



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

November 2, 2022
Wednesday
1:03 p.m.

Commission Members:

Michael Kiernan, Chair – P – Left @ 5:07 p.m.
Todd Reed, Vice Chair – P
Tim Clemmons – P
Melissa Rutland – P
Matt Walker – P Arrived @ 1:19 p.m.
Darren Stowe – A
Kiona Singleton - P

Alternates:

1. Joe Griner, III – P – Left @ 4:45 p.m.
2. Charles Flynt, – P
3. Kristen Vaughn-Morico – A
A = Absent
P = Present

City Staff Present:

Elizabeth Abernethy, Planning and Development Services Director
Derek Kilborn, Urban Design and Historic Preservation Manager
Corey Malyszka, Zoning Official
Adriana Shaw, Urban Design and Development Coordinator
Cheryl Bergailo, Planner II
Katrina Lunan-Gordon, Planner II
Michael Larimore, Planner II
Jordan Elmore, 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 October 5, 2022

F. PUBLIC COMMENTS

G. DEFERRED CASE

1. Case No. 22-54000068 – 7141 4th Street N.
- Deferred to December 7, 2022.

H. PUBLIC HEARING AGENDA

LEGISLATIVE

1. 22-33000018 – 1160 62nd Avenue NE.

QUASI-JUDICIAL

2. Case No. 22-31000011 – 200 / 216 Mirror Lake Drive N. & 745 2nd Avenue N.
(Deferred from October 5, 2022) – **Deferred to January 4, 2023.**
3. Case No. 22-52000004 – 7900 Dr. MLK Jr. Street N.
4. Case No. 22-54000054 – 7326 34th Avenue N.
5. Case No. 22-54000055 – 6636 Pinellas Point Drive S.
6. Case No. 22-54000062 – 251 61st Street N.
7. Case No. 22-54000066 – 346 16th Avenue NE.
8. Case No. 22-54000068 – 7141 4th Street N.
9. Case No. 22-54000069 – 4901 5th Avenue N.
10. Case No. 22-54000071 – 4465 13th Avenue N.
11. Case No. 22-54000073 – 3526 13th Avenue N.

I. ADJOURNMENT OF PUBLIC HEARING

AGENDA ITEM H-1	CASE NO. 22-33000018	C-32
REQUEST:	Approval of a partial vacation of street right-of-way on the south side of 62nd Avenue NE abutting Lot 1 in Block 1 of the NE Water Reclamation Facility Subdivision, at 1160 62nd Avenue NE, the Northeast Water Reclamation Facility.	
OWNER:	City of St. Petersburg P.O. Box 2842 St. Petersburg, FL 33731	
AGENT:	Tanel Andry, P.E. One Fourth Street N. St. Petersburg, FL 33701	
ADDRESS:	1160 62 nd Avenue Northeast	
PARCEL ID NO.'S:	32-30-17-59748-001-0010	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Suburban (NS-1)	
CONTACT PERSON:	Cheryl Bergailo; 727-892-5958. Cheryl.Bergailo@stpete.org	
PRESENTATIONS:	Cheryl Bergailo made a presentation based on the staff report. Tanel Andry made a presentation as the agent.	
PUBLIC SPEAKERS:	None	
MOTION:	Approval of a partial vacation of street right-of-way on the south side of 62nd Avenue NE abutting Lot 1 in Block 1 of the NE Water Reclamation Facility Subdivision, at 1160 62nd Avenue NE, the Northeast Water Reclamation Facility.	
VOTE:	Yes –Rutland, Singleton, Griner, Kiernan, Clemmons, Reed, & Flynt No – None	
CONFLICTS:	None	
ACTION TAKEN ON 22-33000018:	Approval of a partial vacation of street right-of-way on the south side of 62nd Avenue NE abutting Lot 1 in Block 1 of the NE Water Reclamation Facility Subdivision, at 1160 62nd Avenue NE, the Northeast Water Reclamation Facility. APPROVED 7-0.	

REQUEST: Approval of a site plan to construct an 18-story building with 77-dwelling units, 840 sq. ft. commercial space, and a 133-space parking garage. The applicant is requesting F.A.R & building height bonuses.

OWNER: Tony Mullersman
Sunrise Group LLC
200 Mirror Lake Dr. N.
St. Petersburg, FL 33701

AGENT: Tim Clemmons
33 6th Street S. Suite 400
St. Petersburg, FL 33701

ADDRESS: 200 & 216 Mirror Lake Drive N. / 745 2nd Avenue N.

PARCEL ID NO.'S: 19-31-17-48654-001-0010; 0011; 0020 and 0030

LEGAL DESCRIPTION: On File

ZONING: Downtown Center – 2 (DC-2)

CONTACT PERSON: Corey Malyszka; 727-892-5453.
Corey.Malyszka@stpete.org

PRESENTATIONS: Corey Malyszka made a presentation based on the staff report.
Craig Taraszki, Jenny & Hudson Harr made a presentation as the agents.

*After staff and applicant presentations, the DRC voted to defer the item to January to provide time for the applicant to resolve some outstanding comments that made by staff. The DRC did not open the meeting for public comments. The speaker list includes those who were there to speak on the item and if they were in support, objection or did not indicate either for the project.

PUBLIC SPEAKERS: Drexey Smith – Did not speak, blue card is against the request.
Robin Reed – Did not speak, blue card is against the request.
Debie Mazor – Did not speak, blue card is against the request.
Manny Leto – Did not speak, blue card does not indicate against or in favor of the request.
William Herrmann - Did not speak, blue card is against the request.

MOTION: Approval to defer the request to the January 4, 2022, DRC hearing.

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

CONFLICTS: Clemmons

ACTION TAKEN ON 22-3100011: Approval to defer the request to the January 4, 2022, DRC hearing.

APPROVED 7-0

REQUEST: Approval of a reinstatement of an abandoned grandfathered use and to change from the grandfathered office use to a grandfathered retail use.

OWNER: RNN Holdings LLC
7900 Dr. MLK Jr. St. N.
St. Petersburg, FL 33702

AGENT: Miljan Radic
520 Somerhill Dr. NE.
St. Petersburg, FL 33710

ADDRESSES: 7900 Dr. Martin Luther King Jr Street N.

PARCEL ID NO.: 25-30-16-98462-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family (NSM-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.
Mark Barneby – Made a presentation as the agent.

PUBLIC HEARING: Lou Ann Ruppel – Spoke against the request.
Patricia Skeens – Spoke against the request.
Roger Graham – Spoke against the request.
Linda Jones – Spoke against the request.
Carol Wilson – Spoke against the request.

MOTION: Approval to add condition #7 to limit the hours of operation from 8a.m. – 8 p.m.

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

APPROVED 7-0

MOTION: Approval to add condition #8 to install a 6' tall fence in compliance with City code, along the West side of the property from the Northwest corner south to the two north facing parking spaces.

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

APPROVED 7-0

MOTION: Approval of a reinstatement of an abandoned grandfathered use and to change from the grandfathered office use to a grandfathered retail use with the special conditions of approval as amended.

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

APPROVED 7-0

CONFLICTS: None.

ACTION TAKEN ON 22-52000004: Approval of a reinstatement of an abandoned grandfathered use and to change from the grandfathered office use to a grandfathered retail use with the special conditions of approval as amended.

AGENDA ITEM G-4**CASE NO. 22-54000054****R-18**

REQUEST: Approval of an after-the-fact variance to the front yard impervious surface ratio to allow artificial turf in the front yard to remain.

OWNER: Edgar & Karen Oliver
7326 34th Avenue North
St. Petersburg, FL 33710

ADDRESS: 7326 34th Avenue N.

PARCEL ID NO.'S: 06-31-16-92862-099-0050

LEGAL DESCRIPTION: On File

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

CONTACT PERSON: Jordan Elmore; 727-892-5978.
Jordan.Elmore@stpete.org

PRESENTATIONS: Jordan Elmore - Made a presentation based on the Staff Report.
Edgar & Karen Oliver – Made as presentation as the applicant.

PUBLIC HEARING: No speakers

MOTION: Approval of an after-the-fact variance to the front yard impervious surface ratio to allow artificial turf in the front yard to remain.

VOTE: Yes –Rutland.
No – Reed, Walker, Singleton, Clemmons, Kiernan, Flynt.

CONFLICTS: None

ACTION TAKEN ON 22-54000054: Approval of an after-the-fact variance to the front yard impervious surface ratio to allow artificial turf in the front yard to remain. **DENIED 1-6**

AGENDA ITEM G-5**CASE NO. 22-54000055****I-33 & I-35**

REQUEST: Approval of an after-the-fact variance to the side yard setback to permit an existing shed to remain.

OWNER: Charles McElfresh & Cynthia Sweet
6636 Pinellas Point Dr. S.
St. Petersburg, FL 33712

ADDRESS: 6636 Pinellas Point Drive S.

PARCEL ID NUMBER: 11-32-16-85248-001-0090

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

CONTACT PERSON: Michael Larimore; 727-892-5226.
Michael.Larimore@stpete.org

PRESENTATIONS: Michael Larimore - Made a presentation based on the Staff Report.
Charles McElfresh & Cynthia Sweet – Made a presentation as the applicant.

PUBLIC HEARING: No speakers

MOTION: Approval of an after-the-fact variance to the side yard setback to permit an existing shed to remain.

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

CONFLICTS: None

ACTION TAKEN ON 22-54000055: Approval of an after-the-fact variance to the side yard setback to permit an existing shed to remain. **APPROVED 4-3**

REQUEST:	Approval of variances for a 6-foot-tall fence, front yard setback, design requirements and the maximum impervious surface ratio in the front yard to allow for the construction of a new in-ground pool and paver deck.	
OWNER:	Lara Hise 251 61 st St N St. Petersburg, FL 33710	
AGENT:	Amber Lissy, Island Way Pools 110 Island Way Clearwater Beach, FL 33767	
ADDRESS:	251 61 st Street N.	
PARCEL ID NO.:	20-31-16-48222-032-0140	
LEGAL DESCRIPTION:	On File	
ZONING:	Lake Pasadena Development BLK 32, Lot 14	
CONTACT PERSON:	Jordan Elmore; 727-892-5978. Jordan.Elmore@stpete.org	
PRESENTATIONS:	Jordan Elmore - Made a presentation based on the Staff Report. Amber Lissy – Made as presentation as the agent.	
PUBLIC HEARING:	No Speakers.	
MOTION:	Approval of variances to allow a 6-foot-tall fence with a 0' setback, subject to the special conditions of approval.	
VOTE:	Yes – Rutland & Singleton. No – Reed, Walker, Clemmons & Flynt.	DENIED 2-4
MOTION:	Approval of a variance for a 12' setback in the front yard to allow for the construction of a new in-ground pool.	
VOTE:	Yes - Reed, Walker, Rutland, Singleton, Flynt & Clemmons. No – None.	APPROVED 6-0
MOTION:	Approval of a variance to allow paver patios to have a 5'-6" setback in the front yard, subject to the conditions of approval.	
VOTE:	Yes - Reed, Walker, Rutland, Singleton, Flynt & Clemmons. No – None.	APPROVED 6-0
MOTION:	Approval of a variance to allow the I.S.R. in the front yard to increase from 25% to 34.4%, subject to the special conditions of approval.	
VOTE:	Yes - Reed, Rutland, Singleton, Flynt & Clemmons. No – Walker.	APPROVED 5-1
CONFLICTS:	None	
ACTION TAKEN ON 22-5400062:	Approval of variances to allow a 6-foot-tall fence with a 0' setback, subject to the special conditions of approval. Approval of a variance for a 12' setback in the front yard to allow for the construction of a new in-ground pool. Approval of a variance to allow paver patios to have a 5'6" setback in the front yard, subject to the conditions of approval.	Denied 2-4 Approved 6-0 Approved 6-0

REQUEST: Approval of a variance to setbacks for the construction of a freestanding sign.

OWNER: WWS 22 006 4th St N LLC
142 West Platt Street
Tampa, Florida 33606

AGENT: Creative Sign Designs
c/o Addie Mentry
12801 Commodity Place
Tampa, Florida 33626

ADDRESSES: 7141 4th Street N.

PARCEL ID NO.: 30-30-17-12582-001-0080

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONTACT PERSON: Michael Larimore; 727-892-5226.
Michael.Larimore@stpete.org

PRESENTATIONS: None.

PUBLIC HEARING: None.

MOTION: Approval to defer the above request to the December 7, 2022, DRC hearing.

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

CONFLICTS: None

**ACTION TAKEN ON
22-5400068:** Approval to defer the above request to the December 7, 2022, DRC hearing.

APPROVED 7-0

AGENDA ITEM G-9**CASE NO. 22-5400069****M-6**

REQUEST: Approval of a variance to allow for the installation of an LED electronic message board sign in a neighborhood zoning district.

OWNER: Fifth Ave Baptist Church of St Petersburg, Inc.
600 49th St N, Suite A
St. Petersburg, Florida 33710

AGENT: Martha Folsom
600 49th St N, Suite A
St. Petersburg, Florida 33710

ADDRESS: 4901 5th Avenue N.

PARCEL ID NO.'S: 16-31-16-72342-002-0020

LEGAL DESCRIPTION: On File

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

CONTACT PERSON: Michael Larimore; 727-892-5226.
Michael.Larimore@stpete.org

PRESENTATIONS: Michael Larimore made a presentation based on the staff report.
Marty Folsom made a presentation as the applicant.

PUBLIC SPEAKERS: Sarah Davis – Only had questions but was not for or against the request.

MOTION: Approval of a variance to allow for the installation of an LED electronic message board sign in a neighborhood zoning district.

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

CONFLICTS: None

ACTION TAKEN ON 22-5400069: Approval of a variance to allow for the installation of an LED electronic message board sign in a neighborhood zoning district.

APPROVED 6-0

AGENDA ITEM G-10**CASE NO. 22-5400071****L-10**

REQUEST: Approval of variances to the front yard setback and design requirements to allow for the construction of a new in-ground pool.

OWNER: Carl & Shawntina Schaneman
4465 13th Avenue North
St. Petersburg, FL 33713

AGENT: Reina Craig
10569 Lake Breeze Drive
Seminole, FL 33772

ADDRESSES: 4465 13th Avenue N.

PARCEL ID NO.: 15-31-16-25506-012-0010

LEGAL DESCRIPTION: On File

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

CONTACT PERSON: Adrianna Shaw; 727-893-7257.
Adrianna.Shaw@stpete.org

PRESENTATIONS: Adriana Shaw made a presentation based on the staff report.
Reina Craig made a presentation as the agent.

PUBLIC HEARING: None.

MOTION: Approval of variances to the front yard setback and design requirements to allow for the construction of a new in-ground pool.

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

CONFLICTS: None

**ACTION TAKEN ON
22-5400071:** Approval of variances to the front yard setback and design requirements to allow for the construction of a new in-ground pool.

APPROVED 6-0

AGENDA ITEM G-11	CASE NO. 22-5400073	K-8
REQUEST:	Approval of an after the fact variances to the interior side and rear yard setbacks to allow an accessory living space to remain.	
OWNER:	Sean Thomas Beckwith 3526 13 th Avenue N. St. Petersburg, FL 33713	
ADDRESSES:	3526 13 th Avenue N.	
PARCEL ID NO.:	15-31-16-28206-001-0060	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional Single-Family (NT-1)	
CONTACT PERSON:	Katrina Lunan-Gordon; 727-892-5096. Katrina.Lunan-Gordon@stpete.org	
PRESENTATIONS:	Katrina Lunan-Gordan made a presentation based on the staff report. Sean Thomas Beckwith made a presentation as the applicant. Danny Leombruno spoke as the contractor.	
PUBLIC HEARING:	None.	
MOTION:	Approval of an after the fact variances to the interior side and rear yard setbacks to allow an accessory living space to remain.	
VOTE:	Yes – Reed, Walker, Rutland, Singleton, Clemmons & Flynt. No – None.	
CONFLICTS:	None	
ACTION TAKEN ON 22-5400073:	Approval of an after the fact variances to the interior side and rear yard setbacks to allow an accessory living space to remain.	

APPROVED 6-0

AGENDA ITEM H	ADJOURNMENT at 7:39 P.M.
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