



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

AMENDED AGENDA

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

August 2, 2023
Wednesday
1:00 P.M.

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES FROM THE – July 12, 2023, DRC meeting

F. PUBLIC COMMENTS

G. DEFERRED CASE

1. Case No. 23-5400026 – 5995 28th Ave. N. – Deferred to October 4, 2023, DRC meeting.

H. PUBLIC HEARING AGENDA

QUASI-JUDICIAL

1. Case No. 23-3100007 – 1101/1123/1211 1st Ave. North
2. Case No. 23-5100002 – 3190 Tyrone Blvd. North
3. Case No. 23-5400045 – 1036 23rd Ave. North
4. Case No. 23-5400046 – 345 9th Ave. Northeast

I. ADJOURNMENT OF PUBLIC HEARING

J. WORKSHOP

1. LDR 2023-04 – Civic Uses

If you are a person with a disability who needs an accommodation in order to participate in this meeting or have any questions, please contact the City Clerk's Office at 893-7448. 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, for accommodations. For copies of the Staff Report, please email DRC@StPete.org.

AGENDA ITEM H-1 CASE NO. 23-3100007

REQUEST: Approval of a site plan to construct a 21-story mixed-use development with 310-dwelling units, 6,766 square feet of commercial space, 351 square feet of office space, a 360-space parking garage with an existing 24,649 square feet of office space and 8,177 square feet of commercial space to remain. The applicant is requesting floor area ratio and building height bonuses.

OWNER: KEM St. Pete 1101 Property Owner LLC
KEM St. Pete Property Owner LLC
KEM St. Pete 1211 Property Owner LLC
8255 Greensboro Dr., Suite 200
McLean, VA 22102

AGENT: R. Donald Mastry, Trenam Law
200 Central Ave., Suite 1600
St. Petersburg, FL 33701

ADDRESS: 1101/1123/1211 1st Avenue North

PARCEL ID NO.: 24-31-16-39006-000-0240, 24-31-16-39006-000-0260,
24-31-16-39006-000-0270, 24-31-16-39006-000-0280 &
24-31-16-43668-000-0640

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

CONFLICTS: Walker

CONTACT PERSON: Adriana Shaw; 727-893-7257

AGENDA ITEM H-2 CASE NO. 23-5100002

REQUEST: Approval of a Redevelopment Plan of a grandfathered use to construct a childcare facility.

OWNER: PARC Center for Disabilities
3190 Tyrone Blvd. N.
St. Petersburg, FL 33710

AGENT: Amy Bradlow
2714 Dr. MLK Jr. St. N.
St. Petersburg, FL 33704

ADDRESS: 3190 Tyrone Blvd North

PARCEL ID NO.: 07-31-16-93186-003-0121

LEGAL DESCRIPTION: On File

ZONING: Industrial Suburban (IS)

CONFLICTS: None

CONTACT PERSON: Adriana Shaw; 727-893-7257

AGENDA ITEM H-3	CASE NO. 23-5400045
REQUEST:	Approval of a variance to the interior side yard setback to install a carport.
OWNER:	Deborah Martohue 1036 23 rd Ave. N. St. Petersburg, FL 33704-3228
ADDRESS:	1036 23 rd Ave. North
PARCEL ID NO.:	24-31-16-29718-018-0090
LEGAL DESCRIPTION:	On File
ZONING:	Neighborhood Traditional (NT-2)
CONFLICTS:	None
CONTACT PERSON:	Jordan Elmore; 727-892-5978

AGENDA ITEM H-4	CASE NO. 23-5400046
REQUEST:	Approval of after the fact variances to the interior side yard setback and impervious surface ratio to maintain an existing accessory storage structure.
OWNER:	Michelle Passoff & Andre Kupfermunz 345 9 th Ave. NE. St. Petersburg, FL 33701 299 Dr. Martin Luther King Jr. St. N. St. Petersburg, FL 33701
AGENT:	SeanCarlo Lopez, Esq. – Lopez Law Group 700 7th Avenue North St. Petersburg, FL 33701
ADDRESS:	345 9 th Ave. Northeast
PARCEL ID NO.:	18-31-17-05274-012-0110
LEGAL DESCRIPTION:	On File
ZONING:	Neighborhood Traditional (NT-3)
CONFLICTS:	None
CONTACT PERSON:	Braydon Evans; 727-892-5255

AGENDA ITEM I ADJOURNMENT

AGENDA ITEM J	LDR 2023-04
LDR 2023-04	Civic Uses.
CONTACT PERSON:	Corey Malyszka; 727-892-5453; corey.malyszka@stpete.org