



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

REVISED AGENDA

(October 31, 2017)

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

**November 1, 2017
Wednesday
2:00 P.M.**

- A. ELECTION OF VICE CHAIR**
- B. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES OF October 4, 2017**
- E. PUBLIC COMMENTS**
- F. PUBLIC HEARING WITHDRAWAL**
 - 1. Case No. 17-32000020 – 3341 17th Avenue South**
- G. PUBLIC HEARING AGENDA**
 - 1. LDR 2017-07 – Floodplain Management Ordinance Update (16.40.050)**
 - 2. Case No. 17-33000017 – 105 4th Avenue Northeast**
 - 3. Case No. 17-54000057 – 612 32nd Avenue North**
 - 4. Case No. 17-54000058 – 216 16th Avenue North**
 - 5. Case No. 17-54000060 – 2301 5th Street North**
 - 6. Case No. 17-54000061 – 481 33rd Avenue North**
 - 7. Case No. 17-31000007 – 107 15th Avenue South**
 - 8. Case No. 17-32000026 – 1401 16th Street South**
 - 9. Case No. 17-32000027 – 1100 62nd Avenue South**
- H. 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 #G-1 LDR 2017-07 Floodplain Management Ordinance Update
(16.40.050)**

AGENDA ITEM #G-2 CASE NO. 17-3300017 E-4

REQUEST: Approval of a Vacation of a 10-foot east/west street easement along 5th Avenue Northeast at the intersection of 1st Street North and a 30-foot radius street easement at the intersection of 4th Avenue Northeast and 1st Street North.

OWNER: Townview Condominium Association, Inc.
9887 4th Street North, Suite 301
Saint Petersburg, Florida 33702

AGENT: Catherine Bosco
George F. Young, Inc.
299 Dr. Martin Luther King, Jr. Street North
Saint Petersburg, Florida 33701

ADDRESS: 105 4th Avenue Northeast

PARCEL ID NO.: 105 4th Avenue Northeast; 19-31-17-91613-000-0001 and all the parcels up to 105 4th Avenue Northeast 629; 19-31-17-91613-000-6290

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-3 (DC-3)

AGENDA ITEM #G-3 CASE NO. 17-5400057 F-18

REQUEST: Approval of a Variance to design requirements to construct a new driveway in the front yard where an alley loading driveway is required.

OWNER/AGENT: Jack K. & Rebecca C. Morgan
612 32nd Avenue North
St. Petersburg, FL 33704

ADDRESS 612 32nd Avenue North

PARCEL ID NO.: 07-31-17-02736-003-0080

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #G-4 CASE NO. 17-54000058 E-10

REQUEST: Approval of a Variance to the required minimum lot width from 60-ft to 50-ft and the required minimum lot area from 7,620 SF to 6,445 SF for two (2) lots in common ownership to allow for the development of one (1) new single-family home.

OWNER: Cheryl L. Walters
216 16th Avenue North
St. Petersburg, FL 33704

AGENT: Felix Fudge, Sunshine City Services, LLC
650 16th Street North
St. Petersburg, FL 33705

ADDRESS: 216 16th Avenue North

PARCEL ID NO.: 18-31-17-10368-000-0290

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #G-5 CASE NO. 17-54000060 F-18

REQUEST: Approval of a Variance the required minimum lot width from 50-ft to 47-ft for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: William F. Ruffing
4808 Jewell Terrace
Palm Harbor, FL 34685

AGENT: Dillon Alderman, President, Alderman Planning Company
PO Box 55755
St. Petersburg, FL 33710

ADDRESS: 2301 5th Street North

PARCEL ID NO.: 07-31-17-18936-006-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #G-6 CASE NO. 17-54000061 F-14

REQUEST: Approval of a Variance to the required minimum lot width from 50-ft to 45-ft and the required minimum lot area from 5,800 SF to 5,715 SF for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: Mitch Pozin, Manager, Sunnybrook Holdings
1696 Sunnybrook Lane
Clearwater, FL 33764

AGENT: Dillon Alderman, President, Alderman Planning Company
PO Box 55755
St. Petersburg, FL 33710

ADDRESS: 481 33rd Avenue North

PARCEL ID NO.: 07-31-17-73314-001-0170

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #G-7 CASE NO. 17-31000007 E-7

REQUEST: Approval of a Master Plan and related Site Plan for a new 400 space high and dry/boat storage building, a marine building, and a retail and office building.

OWNER: Santa Fe Boatyard, LLC
107 15th Ave SE Street Petersburg, FL
Saint Petersburg, FL 33701

AGENT: Brian Hartley
107 15th Avenue SE Street Petersburg FL
Saint Petersburg, FL 33701

REGISTERED OPPONENT: Deborah Hill
165 19th Avenue Southeast
St. Petersburg, FL 33705

ADDRESS: 107 15th Avenue Southeast

PARCEL ID NO.: 30-31-17-78600-001-0020

LEGAL DESCRIPTION: On File

ZONING: Institutional Center (IC)

AGENDA ITEM #G-8 CASE NO. 17-3200026 H-7

REQUEST: Approval of a Special Exception and related Site Plan to construct a restaurant with a drive-thru, with Variances to the building design regulations.

OWNER: S P G Properties II, LLC
18430 Kuka Ln.
Spring Hill, FL 34610-2129

AGENT: Sycamore Engineering, Inc.
8370 W. Hillsborough Ave. Suite 205
Tampa, FL 33615

ADDRESS: 1401 16th Street South

PARCEL ID NO.: 25-31-16-37152-000-0280
25-31-16-37152-000-0290

ZONING: Commercial Corridor Traditional-1 (CCT-1)

AGENDA ITEM #G-9 CASE NO. 17-3200027 G-33

REQUEST: Approval of a Special Exception and related Site Plan to allow a Child Care Facility at an existing office building with a Variance to the 35-foot setback for the playground in the rear yard.

OWNER: Mark and Kathleen Norstein
6100 Bahama Shores Drive South
Saint Petersburg, Florida 33705

AGENT: Geraldine Butler
1030 62nd Avenue South, Apt D-2
Saint Petersburg, Florida 33705

ADDRESS: 1100 62nd Avenue South

PARCEL ID NO.: 12-32-16-47070-000-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban (CRS-1)

AGENDA ITEM #H ADJOURNMENT