



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

AGENDA

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

**August 3, 2016
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF July 6, 2016**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
 - 1. Case No. 16-33000005 – 3901 3rd Street North - Deferred to September 7, 2016**
 - 2. Case No. 16-33000009 – 0 Country Club Way**
 - 3. Case No. 16-33000010 – 6000 Central Avenue and 6021 1st Avenue South – Deferred to September 7, 2016**
 - 4. Case No. 16-54000036 – 4829 16th Street North**
 - 5. Case No. 16-54000043 – 319 12th Avenue Northeast – Deferred from July 6, 2016**
 - 6. Case No. 16-54000046 – 3896 42nd Avenue South**
 - 7. Case No. 16-53000001 – 1846 Coffee Pot Boulevard Northeast – Deferred from July 6, 2016**
 - 8. Case No. 13-52000016 – 3617 12th Street North**
 - 9. Case No. 16-52000009 – 525 Monterey Boulevard Northeast**
 - 10. Case No. 16-31000006 – 2526, 2536, 2546 13th Avenue North – Deferred from July 6, 2016**
 - 11. Case No. 16-31000008 – 6745 38th Avenue North**
 - 12. Case No. 16-32000010 – 1511, 1525, 1537 4th Street South**
 - 13. Case No. 16-32000011 – St. Petersburg Police Headquarters**
- F. PUBLIC LDR WORKSHOP – LDR 2016-04 – Text Amendment**

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 SEPTEMBER 7, 2016

AGENDA ITEM #E-2 CASE NO. 16-3300009 H-19 & 21, I-21, 19 & 17

REQUEST: Approval of a vacation of a portion of the unimproved rights-of-way of Country Club Way South and Miranda Way South adjacent to Boyd Hill Nature Park and St. Petersburg Country Club.

OWNER: St. Petersburg Country Club
2000 Country Club Way South
Saint Petersburg, Florida 33712-4109

AGENT: R. Donald Mastry, Esq.
200 Central Avenue #1600
Saint Petersburg, Florida 33712-33701

ADDRESS: 0 Country Club Way South

PARCEL ID NO.: A portion of 35-31-16-49356-000-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate (NSE)

AGENDA ITEM #E-3 CASE NO. 16-3300010 O-2

THIS CASE IS DEFERRED TO SEPTEMBER 7, 2016

AGENDA ITEM #E-4 CASE NO. 16-5400036 G-26

REQUEST: Approval of a variance to lot area from 5,800 sq. ft. required to 5,500 sq. ft. for two (2) lots in common ownership to allow development of two (2) single-family homes.

OWNER: HCI 4805 LLC
2552 1st Avenue North
Saint Petersburg, Florida 33713

AGENT: Dillon Alderman
Alderman Planning
PO Box 55755
Saint Petersburg, Florida 33732

ADDRESS: 4829 16th Street North

PARCEL ID NO.: 01-31-16-33858-003-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

AGENDA ITEM #E-5 CASE NO. 16-54000043 E-8

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

OWNER: 319 12th Avenue NE, LLC
2201 Coachman Road #201
Clearwater, FL 33765

ADDRESS: 319 12th Avenue Northeast

PARCEL ID NO.: 18-31-17-05274-001-0081

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

AGENDA ITEM #E-6 CASE NO. 16-54000046 K-21

REQUEST: Approval of a variance to the front setback requirement to construct an addition to an existing garage on a single-family home.

OWNER: Lynne Marie Moore
3896 42nd Avenue South
Saint Petersburg, Florida 33711-4241

ADDRESS: 3896 42nd Avenue South

PARCEL ID NO.: 03-21-16-11682-006-0130

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #E-7 CASE NO. 16-53000001 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-8 CASE NO. 13-52000016 G-20

REQUEST: Approval of a reinstatement of eight (8) dwelling units for a total of nine (9) units with variances to the requirements for a vehicle loading space, paving of parking areas, and the landscaping requirements for parking areas.

OWNER: Sara Johnson
1005 36th Avenue North
Saint Petersburg, Florida 33704

AGENT: Laura Bamond, Esq.
3510 1st Avenue North #125
Saint Petersburg, Florida 33713

AGENT: Mark Stephenson, Architect
WS Architecture, PLLC
146 2nd Street North #301
Saint Petersburg, Florida 33713

REGISTERED OPPONENT: Bogdad Asztalos
1209 37th Avenue North
Saint Petersburg, Florida 33704

ADDRESS: 3617 12th Street North

PARCEL ID NO.: 12-31-16-09486-000-0320

AGENDA ITEM #E-9 CASE NO. 16-52000009 D-14

REQUEST: Approval of a reinstatement of four (4) grandfathered dwelling units for a total of five (5) dwelling units.

OWNER: Winnipeg Five, LLC
5150 126th Avenue North
Clearwater, Florida 33760-4615

AGENT: Judy Anderson
Re/Max Action First
145 Bay Point Drive Northeast
Saint Petersburg, Florida 33704

ADDRESS: 525 Monterey Boulevard Northeast

PARCEL ID NO.: 08-31-17-72666-000-0080

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #E-10 CASE NO. 16-31000006 I-8

REQUEST: Approval of a site plan to construct 69 townhomes. The applicant is requesting a variance to impervious surface ratio.

OWNER: 2536 13th Avenue North Holding
1004 Farnam Street #400
Omaha, Nebraska 68102-1885

America First Real Estate Group
1004 Farnam Street #400
Omaha, Nebraska 68102

AGENT: Ryan Studzinski
Icon Residential
6911 Pistol Range Road
Tampa, Florida 33635

REGISTERED OPPONENT: Laura Oldanie
2542 15th Avenue North
Saint Petersburg, Florida 33713

ADDRESS and
PARCEL ID NOS.: 2526 13th Avenue North; 14-31-16-00000-420-0200
2536 13th Avenue North; 14-31-16-00000-420-0100
2546 13th Avenue North; 14-31-16-00000-420-0300

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Mult-Family-1 (NSM-1)

AGENDA ITEM #E11 CASE NO. 16-31000008 Q-22

REQUEST: Approval of a site plan to construct a 39,819 sq. ft. Charter School at an existing Church with a variance to the number of required parking spaces.

OWNER: First Free Methodist Church of St. Petersburg, Inc.
6745 38th Avenue North
Saint Petersburg, Florida 33710-1536

AGENT: Peter Christopoulos
2045 Palmetto Street
Clearwater, Florida 33765

REGISTERED OPPONENT: Scott K. Wagman
1128 42nd Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESS: 6745 38th Avenue North
 PARCEL ID NO.: 06-31-16-27843-001-0010
 LEGAL DESCRIPTION: On File
 ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #E-12 CASE NO. 16-3200010 F-9

REQUEST: Approval of a special exception and related site plan to construct a 2,050 sq. ft. restaurant with drive-thru. The applicant is requesting a variance to parking location.

OWNER: South Salt Creek, LLC
 3245 5th Avenue North
 Saint Petersburg, Florida 33713-7611

AGENT: Sean Cashen
 Gulf Coast Consulting, inc.
 13825 Icot Boulevard #605
 Clearwater, Florida 33760

ADDRESSES and
 PARCEL ID NOS.: 1511 4th Street South; 30-31-17-46404-001-0020
 1525 4th Street South; 30-31-17-46404-001-0030
 1537 4th Street South; 30-31-17-46404-001-0050

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional-1 (CCT-1)

AGENDA ITEM #E-13 CASE NO. 16-3200011 G-2

REQUEST: Approval of a special exception and related site plan to construct a 172,900 sq. ft. police station. The applicant is requesting variances for 1) surface parking visible from right-of-way, 2) 50% transparency for ground level building facades along primary streets, 3) interior parking lot landscaping, and 4) fence height.

OWNER: City of St. Petersburg
 COSP Engineering Capital Improvement Program
 PO Box 2842
 Saint Petersburg, Florida 33731-2842

AGENT: George F. Young, Inc.
 Alison Shaw
 299 Dr. Martin Luther King, Jr., Street North
 Saint Petersburg, Florida 33701

ADDRESSES AND
PARCEL ID NOS.:

1301 Arlington Avenue North; 24-13-16-43668-000-0430
1328 2nd Avenue North; 24-31-16-43668-000-0250
None; 24-31-16-43668-000-0290
None; 24-31-16-43668-000-0450
1325 Arlington Avenue North; 24-31-16-43668-000-0460
159 14th Street North; 24-31-16-43668-000-0470
129 14th Street North; 24-31-16-43668-000-0471
143 14th Street North; 24-31-16-43668-000-0472
1301 1st Avenue North; 24-31-16-73179-001-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-1 (DC-1)

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

LDR-2016-04 Miscellaneous Text Amendments.