



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

ACTION TAKEN AGENDA/MINUTES

**Council Chambers, City Hall
175 – 5th 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 1st Avenue South**
 - 3. Case No. 15-32000011 - 2925 Tyrone Boulevard North**
 - 4. Case No. 15-39000002 - 8360 40th Avenue North – Deferred to March 2, 2016**
 - 5. Case No. 15-54000063 - 1392 48th Avenue Northeast**
 - 6. Case No. 15-54000070 - 1430 20th 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
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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 1st Avenue North
Saint Petersburg, Florida 33713-8819

AGENT: Bob Jeffrey
2302 1st 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)

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report.
Bob Jeffrey made a presentation.

PUBLIC HEARING: No speakers were present.

MOTION: 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, subject to the conditions in the Staff Report.

VOTE: Yes – Castellano, Fisher, Flynt, Rutland, Schumaker, Stowe, Scherer.
No – None.

**ACTION TAKEN ON
15-52000021:**

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, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-2	CASE NO. 15-32000012	G-2
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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 1st Avenue South
Saint Petersburg, Florida 33705-1602

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

ADDRESS: 1101 1st Avenue South

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

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-1 (DC-1)

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report. Mark Waterbury made a presentation.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a special exception and related site plan to allow redevelopment of a warehouse for a microbrewery, subject to the conditions in the Staff Report.

VOTE: Yes – Castellano, Fisher, Flynt, Rutland, Schumaker, Stowe, Scherer.
No – None.

ACTION TAKEN ON 15-32000012: Approval of a special exception and related site plan to allow redevelopment of a warehouse for a microbrewery, subject to the conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM #E-3 CASE NO. 15-3200011 Q-16

CASE NO.: 15-3200011 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 42nd 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: 2925 Tyrone Boulevard North; 07-31-16-93134-001-0010
 ID NOS.: 2993 Tyrone Boulevard North; 07-31-16-93115-001-0010

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Jonathan Dorman made a presentation.

PUBLIC HEARING: John Crockett spoke with concerns.

MOTION #1: Add special condition of approval #10 that would read that no sidewalks are required on 30th Avenue North or on 70th Street North.

VOTE: Yes – Doyle, Fisher, Flynt, Schumaker, Stowe, Griner, Scherer. No – None.

MOTION #2: 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, subject to the amended conditions in the Staff Report.

VOTE: Yes – Doyle, Fisher, Flynt, Schumaker, Stowe, Griner, Scherer. No – None.

ACTION TAKEN ON 15-32000011: 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, subject to the amended conditions in the Staff Report; **APPROVED 7-0.**

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 48th Avenue Northeast
 Saint Petersburg, Florida 33703-4116

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

REGISTERED OPPNENT: George Lemos
4790 14th Street Northeast
Saint Petersburg, Florida 33703

ADDRESS: 1392 48th Avenue Northeast

PARCEL ID NO.: 04-31-17-95184-020-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

PRESENTATIONS: Gary Crosby made a presentation based on the Staff Report. Doug Speeler, Sr., and Doug Speeler, Jr., Agents, made a presentation.

PUBLIC HEARING: Michael Lemos spoke against the application.

MOTION: 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, subject to the conditions in the Staff Report.

VOTE: Yes – None.
No – Doyle, Fisher, Flynt, Schumaker, Stowe, Griner, Scherer.

ACTION TAKEN ON 15-54000063: 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, subject to the conditions in the Staff Report; motion to approve failed by vote of 0-7, thereby **DENYING** the request.

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 20th Avenue North; 13-31-16-26226-005-0210
1432 20th Avenue North; 13-31-16-26226-005-0220

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report.
Blake Frazier made a presentation.

PUBLIC HEARING: No speakers were present.

MOTION: 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, subject to the conditions in the Revised p

Staff Report.

VOTE: Yes – Doyle, Fisher, Flynt, Schumaker, Stowe, Griner, Scherer.
No – None.

ACTION TAKEN ON 15-54000070: 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, subject to the conditions in the Revised Staff Report; **APPROVED 7-0.**

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

LDR-2016-01 Neighborhood Planned Unit Development-5 (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.

MOTION: To recommend approval of the proposed amendment to the City of St. Petersburg’s Land Development Regulations (LDRs),

confirming consistency with the City of St. Petersburg's Comprehensive Plan.

VOTE:

Yes – Doyle, Fisher, Flynt, Schumaker, Stowe, Griner, Scherer.
No – None.

**ACTION TAKEN ON
LDR-2016-01**

Recommendation of approval of the proposed amendment to the City of St. Petersburg's Land Development Regulations (LDRs), confirming consistency with the City of St. Petersburg's Comprehensive Plan; **APPROVED 7-0.**