REVISED AGENDA (9/01/17)

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

September 6, 2017
Wednesday
2:00 P.M.

A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES

B. ROLL CALL

C. APPROVAL OF MINUTES OF August 2, 2017

D. PUBLIC COMMENTS

E. PUBLIC HEARING DEFERRAL
   1. Case No. 17-32000020 – 3341 17th Avenue South

F. PUBLIC HEARING AGENDA
   1. Case No. 17-33000012 – 114 16th Street North & 0 16th Street North
   2. Case No. 17-33000014 – 430 3rd Avenue North et al
   3. Case No. 17-54000045 – 524 36th Avenue North
   4. Case No. 17-54000046 – 1900 34th Street North
   5. Case No. 17-54000044 – 871 Ibis Walk Place North
   6. Case No. 17-54000048 – 4241 4th Street North
   7. Case No. 17-32000019 – 770 1st Avenue North
   8. Case No. 17-32000021 – 5601 38th Avenue North
   9. Case No. 17-31000003 – 0 Mangrove Cay Lane Northeast

G. ADJOURNMENT

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.
REQUEST: Approval of a Vacation of a 129.82 foot portion of a 16-foot wide east/west alley northwest of the intersection of 16th Street North and 1st Avenue North.

OWNER: Devmar 16th Street LLC
114 16th Street North
Saint Petersburg, Florida 33705
Devmar Development Co.
30100 Telegraph Road #336
Bingham Farms, Michigan 48035
E E 16th Street Holdings LC
615 Dr. Martin Luther King Jr. Street South
Saint Petersburg, Florida 33701-2117

AGENT: James Pappas, President
Fusco, Shaffer & Pappas, Inc.
550 East Nine Mile Road
Ferndale, Michigan 48220

ADDRESSES AND PARCEL ID NOS.: 114-16th Street North; 24-31-16-14130-000-0010
0 16th Street North; 24-31-16-72810-001-0010

ZONING: Downtown Center-2 (DC-2)

REQUEST: Approval of a Vacation of a 10-foot wide east/west utility easement and a 10-foot wide north/south alley in the block south of 3rd Avenue South and east of 5th Street South and north of the 20-foot east/west alley in the block.

OWNER: Cara FL Properties, LLC
430 3rd Avenue North
Saint Petersburg, Florida 33701-3204

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

ADDRESSES AND PARCEL ID NOS.: 430 3rd Avenue North; 19-31-17-21006-000-0010
442 3rd Avenue North; 19-31-17-21006-000-0030
249 5th Street North; 19-31-17-21006-000-0040
233 5th Street North; 19-31-17-21006-000-0060
232 ½ 4th Street North; 19-31-17-21006-000-0080

ZONING: Downtown Center-1 (DC-1)
**AGENDA ITEM #F-3**  
**CASE NO. 17-54000045**  
**F-20**

**REQUEST:** Approval of a Variance to the required minimum lot width from 50-feet required to 45-feet and the required minimum lot area from 5,800 sq. ft. required to 5,715 sq. ft. for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

**OWNER:** The Castle Company, LLC  
225 McMullen Booth Road  
Clearwater, Florida 33759

**AGENT:** Katie Cole, Esq.  
Hill Ward Henderson  
600 Cleveland Street #800  
Clearwater, Florida 33755

**ADDRESS:** 524 36th Avenue North

**PARCEL ID NO.:** 0731-17-11376-006-0040

**ZONING:** Neighborhood Traditional-2 (NT-2)

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**AGENDA ITEM #F-4**  
**CASE NO. 17-54000046**  
**K-12**

**REQUEST:** Approval of a Variance to maximum allowable wall sign area to allow additional signage at a retail establishment.

**OWNER:** Suncoast St. Pete LLC  
214 East Church Street  
Elmira, New York 14901-2702

**AGENT:** Todd Pressman  
334 East Lake Road #102  
Palm Harbor, Florida 34685

**ADDRESSES &:** 1900 34th Street North; 15-31-16-83683-001-0010

**PARCEL ID NOS.:** None; 15-31-16-86383-001-0030

**ZONING:** Corridor Commercial Suburban-1 (CCS-1)
AGENDA ITEM #F-5  CASE NO. 17-54000044  F-54

REQUEST: Approval of a Modification to a previously approved Site Plan to amend the Master Sign Plan with Variances.

OWNER: Ibis Walk, LLC
780 94th Avenue North #107
Saint Petersburg, Florida  33702-2468

TGM Ibis Walk, LLC
650 5th Avenue Floor 28
New York, New York  10019-6108

AGENT: John Scheffel
2709 Rocky Point Drive
Tampa, Florida  33607

ADDRESSES AND PARCEL ID NOS.: 10400 Roosevelt Boulevard North; 18-30-17-30371-001-0020
871 Ibis Walk Place North; 18-30-17-00000-330-0200
Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0010
Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0020
871 Ibis Walk Place North; 18-30-17-41817-000-0040
Ibis Walk Place North; 18-30-17-41817-000-0120
10300 Roosevelt Boulevard North; 18-30-17-41817-000-0130
Ibis Walk Place North; 18-30-17-41817-000-0140
10334 Roosevelt Boulevard North; 18-30-17-41817-000-0150

ZONING: Corridor Commercial Suburban-2 (CCS-2)

AGENDA ITEM #F-6  CASE NO. 17-54000048  E-24

REQUEST: Approval of two Variances to allow modification to an existing drive thru. Variances are for 1) exterior green yard and 2) orientation of speaker towards neighborhood zoning district.

OWNER: Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia  30349-2945

AGENT: Interplan, LLC
604 Courtland Street #100
Orlando, Florida  32804

AGENT: Hill Ward Henderson Law

ADDRESS: 4241 4th Street North

PARCEL ID NO.: 06-31-17-12937-000-0010

ZONING: Corridor Commercial Suburban-1 (CCS-1)
AGENDA ITEM #F-7  CASE NO. 17-32000019  F-2

REQUEST: Approval of a Special Exception and Site Plan for a microbrewery.

OWNER: Bahia Shores Development Enterprise
5113 Central Avenue
Saint Petersburg, Florida  33710-8140

AGENT: Ryan Sarno
11398 120th Terrace North
Largo, Florida  33778-2533

ADDRESS: 770 1st Avenue North

PARCEL ID NO.: 19-31-17-34218-000-0100

ZONING: Downtown Center-1 (DC-1)

AGENDA ITEM #F-8  CASE NO. 17-32000021  N-22

REQUEST: Approval of a Special Exception and related Site Plan to allow construction of a 125-foot high wireless communication monopole tower.

OWNER: Mostak A. Bhuyan
5601 38th Avenue North
Saint Petersburg, Florida  33710-1923

AGENT: APC Towers, LLC
Mattaniah S. Jahn, Esq.
800 Tarpon Woods Boulevard #E-1
Palm Harbor, Florida  34685

ADDRESS: 5601 38th Avenue North

PARCEL ID NO.: 04-31-16-96444-000-0010

ZONING: Corridor Commercial Suburban-1 (CCS-1)
AGENDA ITEM #F-9  CASE NO. 17-31000003  C-56

REQUEST: Approval of a modification to a previously approved Site Plan to increase the residential density from 108 units to 115 units with a variance to height to allow construction of a 60-unit, 13-story multifamily building.

OWNER: MGB CMBS Prime A Gandy LLC
2556 Southpointe Drive
Dunedin, Florida   34698

AGENT: Cumbey & Fair
2463 Enterprise Road
Clearwater, Florida   33763

ADDRESS: 0 Mangrove Cay Lane Northeast

PARCEL ID NO.: 17-30-17-54855-000-0011 & 0010

ZONING: Neighborhood Suburban-2 (NS-2)

AGENDA ITEM #G  ADJOURNMENT