



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

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

September 3, 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 AUGUST 6, 2014
- IV. PUBLIC HEARING CASE AGENDA

AGENDA ITEM #1	CASE NO. 14-33000006	K-19
REQUEST:	Approval of a vacation of 10 foot wide street easement.	
APPLICANT:	Boca Ciega Apartments, LLC Todd Menowitz 91-31 Queens Boulevard Forest Hills, New York 11373	
AGENT:	Noel Forsman RGA-Design 309 South Willow Avenue Tampa, Florida 33606	
ADDRESS:	3797 37th Street South	
PARCEL ID NO.:	34/31/16/20547/001/0010	
LEGAL DESCRIPTION:	On File	
ZONING:	NSM-1	

**AGENDA ITEM #2                      CASE NO. 14-3300007                      K-19**

**REQUEST:**                      Approval of a vacation of a five (5) foot wide street easement.

**APPLICANT:**                      Boca Ciega Apartments, LLC  
Todd Menowitz  
91-31 Queens Boulevard  
Forest Hills, New York 11373

**AGENT:**                      Noel Forsman  
RGA-Design  
309 South Willow Avenue  
Tampa, Florida 33606

**ADDRESS:**                      3401 37th Street South  
**PARCEL ID NO.:**                      34/31/16/20547/002/0010

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

**AGENDA ITEM #3                      CASE NO. 14-2000005                      E-4**

**THIS ITEM HAS BEEN DEFERRED**

**REQUEST:**                      Approval of a preliminary plat for Mt. Vernon Subdivision #2. The applicant is requesting a variance to lot depth.

**APPLICANT:**                      Mt. Vernon, LLC  
P.O. Box 280  
Largo, Florida 33779

**AGENT:**                      Mark H. Ward  
13770 58th Street North, Suite 312  
Clearwater, Florida 33760

**ENGINEER:**                      James R. McMath  
Deuel & Associates  
565 South Hercules Avenue  
Clearwater, Florida 33764

**ADDRESS:**                      219 4th Avenue North  
**PARCEL ID NO.:**                      19/31/17/74466/004/0120

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

**AGENDA ITEM #4                      CASE NO. 14-3200012                      K-11**

**REQUEST:**                      Approval of a Special Exception and related site plan to construct a 10,289 square foot house of worship.

**APPLICANT:**                      New Pleasant Grove Baptist Church  
2110 Union Street South  
Saint Petersburg, Florida 33712-2245

**AGENT:**                      Harlan Heshelow  
Legacy Design Group  
11125 Park Blvd Ste104-103  
Seminole, Florida 33772

**ENGINEER:**                      Brian Reed, PE  
769 42nd Avenue North  
Saint Petersburg, Florida 33703

**ADDRESS:**                      3455 21st Avenue South  
**PARCEL ID NO.:**                      27/31/16/15408/002/0160; 27/31/16/15408/002/0170

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

**AGENDA ITEM #5                      CASE NO. 14-3200013                      E-10**

**REQUEST:**                      Approval of a Special Exception and related site plan to construct a 8,023 square foot building with parking. The applicant is requesting a variance to specimen tree preservation.

**APPLICANT:**                      1325 4th Street N, LLC  
6654 78th Avenue North  
Pinellas Park, Florida 33781

**AGENT:**                      David Goree  
6654 78th Avenue North  
Pinellas Park, Florida 33781

**ENGINEER:**                      Josh Bradley  
Native Engineering  
P.O. Box 2995  
Land O Lakes, Florida 34639

**ADDRESS:**                      307 13th Avenue North  
**PARCEL ID NO.:**                      18/31/17/93672/000/0030

**LEGAL DESCRIPTION:**                      On File  
**ZONING:**                      NT-3

**AGENDA ITEM #6                      CASE NO. 14-5400026                      E-12**

**REQUEST:**                                      Approval of an after-the-fact variance to the NT-3 Design Standard to construct a front circular driveway.

**APPLICANT:**                                   James & Chafika Landers  
356 22nd Avenue Northeast  
Saint Petersburg, Florida 33704-3529

**ADDRESS:**                                      356 22nd Avenue Northeast  
**PARCEL ID NO.:**                                18/31/17/83223/012/0030

**LEGAL DESCRIPTION:**                        On File  
**ZONING:**                                         NT-3

**AGENDA ITEM #7                      LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS                      CONTACT PERSON: DEREK KILBORN                      727-893-7872**

**LDR-2014-06**                                      Amendments to the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances. This private application includes a request to amend the City's LDRs, by creating a new Retail Center-3 (RC-3), Activity Center zoning district in order to accommodate the full development potential of an area commonly known as the Carillon Town Center, generally located on the south side of Ulmerton Road (SR 688), between Carillon Parkway and Fountain Parkway.