



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

May 4, 2022
Wednesday
1:03 PM

Commission Members:

Tim Clemmons, Chair – P
Michael Kiernan, Vice Chair – P
Todd Reed – P
Melissa Rutland – P (Arrived @1:28p.m.)
Matt Walker – P
Darren Stowe – P

Alternates:

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

City Staff Present:

Elizabeth Abernethy Planning and Development Services Director
Joseph Moreda, Zoning Official
Derek Kilborn, Urban Design and Historic Preservation Manager
Scot Bolyard, Deputy Zoning Official
Corey Malyszka, Urban Design and Development Coordinator
Adriana Shaw, Planner II
Cheryl Bergailo, Planner II
Michael Larimore, Planner II
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 April 6, 2022 – Minutes approved as presented by a unanimous vote of the Commission.

F. PUBLIC COMMENTS – No speakers were present.

G. DEFERRAL

1. Case No. 22-3100003 – 635 64th St. S. (Deferred to June 1, 2022)
2. Case No. 22-5400020 – 236 15th Ave. NE. (Deferred to future DRC)

H. PUBLIC HEARING AGENDA

LEGISLATIVE

1. LDR 2022-01 – Amendments Related to Accessory Dwelling Units.

QUASI-JUDICIAL

2. Case No. 22-3100004 – 155 17th St. S.
3. Case No. 22-3200002 – 1590 34th St. N. (Deferred from March 2, 2022)
4. Case No. 21-5400097 – 3538 Bayshore Blvd. NE. (Deferred from March 2, 2022)
5. Case No. 22-3100002 – 1641 & 1659 1st Ave. N.
6. Case No. 22-5400015 – 1246 Alcazar Way S.
7. Case No. 22-5400019 – 3773 31st Ave. S.

I. ADJOURNMENT

Development Review Commission – PO Box 2842 – St. Petersburg, FL 33731-2842 – 727-892-5498

AGENDA ITEM H-1 CASE NO. LD2022-01

LDR 2022-01 Amendments to the Land Development Regulations related to Accessory Dwelling Units and Accessory Living Space

CONTACT PERSON: Derek Kilborn; 727-893-7868
Derek.Kilborn@stpete.org

PRESENTATIONS: Derek Kilborn made a presentation based on the Staff Report. Elizabeth Abernethy answered questions put forth by the committee commissioners.

PUBLIC HEARING: Tom Lally – Against the amendments due to not wanting ADU’s added in the coastal high hazard areas.

Bonnie Hargrett - Against the amendments due to not wanting ADU’s added in the coastal high hazard areas.

Manny Leto – representing Preserve the Burg; Supports ADU’s in general but against ADU’s in the coastal high hazard areas.

MOTION: Approval of a finding of consistency with the City’s Comprehensive Plan for Amendments to the Land Development Regulations related to Accessory Dwelling Units and Accessory Living Space

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

CONFLICTS: None

**ACTION TAKEN ON
LDR 2022-01:** Approval of a finding of consistency with the City’s Comprehensive Plan for amendments to the Land Development Regulations related to Accessory Dwelling Units and Accessory Living Space

APPROVED 7-0.

AGENDA ITEM H-2**CASE NO. 22-3100004****H-1**

REQUEST: Approval of a site plan to construct a 23-story building with 204-dwelling units, 6,000 sq. ft. of commercial space and a 300-space parking garage, located at 155 17th Street South. The applicant is requesting floor area ratio bonuses.

OWNER: St Pete 18th Street Warehouse LLC
155 17th St. S.
St. Petersburg, FL 33712

AGENT: Apogee Real Estate Partners
John Stadler
615 Dr. MLK St. N.
St. Petersburg, FL 33701

ADDRESS: **155 17th St. S.**

PARCEL ID NO.: 24-31-16-63985-000-0020

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

CONTACT PERSON: Adriana Shaw; 727-893-7257
Adriana.Shaw@StPete.org

PRESENTATIONS: Adriana Shaw made a presentation based on the staff report.
Gregory Glenn made a presentation as the agent representative.

PUBLIC HEARING: No Speakers.

MOTION: To add Special Condition #17 allowing the owner time to coordinate with the City and the County regarding light spillage on the Pinellas Trail.

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

MOTION: Approval of a site plan to construct a 23-story building with 204-dwelling units, 6,000 sq. ft. of commercial space and a 300-space parking garage, located at 155 17th Street South with floor area ratio bonuses subject to the amended special conditions.

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

CONFLICTS: Clemmons

**ACTION TAKEN ON
22-3100004:** Approval of a site plan to construct a 23-story building with 204-dwelling units, 6,000 sq. ft. of commercial space and a 300-space parking garage, located at 155 17th Street South with floor area ratio bonuses subject to the amended special conditions.

APPROVED 7-0

AGENDA ITEM H-3**CASE NO. 22-32000002****K-10**

REQUEST: Approval of a special exception and related site plan to construct a self-service carwash. (Deferred from the March 2nd DRC hearing to allow the applicant to provide additional information.)

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

ADDRESS: 1590 34th St. N.

PARCEL ID NO.'s: 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
Adriana.Shaw@stpete.org

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

PUBLIC HEARING: None.

MOTION: To revise special condition #3 to change "6-foot wall to 8-foot wall"

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

MOTION: Approval of a special exception and related site plan to construct a self-service carwash with the special conditions as amended.

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

CONFLICTS: None

ACTION TAKEN ON 22-32000002: Approval of a special exception and related site plan to construct a self-service carwash with the special conditions as amended.

APPROVED 5-2

AGENDA ITEM H-4**CASE NO 21-54000097****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 single-family homes. (Deferred from the March 2nd DRC hearing to allow the applicant to provide additional information.)

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

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

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

ADDRESS: 3538 Bayshore Blvd. Northeast

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

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family (NS-1)

CONTACT PERSON: Cheryl Bergailo; 727-892-5958
Cheryl.Bergailo@stpete.org

PRESENTATIONS: Cheryl Bergailo made a presentation based on the Staff Report.
Todd Pressman made a presentation as the agent.
Allison Doucette & James Patterson gave a presentation as the registered opponent.

PUBLIC HEARING: Jennifer Foutch – Against the variance.
Austin Moore – Against the variance.
John Satino – Against the variance
Bruce MacFarlane – Against the variance
Fred Hintenberger – Against the variance.
Steven Williams – Against the variance.

MOTION: 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 single-family homes subject to special conditions.

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

CONFLICTS: None

ACTION TAKEN ON 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 single-family homes subject to special conditions.

APPROVED 5-2

AGENDA ITEM H-5**CASE NO. 22-3100002****H-2**

REQUEST:	Approval of a site plan to construct a 19-story building with 244-dwelling units and a 256-space parking garage, located at 1641 and 1659 1st Avenue North. The applicant is requesting floor area ratio bonuses.
OWNER:	HP Capital Partners LLC & Tierra Verde Investments Inc. 2091 Oceanview Dr. Tierra Verde, FL 33715
AGENT:	R. Donald Mastry, Trenam Law 200 Central Ave. Suite 600 St. Petersburg, FL 33701
ADDRESSES:	1641 1 st Ave. N. 1659 1 st Ave. N.
PARCEL ID NO.'s:	24-31-16-29718-012-0090 24-31-16-29718-012-0110 24-31-16-29718-012-0120 24-31-16-29718-012-0130
LEGAL DESCRIPTION:	On File
ZONING:	Downtown Center (DC-2)
CONTACT PERSON:	Corey Malyszka; 727-892-5453 Corey.Malyszka@stpete.org
PRESENTATIONS:	Corey Malyszka made a presentation based on the Staff Report. Donald Mastry gave as presentation as the agent.
PUBLIC HEARING:	No speakers
MOTION:	Approval of a site plan to construct a 19-story building with 244-dwelling units and a 256-space parking garage, located at 1641 and 1659 1st Avenue North with floor area ratio bonuses subject to the special conditions.
VOTE:	Yes – Reed, Walker, Rutland, Stowe, Kiernan, Clemmons & Singleton No – None
CONFLICTS:	None
ACTION TAKEN ON 22-3100002:	Approval of a site plan to construct a 19-story building with 244-dwelling units and a 256-space parking garage, located at 1641 and 1659 1st Avenue North with floor area ratio bonuses subject to the special conditions.

APPROVED 7-0

AGENDA ITEM H-6**CASE NO. 22-5400015****G-27**

REQUEST: Approval of an after-the-fact variance to allow the permanent parking, placement, and storage of domestic equipment in front of a single-family home.

OWNER: Dennis R Trujilo II
1246 Alcazar Way South
Saint Petersburg, Florida 33705

ADDRESS: 1246 Alcazar Way South

PARCEL ID NO.: 01-32-16-49392-065-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family - 2 (NS-2)

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

PRESENTATIONS: Michael Larimore made a presentation based on the Staff Report.
Dennis Trujilo II gave a presentation as the applicant.

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, Stowe, Clemmons & Singleton
No – None

CONFLICTS: None

ACTION TAKEN ON 22-5400015: Approval to defer up to 60 days to allow the applicant time to provide additional information.

APPROVED 6-0

AGENDA ITEM H-7 CASE NO. 22-54000019 K-17

REQUEST: Approval of a variance to the required minimum lot width from 75-feet to 50-feet for four (4) platted lots in common ownership to create four (4) buildable lots to allow construction of four single-family homes.

OWNER: Mega Jenson Builders Joint Venture LLC
Mark Jansen
3773 31st Ave. S.
St. Petersburg, FL 33711

ADDRESS: 3773 31st Ave. S.

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

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family (NS-1)

CONTACT PERSON: Scot Bolyard; 727-892-5395
Scot.Bolyard@stpete.org

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.
Mark Jansen & Abdul Aziz – Made a presentation as the applicant.

PUBLIC HEARING: No speakers

MOTION: Approval of a variance to the required minimum lot width from 75-feet to 50-feet for four (4) platted lots in common ownership to create four (4) buildable lots to allow construction of four single-family homes subject to the special conditions.

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

CONFLICTS: None

ACTION TAKEN ON 22-54000019: Approval of a variance to the required minimum lot width from 75-feet to 50-feet for four (4) platted lots in common ownership to create four (4) buildable lots to allow construction of four single-family homes subject to the special conditions.
APPROVED 6-0

Verbatim Minutes from April 6th DRC CASE NO. 21-32000015

MOTION: Approval of the April verbatim minutes related to case number 21-32000015

VOTE: Yes –Reed, Stowe, Clemmons & Singleton
No – None

CONFLICTS: Rutland & Walker

ACTION TAKEN ON 21-32000015 Minutes: Approval of the April verbatim minutes related to case number 21-32000015
APPROVED 4-0

AGENDA ITEM I ADJOURNMENT at 6:09 P.M.