



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

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**ACTION TAKEN – MINUTES**

**City Hall, Council Chambers  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**November 4, 2020  
Wednesday  
2:10 P.M.**

**Commission Members:**

Freddy Cuevas, Chair - P  
Tim Clemmons, Vice Chair - P  
Joe Griner, III - P  
Melissa Rutland - P (Excused at 4:15 p.m.)  
Matt Walker - P  
Martha MacReynolds - A

**Alternates:**

1. Michael Kiernan - P  
2. Charles Flynt - P  
3. Darren Stowe - P  
**A = Absent**  
**P = Present**

**City Staff Present:**

Elizabeth Abernethy, AICP, Director of Planning and Development Services  
Chandrasaha Srinivasa, City Clerk Director  
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manger  
Derek Kilborn, Manager of Urban Planning and Historic Preservation Division  
Ann Vickstrom, AICP, Planner II  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Adriana Puentes Shaw, AICP, Planner II  
Cheryl Bergailo, AICP, Planner II  
Michael Larimore, Planner I  
Dylan Carlson, Planner I  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Iris Winn, Administrative Clerk  
Katherine Connell, Administrative Secretary

**A. DRC HEARING PROCEDURES AND PROTOCOL – 1:45 P.M.**

**B. OPENING REMARKS OF CHAIR**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES OF October 7, 2020**

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

**F. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

**1. LDR – Urban Agriculture**

**QUASI-JUDICIAL**

**2. Case No. 20-54000054 – 306 22<sup>nd</sup> Avenue Northeast**

**3. Case No. 20-32000014 – 227 Mateo Way Northeast**

**4. Case No. 20-11000020 – 744 32<sup>nd</sup> Avenue North**

**5. Case No. 20-39000007 – 4558 Beach Drive Southeast**

**6. Case No. 20-54000051 – 3345 and 3367 4<sup>th</sup> Avenue South**

**7. Case No. 20-32000016 – 3100 66<sup>th</sup> Street North**

**G. ADJOURNMENT at 5:32 P.M.**

**AGENDA ITEM F-1 LDR– URBAN AGRICULTURE**

**CITY FILE 2020-05:** Urban Agriculture Amendments

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

**PUBLIC HEARING:** Derek Lewis spoke in opposition of the request. Jessica Ritoch spoke in favor of the request. Denay Gultepe spoke in opposition of the Bee Regulations, but in favor of the request. Rick Reynolds spoke in opposition of the request. Wendy Wesley spoke in support of the request. Carla Bristol spoke in support of the request.

**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 Urban Agriculture, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Griner, Walker, Rutland, Clemmons, Cuevas, Kiernan, Flynt.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON CITY FILE 2020-05:** 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 Urban Agriculture, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

**AGENDA ITEM F-2 CASE NO. 20-5400054 E-12**

**REQUEST:** Approval of a variance to required sidewalk surface material through a driveway, from hex block to brick in the NT-3 zoning district.

**OWNER:** William B. Norris  
306 22<sup>nd</sup> Avenue Northeast  
Saint Petersburg, Florida 33704

**ADDRESS:** 306 22<sup>nd</sup> Avenue Northeast

**PARCEL ID NO.:** 18-31-17-83223-012-0060

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report. Allison Nall spoke on behalf of the Owner. William Norris spoke on behalf of the Owner.

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

**MOTION:** Approval of a variance to required sidewalk surface material through a driveway, from hex block to brick in the NT-3 zoning district, subject to the special conditions in the Staff Report.

**VOTE:** Yes – None.  
No – Griner, Walker, Rutland, Clemmons, Cuevas, Kiernan, Flynt.

**CONFLICTS:** Kiernan.

**ACTION TAKEN ON 20-54000054:** Motion to approve **failed** by a vote of 0-7, thereby **denying** the request.

<b>AGENDA ITEM F-3</b>	<b>CASE NO. 20-32000014</b>	<b>D-14</b>
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**REQUEST:** Approval of a Special Exception for an off-site parking lot in the NS-1 zoning district with a lot width variance as part of a Lot Line Adjustment and Lot Refacing.

**OWNER:** Snell Holdings, LLC  
3311 Bayshore Boulevard Northeast  
Saint Petersburg, Florida 33703

**AGENT:** Craig Taraszki, Esq. (Johnson Pope)  
490 1<sup>st</sup> Avenue South, Suite 700  
Saint Petersburg, Florida 33701

**ADDRESS:** 227 Mateo Way Northeast

**PARCEL ID NO.:** 08-31-17-83610-000-6090

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Adriana Puentes Shaw made a presentation based on the Staff Report.  
Craig Taraszki spoke on behalf of the Owner.  
Jon Paul Martin spoke regarding the application.

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

**MOTION:** Approval of a Special Exception for an off-site parking lot in the NS-1 zoning district with a lot width variance as part of a Lot Line Adjustment and Lot Refacing, subject to the special conditions in the Staff Report.

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

**CONFLICTS:** Clemmons, Kiernan.

**ACTION TAKEN ON 20-32000014:** Approval of a Special Exception for an off-site parking lot in the NS-1 zoning district with a lot width variance as part of a Lot Line Adjustment and Lot Refacing, subject to the special conditions in the Staff Report; **APPROVED 6-0.**

**AGENDA ITEM F-4****CASE NO. 20-11000020****F-18**

**REQUEST:** Approval of a Lot Line Adjustment with a variance to the required lot area from the required 5,800 square-feet to 5,100 square-feet in the NT-2 zoning district.

**OWNER:** Michelle Pudlak  
744 32<sup>nd</sup> Avenue North  
Saint Petersburg, Florida 33704

**ADDRESS:** 744 32<sup>nd</sup> Avenue North

**PARCEL ID NO.:** 07-31-17-79596-000-0280

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional Single-Family (NT-2)

**PRESENTATIONS:** Dylan Carlson made a presentation based on the Staff Report. Michelle Pudlak spoke on behalf of the Owner.

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

**MOTION:** Approval of a Lot Line Adjustment with a variance to the required lot area from the required 5,800 square-feet to 5,100 square-feet in the NT-2 zoning district, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Griner, Walker, Clemmons, Cuevas, Kiernan, Flynt, Stowe.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON  
20-11000020:** Approval of a Lot Line Adjustment with a variance to the required lot area from the required 5,800 square-feet to 5,100 square-feet in the NT-2 zoning district, subject to the special conditions in the Staff Report;  
**APPROVED 7-0.**

**AGENDA ITEM F-5****CASE NO. 20-39000007****D-23**

**REQUEST:** Approval of variances to reduce the minimum required left and right side setbacks for a dock from 15.13-feet to 13.5-feet and 15.13-feet to 3.42-feet, respectively, and reduce the minimum required left and right side setbacks for a boatlift from 10-feet to 0-feet and 10-feet to 4-feet, respectively, to allow for the construction of a new dock and boatlift in the NS-1 zoning district.

**OWNER:** Christopher D. Crawford  
4558 Beach Drive Southeast  
Saint Petersburg, Florida 33705

**AGENT:** Bryan Burge  
4790 95<sup>th</sup> Street North  
Saint Petersburg, Florida 33708

ADDRESS: 4558 Beach Drive Southeast

PARCEL ID NO.: 05-32-17-51552-047-0200

LEGAL DESCRIPTION: On File

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

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report. Bryan Burge spoke on behalf of the Owner.

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

**MOTION:** Approval of variances to reduce the minimum required left and right side setbacks for a dock from 15.13-feet to 13.5-feet and 15.13-feet to 3.42-feet, respectively, and reduce the minimum required left and right side setbacks for a boatlift from 10-feet to 0-feet and 10-feet to 4-feet, respectively, to allow for the construction of a new dock and boatlift in the NS-1 zoning district, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Griner, Walker, Clemmons, Cuevas, Kiernan, Flynt, Stowe.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON 20-39000007:** Approval of variances to reduce the minimum required left and right side setbacks for a dock from 15.13-feet to 13.5-feet and 15.13-feet to 3.42-feet, respectively, and reduce the minimum required left and right side setbacks for a boatlift from 10-feet to 0-feet and 10-feet to 4-feet, respectively, to allow for the construction of a new dock and boatlift in the NS-1 zoning district, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

<b>AGENDA ITEM F-6</b>	<b>CASE NO. 20-54000051</b>	<b>J-1</b>
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REQUEST: Approval of a variance to the interior setbacks from 20-feet to 7-feet, 4-inches on Lot 12, 7-feet, 6-inches on Lot 13, and 7-feet, 8-inches on Lot 14 in the CCS-1 zoning district, to allow construction of two single-family homes and one two-family home.

OWNER: Landcap Investments, LLC  
c/o David George (Agent)  
7704 Tangle Brook Boulevard  
Gibsonson, Florida 33534

ADDRESSES AND PARCEL ID NOS.: 3345 4<sup>th</sup> Avenue South; 23-31-16-76590-004-0130  
3367 4<sup>th</sup> Avenue South; 23-31-16-76590-004-0100

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report. David George spoke on behalf of the Owner.

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

**MOTION:** Approval of a variance to the interior setbacks from 20-feet to 7-feet, 4-inches on Lot 12, 7-feet, 6-inches on Lot 13, and 7-feet, 8-inches on Lot 14 in the CCS-1 zoning district, to allow construction of two single-family homes and one two-family home, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Griner, Walker, Clemmons, Kiernan, Flynt, Stowe.  
No – None.

**CONFLICTS:** Cuevas.

**ACTION TAKEN ON 20-54000051:** Approval of a variance to the interior setbacks from 20-feet to 7-feet, 4-inches on Lot 12, 7-feet, 6-inches on Lot 13, and 7-feet, 8-inches on Lot 14 in the CCS-1 zoning district, to allow construction of two single-family homes and one two-family home, subject to the special conditions in the Staff Report, **APPROVED 6-0.**

**AGENDA ITEM F-7      CASE NO. 20-3200016      Q-18**

**REQUEST:** Approval of a variance from 35-feet to 5-feet for the building setback to construct a carport in the CRS-1 zoning district. The applicant is also requesting an extension from March 1, 2020 to March 1, 2022 for the operation of a fire station.

**OWNER:** Rony Shubich  
6939 13<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33710

**AGENT:** Saint Petersburg Fire and Rescue  
c/o Robert Bassett  
400 Dr. Martin Luther King Jr. Street South  
Saint Petersburg, Florida 33701

**ADDRESS:** 3100 66<sup>th</sup> Street North

**PARCEL ID NO.:** 07-31-16-90162-000-1640

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Residential Suburban (CRS-1)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report. Robert Bassett spoke on behalf of the Owner.

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

**MOTION #1:** To add Special Condition #5 to read: “The carport shall be removed within 60 days of the City of St. Petersburg vacating the premises.”

**VOTE:** Yes – Griner, Walker, Clemmons, Cuevas, Kiernan, Flynt, Stowe.  
No – None.

**MOTION #2:** The Special Exception shall expire within 60 days of vacation of the premises by the Fire Department or March 31, 2024, whichever comes first, and supersedes the existing Special Condition of Approval and other instances within the recommendation.

**VOTE:** Yes – Griner, Walker, Clemmons, Cuevas, Kiernan, Flynt, Stowe.  
No – None.

**MOTION #3:** Approval of a variance from 35-feet to 5-feet for the building setback to construct a carport in the CRS-1 zoning district. The applicant is also requesting an extension from March 1, 2020 to no more than 60 days after the property is vacated by the Fire Department or March 31, 2024, whichever comes first for the operation of a fire station, subject to the amended special conditions in the Staff Report.

**VOTE:** Yes – Griner, Walker, Clemmons, Cuevas, Kiernan, Flynt, Stowe.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON  
20-32000016:** Approval of a variance from 35-feet to 5-feet for the building setback to construct a carport in the CRS-1 zoning district. The applicant is also requesting an extension from March 1, 2020 to March 31, 2024 for the operation of a fire station, subject to the amended special conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM G                      ADJOURNMENT AT 5:32 P.M.**