



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

REVISED SEPTEMBER 30, 2014

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

October 1, 2014
Wednesday
2:00 P.M.

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

- I. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES
- II. ROLL CALL
- III. APPROVAL OF THE MINUTES OF SEPTEMBER 3, 2014
- IV. PUBLIC COMMENTS
- V. PUBLIC HEARING CASE AGENDA

**AGENDA ITEM #1 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS
CONTACT PERSON: DEREK KILBORN 727-893-7872**

LDR-2014-01 Amendments to the Land Development Regulations (LDRs), Chapter 16, City Code of Ordinances. This City-initiated application proposing to amend sections of the St. Petersburg City Code pertaining to community gardens and to amend a section pertaining to fertilizer regulation to require citywide compliance with Pinellas County's fertilizer ordinance.

AGENDA ITEM #2 CASE NO. 14-52000006 G-8

REQUEST: Approval of a reinstatement of seven (7) dwelling units for a total of eight (8) dwelling units. The applicant is requesting variances to the minimum required parking and floor area.

APPLICANT: Jody Jim LLC
James Kenrick
1421 8th Street North
Saint Petersburg, Florida 33704

ADDRESS: 1014 12th Avenue North
PARCEL ID NO.: 13/31/16/02916/003/0010

LEGAL DESCRIPTION: On File
ZONING: NT-2

AGENDA ITEM #3 CASE NO. 14-5200007 J-3

REQUEST: Approval of a reinstatement of three (3) dwelling units for a total of four (4) dwelling units.

APPLICANT: New Market Realty LLC
610 31st Street South
Saint Petersburg, Florida 33712

AGENT: Joseph Lovett
Keisha Latimore
2961 1st Avenue North, Suite D
Saint Petersburg, Florida 33713

ADDRESS: 610 31st Street South
PARCEL ID NO.: 23/31/16/14778/091/0040

LEGAL DESCRIPTION: On File
ZONING: NT-1

AGENDA ITEM #4 CASE NO. 14-5400028 D-8

REQUEST: Approval of variances for 1) front and, 2) street side yard setbacks to expand the existing porches and construct new arbors.

APPLICANT: Park Shore Investments, LLC
Alan Varsha
4570 Van Nuys Boulevard, Suite 493
Sherman Oaks, California 91403-2913

AGENT: aha! architecture, llc
Paul Ries
6822 22nd Avenue North
Saint Petersburg, Florida 33710

ADDRESS: 410 12th Avenue Northeast
PARCEL ID NO.: 17/31/17/03435/004/0050

LEGAL DESCRIPTION: On File
ZONING: NT-3

AGENDA ITEM #5 CASE NO. 14-5400029 D-8

REQUEST: Approval of a variance to the front, street side, interior and internal yard setbacks to construct a seven-unit multi-family development.

APPLICANT: J Square Beach Drive Investors LLC
721 1st Avenue North
Saint Petersburg, Florida 33701

AGENT: Tim Clemmons
2900 44th Avenue North
Saint Petersburg, Florida 33714

ADDRESS: 1101 Beach Drive Northeast
PARCEL ID NO.: 17/31/17/95958/000/0010; 17/31/17/95958/000/0020;
17/31/17/95958/000/0040

LEGAL DESCRIPTION: On File
ZONING: NSM-1

AGENDA ITEM #6 CASE NO. 14-3300008 D-8

REQUEST: Approval of a vacation of a 10-foot wide alley abutting Lot 1, Lot 3 and Lot 4 of the Welsh and Bennets Subdivision in the block bound by 11th Avenue Northeast, Beach Drive Northeast, 12th Avenue Northeast and North Shore Drive Northeast.

APPLICANT: J Square Beach Drive Investors
721 1st Avenue North
Saint Petersburg, Florida 33701

AGENT: Tim Clemmons
2900 44th Avenue North
Saint Petersburg, Florida 33714

ADDRESS: 1101 Beach Drive Northeast
PARCEL ID NO.: 17/31/17/95958/000/0010; 17/31/17/95958/000/0020;
17/31/17/95958/000/0040

LEGAL DESCRIPTION: On File
ZONING: NSM-1

AGENDA ITEM #7 CASE NO. 14-5400031 F-8

REQUEST: Approval of variances for 1) front and rear yard setbacks, 2) placement of garage, 3) size of porch, 4) impervious surface ratio and 5) parking to construct a new single-family residence.

APPLICANT: Benjamin Gelston
7th Street Ventures LLC
1048 7th Street North
Saint Petersburg, Florida 33701-1504

ADDRESS: 1019 7th Street North
PARCEL ID NO.: 18/31/17/90504/000/0091

LEGAL DESCRIPTION: On File
ZONING: NT-2

AGENDA ITEM #8 CASE NO. 14-5400032 R-1

REQUEST: Approval of variances for 1) the design and placement standards for a new garage, and 2) the maximum width of a driveway to construct a new garage.

APPLICANT: Matthew M. Bane & Nancy S. Bane
7210 3rd Avenue South
Saint Petersburg, Florida 33707

AGENT: Donald Jellings
Architectonics Studio, Inc.
218 5th Avenue North
Saint Petersburg, Florida 33701

ADDRESS: 7210 3rd Avenue South
PARCEL ID NO.: 19/31/16/20484/053/0020

LEGAL DESCRIPTION: On File
ZONING: NT-3

AGENDA ITEM #9 **CASE NO. 14-3200014** **O-8**

REQUEST: Approval of a modification to a previously approved Special Exception and related site plan to expand an existing health club by 6,400 square feet. The applicant is requesting a variance to parking.

APPLICANT: Sherman Bywater
c/o Kimco Realty Corp. #128
P.O. Box 5020
New Hyde Park, New York 11042

AGENT: Stephen Dermangian
7861 Woodland Center Boulevard
Tampa, Florida 33614

ARCHITECT: Shannon Dillane
Jovanovic & Lyons, LLC
735 Arlington Avenue N, #301
Saint Petersburg, Florida 33701

ADDRESS: 6101 9th Avenue North
PARCEL ID NO.: 17/31/16/30151/000/0010

LEGAL DESCRIPTION: On File
ZONING: CCS-1

AGENDA ITEM #10 **CASE NO. 14-3200015** **G-31**

REQUEST: Approval of a Special Exception and related site plan to add a private school to an existing house of worship.

APPLICANT: Lakewood United Methodist Church
5995 Dr. Martin Luther King Jr. Street South
Saint Petersburg, Florida 33705-5541

AGENT: Sara Madle
3200 58th Avenue South
Saint Petersburg, Florida 33705

ADDRESS: 5995 Dr. Martin Luther King Jr. Street South
PARCEL ID NO.: 12/32/16/00000/140/0100

LEGAL DESCRIPTION: On File
ZONING: NS-1

AGENDA ITEM #11 CASE NO. 14-3100015 E-4

REQUEST: Approval of a site plan to construct an 18-story, 29 unit multi-family development. The applicant is requesting floor area ratio bonuses and a variance to the Albert Whitted Airport Regulations.

APPLICANT: Patricia B Moss Revocable Trust
105 Dogwood Lane
Radford, Virginia 24141-3917

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

ADDRESS: 176 4th Avenue Northeast
PARCEL ID NO.: 19/31/17/77238/000/0040

LEGAL DESCRIPTION: On File
ZONING: DC-3