



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

AGENDA

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

**March 2, 2016
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF February 3, 2016**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
 - 1. Case No. 13-33000016 Extension – 1085, 1090, 1091, 1095 Plaza Comercio Drive Northeast**
 - 2. Case No. 15-12000004 – 756 2nd Street North**
 - 3. Case No. 16-32000001 – Southwest corner of 18th Avenue South and 21st Street South**
 - 4. Case No. 15-39000002 – 8360 40th Avenue North - DEFERRED TO APRIL 6, 2016**
 - 5. Case No. 16-39000001 – 5727 Bayou Grande Boulevard Northeast**
 - 6. Case No. 16-57000001 – 400 Central Avenue - Appeal**
 - 7. Land Development Regulations – LDR 2016-02 – Text Amendment Self-Storage**

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. 13-33000016 Extension C-54

REQUEST: Approval of an extension from March 20, 2016, to March 20, 2017, of the vacation of a portion of Plaza Comercio, an unimproved right-of-way situated between San Merino Boulevard Northeast and Savona Drive Northeast.

OWNER: William & Mary Anderson
461 Riviera Bay Drive Northeast
Saint Petersburg, Florida 33702-2705

OWNER: QS Investments, Inc.
3012 44th Avenue North
Saint Petersburg, Florida 33714-3808

ADDRESSES AND
PARCEL ID NOS.: 1085 Plaza Comercio Drive Northeast; 17-30-17-28566-003-0280
1091 Plaza Comercio Drive Northeast; 17-30-17-28566-003-0300
1095 Plaza Comercio Drive Northeast; 17-30-17-28566-003-0310
1090 Plaza Comercio Drive North; 17-30-17-28566-031-0000

DESCRIPTION: On File

ZONING: Neighborhood Planned Unit Development-1 (NPUD-1)
Neighborhood Suburban Multi-family (NSM-1)

AGENDA ITEM #E-2 CASE NO. 15-12000004 E-6

REQUEST: Approval of a lot refacing so that the front yards will face 2nd Street North to allow construction of a new single family residence on the southern lot, with reduced front yard setback consistent with the neighborhood pattern. Existing single family home and carriage house to be located on the northern lot with a variance to the front yard and street side yard setbacks for the existing residence.

OWNER: David Hughey
8719 176th Street
Tinley Park, Illinois 60487-8446

ARCHITECT: Tim Rhode
4154 10th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 756 2nd Street North

PARCEL ID NO.: 18-31-17-23850-002-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #E-3 CASE NO. 16-32000001 H-11

REQUEST: Approval of a special exception for fuel station with variances to the design standards for parking and building location.

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

AGENT: Angelo Cappelli
Poli Solutions Consulting
9800 4th Street North #200
Saint Petersburg, Florida 33702

ADDRESS: Southwest Corner of 18th Avenue South and 21st Street South

PARCEL ID NO.: 25-31-16-88981-001-0020

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional-1 (CCT-1)

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

THIS CASE IS DEFERRED TO APRIL 6, 2016

AGENDA ITEM #E-5 CASE NO. 16-39000001 B-30

REQUEST: 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-6 CASE NO. 16-57000001 F-2

APPEAL: Appeal of a Streamline Approval of a request for an Exemption to allow demolition of Structures of General Public Interest (SGPI) within the Downtown Center-Core (DC-C) Zoning District

APPELLANT: Saint Petersburg Preservation
Peter B. Belmont
PO Box 838
Saint Petersburg, Florida 33731

OWNERS: First States Investors 3300 LLC
PO Box 961025
Fort Worth, Texas 76161-0025

Clarence E. Pheil Bypass Trust
PO Box 961025
Fort Worth, Texas 76161-0025

AGENT: R. Donald Mastry, Esq.
200 Central Avenue #1600
Saint Petersburg, Florida 33701

LOCATION: The entire block bounded by Central Avenue on the north, 1st Avenue South on the south, 4th Street South on the east and 5th Street South on the west

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-C (DC-C)

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

LDR-2016-02 Text Amendment Self-Storage

City-initiated application amending the City of St. Petersburg's Land Development Regulations (LDRs) to eliminate self-storage facilities as a permitted, principal use and allow as an accessory use when located within the RC-1, RC-2, RC-3 (Retail Center) and CCS-2 (Corridor Commercial Suburban) zoning classifications. Additional restrictions are proposed when located within a designated activity center.