



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

**AGENDA  
(Revised 7-9-19)**

**The Sunshine Center (Auditorium)  
330 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**July 10, 2019  
Wednesday  
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR**
- B. PLEDGE OF ALLEGIANCE**
- C. SWEARING IN OF WITNESSES**
- D. ROLL CALL**
- E. APPROVAL OF MINUTES OF June 5, 2019**
- F. PUBLIC COMMENTS**
- G. PUBLIC HEARING DEFERRAL**
  - 1. Case No. 19-32000011 – 4230 Shore Acres Boulevard Northeast – Deferred to August 7, 2019**
- H. REQUEST FOR REHEARING – Deferred from June 5, 2019**
  - 1. Case No. 19-54000009 – 554 6<sup>th</sup> Avenue North**
  - 2. Case No. 19-54000013 – 2600 ½ 13<sup>th</sup> Avenue North**
- I. PUBLIC HEARING AGENDA**
  - LEGISLATIVE:**
    - 1. Case No. 19-33000004 – 638 and 642 11<sup>th</sup> Avenue South**
  - QUASI-JUDICIAL:**
    - 2. Case No. 19-54000036 – 625 60<sup>th</sup> Street North**
    - 3. Case No. 19-54000040 – 531 13<sup>th</sup> Avenue South**
    - 4. Case No. 19-32000008 – 2200 1<sup>st</sup> Avenue South**
    - 5. Case No. 19-32000009 – 2043 4<sup>th</sup> Avenue South**
    - 6. Case No. 19-32000010 – 3401 34<sup>th</sup> Street South**
    - 7. Case No. 19-53000001 – 459 15<sup>th</sup> Avenue North – Appeal**
- J. 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 #H-1 Request for Rehearing – Case No. 19-5400009 F-4**

**PREVIOUS ACTION:** At the May 1, 2019, Development Review Commission hearing, a motion to approve the 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 failed by a unanimous vote of the Commission, thereby upholding the streamline approval.

**REQUEST:** Request for a Rehearing.

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

**OWNER:** Stascha Madsen  
554 6<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33701

**ADDRESS:** 554 6<sup>th</sup> 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 #H-2 Request for Rehearing – Case No. 19-54000013 I-8**

**PREVIOUS ACTION:** At the May 1, 2019 Development Review Commission hearing, a motion to approve the request for a variance to the required setback for the unenclosed staircase for the accessory dwelling unit from 10-feet to 5-feet failed by a unanimous vote of the Commission, thereby denying the request.

**REQUEST:** Request for a Rehearing.

**OWNER:** David Davis  
2600 ½ 13<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33713

**ADDRESS:** 2600 ½ 13<sup>th</sup> 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 #1-1                      CASE NO. 19-33000004                      F-7**

REQUEST:                      Approval of a vacation of a Public Pedestrian Ingress-Egress Easement as dedicated in OR Book 12917 Page 2236 over the West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas, County, Florida.

OWNERS:                      Nick Villarreal  
638 11<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33701

Brenda Fikry  
642 11<sup>th</sup> Avenue South  
Saint Petersburg, Florida 33701

ADDRESSES AND  
PARCEL ID NOS.:                      638 11<sup>th</sup> Avenue South; 30-31-17-10275-000-0010  
642 11<sup>th</sup> Avenue South; 30-31-17-23958-000-0170

LEGAL DESCRIPTION:                      On File

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

**AGENDA ITEM #1-2                      CASE NO. 19-54000036                      O-6**

REQUEST:                      Approval of a variance to the side yard setback from 7.5-feet required to 1-foot and the rear yard setback from 10-feet required to 7.5-feet to allow for a new garage.

OWNER:                      Alex J. Marqua  
625 60<sup>th</sup> Street North  
Saint Petersburg, Florida 33710

ADDRESS:                      625 60<sup>th</sup> Street North

PARCEL ID NO.:                      17-31-16-23634-001-0010

LEGAL DESCRIPTION:                      On File

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

**AGENDA ITEM #I-3                      CASE NO. 19-54000040                      O-6**

REQUEST:                      Approval of a variance to the required front yard setbacks for a stoop from 15-feet to 4-feet, for a porch from 18-feet to 7-feet, and for a building from 25-feet to 7-feet to allow construction of a new single-family residence.

OWNER:                      RE2SS, LLC  
200 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

AGENT:                      Anthony Mullersman  
200 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

ADDRESS:                      531 13<sup>th</sup> Avenue South

PARCEL ID NO.:                      30-31-17-77400-000-0421

LEGAL DESCRIPTION:                      On File

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

**AGENDA ITEM #I-4                      CASE NO. 19-32000008                      I-1**

REQUEST:                      Approval of a Special Exception and related Site Plan to convert an existing 1,555 square-foot commercial building into a micro-brewery.

OWNER:                      Scott Blair  
2200 1<sup>st</sup> Avenue South  
Saint Petersburg, Florida 33712

AGENT:                      Kevin Shaw  
2200 1<sup>st</sup> Avenue South  
Saint Petersburg, Florida 33712

ADDRESS:                      2200 1<sup>st</sup> Avenue South

PARCEL ID NO.:                      23-31-16-78390-025-0010

LEGAL DESCRIPTION:                      On File

ZONING:                      Corridor Commercial Traditional-2 (CCT-2)

**AGENDA ITEM #I-5                      CASE NO. 19-3200009                      H-1**

REQUEST:                      Approval of a Special Exception and related Site Plan for an outdoor performing arts venue. The applicant is requesting a variance to parking.

OWNER:                      Robert and Cherie Beaman  
7955 Bogie Avenue North  
Saint Petersburg, Florida 33710

AGENT:                      Kevin Beck  
615 27<sup>th</sup> Street South  
Saint Petersburg, Florida 33712

ADDRESS:                      2043 4<sup>th</sup> Avenue South

PARCEL ID NO.:                      24-31-16-00000-320-0800

LEGAL DESCRIPTION:                      On File

ZONING:                      Industrial Traditional (IT)

**AGENDA ITEM #I-6                      CASE NO. 19-3200010                      K-19**

REQUEST:                      Approval of a Special Exception and related Site Plan to construct a car wash.

OWNER:                      Amsouth Bank  
250 Riverchase Parkway East  
Hoover, Alabama 35244

APPLICANT:                      Blue Horseshoe, LLC - Glen Stygar  
142 West Platt Street  
Tampa, Florida 33606

AGENT:                      Avid Group – T.C. Nales, E.I.  
2300 Curlew Road, Suite 201  
Palm Harbor, Florida 34683

ADDRESS:                      3401 34<sup>th</sup> Street South

PARCEL ID NO.:                      34-31-16-94544-001-0020

LEGAL DESCRIPTION:                      On File

ZONING:                      Retail Center (RC-1)

