



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

AGENDA

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

**May 3, 2023
Wednesday
1:00 P.M.**

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF – April 5, 2023

F. PUBLIC COMMENTS

G. PUBLIC HEARING AGENDA

LEGISLATIVE

- 1. Case No. 23-3300002 – 2200 2nd Avenue South & 2233 3rd Avenue South**
- 2. Case No. 22-3300024 – 685 & 699 1st Avenue South & 694 Arlington Avenue North**

QUASI-JUDICIAL

- 3. Case No. 22-3100024 – 685 & 699 1st Avenue South & 694 Arlington Avenue North**
- 4. Case No. 23-3200003 – 4001 6th Street South**
- 5. Case No. 23-3200001 – 950 & 951 19th Street South**

WORKSHOP

- 6. LDR 2023.04 – EV Ready Amendment**

H. ADJOURNMENT

If you are a person with a disability who needs an accommodation in order to participate in this meeting or have any questions, please contact the City Clerk's Office at 893-7448. 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, for accommodations. For copies of the Staff Report, please email DRC@StPete.org.

AGENDA ITEM G-1 CASE NO. 23-33000002 I-1

REQUEST: Approval to vacate a 16-foot-wide alley located within block 30 of the St. Petersburg Investment Co. Subdivision, generally located at 2200 2nd Avenue South.

OWNER: RWTV LLC
2861 34th Street South
St. Petersburg, Florida 33711

AGENT: Northside Engineering, Inc – Housh Ghovae, CEO
300 South Belcher Road
Clearwater, Florida 33765

ADDRESS: 2200 2nd Avenue South & 2233 3rd Avenue South

PARCEL ID NO.: 23-31-16-78390-030-0010 and 23-31-16-78390-030-0090

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

CONFLICTS: None

CONTACT PERSON: Scot Bolyard; 727-892-5395

AGENDA ITEM G-2 Case No. 22-330000024 F-1

REQUEST: Approval to vacate a 20-foot-wide north-south alley generally located at 685 and 699 1st Avenue N and 694 Arlington Avenue N, between Lot 15 of Wright's Addition to Orange Park Addition and Lots 22 and 25 of the Gulf Peninsula Improvement Co.'s Subdivision.

OWNER: SPGRP II, LLC
1273 East Putnam Avenue
PO BOX 991
Riverside, Connecticut 06878

AGENT: R. Donald Mastry, Trenam Law
200 Central Avenue, Suite 1600
St. Petersburg, Florida 33701

ADDRESS: 685 & 699 1st Avenue South & 694 Arlington Avenue North

PARCEL ID NO.: 19-31-17-34218-000-0230, 19-31-17-99180-000-0152, & 19-31-17-99180-000-0150

LEGAL DESCRIPTION: On File

ZONING: Downtown Center 1 (DC-1)

CONFLICTS: None

CONTACT PERSON: Cheryl Bergailo; 727-892-5958

AGENDA ITEM G-3 Case No. 22-31000024 F-1

REQUEST: Approval of a site plan to construct a 21-story building with 200-dwelling units, 10,843 square feet of commercial space and 264-space parking garage. The applicant is requesting floor area ratio bonuses.

OWNER: SPGRP II, LLC
1273 East Putnam Avenue
PO BOX 991
Riverside, Connecticut 06878

AGENT: R. Donald Mastry, Trenam Law
200 Central Avenue, Suite 1600
St. Petersburg, Florida 33701

ADDRESS: 685 & 699 1st Avenue South & 694 Arlington Avenue North

PARCEL ID NO.: 19-31-17-34218-000-0230, 19-31-17-99180-000-0152, &
19-31-17-99180-000-0150

LEGAL DESCRIPTION: On File

ZONING: Downtown Center 1 (DC-1)

CONFLICTS: None

CONTACT PERSON: Corey Malyszka; 727-892-5453

AGENDA ITEM G-4 CASE NO. 23-32000003 F-21

REQUEST: Approval of a Site Plan Modification to replace an existing 149-foot-tall wireless communication monopole tower with a new 162-foot-tall monopole tower with variances to setback and landscaped buffer.

OWNER: William & Carmen Jean Pupo
2659 Granada Circle East
St. Petersburg, Florida 33712

AGENT: Katie Cole, Esq. & Jaime Maier, Esq.
Hill Ward Henderson, P.A.
600 Cleveland Street, Suite 800
Clearwater, Florida 33755

ADDRESS: 4001 6th Street South

PARCEL ID NO.: 06-32-17-03942-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban 1 (CCS-1)

CONFLICTS: None

CONTACT PERSON: Cheryl Bergailo; 727-892-5958

AGENDA ITEM G-5 Case No. 23-32000001 H-5

REQUEST: Approval of a special exception and related site plan to construct 4 portable classrooms for use by an existing private school.

OWNER: Mount Zion Progressive Missionary Baptist Church Inc.
955 20th Street South
St. Petersburg, Florida 33712

AGENT: Angela Holmes-Rouson
955 20th Street South
St. Petersburg, Florida 33712

ADDRESS: 950 & 951 19th Street South

PARCEL ID NO.: 25-31-16-68310-000-1200 & 25-31-16-20232-002-0290

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional 1 (NT-1)

CONFLICTS: Reed

CONTACT PERSON: Adriana Shaw; 727-893-7257

AGENDA ITEM G-6 Workshop

REQUEST: LDR 2023.04 – EV Ready Amendment

CONTACT PERSON: Elizabeth Abernethy; 727-893-7868
Allison Mihalich; 727-551-3356

AGENDA ITEM H ADJOURNMENT