



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION  
DEVELOPMENT REVIEW COMMISSION**

**ACTION TAKEN – MINUTES**

The Sunshine Center (Auditorium)  
330 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

December 4, 2019  
Wednesday  
2:06 P.M.

**Commission Members:**

Melissa Rutland, Chair - P  
Freddy Cuevas, Vice Chair – P  
Joe Griner, III - P  
Charles Flynt - P  
Calvin Samuel – P (left at 4:17 p.m., due to conflicts)  
Matt Walker – P (left at 4:17 p.m., due to conflicts)  
Jessica Ehrlich – P (arrived at 2:11 p.m.)

**Alternates:**

1. Martha MacReynolds - P  
2. Darren Stowe - P  
3. Tim Clemmons – P (left at 4:17 p.m., due to conflicts)  
**A = Absent**  
**P = Present**

**City Staff Present:**

Elizabeth Abernethy, AICP, Director of Planning and Development Services  
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manger  
Derek Kilborn, Manager of Urban Planning and Historic Preservation Division  
Scot Bolyard, AICP, Deputy Zoning Official  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Tom Whalen, Planner III, Transportation and Parking Management  
Jaime Jones, AICP, Planner I  
Shervon Chambliss, Planner I  
Cheryl Bergailo, AICP, Planner II  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Iris Winn, Administrative Clerk

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. SWEARING IN OF WITNESSES**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES OF November 6, 2019**, as presented

*Correction: Matt Walker was present on November 6, 2019 DRC Meeting. Minutes approved as presented by a unanimous vote of the Commission.*

**F. PUBLIC COMMENTS**

**G. WITHDRAWAL**

1. Case No. 19-53000003 – 340 47<sup>th</sup> Street North – Appeal – Withdrawn at the Request of the Appellant.

**H. DEFERRAL**

1. Case No. 19-33000018 – 263 13<sup>th</sup> Avenue South – Deferred to January 7, 2019 at the Request of the Applicant.

**I. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

1. Case No. 19-33000007 – 1415, 1421, and 1431 Central Avenue, 25 15<sup>th</sup> Street North, and 1450 1<sup>st</sup> Avenue North – Deferred from August 7, 2019.

2. Case No. 19-33000017 – 540 and 600 12<sup>th</sup> Avenue North, 551 and 603 Kirkwood Terrace North

3. Case No. 19-33000019 – 8624 4<sup>th</sup> Street North

**QUASI-JUDICIAL**

4. Case No. 19-32000019 – 8624 4<sup>th</sup> Street North

5. Case No. 19-54000066 – 224 and 226 13<sup>th</sup> Avenue North

6. Case No. 19-54000071 – 5901 Sun Boulevard

7. Case No. 19-31000011 – 400 Central Avenue – Deferred from November 4, 2019.

8. Case No. 19-31000012 – 770 4<sup>th</sup> Avenue North - Appeal

**J. ADJOURNMENT at 7:16 P.M.**

**AGENDA ITEM #G-1      CASE NO. 19-5300001      F-34****CASE WITHDRAWN****AGENDA ITEM #H-1      CASE NO. 19-3300018      F-34****CASE DEFERRED TO JANUARY 7, 2019****AGENDA ITEM #I-1      CASE NO. 19-3300007      G-2**

REQUEST: Approval of a vacation of two 16-foot alleys adjacent to lots 59 to 66, Central Land and Title Co Replat, located between Central Avenue and 1<sup>st</sup> Avenue North, between Seaboard Coast Line Railroad and 15<sup>th</sup> Street North.

OWNERS: Fergs Sports Bar & Grill, Inc.  
7937 9<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33707

Booker Creek Venture, Inc.  
3443 1<sup>st</sup> Avenue North  
Saint Petersburg, Florida 33713

Midtown Real Estate 1 FLP  
P.O. Box 429  
Saint Petersburg, Florida 33731

AGENT: Lawrence Powers  
P.O. Box 48026  
Saint Petersburg, Florida 33743

ADDRESSES AND  
PARCEL ID NOS.:

1415 Central Avenue; 24-31-16-14544-000-0650  
1421 Central Avenue; 24-31-16-14544-000-0630  
1431 Central Avenue; 24-31-16-14544-000-0610  
25 15<sup>th</sup> Street North; 24-31-16-14544-000-0600  
1450 1<sup>st</sup> Avenue North; 24-31-16-14544-000-0590

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.

PUBLIC HEARING: Jake Holehouse spoke on behalf of the applicant.  
Mark Ferguson spoke in favor of the application.  
J. Patrick Walsh, Esq., spoke on behalf of the applicant.  
Larry Powers spoke on behalf of the applicant.

**ACTION TAKEN ON  
19-3300007:**

DRC Case no. 19-3300007 was **WITHDRAWN** at the request of the applicants.

**AGENDA ITEM #1-2****CASE NO. 19-33000017****F-8**

- REQUEST:** Approval of vacations of two (2) 5-foot wide unimproved walkways located between 540 12<sup>th</sup> Avenue North and 600 12<sup>th</sup> Avenue North and between 551 Kirkwood Terrace North and 603 Kirkwood Terrace North.
- OWNERS:** John F. Shettle, III  
600 12<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33701
- Joseph M. Pritt, Jr.  
551 Kirkwood Terrace North  
Saint Petersburg, Florida 33701
- Alice Emerich Sweet  
603 Kirkwood Terrace North  
Saint Petersburg, Florida 33701
- ADDRESSES AND PARCEL ID NOS.:** 551 Kirkwood Terrace North; 18-31-17-25218-000-0070  
603 Kirkwood Terrace North; 18-31-17-25218-000-0080  
600 12<sup>th</sup> Avenue North; 18-31-17-25218-000-0310  
540 12<sup>th</sup> Avenue North; 18-31-17-25218-000-0320
- LEGAL DESCRIPTION:** On File
- ZONING:** Neighborhood Traditional Single-Family (NT-2)
- PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report.
- PUBLIC HEARING:** Jennifer Neubauer spoke in favor of the application.  
John Shettle spoke in favor of the application.  
Erin Pritt spoke in favor of the application.  
Joe Pritt spoke in favor of the application.  
Tom Hallinan spoke against the application.  
Lisa Sweet spoke in favor of the application.
- MOTION:** Approval of vacations of two (2) 5-foot wide unimproved walkways located between 540 12<sup>th</sup> Avenue North and 600 12<sup>th</sup> Avenue North and between 551 Kirkwood Terrace North and 603 Kirkwood Terrace North, subject to the special conditions in the Staff Report.
- VOTE:** Yes – Flynt, Griner, Rutland, Cuevas, Samuel, Walker, Ehrlich.  
No – None.
- ACTION TAKEN ON 19-33000017:** Approval of vacations of two (2) 5-foot wide unimproved walkways located between 540 12<sup>th</sup> Avenue North and 600 12<sup>th</sup> Avenue North and between 551 Kirkwood Terrace North and 603 Kirkwood Terrace North, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #1-3                      CASE NO. 19-33000019                      F-46**

**REQUEST:** Approval of a vacation of a 16-foot wide alley lying between Lot 9 and Lots 10-15 in Block 12 of the El Centro Subdivision, recorded in Plat Book 14, Page 37, between 86<sup>th</sup> Terrace North and 87<sup>th</sup> Avenue North.

**OWNER:** BDG Lamplight Village, LLC  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781

**AGENT:** Carlos and Christian Yepes  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781

**ADDRESSES AND  
PARCEL ID NOS.:** 8624 4<sup>th</sup> Street North; 19-30-17-25434-012-0100  
420 87<sup>th</sup> Avenue North; 19-30-17-25434-012-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban (CCS-1)  
Neighborhood Suburban Mobile Home (NMH)

**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report.

**PUBLIC HEARING:** Carlos Yepes spoke on behalf of the applicant.

**MOTION:** Approval of a vacation of a 16-foot wide alley lying between Lot 9 and Lots 10-15 in Block 12 of the El Centro Subdivision, recorded in Plat Book 14, Page 37, between 86<sup>th</sup> Terrace North and 87<sup>th</sup> Avenue North, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Rutland, Cuevas, Samuel, Walker, Ehrlich.  
No – None.

**ACTION TAKEN ON  
19-33000019:** Approval of a vacation of a 16-foot wide alley lying between Lot 9 and Lots 10-15 in Block 12 of the El Centro Subdivision, recorded in Plat Book 14, Page 37, between 86<sup>th</sup> Terrace North and 87<sup>th</sup> Avenue North, subject to the amended special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #I-4****CASE NO. 19-32000019****F-46**

**REQUEST:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned lot adjacent to an existing commercial zoned property. Properties are zoned CCS-1 and NMH. The applicant is requesting a variance to the setbacks.

**OWNER:** BDG Lamplight Village, LLC  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781

**AGENT:** Carlos and Christian Yepes  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781

**ADDRESSES AND  
PARCEL ID NOS.:** 8624 4<sup>th</sup> Street North; 19-30-17-25434-012-0100  
420 87<sup>th</sup> Avenue North; 19-30-17-25434-012-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban (CCS-1)  
Neighborhood Suburban Mobile Home (NMH)

**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report.  
Carlos Yepes spoke on behalf of the applicant.

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

**MOTION:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned lot adjacent to an existing commercial zoned property. Properties are zoned CCS-1 and NMH. The applicant is requesting a variance to the setbacks, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Rutland, Cuevas, Samuel, Walker, Ehrlich.  
No – None.

**ACTION TAKEN ON  
19-32000019:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned lot adjacent to an existing commercial zoned property. Properties are zoned CCS-1 and NMH. The applicant is requesting a variance to the setbacks, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM #1-5****CASE NO. 19-54000066****E-8**

**REQUEST:** Approval of a variance to the NT-3 zoning district required minimum lot width from 60-feet required to 50-feet and lot area from 7,620 square-feet required to 6,500 square-feet for two (2) non-conforming lots in common ownership.

**OWNER:** Main Real Estate Holdings, LLC  
1875 Brightwaters Boulevard Northeast  
Saint Petersburg, Florida 33704

**AGENT:** Harvey A. Ford, Esq.  
100 Second Avenue South  
Saint Petersburg, Florida 33701

**ADDRESSES AND  
PARCEL ID NOS.:** 224 13<sup>th</sup> Avenue North; 18-31-17-43560-005-0160  
226 13<sup>th</sup> Avenue North; 18-31-17-43560-005-0170

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional Single-Family (NT-3)

**PRESENTATIONS:** Shervon Chambliss made a presentation based on the Staff Report.

**PUBLIC HEARING:** Tom Harmon spoke against the application.

**MOTION:** Approval of a variance to the NT-3 zoning district required minimum lot width from 60-feet required to 50-feet and lot area from 7,620 square-feet required to 6,500 square-feet for two (2) non-conforming lots in common ownership, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Flynt, Griner, Rutland, Cuevas, Samuel, Walker, Ehrlich.  
No – None.

**ACTION TAKEN ON  
19-54000066:**

Approval of a variance to the NT-3 zoning district required minimum lot width from 60-feet required to 50-feet and lot area from 7,620 square-feet required to 6,500 square-feet for two (2) non-conforming lots in common ownership, subject to the special conditions in the Staff Report;  
**APPROVED 7-0.**

**AGENDA ITEM #I-6****CASE NO. 19-54000071****E-8**

**REQUEST:** Approval of an after-the-fact sign variance in a CCS-1 zoning district from 64 square-feet allowed to 300.36 square-feet proposed and from 20-feet tall allowed to 32-feet tall proposed to allow an existing oversized and over-height freestanding sign to remain.

**OWNER:** Isla Del Sol Shoppers Village, LLC  
2605 Enterprise Road, Suite 230  
Clearwater, Florida 33759

**AGENT:** Christopher Wicks II  
Global Sign and Awning  
1182 Kapp Drive  
Clearwater, Florida 33765

**ADDRESS:** 5901 Sun Boulevard

**PARCEL ID NO.:** 08-32-16-05647-001-0202

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban (CCS-1)

**PRESENTATIONS:** Jaime Jones made a presentation based on the Staff Report. Christopher Wicks, II spoke on behalf of the applicant.

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

**MOTION:** Approval of an after-the-fact sign variance in a CCS-1 zoning district from 64 square-feet allowed to 300.36 square-feet proposed and from 20-feet tall allowed to 32-feet tall proposed to allow an existing oversized and over-height freestanding sign to remain, subject to the special conditions in the Staff Report.

**VOTE:** Yes – None.  
No – Flynt, Griner, Rutland, Cuevas, Samuel, Walker, Ehrlich.

**ACTION TAKEN ON 19-54000071:** Motion to approve **FAILED** by a vote of 0-7, thereby denying the request.

<b>AGENDA ITEM #1-7</b>	<b>CASE NO. 19-31000011</b>	<b>F-2</b>
<b>REQUEST:</b>	Approval of a Site Plan to construct a 45-story building with 300 dwelling units, a 20-story building with a 225-room hotel, 15,000 square-feet of meeting space, 20,000 square-feet of office space, and 25,000 square-feet of commercial space. The applicant is requesting floor area ratio bonuses and approval of additional building height.	
<b>OWNER:</b>	Cats Red Apple St. Pete, LLC 800 3 <sup>rd</sup> Avenue, 5 <sup>th</sup> Floor New York, New York 10022	
<b>AGENT:</b>	R. Donald Mastry - Trenam Law 200 Central Avenue, Suite 1600 Saint Petersburg, Florida 33701	
<b>ADDRESS:</b>	400 Central Avenue	
<b>PARCEL ID NO.:</b>	19-31-17-68610-001-0010	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Downtown Center (DC-C)	
<b>PRESENTATIONS:</b>	Corey Malyszka made a presentation based on the Staff Report. R. Donald Mastry spoke on behalf of the applicant.	
<b>PUBLIC HEARING:</b>	John Bowden spoke in favor of the application. David Ciampini spoke in favor of the application. Ed Kelleen filled out a blue card against the application but did not speak. Richard Prior spoke against the application. Mac Roopani spoke against the application. Jim Simmons spoke in favor of the application. Daniel Hoekenga spoke against the application. Victoria Paradise spoke against the application.	
<b>MOTION #1:</b>	To add Special Condition No. 20 that the applicant shall obtain FAA height approval prior to the release of permits.	
<b>VOTE:</b>	Yes – Flynt, Griner, Cuevas, MacReynolds, Stowe, Rutland. No – None.	
<b>CONFLICTS:</b>	Samuel, Walker, Ehrlich, Clemmons.	



**MOTION #2:** Approval of a Site Plan to construct a 45-story building with 300 dwelling units, a 20-story building with a 225-room hotel, 15,000 square-feet of meeting space, 20,000 square-feet of office space, and 25,000 square-feet of commercial space. The applicant is requesting floor area ratio bonuses and approval of additional building height, subject to the amended special conditions in the Staff Report.

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

**CONFLICTS:** Samuel, Walker, Ehrlich, Clemmons.

**ACTION TAKEN ON 19-3100011:** Approval of a Site Plan to construct a 45-story building with 300 dwelling units, a 20-story building with a 225-room hotel, 15,000 square-feet of meeting space, 20,000 square-feet of office space, and 25,000 square-feet of commercial space. The applicant is requesting floor area ratio bonuses and approval of additional building height, subject to the amended special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #1-8      CASE NO. 19-3100012      APPEAL      F-4**

**APPEAL:** Appeal of an administrative approval of a Site Plan to construct a 7-story building with 126-dwelling units in the DC-2 zoning district. The applicant is requesting floor area ratio bonuses and a variance to maintain a 5-foot wide sidewalk.

**APPELLANTS:** Jarryd Lunger and Matt Clear  
343 8<sup>th</sup> Street North  
Saint Petersburg, Florida 33701  
  
Jeremy and Kate Lund  
759 Calla Terrace  
Saint Petersburg, Florida 33701  
  
Larkin Accinelli  
755 Calla Terrace North  
Saint Petersburg, Florida 33701  
  
Daron Tarolton  
757 Calla Terrace North  
Saint Petersburg, Florida 33701  
  
Peter Belmont  
Preserve the 'Burg  
P.O. Box 838  
Saint Petersburg, Florida 33731  
  
Debi Mazor and Peggy Green  
841 4<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33701  
  
David and Violeta Sanders  
841 4<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33701

**OWNER:** 770 4<sup>th</sup> Avenue North Land Trust  
Florida Property Trustee Co. TRE  
405 6<sup>th</sup> Street South, Suite 102  
Saint Petersburg, Florida 33701

**AGENT:** Istvan Peteranecz  
Behar Peteranecz Architects  
2430 Terminal Drive  
Saint Petersburg, Florida 33712

**ADDRESS:** 770 4<sup>th</sup> Avenue North

**PARCEL ID NO.:** 19-31-17-41650-000-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Downtown Center (DC-2)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Jarryd Lunger spoke as the Appellant.  
Debbie Mazor spoke as the Appellant.  
Peter Belmont spoke as the Appellant.  
Istvan Peteranecz spoke on behalf of the applicant.  
Kathryn Younkin spoke on behalf of the applicant.  
Derek Kilborn spoke regarding the application.  
Tom Whalen spoke regarding the application.

**PUBLIC HEARING:** Monica Kile spoke in favor of the appeal.  
Thomas Campbell spoke in favor of the appeal.  
Donna Houk spoke in favor of the appeal.  
Ed Houk spoke in favor of the appeal.  
Emily Elwyn spoke in favor of the appeal.  
Richard Candalora spoke in favor of the appeal.  
Katelyn Sommerer spoke in favor of the appeal.  
Jeremy Lund spoke in favor of the appeal.

**MOTION #1:** Motion to defer to February 5, 2020 to request additional information to the design, traffic, and historic information.

**VOTE:** Yes – Griner, Rutland, Stowe.  
No – Flynt, Cuevas, Ehrlich, MacReynolds.

**CONFLICTS:** Samuel, Walker, Clemmons.

**MOTION #2:** Appeal of an administrative approval of a Site Plan to construct a 7-story building with 126-dwelling units in the DC-2 zoning district. The applicant is requesting floor area ratio bonuses and a variance to maintain a 5-foot wide sidewalk.

**VOTE:** Yes – Flynt, Cuevas, Ehrlich, MacReynolds, Stowe.  
No – Griner, Rutland.

**CONFLICTS:** Samuel, Walker, Clemmons.

**ACTION TAKEN ON**

**19-3100012:**

Motion to approve **PASSED** by a vote of 5-2, thereby upholding the appeal.

**AGENDA ITEM #J**

**ADJOURNMENT at 7:16 P.M.**