



**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**

**May 2, 2018
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. INTRODUCTION OF NEW DRC BOARD MEMBER – Freddy Cuevas**
- D. APPROVAL OF MINUTES OF April 4, 2018**
- E. PUBLIC COMMENTS**
- F. WITHDRAWAL:**
 - Case No. 18-33000005 - 5355 Dr. ML King Jr. Street North and 875 53rd Terrace North - Withdrawn**
- G. CONTINUANCE:**
 - 1. Case No. 18-32000001 – 3045 Dr. ML King Jr. Street North - Continued from March 7, 2018**
- H. PUBLIC HEARING AGENDA**
 - 1. Case No. 18-54000001 – 4640 Queensboro Avenue South**
 - 2. Case No. 18-31000006 – 10800 and 10900 Roosevelt Boulevard North and 10700 Dr. ML King Jr. Street North**
 - 3. Case No. 18-31000007 – 2240 9th Avenue South**
 - 4. Case No. 18-32000006 – 132 and 180 Mirror Lake Drive North**
 - 5. Case No. 18-54000012 – 501 13th Avenue South and 1223 Street South**
 - 6. Case No. 18-54000020 – 5310 10th Street North**
 - 7. Case No. 18-54000029 – 1030 Beach Drive Northeast**
 - 8. Case No. 18-54000036 – 2200 Tyrone Boulevard North**
 - 9. Case No. 18-39000001 – 1400 47th Avenue Northeast**
 - 10. Case No. 18-39000002 – 1220 81st Street South**
- 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 #G-1 CASE NO. 18-32000001 CONTINUANCE F-18

REQUEST: Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru to an existing commercial building.

OWNERS: Joli Laughlin
1954 Blossom Way South
Saint Petersburg, Florida 33712

Caroline J. Spencer
1954 Blossom Way South
Saint Petersburg, Florida 33712

Susan G. Jordan
1954 Blossom Way South
Saint Petersburg, Florida 33712

AGENTS: Tara Mutschler
Laurene O'Connor
2332 8th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 3045 Dr. Martin Luther King Jr. Street North

PARCEL ID NO.: 07-31-17-78876-000-0050

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #H-1 CASE NO. 18-54000001 M-9

REQUEST: Approval of a variance to the minimum required lot area from 4,500 square feet to 2,852 square feet and 3,500 square feet; and a variance to the minimum required lot width from 50 feet to 40.75 feet for two lots in common ownership to allow construction of two (2) new single-family homes.

OWNER: Sunset Enterprises Affiliated, LLC
P.O. Box 530626
Saint Petersburg, Florida 33747

AGENT: Susan Donohue
4250 39th Avenue South
Saint Petersburg, Florida 33711

ADDRESS: 4640 Queensboro Avenue South

PARCEL ID NO.: 28-31-16-76374-000-0080

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

AGENDA ITEM #H-2 CASE NO. 18-3100006 G-54, G-56 and G-58

REQUEST: Approval of a Site Plan Modification to demolish an existing 108,000-square foot building and construct a new 170,000-square foot building. The applicant is requesting variances for: 1) loading dock location, 2) exterior green yard and 3) screening of mechanical equipment.

OWNERS: City Of St Petersburg
10560 Dr. Martin Luther King Jr.
Saint Petersburg, Florida 33716-3718

Jabil, Inc.
10800 Roosevelt Boulevard North
Saint Petersburg, Florida 33716-2307

AGENT: Christopher Johnson
10800 Roosevelt Boulevard North
Saint Petersburg, Florida 33716

ADDRESSES AND PARCEL ID NOS. 10800 Roosevelt Boulevard North; 13-30-16-78384-000-0050
10900 Roosevelt Boulevard North; 13-30-16-78384-000-0040
10700 Dr. ML King Jr. Street North; 13-30-16-78384-000-0060

LEGAL DESCRIPTION: On File

ZONING: Employment Center (EC)

AGENDA ITEM #H-3 CASE NO. 18-3100007 I-5

REQUEST: Approval of a modification to a previously approved site plan to increase residential units from 237 to 266 and variances to reduce required parking and provide vehicular access from a primary street.

OWNER: St Petersburg Housing Authority
2001 Gandy Boulevard North
Saint Petersburg, Florida 33702-2187

AGENTS: Brian Evjen and Alissa Sieben
Norstar Development USA
3629 Madaca Lane
Tampa, Florida 33618

ADDRESSES AND PARCEL ID NOS. 0 11th Avenue South; 26-31-16-44454-000-0002
2240 9th Avenue South; 26-31-16-44454-001-0000 and
26-31-16-44454-001-0001
1245 Jordan Park Street South; 26-31-16-44454-000-0001

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)

AGENDA ITEM #H-4	CASE NO. 18-32000006	F-2
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REQUEST: Approval of a Special Exception and related Site Plan to construct a 39,106-square foot mixed use building.

OWNER: WJBB, Mirror Lake Development, LLC
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

AGENT: Mira Bela
Wannemacher Jensen Architects, Inc.
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

ARCHITECT: Jason Jensen
Wannemacher Jensen Architects, Inc.
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

ADDRESSES AND PARCEL ID NOS.: 132 Mirror Lake Drive North; 19-31-17-48654-004-0010
180 Mirror Lake Drive North; 19-31-17-48654-004-0011

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

AGENDA ITEM #H-5	CASE NO. 18-54000012	F-7
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REQUEST: Approval of a variance to the required minimum lot area from 5,800 square feet to 4,500 square feet and 4,950 square feet for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: Kevin Farrow
302 Harbour Place
Tampa, Florida 33602

ADDRESSES AND PARCEL ID NOS.: 1223 5th Street South; 30-31-17-77400-000-0390
501 13th Avenue South; 30-31-17-77400-000-0400

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #H-6	CASE NO. 18-54000020	G-28
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REQUEST: Approval of an after-the-fact variance to the NT vehicular connection standards and to the impervious surface coverage for interior lots to allow for the installation of a circular driveway.

OWNER: Daniel Patterson
5310 10th Street North
Saint Petersburg, Florida 33703

ADDRESS: 5310 10th Street North
PARCEL ID NO.: 01-31-16-29340-006-0160
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional Single-Family-1 (NT-1)

AGENDA ITEM #H-7 CASE NO. 18-5400029 D-8

REQUEST: Approval for side yard setback from 7.5-feet to 5-feet and rear yard setback from 10-feet to 4.9-feet, to replace single-story detached garage with 2-story accessory structure.

OWNER: Philip Boyle
1030 Beach Drive Northeast
Saint Petersburg, Florida 33701

AGENT: Brett Jacobsen
Jacobsen Custom Building
140 42nd Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESS: 1030 Beach Drive Northeast
PARCEL ID NO.: 17-31-17-03435-008-0010
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional-3 (NT-3)

AGENDA ITEM #H-8 CASE NO. 18-5400036 D-8

REQUEST: Approval of a variance to the maximum allowable wall sign area from 150 sq. ft. to 218.9 sq. ft.

OWNER: Seritage SRC Finance, LLC
500 Fifth Avenue, Suite 1530
New York, New York 10110

AGENT: Landon White
Site Enhancement Services
6001 Nimtz Parkway
South Bend, Indiana 46628

ADDRESS: 2200 Tyrone Boulevard North
PARCEL ID NO.: 18-31-16-00000-110-0100
LEGAL DESCRIPTION: On File
ZONING: Retail Center-2 (RC-2)

AGENDA ITEM #H-9 CASE NO. 18-39000001 B-26

REQUEST: Approval of variance to the required setback to the right side extended property line to allow for the construction of a dock and boat lift at a single-family property.

OWNERS: James M. Dunn and Rebecca F. Held
1400 47th Avenue Northeast
Saint Petersburg, Florida 33703

AGENT: Scot McLellan
1108 44th Avenue Northeast
Saint Petersburg, Florida 33703

REGISTERED OPPONENT: Ellen and Paul Tynev
4695 14th Street Northeast
Saint Petersburg, Florida 33703

ADDRESS: 1400 47th Avenue Northeast

PARCEL ID NO.: 04-31-17-95184-017-0180

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #H-10 CASE NO. 18-39000002 T-7

REQUEST: Approval of an after-the-fact dock variance to the required setback to the right side extended property line to allow for an existing watercraft lift to remain.

OWNER: Cyndi Rosario
1220 81st Street South
Saint Petersburg, Florida 33707

REGISTERED OPPONENT: Richard Dauval & Brook Dubbeld
1240 81st Street South
Saint Petersburg, Florida 33707

ADDRESS: 1220 81st Street South

PARCEL ID NO.: 25-31-15-84168-008-0520

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

AGENDA ITEM #1 ADJOURNMENT