



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES 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**

**March 1, 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 OF – February 1, 2023**
- F. PUBLIC COMMENTS**
- G. PUBLIC HEARING AGENDA**
  - LEGISLATIVE**
    - 1. LDR- 2023-02 – Procedural Amendments**
    - 2. Case No. 22-33000020- 1421 Central Ave.**
  - QUASI-JUDICIAL**
    - 3. Case No. 23-11000001 – 1501 72<sup>nd</sup> St. N.**
    - 4. Case No. 23-52000001 – 832 & 842 14<sup>th</sup> St. N.**
    - 5. Case No. 22-54000070 – 1837 Bayou Grande Blvd. NE.**
- H. ADJOURNMENT OF PUBLIC HEARING**

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](mailto:DRC@StPete.org)

**AGENDA ITEM G 1                      CASE NO. LDR 2023 02**

LDR 2023-02                                      Approval of procedural text amendments to the Land Development Regulations

CONTACT PERSON:                              Elizabeth Abernethy; [Elizabeth.Abernethy@stpete.org](mailto:Elizabeth.Abernethy@stpete.org)

**AGENDA ITEM G 2                      CASE NO. 22 3300020                      G 2**

REQUEST:    Approval of a vacation of a 15-ft wide north/south alley approximately 110-ft in length generally located at 1421 Central Avenue.

OWNER:    Booker Creek Venture Inc  
3443 1st Ave. N.  
Saint Petersburg, FL 33713

AGENT:    Bryan Dion  
490 1st Ave. S. Suite 700  
St. Petersburg, FL 33701

ADDRESS:    1421 Central Ave.

PARCEL ID NO.:    24-31-16-14544-000-0630

LEGAL DESCRIPTION:                                      On File

ZONING:    Downtown Center (DC-1)

CONFLICTS:    None

CONTACT PERSON:                                      Scot Bolyard; 727-892-5395; [Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)

**AGENDA ITEM G 3                      CASE NO. 23 11000001                      R 10**

REQUEST: Approval of a lot line adjustment with a variance to create a lot line that is not formed by a straight line.

OWNER: Azalea Porter Land, LLC  
2502 N. Rocky Point Dr., Suite 1050  
Tampa, FL 33607

AGENT: Brian J. Aungst, Jr., Esq.  
625 Court St., Suite 200  
Clearwater, FL 33756

REGISTERED OPPONENT: Joelle McClure  
7234 13<sup>th</sup> Ave. N.  
St. Petersburg, FL 33710

ADDRESS: 1501 72<sup>nd</sup> St. N.

PARCEL ID NO.: 07-31-16-93168-001-0010  
07-31-16-93168-001-0070  
07-31-16-93168-001-0060  
07-31-16-93168-001-0050  
07-31-16-93168-001-0030  
07-31-16-93168-001-0020  
07-31-16-93168-001-0011

LEGAL DESCRIPTION: On File

ZONING: Industrial Suburban (IS)

CONFLICTS: None

CONTACT PERSON: Shervon Chambliss; 727-893-4238; [Shervon.Chambliss@stpete.org](mailto:Shervon.Chambliss@stpete.org)

**AGENDA ITEM G 4                      CASE NO. 23 52000001                      G 6**

REQUEST: Reinstatement of an abandoned commercial use within an existing detached accessory structure on a residentially zoned property.

OWNER: Rooted North LLC  
832 14<sup>th</sup> Street N.  
St. Petersburg, FL 33705

AGENT: Megan & Jason Kotsko  
1021 14<sup>th</sup> Street N.  
St. Petersburg, FL 33705

ADDRESS: 832 & 842 14<sup>th</sup> St. N.

PARCEL ID NO.: 13-31-16-10062-000-0890

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional (NT-2)

CONFLICTS: None

CONTACT PERSON: Adriana Shaw; 727-893-7257; [Adriana.Shaw@stpete.org](mailto:Adriana.Shaw@stpete.org)

**AGENDA ITEM G 5                      CASE NO. 22 54000070                      A 30**

REQUEST:                      Approval of a variance to lot width to create two (2) buildable lots.

OWNER:                      1837 Bayou Grande LLC  
2805 Dr. MLK Jr. St. N.  
St. Petersburg, FL 33704

AGENT:                      Rachel Debrakins  
2805 Dr. MLK Jr. St. N.  
St. Petersburg, FL 33704

ADDRESS:                      1837 Bayou Grande Blvd. NE.

PARCEL ID NO.:                      33-30-17-81278-017-0070

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Suburban (NS-1)

CONFLICTS:                      None

CONTACT PERSON:                      Candace Scott; 727-892-5192; [Candace.Scott@stpete.org](mailto:Candace.Scott@stpete.org)

**AGENDA ITEM H                      ADJOURNMENT**