



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

AGENDA
Revised 07-26-2021

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

**August 3, 2021
Tuesday
10:00 A.M.**

Rescheduled from July 7, 2021 due to Hurricane Elsa

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF June 2, 2021

F. PUBLIC COMMENTS

G. DEFERRAL

- 1. Case No. 21-54000029 – 1230 79th Street South – Deferred to July 7, 2021, rescheduled to August 4, 2021**

H. PUBLIC HEARING AGENDA

QUASI-JUDICIAL

- 1. Case No. 21-54000031 – 2100 Park Street North – Appeal – Deferred from June 2, 2021**

LEGISLATIVE

- 2. LDR 2021-03 - Affordable Housing Related Amendment: HB1339**
- 3. LDR 2021-04 – Powers and Duties of CPPC and DRC: HB401**
- 4. Case No. 21-33000006 – 7200 and 7220 4th Street North – Deferred from June 2, 2021**

QUASI-JUDICIAL

- 5. Case No. 21-32000008 – 7200 and 7220 4th Street North**
- 6. Case No. 21-54000049 – 0 4th Street South**
- 7. Case No. 21-11000008 – 2501 Keystone Court North**
- 8. Case No. 21-31000009 – 4311 34th Street South**
- 9. Case No. 21-31000010 – 0, 126 and 136 4th Avenue Northeast**

I. 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.

AGENDA ITEM G-1 CASE NO. 21-54000029 S-7**CASE DEFERRED TO AUGUST 4, 2021**

CONTACT PERSON: Michael Larimore; 727-892-5226

AGENDA ITEM H-1 CASE NO. 21-54000031 APPEAL T-12

APPEAL: Appeal of an administrative approval of a variance to the Neighborhood Suburban Estate minimum lot size requirements for lot area from 1.0 acres to 0.46 acres and lot width from 200-feet to 86-feet in order to create a buildable lot for a single-family residence.

APPELLANTS: Carlos L. and Chantell Senior
2122 Park Street North
Saint Petersburg, Florida 33710

OWNER: Diane Marie Donnelly (*Contract to Purchase*)
215 85th Avenue, Unit 2
Saint Pete Beach, Florida 33706

AGENT: John A. Bodziak
743 49th Street North
Saint Petersburg, Florida 33710

ADDRESS: 2100 Park Street North

PARCEL ID NO.: 13-31-15-44730-000-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate (NSE)

CONTACT PERSON: Jennifer Bryla; 727-892-5344

AGENDA ITEM H-2 LDR – Affordable Housing Related Amendment - HB1339

CITY FILE: LDR 2021-03: LDR – Affordable Housing Related Amendment: HB1339

CONTACT PERSON: Robert Gerdes; 727-893-7876

AGENDA ITEM H-3 LDR – Powers and Duties of CPPC and DRC: HB401

CITY FILE: LDR 2021-04: LDR – Powers and Duties of CPPC and DRC: HB401

CONTACT PERSON: Elizabeth Abernethy; 727-892-7868

AGENDA ITEM H-4 CASE NO. 21-33000006 F-38

REQUEST: Approval to vacate a 10-foot-wide alley off 72nd Avenue North abutting Lots 4 through 9 of the Dixie Terrace Subdivision between 7200 and 7220 4th Street North.

OWNER: 4th Street Storage Associates, LLC
c/o Storcon Development, LLC
8437 Tuttle Avenue, Unit 412
Sarasota, Florida 34243

AGENT: James Porter, Esq. – Akerman Law Firm
401 East Jackson Street, Suite 1700
Tampa, Florida 33602

ADDRESSES AND
PARCEL ID NOS.: 7200 4th Street North; 30-30-17-21654-000-0040
7220 4th Street North; 30-30-17-40749-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONTACT PERSON: Cheryl Bergailo; 727-892-5958

AGENDA ITEM H-5 CASE NO. 21-32000008 F-38

REQUEST: Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.

OWNER: 4th Street Storage Associates, LLC
Attn: Jonathan Dorman
8437 Tuttle Avenue, #412
Sarasota, Florida 34243

AGENT: James Porter, Esq. – Akerman Law Firm
401 East Jackson Street, #1700
Tampa, Florida 33602

ADDRESSES AND
PARCEL ID NOS.: 7200 4th Street North; 30-30-17-21654-000-0040
7220 4th Street North; 30-30-17-40749-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONTACT PERSON: Adriana Puentes Shaw; 727-893-7257

AGENDA ITEM H-6 CASE NO. 21-54000049 E-23

REQUEST: Approval of a variance to the required front setback from 25-feet, 0-inches required to 16-feet, 0-inches proposed, to reduce the interior left side setback from 7-feet, 6-inches required to 6-feet, 4-inches proposed, to reduce the interior right side setback from 7-feet, 6-inches required to 7-feet, 0-inches proposed and the rear setback from 20-feet, 0-inches required to 17-feet, 6-inches proposed to construct a new single family residence in the NS-1 Zoning District.

OWNER: Christine Stover
4720 Sunrise Drive South
Saint Petersburg, Florida 33705-4714

AGENT: Alicia Warburton
100 Beach Drive, Suite #102
Saint Petersburg, Florida 33701

ADDRESS: 0 4th Street South

PARCEL ID NO.: 06-32-17-03708-008-0220

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-1)

CONTACT PERSON: Candace Scott; 727-892-5192

AGENDA ITEM H-7 CASE NO. 21-11000008 T-14

REQUEST: Approval of a variance to the required lot width from the required 100-feet to 82-feet and the approval of a lot split to create two (2) buildable lots in the NS-2 Zoning District.

OWNER: Richard A. Robertson
2501 Keystone Court North
Saint Petersburg, Florida 33710

ADDRESS: 2501 Keystone Court North

PARCEL ID NO.: 12-31-15-44856-000-0250

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-2)

CONTACT PERSON: Dylan Carlson; 727-892-5978

AGENDA ITEM H-8 CASE NO. 21-31000009 K-23

REQUEST: Approval of a Site Plan to construct an 8-story building with 400-dwelling units, 2,400 square-foot bank with a drive-thru, a 4,500 square-foot restaurant with a drive-thru and a 95,000 square-foot self-storage facility in the CCS-2 Zoning District.

OWNER: Maximo Plaza, Inc.
1312 19th Street, Apt. # 1
Santa Monica, California 90404

AGENT: Jack Dougherty
4601 34th Street South
Saint Petersburg, Florida 33711

ADDRESS: 4311 34th Street South

PARCEL ID NO.: 03-32-16-11739-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-2)

CONTACT PERSON: Corey Malyszka; 727-892-5453

AGENDA ITEM H-9 CASE NO. 21-31000010 E-4

REQUEST: Approval of a Site Plan to construct a 23-story, 31-unit multi-family development with 1,260 square-feet of commercial space in the DC-3 Zoning District. The applicant is requesting floor area ratio bonuses.

OWNER: RaysUp, LLC
146 4th Avenue Northeast, Unit 600
Saint Petersburg, Florida 33701

AGENT: Tim Clemmons, Place Architecture
33 6th Street South
Saint Petersburg, Florida 33701

ADDRESSES AND
PARCEL NOS. 126 4th Avenue Northeast; 19-31-17-77238-000-0080
0 4th Avenue Northeast; 19-31-17-73432-001-0010
136 4th Avenue Northeast; 19-31-17-73432-001-0011

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-3)

CONTACT PERSON: Corey Malyszka; 727-892-5453

AGENDA ITEM I ADJOURNMENT