



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**

**November 7, 2018  
Wednesday  
2:00 p.m.**

**Commission Members:**

Matt Walker, Chair – P  
Richard Doyle, Vice Chair – P  
Joe Griner, III – P  
Charles Flynt – P  
Calvin Samuel – A  
Melissa Rutland – P  
Darren Stowe – P

**Alternates:**

1. Freddy Cuevas – P  
2. Martha MacReynolds – P  
3. John Barie – A

**A = Absent**

**P = Present**

**City Staff Present:**

Jennifer Bryla, AICP, Zoning Official  
Corey Malyszka, Urban Design & Development Coordinator  
Elizabeth Abernethy, AICP, Director of Planning & Development Services  
Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Jaime Jones, Planner I  
Michael Larimore, Planner I  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Iris Winn, Administrative Clerk

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF October 3, 2018, as presented**
- D. PUBLIC COMMENTS – No speakers were present**
- E. PUBLIC HEARING DEFERRAL – Deferred to December 5, 2018**
  - 1. Case No. 18-33000008 – 734 and 734 ½ 35<sup>th</sup> Avenue South and 727 and 731 36<sup>th</sup> Avenue South**
  - 2. Case No. 18-54000078 – 920 Beach Drive Northeast – Will be re-noticed.**
- F. PUBLIC HEARING AGENDA**
  - QUASI-JUDICIAL**
    - 1. Case No. 18-54000079 – 2114 Salem Avenue North**
    - 2. Case No. 18-31000015 – 3951 34<sup>th</sup> Street South**
    - 3. Case No. 18-31000018 – 0 31<sup>st</sup> Street South and 0 26<sup>th</sup> Avenue South – Appeal**
    - 4. Case No. 18-39000003 – 3100 Bayshore Boulevard Northeast**
  - LEGISLATIVE**
    - 5. LDR Amendment – Appeal Amendments**
- G. ADJOURNMENT at 5:00 p.m.**
- H. LDR Workshop – Storefront Conservation Overlay**
- I. LDR Workshop – Outdoor Performing Arts Venue**

**AGENDA ITEM #F-1****CASE NO. 18-5400079****H-24**

**REQUEST:** Approval of a variance to the required minimum lot area of 4,500-square feet to 4,050-square feet creating for two (2) lots in common ownership to allow for one (1) single-family home to remain and the development of one (1) new single-family home.

**OWNER:** R F T A, LLC  
2114 Salem Avenue North  
Saint Petersburg, Florida 33714

**AGENT:** Iain Houte and Kim Bradley Dumas  
R F T A, LLC  
175 1<sup>st</sup> Street South, #2107  
Saint Petersburg, Florida 33701

**ADDRESS:** 2114 Salem Avenue North

**PARCEL ID NO.:** 01-31-16-37026-002-0120

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Jaime Jones made a presentation based on the Staff Report.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of a variance to the required minimum lot area of 4,500-square feet to 4,050-square feet creating for two (2) lots in common ownership to allow for one (1) single-family home to remain and the development of one (1) new single-family home, subject to the conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Rutland, Walker, Doyle, Stowe, Cuevas.  
No – None.

**ACTION TAKEN ON  
18-5400079:**

Approval of a variance to the required minimum lot area of 4,500-square feet to 4,050-square feet creating for two (2) lots in common ownership to allow for one (1) single-family home to remain and the development of one (1) new single-family home, subject to the conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #F-2****CASE NO. 18-31000015****K-21**

**REQUEST:** Approval of a Site Plan to construct a 308-unit multi-family development.

**OWNER:** St. Petersburg FL Retail, LLC  
295 Madison Avenue, 37<sup>th</sup> Floor  
New York, New York 10017

**AGENT:** Moriah Worth  
ContraVest  
237 South Westmonte Drive, Suite 140  
Altamonte Springs, Florida 32714

**REGISTERED OPPONENT:** Stanley Dean, Esq.  
Lloyd Robbins, Esq.  
Peter Vasti  
4017 34<sup>th</sup> Street South  
Saint Petersburg, Florida 33711

**ADDRESS:** 3951 34<sup>th</sup> Street South

**PARCEL ID NO.:** 03-32-16-46925-001-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban-2 (CCS-2)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Mark Ogier spoke on behalf of the applicant.  
Stanley Dean, Esq., spoke on his own behalf.

**PUBLIC HEARING:** Frank Bozikovich spoke in favor of the application.  
Maureen Stafford spoke in favor of the application.  
Pete Dagios spoke in favor of the application.  
Nora Palmer spoke against the application.

**MOTION:** Approval of a Site Plan to construct a 308-unit multi-family development, subject to the conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Rutland, Walker, Doyle, Stowe, Cuevas.  
No – None.

**ACTION TAKEN ON  
18-31000015:** Approval of a Site Plan to construct a 308-unit multi-family development, subject to the conditions in the Staff Report;  
**APPROVED 7-0.**

**AGENDA ITEM #F-3      CASE NO. 18-31000018      APPEAL      K-21**

**APPEAL:** Appeal of a streamline approval to allow construction of a 51-unit multi-family residential development which includes a request for a Workforce Housing density bonus of 12-units.

**APPELLANT:** Jesse Woods and Marlene Smith  
2831 31<sup>st</sup> Street South  
Saint Petersburg, Florida 33712

**OWNER:** T S P 551 St. Pete, LLC  
304 South Willow Avenue  
Tampa, Florida 33606

**AGENT:** The Richman Group of Florida, Inc.  
477 South Rosemary Avenue, #301  
West Palm Beach, Florida 33401

**ADDRESSES AND PARCEL ID NOS.:** 2725 31<sup>st</sup> Street South; 35-31-16-01836-000-0030  
3100 26<sup>th</sup> Avenue South; 35-31-16-01836-000-0040

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban Multifamily-1 (NSM-1)  
Preservation (PRES)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Mac Ross spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Appeal of a streamline approval to allow construction of a 51-unit multi-family residential development which includes a request for a Workforce Housing density bonus of 12-units, subject to the conditions in the Staff Report.

**VOTE:** Yes – None.  
No – Flynt, Griner, Rutland, Walker, Doyle, Stowe, Cuevas.

**ACTION TAKEN ON 18-31000018:** Motion to approve the appeal failed by a vote of 0-7, thereby **DENYING** the appeal and **UPHOLDING** the streamline approval, subject to the conditions in the Staff Report.

**AGENDA ITEM #F-4****CASE NO. 18-39000003****B-18**

**REQUEST:** Approval of a variance to the required dock and lift setbacks to the right side extended property line to 0-feet to allow for an addition to an existing dock and construction of a boat lift within the adjacent property's projected lot line.

**OWNER:** Thomas R. Richmond and Elizabeth R. Bozzer  
3100 Bayshore Boulevard Northeast  
Saint Petersburg, Florida 33703

**AGENT:** Craig Taraszki  
Johnson, Pope, Ruppel & Burns, LLP  
333 3<sup>rd</sup> Avenue North, Suite 200  
Saint Petersburg, Florida 33701

**ADDRESS:** 3100 Bayshore Boulevard Northeast

**PARCEL ID NO.:** 04-31-17-81522-006-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report. Craig Taraszki spoke on behalf of the applicant.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of a variance to the required dock and lift setbacks to the right side extended property line to 0-feet to allow for an addition to an existing dock and construction of a boat lift within the adjacent property's projected lot line, subject to the conditions in the Staff Report.

**VOTE:** Yes – Rutland, Walker, Cuevas.  
No – Flynt, Griner, Doyle, Stowe.

**ACTION TAKEN ON  
18-39000003:** Motion to approve **FAILED** by a vote of 3-4, thereby **denying** the request.

**AGENDA ITEM #F-5 LDR Amendment – Appeal Amendments**

**REQUEST:** Approval of the LDR Appeal Amendments, consistent with the LDR and the Comprehensive Plan.

**PRESENTATIONS:** Christina Boussias made a presentation based on the LDR Appeal Amendments Report.

**PUBLIC HEARING:** No speakers were present.

**MOTION #1:** Approval of the LDR Appeal Amendments, consistent with the LDR and the Comprehensive Plan.

**VOTE:** Yes – Flynt, Griner, Rutland, Walker, Doyle, Stowe, Cuevas.  
No – None.

**ACTION TAKEN ON LEGISLATIVE LDR AMENDMENTS:**

Approval of the LDR Appeal Amendments, consistent with the LDR and the Comprehensive Plan; **APPROVED 7-0.**

**AGENDA ITEM #G ADJOURNMENT at 5:00 p.m.****AGENDA ITEM #H LDR Workshop – Storefront Conservation Overlay**

**LDR WORKSHOP** Storefront Conservation Overlay

**PRESENTATIONS:** Derek Kilborn made a presentation to the Commission.  
Elizabeth Abernethy made a presentation to the Commission.

**AGENDA ITEM #I LDR Workshop – Storefront Conservation Overlay**

**LDR WORKSHOP** Outdoor Performing Arts Venue

**PRESENTATIONS:** Derek Kilborn made a presentation to the Commission.  
Elizabeth Abernethy made a presentation to the Commission.