



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

REVISED AGENDA (Rev. 02)

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

**July 6, 2016
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF June 1, 2016**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
 - 1. Case No. 16-33000005 – 3901 3rd Street North - Deferred to August 3, 2016**
 - 2. Case No. 16-33000007 – 400 Central Avenue Block**
 - 3. Case No. 16-33000008 – 600 5th Street South**
 - 4. Case No. 16-54000027 – 520 & 526 46th Avenue North**
 - 5. Case No. 16-54000031 – 146 18th Avenue Northeast**
 - 6. Case No. 16-54000032 – 1108 Oak Street Northeast**
 - 7. Case No. 16-54000037 – 1701 New Hampshire Avenue Northeast**
 - 8. Case No. 16-54000038 – 3301 Pinellas Point Drive South**
 - 9. Case No. 16-54000039 – 225 48th Avenue North**
 - 10. Case No. 16-54000042 – 1145 1st Street Northeast**
 - 11. Case No. 16-54000043 – 319 12th Avenue Northeast – Deferred to August 3, 2016**
 - 12. Case No. 16-53000001 – 1846 Coffee Pot Boulevard Northeast**
 - 13. Case No. 16-51000001 – 1530 Burlington Avenue North**
 - 14. Case No. 16-51000002 – Northeast of San Martin Blvd Northeast & Ridgeway Drive/Weedon Drive Northeast**
 - 15. Case No. 16-31000006 – 2526, 2536, and 2546 13th Avenue North – Deferred to August 3, 2016**
 - 16. Case No. 16-32000007 – 1700 4th Street North – Deferred from June 1, 2016**
 - 17. Case No. 16-32000009 – 9046 4th Street North, 450 91st Avenue North, and Lot 10 of 477 90th Avenue North**

If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711 as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation in order to participate in this/these proceedings or have any questions, please contact the City Clerk's Office at 893-7448.

AGENDA ITEM #E-1**CASE NO. 16-3300005****E-20**

THIS CASE IS DEFERRED TO AUGUST 3, 2016.

AGENDA ITEM #E-2**CASE NO. 16-3300007****F-2**

REQUEST: Approval of a vacation of a 20-foot east/west alley in the block bounded by Central Avenue and 1st Avenue South between 4th Street South and 5th Street South.

OWNER: First States Investors 3300 LLC
c/o Grammercy Property Trust
521 Fifth Avenue
New York, New York 10175

OWNER: Clarence E. Pheil Bypass Trust
PO Box 961025
Fort Worth, Texas 76161-0025

OWNER: Robert F. Pheil
PO Box 96161
Fort Worth, Texas 65161

ADDRESS AND
PARCEL ID NOS.: 400 Central Avenue; 19-31-17-74466-030-0001
401 First Avenue South; 19-31-17-74466-030-0002
400 Central Avenue; 19-31-17-74466-030-0010
430 Central Avenue; 19-31-17-74466-030-0030
440 Central Avenue; 19-31-17-74466-030-0050
468 Central Avenue; 19-31-17-74466-030-0081
476 Central Avenue; 19-31-17-74466-030-0090
495 1st Avenue South; 19-31-17-74466-030-0110
465 1st Avenue South; 19-31-17-74466-030-0160
451 1st Avenue South; 19-31-17-74466-030-0170
431 1st Avenue South; 19-31-17-74466-030-0200

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-C (DC-C)

AGENDA ITEM #E-3**CASE NO. 16-3300008****F-3**

REQUEST: Approval of a vacation of air rights over 5th Street South to allow the construction of a skybridge connecting Johns Hopkins All Children's Hospital medical office building on the west side of street to the new Johns Hopkins All Children's Research and Education Building on the east side of the street.

OWNER: All Children's Hospital, Inc.
501 6th Avenue South
Saint Petersburg, Florida 33701-4634

ADDRESS: 600 5th Street South

PARCEL ID NO.: 19-31-17-59256-007-0040
LEGAL DESCRIPTION: On File
ZONING: Institutional Center (IC)

AGENDA ITEM #E-4 CASE NO. 16-5400027 F-24

REQUEST: Approval of a variance to lot area from 5,800 sq. ft. required to 5,715 sq. ft. for three (3) lots of record under common ownership.
OWNER: Castle Company, LLC
2265 North McMullen Booth Road
Clearwater, Florida 33759-1420
ADDRESS: 520 46th Avenue North; 06-31-17-54540-001-0180
526 46th Avenue North; 520 06-31-17-54540-001-0200
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional-1 (NT-1)

AGENDA ITEM #E-5 CASE NO. 16-5400031 E-12

REQUEST: Approval of a variance to the rear yard setback from 10-feet to 7-feet to allow construction of a new single-family home with a previously approved variance for front yard.
OWNER: Richard McGinniss
147 2nd Avenue South, #210
Saint Petersburg, Florida 33701-4387
ADDRESS: 146 18th Avenue Northeast
PARCEL ID NO.: 18-31-17-83217-022-0030
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional-3 (NT-3)

AGENDA ITEM #E-6 CASE NO. 16-5400032 E-8

OWNER: Tom and John Hockensmith
615 15th Avenue Northeast
Saint Petersburg, Florida 33704-4708
AGENT: Richard McGinniss
147 2nd Avenue South #210
Saint Petersburg, Florida 33701
REQUEST: Approval of a variance to the front yard setback from 30-feet to 22-feet, to the front porch setback from 23-feet to 16-feet, to the stoop setback from 20-feet to 18-feet, and to the street side yard

setback from 15-feet to 7.5-feet to allow construction of a new single-family home.

ADDRESS: 1108 Oak Street Northeast
PARCEL ID NO.: 18-31-17-05274-005-0120
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional-3 (NT-3)

AGENDA ITEM #E-7 CASE NO. 16-5400037 A-28

REQUEST: Approval of a variance to minimum lot width from 75-feet to 50-feet and minimum lot area from 5,800 sq. ft. to 5,000 sq. ft. to allow construction of two (2) single-family homes.

OWNER: Carlos Pesantez
1887 New Hampshire Avenue Northeast
Saint Petersburg, Florida 33703-3349

AGENT: Mike Miano
1126 16th Street North
Saint Petersburg, Florida 33705

ADDRESS: 1701 New Hampshire Avenue Northeast
PARCEL ID NO.: 04-31-17-81450-014-0250
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #E-8 CASE NO. 16-5400038 J-33

REQUEST: Approval of a variance to 5-foot green yard along the easterly property line to allow for a drive-aisle and approval of a uniform sign plan with a variance to allowable sign area from 64-sq. ft. to 120-sq. ft. to allow one (1) freestanding sign for a retail business.

OWNER: United Park Services Property
1320 9th Avenue #210
Tampa, Florida 33605-3602

ADDRESS: 3301 Pinellas Point Drive South
PARCEL ID NO.: 11-32-16-56110-001-0020
LEGAL DESCRIPTION: On File
ZONING: Corridor Commercial Suburban-1 (CCS-1)

AGENDA ITEM #E-9 CASE NO. 16-5400039 E-26

REQUEST: Approval of a variance to minimum lot area from 5,800 sq. ft. required to 5,715 sq. ft. for two (2) lots in common ownership to allow for construction of two (2) single-family homes.

OWNER: John M. Swope, III
225 48th Avenue North
St. Petersburg, FL 33703-3919

AGENT: Dillon Alderman
Alderman Planning
PO Box 55755
St. Petersburg, FL 33732

ADDRESS: 225 48th Avenue North

PARCEL ID NO.: 06-31-17-36702-005-0230

AGENDA ITEM #E-10 CASE NO. 16-5400042 E-8

REQUEST: Approval of variances to the required interior side and rear yard setbacks to allow for the construction of a one-car garage.

OWNER: Maureen Stafford
105 8th Avenue Northeast
St. Petersburg, FL 33701

ADDRESS: 1145 1st Street Northeast

PARCEL ID NO.: 18-31-17-05274-004-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

AGENDA ITEM #E-11 CASE NO. 16-5400043 E-8

THIS CASE IS DEFERRED TO AUGUST 3, 2016.

AGENDA ITEM #E-12 CASE NO. 16-5300001 D-12

REQUEST: Appeal of a decision to deny a permit to remove a grand tree.

OWNER: Rita Oglesby
1846 Coffee Pot Boulevard Northeast
Saint Petersburg, Florida 33704-4664

ADDRESS: 1846 Coffee Pot Boulevard Northeast

PARCEL ID NO.: 17-31-17-83222-064-0001

LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional-3 (NT-3)

AGENDA ITEM #E-13 CASE NO. 16-51000001 G-2

CASE NO.: 16-51000001 PLAT SHEET: G-2
REQUEST: Approval of a redevelopment plan to allow construction of a 4-story, 92,000 sq. ft. mini-warehouse building.
OWNER: John H. Goodall
1530 Burlington Avenue North
Saint Petersburg, Florida 33705-1529
AGENT: Kevin Mineer
Genesis
1000 North Ashley Drive #900
Tampa, Florida 33602-3718
ADDRESS: 1530 Burlington Avenue North; 24-31-16-43668-000-0880
1400 Burlington Avenue North; 24-31-16-43668-000-0130
ZONING: Downtown Center-2 (DC-2)

AGENDA ITEM #E-14 CASE NO. 16-51000002 D-48

REQUEST: Approval of a redevelopment plan to allow reconstruction of a radio tower/wireless communication support facility.
OWNER: Tampa Tower
2000 North 14th Street #400
Arlington, Virginia 22201-2518
AGENT: Lauralee G. Westline, Esq.
800 Tarpon Woods Boulevard ##-1
Palm Harbor, Florida 34685
ADDRESS: Northeast of San Martin Boulevard Northeast and Ridgeway Drive/Weedon Drive Northeast
PARCEL ID NO.: 20-30-17-00000-310-0100
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Suburban-1 (NS-1)
Preservation (P)

AGENDA ITEM #E-15 CASE NO. 16-31000006 I-8

THIS CASE IS DEFERRED TO AUGUST 3, 2016.

AGENDA ITEM #E-16**CASE NO. 16-3200007****F-12**

REQUEST: Approval of a special exception and related site plan to construct a restaurant with drive-thru with the following variances: 1) Reduction in drive-aisle width from 18-feet to 15-feet for on-site 60-degree angled parking stalls; 2) Reduction in drive-aisle width for moped/motorcycle parking stalls, to allow backing into 18th Avenue North; 3) Reduction in the required visibility triangle from 45-feet to 35-feet; Building Design Variance for location of parking; and 5) Reduction of 10% interior green space requirement.

OWNER: Point Saline, LLC
6104 Kipps Colony Drive West
Gulfport, Florida 33707

AGENT: Anthony Aboud
36431 US Highway 19 North
Palm Harbor, Florida 34684

REGISTERED OPPONENT: Ralph Oliva
400 Beach Drive Northeast
Saint Petersburg, Florida 33701

ADDRESS: 1700 4th Street North
PARCEL ID NO.: 18-31-17-18792-005-0010
LEGAL DESCRIPTION: On File
ZONING: Corridor Commercial Traditional-1 (CCT-1)

AGENDA ITEM #E-17**CASE NO. 16-3200009****F-48**

REQUEST: Approval of a modification to a previously approved special exception and related site plan to allow parking in a residential zoning district with variances for 1) green yards, 2) hours of operation, and 3) ingress and egress from 91st Avenue North.

OWNER: S. Josaphat's Ukrainian Catholic Diocese
434 90th Avenue North
Saint Petersburg, Florida 33702-3142

OWNER: Bank of St. Petersburg
5310 East State Road 64
Bradenton, Florida 34208-5505

AGENT: McCON Building Corporation
1059 Circle Drive
Highland, Wisconsin 53543

ADDRESS AND PARCEL ID NOS.: 9046 4th Street North; 19-30-17-69340-000-0010
450 91st Avenue North; 19-30-17-30690-000-0090
91st Avenue North; 19-30-17-69354-000-0050
450 91st Avenue North; 19-30-17-69354-000-0090

LEGAL DESCRIPTION: On File
ZONING: Neighborhood Suburban-1 (NS-1)/
Neighborhood Suburban Multi-Family-1 (NSM-1)