



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

**ACTION TAKEN – MINUTES**

Virtual DRC Meeting – July 15, 2020  
Wednesday  
10:01 A.M.

**Commission Members:**

Melissa Rutland, Chair - P  
Freddy Cuevas, Vice Chair – P  
Joe Griner, III - P  
Charles Flynt - P  
Matt Walker – A  
Jessica Ehrlich – A (Recused from Case no. 20-33000008)  
Vacant

**Alternates:**

1. Martha MacReynolds - P  
2. Darren Stowe - P  
3. Tim Clemmons - A (Recused from Case nos. 20-33000006, 20-33000008, and 20-31000002)

**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, Urban Planning and Historic Preservation Division  
Scot Bolyard, AICP, Deputy Zoning Official  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Cheryl Bergailo, AICP, Planner II  
Shervon Chambliss, Planner I  
Michael Larimore, Planner I  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Heather Judd, Assistant City Attorney  
Chandrasaha Srinivasa, City Clerk Director  
Michael Flanagan, TV Operations Supervisor  
Iris Winn, Administrative Clerk  
Katherine Connell, Administrative Secretary

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. SWEARING IN OF WITNESSES**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES OF June 17, 2020, as presented**

*Minutes approved as presented by a unanimous vote of the Commission.*

**F. PUBLIC HEARING AGENDA**

1. LDR 2020-04 Mobile Food Trucks
2. Case No. 20-33000002 – 311 112<sup>th</sup> Avenue Northeast
3. Case No. 20-33000008 – 450, 476, and 486 1<sup>st</sup> Avenue North
4. Case No. 20-33000006 – 0 3<sup>rd</sup> Avenue North/West of 302 Grove Street North

**G. QUASI-JUDICIAL – Agenda order restructured as requested by the Chair.**

1. Case No. 20-31000002 – 0 3<sup>rd</sup> Avenue North/West of 302 Grove Street North

**H. CONTINUANCE:**

1. Case No. 20-32000001 – 421 44<sup>th</sup> Avenue North and 4400 4<sup>th</sup> Street North, Deferred by the DRC on March 4, 2020

**I. QUASI-JUDICIAL**

1. Case No. 20-32000003 – 2400 and 2326 5<sup>th</sup> Street South, 2400 6<sup>th</sup> Street South, 501, 509, and 523 24<sup>th</sup> Street South
2. Case No. 20-31000004 – 10491 Gandy Boulevard North

**J. ADJOURNMENT at 1:32 P.M.**

**AGENDA ITEM #F-1 LDR Amendments**

**CITY FILE:** LDR 2020-04: Mobile Food Truck Amendments

**PRESENTATIONS:** Elizabeth Abernethy made a presentation based on the Staff Report. Heather Judd spoke regarding the application.

**PUBLIC HEARING:** No speakers present.

**MOTION:** Approval of consistency with the Comprehensive Plan and to recommend to City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to mobile food trucks [Section 509.102 F.S.] and Senate Bill 1193.

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

**CONFLICTS:** None.

**ACTION TAKEN ON LDR 2020-04:** Approval of consistency with the Comprehensive Plan and to recommend to City Council approval of the proposed text amendments to the City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to mobile food trucks [Section 509.102 F.S.] and Senate Bill 1193; **APPROVED 6-0.**

**AGENDA ITEM #F-2 CASE NO. 20-33000002 E-58**

**REQUEST:** Approval of a vacation of a 16-foot wide stormwater and ingress/egress easement within Bridgetown Plat, Block 16.

**APPLICANT:** WTIS-AM Inc.,  
c/o Deborah Roseman  
2840 West Bay Drive  
Belleair Bluffs, Florida 33770

**AGENT:** Pulte Group  
c/o Jeff Deason  
2682 South Falkenburg Road  
Riverview, Florida 33578

**ADDRESS:** 311 112<sup>th</sup> Avenue Northeast

**PARCEL ID NO.:** 18-30-17-11304-016-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban Multi-Family (NSM-1)

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report.

**PUBLIC HEARING:** No speakers present.

**MOTION:** Approval of a vacation of a 16-foot wide stormwater and ingress/egress easement within Bridgetown Plat, Block 16, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** None.

**ACTION TAKEN ON 20-33000002:** Approval of a vacation of a 16-foot wide stormwater and ingress/egress easement within Bridgetown Plat, Block 16, subject to the special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #F-3 CASE NO. 20-33000008 F-2**

**REQUEST:** Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg.

**APPLICANT:** PLDD 1<sup>st</sup> Avenue, LLC  
3060 Alt. 19 North  
Palm Harbor, Florida 34683

**AGENT:** R. Donald Mastry of Trenam Law and  
Kathryn Younkin (of Behar Peteranecz, Architecture)  
200 Central Avenue, Suite 1600  
Saint Petersburg, Florida 33701

**ADDRESSES AND PARCEL ID NOS.:** 450 1<sup>st</sup> Avenue North; 19-31-17-74466-027-0040  
476 1<sup>st</sup> Avenue North; 19-31-17-74466-027-0070  
486 1<sup>st</sup> Avenue North; 19-31-17-74466-027-0100

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report.  
Corey Malyszka spoke regarding the application.  
Jennifer Bryla spoke regarding the application.  
Elizabeth Abernethy spoke regarding the application.

**PUBLIC HEARING:** R. Donald Mastry spoke on behalf of the applicant.  
Corey Malyszka spoke regarding the application.  
Deborah Martohue, Esq., spoke in opposition of the application.  
Robert Zorn spoke in opposition of the application.  
Istavan Peteranecz spoke on behalf of the applicant.  
Frank Krystofik spoke in opposition of the application.  
Dustin DeNunzio spoke in favor of the application.  
Kathryn Younkin spoke on behalf of the applicant.

Derek Diasti spoke in opposition of the application.  
Irina Krystofik spoke in opposition of the application.

**MOTION #1:** To amend the request to read: “Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg *from an elevation of 60-feet to 119-feet.*”

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

**MOTION #2:** Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg from an elevation of 60-feet to 119-feet, subject to the conditions in the Staff Report.

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

**CONFLICTS:** Ehrlich, Clemmons.

**ACTION TAKEN ON 20-33000008:** Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg from an elevation of 60-feet to 119-feet, subject to the conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #F-4 CASE NO. 20-33000006 F-4**

**REQUEST:** Approval of a partial vacation of 8<sup>th</sup> Street North consisting of 2,275 square-feet of right-of-way located on the eastern side of 8<sup>th</sup> Street North between Calla Terrace North and 3<sup>rd</sup> Avenue North.

**APPLICANT:** Bridgepoint Church, Inc.  
6690 Crosswinds Drive North  
Saint Petersburg, Florida 33710

**AGENT:** R. Donald Mastry of Trenam Law and  
Fred Hemmer (of Mirror Lake Place, LLC)  
200 Central Avenue, Suite 1600  
Saint Petersburg, Florida 33701

**ADDRESS:** 0 3<sup>rd</sup> Avenue North/West of 302 Grove Street North

**PARCEL ID NO.:** 19-31-17-66528-000-0010

**LEGAL DESCRIPTION:** On File

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

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

**PUBLIC HEARING:** R. Donald Mastry spoke on behalf of the applicant.

**MOTION:** Approval of a partial vacation of 8<sup>th</sup> Street North consisting of 2,275 square-feet of right-of-way located on the eastern side of 8<sup>th</sup> Street North between Calla Terrace North and 3<sup>rd</sup> Avenue North, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** Clemmons.

**ACTION TAKEN ON 20-33000006:** Approval of a partial vacation of 8<sup>th</sup> Street North consisting of 2,275 square-feet of right-of-way located on the eastern side of 8<sup>th</sup> Street North between Calla Terrace North and 3<sup>rd</sup> Avenue North, subject to the special conditions in the Staff Report; **APPROVED 6-0.**

<b>AGENDA ITEM #G-1</b>	<b>CASE NO. 20-31000002</b>	<b>F-4</b>
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**REQUEST:** Approval of a Site Plan to construct 88-dwelling units, 3,800 square-feet of retail space and a 6-story 238 space parking garage in the DC-2 zoning district. The applicant is requesting approval of additional building height and floor area ratio bonuses.

**APPLICANT:** Bridgepoint Church, Inc.  
6690 Crosswinds Drive North  
Saint Petersburg, Florida 33710

**AGENT:** R. Donald Mastry of Trenam Law and Fred Hemmer (of Mirror Lake Place, LLC)  
200 Central Avenue, Suite 1600  
Saint Petersburg, Florida 33701

**ADDRESS:** 0 3<sup>rd</sup> Avenue North/West of 302 Grove Street North

**PARCEL ID NO.:** 19-31-17-66528-000-0010

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
R. Donald Mastry spoke on behalf of the applicant.  
Derek Kilborn spoke regarding the application.

**PUBLIC HEARING:** No speakers present.

**MOTION #1:** To correct Special Condition of Approval #6 from 82 parking spaces to 67 parking spaces.

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

**MOTION #2:** Approval of a Site Plan to construct 88-dwelling units, 3,800 square-feet of retail space and a 6-story 238 space parking garage in the DC-2 zoning district. The applicant is requesting approval of additional building height and floor area ratio bonuses, subject to the amended special conditions in the Staff Report.

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

**CONFLICTS:** Clemmons.

**ACTION TAKEN ON 20-31000002:** Approval of a Site Plan to construct 88-dwelling units, 3,800 square-feet of retail space and a 6-story 238 space parking garage in the DC-2 zoning district. The applicant is requesting approval of additional building height and floor area ratio bonuses, subject to the amended special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #H-1 CASE NO. 20-32000001 CONTINUANCE F-24**

**REQUEST:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1).

**OWNER:** Trust No. 4400-4  
Land Trust Service Corp TRE  
P.O. Box 186  
Lake Wales, Florida 33859

**APPLICANT:** 421 44<sup>th</sup> LLC  
4400 4<sup>th</sup> Street North  
Saint Petersburg, Florida 33703

**AGENT:** Thomas Heyward  
4267 48<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33711

**ADDRESSES AND PARCEL ID NOS.:** 421 44<sup>th</sup> Avenue North; 06-31-17-54540-004-0100  
4400 4<sup>th</sup> Street North; 06-31-17-54540-004-0110

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional Single-Family (NT-1)  
Corridor Commercial Suburban (CCS-1)

**PRESENTATIONS:** Shervon Chambliss made a presentation based on the Staff Report.  
Thomas Heyward spoke on his own behalf.

**PUBLIC HEARING:** No speakers present.

**MOTION:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1), subject to the special conditions in the Staff Report.

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

**CONFLICTS:** None.

**ACTION TAKEN ON 20-32000001:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1), subject to the special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #I-1 CASE NO. 20-32000003 F-13**

**REQUEST:** Approval of a Special Exception and related Site Plan for a Private School with 10 classrooms within an existing House of Worship, and a Variance to the required 35-foot setback for Special Exception uses within the NT-1 zoning district.

**APPLICANT:** Islamic Society of St. Petersburg, Inc.  
2401 5<sup>th</sup> Street South  
Saint Petersburg, Florida 33705

**AGENT:** Rachid Tachakort  
2401 5<sup>th</sup> Street South  
Saint Petersburg, Florida 33705

**ADDRESSES AND PARCEL ID NOS.:** 2400 5<sup>th</sup> Street South; 31-31-17-36684-000-0300  
2326 5<sup>th</sup> Street South; 31-31-17-36684-000-0310  
2400 6<sup>th</sup> Street South; 31-31-17-36684-000-0300  
501 24<sup>th</sup> Avenue South; 31-31-17-36684-000-0580  
509 24<sup>th</sup> Avenue South; 31-31-17-36684-000-0570  
523 24<sup>th</sup> Avenue South; 31-31-17-36684-000-0560

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report.  
Rachid Tachakort spoke on behalf of the applicant.

**PUBLIC HEARING:** Saad Rahmouni spoke in favor of the application.

**MOTION:** Approval of a Special Exception and related Site Plan for a Private School with 10 classrooms within an existing House of Worship, and a Variance to the required 35-foot setback for Special Exception uses within the NT-1 zoning district, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** None.

**ACTION TAKEN ON 20-32000003:** Approval of a Special Exception and related Site Plan for a Private School with 10 classrooms within an existing House of Worship, and a Variance to the required 35-foot setback for Special Exception uses within the NT-1 zoning district, subject to the special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #I-2 CASE NO. 20-31000004 D-54**

**REQUEST:** Approval of a modification to a previously approved Site Plan to allow construction of an additional 34 units for a total of 102 multi-family residential units, utilizing Transfer of Development Rights.

**APPLICANT:** St. Tropez Investment Co., LLC  
1141 Abbeys Way  
Tampa, Florida 33602

**AGENT:** John A. Bodziak  
743 49<sup>th</sup> Street North  
Saint Petersburg, Florida 33710

**ADDRESS:** 10491 Gandy Boulevard North

**PARCEL ID NOS.:** 17-30-17-18270-000-0012  
17-30-17-18270-000-0013

**LEGAL DESCRIPTION:** On File

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

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

**PUBLIC HEARING:** No speakers present.

**MOTION:** Approval of a modification to a previously approved Site Plan to allow construction of an additional 34 units for a total of 102 multi-family residential units, utilizing Transfer of Development Rights, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** None.

**ACTION TAKEN ON**

**20-31000004:**

Approval of a modification to a previously approved Site Plan to allow construction of an additional 34 units for a total of 102 multi-family residential units, utilizing Transfer of Development Rights, subject to the special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM #J**

**ADJOURNMENT 1:32 P.M.**