



**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**

**January 4, 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 – December 7, 2022**
- F. PUBLIC COMMENTS**
- G. PUBLIC HEARING AGENDA**

LEGISLATIVE

- 1. Case No. 22-33000020 – 1421 Central Ave.**

QUASI-JUDICIAL

- 2. Case No. 22-54000072 – 2570 11th Ave. S.**
 - 3. Case No. 22-54000081 – 111 27th Ave. N.**
 - 4. Case No. 22-32000011 – 7925 4th St. N.**
 - 5. Case No. 22-51000010 – 12000 Gandy Blvd. N.**
 - 6. Case No. 22-31000023 – 4350 6th St. S.**
 - 7. Case No. 22-31000011 – 200 / 216 Mirror Lake Dr. N. & 745 2nd Ave. N.**
- (Continued from November 2, 2022)**

H. 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 G-1 CASE NO. 22- 33000020 E-38

REQUEST: Approval of a vacation of a 16-ft wide north-south alley located between Lots 60 thru 63 of the Central Land & Title Co. Replat, generally located at 1421 Central Avenue.

OWNER: Booker Creek Venture Inc
3443 1st Ave. N.
Saint Petersburg, FL 33713-8516

AGENT: Bryan Dion
490 1st Ave. S. Suite 700
St. Petersburg, FL 33701

ADDRESS: 1421 Central Ave.

PARCEL ID NO.: 24-31-16-14544-000-0630

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

CONFLICTS: None

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

AGENDA ITEM G-2 CASE NO. 22-54000072 I-7

REQUEST: Approval of variance to minimum required lot width, lot area and interior side yard setback to create two (2) buildable lots from two (2) platted lots in common ownership.

OWNER: Blossom Enterprises, LLC
227 66th St. S.
St. Petersburg, FL 33707

AGENT: Gabriel and Anna Graham
227 66th Street S
St. Petersburg, FL 33707

ADDRESS: 2570 11th Ave. S.

PARCEL ID NO.: 26-31-16-72936-000-0110

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional - 1 (NT-1)

CONFLICTS: Reed

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

AGENDA ITEM G-3 CASE NO. 22-54000081 E-16

REQUEST: Approval of variances to reduce the required front yard setbacks for a stoop, open porch, and building to allow for the construction of a new single-family residence.

OWNER: Kelsey & Spurgeon Littlefield
111 27th Ave. N.
St. Petersburg, FL 33704

AGENT: Roney Design Group – Sean Roney
535 Central Ave, Ste. M-1
St. Petersburg, FL 33701

ADDRESS: 111 27th Ave. N.

PARCEL ID NO.: 07-31-17-02754-005-0230

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional - 3 (NT-3)

CONFLICTS: None

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

AGENDA ITEM G-4 CASE NO. 22-32000011 E-42

REQUEST: Approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use.

OWNER: One Realty, LLC
3900 14th Lane NE
St. Petersburg, FL 33703

ADDRESS: 0 – 80th Avenue North associated with 7925 – 4th St. N.

PARCEL ID NO.: 30-30-17-75528-0001-0070

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Katrina Lunan-Gordon; 727-892-5096
Katrina.Lunan-Gordon@stpete.org

AGENDA ITEM G-5	CASE NO. 22-51000010	C-56
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REQUEST: Approval of a modification to a previously approved Redevelopment Plan and Special Exception and related site plan to construct an additional 94-dwelling units for a total of 470-dwelling units.

OWNER: Key Gandy, LLC
848 Brickell Ave., Ste. 1100
Miami, FL 33131

AGENT: Elise Batsel, Esq. / Kevin Reali, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

ADDRESS: 12000 Gandy Blvd. N.

PARCEL ID NO.: 17-30-17-28602-005-0050
17-30-17-28602-005-0270
17-30-17-28602-005-0271
17-30-17-28602-005-0360
17-30-17-28602-005-0420

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)
Neighborhood Planned Unit Development (NPUD-1)

CONFLICTS: None

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

AGENDA ITEM G-6	CASE NO. 22-31000023	F-2
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REQUEST: Approval of a large track planned development which is a Special Exception use and related site plan to construct 20,817 square feet of commercial space and 465-dwelling units in multiple buildings. The applicant is requesting two design variances 1) locate the buildings off the setback line and 2) locate parking in-front of the commercial buildings.

APPLICANT: SWD Coquina Key LLC
360 Central Ave, Suite 1130
St. Petersburg, FL 33701

AGENT: Craig Taraszki, Johnson Pope
490 1st Ave. South, Suite 1130
St. Petersburg, FL 33701

ADDRESS: 4350 6th St. S. & 575 45th Ave. S

PARCEL ID No.'s: 06-32-17-00000-240-0100 & 06-32-17-84510-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)

CONFLICTS: None

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

AGENDA ITEM G-7 CASE NO. 22-31000011 F-4

REQUEST: Approval of a site plan to construct an 18-story building with 82-dwelling units, 840 sq. ft. of commercial space, and a 99-space parking garage. The applicant is requesting F.A.R & building height bonuses.

APPLICANT: Tony Mullersman
Sunsure Group LLC
200 Mirror Lake Dr. N.
St. Petersburg, FL 33701

AGENT: Tim Clemmons
33 6th S. Suite 400
St. Petersburg, FL 33701

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

ADDRESSES: 200 & 216 Mirror Lake Dr. N. / 745 2nd Ave. N.

PARCEL ID NUMBERS: 19-31-17-48654-001-0010; 0011; 0020 and 0030

ZONING: Downtown Center (DC-2)

CONFLICTS: Clemmons

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

AGENDA ITEM H ADJOURNMENT