



**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**

**April 6, 2016  
Wednesday  
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF March 2, 2016**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
  - 1. Case No. 14-33000015 – 2201 Tyrone Boulevard North**
  - 2. Case No. 16-33000002 – 747 4<sup>th</sup> Avenue North – Deferred to May 4, 2016**
  - 3. Case No. 16-33000003 – 701 Weedon Avenue Northeast**
  - 4. Case No. 16-52000002 – 310 24<sup>th</sup> Avenue North**
  - 5. Case No. 16-31000002 – 6533 9<sup>th</sup> Avenue North**
  - 6. Case No. 16-39000001 – 5727 Bayou Grande Boulevard Northeast**
  - 7. Case No. 16-54000007 – 1222 & 1234 17<sup>th</sup> Avenue North - Appeal**
  - 8. Case No. 16-54000011 – 1237 34<sup>th</sup> Avenue North – Appeal**
- F. PUBLIC LDR WORKSHOP – Private-initiated application requesting to amend the allowable hotel density (rooms per acre) within the CCT-1 (Corridor Commercial Traditional) zoning district, when located within a designated Activity Center.**

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. 14-33000015                      P-12 / P-14**

REQUEST:                      Approval of a vacation of a portion of a 15-foot east/west right-of-way located north of the intersection of 22<sup>nd</sup> Avenue North and Tyrone Boulevard North.

APPLICANT:                      City of St. Petersburg  
PO Box 2842  
Saint Petersburg, Florida 33731

AGENT:                      Tyrone 22, LLC  
C. Donovan Smith  
171 Church Street, Suite 300  
Charleston, South Carolina 29401

ADDRESS:                      2201 TYRONE BLVD N

PARCEL ID NO.:                      17-31-16-30168-001-0000

LEGAL DESCRIPTION:                      ON FILE

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

**AGENDA ITEM #E-2                      CASE NO. 16-33000002                      F-4**

THIS CASE IS DEFERRED TO MAY 4, 2016

**AGENDA ITEM #E-3                      CASE NO. 16-33000003                      D-46**

REQUEST:                      Approval of a vacation of a 20-foot wide portion of unimproved Weedon Drive Northeast adjacent to Lot 1 Florida Riviera Weedon Park, Plat 10 and Lot 22 Weedon Cove, Block 1. Located southeast of 701 Weeden Drive Northeast.

OWNER:                      Robert Whirley  
701 Weedon Drive Northeast  
Saint Petersburg, Florida 33702-2761

ADDRESSES &:  
PARCEL ID NOS.:                      700 Weedon Drive Northeast; 20-30-17-28565-000-0010  
701 Weedon Drive Northeast; 20-30-17-95730-001-0220

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Suburban-E (NSE)

**AGENDA ITEM #E-4      CASE NO. 16-52000002      E-14**

REQUEST: Approval of a reinstatement of an assisted living facility.

OWNER: Johnson Coventry, LLC  
1914 Glenlakes Circle North  
Saint Petersburg, Florida 33702-2144

AGENT: Catherine Hooker  
1060 18<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704

ADDRESS: 310 24<sup>th</sup> Avenue North

PARCEL ID No.: 07-31-17-02754-014-0080

LEGAL DESCRIPTION: On File  
ZONING: Neighborhood Traditional-3 (NT-3)

**AGENDA ITEM #E-5      CASE NO. 16-31000002      P-8**

REQUEST: Approval of a modification to a previously approved site plan with variances to height, location of stormwater pond, and specimen tree preservation to allow construction of a 57-unit independent living facility, 88-bed assisted living facility, a 58-bed memory care facility, and a 120-bed nursing home.

OWNER: Diocese of St. Petersburg  
PO Box 40200  
Saint Petersburg, Florida 33743-0200

OWNER: West Florida-PPH, LLC  
PO Box 80610  
Indianapolis, Indiana 46280-0610

AGENT: Bo Russ  
DSSA, LLC  
2401 West Bay Drive, #503  
Largo, Florida 33770

ENGINEER: Jonathan J. Gotwald, P.E.  
George F. Young, Inc.  
299 Dr. Martin Luther King, Jr. Street North  
Saint Petersburg, Florida 33701

ADDRESSES & PARCEL ID NOS.: 1205 66<sup>th</sup> Street North; 17-31-16-19691-001-0010  
0 66<sup>th</sup> Street North; 17-31-16-19691-001-0020  
0 6401 9<sup>th</sup> Avenue North; 17-31-16-19691-001-0030

LEGAL DESCRIPTION: On File  
ZONING: Corridor Residential Suburban-1 (CRS-1)  
Neighborhood Suburban Multi-Family-1 (NSM-1)

**AGENDA ITEM #E-6                      CASE NO. 16-39000001                      B-30**

REHEARING:                      Approval of a variance to the required setback from the extended property line to allow for an expansion of an existing dock at the single family property.

OWNER:                              John Clay Glover  
5727 Bayou Grande Boulevard Northeast  
Saint Petersburg, Florida 33703-1817

REGISTERED OPPONENT: Michael DeFrain  
5733 Bayou Grande Boulevard Northeast  
Saint Petersburg, Florida 33703

ADDRESS:                              5727 Bayou Grande Boulevard Northeast

PARCEL ID NO.:                      33-30-17-81216-003-0100

LEGAL DESCRIPTION:              On File

ZONING:                                Neighborhood Suburban-1 (NS-1)

**AGENDA ITEM #E-7                      CASE NO. 16-54000007                      G-10**

REQUEST:                              Appeal of a streamline approval of a request for approval of a variance to minimum lot width from 50-feet to 46-feet to create four (4) buildable lots to allow development of four (4) single-family homes.

APPELLANT:                              Megan Auclair  
1540 13<sup>th</sup> Street North  
Saint Petersburg, Florida 33701-4624

OWNER:                                OCP Green Street, LLC  
118 Plat Street #118  
Tampa, Florida 33607

ADDRESS AND:  
PARCEL ID NOS.:                      1222 17<sup>th</sup> Avenue North; 13-31-16-26262-008-0110  
1234 17<sup>th</sup> Avenue North; 13-31-16-26262-008-0080

LEGAL DESCRIPTION:              On File

ZONING:                                Neighborhood Traditional-2 (NT-2)

**AGENDA ITEM #E-8                      CASE NO. 16-5400011                      G-20**

REQUEST:                      Appeal of a streamline approval of a request for approval of a variance to minimum lot width and lot area to create three (3) buildable lots on three (3) platted lots of record under common ownership to allow development of three (3) single-family homes.

APPELLANT:                      Michael Underwood  
1221 34<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704

OWNER:                      Burg Development, LLC  
575 2<sup>nd</sup> Avenue South  
Saint Petersburg, Florida 33701

AGENT:                      Stephenson Anderson  
575 2<sup>nd</sup> Avenue South  
Saint Petersburg, Florida 33701

ADDRESS:                      1237 34<sup>th</sup> Avenue North

PARCEL NOS.:                      12-31-16-94428-003-0180  
12-31-16-94428-003-0190  
12-31-16-94428-003-0200

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-2 (NT-2)