



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

AGENDA

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

**June 7, 2017
Wednesday
1:15 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF May 3, 2017**
- D. PUBLIC COMMENTS**
- E. REQUEST FOR REHEARING – 1:15 P.M.**
 - 1. Case No. 17-54000019 – 2120 Barcelona Way South**
- F. PUBLIC HEARING AGENDA – 1:30 P.M.**
 - 1. LDR 2017-06 – Site Plan & Special Exception Modification Procedures**
 - 2. LDR 2017-01 – Residential LDR Update**
- G. PUBLIC HEARING AGENDA – 2:00 P.M.**
 - 1. Case No. 17-33000006 – 1601 & 1627 Central Avenue et al**
 - 2. Case No. 17-54000016 – 8700 10th Street North**
 - 3. Case No. 17-54000021 – 690 47th Street North**
 - 4. Case No. 17-54000022 – 2826 4th Avenue South**
 - 5. Case No. 17-54000025 – 3443 Queen Street North**
 - 6. Case No. 17-51000001 – 505 11th Avenue Northeast**
 - 7. Case No. 17-51000002 – 616 24th Avenue North**
 - 8. Case No. 17-32000008 – 2801 7th Avenue North**
 - 9. Case No. 17-32000011 – 1900 Fairfield Avenue South**
- H. DRC Workshop – Sign Code**
- I. ADJOURNMENT**

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, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation in order to participate in this/these proceedings or have any questions, please contact the City Clerk's Office at 893-7448.

AGENDA ITEM #E-1 Request for Rehearing – Case No. 17-5400019

PREVIOUS ACTION: At the May 3, 2017, Development Review Commission hearing, a motion to approve the request for a Variance to minimum lot width from 100-feet required to 69.9 feet and a Variance to minimum lot area from 8,700 sq. ft. required to 6,905 sq. ft. and 7,426 sq. ft. for two (2) platted lots under common ownership to allow for the construction of one (1) additional single-family home failed by a vote 3-4, thereby denying the request.

REQUEST: Request for a Rehearing.

OWNER: Julie Maynard
Big Tucker Holdings, LLC
700 7th Avenue North
Saint Petersburg, Florida 33701

AGENT: Bennett Andrews
PO Box 143
Saint Petersburg, Florida 33731

ADDRESS: 2120 Barcelona Way South

PARCEL ID NO.: 01-32-16-49428-074-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

AGENDA ITEM #F-1 LDR 2017-06 Site Plan and Exception Modification Procedures

AGENDA ITEM #F-2 LDR 2017-01 Residential LDR Update

AGENDA ITEM #G-2 CASE NO. 17-54000016 G-46

REQUEST: Approval of a Variance to the street side yard setback from 12-feet to 0-feet to allow a 6-foot high solid PVC fence to remain.

OWNER: Bernard & Margaret Pella
8700 10th Street North
St. Petersburg, FL 33702

ADDRESS: 8700 10th Street North

PARCEL ID NO.: 24-30-16-02700-006-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #G-3 CASE NO. 17-54000021 M-6

REQUEST: Approval of a Variance to minimum lot area from 5,800 sq. ft. required to 4,882 sq. ft. and minimum lot width from 50-feet required to 45-feet for two (2) platted lots in common ownership in order to build two (2) new single-family homes.

OWNER: Sarah D. Richards
PO Box 1534
Saint Petersburg, Florida 33731

AGENT: Thomas McCormick
Jennifer Kuehn
200 104th Avenue #330
Treasure Island, Florida 33706

ADDRESS: 690 47th Street North

PARCEL ID NO.: 16-31-16-63540-003-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #G-4**CASE NO. 17-5400022****J-1**

REQUEST: Approval of Variances to minimum lot area from 5,800 sq. ft. required to 5,400 sq. ft. and minimum lot width from 50-feet required to 45-feet in order to create two (2) buildable lots.

OWNER: Nitros Properties, LLC
607 52nd Avenue North
Saint Petersburg, Florida 33703

AGENT: Brad Ossenmacher
607 52nd Avenue North
Saint Petersburg, Florida 33703

ADDRESS: 2826 4th Avenue South

PARCEL ID NO.: 23-31-16-65862-008-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #G-5**CASE NO. 17-5400025****H-20**

REQUEST: Approval of a Variance to lot area from 5,800 sq. ft. required to 5,770 sq. ft. for Lot 56 which is one (1) of the two (2) lots in common ownership in order to build two (2) new single-family homes.

OWNER: Trust 3443
2764 Sunset Point Road #200
Clearwater, Florida 33759

AGENT: James Kasper
2401 West Bay Drive #302
Belleair Bluffs, Florida 33770

ADDRESS: 3443 Queen Street North

PARCEL ID NO.: 12-31-16-60387-000-0550

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

AGENDA ITEM #G-6 CASE NO. 17-5100001 D-8

REQUEST: Approval of a Redevelopment Plan to allow construction of four (4) townhomes with setbacks consistent with the Neighborhood Development Pattern, with FAR bonuses.

OWNER: VK Investment Group, LLC
PO Box 22
Saint Petersburg, Florida 33731-0022

AGENT: Mark W. Stephenson
147 2nd Street North #301
Saint Petersburg, Florida 33701

REGISTERED OPPONENT: Mark S. Kamleiter, Esq.
435 11th Avenue Northeast
Saint Petersburg, Florida 33701

ADDRESS: 505 11th Avenue Northeast

PARCEL ID NO.: 17-31-17-03435-005-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3

AGENDA ITEM #G-7 CASE NO. 17-5100002 F-14

REQUEST: Approval of a Redevelopment Plan to allow construction of a two (2)-family duplex/townhome structure, with FAR bonuses.

OWNER: 35th Ave NE LLC
905 East Martin Luther King Jr. Drive
Tarpon Springs, Florida 34689

AGENT: Dillon Alderman
Alderman Planning Company
PO Box 55755
Saint Petersburg, Florida 33732

ADDRESS: 616 24th Avenue North

PARCEL ID NO.: 07-31-17-18936-002-0230

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

