



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

September 7, 2022  
Wednesday  
10:06 a.m.

**Commission Members:**

Tim Clemmons, Chair – P  
Michael Kiernan, Vice Chair – P  
Todd Reed – A  
Melissa Rutland – P arrived @ 10:27 a.m.  
Matt Walker – P  
Darren Stowe – P  
Kiona Singleton - P

**Alternates:**

1. Joe Griner, III – P arrived @ 12:18 p.m.  
2. Charles Flynt, – P  
3. Kristen Vaughn-Morico – P Left @ 2:08 p.m.

**A = Absent**

**P = Present**

**City Staff Present:**

Elizabeth Abernethy, Planning and Development Services Director  
Corey Malyszka, Zoning Official  
Scot Bolyard, Deputy Zoning Official  
Cheryl Bergailo, Planner II  
Michael Larimore, Planner II  
Jordan Elmore, Planner I  
Katrina Lunan-Gordon, Planner II  
Adriana Shaw, Planner II  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Kayla Eger, Administrative Clerk

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. ANNOUNCEMENTS**

**D. SWEARING IN OF WITNESSES**

**E. ROLL CALL**

**F. APPROVAL OF MINUTES OF – August 3, 2022**

**G. PUBLIC COMMENTS**

**H. DEFERRED CASE**

1. Case No. 22-31000014 – 1624, 1642, 1650 & 1662 Burlington Avenue N.  
-Deferred to October 5<sup>th</sup>, 2022, DRC

**I. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

1. LDR 2022-04 – Amendments to Lighting standards
2. LDR 2022-05 - DC and EC-2 Open Space amendment
3. Case No. 19-33000002 – 300, 335 & 800 2<sup>nd</sup> Avenue NE.
4. Case No. 22-33000012 – 7555 Dr. Martin Luther King Jr. Street N.
5. Case No. 22-33000011 – 2700 Driftwood Road S.

**CONTINUANCES**

6. Case No. 22-11000018 – 1235 21<sup>st</sup> Avenue N. (Continued from August 3<sup>rd</sup>)  
 7. Case No. 22-31000010 – 610 3<sup>rd</sup> Avenue. S., 325 6<sup>th</sup> Street S. & 317 6<sup>th</sup> Street S. (Continued from July 6, 2022.)

**QUASI-JUDICIAL**

8. Case No. 22-51000004 – 257 Mateo Way NE.  
 9. Case No. 22-54000014 – 7845 12<sup>th</sup> Street N.  
 10. Case No. 22-54000051 – 2845 13<sup>th</sup> Street N.  
 11. Case No. 22-54000056 – 706 Villa Grande Avenue S.  
 12. Case No. 22-54000057 – 1717 Massachusetts Avenue NE.  
 13. Case No. 22-54000064 – 35<sup>th</sup> Street S. btw Queensboro Avenue S. & 18<sup>th</sup> Avenue S.  
 14. Case No. 22-31000013 – 747 4<sup>th</sup> Avenue N.

**J. ELECTION OF OFFICERS – Chair & Vice-Chair****K. ADJOURNMENT OF PUBLIC HEARING**

<b>AGENDA ITEM I 1</b>	<b>CASE NO. LDR 2022-04</b>
<b>REQUEST:</b>	Approval of a text amendment to Land Development Regulation Section 16.40.070 Lighting
<b>CONTACT PERSON:</b>	Elizabeth Abernethy; 727-893-7868 <a href="mailto:Elizabeth.Abernethy@stpete.org">Elizabeth.Abernethy@stpete.org</a>
<b>PRESENTATIONS:</b>	Elizabeth Abernethy made a presentation based on the staff report.
<b>MOTION:</b>	Making a finding of consistency with the Comprehensive Plan and recommending to City Council APPROVAL of the text amendment to Land Development Regulation Section 16.40.070 Lighting
<b>VOTE:</b>	Yes – Walker, Stowe, Singleton, Kiernan, Clemmons, Vaughn-Morico, & Flynt No – None
<b>CONFLICTS:</b>	None
<b>ACTION TAKEN ON LDR-2022-04:</b>	Making a finding of consistency with the Comprehensive Plan and recommending to City Council APPROVAL of the text amendment to Land Development Regulation Section 16.40.070 Lighting.

**APPROVED 7-0.**

AGENDA ITEM I 2	CASE NO. LDR 2022-05
<b>REQUEST:</b>	Approval of text amendments to Land Development Regulations Sections 16.20.120.7.3 and 16.20.130.6.1 creating a process for requesting allocation of funds from the DC and EC-2 Open Space funds.
<b>CONTACT PERSON:</b>	Elizabeth Abernethy; 727-893-7868 <a href="mailto:Elizabeth.Abernethy@stpete.org">Elizabeth.Abernethy@stpete.org</a>
<b>PRESENTATIONS:</b>	Elizabeth Abernethy made a presentation based on the staff report.
<b>MOTION:</b>	Approval of text amendments to Land Development Regulations Sections 16.20.120.7.3 and 16.20.130.6.1 creating a process for requesting allocation of funds from the DC and EC-2 Open Space funds.
<b>VOTE:</b>	Yes – Walker, Rutland, Stowe, Singleton, Kiernan, Clemmons, & Vaughn-Morico No – None
<b>CONFLICTS:</b>	None
<b>ACTION TAKEN ON LDR-2022-05:</b>	Approval of text amendments to Land Development Regulations Sections 16.20.120.7.3 and 16.20.130.6.1 creating a process for requesting allocation of funds from the DC and EC-2 Open Space funds.

APPROVED 7-0

AGENDA ITEM I 3	CASE NO. 19 33000002	D 2 & D 4
<b>REQUEST:</b>	One-year extension of approval of a vacation of 2nd Avenue NE right-of-way from the east boundary of Bayshore Drive NE to the main ship channel of Tampa Bay.	
<b>OWNER:</b>	City of St. Petersburg P.O. Box 2842 St. Petersburg, FL 33731	
<b>APPLICANT:</b>	Raul Quintana City of St. Petersburg P.O. Box 2842 Saint Petersburg, Florida 33731	
<b>ADDRESS:</b>	300, 335, and 800 2nd Avenue NE.	
<b>PARCEL ID NO.'S:</b>	335 2nd Avenue NE; 19-31-17-74466-000-0030 800 2nd Avenue NE; 20-31-17-00000-240-0100 300 2nd Avenue NE; 19-31-17-74466-000-0041	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Downtown Center-3 & Downtown Center-Park (DC-3 and DC-P)	
<b>CONFLICTS:</b>	Clemmons	
<b>CONTACT PERSON:</b>	Cheryl Bergailo; 727-892-5958 <a href="mailto:Cheryl.Bergailo@stpete.org">Cheryl.Bergailo@stpete.org</a>	
<b>PRESENTATIONS:</b>	Cheryl Bergailo - Made a presentation based on the Staff Report. Raul Quintana – Made as presentation as the agent.	
<b>PUBLIC HEARING:</b>	No speakers	
<b>MOTION:</b>	One-year extension of approval of a vacation of 2nd Avenue NE right-of-way from the east boundary of Bayshore Drive NE to the main ship channel of Tampa Bay.	
<b>VOTE:</b>	Yes – Walker, Rutland, Stowe, Singleton, Kiernan, Flynt & Vaughn-Morico. No – None	

**ACTION TAKEN ON  
19-33000002:**

One-year extension of approval of a vacation of 2nd Avenue NE right-of-way from the east boundary of Bayshore Drive NE to the main ship channel of Tampa Bay.

**APPROVED 7-0**

**AGENDA ITEM I 4****CASE NO. 22 33000012****F 40****REQUEST:**

Approval to vacate the subsurface rights under the 16-foot alley on Lot 53 of the Gandy Highway Subdivision.

**OWNER:**

PR St. Pete, LLC c/o Shawn Jones  
110 Front Street, Suite 300  
Jupiter, FL 33477

**ADDRESSES:**

7555 Dr. Martin Luther King, Jr. Street N. (Lot 53)

**PARCEL ID NO.:**

30-30-17-30060-000-0530

**LEGAL DESCRIPTION:**

On File

**ZONING:**

Neighborhood Suburban - 2 (NS-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.  
Sean Jones – Made a presentation as the applicant.  
Craig Hill - Made a presentation as the engineer.

**PUBLIC HEARING:**

Tina Schwartz – Spoke in opposition to the request.

**MOTION:**

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

**VOTE:**

Yes – Walker, Rutland, Stowe, Singleton, Kiernan, Clemmons & Vaughn-Morico.  
No – None

**ACTION TAKEN ON  
22-33000012:**

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

**APPROVED 7-0**

AGENDA ITEM I 5	CASE NO. 22-33000011	E 15
<b>REQUEST:</b>	Approval to vacate the southernmost 8,043 square feet of Driftwood Road S., between 2680 and 2700 Driftwood Road S., to Big Bayou in the Second Addition to Driftwood Subdivision.	
<b>OWNER:</b>	Timothy and Janna Ranney 4600 Waterford Court NE St. Petersburg, FL 33703	
<b>ADDRESS:</b>	2700 Driftwood Road S.	
<b>PARCEL ID NO.:</b>	31-31-17-00000-130-0200	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Neighborhood Suburban Single-Family - 2 (NS-2)	
<b>CONTACT PERSON:</b>	Cheryl Bergailo; 727-892-5958 <a href="mailto:Cheryl.Bergailo@stpete.org">Cheryl.Bergailo@stpete.org</a>	
<b>PRESENTATIONS:</b>	Cheryl Bergailo - Made a presentation based on the Staff Report. David Phillips – Made as presentation as the agent.	
<b>PUBLIC HEARING:</b>	Tyler Hayden – Spoke in support of the request. Arthur Skinner – Spoke in opposition of the request. Maureen Sheedy – Spoke in opposition of the request. Robbie Gammack - Spoke in opposition of the request. Marfin Himmelfarb - Spoke in opposition of the request. Bruce Ahern - Spoke in opposition of the request. Trish Moore - Spoke in opposition of the request. Shepard Grimes - Spoke in opposition of the request. Roby O'Brien - Spoke in opposition of the request. B.J. Sheffield - Spoke in opposition of the request. John Suding - Spoke in opposition of the request. Jeanette Himmelfarb - Spoke in opposition of the request. Samuel "Sandy" Wismer - Spoke in opposition of the request.	
<b>MOTION:</b>	Approval to vacate the southernmost 8,043 square feet of Driftwood Road S., between 2680 and 2700 Driftwood Road S., to Big Bayou in the Second Addition to Driftwood Subdivision.	
<b>VOTE:</b>	Yes –None No – Walker, Rutland, Stowe, Singleton, Kiernan, Clemmons & Griner	
<b>CONFLICTS:</b>	None	
<b>ACTION TAKEN ON 22-33000011:</b>	Approval to vacate the southernmost 8,043 square feet of Driftwood Road S., between 2680 and 2700 Driftwood Road S., to Big Bayou in the Second Addition to Driftwood Subdivision.	

**DENIED 0-7**

AGENDA ITEM I 6	CASE NO. 22 11000018	G 12
<b>REQUEST:</b>	Approval of variances to minimum lot width, lot area, and setbacks to create two buildable parcels and retain the existing home. Case continued from August 3 <sup>rd</sup> , 2022, DRC hearing.	
<b>OWNER:</b>	Cascade Landings, LLC 520 Brightwaters Boulevard NE. St. Petersburg, FL 33704	
<b>AGENT:</b>	Joe Delinks 460 3rd Street N. St. Petersburg, FL 33701	
<b>ADDRESS:</b>	1235 21 <sup>st</sup> Avenue N.	
<b>PARCEL ID NUMBER:</b>	13-31-16-26208-001-0120	
<b>ZONING:</b>	Neighborhood Traditional Single-Family (NT-2)	
<b>CONTACT PERSON:</b>	Michael Larimore; 727-892-5226 <a href="mailto:Michael.Larimore@stpete.org">Michael.Larimore@stpete.org</a>	
<b>PRESENTATIONS:</b>	Michael Larimore - Made a presentation based on the Staff Report.	
<b>PUBLIC HEARING:</b>	No speakers	
<b>MOTION:</b>	Approval of variances to minimum lot width, lot area, and setbacks to create two buildable parcels and retain the existing home.	
<b>VOTE:</b>	Yes – Rutland, Stowe, Singleton, Clemmons, Griner & Flynt. No – None	
<b>CONFLICTS:</b>	None	
<b>ACTION TAKEN ON 22-11000018:</b>	Approval of variances to minimum lot width, lot area, and setbacks to create two buildable parcels and retain the existing home.	

**APPROVED 6-0**

AGENDA ITEM I 7	CASE NO. 22 31000010	F 1
<b>REQUEST:</b>	Appeal of streamline approval of a site plan to construct a 5-story, 40-unit residential building with F.A.R bonuses. Case continued from July 6 <sup>th</sup> , 2022, DRC hearing.	
<b>APPELLANT:</b>	3 <sup>rd</sup> Ave. South Townhomes Property Owners Association, Inc. P.O. Box 101 St. Petersburg, FL 33701	
<b>OWNER:</b>	NJR Castille Urbana LLC 460 3rd Street N. St. Petersburg, FL 33701	
<b>AGENT:</b>	Joe Delinks 460 3rd Street N. St. Petersburg, FL 33701	
<b>ADDRESS:</b>	610 3 <sup>rd</sup> Avenue. S., 325 & 317 6 <sup>th</sup> Street S.	
<b>PARCEL ID NO.:</b>	19-31-17-74466-062-0010; 0011; 0012 and 0020	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	(Neighborhood Suburban Single-Family-2) (NS-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. Al Enzweiler & Patricia Murphy – Made a presentation as the appellant. Natalie Gomez – Made a presentation as the applicant.	
<b>PUBLIC HEARING:</b>	None	
<b>MOTION:</b>	Appeal of streamline approval of a site plan to construct a 5-story, 40-unit residential building with F.A.R bonuses. Case continued from July 6 <sup>th</sup> , 2022, DRC hearing.	
<b>VOTE:</b>	Yes – None No – Rutland, Stowe, Singleton, Flynt, Walker & Griner.	
<b>CONFLICTS:</b>	Kiernan & Clemmons	
<b>ACTION TAKEN ON 22-31000010:</b>	Approval of an appeal of streamline approval of a site plan to construct a 5-story, 40-unit residential building with F.A.R bonuses. Case continued from July 6 <sup>th</sup> , 2022, DRC hearing.	

**DENIED 0-6**

AGENDA ITEM I 8	CASE NO. 22 51000004	D 14
<b>REQUEST:</b>	Approval of a Redevelopment Plan to allow the redevelopment of an existing duplex into two (2) townhomes in the NS-1 zoning district.	
<b>APPLICANT:</b>	Morni Construction Inc. 4655 W. Beach Park Drive Tampa, FL 33609	
<b>AGENT:</b>	Igor Savic 3941 Moody Street St. Pete Beach, FL 33706	
<b>ADDRESSES:</b>	257 Mateo Way NE.	
<b>PARCEL ID NO.:</b>	08-31-17-72630-000-0040	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Neighborhood Suburban Single-Family - 1 (NS-1)	
<b>CONTACT PERSON:</b>	Scot Bolyard; 727-892-5395; <a href="mailto:Scot.Bolyard@stpete.org">Scot.Bolyard@stpete.org</a>	
<b>PRESENTATIONS:</b>	Scot Bolyard- Made a presentation based on the staff report. Igor Savic - Made a presentation as the agent.	
<b>PUBLIC HEARING:</b>	Jake Hesster – Spoke in opposition of the request.	
<b>MOTION:</b>	Approval of a Redevelopment Plan to allow the redevelopment of an existing duplex into two (2) townhomes in the NS-1 zoning district.	
<b>VOTE:</b>	Yes – Walker, Stowe, Singleton, Clemmons, Griner & Flynt No – None	
<b>CONFLICTS:</b>	Kiernan & Rutland	
<b>ACTION TAKEN ON 22-51000004:</b>	Approval of a Redevelopment Plan to allow the redevelopment of an existing duplex into two (2) townhomes in the NS-1 zoning district.	

**APPROVED 6-0**



AGENDA ITEM 19	CASE NO. 22 54000014	G 42
<b>REQUEST:</b>	Approval of an after-the-fact variance to front yard setback to allow an accessory structure (carport) to remain.	
<b>APPLICANT:</b>	Lokesh James 7845 12 <sup>th</sup> Street N. St. Petersburg, FL 33702	
<b>AGENT:</b>	Kyle D. Bass, Esq. 5453 Central Avenue. St. Petersburg, FL 33710	
<b>ADDRESSES:</b>	7845 12 <sup>th</sup> Street N.	
<b>PARCEL ID NO.:</b>	25-30-16-98406-001-0220	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Neighborhood Suburban Single-Family-1 (NS-1)	
<b>CONTACT PERSON:</b>	Katrina Lunan-Gordon; 727-892-5096; <a href="mailto:Katrina.Lunan-Gordon@StPete.org">Katrina.Lunan-Gordon@StPete.org</a>	
<b>PRESENTATIONS:</b>	Katrina Lunan-Gordon - Made a presentation based on the staff report. Kyle D. Bass, Esq. – Made a presentation as the agent.	
<b>PUBLIC HEARING:</b>	None	
<b>MOTION:</b>	Approval of an after-the-fact variance to front yard setback to allow an accessory structure (carport) to remain.	
<b>VOTE:</b>	Yes – Rutland No – Walker, Stowe, Singleton, Kiernan, Clemmons & Griner	
<b>CONFLICTS:</b>	None	
<b>ACTION TAKEN ON 22-54000014:</b>	Approval of an after-the-fact variance to front yard setback to allow an accessory structure (carport) to remain.	

**DENIED 1-6**

AGENDA ITEM I 10	CASE NO. 22 54000051	H 16
REQUEST:	Approval of a variance to the minimum required lot area and lot width for two (2) platted lots to create two (2) buildable lots for single-family residences.	
APPLICANT:	Backstreets Canopy Woodlawn LLC 248 Mirror Lake Drive N. St. Petersburg, FL 33701	
ADDRESSES:	2845 13 <sup>th</sup> St. N.	
PARCEL ID NO.:	12-31-16-74286-000-0250	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional - 2 (NT-2)	
CONTACT PERSON:	Michael Larimore; 727-892-5226 <a href="mailto:Michael.Larimore@stpete.org">Michael.Larimore@stpete.org</a>	
PRESENTATIONS:	Michael Larimore - Made a presentation based on the staff report. Ben Gelston – Made a presentation as the applicant.	
PUBLIC HEARING:	Assiria Nelson – Spoke in opposition of the request. Victoria Ferguson – Spoke in opposition of the request. Patrick Farese – Spoke in favor of the request.	
MOTION:	Approval of a variance to the minimum required lot area and lot width for two (2) platted lots to create two (2) buildable lots for single-family residences.	
VOTE:	Yes – Walker, Rutland, Singleton, Stowe, Griner, Kiernan & Clemmons No – None	
CONFLICTS:	None	
ACTION TAKEN ON 22-54000051:	Approval of a variance to the minimum required lot area and lot width for two (2) platted lots to create two (2) buildable lots for single-family residences.	

**APPROVED 7-0**

AGENDA ITEM I 11	CASE NO. 22 54000056	R 3
<b>REQUEST:</b>	Approval of an after-the-fact variance to interior side yard setback to allow an accessory structure (garage) to remain.	
<b>APPLICANT:</b>	Hellen Davis 706 Villa Grande Avenue S. St. Petersburg, FL 33707	
<b>AGENT:</b>	John Bodziak 743 49 <sup>th</sup> Street N. St. Petersburg, FL 33710	
<b>ADDRESSES:</b>	706 Villa Grande Avenue S.	
<b>PARCEL ID NO.:</b>	30-31-16-00504-000-0060	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Neighborhood Traditional Single-Family (NT-3)	
<b>CONTACT PERSON:</b>	Katrina Lunan-Gordon; 727-892-5096. <a href="mailto:Katrina.Lunan-Gordon@stpete.org">Katrina.Lunan-Gordon@stpete.org</a>	
<b>PRESENTATIONS:</b>	Katrina Lunan-Gordon – Made a presentation based on the staff report. Jack Bodziak – Made a presentation as the agent.	
<b>PUBLIC HEARING:</b>	Kathryn Sole Esq. – In opposition of the request. Amy Petrucelli – In opposition of the request. Barbara Brosan – In opposition of the request. David & Sharon Brett – In opposition of the request.	
<b>MOTION:</b>	Approval of an after-the-fact variance to interior side yard setback to allow an accessory structure (garage) to remain.	
<b>VOTE:</b>	Yes – None No – Walker, Rutland, Singleton, Stowe, Griner, Kiernan & Clemmons	
<b>CONFLICTS:</b>	None	
<b>ACTION TAKEN ON 22-54000056:</b>	Approval of an after-the-fact variance to interior side yard setback to allow an accessory structure (garage) to remain.	

**DENIED 0-7**

AGENDA ITEM I 12	CASE NO. 22 54000057	A 26
<b>REQUEST:</b>	Approval of a variance to lot area and width to create two (2) buildable lots on two (2) non-conforming lots in common ownership to allow for the construction of two (2) single-family residences.	
<b>APPLICANT:</b>	1717 Massa LLC 10450 Gulf Blvd. Treasure Island, FL 33706	
<b>AGENT:</b>	Todd Pressman 200 2 <sup>nd</sup> Avenue. S. #451 St. Petersburg, FL 33701	
<b>ADDRESSES:</b>	1717 Massachusetts Avenue. NE.	
<b>PARCEL ID NO.:</b>	04-31-17-81450-008-0240	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Neighborhood Suburban - 1 (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.  
 Todd Pressman – Made a presentation as the agent.

**PUBLIC HEARING:** No speakers.

**MOTION:** Approval of a variance to lot area and width to create two (2) buildable lots on two (2) non-conforming lots in common ownership to allow for the construction of two (2) single-family residences.

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

**CONFLICTS:** Walker

**ACTION TAKEN ON 22-54000057:** Approval of a variance to lot area and width to create two (2) buildable lots on two (2) non-conforming lots in common ownership to allow for the construction of two (2) single-family residences.

APPROVED 7-0

**AGENDA ITEM I 13****CASE NO. 22 54000064****K 9**

**REQUEST:** Approval of variances to the minimum parking requirement and minimum front yard setbacks to allow for the construction of a new single-family residence.

**APPLICANT:** Faith House Florida Inc.  
 163 24<sup>th</sup> Avenue S.  
 St. Petersburg, FL 33705

**AGENT:** Nick Price  
 458 Locklie Street  
 Dunedin, FL 34698

**ADDRESSES:** 35th Street S. btw Queensboro Avenue. S. & 18th Avenue. S.

**PARCEL ID NO.:** 27-31-16-75402-000-0110

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional - 1 (NT-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.  
 Nick Price – Made a presentation as the agent.

**PUBLIC HEARING:** Vatasha Maxwell – Spoke in opposition of the request.

**MOTION:** Approval of variances to the minimum parking requirement and minimum front yard setbacks to allow for the construction of a new single-family residence.

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

**CONFLICTS:** None

**ACTION TAKEN ON 22-54000064:** Approval of variances to the minimum parking requirement and minimum front yard setbacks to allow for the construction of a new single-family residence.

APPROVED 7-0

AGENDA ITEM I 14	CASE NO. 22 31000013	F 4
<b>REQUEST:</b>	Approval of a site plan to construct a 16-story, 135-unit multi-family development. The applicant is requesting F.A.R and height bonuses.	
<b>APPLICANT:</b>	Vallari Giuseppe Fourth North Holdings LLC 447 3 <sup>rd</sup> Avenue N. St. Petersburg, FL 33701	
<b>AGENT:</b>	Michel Regignano 3680 46 <sup>th</sup> Avenue S. Apt. 833 St. Petersburg, FL 33711	
<b>REGISTERED OPPONENT:</b>	William Herrmann 130 4 <sup>th</sup> Ave. N. #514 St. Petersburg, FL 33701	
<b>ADDRESSES:</b>	747 4 <sup>th</sup> Avenue. N.	
<b>PARCEL ID NO.:</b>	19-31-17-80322-000-0060; 19-31-17-80322-000-0070 19-31-17-80322-000-0050; 19-31-17-80322-000-0030 19-31-17-80322-000-0020; 19-31-17-80322-000-0010 19-31-17-80322-000-0120; 19-31-17-80322-000-0040 19-31-17-80322-000-0110; 19-31-17-80322-000-0001 19-31-17-80322-000-0100; 19-31-17-80322-000-0090 19-31-17-80322-000-0080	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Downtown Center-2 (DC-2)	
<b>CONTACT PERSON:</b>	Adriana Shaw; 727-893-7257 <a href="mailto:Adriana.Shaw@stpete.org">Adriana.Shaw@stpete.org</a>	
<b>PRESENTATIONS:</b>	Adriana Shaw - 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>	No speakers	
<b>MOTION:</b>	To add special condition #18 that the applicant shall purchase 7,089 sq. ft. of historic TDR's.	
<b>VOTE:</b>	Yes – Walker, Rutland, Singleton, Stowe, Griner, Kiernan & Clemmons No –None	
<b>MOTION:</b>	Modify special conditions number 3 and 4 to replace the word “shall” with “may”.	
<b>VOTE:</b>	Yes – Walker, Rutland, Singleton, Stowe, Griner, Kiernan & Clemmons No –None	
<b>MOTION:</b>	Approval of a site plan to construct a 16-story, 135-unit multi-family development. The applicant is requesting F.A.R and height bonuses with the amended special conditions of approval.	
<b>VOTE:</b>	Yes – Walker, Rutland, Singleton, Stowe, Griner, Kiernan & Clemmons No –None	
<b>CONFLICTS:</b>	None	

**ACTION TAKEN ON  
22-31000013:**

Approval of a site plan to construct a 16-story, 135-unit multi-family development. The applicant is requesting F.A.R and height bonuses with the amended special conditions of approval.

**APPROVED 7-0**

**AGENDA ITEM J****ELECTION OF OFFICERS****MOTION:**

Approval of the appointment of Michael Kiernan as Chairman of the committee.

**VOTE:**

Yes – Walker, Rutland, Singleton, Stowe, Griner, Kiernan & Clemmons  
No –None

**APPROVED 7-0**

**MOTION:**

Approval of the appointment of Todd Reed as Vice-Chairman of the committee.

**VOTE:**

Yes – Walker, Rutland, Singleton, Stowe, Griner, Kiernan & Clemmons  
No –None

**APPROVED 7-0**

**AGENDA ITEM K****ADJOURNMENT at 7:07 P.M.**