



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

AGENDA

Revised 11-05-19

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

November 6, 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 October 2, 2019**
- F. **PUBLIC COMMENTS**
- G. **WITHDRAWALS**
 - 1. Case No. 19-39000001 – 4592 40th Street South – Withdrawn at the Request of the Applicant.
 - 2. Case No. 19-33000015 – 10338 2nd Street North – Withdrawn at the Request of the Applicant.
- H. **PUBLIC HEARING DEFERRALS – DEFERRED TO DECEMBER 4, 2019**
 - 1. Case No. 19-33000007 - 1415, 1421, and 1431 Central Avenue, 25 15th Street North, and 1450 1st Avenue North – Deferred at the Request of the Applicant.
 - 2. Case No. 19-31000012 – 770 4th Avenue North – Appeal – Deferred at the Request of the Applicant.
 - 3. Case No. 19-31000011 – 400 Central Avenue – Deferred at the Request of the Applicant.
- I. **EXTENSION REQUEST**
 - 1. Case No. 16-33000010 – 6000 Central Avenue and 6021 1st Avenue South – Deferred on October 2, 2019.
- J. **PUBLIC HEARING AGENDA**
 - LEGISLATIVE**
 - 1. LDR-2019-05 – Neighborhood Traditional Mixed (NTM) Zoning Category
 - QUASI-JUDICIAL**
 - 2. Case No. 19-54000067 – 2727 25th Avenue North
 - 3. Case No. 19-54000069 – 750 2nd Street North
 - 4. Case No. 19-54000070 – 6329 Dr. ML King Jr. Street North
 - 5. Case No. 19-32000017 – 1605 18th Avenue South and 1789 16th Street South
 - 6. Case No. 19-32000018 – 3300 31st Street South
- K. **ADJOURNMENT**
- L. **LDR WORKSHOP – Coastal High Hazard Area LDR Amendment**

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. 19-39000001 F-34

CASE WITHDRAWN

AGENDA ITEM #G-2 CASE NO. 19-33000015 F-14

CASE WITHDRAWN

AGENDA ITEM #H-1 CASE NO. 19-33000007 G-2

DEFERRED TO DECEMBER 4, 2019

AGENDA ITEM #H-2 CASE NO. 19-31000012 APPEAL F-4

DEFERRED TO DECEMBER 4, 2019

AGENDA ITEM #H-3 CASE NO. 19-31000011 F-2

DEFERRED TO DECEMBER 4, 2019

AGENDA ITEM #I-1 EXTENSION REQUEST

DRC Case No. 16-33000010 – 6000 Central Avenue and 6021 1st Avenue South

Approval of an extension from October 20, 2019 to October 20, 2020 of a previously approved vacation approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South.

AGENDA ITEM #J-1 LDR AMENDMENTS

LDR-2019-05: Neighborhood Traditional Mixed (NTM) Zoning Category

AGENDA ITEM #J-2 CASE NO. 19-54000067 I-14

REQUEST: Approval to reduce the minimum required side setback from 5-feet to 0.5-feet and rear setback from 10-feet to 3-feet to allow for an addition on an existing structure and convert the structure from a garage to a game room, bathroom, and laundry room in the NT-1 zoning district.

OWNER: Melissa Akers
2727 25th Avenue North
Saint Petersburg, Florida 33713

AGENT: Barbara Akers
2727 25th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 2727 25th Avenue North

PARCEL ID NO.: 11-31-16-17190-008-0170

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #J-3	CASE NO. 19-54000069	I-14
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REQUEST: Approval of variances to: reduce the minimum required side setback for a pool feature from 5-feet to 4-feet; reduce the minimum required front and side setbacks for a raised open deck from 25-feet to 18-feet and from 5-feet to 1.5-feet, respectively; increase the maximum allowable wall height along the side alley from 6-feet to 8-feet; increase the maximum allowable height of a wall in the front yard from 4-feet to 6-feet; and increase the maximum allowable height of a retaining wall from 18-inches to 22-inches to allow for the construction of a pool, deck, and walls for a property in the NT-2 zoning district.

OWNER: Pam and David Hughey
756 2nd Street North
Saint Petersburg, Florida 33701

AGENT: Elizabeth Hallock and David Wishner
EDAD Studio
632 Bay Street Northeast
Saint Petersburg, Florida 33701

ADDRESS: 750 2nd Street North

PARCEL ID NO.: 18-31-17-23850-002-0011

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #J-4	CASE NO. 19-54000070	E-6
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REQUEST: Approval to modify a Special Condition of approval requiring a 3-foot concrete masonry wall to a 4-foot PVC fence for Case no. 18-54000105.

OWNER: Northside Church of Christ
6329 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33702

AGENT: Todd Pressman
334 East Lake Road, Unit 102
Palm Harbor, Florida 34685

ADDRESS: 6329 Dr. Martin Luther King Street North

PARCEL ID NO.: 31-30-17-61430-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

AGENDA ITEM #J-5 CASE NO. 19-32000017 H-9

REQUEST: Approval of a Special Exception and related Site Plan to expand a drive-thru use in the CCT-1 zoning district. The applicant is requesting a variance to the exterior greenyard.

OWNER: MG FL INV, LLC
 18430 Kuka Lane
 Spring Hill, Florida 34610

AGENT: JD Alsabbagh – Sycamore Engineering, Inc.
 8370 West Hillsborough Avenue, Suite 205
 Tampa, Florida 33615

ADDRESSES AND
 PARCEL ID NOS.: 1789 16th Street South; 25-31-16-19656-000-0010
 1605 18th Avenue South; 25-31-16-19656-000-0250

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)

AGENDA ITEM #J-6 CASE NO. 19-32000018 J-17

REQUEST: Approval of a modification to an existing House of Worship Special Exception permit to allow for the use of church classrooms for a school use of up to 100 students in the NS-2 zoning district.

OWNER: Friendship Missionary Baptist Church
 3300 31st Street South
 Saint Petersburg, Florida 33712

AGENT: Bridgette Heller and Darren Hammond
 4133 Cortez Way South
 Saint Petersburg, Florida 33712

ADDRESS: 3300 31st Street South

PARCEL ID NO.: 35-31-16-18397-001-0010

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #K ADJOURNMENT

AGENDA ITEM #L LDR WORKSHOP – Coastal High Hazard Area LDR Amendment