;	31-30-17-28494-011-0080
400 Davenport Ave Northeast;	31-30-17-28494-004-0080
401 Davenport Ave Northeast;	31-30-17-28494-011-0010
410 Davenport Ave Northeast;	31-30-17-28494-004-0100
411 Davenport Ave Northeast;	31-30-17-28494-011-0020
421 Davenport Ave Northeast;	31-30-17-28494-011-0030
428 Davenport Ave Northeast;	31-30-17-28494-004-0110
434 Davenport Ave Northeast;	31-30-17-28494-004-0120
435 Davenport Ave Northeast;	31-30-17-28494-011-0040
440 Davenport Ave Northeast;	32-30-17-10458-000-0011
6309 Pershing St Northeast;	31-30-17-28494-011-0060

LEGAL DESCRIPTION:

On File

ZONING:

Neighborhood Suburban Single Family (NS-1)

CONTACT PERSON:

Corey Malyszka; 727-892-5453
Corey.Malyszka@stpete.org

PRESENTATIONS:

Corey Malyszka made a presentation based on the staff report.
Jason Jensen made a presentation as the applicant.
Tom Whalen – Answered questions regarding traffic pattern and proposed special conditions related to traffic mitigation (Clemmons & Kiernan)
Richard Carr & Michael Barnette – Spoke as the registered opponents.

PUBLIC HEARING:

Robert R. Yager – Opposed; Spoke regarding concerns about traffic access on Pershing St. NE.

Larry G. Smith Sr. - Opposed; Spoke regarding concerns about traffic impacts to the neighborhood.

Christine Bruner – In favor; Spoke in support of the Site Plan.

Kevin Batdorf – In favor; Spoke in support of the Site Plan.

Gary Grudzinskas – In favor; Spoke in support of Site Plan.

Valerie Myers - Opposed; Spoke regarding concerns about traffic impacts to the neighborhood and entrance/exit on Pershing St NE.

Robert D. Yager - Opposed; Spoke regarding concerns about entrance/exit on Pershing St NE, lighting and noise.

John Watson - Opposed; Spoke regarding concerns about traffic impacts to the neighborhood and safety.

Rick Cannon - Opposed; Spoke regarding concerns about traffic impacts to the neighborhood and entrance/exit on Pershing St NE.

Mike Miller - Opposed; Spoke regarding concerns about traffic impacts to the neighborhood and public access on neighborhood streets.

Bill Markowitz - Opposed; Spoke regarding notice and traffic impacts.

David Cole - Opposed; Spoke regarding concerns about traffic design and impacts to the neighborhood with a YMCA commercial access with extended hours of operation every day.

Steve Stover - Opposed; Spoke regarding concerns about site plan and Pershing Street access.

MOTION:

To remove Special Condition 11 A. i., to change Special Condition 11 A. v. by replacing 62nd Ave. NE. to Pershing St. NE. and amend 11 E. by ending after the first Pershing Street NE.

VOTE:

Yes – Reed, Stowe, Flynt, Singleton, Clemmons & Kiernan
No – None

MOTION:

To add Special Condition #12 stating there shall be a no right turn sign and directional curbing at the northern and southern driveway to prohibit motorists on the site from turning right and traveling north on Pershing Street NE into the neighborhood.

VOTE:

Yes – Reed, Stowe, Flynt, Singleton, Clemmons & Kiernan
No – None

MOTION:

Approval of a special exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA with the amended special conditions

VOTE:

Yes – Reed, Clemmons & Kiernan
No – Stowe, Flynt & Singleton

CONFLICTS:

Rutland & Walker

**ACTION TAKEN ON
21-32000015:**

Approval of a special exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA with the amended special conditions

DENIED 3-3

AGENDA ITEM G-3**CASE NO. 22-32000001****C-56****REQUEST:**

Approval of a major modification to a previously approved site plan to allow redevelopment of an existing car wash.

OWNER:

Big Dan's 34th Street St. Petersburg, LLC
220 34th St. N.
St. Petersburg, FL 33713

ADDRESS:

220 34th St. N. & 3445 2nd Ave. N.

PARCEL ID NO.'s:

22-31-16-01030-001-0020
22-31-16-01030-001-0010
22-31-16-72756-013-0010

LEGAL DESCRIPTION:

On File

ZONING:

Corridor Commercial Suburban (CCS-1) &
Neighborhood Suburban Multi-family (NSM-1)

CONTACT PERSON:

Adriana Shaw; 727-893-7257
Adriana.Shaw@stpete.org

PRESENTATIONS:

Adriana Shaw made a presentation based on the Staff Report.
Maleia Storum spoke as the agent

PUBLIC HEARING:

Marcus Greene – Spoke in support of the request.

MOTION:

Approval of a major modification to a previously approved site plan to allow redevelopment of an existing car wash.

VOTE:

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

CONFLICTS:

None

**ACTION TAKEN ON
22-32000001:**

Approval of a major modification to a previously approved site plan to allow redevelopment of an existing car wash.

APPROVED 7-0

AGENDA ITEM G-4	CASE NO. 22-32000003	M-22
REQUEST:	Approval of a special exception and related site plan to construct a self-service express carwash.	
OWNER:	Rockwell 39th Street, LLC 1918 W. Cass St. Tampa, FL 33606	
AGENT:	Todd Pressman 200 2nd Ave. S., #451 St. Petersburg, FL 33701	
ADDRESSES:	3939 49th St. N. 3911 49th St. N.	
PARCEL ID NO.'S:	04-31-16-73499-000-0020 04-31-16-73499-000-0010	
LEGAL DESCRIPTION:	On File	
ZONING:	Corridor Commercial Suburban (CCS-1)	
CONTACT PERSON:	Corey Malyszka; 727-892-5453 Corey.Malyszka@stpete.org	
PRESENTATIONS:	Corey Malyszka made a presentation based on the Staff Report. Todd Pressman made a presentation as the agent.	
PUBLIC HEARING:	No speakers.	
MOTION:	Approval of a special exception and related site plan to construct a self-service express carwash.	
VOTE:	Yes – Reed, Walker, Stowe, Flynt, Rutland, Kiernan & Clemmons No – None	
CONFLICTS:	None	
ACTION TAKEN ON 22-32000003:	Approval of a special exception and related site plan to construct a self-service express carwash.	

APPROVED 7-0

AGENDA ITEM G-5	CASE NO. 22-51000003	G-8
REQUEST:	Approval of a redevelopment plan to allow reconstruction of two (2) dwelling units with an existing duplex to remain.	
OWNER:	John Johnson & Thomas Yablonski 249 7th Ave. N. St. Petersburg, FL 33701	
ADDRESS:	249 7th Ave. N.	
PARCEL ID NO.:	18-31-17-23850-002-0100	
LEGAL DESCRIPTION:	Lot 10, Block B, R.W. Easley's Addition	
ZONING:	Neighborhood Traditional Single-Family (NT-2)	
CONTACT PERSON:	Shervon Chambliss; 727-893-4238 Shervon.Chambliss@stpete.org	
PRESENTATIONS:	Shervon Chambliss made a presentation based on the Staff Report. John Johnson gave as presentation as the applicant.	
PUBLIC HEARING:	No speakers	
MOTION:	Approval of a redevelopment plan to allow reconstruction of two (2) dwelling units with an existing duplex to remain.	
VOTE:	Yes – Reed, Walker, Rutland, Stowe, Kiernan, Flynt & Singleton No – None	
CONFLICTS:	Clemmons	
ACTION TAKEN ON 22-51000003:	Approval of a redevelopment plan to allow reconstruction of two (2) dwelling units with an existing duplex to remain.	

APPROVED 7-0

AGENDA ITEM G-6	CASE NO. 22-54000002	H-9
REQUEST:	Approval of a variance to lot width and area to create three (3) buildable lots from three (3) platted lots to allow construction of three (3) single-family homes.	
OWNER:	Top 2 Bottom Property Preservation, LLC 13444 Canopy Creek Dr. Tampa, FL 33625	
AGENT:	Harlan Heshelow, Legacy Design Group 5550 Bates St. Seminole, FL 33772	
ADDRESS:	1916 and 1924 15th Avenue S.	
PARCEL ID NO.:	25-31-16-11502-000-0130 25-31-16-11502-000-0150	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional – 1 (NT-1)	
CONTACT PERSON:	Cheryl Bergailo; 727-892-5958 Cheryl.Bergailo@StPete.org	
PRESENTATIONS:	Cheryl Bergailo made a presentation based on the Staff Report. Harlan Heshelow gave a presentation as the agent.	
PUBLIC HEARING:	Carey Graham– Stated that he was not for or against the variance but had some questions and concerns.	
MOTION:	Approval of a variance to lot width and area to create three (3) buildable lots from three (3) platted lots to allow construction of three (3) single-family homes.	
VOTE:	Yes – Reed, Walker, Rutland, Stowe, Flynt, Clemmons & Kiernan No – None	
CONFLICTS:	None	
ACTION TAKEN ON 22-54000002:	Approval of a variance to lot width and area to create three (3) buildable lots from three (3) platted lots to allow construction of three (3) single-family homes.	

APPROVED 7-0

AGENDA ITEM G-7	CASE NO. 22-54000005	N-10
REQUEST:	Approval of an after-the-fact variance to interior side yard and rear yard setbacks to allow an accessory structure (gazebo) to remain.	
OWNER:	Wendy Hessinger 1580 53rd St. N. St. Petersburg, FL 33710	
REGISTERED OPPONENT:	Dani Rose Shur 1560 53rd St. N. St. Petersburg, FL 33710	
ADDRESS:	1580 53rd St. N.	
PARCEL ID NO.:	16-31-16-97218-007-0020	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Suburban Single Family (NS-1)	
CONTACT PERSON:	Katrina Lunan-Gordon; 727-892-5096 Katrina.Lunan-Gordon@stpete.org	
PRESENTATIONS:	Katrina Lunan-Gordon made a presentation based on the Staff Report. Wendy Hessinger – Made a presentation as the applicant. Matt Ianelli – Spoke on behalf of the registered opponent.	
PUBLIC HEARING:	No speakers	
MOTION:	Approval of an after-the-fact variance to interior side yard and rear yard setbacks to allow an accessory structure (gazebo) to remain.	
VOTE:	Yes –Rutland & Kiernan No – Reed, Walker, Stowe, Clemmons & Flynt	
CONFLICTS:	None	
ACTION TAKEN ON 22-54000005:	Approval of an after-the-fact variance to interior side yard and rear yard setbacks to allow an accessory structure (gazebo) to remain.	

DENIED 5-2

AGENDA ITEM G-8	CASE NO. 22-54000009	H-9
REQUEST:	Approval of a variance to lot width from 50' to 45' to create two (2) buildable lots from two (2) platted lots to allow the construction of two (2) single-family homes.	
OWNER:	Domain Homes Inc. 5701 S. MacDill Ave. Tampa, FL 33611	
AGENT:	Catherine Coyle 815 E. Palm Ave. Tampa, FL 33602	
ADDRESS:	920 25th St. N.	
PARCEL ID NO.:	25-31-16-11502-000-0130 25-31-16-11502-000-0150	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional – 2 (NT-2)	
CONTACT PERSON:	Shervon Chambliss; 727-893-4238 Shervon.Chambliss@stpete.org	
PRESENTATIONS:	Shervon Chambliss made a presentation based on the staff report. Fred Henry – Applicant presentation.	
PUBLIC HEARING:	No speakers	
MOTION:	Approval of a variance to lot width from 50' to 45' to create two (2) buildable lots from two (2) platted lots to allow the construction of two (2) single-family homes.	
VOTE:	Yes – Reed, Walker, Stowe, Flynt, Rutland, Clemmons & Kiernan No – None	
CONFLICTS:	None	
ACTION TAKEN ON 22-54000009:	Approval of a variance to lot width from 50' to 45' to create two (2) buildable lots from two (2) platted lots to allow the construction of two (2) single-family homes.	

APPROVED 7-0

AGENDA ITEM G-9	CASE NO. 22-54000017	E-16
REQUEST:	Approval of a variance to front yard setbacks and to location for an in-ground pool to allow placement in front of the principal structure within the platted front yard of the property.	
OWNER:	Alexis Selby 2600 1st St. N. St. Petersburg, FL 33704	
ADDRESS:	2600 1st St. N.	
PARCEL ID NO.:	07-31-17-02754-007-0240	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional 3 (NT-3)	
CONTACT PERSON:	Scot Bolyard; 727-892-5395 Scot.Bolyard@stpete.org	
PRESENTATIONS:	Scot Bolyard made a presentation based on the staff report. Alexis Selby & Scott Peters – Applicant presentation.	
PUBLIC HEARING:	Jean Ball – Opposed; Spoke against the variance Jake Ball – Opposed; Spoke against the variance. Catherine Hamel – Opposed; Left the meeting, indicated they were against the variance. Lisa Pach – In favor; Left the meeting, indicated they were in support of the variance.	
MOTION:	To add special condition number 6 to read, any fencing erected in the street side yard shall be a maximum of four feet high.	
VOTE:	Yes – Reed, Walker, Stowe, Flynt, Singleton, Rutland & Clemmons No – None	
MOTION:	To amend special condition #3 to change 1 st Avenue N. to 1 st Street north and add street side yard.	
VOTE:	Yes – Reed, Walker, Stowe, Flynt, Singleton, Rutland & Clemmons No – None	
MOTION:	Approval of a variance to front yard setbacks and to location for an in-ground pool to allow placement in front of the principal structure within the platted front yard of the property.	
VOTE:	Yes – Walker, Flynt, Rutland, Singleton & Clemmons No – Reed & Stowe	
CONFLICTS:	None	
ACTION TAKEN ON 22-54000017:	Approval of a variance to front yard setbacks and to location for an in-ground pool to allow placement in front of the principal structure within the platted front yard of the property, with the special conditions as amended.	

APPROVED 5-2

AGENDA ITEM H ADJOURNMENT at 5:32 P.M.