



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

March 1, 2023  
Wednesday  
1:03 p.m.

**Commission Members:**

Michael Kiernan, Chair – P  
Todd Reed, Vice Chair – P  
Tim Clemmons – P  
Melissa Rutland - P – Arrived @ 2:14 p.m.  
Matt Walker – A  
Darren Stowe – P  
Kiona Singleton - P

**Alternates:**

1. Joe Griner, III – A  
2. Charles Flynt, - P – Arrived @ 1:10 p.m.  
3. Vacant  
A = Absent  
P = Present

**City Staff Present:**

Elizabeth Abernethy, Planning and Development Services Director  
Corey Malyszka, Zoning Official  
Scot Bolyard, Deputy Zoning Official  
Adriana Shaw, Urban Design and Development Coordinator  
Candace Scott, Planner II  
Shervon Chambliss, Planner II  
Michael Dema, Assistant City Attorney – Arrived @ 2:02 p.m.  
Christina Boussias, Assistant City Attorney  
Maria Sciddurlo, Planning Technician  
Katherine Connell, Administrative Clerk

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. SWEARING IN OF WITNESSES**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES OF – February 1, 2023**

**F. PUBLIC COMMENTS**

**G. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

1. LDR- 2023-02 – Procedural Amendments
2. Case No. 22-33000020- 1421 Central Ave.

**QUASI-JUDICIAL**

3. Case No. 23-11000001 – 1501 72<sup>nd</sup> St. N.
4. Case No. 23-52000001 – 832 & 842 14<sup>th</sup> St. N.
5. Case No. 22-54000070 – 1837 Bayou Grande Blvd. NE.

**H. ADJOURNMENT OF PUBLIC HEARING**

**AGENDA ITEM G-1 CASE NO. LDR-2023-02**

<b>LDR 2023-02</b>	Approval of finding of consistency with the Comprehensive Plan and recommend to City Council, approval of procedural text amendments to the Land Development Regulations.
<b>CONTACT PERSON:</b>	Elizabeth Abernethy; <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>PUBLIC SPEAKERS:</b>	None.
<b>MOTION:</b>	Approval of finding of consistency with the Comprehensive Plan and recommend to City Council, approval of procedural text amendments to the Land Development Regulations.
<b>VOTE:</b>	Yes – Reed, Stowe, Singleton, Kiernan, Clemmons & Flynt. No – None.
<b>CONFLICTS:</b>	None
<b>ACTION TAKEN ON LDR-2023-02:</b>	Approval of finding of consistency with the Comprehensive Plan and recommend to City Council, approval of procedural text amendments to the Land Development Regulations.

**APPROVED 6-0.****AGENDA ITEM G-2 CASE NO. 22-33000020****G-2**

<b>REQUEST:</b>	Recommendation of approval to City Council for a vacation of a 15-ft wide north/south alley approximately 110-ft in length generally located at 1421 Central Avenue.
<b>OWNER:</b>	Booker Creek Venture Inc 3443 1st Ave. N. Saint Petersburg, FL 33713
<b>AGENT:</b>	Bryan Dion 490 1st Ave. S. Suite 700 St. Petersburg, FL 33701
<b>ADDRESS:</b>	1421 Central Ave.
<b>PARCEL ID NO.:</b>	24-31-16-14544-000-0630
<b>LEGAL DESCRIPTION:</b>	On File
<b>ZONING:</b>	Downtown Center (DC-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.
<b>PUBLIC SPEAKERS:</b>	None.
<b>MOTION:</b>	Approval to amend special condition #3 to read, “Prior to the replat recording the vacation ordinance, the applicant(s) shall, per City Code Section 16.40.140.4.4, as a part of the replat process provide a 15-foot wide Public Access Easement at no greater than 1:12 slope located at the top of bank, that shall be reviewed and approved by the City’s Engineering Department.”
<b>VOTE:</b>	Yes – Reed, Stowe, Singleton, Kiernan & Clemmons

**MOTION:** No – Flynt  
 Recommendation of approval to City Council for a vacation of a 15-ft wide north/south alley approximately 110-ft in length generally located at 1421 Central Avenue. With the amended special condition of approval.

**VOTE:** Yes – Stowe, Singleton Kiernan & Clemmons  
 No – Reed & Flynt

**CONFLICTS:** None.

**ACTION TAKEN ON 22-33000020:** Recommendation of approval to City Council for a vacation of a 15-ft wide north/south alley approximately 110-ft in length generally located at 1421 Central Avenue. With the amended special condition of approval.

APPROVED 4-2

**AGENDA ITEM G-3 CASE NO. 23-11000001 R-10**

**REQUEST:** Approval of a lot line adjustment with a variance to create a lot line that is not formed by a straight line.

**OWNER:** Azalea Porter Land, LLC  
 2502 N. Rocky Point Dr., Suite 1050  
 Tampa, FL 33607

**AGENT:** Brian J. Aungst, Jr., Esq.  
 625 Court St., Suite 200  
 Clearwater, FL 33756

**REGISTERED OPPONENT:** Joelle McClure  
 7234 13<sup>th</sup> Ave. N.  
 St. Petersburg, FL 33710

**ADDRESS:** 1501 72<sup>nd</sup> St. N.

**PARCEL ID NO.'s:** 07-31-16-93168-001-0010  
 07-31-16-93168-001-0070  
 07-31-16-93168-001-0060  
 07-31-16-93168-001-0050  
 07-31-16-93168-001-0030  
 07-31-16-93168-001-0020  
 07-31-16-93168-001-0011

**LEGAL DESCRIPTION:** On File

**ZONING:** Industrial Suburban (IS)

**CONTACT PERSON:** Shervon Chambliss; 727-893-4238.  
[Shervon.Chambliss@stpete.org](mailto:Shervon.Chambliss@stpete.org)

**PRESENTATIONS:** Shervon Chambliss - Made a presentation based on the staff report.  
 Joelle McClure – Registered opponent Presentation

**PUBLIC HEARING:** Gregory Holzwort – Spoke Against the request.  
 Melanie Goodman – Spoke against the request.

**MOTION:** Approval of a lot line adjustment with a variance to create a lot line that is not formed by a straight line.

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

CONFLICTS: None.

ACTION TAKEN ON 23-11000001: Approval of a lot line adjustment with a variance to create a lot line that is not formed by a straight line.

APPROVED 7-0

**AGENDA ITEM G-4 CASE NO. 23-5200001 G-6**

REQUEST: Reinstatement of an abandoned commercial use within an existing detached accessory structure on a residentially zoned property.

OWNER: Rooted North LLC  
832 14<sup>th</sup> Street N.  
St. Petersburg, FL 33705

AGENT: Megan & Jason Kotsko  
1021 14<sup>th</sup> Street N.  
St. Petersburg, FL 33705

ADDRESS: 832 & 842 14<sup>th</sup> St. N.

PARCEL ID NO.: 13-31-16-10062-000-0890

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional (NT-2)

CONFLICTS: None

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.  
Megan And Jason Kotsko – Made as presentation as the agent.

PUBLIC HEARING: None.

MOTION: Approval to reinstatement of an abandoned commercial use within an existing detached accessory structure on a residentially zoned property.

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

CONFLICTS: None

ACTION TAKEN ON 23-5200001: Approval to reinstatement of an abandoned commercial use within an existing detached accessory structure on a residentially zoned property.

APPROVED 7-0

**AGENDA ITEM G-5****CASE NO. 22-54000070****A-30**

**REQUEST:** Approval of a variance to lot width to create two (2) buildable lots.

**OWNER:** 1837 Bayou Grande LLC  
2805 Dr. MLK Jr. St. N.  
St. Petersburg, FL 33704

**AGENT:** Rachel Debrakins  
2805 Dr. MLK Jr. St. N.  
St. Petersburg, FL 33704

**ADDRESS:** 1837 Bayou Grande Blvd. NE.

**PARCEL ID NO.:** 33-30-17-81278-017-0070

**LEGAL DESCRIPTION:** On File

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

**CONFLICTS:** None

**CONTACT PERSON:** Candace Scott; 727-892-5192; [Candace.Scott@stpete.org](mailto:Candace.Scott@stpete.org)

**PRESENTATIONS:** Candace Scott - Made a presentation based on the Staff Report.  
Rachel Debrakins – Agent Presentation.

**PUBLIC HEARING:** William Maker – Spoke in favor of the request.  
Clay Glover – Spoke in favor of the request.

**MOTION:** Approval of a variance to lot width to create two (2) buildable lots.

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

**CONFLICTS:** None

**ACTION TAKEN ON  
22-54000070:** Approval of a variance to lot width to create two (2) buildable lots.

**APPROVED 7-0****AGENDA ITEM H****ADJOURNMENT at 3:45 P.M.**