



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

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**AGENDA**

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

**January 10, 2018  
Wednesday  
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF December 6, 2017**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING DEFFERAL – Case No. 17-51000004 – 459 29<sup>th</sup> Avenue North –  
Deferred to February 7, 2018**
- F. CONTINUANCE – Case No. 17-31000007 – 107 15<sup>th</sup> Avenue Southeast –  
Continued from November 1, 2017**
- G. PUBLIC HEARING AGENDA**
  - 1. Case No. 17-33000021 – 1701 Central Avenue**
  - 2. Case No. 17-53000002 – 960 Bayview Place Northeast - Appeal**
  - 3. Case No. 17-54000067 – 8118 and 8126 37<sup>th</sup> Avenue North**
  - 4. Case No.17-31000009 – 1085, 1090, 1091, and 1095 Plaza Comercio Drive  
Northeast**
  - 5. Case No. 17-31000010 – 2051 9<sup>th</sup> Avenue South**
  - 6. Case No. 17-32000025 – 282, 302, and 310 15<sup>th</sup> Street North**
  - 7. Case No. 17-32000031 – 334, 342, and 366 15<sup>th</sup> Street North**
- 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 #F CASE NO. 17-3100007 E-9**

REQUEST: Approval of a Master Plan and related site plan for a new 400-space high and dry, marine building, and retail and office building.

OWNER: Santa Fe Boatyard, LLC  
107 15<sup>th</sup> Avenue Southeast  
Saint Petersburg, Florida 33701

AGENT: Brian Hartley  
107 15<sup>th</sup> Avenue Southeast  
Saint Petersburg, Florida 33701

ADDRESS: 107 15<sup>th</sup> Avenue Southeast

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

LEGAL DESCRIPTION: On File

ZONING: Institutional Center (IC)

**AGENDA ITEM #G-1 CASE NO. 17-33000021 H-2**

REQUEST: Approval of the Vacation of the street corner rights-of-way on each corner of the block bound by Central Avenue, 1<sup>st</sup> Avenue North, 17<sup>th</sup> Street North, and 18<sup>th</sup> Street North.

OWNER: Castlefrank Florida Holdings LP  
2511 Seven Springs Boulevard  
Trinity, Florida 34655-3628

AGENT: Clearview Land Design, P.L.  
1213 East 6th Avenue  
Tampa, Florida 33605

ADDRESS: 1701 Central Avenue

PARCEL ID NO.: 24-31-16-29720-001-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 DC-2

**AGENDA ITEM #G-2 CASE NO. 17-53000002 C-16**

REQUEST: Appeal of a decision to deny a permit to remove two grand trees.

OWNER: Bill Westwood  
Devonshire Custom Homes  
960 Bayview Place Northeast  
Saint Petersburg, Florida 33704

Michael A. Igel  
1159 Cordova Boulevard Northeast  
Saint Petersburg, Florida 33704-2442

ADDRESS: 960 Bayview Place Northeast

PARCEL ID NO.: 08-31-17-24498-000-0030

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

**AGENDA ITEM #G-3                      CASE NO. 17-5400067                      S-20**

REQUEST:                      Approval of a Variance to the required minimum lot width from 75-feet to 50-feet to create two buildable lots and to allow construction of one single-family home.

OWNERS:                      Modern Tampa Bay Homes Inc.  
2250 Central Avenue  
Saint Petersburg, Florida 33712

   Retkes Properties, LLC  
4430 2<sup>nd</sup> Avenue South  
Saint Petersburg, Florida 33711

AGENT:                      Richard McGinnis  
Modern Tampa Bay Homes, Inc.  
2250 Central Avenue  
Saint Petersburg, Florida 33712

ADDRESSES AND  
PARCEL ID NOS.:                      0 37<sup>th</sup> Avenue North; 12-31-15-44946-039-0030  
8126 37<sup>th</sup> Avenue North; 12-31-15-44946-039-0040

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Suburban-1 (NS-1)

**AGENDA ITEM #G-4                      CASE NO. 17-3100009                      C-54**

REQUEST:                      Approval of a Site Plan to create a Master Plan with a Variance to location of storm water ponds and an after-the-Fact Variance for removal of all specimen trees.

OWNER:                      Q S Investment Inc.  
3112 44<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33714-3808

AGENT:                      David Hennessy  
6200 49<sup>th</sup> Street North  
Pinellas Park, Florida 33781

ADDRESSES:                      1085 Plaza Comercio Drive Northeast  
1090 Plaza Comercio Drive Northeast  
1091 Plaza Comercio Drive Northeast  
1095 Plaza Comercio Drive Northeast

PARCEL ID NOS.:                      17-30-17-28566-031-0000  
17-30-17-28566-003-0310  
17-30-17-28566-003-0300  
17-30-17-28566-003-0280

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Suburban Multi-Family-1 (NSM-1)  
Neighborhood Planned Unit Development (NPUD)

**AGENDA ITEM #G-5 CASE NO. 17-31000010 H-5**

**REQUEST:** Approval of a Site Plan Modification for a previously approved Special Exception to construct an addition to a church building. The applicant is requesting a Variance to setbacks.

**OWNER:** Abundant Life Ministries Fellowship Church Inc.  
2051 9<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33712

**AGENT:** J Edwards Construction Group LLC  
4905 34<sup>th</sup> Street South  
Saint Petersburg, Florida 33711

**ADDRESS:** 2051 9<sup>th</sup> Avenue South

**PARCEL ID NO.:** 25-31-16-68310-000-0609

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban Multi-Family-1(NSM-1) and Neighborhood Traditional Single-Family-1 (NT-1)

**AGENDA ITEM #G-6 CASE NO. 17-32000025 G-4**

**REQUEST:** Approval of a modification to a previously approved Special Exception and related Site Plan for a Social Service, Long Term Residential Facility as follows:

- 1.) To revise the site plan to remove Lots 2 and 3 (326 15th St N.) and to add Lot 7 (282 15th St N.) and allow construction of three pads with utilities for three temporary residential structures, and
- 2.) Allow a Variance to the 35-foot required setback; and
- 3.) Allow a Variance to reduce required vehicular parking from 18 to 10 spaces.

**OWNER:** Chris Kendrick  
Saint Petersburg Social Services Charitable Trust  
302 15<sup>th</sup> Street North  
Saint Petersburg, Florida 33705

**AGENT:** Scott Bitterli  
Ivy Group Consultants  
302 15<sup>th</sup> Street North  
Saint Petersburg, Florida 33705

**REGISTERED OPPONENT:** Joseph Mingione  
President  
Methodist Town Neighborhood Association  
240 15<sup>th</sup> Street North  
Saint Petersburg, Florida 33705

**ADDRESSES AND PARCEL ID NOS.:** 282 15<sup>th</sup> Street North; 24-31-16-37512-012-0070  
302 15<sup>th</sup> Street North; 24-31-16-37512-012-0050  
310 15<sup>th</sup> Street North; 24-31-16-37512-012-0040

LEGAL DESCRIPTION: On File  
ZONING: Neighborhood Suburban Multi-Family (NSM-1)

**AGENDA ITEM #G-7 CASE NO. 17-32000031 G-4**

REQUEST: Approval of a Special Exception and related Site Plan for a Community Assembly Facility with a Community Garden and a Variance to 35-foot required setback.

OWNER: Chris Kendrick  
Saint Petersburg Social Services Charitable Trust  
302 15<sup>th</sup> Street North  
Saint Petersburg, Florida 33705

AGENT: Scott Bitterli  
Ivy Group Consultants  
302 15<sup>th</sup> Street North  
Saint Petersburg, Florida 33705

REGISTERED OPPONENT: Joseph Mingione  
President  
Methodist Town Neighborhood Association  
240 15<sup>th</sup> Street North  
Saint Petersburg, Florida 33705

ADDRESSES: 334, 342, and 366 15<sup>th</sup> Street North

PARCEL ID NOS.: 24-31-16-37512-012-0010  
24-31-16-37530-005-0040  
24-31-16-37530-005-0030

LEGAL DESCRIPTION: On File  
ZONING: Neighborhood Suburban Multi-Family-2 (NSM-2)

**AGENDA ITEM #H ADJOURNMENT**