



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

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**AGENDA**

Revised (7-9-18)

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

July 11, 2018  
Wednesday  
2:00 P.M.

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES
  - B. ROLL CALL
  - C. APPROVAL OF MINUTES OF June 6, 2018
  - D. PUBLIC COMMENTS
  - E. PUBLIC HEARING DEFERRAL – Case No. 18-54000047 – 446 11<sup>th</sup> Avenue Northeast – Deferred to August 1, 2018
  - F. WITHDRAWAL:
    - 1. Case No. 18-54000046 – 227 and 237 82<sup>nd</sup> Avenue North - Withdrawn
  - G. CONTINUANCE:
    - 1. Case No. 18-32000009 – 3201 39<sup>th</sup> Avenue North - Continued from June 6, 2018
  - H. PUBLIC HEARING AGENDA:
    - 1. LDR Amendment: Innovation District
- QUASI-JUDICIAL:**
- 2. Case No. 18-54000050 – 2800 26<sup>th</sup> Street North
  - 3. Case No. 18-54000051 – 6042 8<sup>th</sup> Avenue North
  - 4. Case No. 18-54000052 – 3339 Boca Ciega Drive North
  - 5. Case No. 18-54000059 – 556 16<sup>th</sup> Avenue Northeast
  - 6. Case No. 18-51000001 – 1253 22<sup>nd</sup> Avenue South
  - 7. Case No. 18-51000002 – 310 and 312 10<sup>th</sup> Avenue North
  - 8. Case No. 18-31000010 – 10491 Gandy Boulevard North
  - 9. Case No. 18-32000008 – 1600 54<sup>th</sup> Avenue 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. 18-3200009 | CONTINUANCE | J-22 |
|------------------|---------------------|-------------|------|
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REQUEST: Approval of a Special Exception and related Site Plan to establish a commercial greenhouse.

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

AGENT: Brenden Markopoulos  
3201 39<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33714

ADDRESS: 3201 39<sup>th</sup> Avenue North

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

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

| AGENDA ITEM #H-1 | LDR Amendment - Innovation District |
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| AGENDA ITEM #H-2 | CASE NO. 18-5400050 | I-16 |
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REQUEST: Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard.

OWNER: Caleb O'Dell  
2800 26<sup>th</sup> Street North  
Saint Petersburg, Florida 33713

ADDRESS: 2800 26<sup>th</sup> Street North

PARCEL ID NO.: 11-31-16-50580-002-0230

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-1 (NT-1)

| AGENDA ITEM #H-3 | CASE NO. 18-5400051 | O-6 |
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REQUEST: Approval of a variance to the required interior side yard setback from 7.5-feet to 0-feet and rear yard setback from 10-feet to 0-feet to allow the construction of a covered patio.

OWNER: Tamra and Ronald Pierce  
6042 8<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33710

ADDRESS: 6042 8<sup>th</sup> Avenue North

PARCEL ID NO.: 17-31-16-23634-004-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-2 (NS-2)

**AGENDA ITEM #H-4 CASE NO. 18-54000052 S-18**

REQUEST: Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: CLK Remodeling, LLC  
6942 Silver Sage Circle  
Tampa, Florida 33634

AGENT: Juan Ramirez  
6942 Silver Sage Circle  
Tampa, Florida 33634

ADDRESS: 3339 Boca Ciega Drive North

PARCEL ID NO.: 12-31-15-44928-032-0090

LEGAL DESCRIPTION: On File

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

**AGENDA ITEM #H-5 CASE NO. 18-54000059 D-10**

REQUEST: Approval of a variance to the required interior side yard setback from 7.5-feet to 3-feet and to the required rear yard setback from 7-feet to 1.3-feet to allow construction of an in-ground pool, pool equipment, and generator.

OWNER: Christopher and Lynda Granfield  
556 16<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33704

AGENT: Louis Place  
Natural Springs Pool and Spa  
109 Whitaker Road  
Lutz, Florida 33549

ADDRESS: 556 16<sup>th</sup> Avenue Northeast

PARCEL ID NO.: 17-31-17-83218-056-0010

LEGAL DESCRIPTION: On File

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

**AGENDA ITEM #H-6 CASE NO. 18-51000001 G-11**

REQUEST: Approval of a redevelopment plan to allow the reconstruction of six (6) multi-family units.

OWNER: Shah St. Petersburg Holdings, LLC  
9854 84<sup>th</sup> Street North  
Largo, Florida 33777

AGENT: Ashok Shah  
9854 84<sup>th</sup> Street North  
Largo, Florida 33777

ADDRESS: 1253 22<sup>nd</sup> Avenue South

PARCEL ID NO.: 25-31-16-84726-000-0230

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-1 (NT-1)

**AGENDA ITEM #H-7 CASE NO. 18-51000002 E-8**

REQUEST: Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where five (5) units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5.

OWNER: Goliath Builders, LLC  
3894 48<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33711

AGENT: Mark Hrubar  
3894 48<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33711

ADDRESSES AND  
PARCEL ID NOS.: 310 10<sup>th</sup> Avenue North; 18-31-17-14184-000-0060  
312 10<sup>th</sup> Avenue North; 18-31-17-14184-000-0051

LEGAL DESCRIPTION: On File

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

**AGENDA ITEM #H-8 CASE NO. 18-31000010 D-54**

REQUEST: Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights.

OWNER: St. Tropez Investments, LLC  
1141 Abbeys Way  
Tampa, Florida 33602

ARCHITECT: John Bodziak  
2325 Ulmerton Road, Suite 21  
Clearwater, Florida 33762

ADDRESS: 10491 Gandy Boulevard North

PARCEL ID NOS.: 17-30-17-18270-000-0012  
17-30-17-18270-000-0013

LEGAL DESCRIPTION: On File

ZONING: Commercial Corridor Suburban-1 (CCS-1)

**AGENDA ITEM #H-9                      CASE NO. 18-32000008                      H-29**

REQUEST:                      Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower.

OWNER:                      Diocese of St. Petersburg  
P.O. Box 40200  
Saint Petersburg, Florida 33743

AGENT:                      Paul Rajkumar  
2126 Northwest 159<sup>th</sup> Lane  
Saint Petersburg, Florida 33028

ADDRESS:                      1600 54<sup>th</sup> Avenue South

PARCEL ID NO.:                      12-32-16-09220-001-0010

LEGAL DESCRIPTION:                      On File

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

**AGENDA ITEM #I                      ADJOURNMENT**