



**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 4, 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 – April 6, 2022

F. PUBLIC COMMENTS

G. DEFERRAL

- 1. Case No. 22-31000003 – 635 64th St. S. (Deferred to June 1, 2022)**

H. PUBLIC HEARING AGENDA

LEGISLATIVE

- 1. LDR 2022-01 – Amendments Related to Accessory Dwelling Units.**

QUASI-JUDICIAL

- 2. Case No. 22-32000002 – 1590 34th St. N. (Deferred from March 2, 2022)**
- 3. Case No. 21-54000097 – 3538 Bayshore Blvd. NE. (Deferred from March 2, 2022)**
- 4. Case No. 22-31000002 – 1641 & 1659 1st Ave. N.**
- 5. Case No. 22-31000004 – 155 17th St. S.**
- 6. Case No. 22-54000015 – 1246 Alcazar Way S.**
- 7. Case No. 22-54000019 – 3773 31st Ave. S.**
- 8. Case No. 22-54000020 – 236 15th Ave. NE.**

I. 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 H-1 CASE NO. LDR-2022-01

LDR 2022-01 Amendments to the Land Development Regulations related to Accessory Dwelling Unit

CONTACT PERSON: Derek Kilborn; 727-893-7868
Derek.Kilborn@stpete.org

AGENDA ITEM H-2 CASE NO. 22-3200002 K-10

REQUEST: Approval of a special exception and related site plan to construct a self-service carwash. (Deferred from the March 2nd DRC hearing to allow the applicant to provide additional information.)

OWNER: BDG Albee LLC
6654 78th Ave. N.
Pinellas Park, FL 33781

ADDRESS: 1590 34th St. N.

PARCEL ID NO.'S: 15-31-16-28224-001-0060
15-31-16-28224-011-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONFLICTS: None

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

AGENDA ITEM H-3 CASE NO. 21-5400097 A-20

REQUEST: Approval of a variance to lot width from 75 feet to 60 feet for two (2) platted lots to create two (2) buildable lots to allow construction of two single-family homes. (Deferred from the March 2nd DRC hearing to allow the applicant to provide additional information.)

OWNER: Bay to Bay Remodel & Design LLC
2009 Forest Dr.
Clearwater, FL 33763

AGENT: Todd Pressman
200 2nd Avenue S #451
St. Petersburg, FL 33701

REGISTERED OPPONENT: Allison Doucette
100 N. Tampa St. Suite 2050
Tampa, FL 33602

ADDRESS: 3538 Bayshore Blvd. Northeast

PARCEL ID NO.: 04-21-17-81522-004-0270

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family (NS-1)

CONFLICTS: None

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

AGENDA ITEM H-4 CASE NO. 22-3100002 H-2

REQUEST: Approval of a site plan to construct a 19-story building with 244-dwelling units and a 256-space parking garage, located at 1641 and 1659 1st Avenue North. The applicant is requesting floor area ratio bonuses.

OWNER: HP Capital Partners LLC & Tierre Verde Investments Inc.
2091 Oceanview Dr.
Tierra Verde, FL 33715

AGENT: R. Donald Mastry, Trenam Law
200 Central Ave. Suite 600
St. Petersburg, FL 33701

ADDRESSES: 1641 1st Ave. N.
1659 1st Ave. N.

PARCEL ID NO.'S: 24-31-16-29718-012-0090
24-31-16-29718-012-0110
24-31-16-29718-012-0120
24-31-16-29718-012-0130

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

CONFLICTS: None

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

AGENDA ITEM H-5 CASE NO. 22-3100004 H-1

REQUEST: Approval of a site plan to construct a 24-story building with 204-dwelling units, 6,000 sq. ft. of commercial space and a 300-space parking garage, located at 155 17th Street South. The applicant is requesting floor area ratio bonuses.

OWNER: St Pete 18th Street Warehouse LLC
155 17th St. S.
St. Petersburg, FL 33712

AGENT: Apogee Real Estate Partners
John Stadler
615 Dr. MLK St. N.
St. Petersburg, Fl 33701

ADDRESS: 155 17th St. S.

PARCEL ID NO.: 24-31-16-63985-000-0020

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

CONFLICTS: Clemmons

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

AGENDA ITEM H-6 CASE NO. 22-5400015 G-27

REQUEST: Approval of an after-the-fact variance to allow the permanent parking, placement and storage of domestic equipment in front of a single-family home.

OWNER: Dennis R Trujilo II
1246 Alcazar Way South
Saint Petersburg, Florida 33705

ADDRESS: 1246 Alcazar Way South

PARCEL ID NO.'s: 01-32-16-49392-065-0040

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

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

AGENDA ITEM H-7 CASE NO. 22-5400019 K-17

REQUEST: Approval of a variance to the required minimum lot width from 75-feet to 50-feet for four (4) platted lots in common ownership to create four (4) buildable lots to allow construction of four single-family homes.

OWNER: Mega Jenson Builders Joint Venture LLC
Mark Jansen
3773 31st Ave. S.
St. Petersburg, FL 33711

ADDRESS: 3773 31st Ave. S.

PARCEL ID NO.: 34-31-16-05526-012-0210

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family (NS-1)

CONFLICTS: None

CONTACT PERSON: Scot Bolyard; 727-892-5395
Scot.Bolyard@stpete.org

AGENDA ITEM H-8 CASE NO. 22-5400020 E-10

REQUEST: Approval of a variances to the required side and rear setbacks, and minimum parking requirement to convert an existing garage into an accessory living space.

OWNER: Bridgette Vanderlaan
236 15th Ave Ne
Saint Petersburg, Fl 33704

AGENT: Lisa Wannemacher
176 4th Avenue Ne Apt 1602
Saint Petersburg, Fl 33701

ADDRESS: 236 15th Ave. NE.

PARCEL ID NO.: 18-31-17-15426-032-0040

LEGAL DESCRIPTION: On File

CONFLICTS: None

ZONING: Neighborhood Traditional Single-Family (NT-3)

CONTACT PERSON: Candace Scott; 727-892-5192
Candace.Scott@stpete.org

AGENDA ITEM I ADJOURNMENT