## CITY OF ST. PETERSBURG

**PLANNING & DEVELOPMENT SERVICES DEPT.**

DEVELOPMENT REVIEW SERVICES DIVISION

**DEVELOPMENT REVIEW COMMISSION**

**ACTION TAKEN – MINUTES**

**Council Chambers, City Hall June 1, 2022**

### 175 – 5th Street North Wednesday

**St. Petersburg, Florida 33701 1:04 p.m.**

**Commission Members: Alternates:**

Tim Clemmons, Chair – P 1. Joe Griner, III - A

Michael Kiernan, Vice Chair – P 2. Kiona Singleton, – P

Todd Reed – P 3. Charles Flynt, – P

Melissa Rutland – P – *Arrived @ 1:33 p.m.* **A = Absent**

Matt Walker – P **P = Present**

Darren Stowe – A

**City Staff Present:**

Elizabeth Abernethy Planning and Development Services Director

Joseph Moreda, Zoning Official

Cheryl Bergailo, Planner II

Michael Larimore, Planner II

Candace Scott, Planner I

Christina Boussias, Assistant City Attorney

Kayla Eger, Administrative Clerk

1. **OPENING REMARKS OF CHAIR**
2. **PLEDGE OF ALLEGIANCE**
3. **SWEARING IN OF WITNESSES**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES OF May 4, 2022** *– Minutes approved as presented by a unanimous vote of the Commission.*
6. **PUBLIC COMMENTS –** No speakers were present.
7. **LEGISLATIVE**
   1. **Case No. 22-34000001- Pershing Street NE**

**QUASI-JUDICIAL**

* 1. **Case No. 22-11000008 – 6201 Bayou Grande Blvd. NE.**
  2. **Case No. 22-54000027 – 511 49th Ave. N.**
  3. **Case No. 21-54000099 – 716 14th Ave. NE.**
  4. **Case No. 22-39000003 – 7852 10th Ave. S.**
  5. **Case No. 22-39000004 – 1400 52nd Ave. NE.**
  6. **Case No. 22-31000003 – 635 64th St. S. (Deferred from May 4, 2022)**
  7. **Case No. 22-31000005 – 126 4th Ave. NE.**

1. **ADJOURNMENT**

AGENDA ITEM G-1 CASE NO. 22-34000001 E-34 & D-34

**REQUEST:**            Approval of a Street Closure for Pershing Street NE from 62nd Avenue NE. to Davenport Avenue NE.

**APPLICANT:** City of St. Petersburg

One 4th Street N.

St. Petersburg, FL

**ADDRESS:** **Pershing St. NE btw 62nd Ave. NE. & Davenport Ave. NE.**

**PARCEL ID NO.:** N/A

**LEGAL DESCRIPTION:**    On File

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

**CONTACT PERSON:** Elizabeth Abernethy 727-893-7868

[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

**PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the staff report.

**MOTION:** Approval of a Street Closure for Pershing Street NE from 62nd Avenue NE to Davenport Avenue NE.

**VOTE:** Yes – Reed, Flynt, Singleton, Clemmons & Kiernan

No – None

**CONFLICTS:** Walker & Rutland

**ACTION TAKEN ON**

**22-34000001:** Approval of a Street Closure for Pershing Street NE from 62nd Avenue NE. to Davenport Avenue NE.

**APPROVED 5-0.**

AGENDA ITEM G-2 CASE NO. 22-11000008 B-34

**REQUEST:** Approval of a lot line adjustment and variance to lot width from 75 to 65 feet to create two (2) buildable lots.

**OWNER:** Bayou Grande One, LLC

9355 Seminole Blvd.

Seminole, FL 33772

**ADDRESS:**  **6201 Bayou Grande Blvd. Northeast**

**PARCEL ID NO.:** 33-30-17-81234-001-0010

**LEGAL DESCRIPTION:**        On File

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

**CONTACT PERSON:**  Cheryl Bergailo; 727-892-5958

[Cheryl.Bergailo@stpete.org](mailto:Cheryl.Bergailo@stpete.org)

**PRESENTATIONS:** Cheryl Bergailo - Made a presentation based on the staff report.

Jeff Kinser – Applicant stated he had nothing to add to the staff’s presentation.

**PUBLIC HEARING:** No Speakers

**MOTION:** Approval of a lot line adjustment and variance to lot width from 75 to 65 feet to create two (2) buildable lots.

**VOTE:** Yes – Reed, Flynt, Walker, Singleton, Clemmons & Kiernan

No – None

**ACTION TAKEN ON**

**22-11000008:** Approval of a lot line adjustment and variance to lot width from 75 to 65 feet to create two (2) buildable lots.

**APPROVED 6-0**

AGENDA ITEM G-3 CASE NO. 22-54000027 F-26

**REQUEST:**            Approval of a variance to allow an 8-foot-tall fence and an after-the-fact variance to the required setbacks for an accessory storage structure (shed).

**OWNER:** Stevo Prodanovic

511 49th Ave. N.

St. Petersburg, FL 33703

**ADDRESS:** 511 49th Ave. N.

**PARCEL ID NO.:** 06-31-17-92646-002-0180

**LEGAL DESCRIPTION:**     On File

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

**CONTACT PERSON:**  Candace Scott; 727-892-5192

[Candace.Scott@stpete.org](mailto:Candace.Scott@stpete.org)

**PRESENTATIONS:** Candace Scott made a presentation based on the Staff Report.

Tanja Prodanovic – Made a presentation as her parents’ representative.

Stevo Prodanovic – Spoke as the applicant.

**PUBLIC HEARING:** No speakers

**MOTION:** Approval to amend condition #4 to read “the proposed 8-foot-tall fence is to be 6-foot solid with 2-foot of lattice, located only along the rear property line.”

**VOTE:** Yes – Reed, Rutland & Singleton

No – Walker, Kiernan, Clemmons & Flynt

**DENIED 4-3**

**MOTION:** Approval of a variance to allow an 8-foot-tall fence with the special conditions of approval.

**VOTE:** Yes – None

No – Reed, Rutland, Singleton, Walker, Kiernan, Clemmons & Flynt

**DENIED 7-0**

**MOTION:** Approval of an after-the-fact variance to the required setbacks for an accessory storage structure (shed), subject to the special conditions of approval related to the shed.

**VOTE:** Yes – Reed, Rutland, Singleton, Walker, Kiernan & Clemmons

No –Flynt

**APPROVED 6-1**

**CONFLICTS:** None

**ACTION TAKEN ON**

**22-54000027:** Approval of an after-the-fact variance to the required setbacks for an accessory storage structure (shed), subject to the special conditions of approval related to the shed. **APPROVED 6-1**

AGENDA ITEM G-4 CASE NO. 21-54000099 D-10

**REQUEST:** Approval of a variance to the minimum required lot area for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of one new single-family residence with the existing single-family residence to remain.

**OWNER:** Stephen Pineault & Kathleen Boss Pineault

716 14th Ave. NE.

St. Petersburg, FL 33701

**ADDRESS:**  716 14th Ave. NE.

**PARCEL ID NO.:**  34-31-16-05526-012-0210

**LEGAL DESCRIPTION:**        On File

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

**CONTACT PERSON:**  Cheryl Bergailo; 727-892-5958

[Cheryl.Bergailo@stpete.org](mailto:Cheryl.Bergailo@stpete.org)

**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report.

Stephen Pineault & Kathleen Boss Pineault made a presentation as the applicant.

**PUBLIC HEARING:** No speakers.

**MOTION:** Approval to add a special condition that reads “Prior to approval of the Building Permit for Lot 4, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation. The plan shall include details of methods to protect and preserve the vitality of the Grand Tree on site, such as but not limited to, specifications for the erection of a proper wood or chain link barricade around as much of the tree as possible prior to the commencement of construction activities, root and canopy pruning, detailed methods of construction to avoid major roots and fertilization program. Upon approval of the tree preservation plan, prior to initiation of construction, the Applicant shall mark the footprint of the proposed structure(s) within 20 feet of the tree and schedule a field review with the City Urban Forester”

**VOTE:** Yes – Reed, Walker, Flynt, Rutland, Singleton & Clemmons

No – None

**MOTION:** Approval of a variance to the minimum required lot area for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of one new single-family residence with the existing single-family residence to remain with the amended special conditions of approval.

**VOTE:** Yes – Reed, Walker, Flynt, Rutland, Singleton & Clemmons

No – None

**CONFLICTS:** Kiernan

**ACTION TAKEN ON**

**21-54000099:** Approval of a variance to the minimum required lot area for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of one new single-family residence with the existing single-family residence to remain with the amended special conditions of approval.

**APPROVED 6-0**

AGENDA ITEM G-5 CASE NO. 22-39000003 S-7

**REQUEST:**            Approval of a dock variance to increase the maximum allowable square footage from 304 square feet to 751.75 square feet to allow for a catwalk addition to an existing private residential dock.

**OWNER:** Sherri Granger

7852 10th Avenue South

Saint Petersburg, Florida 33707

**AGENT:** Ryan M. Schmidt, Esq.

4055 Central Avenue

Saint Petersburg, Florida 33713

**ADDRESS:** 7852 10th Ave. S.

**PARCEL ID NO.:**  25-31-15-841114-004-0310

**LEGAL DESCRIPTION:**       On File

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

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

[Michael.Larimore@stpete.org](mailto:Michael.Larimore@stpete.org)

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report.

Ryan Schmidt, Esq. made a presentation as the agent

Sherri Granger spoke as the owner.

Gary Kalke spoke as the contractor owner of Enterprise Marine

**PUBLIC HEARING:** No speakers

**MOTION:** No motion made

**VOTE:** Yes – N/A

No – N/A

**CONFLICTS:** None

**ACTION TAKEN ON**

**22-39000003:** Applicant withdrew the application.

AGENDA ITEM G-6 CASE NO. 22-39000004 B-28

**REQUEST:**            Approval of a dock variance to reduce the minimum required side setbacks for a dock and boatlift to allow for the construction of a new dock and boatlift.

**OWNER:** Kristen King & Greg Schmitz

1400 52nd Ave. NE.

St. Petersburg, FL 33703

**AGENT:** Craig Taraszki (Johnson Pope)

490 1st Ave. S., Suite 700

St. Petersburg, FL 33701

**REGISTERED:** Murphy Bradshaw

**OPPONENT** 5151 14th St. NE.

St. Petersburg, FL 33703

**ADDRESS:** 1400 52nd Ave. NE.

**PARCEL ID NO.:** 04-3117-72577-001-0320

**LEGAL DESCRIPTION:**       On File

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

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

[Michael.Larimore@stpete.org](mailto:Michael.Larimore@stpete.org)

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report.

Craig Taraszki made a presentation as the agent.

Murphy Bradshaw made a presentation as registered opponent.

**PUBLIC HEARING:** No speakers

**MOTION:** Approval to defer up to 60 days to allow the applicant time to provide additional information.

**VOTE:** Yes – Reed, Walker, Rutland, Singleton, Flynt, Clemmons & Kiernan

No – None

**CONFLICTS:** None

**ACTION TAKEN ON**

**22-39000004:** Approval to defer up to 60 days to allow the applicant time to provide additional information.

**APPROVED 7-0**

AGENDA ITEM G-7 CASE NO. 22-31000003 K-10

**REQUEST:**            Approval of a site plan to construct one four-story building with 85

dwelling units.

**OWNER:** Blue 64th St. LLC

5300 W Cypress St., Suite 200

Tampa, FL 33607

**ADDRESS:** 635 64th St. S.

**PARCEL ID NO.:** 20-31-16-47052-000-0010

**LEGAL DESCRIPTION:**        On File

**ZONING:**                           Neighborhood Suburban Multi-family (NSM-1)

**CONTACT PERSON:** Elizabeth Abernethy; 727-893-7868

[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

**PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the Staff Report.

Donald Mastry made a presentation as the agent.

**PUBLIC HEARING:** Michelle Lancaster- Spoke against the site plan.

Chelsea Fairbank – Spoke against the site plan.

Lisa Wright – Spoke against the site plan.

Luiz Correia – Spoke against the site plan.

**MOTION:** Approval of a site plan to construct one four-story building with 85

dwelling units.

**VOTE:** Yes –Rutland, Kiernan, Singleton, Reed, Clemmons, Flynt

No – None

**CONFLICTS:** Walker

**ACTION TAKEN ON**

**22-31000003:** Approval of site plan to construct one four-story building with 85

dwelling units.

**APPROVED 6-0**

AGENDA ITEM G-8 CASE NO. 22-31000005 E-4

**REQUEST:**            Approval of a site plan modification to amend the previously approved floor area ratio bonuses and special conditions of approval.

**OWNER:** DDA – 126, LLC

1215 Franklin Street

Tampa, Florida 33602

**AGENT:** Craig Taraszki, Johnson Pope

490 1st Avenue South, Suite 700

Saint Petersburg, Florida 33701

**ADDRESS:** 126 4th Ave. Northeast

**PARCEL ID NO.:** 19-31-17-77238-000-0080

19-31-17-73432-001-0010

19-31-17-73432-001-0011

**LEGAL DESCRIPTION:**        On File

**ZONING:**                           Downtown Center (DC-3)

**CONTACT PERSON:** Elizabeth Abernethy; 727-893-7868

[Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

**PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the staff report.

Craig Taraszki made a presentation as the agent.

**PUBLIC HEARING:** No speakers

**MOTION:** Approval of a site plan modification to amend the previously approved floor area ratio bonuses and special conditions of approval.

**VOTE:** Yes – Reed, Walker, Rutland, Flynt & Kiernan

No – None

**CONFLICTS:** Clemmons

**ACTION TAKEN ON**

**22-31000005:** Approval of a site plan modification to amend the previously approved floor area ratio bonuses and special conditions of approval.

**APPROVED 5-0**

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