



CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION  
DEVELOPMENT REVIEW COMMISSION

ACTION TAKEN – MINUTES

Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

July 6, 2022  
Wednesday  
1:09 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  
Kiona Singleton - P

**Alternates:**

1. Joe Griner, III - P  
2. Charles Flynt, – P  
3. Kristen Vaughn-Morico - A  
**A = Absent**  
**P = Present**

**City Staff Present:**

Joseph Moreda, Zoning Official  
Corey Malyszka, Urban Design and Development Coordinator  
Cheryl Bergailo, Planner II  
Michael Larimore, Planner II  
Jordan Elmore, Planner I  
Adriana Shaw, Planner II  
Michael Dema, Assistant City Attorney  
Tom Whalen, Planner III, Transportation and Parking Management Department  
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 June 1, 2022** – *Minutes approved as presented by a unanimous vote of the Commission.*

**F. PUBLIC COMMENTS** – No speakers were present.

**G. Deferred Case**

1. Case No. 22-31000011 – 200 & 216 Mirror Lake Dr. N. / 745 2nd Ave. N.

-Deferred to September 7th, 2022, DRC

2. Case No. 22-32000005 – 400 45<sup>th</sup> Ave. S.

-Deferred to August 3<sup>rd</sup>, 2022 DRC

**H. Withdrawn**

1. Case No. 22-31000008 – 232 & 256 2<sup>nd</sup> St. N. / 234 3<sup>rd</sup> Ave. N.

**I. LEGISLATIVE****1. LDR 2022-02 – Amendment Related to CRA procedures****QUASI-JUDICIAL**

- 2. Case No. 22-39000004 – 1400 52nd Ave. NE. – Deferred from June**
- 3. Case No. 22-54000041 – 3538 17th Ave. N.**
- 4. Case No. 22-54000040 – 3000 52<sup>nd</sup> St. N.**
- 5. Case No. 22-11000014 – 3625 2<sup>nd</sup> Ave. S.**
- 6. Case No. 22-31000012 – 3850 Pompano Dr. SE.**
- 7. Case No. 22-31000010 – 610 3rd Ave. S. – Appeal of a streamline approval.**
- 8. Case No. 22-31000007 – 1st St. & 4th Ave. N.**

**J. ADJOURNMENT**

<b>AGENDA ITEM I-1</b>	<b>CASE NO. LDR-2022-02</b>
<b>REQUEST:</b>	Approval of a finding of consistency with the City’s Comprehensive Plan for Amendments to the Land Development Regulations related to CRA Procedures, for the sole purpose of providing an updated cross-reference.
<b>CONTACT PERSON:</b>	Michael Dema/Elizabeth Abernethy <a href="mailto:Elizabeth.Abernethy@stpete.org">Elizabeth.Abernethy@stpete.org</a>
<b>PRESENTATIONS:</b>	Michael Dema made a presentation on behalf of Elizabeth Abernethy based on the staff report.
<b>MOTION:</b>	Approval of a finding of consistency with the City’s Comprehensive Plan for Amendments to the Land Development Regulations related to CRA Procedures, for the sole purpose of providing an updated cross-reference.
<b>VOTE:</b>	Yes – Reed, Walker, Rutland, Stowe, Singleton, Clemmons & Kiernan No – None
<b>CONFLICTS:</b>	None
<b>ACTION TAKEN ON LDR-2022-02:</b>	Approval of a finding of consistency with the City’s Comprehensive Plan for Amendments to the Land Development Regulations related to CRA Procedures, for the sole purpose of providing an updated cross-reference.

**APPROVED 7-0.**

**AGENDA ITEM I-2****CASE NO. 22-3900004****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 52<sup>nd</sup> Avenue Northeast  
Saint Petersburg, Florida 33703

**AGENT:** Craig Taraszki  
Johnson Pope  
490 1<sup>st</sup> Avenue South, Suite 700  
Saint Petersburg, Florida 33701

**REGISTERED OPPONENT** Murphy Bradshaw  
5151 14<sup>th</sup> St. NE.  
St. Petersburg, FL 33703

**ADDRESS:** 1400 52<sup>nd</sup> Ave. NE.

**PARCEL ID NO.'S:** 04-31-17-72577-001-0320

**LEGAL DESCRIPTION:** On File

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

**CONFLICTS:** Stowe & Griner – *Not at the June hearing to hear the case detail.*

**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.  
Murphy Bradshaw – Registered Opponent Presentation.  
Craig Taraszki – Made a presentation as the agent.

**PUBLIC HEARING:** No Speakers

**MOTION:** To allow the applicant and registered opponent no more than one hour to discuss a revised site plan that all parties can agree on.

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

**MOTION:** 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 with the special conditions of approval and is constructed to the newly revised Site Plan.

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

**ACTION TAKEN ON 22-3900004:** 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 with the special conditions of approval and is constructed to the newly revised Site Plan.

**APPROVED 7-0**

**AGENDA ITEM I-3                      CASE NO. 22-5400041                      K-10**

**REQUEST:** Approval of an after-the-fact variance to the rear yard setback for a glass pool enclosure and to the side and rear yard setbacks to a shed.

**OWNER:** Osmani Pompa  
3538 17th Ave. N.  
St. Petersburg, FL

**AGENT:** RU Project Management Group, LLC  
Ruth Londono  
1502 W. Busch Blvd., Suite D  
Tampa, FL 33612

**ADDRESS:** 3538 17th Ave. N.

**PARCEL ID NO.'S:** 15-31-16-28224-013-0060

**LEGAL DESCRIPTION:** On File

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

**CONFLICTS:** None

**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.  
Ruth Londono – Agent presentation.

**PUBLIC HEARING:** No speakers

**MOTION:** Approval of an after-the-fact variance to the rear yard setback for a glass pool enclosure and to the side and rear yard setbacks to a shed.

**VOTE:** Yes – None  
No – Reed, Walker, Rutland, Stowe, Singleton, Kiernan & Clemmons.

**ACTION TAKEN ON 22-5400041:** Approval of an after-the-fact variance to the rear yard setback for a glass pool enclosure and to the side and rear yard setbacks to a shed.

**DENIED 0-7**

**AGENDA ITEM I-4****CASE NO. 22-5400040****N-18**

**REQUEST:** Approval of a variance to allow an inground pool in the front yard 12'3" from the property line.

**OWNER:** Pamela Rocco  
3000 52<sup>nd</sup> St. N.  
St. Petersburg, FL 33710

**ADDRESS:** 3000 52<sup>nd</sup> St. N.

**PARCEL ID NO.:** 09-31-16-10998-005-0160

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Jordan Elmore; 727-892-5978  
[Jordan.Elmore@stpete.org](mailto:Jordan.Elmore@stpete.org)

**PRESENTATIONS:** Jordan Elmore - Made a presentation based on the staff report.  
Pamela Rocco - Made a presentation as the applicant.

**PUBLIC HEARING:** Lee Holderbaum – Against the variance.

**MOTION:** Approval of a variance to allow an inground pool in the front yard 12'3" from the property line.

**VOTE:** Yes –Rutland, Singleton & Kiernan.  
No – Reed, Walker, Stowe & Clemmons.

**ACTION TAKEN ON 22-5400040:** Approval of a variance to allow an inground pool in the front yard 12'3" from the property line.

**DENIED 4-3**

**AGENDA ITEM I-5****CASE NO. 22-11000014****K-1**

**REQUEST:** Approval of a lot line adjustment with variance to lot width and area to create two (2) buildable lots from two (2) platted lots in common ownership.

**OWNER:** Redev Real Estate, LLC  
9993 86th Street  
Seminole, FL 33777

**AGENT:** Jonathan Lee Quality Construction Consulting, LLC  
3557 63<sup>rd</sup> St. N.  
St. Petersburg, FL 33710

**ADDRESS:** 3625 2<sup>nd</sup> Ave. S.

**PARCEL ID NO.:** 22-31-16-96228-003-0130

**LEGAL DESCRIPTION:** On File

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

**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.

**PUBLIC HEARING:** No speakers

**MOTION:** Approval of a lot line adjustment with variance to lot width and area to create two (2) buildable lots from two (2) platted lots in common ownership.

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

**CONFLICTS:** None

**ACTION TAKEN ON 22-11000014:** Approval of a lot line adjustment with variance to lot width and area to create two (2) buildable lots from two (2) platted lots in common ownership.

**APPROVED 7-0**

**AGENDA ITEM I-6****CASE NO. 22-3100012****E-19**

**REQUEST:** Approval of a major modification to a previously approved Site Plan to construct an additional 13-town houses.

**OWNER:** Coquina Key Prop Owners Assn Inc  
3870 Pompano Dr SE  
St. Petersburg, FL 33705

**DEVELOPER:** Sight Development  
1925 E. 6th Ave.  
Tampa, FL 33605

**AGENT:** Anne Pollack, Fletcher Fisher Pollack P.L.  
433 Central Ave., Suite 400  
St. Petersburg, FL 33762

**ADDRESS:** 3850 Pompano Dr. SE.

**PARCEL ID NO.:** 06-32-17-51444-017-0003

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Adriana Shaw; 727-893-7257  
[Adriana.Shaw@stpete.org](mailto:Adriana.Shaw@stpete.org)

**PRESENTATIONS:** Adriana Shaw - Made a presentation based on the Staff Report.  
Anne Pollack - Made a presentation as the agent.

**PUBLIC HEARING:** Michael McGraw – Spoke in favor of the Site Plan.  
Lily Howard – Spoke in favor of the Site Plan.

**MOTION:** Approval of a major modification to a previously approved Site Plan to construct an additional 13-town houses.

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

**CONFLICTS:** Walker

**ACTION TAKEN ON 22-3100012:** Approval of a major modification to a previously approved Site Plan to construct an additional 13-town houses.

**APPROVED 7-0**

**AGENDA ITEM I-7****CASE NO. 22-31000010****F-1**

**REQUEST:** Appeal of a streamline approval of a site plan to construct a 5-story, 40-unit residential building with F.A.R bonuses.

**APPELLANT:** 3<sup>rd</sup> Ave. South Townhomes Property Owners Association, Inc.  
P.O. Box 101  
St. Petersburg, FL 33701

**OWNER:** NJR Castille Urbana LLC  
460 3rd St. N.  
St. Petersburg, FL 33701

**AGENT:** Joe Delinks  
460 3rd St. N.  
St. Petersburg, FL 33701

**ADDRESS:** 610 3<sup>rd</sup> Ave. S., 325 & 317 6<sup>th</sup> St. S.

**PARCEL ID NO.:** 19-31-17-74466-062-0010, 19-31-17-74466-062-0011,  
19-31-17-74466-062-0012 & 19-31-17-74466-062-0020

**LEGAL DESCRIPTION:** On File

**ZONING:** Downtown Center (DC-2)

**CONTACT PERSON:** Corey Malyszka; 727-892-5453  
[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)

**PRESENTATIONS:** Corey Malyszka - Made a presentation based on the Staff Report.  
Al Enzweiler & Patricia Murphy - Made a presentation as the appellants.  
Joe Delinks – Made a presentation as the applicant.

**PUBLIC HEARING:** None

**MOTION:** To amend Special Condition #3 to add “PVC vinyl fence” as the required fence to be installed. To amend Special Condition #4 to add “if visible” before shall be decorative.

**VOTE:** Yes –Walker, Rutland, Stowe, Singleton, Reed, Flynt & Griner.  
No – None

**MOTION:** To defer up to 60 days to allow time for additional information on the appeal of a streamline approval of a site plan to construct a 5-story, 40-unit residential building with F.A.R bonuses with the special conditions of approval as amended.

**VOTE:** Yes –Walker, Rutland, Stowe, Singleton, Reed, Flynt & Griner.  
No – None

**CONFLICTS:** Clemmons & Kiernan

**ACTION TAKEN ON 22-31000010:** Approval to defer up to 60 days to allow time for additional information on the appeal of a streamline approval of a site plan to construct a 5-story, 40-unit residential building with F.A.R bonuses with the special conditions of approval as amended.

**APPROVED 7-0**



**AGENDA ITEM I-8****CASE NO. 22-3100007****E-4**

<b>REQUEST:</b>	Approval of a Site Plan modification to increase the number of residential units to 36-units and modify the floor area ratio bonuses.
<b>OWNER:</b>	The Driven Ziggy, LLC 40 Tomoka Ridge Way Ormond Beach, FL 32174
<b>AGENT:</b>	Craig Taraszki 490 1 <sup>st</sup> Ave. S., Suite 700 St. Petersburg, FL 33701
<b>REGISTERED OPPONENT:</b>	William Herrmann 130 4 <sup>th</sup> Ave. N. #514 St. Petersburg, FL 33701
<b>ADDRESS:</b>	SW corner of 4 <sup>th</sup> Ave. N. & 1 <sup>st</sup> St. N.
<b>PARCEL ID NO.:</b>	19-31-17-74466-012-0031 and 19-31-17-74466-012-0013
<b>LEGAL DESCRIPTION:</b>	On File
<b>ZONING:</b>	Downtown Center (DC-2)
<b>CONTACT PERSON:</b>	Corey Malyszka; 727-892-5453 <a href="mailto:Corey.Malyszka@stpete.org">Corey.Malyszka@stpete.org</a>
<b>PRESENTATIONS:</b>	Corey Malyszka - Made a presentation based on the staff report. Craig Taraszki - Made a presentation as the agent. William Herrmann – Made a presentation as the registered opponent.
<b>PUBLIC HEARING:</b>	Jeff Farnsworth – Spoke about concerns but is not for or against the Site Plan modification. Helen Moore – Against the Site Plan modification. Darden Rice - Against the Site Plan modification. Iris Yetter - Against the Site Plan modification. Rebecca Falkenberry - Against the Site Plan modification. Betty Candelora - Against the Site Plan modification. Richard Candelora - Against the Site Plan modification. Elena Ris - Against the Site Plan modification. Trisha Thomas - Against the Site Plan modification. Terry Smith - Against the Site Plan modification. Kathy Smith - Against the Site Plan modification. Jane Koda - Against the Site Plan modification. Wayne Thomas - Against the Site Plan modification. Elvin Quinones - Against the Site Plan modification. Loretta Hampson - Against the Site Plan modification. Emily Elwyn - Against the Site Plan modification. Gail Herrmann - Against the Site Plan modification. Manny Leto - Against the Site Plan modification. Linn Sennott - Against the Site Plan modification.
<b>MOTION:</b>	Approval of a Site Plan modification to increase the number of residential units to 36-units and modify the floor area ratio bonuses.
<b>VOTE:</b>	Yes – None No – Walker, Rutland, Stowe, Singleton, Reed, Flynt & Griner.
<b>CONFLICTS:</b>	Kiernan & Clemmons

**ACTION TAKEN ON  
22-3100007:**

Approval of a Site Plan modification to increase the number of residential units to 36-units and modify the floor area ratio bonuses.

**DENIED 0-7**

**AGENDA ITEM J**

**ADJOURNMENT at 7:46 P.M.**