



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

July 6, 2022
Wednesday
1:00 PM

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF – June 1, 2022

F. PUBLIC COMMENTS

G. Deferred Case

1. Case No. 22-31000011 – 200 & 216 Mirror Lake Dr. N. / 745 2nd Ave. N.
-Deferred to September 7th, 2022, DRC
2. Case No. 22-32000005 – 400 45th Ave. S.
-Deferred to August 3rd, 2022 DRC

H. Withdrawn

1. Case No. 22-31000008 – 232 & 256 2nd St. N. / 234 3rd Ave. N.

I. PUBLIC HEARING AGENDA

LEGISLATIVE

1. LDR 2022-02 – Amendment Related to CRA procedures

QUASI-JUDICIAL

2. Case No. 22-39000004 – 1400 52nd Ave. NE. – Deferred from June
3. Case No. 22-54000041 – 3538 17th Ave. N.
4. Case No. 21-54000040 – 3000 52nd St. N.
5. Case No. 22-11000014 – 3625 2nd Ave. S.
6. Case No. 22-31000012 – 3850 Pompano Dr. SE.
7. Case No. 22-31000010 – 610 3rd Ave. S. – Appeal of a streamline approval.
8. Case No. 22-31000007 – 1st St. & 4th Ave. N.

J. ADJOURNMENT OF PUBLIC HEARING

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 I 1	CASE NO. LDR 2022-02
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LDR 2022-02 Amendment to the Land Development Regulations related to CRA Procedures, for the sole purpose of providing an updated cross-reference.

CONTACT PERSON: Michael Dema/Elizabeth Abernethy
Elizabeth.Abernethy@stpete.org

AGENDA ITEM I 2	CASE NO. 22 39000004	B 28
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REQUEST: Approval of a dock variance to reduce the minimum required side setbacks for a dock and boatlift to allow for the construction of a new dock and boatlift.

OWNER: Kristen King & Greg Schmitz
 1400 52nd Avenue Northeast
 Saint Petersburg, Florida 33703

AGENT: Craig Taraszki
 Johnson Pope
 490 1st Avenue South, Suite 700
 Saint Petersburg, Florida 33701

REGISTERED OPPONENT Murphy Bradshaw
 5151 14th St. NE.
 St. Petersburg, FL 33703

ADDRESS: 1400 52nd Ave. NE.

PARCEL ID NO.'S: 04-31-17-72577-001-0320

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Michael Larimore; 727-892-5226
Michael.Larimore@stpete.org

AGENDA ITEM I 5 CASE NO. 22 1100014 K 1

REQUEST: Approval of a lot line adjustment with variance to lot width and area to create two (2) buildable lots from two (2) platted lots in common ownership.

APPLICANT: Redev Real Estate, LLC
9993 86th Street
Seminole, FL 33777

AGENT: Jonathan Lee Quality Construction Consulting, LLC
3557 63rd St. N.
St. Petersburg, FL 33710

ADDRESS: 3625 2nd Avenue S.

PARCEL ID NUMBER: 22-31-16-96228-003-0130

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Cheryl Bergailo; 727-892-5958
Cheryl.Bergailo@stpete.org

AGENDA ITEM I 6 CASE NO. 22 3100012 E 19

REQUEST: Approval of a major modification to a previously approved Site Plan to construct an additional 13-town houses.

OWNER: Coquina Key Prop Owners Assn Inc
3870 Pompano Dr SE
St. Petersburg, FL 33705

DEVELOPER: Sight Development
1925 E. 6th Ave.
Tampa, FL 33605

AGENT: Anne Pollack, Fletcher Fisher Pollack P.L.
433 Central Ave., Suite 400
St. Petersburg, FL 33762

ADDRESS: 3850 Pompano Dr. SE.

PARCEL ID NO.: 06-32-17-51444-017-0003

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Adriana Shaw; 727-893-7257
Adriana.Shaw@stpete.org

AGENDA ITEM I 7 CASE NO. 22 3100010 F 1

REQUEST: Appeal of a streamline approval of a site plan to construct a 5-story, 40-unit residential building with F.A.R bonuses.

APPELLANT: 3rd Ave. South Townhomes Property Owners Association, Inc.
P.O. Box 101
St. Petersburg, FL 33701

OWNER: NJR Castille Urbana LLC
460 3rd St. N.
St. Petersburg, FL 33701

AGENT: Joe Delinks
460 3rd St. N.
St. Petersburg, FL 33701

ADDRESS: 610 3rd Ave. S., 325 & 317 6th St. S.

PARCEL ID NUMBERS: 19-31-17-74466-062-0010, 19-31-17-74466-062-0011,
19-31-17-74466-062-0012 & 19-31-17-74466-062-0020

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

CONFLICTS: Clemmons & Kiernan

CONTACT PERSON: Corey Malyszka; 727-892-5453
Corey.Malyszka@stpete.org

AGENDA ITEM I 8 CASE NO. 22 3100007 E 4

REQUEST: Approval of a Site Plan modification to increase the number of residential units to 36-units and modify the floor area ratio bonuses.

OWNER: The Driven Ziggy, LLC
40 Tomoka Ridge Way
Ormond Beach, FL 32174

AGENT: Craig Taraszki
490 1st Ave. S., Suite 700
St. Petersburg, FL 33701

REGISTERED OPPONENT: William Herrmann
130 4th Ave. N. #514
St. Petersburg, FL 33701

ADDRESS: SW corner of 4th Ave. N. & 1st St. N.

PARCEL ID NO.: 19-31-17-74466-012-0031 and 19-31-17-74466-012-0013

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

CONFLICTS: Clemmons & Kiernan

CONTACT PERSON: Corey Malyszka; 727-892-5453
Corey.Malyszka@stpete.org

AGENDA ITEM J ADJOURNMENT