



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

March 2, 2022
Wednesday
1:10 P.M.

Commission Members:

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

Alternates:

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

City Staff Present:

Elizabeth Abernethy Planning and Development Services Director
Dave Goodwin, Interim Zoning Official
Scot Bolyard, Deputy Zoning Official
Corey Malyszka, Urban Design and Development Coordinator
Adriana Shaw, Planner II
Cheryl Bergailo, Planner II
Shervon Chambliss, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Kayla Eger, Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF February 2, 2022 – Minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers were present.

G. QUASI-JUDICIAL

1. Case No. 21-33000020 – 701 6th St. S. (Deferred from February)
2. Case No. 21-12000006 – 2331 45th Street South
3. Case No. 21-54000097 – 3538 Bayshore Blvd. Northeast
4. Case No. 21-31000027 – 3049 6th Street South
5. Case No. 22-32000002 – 1590 34th Street North
6. Case No. 22-39000001 – 903 79th Street South
7. Case No. 22-51000002 – 12000 Gandy Blvd.
8. Case No. 21-51000008 – 1227 Jackson Street North

H. ADJOURNMENT

AGENDA ITEM G 1

CASE NO. 21 33000020

F 3

REQUEST: Approval of a vacation of a 20-ft wide section of 6th Avenue South that is 159.25-ft in length located between 7th Street South and 6th Street South.

OWNER: OHI West Inc.
1414 Kuhl Ave. MP 2
Orlando, FL 32806-2008

AGENT: Thomas Glaysher, HD
4830 W Kennedy Blvd., Suite 400
Tampa, FL 33609-2548

ADDRESS: 701 6th St. S.

PARCEL ID NO.: 19-31-17-03478-001-0011

LEGAL DESCRIPTION: On File

ZONING: Employment Center (EC-2)

CONTACT PERSON: Scot Bolyard; 727-892-5395

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

PUBLIC HEARING: No Speakers.

MOTION: Approval of a vacation of a 20-ft wide section of 6th Avenue South that is 159.25-ft in length located between 7th Street South and 6th Street South.

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

CONFLICTS: Walker & Clemmons

ACTION TAKEN ON 21-33000020: Approval of a vacation of a 20-ft wide section of 6th Avenue South that is 159.25-ft in length located between 7th Street South and 6th Street South.

APPROVED 5-0.

AGENDA ITEM G 2

Case No. 21 12000006

L 13

REQUEST: Approval of a Lot Refacing from 24th Avenue S to 45th Street S and a Lot Line Adjustment with a variance to the lot area standard that no lot having less area than the smallest of the lots included in the application be created, to allow construction of one new single-family home and the existing home to remain.

OWNER: National Assets & Company LLC
3959 Van Dyke Rd #193
Lutz, FL 33558

AGENT: George Russell
3959 Van Dyke Rd #193
Lutz, FL 33558

ADDRESS: 2331 45th St. S.

PARCEL ID NO.: 34-31-16-84420-007-0170

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional 1 (NT-1)

CONTACT PERSON: Cheryl Bergailo; 727-892-5958

PRESENTATIONS: Cheryl Bergailo made a presentation based on the staff report.
Craig Taraszka, Esq. – Made a presentation as the agent

PUBLIC HEARING: John Smith – Spoke against the lot refacing.

MOTION: To amend condition of approval #1 from “The streetside setback for the southern lot along 24th Avenue South shall be increased from 12 feet to 25 feet to match the front yard setback requirement of the 24th Avenue South block face.” To “The streetside setback for the southern lot along 24th Avenue South shall be increased from 12 feet to **20** feet to match the front yard setback requirement of the 24th Avenue South block face.”

VOTE: Yes – Reed, Rutland, Stowe, Flynt, Clemmons & Kiernan,
No - Walker

MOTION: Approval of a Lot Refacing from 24th Avenue S to 45th Street S and a Lot Line Adjustment with a variance to the lot area standard that no lot having less area than the smallest of the lots included in the application be created, to allow construction of one new single-family home and the existing home to remain. with the amended special condition #1.

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

CONFLICTS: None

ACTION TAKEN ON 21-12000006: Approval of a Lot Refacing from 24th Avenue S to 45th Street S and a Lot Line Adjustment with a variance to the lot area standard that no lot having less area than the smallest of the lots included in the application be created, to allow construction of one new single-family home and the existing home to remain. with the amended special condition #1.

DENIED 0-7

AGENDA ITEM G 3**CASE NO. 21 5400097****A 20**

REQUEST: Approval of a variance to lot width from 75 feet to 60 feet for two (2) platted lots to create two (2) buildable lots to allow construction of two (2) single-family homes.

OWNER: Bay to Bay Remodel & Design LLC
2009 Forest Dr.
Clearwater, FL 33763

AGENT: Todd Pressman
200 2nd Avenue S #451
St. Petersburg, FL 33701

REGISTERED OPPONENT: Allison Doucette
100 N. Tampa St. Suite 2050
Tampa, FL 33602

ADDRESS: 3538 Bayshore Blvd. NE.

PARCEL ID NO.: 04-21-17-81522-004-0270

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family (NS-1)

CONTACT PERSON: Cheryl Bergailo; 727-892-5958

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.
Todd Pressman made a presentation as the agent.
Allison Doucette spoke as the selected registered opponent.

PUBLIC HEARING: Susie Koch – Spoke against variance
Alex Plotkin – Spoke in support of the variance
John Nestor – Spoke Against the variance
Darden Rice – Spoke against the variance

MOTION: Amend special condition #1 to read “The plans submitted for permitting should substantially resemble those submitted with the approved variance application, with the exception of the rear elevation, which shall be revised to reflect the submitted floorplans, except those revisions that may be made to bring the plans into closer compliance with the Land Development Regulations. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.”

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

CONFLICTS: None

MOTION: To defer case #21-5400097 up to 60 days with the amended special condition #1 to remain upheld.

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

ACTION TAKEN ON 21-5400097: Approval of being deferred up to 60 days with the amended special condition #1 to apply.

DEFERRED 7-0

AGENDA ITEM G 4**Case No. 21 3100027****F 17**

REQUEST: Approval of a site plan to construct a 330-unit multi-family development.

OWNER: SWD Lake Maggiore LLC
360 Central Ave. Suite 1130
St. Petersburg, FL 33701

AGENT: Mark Rios
360 Central Ave. Suite 1130
St. Petersburg, FL 33701

ADDRESS: 3049 6th St. S.

PARCEL ID NO.'S: 31-31-17-08244-000-0101
31-31-17-08244-000-0102

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family (NSM-2)

CONTACT PERSON: Corey Malyszka; 727-892-5453

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Mark Rios & Craig Taraszki, Esq. made a presentation as the agents.

PUBLIC HEARING: Emily Erler spoke in support of the site plan but had some concerns.
Andrew Jagger filled out a blue card against the site plan but did not speak.

MOTION: Approval of a site plan to construct a 330-unit multi-family development with the special conditions of approval.

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

CONFLICTS: None

**ACTION TAKEN ON
21-3100027:** Approval of a site plan to construct a 330-unit multi-family development with the special conditions of approval.

APPROVED 7-0

AGENDA ITEM G 5

Case No. 22 3200002

K 10

REQUEST: Approval of a special exception and related site plan to construct a self-service carwash.

OWNER: BDG Albee LLC – Carlos Yepes
6654 78th Ave. N.
Pinellas Park, FL 33781

AGENT: Donald Mastry
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701

ADDRESS: 1590 34th St. N.

PARCEL ID NO.: 15-31-16-28224-001-0060 & 15-31-16-28224-011-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONTACT PERSON: Adriana Shaw; 727-893-7257

PRESENTATIONS: Adriana Shaw made a presentation based on the Staff Report.
Carlos Yepes gave as presentation as the applicant.

PUBLIC HEARING: No speakers

MOTION: To continue the case at executive session to the May 4th DRC hearing to allow the applicant time to provide a letter confirming Starbucks is developing at a previously planned carwash site.

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

CONFLICTS: None

ACTION TAKEN ON 22-3200002: Approval to continue the case at executive session to the May 4th's DRC hearing to allow the applicant time to provide a letter confirming Starbucks is developing at a previously planned carwash site.

DEFERRED 7-0

AGENDA ITEM G 6

Case No. 22 39000001

S 5

REQUEST: Approval of a dock variance to the side yard setbacks to allow construction of a dock and boatlift.

OWNER: Patricia Keane
903 79th St. S.
St. Petersburg, FL 33707

AGENT: Edge Marine Construction LLC
4790 95th St. N.
St. Petersburg, FL 33708

ADDRESS: 903 79th St. S.

PARCEL ID NO.: 25-31-15-84096-001-0600

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban (NS-2)

CONTACT PERSON: Michael Larimore; 727-892-5226

PRESENTATIONS: Dave Goodwin made a presentation based on the Staff Report.
Patricia Keane gave as presentation as the applicant with Tyson Rawson the agent with Edge Marine.

PUBLIC HEARING: Margavet Clough – Spoke against the variance.

MOTION: To reduce the left minimum setback from 8.25 feet to 0 feet.

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

MOTION: To reduce the right minimum setback from 8.25 feet to 0 feet.

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

MOTION: Approval of a dock variance to reduce the minimum left-side setback from 8.25 feet to 0 feet and to reduce the minimum right-side setback from 8.25 feet to 0 feet to allow construction of a dock and boatlift, subject to the staff conditions of approval.

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

CONFLICTS: None

ACTION TAKEN ON 22-39000001: Approval of a dock variance to reduce the minimum left-side setback from 8.25 feet to 0 feet and to reduce the minimum right-side setback from 8.25 feet to 0 feet to allow construction of a dock and boatlift, subject to the staff conditions of approval.

APPROVED 7-0

AGENDA ITEM G 7

Case No. 22 5100002

G 50

REQUEST: Approval of a Redevelopment Plan and a Special Exception and related site plan to construct a marina, a restaurant, and a 376-unit multi-family development with a variance to the required pedestrian connection between the public rights-of-way and the residential buildings.

OWNER: Gandy Harbor I, II & III, LLC
2840 West Bay Drive, Suite 123
Belleair Bluffs, FL 33770

AGENT: S. Elise Batsel, Esq.
401 East Jackson Street
Tampa, FL 33602

ADDRESS: 12000 Gandy Blvd. N.

PARCEL ID NO.'s: 17-30-17-28602-005-0050
17-30-17-28602-005-0270
17-30-17-28602-005-0271
17-30-17-28602-005-0360
17-30-17-28602-005-0420

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.
Elise Batsel, Esq. – Agent Presentation.

PUBLIC HEARING: No speakers

MOTION: Approval of a Redevelopment Plan and a Special Exception and related site plan to construct a marina, a restaurant and a 376-unit multi-family development with a variance to the required pedestrian connection between the public rights-of-way and the residential buildings.

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

CONFLICTS: None

**ACTION TAKEN ON
22-5100002:** Approval of a Redevelopment Plan and a Special Exception and related site plan to construct a marina, a restaurant, and a 376-unit multi-family development with a variance to the required pedestrian connection between the public rights-of-way and the residential buildings.

APPROVED 6-0

AGENDA ITEM G 8**Case No. 22 5100008****G 8**

REQUEST: Approval of a Redevelopment Plan to allow the redevelopment of an existing triplex into two (2) townhomes.

OWNER: 1227 Investors LLC
200 2nd Avenue South #417
St. Petersburg, FL 33701

AGENT: Canopy Builders LLC
1900 Dr. MLK Jr. St. N.
St. Petersburg, FL 33704

ADDRESS: 1227 Jackson St. N.

PARCEL ID NO.: 07-31-17-18936-003-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional (NT-2)

CONTACT PERSON: Shervon Chambliss; 727-893-4238

PRESENTATIONS: Shervon Chambliss made a presentation based on the staff report.
Ben Gelston – Agent presentation.
Sarah Crymes – Registered opponent presentation.

PUBLIC HEARING: David Donnelly – Spoke against the redevelopment plan.
Wojciech J Laskowski – Spoke against the redevelopment plan.
Nathan Brown – Filled out a card in support of the redevelopment plan but did not speak.

MOTION: Special condition #1 to read “The plans submitted for permitting shall substantially resemble the plans submitted on February 28, 2022, attached to this report. Significant modifications to the plans shall require a new application and public hearing. Development of the site shall comply with all requirements of the NT-2 zoning district.”

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

MOTION: Approval of a Redevelopment Plan to allow the redevelopment of an existing triplex into two (2) townhomes, with the amended special condition number 1.

VOTE: Yes – Flynt, Rutland, Clemmons & Kiernan
No – Reed & Stowe

CONFLICTS: None

ACTION TAKEN ON 22-5100008: Approval of a Redevelopment Plan to allow the redevelopment of an existing triplex into two (2) townhomes, with the amended special condition number 1.

APPROVED 4-2**AGENDA ITEM H****ADJOURNMENT at 7:30 P.M.**