A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES

B. ROLL CALL

C. APPROVAL OF MINUTES OF February 1, 2017, as presented

D. PUBLIC HEARING AGENDA
   1. Case No. LDR 2017-02 – Accessory Outdoor Storage in EC Zoning
   2. Case No. 17-33000002 – 661 40th Street South and 690 42nd Street South
   3. Case No. 17-54000097 – 434 13th Avenue North
   4. Case No. 17-54000002 – 3301 Pinellas Point Drive South
   5. Case No. 17-54000003 – 2334 2nd Avenue South
   6. Case No. 17-32000001 – 1600 Central Avenue
   7. Case No. 17-32000002 – 3100 66th Street North

E. LAND DEVELOPMENT REGULATIONS WORKSHOP
   1. Case No. LDR 2017-01 – Residential Land Development Regulations

F. ADJOURNMENT at 6:00 p.m.
AGENDA ITEM #E-1  CASE NO. LDR 2017-02

REQUEST: Amend the City of St. Petersburg’s Land Development Regulations (LDRs) to reclassify “Outdoor Storage, Accessory Industrial” from a non-conforming to a permitted use when located within the EC (Employment Center) zoning classification. The outdoor storage must be accessory to a principal, industrial use.

PRESENTATIONS: Derek Kilborn made a presentation to the based on the Staff Report.

PUBLIC HEARING: No speakers were present.

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 Comprehensive Plan.


ACTION TAKEN ON LDR 2017-02: 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 Comprehensive Plan., APPROVED 7-0.

AGENDA ITEM #E-2  CASE NO. 17-33000002  L-3

REQUEST: Approval of a vacation of a portion of 7th Avenue South between 40th Street South and 42nd Street South and a portion of right-of-way at the intersection of 42nd Street South and an east/west alley between Fairfield Avenue South and 7th Avenue South.

OWNER: City Wide Self Storage, LLC
2091 Oceanview Drive
Tierra Verde, Florida 33715

AGENT: Gary L. Burnside
PO Box 8401
Seminole, Florida 33775

ADDRESSES AND PARCEL ID NOS.: 690 42nd Street South; 22-31-16-26921-001-0010
661 40th Street South; 22-31-16-69624-000-0010

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

PRESENTATIONS: Kathryn Younkin made a presentation based on the Staff Report. Gary Burnside spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.
MOTION: Approval of a vacation of a portion of 7th Avenue South between 40th Street South and 42nd Street South and a portion of right-of-way at the intersection of 42nd Street South and an east/west alley between Fairfield Avenue South and 7th Avenue South, subject to the amended conditions in the Staff Report.


ACTION TAKEN ON 17-33000002: Approval of a vacation of a portion of 7th Avenue South between 40th Street South and 42nd Street South and a portion of right-of-way at the intersection of 42nd Street South and an east/west alley between Fairfield Avenue South and 7th Avenue South, subject to the amended conditions in the Staff Report, APPROVED 7-0.

AGENDA ITEM #E-3 CASE NO. 16-54000097 F-10

REQUEST: Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet to construct two (2) townhomes.

OWNER: Sunnybrook Holdings I, LLC
1696 Sunnybrook Lane
Clearwater, Florida 33764-6455

AGENT: Jason Sanchez
12385 74th Avenue North
Seminole, Florida 33772

ADDRESS: 434 13th Avenue North

PARCEL ID NO.: 18-31-17-18792-009-0140
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)

PRESENTATIONS: Cristian Arias made a presentation based on the Staff Report. Jason Sanchez spoke on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION #1: Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet to allow the construction of a garage and for the eastern side of the proposed townhomes, subject to the conditions in the Staff Report.


MOTION #2: Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet on the western side of the proposed townhomes, subject to the conditions in the Staff Report.
VOTE: Yes – None.
No – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner; thereby denying the request.

ACTION TAKEN ON 16-54000097: Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet to allow construction of garages on the property and an interior side setback of 5-feet on the eastern side only of the property to construct two (2) townhomes, subject to the conditions in the Staff Report, APPROVED AS AMENDED 7-0.

AGENDA ITEM #E-4 CASE NO. 17-54000002 J-33

REQUEST: Approval of a variance to allow on-site consumption of beer and wine at a location where the zoning of the block face and the block face across the street from the establishment is not commercial.

OWNER: United Park Services Property
1320 East 9th Avenue #210
Tampa, Florida 33605-3602

ADDRESS: 3301 Pinellas Point Drive South

PARCEL ID NO.: 11-32-16-56110-001-0020

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Brittany McMullen made a presentation based on the Staff Report. Alan Kahana spoke on behalf of the application.

PUBLIC HEARING: No speakers were present.

MOTION #1: To add Condition No. 9: The orientation of speakers associated with any amplified sound shall be directed away from the adjacent multi-family, specifically to the south and west.

VOTE #1: Yes – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner.
No – None.

MOTION #2: To add Condition No. 10: A pedestrian crosswalk shall be provided between the two alcohol consumption areas.

VOTE #2: Yes – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner.
No – None.

MOTION #3: Approval of a variance to allow on-site consumption of beer and wine at a location where the zoning of the block face and the block face across the street from the establishment is not commercial, subject to the amended conditions in the Staff Report.

VOTE #3: Yes – Doyle, Flynt, Samuel, Schumaker, Vickstrom, Stowe, Griner.
ACTION TAKEN ON 17-54000002:

Approval of a variance to allow on-site consumption of beer and wine at a location where the zoning of the block face and the block face across the street from the establishment is not commercial, subject to the amended conditions in the Staff Report, APPROVED AS AMENDED 7-0.

AGENDA ITEM #E-5 CASE NO. 17-54000003 I-1

REQUEST: Approval of a variance to required minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,715 square feet in order to create two (2) buildable lots.

OWNER: Floriden LLC
200 2nd Avenue South #348
Saint Petersburg, Florida 33713

AGENT: Heather and Dan Morin
DHM Construction Services LLC
200 2nd Avenue South #348
Saint Petersburg, Florida 33701

ADDRESS: 2334 2nd Avenue South

PARCEL ID NO.: 23-31-16-78390-029-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

PRESENTATIONS: Alexandria Hancock made a presentation based on the Staff Report.
Heather and Dan Morin a presentation on behalf of the applicant.

PUBLIC HEARING: No speakers were present.

MOTION: Approval of a variance to required minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,715 square feet in order to create two (2) buildable lots, subject to the conditions in the Staff Report.

VOTE: Yes – Doyle, Flynt, Samuel, Vickstrom, Rutland, Stowe, Griner.
No – None.

ACTION TAKEN ON 17-54000003:

Approval of a variance to required minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,715 square feet in order to create two (2) buildable lots, subject to the conditions in the Staff Report, APPROVED 7-0.
### AGENDA ITEM #E-6  
**CASE NO. 17-32000001**  

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Approval of a special exception and related site plan to construct a 3,150 sq. ft. bank.</th>
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</thead>
</table>
| OWNER:   | On Deck, Inc.  
611 Druid Road East #512  
Clearwater, Florida 33756-3942 |
| AGENT:   | T. Truett Gardner and Gardner Brewer Law  
400 North Ashley Drive #1100  
Tampa, Florida 33602 |
| ADDRESS: | 1600 Central Avenue |
| PARCEL ID NO.: | 24-31-16-29718-018-0010 |
| LEGAL DESCRIPTION: | On File |
| ZONING: | Downtown Center-2 (DC-2) |
| PRESENTATIONS: | Corey Malyszka made a presentation based on the Staff Report.  
Truett Gardner, Esq. made a presentation on behalf of the applicant. |
| PUBLIC HEARING: | No speakers were present. |
| MOTION: | Approval of a special exception and related site plan to construct a 3,150 sq. ft. bank, subject to the conditions in the Staff Report. |
No – None. |
| ACTION TAKEN ON 17-32000001: | Approval of a special exception and related site plan to construct a 3,150 sq. ft. bank, subject to the conditions in the Staff Report, APPROVED 7-0. |

### AGENDA ITEM #E-7  
**CASE NO. 17-32000002**  

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Approval of a special exception to allow conversion of an existing office to a fire station.</th>
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</table>
| OWNER:   | Rony & Ellen Shubich  
6939 13th Avenue North  
Saint Petersburg, Florida 33710 |
| AGENT:   | City of St. Petersburg  
Fire Department  
400 Dr. Martin Luther King Jr. Street South |
REGISTERED OPPONENT: Mary McKeown  
3116 66th Street North  
Saint Petersburg, Florida   33707

ADDRESS: 3100 66th Street North

PARCEL ID NO.: 07-3-16-90162-000-1640

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban-1

PRESENTATIONS: Elizabeth Abernethy made a presentation based on the Staff Report.  
Rescue Chief Ian Womack made a presentation on behalf of the Applicant.  
Mary McKeown made a presentation as the Registered Opponent.

PUBLIC HEARING: Ryan Gale, DDS, spoke against the application.  
Dr. Jay Sapre spoke against the application.  
Tyler Andrew Herbert indicated on blue card that he is opposed to the application.  
Yue Wang spoke against the application.

MOTION: Approval of a special exception to allow conversion of an existing office to a fire station, subject to the conditions in the Staff Report.

No – None.

ACTION TAKEN ON 17-32000002: Approval of a special exception to allow conversion of an existing office to a fire station, subject to the conditions in the Staff Report, APPROVED 7-0.

AGENDA ITEM #F-1 LAND DEVELOPMENT REGULATIONS WORKSHOP

Elizabeth Abernethy presented LDR 2017-01 – Residential Land Development Regulations

AGENDA ITEM #G ADJOURNMENT at 6:00 p.m.