



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

AGENDA

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

**May 1, 2019
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR**
- B. ROLL CALL**
- C. SWEARING IN OF WITNESSES**
- D. APPROVAL OF MINUTES OF April 3, 2019**
- E. PUBLIC COMMENTS**
- F. PUBLIC HEARING AGENDA**
 - LEGISLATIVE**
 - 1. LDR Affordable Housing Initiatives, Parking Reductions, and ADUs**
 - QUASI-JUDICIAL**
 - 2. Case No. 19-5400009 – 554 6th Avenue North – Appeal**
 - 3. Case No. 19-5400016 – 750 21st Avenue North – Appeal**
 - 4. Case No. 19-1200001 – 2847 6th Street South**
 - 5. Case No. 19-3100002 – 5475 3rd Lane North**
 - 6. Case No. 19-3200004 – 10410 Roosevelt Boulevard North**
 - 7. Case No. 19-5100001 – 2265 7th Street North**
 - 8. Case No. 18-54000103 – 6995 17th Way North**
 - 9. Case No. 19-5400011 – 600 12th Avenue North**
 - 10. Case No. 19-5400013 – 2600 ½ 13th Avenue North**
 - 11. Case No. 19-5400019 – 1019 48th Avenue North**

G. 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-1 LDR Affordable Housing Initiatives, Parking Reductions, and ADUs

AGENDA ITEM #F-2 CASE NO. 19-5400009 APPEAL F-4

APPEAL: Appeal of a POD decision to streamline approval for a variance to the required permeable green space for the front yard in order to provide on-site parking and a driveway.

APPELLANT: Dr. Beth Eschenfelder and Robert A. Coscia
532 6th Avenue North
Saint Petersburg, Florida 33701

OWNER: Stascha Madsen
554 6th Avenue North
Saint Petersburg, Florida 33701

ADDRESS: 554 6th Avenue North

PARCEL ID NO.: 18-31-17-77814-014-0122

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-3 CASE NO. 19-5400016 APPEAL F-12

APPEAL: Appeal of a streamline approval of a variance to retain a 36-inch tall deck within the side yard setback and an increased decorative fence or wall height of 10-feet along a portion the deck.

APPELLANT: Ron Helinger
4201 Central Avenue
Saint Petersburg, Florida 33713

OWNER: Liset and Jeremy DuClut
300 Beach Drive Northeast, Unit 121
Saint Petersburg, Florida 33701

AGENT: David Hennessy and Hai N. Ha
QT Construction, Inc.
6200 49th Street North
Pinellas Park, Florida 33781

ADDRESS: 750 21st Avenue North

PARCEL ID NO.: 07-31-17-84888-000-2420

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-4 CASE NO. 19-12000001 F-15

REQUEST: Approval of a lot refacing with a variance to the criteria that the lot dimensions be consistent with the established neighborhood pattern; a variance to the front setbacks from 25-feet required on the eastern lot to 13.9-feet and on the western lot to 6.5 feet; and a variance to the design requirements that an elevated front porch be provided on the front of the eastern lot and that the principal entry shall include a porch, portico or stoop elevated at least 12-inches above the existing finished grade on the western lot.

OWNER: Jacqueline Klotz
A F D 15, LLC
11422 77th Avenue, Unit 354
Seminole, Florida 33772

ADDRESSES AND
PARCEL ID NOS.: 2833 6th Street South; 31-31-17-62460-000-0520
2847 6th Street South; 31-31-17-62460-000-0530

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-5 CASE NO. 19-31000002 F-8

REQUEST: Approval of a Site Plan to construct a 297-unit multi-family development. The applicant is requesting a variance to the maximum wall height.

OWNER: St. Pete 454, LLC
240 4th Street North
Saint Petersburg, Florida 33701-3206

AGENT: R. Donald Mastry
Trenam Law
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 5475 3rd Lane North

PARCEL ID NO.: 31-30-17-61389-000-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multifamily-1 (NSM-1)

AGENDA ITEM #F-6 CASE NO. 19-3200004 F-54

REQUEST: Approval of a Special Exception and related site plan to convert an existing commercial space into a 12,977 square-foot health club.

OWNER: FWI 8, LLC
2120 Drew Street
Clearwater, Florida 33765

AGENT: Steve Plattner
Retro Fitness
1120 E. Kennedy Boulevard, Suite 152
Tampa, Florida 33602

ADDRESS: 10410 Roosevelt Boulevard North

PARCEL ID NO.: 18-30-17-30371-001-0030

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-2 (CCS-2)

AGENDA ITEM #F-7 CASE NO. 19-5100001 F-14

REQUEST: Approval of a Redevelopment Plan to allow the construction of a duplex.

OWNER: Morni Steeplechase, LLC
2420 Woodlawn Circle West
Saint Petersburg, Florida 33704

AGENT: Igor Savic
2420 Woodlawn Circle West
Saint Petersburg, Florida 33704

ADDRESS: 2265 7th Street North

PARCEL ID NO.: 07-31-17-18936-001-0010

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-8 CASE NO. 18-54000103 H-36

REQUEST: Approval of a variance to allow for the unenclosed parking of domestic equipment in a street side yard, and to allow a 6-foot fence on a street side yard abutting a neighboring front yard.

OWNER: Allison Cox
6995 17th Way North
Saint Petersburg, Florida 33702

ADDRESS: 6995 17th Way North

PARCEL ID NO.: 25-30-16-56772-050-0300

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-9 CASE NO. 19-54000011 F-8

REQUEST: Approval of a reduced side yard setback from 5-feet required to 3-feet proposed for a pool.

OWNER: Richard McGinniss
Modern Tampa Bay Homes, Inc.
2250 Central Avenue
Saint Petersburg, Florida 33714

ADDRESS: 600 12th Avenue North

PARCEL ID NO.: 18-31-17-25218-000-0310

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-10 CASE NO. 19-54000013 I-8

REQUEST: Approval of a variance to the required setback for the unenclosed staircase for the accessory dwelling unit from 10-feet to 5-feet and 5-inches.

OWNER: David Davis
2600 ½ 13th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 2600 ½ 13th Avenue North

PARCEL ID NO.: 14-31-16-57240-000-0310

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-11 CASE NO. 19-54000019 G-26

REQUEST: Approval of an after-the-fact variance to the required front yard setbacks for a front porch from 18-feet required to 16.6-feet and for a residence from 25-feet required to 23.5-feet.

OWNER: Dan and Lydia Healy
H5 Investments, LLC
404 West Lyncrest Trail
Sioux Falls, South Dakota 57108

ADDRESS: 1019 48th Avenue North

PARCEL ID NO.: 01-31-16-73584-000-0920

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #G ADJOURNMENT