



**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**

**April 3, 2019  
Wednesday  
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR**
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. SWEARING IN OF WITNESSES**
- E. APPROVAL OF MINUTES OF March 6, 2019**
- F. PUBLIC COMMENTS**
- G. WITHDRAWAL:**
  - 1. Case No. 18-53000001 – 1151 79<sup>th</sup> Street South – Appeal of POD – Withdrawn at the Request of the Appellant.**
- H. PUBLIC HEARING AGENDA**
  - LEGISLATIVE**
    - 1. Case No. LDR-2019-03 - LDR Sign Code Amendments**
    - 2. Case No. 19-33000002 – 300, 335, and 800 2<sup>nd</sup> Avenue Northeast**
  - QUASI-JUDICIAL**
    - 3. Case No. 18-54000104 – 1993 Massachusetts Avenue Northeast – Deferred from March 6, 2019, at the Request of the Applicant.**
    - 4. Case No. 19-11000010 – 6417 7<sup>th</sup> Avenue North**
    - 5. Case No. 19-54000008 – 6156 2<sup>nd</sup> Avenue North – Appeal**
    - 6. Case No. 19-54000010 – 1717 5<sup>th</sup> Street North**
    - 7. Case No. 19-58000003 – 1100 26<sup>th</sup> Avenue North – Appeal**
    - 8. Case No. 19-32000002 – 2324 Central Avenue**
- I. ADJOURNMENT**
- J. LDR WORKSHOP – Affordable Housing Initiatives, Parking Reductions, and ADUs**

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 #H-1 LDR SIGN CODE AMENDMENTS**

Case No. LDR-2019-03 - Text Amendment: Sign Code Amendments

**AGENDA ITEM #H-2 CASE NO. 19-3300002 D-2, D-4**

REQUEST: Approval of a vacation of 2<sup>nd</sup> Avenue Northeast right-of-way from the east Boundary of Bayshore Drive Northeast to the main ship channel of Tampa Bay.

OWNER: City of St. Petersburg  
P.O. Box 2842  
Saint Petersburg, Florida 33731

AGENT: Chris Ballestra  
City of St. Petersburg  
P.O. Box 2842  
Saint Petersburg, Florida 33731

ADDRESSES AND  
PARCEL ID NOS.: 335 2<sup>nd</sup> Avenue Northeast; 19-31-17-74466-000-0030  
800 2<sup>nd</sup> Avenue Northeast; 20-31-17-00000-240-0100  
300 2<sup>nd</sup> Avenue Northeast; 19-31-17-74466-000-0041

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1-P)

**AGENDA ITEM #H-3 CASE NO. 18-54000104 A-28**

REQUEST: Approval of after-the-fact variances to the maximum allowable driveway width.

OWNER: Kurt and Terri Ulrich  
1993 Massachusetts Avenue Northeast  
Saint Petersburg, Florida 33703

ADDRESS: 1993 Massachusetts Avenue Northeast

PARCEL ID NO.: 03-31-17-93870-005-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-1 (NS-1)

**AGENDA ITEM #H-4 CASE NO. 19-11000010 P-6**

REQUEST: Approval of a Lot Line Adjustment with a variance to lot area from 8,700 square-feet required to 7,687 square-feet and lot width from 100-feet required to 61.5-feet to create one (1) buildable lot with the existing home to remain on one (1) conforming buildable lot.

OWNER: Ryan Henry  
6417 7<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33710

ADDRESS: 6417 7<sup>th</sup> Avenue North

PARCEL ID NO.: 17-31-16-23634-015-0130

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-2 (NS-2)

AGENDA ITEM #H-5	CASE NO. 19-5400008	APPEAL	O-2
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APPEAL: Appeal to an administrative denial of a variance to allow for a front-loading driveway on an NT-2 zoned property with alley access.

APPELLANT: Jami W. Deise  
6456 2<sup>nd</sup> Avenue North  
Saint Petersburg, Florida 33710

AGENT: Celeste Dumont and Warren Perkins  
119<sup>th</sup> Avenue North  
Largo, Florida 33773

ADDRESS: 6156 2<sup>nd</sup> Avenue North

PARCEL ID NO.: 20-31-16-48222-036-0030

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-2 (NT-2)

AGENDA ITEM #H-6	CASE NO. 19-5400010	F-10, F-12
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REQUEST: Approval of a variance to the side street yard setback to construct a rooftop deck on a three-story duplex.

OWNER: Nineteen 60 Capital, LLC  
Attn: Ron Klein  
P.O. Box 22  
Saint Petersburg, Florida 33731

AGENT: Mark W. Stephenson  
146 2<sup>nd</sup> Street North, Unit #301  
Saint Petersburg, Florida 33701

ADDRESS: 1717 5<sup>th</sup> Street North

PARCEL ID NO.: 18-31-17-18792-005-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)

AGENDA ITEM #H-7	CASE NO. 19-5800003	APPEAL	J-8
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APPEAL: Appeal to an administrative denial of a design variance for a garage door and driveway to face the side street instead of the rear alley.

APPELLANT: Brian and Barbra Fornuto  
1100 26<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704

ADDRESS: 1100 26<sup>th</sup> Avenue North

PARCEL ID NO.: 12-31-16-84870-000-0370

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-2 (NT-2)

**AGENDA ITEM #H-8                      CASE NO. 19-3200002                      I-2**

REQUEST:                      Approval of a Special Exception and related Site Plan to construct a 2-story 10,270 square-foot building with a 6,040 square-foot micro-brewery. The applicant is requesting a variance to reduce the required parking from 20 to 17 spaces.

OWNER:                      Grand Central Property Holdings, LLC  
2813 Sunset Way  
Saint Pete Beach, Florida 33706

AGENT:                      Tim Clemmons and Greg Glenn  
Place Architecture  
33 6<sup>th</sup> Street South, Suite 400  
Saint Petersburg, Florida 33701

ADDRESS:                      2324 Central Avenue

PARCEL ID NO.:                      23-31-16-78390-023-0030

LEGAL DESCRIPTION:                      On File

ZONING:                      Corridor Commercial Traditional-2 (CCT-2)

**AGENDA ITEM #I                      ADJOURNMENT**

**AGENDA ITEM #J                      LDR WORKSHOP – Affordable Housing Initiatives,  
Parking Reductions, and ADUs**