



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

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**REVISED AGENDA (09-29-17)**

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

**October 4, 2017  
Wednesday  
2:00 P.M.**

- A. ELECTION OF OFFICERS**
- B. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES OF September 6, 2017**
- E. PUBLIC COMMENTS**
- F. PUBLIC HEARING DEFERRAL**
  - 1. Case No. 17-32000020 – 3341 17<sup>th</sup> Avenue South**
- G. PUBLIC HEARING AGENDA – 2:00 P.M.**
  - 1. Case No. 17-33000015 – 756 18th Avenue Northeast**
  - 2. Case No. 17-33000016 – 10000 4<sup>th</sup> Street North et al**
  - 3. Case No. 17-54000050 – 1313 28<sup>th</sup> Avenue North**
  - 4. Case No. 17-54000056 – 1305 34<sup>th</sup> Avenue North**
  - 5. Case No. 17-51000003 – 245 18<sup>th</sup> Avenue Northeast**
  - 6. Case No. 17-31000006 – 920 19<sup>th</sup> Street South**
  - 7. Case No. 17-32000022 – 1616 23<sup>rd</sup> Avenue North**
  - 8. Case No. 17-32000023 – 855 Tyrone Boulevard North**
  - 9. Case No. 17-32000024 – 4033 35<sup>th</sup> Street North**
- H. 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.

**AGENDA ITEM #E-1                      CASE NO. 17-3300015                      D-12**

REQUEST:                      Approval of a Vacation of an eight (8) foot by seventy-one (71) foot portion of Elm Street Northeast located immediately adjacent to the east of Lot 1, Snell & Hamlett’s North Shore Addition Revised Replat Block 68, extending north from the east west alley in the block.

OWNER:                      Matthew & May Grecsek  
756 18<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33704-4608

ADDRESS:                      756 18<sup>th</sup> Avenue Northeast

PARCEL ID NO.:                      17-31-17-83221-068-0010

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-3 (NT-3)

**AGENDA ITEM #E-2                      CASE NO. 17-3300016                      E-52**

REQUEST:                      Approval of a Vacation of 2<sup>nd</sup> Street North between 99<sup>th</sup> Avenue North and Gandy Boulevard.

OWNER:                      International House Tampa Bay  
1540 International parkway #20  
Lake Mary, Florida 32746-5096

   Gandy Storage LLC  
1213 Lady Street, 3<sup>rd</sup> Floor  
Columbia, South Carolina 29201-3283

AGENT:                      Jonathan J. Gotwald  
George F. Young, Inc.  
299 Dr. Martin Luther King Jr. Street North  
Saint Petersburg, Florida 33701

ADDRESSES AND  
PARCEL ID NOS.:                      None; 18-30-17-11322-010-0010  
201 99<sup>th</sup> Avenue North; 18-30-17-11322-011-0010  
10075 Gandy Boulevard North; 19-30-17-00000-120-0200  
10035 Gandy Boulevard North; 18-30-17-1322-010-0030  
2<sup>nd</sup> Street North; 18-30-17-11322-010-0090  
10000 4<sup>th</sup> Street North; 19-30-17-59225-000-0010

LEGAL DESCRIPTION:                      On File

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

**AGENDA ITEM #E-3                      CASE NO. 17-5400050                      G-16**

REQUEST:                      Approval of a Variance to minimum lot width from 50-feet to 42.96 feet and 43.01-feet and lot area from 5,800 s.f. to 4,248 and 4,302 s.f. for two (2) platted lots under common ownership to allow for the construction of two (2) single-family homes.

OWNER:                      28<sup>th</sup> Avenue Ventures, LLC  
356 22<sup>nd</sup> Avenue Northeast  
Saint Petersburg, Florida 33704

AGENT:                      Dillon Alderman  
Alderman Planning Company  
PO Box 55755  
Saint Petersburg, Florida 33732

ADDRESS:                      1313 28<sup>th</sup> Avenue North

PARCEL ID NO.:                      12-31-16-74286-000-0050

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-2 (NT-2)

**AGENDA ITEM #E-4                      CASE NO. 17-5400056                      G-20**

REQUEST:                      Approval of a Variance to minimum lot width from 50-feet to 45-feet and to side yard setback from 5-feet to 3-feet to create two (2) buildable lots on two (2) lots of record under common ownership to allow development of one (1) additional single-family home with the existing home to remain.

OWNER:                      Emma S. Elias  
1305 34<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704-1844

AGENT:                      Stephenson Anderson  
Burg Development  
575 2<sup>nd</sup> Avenue South  
Saint Petersburg, Florida 33701

ADDRESS:                      1305 34<sup>th</sup> Avenue North

PARCEL ID NO.:                      12-31-16-94428-003-0210

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-2 (NT-2)

**AGENDA ITEM #E-5                      CASE NO. 17-5100003                      E-12**

REQUEST:                      Approval of a Redevelopment Plan with Variances to minimum lot area and width requirements and to interior pool setbacks to allow a replacement of a duplex with two (2) single-family homes.

OWNER:                      John M. Saunders  
245 18<sup>th</sup> Avenue Northeast  
Saint Petersburg, Florida 33704-3504

AGENT:                      Dillon Alderman  
Alderman Planning Company  
PO Box 55755  
Saint Petersburg, Florida 33732

ADDRESS:                      245 18<sup>th</sup> Avenue Northeast

PARCEL ID NO.:                      18-31-17-83217-020-0100

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-3 (NT-3)

**AGENDA ITEM #E-6                      CASE NO. 17-3100006                      H-5**

REQUEST:                      Approval of a Site Plan Modification for a previously approved Special Exception to construct a covered walkway and surface parking lot. The applicant is requesting a Variance to setbacks.

OWNER:                      Happy Workers Learning Center  
920 19<sup>th</sup> Street South  
Saint Petersburg, Florida 33712-2339

AGENT:                      Arthur O'Hara  
4140 49<sup>th</sup> Street North  
Saint Petersburg, Florida 33709

REGISTERED  
OPPONENT:                      Lauren Rubenstein  
2700 First Avenue North  
Saint Petersburg, Florida 33713

ADDRESS:                      920 and 950 19<sup>th</sup> Street South

PARCEL ID NO.:                      25-31-16-20232-002-0310 and 0290

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-1 (NT-1)

**AGENDA ITEM #E-7                      CASE NO. 17-3200022                      H-14**

REQUEST:                      Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential-zoned property.

OWNER:                      Florida Holdings Group, LLC  
PO Box 388  
Pinellas Park, Florida 33780

REGISTERED  
OPPONENT:                      Kevin Lapio  
1620 23<sup>rd</sup> Ave N.  
St. Petersburg, FL

AGENT:                      Jonathan Gotwald  
George F. Young, Inc.  
299 Dr. Martin Luther King Jr. Street North  
Saint Petersburg, Florida 33701

ADDRESS:                      1616 23<sup>rd</sup> Avenue North

PARCEL ID NO.:                      12-31-16-98730-000-0310

LEGAL DESCRIPTION:                      On File

ZONING:                      Neighborhood Traditional-1 (NT-1)

**AGENDA ITEM #E-8                      CASE NO. 17-3200023                      O-6**

REQUEST:                      Approval of a Special Exception and related Site Plan to add a carwash at an existing fuel station. The applicant is requesting two (2) variances: 1) stacking, and 2) setbacks.

OWNER:                      7-Eleven, Inc.  
3200 Hackberry Road  
Irving, Texas 75063

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

ADDRESS:                      855 Tyrone Boulevard North

PARCEL ID NO.:                      17-31-16-50382-000-0640

LEGAL DESCRIPTION:                      On File

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

**AGENDA ITEM #E-9 CASE NO. 17-3200024**

**K-22**

REQUEST: Approval of a Special Exception to convert an existing Post Office into a motor vehicle repair shop.

OWNER: Mainstream America, Inc.  
PO Box 531  
Saint Petersburg, Florida 33731-0531

ADDRESS: 4033 35<sup>th</sup> Street North

PARCEL ID NO.: 03-31-16-00000-440-0120

LEGAL DESCRIPTION: On File

ZONING: Industrial Suburban

**AGENDA ITEM #F**

**ADJOURNMENT**