



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

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**AGENDA**

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

**February 3, 2016  
Wednesday  
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF January 6, 2016**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
  - 1. Case No. 15-52000021 - 2003 Burlington Avenue North**
  - 2. Case No. 15-32000012 - 1101 1<sup>st</sup> Avenue South**
  - 3. Case No. 15-32000011 - 2925 Tyrone Boulevard North**
  - 4. Case No. 15-39000002 - 8360 40<sup>th</sup> Avenue North DEFERRED TO MARCH 2, 2016**
  - 5. Case No. 15-54000063 - 1392 48<sup>th</sup> Avenue Northeast**
  - 6. Case No. 15-54000070 - 1430 20<sup>th</sup> Avenue North**
  - 7. Land Development Regulations – NPUD-3**

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 #E-1                      CASE NO. 15-52000021                      H-4**

CASE NO.:                      15-52000021                      PLAT SHEET:                      H-4

REQUEST:                      Approval of a reinstatement of three (3) units for a total of four (4) units, with a variance to minimum unit size for one (1) unit.

OWNER:                      Town Improvement Assn, Inc.  
2302 1<sup>st</sup> Avenue North  
Saint Petersburg, Florida 33713-8819

AGENT:                      Bob Jeffrey  
2302 1<sup>st</sup> Avenue North  
Saint Petersburg, Florida 33713

ADDRESS:                      2003 Burlington Avenue North

PARCEL ID NO.:                      24-31-16-11808-011-0090

DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-2 (NT-2)

**AGENDA ITEM #E-2                      CASE NO. 15-32000012                      G-2**

CASE NO.:                      15-32000012                      PLAT SHEET:                      G-2

REQUEST:                      Approval of a special exception and related site plan to allow redevelopment of a warehouse for a microbrewery.

OWNER:                      Florida Bay Properties, LLC  
1101 1<sup>st</sup> Avenue South  
Saint Petersburg, Florida 33705-1602

AGENT:                      Mark Waterbury  
175 1<sup>st</sup> Street South, #1904  
Saint Petersburg, Florida 33701

ADDRESS:                      1101 1<sup>st</sup> Avenue South

PARCEL ID NO.:                      24-31-16-53478-000-0300

LEGAL DESCRIPTION:                      On File

ZONING:                      Downtown Center-1 (DC-1)

**pAGENDA ITEM #E-3      CASE NO. 15-32000011      Q-16**

CASE NO.: 15-32000011      PLAT SHEET: Q-16

REQUEST: Approval of a special exception and related site plan for a self-storage facility; with variances for 1) sidewalk width, 2) building design, and 3) height standard for a wall sign.

OWNER: 2925 Tyrone LLC  
1192 42<sup>nd</sup> Avenue Northeast  
Saint Petersburg, Florida 33703-5238

AGENT: Jonathan Dorman  
StorCon Development LLC  
2106 Bispham Road #B  
Sarasota, Florida 34231

ARCHITECT: Randolph C. Henning  
8285 Shallowford Road, #130  
Louisville, North Carolina 27025

ADDRESS AND PARCEL:  
ID NOS.: 2925 Tyrone Boulevard North; 07-31-16-93134-001-0010  
2993 Tyrone Boulevard North; 07-31-16-93115-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)

**AGENDA ITEM #E-4      CASE NO. 15-39000002      T-22**

**THIS CASE IS DEFERRED TO MARCH 2, 2016**

**AGENDA ITEM #E-5      CASE NO. 15-54000063      C-26**

CASE NO.: 15-54000063      PLAT SHEET: C-26

REQUEST: Approval of a variance to the required setback from the extended property line to construct a dock and boat lifts at the single-family residence.

OWNER: Nadine R. Johnson  
1392 48<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33703-4116

AGENT: Speeler Foundations, Inc.  
6111 142 Avenue North  
Clearwater, Florida 33760

REGISTERED OPPONENT: George Lemos  
4790 14<sup>th</sup> Street Northeast  
Saint Petersburg, Florida 33703

ADDRESS: 1392 48<sup>th</sup> Avenue Northeast  
 PARCEL ID NO.: 04-31-17-95184-020-0020  
 LEGAL DESCRIPTION: On File  
 ZONING: Neighborhood Suburban-1 (NS-1)

**AGENDA ITEM #E-6 CASE NO. 15-54000070 G-12**

CASE NO.: 15-54000070 PLAT SHEET: G-12

REQUEST: Approval of a variance to minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,750 square feet to create two (2) buildable lots on two (2) platted lots of record which were under common ownership as of September 17, 2015, to allow for development of two (2) single-family homes.

OWNER: SLP Florida, LLC  
 3400 South Fairfax Street  
 Denver, Colorado 80222

OWNER: Pear Lake Ventures, LLC  
 700 Beach Drive, #302  
 Saint Petersburg, Florida 33701

AGENT: Blake Frazier  
 5703 South MacDill Avenue  
 Saint Petersburg, Florida 33611

ADDRESS and PARCEL ID NOS.: 1430 20<sup>th</sup> Avenue North; 13-31-16-26226-005-0210  
 1432 20<sup>th</sup> Avenue North; 13-31-16-26226-005-0220

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

**AGENDA ITEM #E-7 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS CONTACT PERSON: DEREK KILBORN 893-7872**

LDR-2016-01 Neighborhood Planned Unit Development-3 (NPUD-3)  
 Amending Section 16.20.050 of the City Code of Ordinances (Land Development Regulations) creating the NPUD-3 (Neighborhood Planned Unit Development-5) zoning district to allow multifamily structures as a residential housing type at a density not to exceed five (5) units per acre.