



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

AGENDA

The Sunshine Center (Auditorium)
330 – 5th Street North
St. Petersburg, Florida 33701

September 4, 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 August 7, 2019**
- F. PUBLIC COMMENTS**
- G. PUBLIC HEARING DEFERRAL – DEFERRED TO OCTOBER 2, 2019**
 - 1. Case No. 19-58000002 – 2801 9th Avenue North – Appeal – Will be re-noticed.
 - 2. Case No. 19-33000009 – 11500 and 11600 Dr. ML King Jr. Street North, 1010 and 1020 118th Avenue North, and 1020 116th Circle North at the Request of the Applicant.
- H. EXTENSION REQUESTS**
 - 1. Case No. 17-33000012 – 0 and 114 16th Street North
 - 2. Case No. 17-33000014 – 430 and 442 3rd Avenue North, 249 and 233 5th Street North, and 232 ½ 4th Street North
- I. PUBLIC HEARING AGENDA**
 - LEGISLATIVE:**
 - 1. Case No. 19-33000007 – 1415, 1421, and 1431 Central Avenue, 25 15th Street North, and 1450 1st Avenue North – Deferred from August 7, 2019.
 - QUASI-JUDICIAL:**
 - 2. Case No. 19-51000003 – 615 24th Avenue North
 - 3. Case No. 19-51000004 – 609 24th Avenue North
 - 4. Case No. 19-51000005 – 715 5th Avenue North and 506 Grove Street
 - 5. Case No. 19-32000011 – 4230 Shore Acres Boulevard Northeast – Deferred from August 7, 2019.
 - 6. Case No. 19-32000013 – 2335 22nd Avenue South
 - 7. Case No. 19-32000014 – 10600 Roosevelt Boulevard North
- J. ELECTION OF OFFICERS**
- K. RECOGNITION OF MEMBERS**
- L. ADJOURNMENT**
- M. LDR WORKSHOPS:**
 - 1. Update for Amendments to the Downtown Core District
 - 2. Housing Affordability Initiatives: Neighborhood Traditional Mixed Zoning and Workforce Housing Density Bonuses
 - 3. Public Participation and Notice Updates

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. 19 5800002 APPEAL J 8

DEFERRED TO October 2, 2019

AGENDA ITEM #G 2 CASE NO. 19 3300009 G 60

DEFERRED TO October 2, 2019

AGENDA ITEM #H 1, H 2 EXTENSION REQUESTS

ACTION REQUESTED: Motion to approve:

DRC Case No. 17-33000012 – 0 and 114 16th Street North:

Approval of an extension from October 19, 2019 to October 19, 2020 of an approved vacation of a 129.82-foot portion of a 16-foot wide east/west alley northwest of the intersection of 16th Street North and 1st Avenue North.

DRC Case No. 17-33000014 – 430 and 442 3rd Avenue North, 249 and 233 5th Street North, and 232 ½ 4th Street North:

Approval of an extension from September 7, 2019 to September 7, 2020 of an approved vacation of a 10-foot wide east/west utility easement and a 10-foot wide north/south alley in the block south of 3rd Avenue North and east of 5th Street South and north of the 20-foot east/west alley in the block.

AGENDA ITEM #1 CASE NO. 19 3300007 G 2

REQUEST: Approval of a vacation of two 16-foot alleys adjacent to lots 59 to 66, Central Land and Title Co Replat, located between Central Avenue and 1st Avenue North, between Seaboard Coast Line Railroad and 15th Street North.

OWNERS: Fergs Sports Bar & Grill, Inc.
7937 9th Avenue South
Saint Petersburg, Florida 33707

Booker Creek Venture, Inc.
3443 1st Avenue North
Saint Petersburg, Florida 33713

Midtown Real Estate 1 FLP
P.O. Box 429
Saint Petersburg, Florida 33731

AGENT: Lawrence Powers
P.O. Box 48026
Saint Petersburg, Florida 33743

ADDRESSES AND
PARCEL ID NOS.:

1415 Central Avenue; 24-31-16-14544-000-0650
1421 Central Avenue; 24-31-16-14544-000-0630
1431 Central Avenue; 24-31-16-14544-000-0610
25 15th Street North; 24-31-16-14544-000-0600
1450 1st Avenue North; 24-31-16-14544-000-0590

LEGAL DESCRIPTION: On File
ZONING: Downtown Center (DC-1)

AGENDA ITEM #1 2 CASE NO. 19 51000003 F 14

REQUEST: Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 6 in the NT-2 zoning district.

OWNER: Morni Constructions, Inc.
17204 Breeders Cup Drive
Odessa, Florida 33556

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

ADDRESS: 615 24th Avenue North

PARCEL ID NO.: 07-31-17-18936-003-0070

LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional Single-Family (NT-2)

AGENDA ITEM #1 3 CASE NO. 19 51000004 F 14

REQUEST: Approval of a Redevelopment Plan to allow the construction of two (2) townhouse units on Lot 7 in the NT-2 zoning district.

OWNER: Morni Constructions, Inc.
17204 Breeders Cup Drive
Odessa, Florida 33556

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

ADDRESS: 609 24th Avenue North

PARCEL ID NO.: 07-31-17-18936-003-0070

LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional Single-Family (NT-2)

AGENDA ITEM #1 4 CASE NO. 19 51000005 F 6

REQUEST: Approval of a Redevelopment Plan to allow the construction of a 20-unit multi-family development to replace an existing 22-unit development in the CRT-1 zoning district.

OWNER: Pinellas Affordable Living
445 31st Street North
Saint Petersburg, Florida 33713

AGENT: Mark W. Stephenson
146 2nd Street North, Unit #301
Saint Petersburg, Florida 33701

ADDRESSES: 715 5th Avenue North and 506 Grove Street

PARCEL ID NO.: 07-31-17-18936-003-0070

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional (CRT-1)

AGENDA ITEM #1 5 CASE NO. 19 32000011 B 22, B 24

REQUEST: Approval of a Special Exception and related Site Plan to demolish the existing recreation center and construct a new 20,924 square-foot recreation center. The applicant is requesting variances for: 1) building setbacks, 2) building height, 3) landscape buffer, 4) impervious surface, and 5) wall height.

OWNER: City of St. Petersburg
175 5th Street North
Saint Petersburg, Florida 33701

AGENT: Raul Quintana and Patrick Green
City of St. Petersburg
One 4th Street North
Saint Petersburg, Florida 33701

ADDRESS: 4230 Shore Acres Boulevard Northeast

PARCEL ID NO.: 04-31-17-67860-002-0100

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate (NSE)

AGENDA ITEM # 6 CASE NO. 19 3200013 I 11

REQUEST: Approval of a Special Exception and related Site Plan to operate a child care facility for 77 children at an existing community center in the NSM-1 zoning district.

OWNER: James B. Family Service Center, Inc.
2335 22nd Avenue South
Saint Petersburg, Florida 33712

AGENT: Celeste Thomas
2335 22nd Avenue South
Saint Petersburg, Florida 33712

ADDRESS: 2335 22nd Avenue South

PARCEL ID NO.: 26-31-16-00000-440-1200

LEGAL DESCRIPTION: On File

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

AGENDA ITEM # 7 CASE NO. 19 3200014 F 54, F 56

REQUEST: Approval of a modification to a previously approved Special Exception to demolish an existing fuel station and car wash and construct a new 4,351 square-foot fuel station with a car wash in the CCS-2 zoning district.

OWNER: Circle K Stores, Inc.
1130 W. Warner Road, Building B
Tempe, Arizona 85284

AGENT: Thomas Engineering Group, LLC
5830 West Kennedy Boulevard, Suite 600
Tampa, Florida 33609

ADDRESS: 10600 Roosevelt Boulevard North

PARCEL ID NO.: 18-30-17-30371-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-2)

AGENDA ITEM #J ELECTION OF OFFICERS

Election of Chair
Election of Vice-Chair

AGENDA ITEM #K RECOGNITION OF MEMBERS

AGENDA ITEM #L ADJOURNMENT

AGENDA ITEM #M 1, M 2, M 3 LDR WORKSHOPS

- LDR WORKSHOP #1: Update for Amendments to the Downtown Core District
- LDR WORKSHOP #2: Housing Affordability Initiatives: Neighborhood Traditional Mixed Zoning and Workforce Housing Density Bonuses
- LDR WORKSHOP #3: Public Participation and Notice Updates