



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

February 1, 2023
Wednesday
1:07 p.m.

Commission Members:

Michael Kiernan, Chair – A
Todd Reed, Vice Chair – A
Tim Clemmons – P
Melissa Rutland – P
Matt Walker – P
Darren Stowe – P – Acting Chair
Kiona Singleton – P

Alternates:

1. Joe Griner, III – P
2. Charles Flynt, – P
3. Vacant
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
Scot Bolyard, Deputy Zoning Official
Ann Vickstrom, Planner II
Michael Larimore, Planner II
Shervon Chambliss, Planner II
Jordan Elmore, Planner I
Christina Boussias, Assistant City Attorney
Maria Sciddurlo, Planning Technician
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 – January 4, 2023

F. PUBLIC COMMENTS

G. PUBLIC HEARING AGENDA

LEGISLATIVE

1. LDR- 2023-01- Missing Middle Housing Density Bonus and NTM amendments
2. Case No. 22-33000023 – 750 5th Ave. S.

QUASI-JUDICIAL

3. Case No. 22-51000006 – 814 14th St. N.
4. Case No. 22-54000086 – 634 35th Ave. N.
5. Case No. 22-54000090 – 455 Merydith Way S.

H. ADJOURNMENT OF PUBLIC HEARING

AGENDA ITEM G 1 CASE NO. LDR 2023 01

REQUEST: Finding of consistency with the Comprehensive Plan and recommend to City Council approval of the Missing Middle Housing Density Bonus and NTM text amendments.

CONTACT PERSON: Ann Vickstrom; Ann.Vickstrom@stpete.org

PRESENTATIONS: Ann Vickstrom made a presentation based on the staff report.

PUBLIC SPEAKERS: John Deas – Spoke in favor of the request.
Michael Wilson – Spoke against the request.
Sally Hughes – Spoke in favor of the request.
Jillian Bades – Spoke in favor of the request.
Mack Feldman – Spoke in favor of the request.
Anthony Close – Did not speak card reflects in favor of the request.
Gina Foti – Spoke in favor of the request.

MOTION: Approval of finding of consistency with the Comprehensive Plan and recommend to City Council approval of the Missing Middle Housing Density Bonus and NTM text amendments.

VOTE: Yes –Walker, Stowe, Singleton, Clemmons, Flynt & Griner
No – None.

CONFLICTS: None

ACTION TAKEN ON LDR-2023-01: Approval of Finding of consistency with the Comprehensive Plan and recommend to City Council approval of the Missing Middle Housing Density Bonus and NTM text amendments.

APPROVED 6-0.

AGENDA ITEM G 2**CASE NO. 22 33000023****F 3**

REQUEST: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

OWNER: Orlando Health, Inc.
1414 Kuhl Avenue MP71
Orlando, FL 32806

AGENT: Timothy Rankin, George F. Young
299 Dr. MLK Jr. St. N.
St. Petersburg, FL 33701

ADDRESS: 750 5th Avenue South

PARCEL ID NO.'S: 19-31-17-03481-001-0010

LEGAL DESCRIPTION: On File

ZONING: Employment Center (EC-2)

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

PRESENTATIONS: Scot Bolyard made a presentation based on the staff report.
Applicant chose to waive their time to speak

PUBLIC SPEAKERS: None.

MOTION: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

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

CONFLICTS: Walker

ACTION TAKEN ON 22-33000023: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

APPROVED 6-0

AGENDA ITEM G 3**CASE NO. 22 51000006****G 6**

REQUEST: Approval of a Redevelopment Plan to allow the redevelopment of two dwelling units into two (2) townhomes.

OWNER: 3W LLC
1703 E Bethany Home Rd.
Phoenix, AZ 85016

APPLICANT: Griffin Goudreau
4110 Helena St. NE.
St. Petersburg, FL 33703

ADDRESSES: 814 14th Street North

PARCEL ID NO.: 13-31-16-10062-000-0870

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional - 2 (NT-2)

CONTACT PERSON: Shervon Chambliss; 727-893-4238.
Shervon.Chambliss@stpete.org

PRESENTATIONS: Shervon Chambliss - Made a presentation based on the staff report.
Applicant –chose to waive their time to speak

PUBLIC HEARING: None.

MOTION: Approval of a Redevelopment Plan to allow the redevelopment of two dwelling units into two (2) townhomes.

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

CONFLICTS: None.

**ACTION TAKEN ON
22-51000006:** Approval of a Redevelopment Plan to allow the redevelopment of two dwelling units into two (2) townhomes.

APPROVED 7-0

AGENDA ITEM G 4	CASE NO. 22 54000086	F 20
REQUEST:	Approval of a variance to lot width to create three (3) buildable lots on three (3) non-conforming platted lots in common ownership to allow for the construction of three (3) single-family residences.	
OWNER:	634 North LLC 6565 99 th Way. N. Unit 21A St. Petersburg, FL 33708	
AGENT:	Benjamin Gelston, Canopy Builders 1900 Dr. MLK Jr. St. N. Saint Petersburg, FL 33704	
ADDRESS:	634 35 th Avenue North	
PARCEL ID NO.'S:	30-30-17-75528-0001-0070	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional - 2 (NT-2)	
CONTACT PERSON:	Michael Larimore; 727-892-5226. Michael.Larimore@stpete.org	
PRESENTATIONS:	Michael Larimore - Made a presentation based on the Staff Report. Benjamin Gelston – Made as presentation as the agent.	
PUBLIC HEARING:	Adrienne Gaskell – Spoke against the request.	
MOTION:	Approval to remove special condition number 2.	
VOTE:	Yes – Walker, Rutland, Singleton Stowe, Clemmons, Griner & Flynt No – None	
MOTION:	Approval to add special condition number 4 requiring a sidewalk to be constructed on the 7 th Street North side of the property.	
VOTE:	Yes – Walker, Rutland, Singleton Stowe, Clemmons, Griner & Flynt No – None	
MOTION:	Approval of a variance to lot width to create three (3) buildable lots on three (3) non-conforming platted lots in common ownership to allow for the construction of three (3) single-family residences, with special conditions as amended.	
VOTE:	Yes – Walker, Rutland, Singleton Stowe, Clemmons, Griner & Flynt No – None	
CONFLICTS:	None	
ACTION TAKEN ON 22-54000086:	Approval of a variance to lot width to create three (3) buildable lots on three (3) non-conforming platted lots in common ownership to allow for the construction of three (3) single-family residences, with special conditions as amended.	

APPROVED 7-0

AGENDA ITEM G 5	CASE NO. 22 54000090	Q 1
REQUEST:	Approval of a variance to the Neighborhood Traditional Design standards to allow a circular driveway and second curb cut.	
OWNER:	Liam Iwamuro 455 Merydith Way S. St. Petersburg, FL 33707	
ADDRESS:	455 Merydith Way South	
PARCEL ID NO.:	19-31-16-30294-001-0070	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional - 3 (NT-3)	
CONTACT PERSON:	Jordan Elmore; 727-892-5978. Jordan.Elmore@stpete.org	
PRESENTATIONS:	Jordan Elmore - Made a presentation based on the Staff Report. Applicant was not in attendance to make a presentation	
PUBLIC HEARING:	No Speakers	
MOTION:	Approval of a variance to the Neighborhood Traditional Design standards to allow a circular driveway and second curb cut.	
VOTE:	Yes – None No – Walker, Rutland, Stowe, Singleton, Clemmons, Flynt & Griner.	
CONFLICTS:	None	
ACTION TAKEN ON 22-54000090:	Approval of a variance to the Neighborhood Traditional Design standards to allow a circular driveway and second curb cut.	
		DENIED 0-7

AGENDA ITEM H	ADJOURNMENT at 2:47 P.M.
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