



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

**REVISED JUNE 3, 2014**

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

June 4, 2014  
Wednesday  
2:00 P.M.

*First Alternate: Calvin Samuel    Second Alternate: Joseph Griner III    Third Alternate: Douglas Robison*

- I. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF MAY 7, 2014**
- IV. PUBLIC HEARING CASE AGENDA**

<b>AGENDA ITEM #1</b>	<b>CASE NO. 14-51000001</b>	<b>F-14</b>
<b>REQUEST:</b>	Approval of a redevelopment plan with associated FAR bonuses to allow for the redevelopment of a property using grandfathered density.	
<b>APPLICANT:</b>	Robert / William Bronsord 39 Fairview Boulevard Fort Myers Beach, Florida 33931	
<b>ADDRESS:</b>	609 & 611 24th Avenue North	
<b>PARCEL ID NO.:</b>	07/31/17/18936/003/0070; 07/31/17/18936/003/0070	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	NT-2	

<b>AGENDA ITEM #2</b>	<b>CASE NO. 14-51000002</b>	<b>F-14</b>
<b>REQUEST:</b>	Approval of a redevelopment plan with associated FAR bonuses to allow for the redevelopment of a property using grandfathered density.	
<b>APPLICANT:</b>	Robert / William Bronsord 39 Fairview Boulevard Fort Myers Beach, Florida 33931	
<b>ADDRESS:</b>	615 & 623 24th Avenue North	
<b>PARCEL ID NO.:</b>	07/31/17/18936/003/0061; 07/31/17/18936/003/0070	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	NT-2	

**AGENDA ITEM #3                      CASE NO. 14-1200002                      E-6**

**REQUEST:**                      Approval of a lot refacing to allow for the construction of a second single-family residence.

**APPLICANT:**                      Michele Miller  
756 2nd Street North  
Saint Petersburg, Florida 33701

**AGENT:**                      Joe Lacki  
Architectonics Studio  
218 5th Avenue North  
Saint Petersburg, Florida 33701

**ADDRESS:**                      756 2nd Street North  
**PARCEL ID NO.:**                      18/31/17/23850/002/0010

**LEGAL DESCRIPTION:**                      On File  
**ZONING:**                      NT-2

**AGENDA ITEM #4                      CASE NO. 14-3100010                      D-54, D-56****THIS ITEM HAS BEEN DEFERRED**

**REQUEST:**                      Approval of a site plan to construct a 381 unit apartment complex.

**APPLICANT:**                      Wal-Mart Stores East, LP  
Sam M. Walton Development Complex  
2001 SE 10th Street  
Bentonville, AR 72716

**AGENT:**                      Joe Papasso, Principal  
Forum St. Petersburg, Ltd.  
8000 North Federal Highway, Suite 110  
Boca Raton, FL 33487

**ENGINEER:**                      Mark Sullivan, P.E.  
Florida Engineering and Environmental Services, Inc.  
4519 George Road, Suite 130  
Tampa, FL 33634

**ADDRESS:**                      10589 Gandy Boulevard North  
**PARCEL ID NO.:**                      17/30/17/00000/310/0100; 17/30/17/18270/000/0022

**LEGAL DESCRIPTION:**                      On File  
**ZONING:**                      CCS-1

**AGENDA ITEM #5****CASE NO. 14-3200004****G-16****THIS ITEM HAS BEEN DEFERRED**

**REQUEST:** Approval of a Special Exception and related site plan to construct parking in a residential zoning district.

**APPLICANT:** LTD Ventures LLC  
110 23rd Street West  
Bradenton, Florida 34205

**AGENT:** Mike Asher  
2842 Dr. Martin Luther King Jr. Street North  
Saint Petersburg, Florida 33704

**ENGINEER:** David C. Littell  
West Coast Site Plan, LLC  
243 Mar Street  
St. Pete Beach, Florida 33706

**ADDRESS:** 2817 & 2827 10th Street North  
**PARCEL ID NO.:** 12/31/16/69570/002/0210; 12/31/16/69570/002/0220

**LEGAL DESCRIPTION:** On File  
**ZONING:** NT-2

**AGENDA ITEM #6****CASE NO. 14-3200008****H-2**

**REQUEST:** Approval of a modification to a previously approved Special Exception and related site plan to construct 14,250 square foot of retail space and 14 dwelling units. The applicant is requesting a variance to the design standard prohibiting parking which is visible from the street.

**APPLICANT:** M Squared Property Inc.  
1601 Central Avenue  
Saint Petersburg, Florida 33713-8934

**ARCHITECT:** Tim Clemmons  
Mesh Architecture  
2900 44th Avenue North  
Saint Petersburg, Florida 33714

**ADDRESS:** 1601 Central Avenue  
**PARCEL ID NO.:** 24/31/16/29718/013/0010; 24/31/16/29718/013/0030;  
24/31/16/29718/013/0150; 24/31/16/29718/013/0160;  
24/31/16/29718/013/0140

**LEGAL DESCRIPTION:** On File  
**ZONING:** DC-2

**AGENDA ITEM #7** **CASE NO. 14-3200009** **F-4**

**REQUEST:** Approval of a Special Exception and related site plan to construct a 9,500 square foot office. The applicant is requesting a variance to the design standard prohibiting parking which is visible from the street.

**APPLICANT:** 5th Avenue North Properties, LLC  
535 Central Avenue  
Saint Petersburg, Florida 33701-3703

**AGENT:** William Battle McQueen  
575 2nd Avenue South, Suite 205  
Saint Petersburg, Florida 33701

**ARCHITECT:** CMK Design Studio, Inc.  
6822 22nd Avenue North, #148  
Saint Petersburg, Florida 33710

**ADDRESS:** 456 4th Street North  
**PARCEL ID NO.:** 19/31/17/74466/006/0011; 19/31/17/74466/006/0012;  
19/31/17/74466/006/0020

**LEGAL DESCRIPTION:** On File  
**ZONING:** DC-2

**AGENDA ITEM #8** **CASE NO. 14-3100009** **S-5**

**REQUEST:** Approval of a variance to the setback standards for the installation of a boat lift on an existing dock.

**APPLICANT:** Christopher & Sara Muzik  
7893 9th Avenue South  
Saint Petersburg, Florida 33707-2730

**ADDRESS:** 7893 9th Avenue South  
**PARCEL ID NO.:** 25/31/15/84096/002/0050

**LEGAL DESCRIPTION:** On File  
**ZONING:** NS-2

**AGENDA ITEM #9                      CASE NO. 14-5400016                      H-37**

**REQUEST:**                      Approval of variances to the front, side and rear yard setbacks to allow for the construction of a single-family residence.

**APPLICANT:**                      Hudson Harr  
6822 22nd Avenue North, Suite 222  
Saint Petersburg, Florida 33710

**AGENT:**                      Deborah Martohue  
3030 N. Rocky Point Drive West, Suite 150  
Tampa, Florida 33607

**ADDRESS:**                      1901 Karleton Place South  
**PARCEL ID NO.:**                      13/32/16/71316/029/0230

**LEGAL DESCRIPTION:**                      On File  
**ZONING:**                      NS-2