



**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 6, 2018
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF May 2, 2018**
- D. PUBLIC COMMENTS**
- E. CONTINUANCES - Continued to July 11, 2018**
 - 1. Case No. 18-32000008 – 1600 54th Avenue South**
 - 2. Case No. 18-51000001 – 1253 22nd Avenue South**
- F. WORKSHOP – LDR Amendment: Innovation District**
- G. REQUEST FOR REHEARING**
 - 1. Case No. 18-54000020 – 5310 10th Street North**
- H. PUBLIC HEARING AGENDA**
 - QUASI-JUDICIAL**
 - 1. Case No. 18-11000007 – 8000 34th Avenue North**
 - 2. Case No. 18-32000007 – 326 15th Street North and 315 16th Street North**
 - 3. Case No. 18-32000009 – 3201 39th Avenue North**
 - 4. Case No. 18-54000042 – 439 18th Avenue North – Appeal**
 - 5. Case No. 18-31000005 – 356 1st Street North and 116 4th Avenue North - Appeal**
- 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 #F LDR Amendment-2017-04: Innovation District**AGENDA ITEM #G-1 Request for Rehearing – Case No. 18-5400020 G-28**

PREVIOUS ACTION: At the May 2, 2018 Development Review Commission hearing, a motion to approve the request for 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 failed by a vote of 3-4, thereby denying the request.

REQUEST: Request for a Rehearing.

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-1 CASE NO. 18-1100007 S-18

REQUEST: Approval of a Lot Line Adjustment with a variance to lot width from 75-feet required to 56-feet and 70-feet for lots in common ownership.

OWNER: JSW Investment & Acquisitions, LLC
2243 Bellair Road
Clearwater, Florida 33764

AGENT: Ann Conard
JSW Investment & Acquisitions, LLC
2243 Bellair Road
Clearwater, Florida 33764

ADDRESS: 8000 34th Avenue North

PARCEL ID NO.: 12-31-15-44928-032-0010

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #H-2 CASE NO. 18-3200007 G-4

REQUEST: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property.

OWNER: Dean Pickel
J T C P, LLC
363 16th Street North
Saint Petersburg, Florida 33705

J T D P, LLC
363 16th Street North
Saint Petersburg, Florida 33705

ADDRESSES AND
PARCEL ID NOS.: 326 15th Street North; 24-31-16-37512-012-0020
315 16th Street North; 24-31-16-37512-012-0270

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)
Neighborhood Suburban Multi-Family-2 (NSM-2)

AGENDA ITEM #H-3 CASE NO. 18-3200009 J-22

REQUEST: Approval of a Special Exception and related Site Plan to establish a commercial greenhouse.

OWNER: 39 Acre Corp
122 East 42nd Street, Room 1618
New York, New York 10168

AGENT: Brenden Markopoulos
3201 38th Avenue North
Saint Petersburg, Florida 33714

ADDRESS: 3201 39th Avenue North

PARCEL ID NO.: 02-31-16-96628-001-0010

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

AGENDA ITEM #H-4 CASE NO. 18-5400042 APPEAL F-12

APPEAL: Appeal of a streamline approval of a request for a variance to the rear yard setback to allow an existing structure to be moved to the subject property.

APPELLANT: Ralph Oliva
200 2nd Avenue South, #409
Saint Petersburg, Florida 33701

OWNER: Crescent Lake Apartments, LLC
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

AGENT: Phillip Herlein and Nicole Matoushek
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

ADDRESS: 439 18th Avenue North

PARCEL ID NO.: 18-31-17-18792-004-0130

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #H-5 CASE NO. 18-31000005 APPEAL E-4

APPEAL: Appeal of a streamline of a request for approval of a Site Plan to construct a 19-story, 20-unit multi-family development. The applicant is requesting floor area ratio bonuses and a variance to the Albert Whitted Overlay Height Standards.

APPELLANTS: William L. Herrmann, et al
130 4th Avenue North, #405
Saint Petersburg, Florida 33701

Richard Candelora - 130 4th Avenue North
Kelly Lee Mc Frederick - 340 1st Street North
Peter Belmont - 102 Fareham Place North
Amy Blake - 219 4th Avenue North
Lola H. Walker - 350 2nd Street North
Elizabeth Candelora - 130 4th Street North
Jack Rice, Jr. - 340 1st Street North
David Hislop - 130 4th Avenue North
Susan Vincent - 130 4th Street North
Suzanne Marks - 130 4th Avenue North

OWNER: First and Fourth Development, LLC
4830 West Kennedy Boulevard, Suite 445
Tampa, Florida 33609

AGENT: Michel Regignano
203 ½ Gulf Way
Saint Petersburg, Florida 33706

ADDRESSES AND PARCEL ID NOS.: 356 1st Street North; 19-31-17-74466-012-0013
116 4th Avenue North; 19-31-17-74466-012-0031

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

AGENDA ITEM # ADJOURNMENT