



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

---

**AGENDA**

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

**April 6, 2022  
Wednesday  
10:00 AM**

- A. OPENING REMARKS OF CHAIR**
- B. PLEDGE OF ALLEGIANCE**
- C. SWEARING IN OF WITNESSES**
- D. ROLL CALL**
- E. APPROVAL OF MINUTES OF – March 2, 2022**
- F. PUBLIC COMMENTS**
- G. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

- 1. Case No. 21-33000018 – 501 62<sup>nd</sup> Ave. NE.**

**QUASI-JUDICIAL**

- 2. Case No. 21-32000015 – 501 62<sup>nd</sup> Ave. NE.**
- 3. Case No. 22-32000001 – 220 34<sup>th</sup> St. N. & 3445 2<sup>nd</sup> Ave. N. – Deferred from March**
- 4. Case No. 22-32000003 – 3911 & 3939 49<sup>th</sup> St. N.**
- 5. Case No. 22-51000003 – 249 7<sup>th</sup> Ave. N.**
- 6. Case No. 22-54000002 – 1916 & 1924 15<sup>th</sup> Ave. S.**
- 7. Case No. 22-54000005 – 1580 53<sup>rd</sup> St. N.**
- 8. Case No. 22-54000009 – 920 25<sup>th</sup> St. N.**
- 9. Case No. 22-54000017 – 2600 1<sup>st</sup> St. N.**

**H. ADJOURNMENT**

**I. NOTICE OF DRC WORKSHOP:**

**LDR – 2022-01 - Amendments related to Accessory Dwelling Units**

**April 18, 2022 at 2PM Zoom Webinar ID 912 5567 0044; Webinar Passcode 645936**

**Note: Workshops may be viewed by all interested parties, however no public commentary period will be provided**

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](mailto:DRC@StPete.org).

**AGENDA ITEM G-1      CASE NO. 21-33000018      E-34 & D-34**

REQUEST: Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and vacation of Pine Street Northeast from 64<sup>th</sup> Avenue Northeast to the southern terminus of Pine Street Northeast.

OWNER: Pinellas Board of Public Institutions  
P.O. Box 2942  
Largo, Florida 33779-2942

AGENT: Matt Walker  
George F. Young, Inc.  
299 Dr. Martin Luther King Jr. Street North  
St. Petersburg, FL 33703

ADDRESS: **501 62<sup>nd</sup> Avenue Northeast**    32-30-17-10458-000-0010

ADDITIONAL ADDRESSES &  
PARCEL ID NO.'S:

410 64th Avenue Northeast;    31-30-17-28494-011-0070  
418 64th Avenue Northeast;    31-30-17-28494-011-0080  
400 Davenport Ave Northeast; 31-30-17-28494-004-0080  
401 Davenport Ave Northeast; 31-30-17-28494-011-0010  
410 Davenport Ave Northeast; 31-30-17-28494-004-0100  
411 Davenport Ave Northeast; 31-30-17-28494-011-0020  
421 Davenport Ave Northeast; 31-30-17-28494-011-0030  
428 Davenport Ave Northeast; 31-30-17-28494-004-0110  
434 Davenport Ave Northeast; 31-30-17-28494-004-0120  
435 Davenport Ave Northeast; 31-30-17-28494-011-0040  
440 Davenport Ave Northeast; 32-30-17-10458-000-0011  
6309 Pershing St Northeast;    31-30-17-28494-011-0060

LEGAL DESCRIPTION: On File

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

CONTACT PERSON: Scot Bolyard; 727-892-5395  
[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)

**AGENDA ITEM G-2      CASE NO. 21-32000015      E-34 & D-34**

REQUEST:                      Approval of a special exception and related site plan to construct a  
111,757 sq. ft. middle school and YMCA.

OWNER:                      Pinellas County School Board  
301 4<sup>th</sup> Street SW  
Largo, FL 33770

AGENT:                      Jason Novisk  
11111 South Belcher Rd.  
Largo, FL 33773

REGISTERED OPPONENTS:  
Michael C. Barnette  
6337 Cedar St. NE.  
St. Petersburg, FL 33702  
  
Richard Carr  
439 Tennessee Ave. NE.  
St. Petersburg, FL 33702

ADDRESS:                      501 62<sup>nd</sup> Ave Northeast

ADDITIONAL ADDRESSES &  
PARCEL ID NO.'S:

410 64th Avenue Northeast;    31-30-17-28494-011-0070  
418 64th Avenue Northeast;    31-30-17-28494-011-0080  
400 Davenport Ave Northeast; 31-30-17-28494-004-0080  
401 Davenport Ave Northeast; 31-30-17-28494-011-0010  
410 Davenport Ave Northeast; 31-30-17-28494-004-0100  
411 Davenport Ave Northeast; 31-30-17-28494-011-0020  
421 Davenport Ave Northeast; 31-30-17-28494-011-0030  
428 Davenport Ave Northeast; 31-30-17-28494-004-0110  
434 Davenport Ave Northeast; 31-30-17-28494-004-0120  
435 Davenport Ave Northeast; 31-30-17-28494-011-0040  
440 Davenport Ave Northeast; 32-30-17-10458-000-0011  
6309 Pershing St Northeast;    31-30-17-28494-011-0060

LEGAL DESCRIPTION:      On File

ZONING:                      Neighborhood Suburban Single Family (NS-1)

CONTACT PERSON:          Corey Malyszka; 727-892-5453  
[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)

**AGENDA ITEM G-3      CASE NO. 22-32000001      C-56**

REQUEST: Approval of a major modification to a previously approved site plan to allow redevelopment of an existing car wash.

OWNER: Big Dan's 34<sup>th</sup> Street St. Petersburg, LLC  
220 34<sup>th</sup> St. N.  
St. Petersburg, FL 33713

ADDRESS: 220 34<sup>th</sup> St. N. & 3445 2<sup>nd</sup> Ave. N.

PARCEL ID NO.'s: 22-31-16-01030-001-0020  
22-31-16-01030-001-0010  
22-31-16-72756-013-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1) &  
Neighborhood Suburban Multi-family (NSM-1)

CONTACT PERSON: Adriana Shaw; 727-893-7257  
[Adriana.Shaw@stpete.org](mailto:Adriana.Shaw@stpete.org)

**AGENDA ITEM G-4      CASE NO. 22-32000003      M-22**

REQUEST: Approval of a special exception and related site plan to construct a self-service express carwash.

OWNER: Rockwell 39<sup>th</sup> Street, LLC  
1918 W. Cass St.  
Tampa, FL 33606

AGENT: Todd Pressman  
200 2<sup>nd</sup> Ave. S., #451  
St. Petersburg, FL 33701

ADDRESSES: 3939 49<sup>th</sup> St. N.  
3911 49<sup>th</sup> St. N.

PARCEL ID NO.'S: 04-31-16-73499-000-0020  
04-31-16-73499-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONTACT PERSON: Corey Malyszka; 727-892-5453  
[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)

**AGENDA ITEM G-5      CASE NO. 22-51000003      G-8**

REQUEST: Approval of a redevelopment plan to allow reconstruction of two (2) dwelling units with an existing duplex to remain.

OWNER: John Johnson & Thomas Yablonski  
249 7<sup>th</sup> Ave. N.  
St. Petersburg, FL 33701

ADDRESS: 249 7<sup>th</sup> Ave. N.

PARCEL ID NO.: 18-31-17-23850-002-0100

LEGAL DESCRIPTION: Lot 10, Block B, R.W. Easley's Addition

ZONING: Neighborhood Traditional Single-Family (NT-2)

CONTACT PERSON: Shervon Chambliss; 727-893-4238  
[Shervon.Chambliss@stpete.org](mailto:Shervon.Chambliss@stpete.org)

**AGENDA ITEM G-6      CASE NO. 22-54000002      H-9**

REQUEST: Approval of a variance to lot width and area to create three (3) buildable lots from three (3) platted lots to allow construction of three (3) single-family homes.

OWNER: Top 2 Bottom Property Preservation, LLC  
13444 Canopy Creek Dr.  
Tampa, FL 33625

AGENT: Harlan Heshelow, Legacy Design Group  
5550 Bates St.  
Seminole, FL 33772

ADDRESS: 1916 and 1924 15<sup>th</sup> Avenue S.

PARCEL ID NO.: 25-31-16-11502-000-0130  
25-31-16-11502-000-0150

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional – 1 (NT-1)

CONTACT PERSON: Cheryl Bergailo; 727-892-5958  
[Cheryl.Bergailo@StPete.org](mailto:Cheryl.Bergailo@StPete.org)

**AGENDA ITEM G-7      CASE NO. 22-54000005      N-10**

REQUEST: Approval of an after-the-fact variance to interior side yard and rear yard setbacks to allow an accessory structure (gazebo) to remain.

OWNER: Wendy Hessinger  
1580 53<sup>rd</sup> St. N.  
St. Petersburg, FL 33710

REGISTERED OPPONENT: Dani Rose Shur  
1560 53<sup>rd</sup> St. N.  
St. Petersburg, FL 33710

ADDRESS: 1580 53<sup>rd</sup> St. N.

PARCEL ID NO.: 16-31-16-97218-007-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family (NS-1)

CONTACT PERSON: Katrina Lunan-Gordon; 727-892-5096  
[Katrina.Lunan-Gordon@stpete.org](mailto:Katrina.Lunan-Gordon@stpete.org)

**AGENDA ITEM G-8      CASE NO. 22-54000009      H-9**

REQUEST: Approval of a variance to lot width from 50' to 45' to create two (2) buildable lots from two (2) platted lots to allow the construction of two (2) single-family homes.

OWNER: Domain Homes Inc.  
5701 S. MacDill Ave.  
Tampa, FL 33611

AGENT: Catherine Coyle  
815 E. Palm Ave.  
Tampa, FL 33602

ADDRESS: 920 25<sup>th</sup> St. N.

PARCEL ID NO.: 25-31-16-11502-000-0130  
25-31-16-11502-000-0150

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional – 2 (NT-2)

CONTACT PERSON: Shervon Chambliss; 727-893-4238  
[Shervon.Chambliss@stpete.org](mailto:Shervon.Chambliss@stpete.org)

**AGENDA ITEM G-9      CASE NO. 22-54000017      E-16**

REQUEST:      Approval of a variance to front yard setbacks and to location for an in-ground pool to allow placement in front of the principal structure within the platted front yard of the property.

OWNER:      Alexis Selby  
2600 1<sup>st</sup> St. N.  
St. Petersburg, FL 33704

ADDRESS:      2600 1st St. N.

PARCEL ID NO.:      07-31-17-02754-007-0240

LEGAL DESCRIPTION:      On File

ZONING:      Neighborhood Traditional 3 (NT-3)

CONTACT PERSON:      Scot Bolyard; 727-892-5395  
[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)

**AGENDA ITEM H      ADJOURNMENT**