



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

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## MEMORANDUM

TO: Members of the Development Review Commission

FROM: David Goodwin, Interim Zoning Official */s/Dave Goodwin*

DATE: April 28, 2022

RE: Meeting of May 4, 2022  
Agenda Item H-2  
Case #22-32000002 – 1590 34<sup>th</sup> Street North

REQUEST: Approval of a special exception and related site plan to construct a self-service carwash.

Attached for your review is the original Staff Report from the March Hearing, as well as an executed copy of the letter abandoning the Special Exception Approval of a Car Wash at 3355 9th Ave North under Case No. 20-32000006. This agenda item will resume during executive session.

CC Elizabeth Abernethy  
Adrianna Shaw  
File

**TAMPA ACQUISITIONS, INC.**

1201 Oakfield Drive, Suite 109

Brandon, Florida 33511

April 14, 2022

City of St. Petersburg  
Planning and Development Services Department  
P.O. Box 2842  
St. Petersburg, FL 33731

Attn: Mr. Goodwin is the Interim Zoning Official (POD).

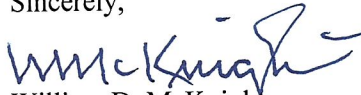
Re: Abandonment of Special Exception  
Case No. 20-32000006  
3355 9<sup>th</sup> Avenue N., St. Petersburg, Florida  
Parcel ID No. 14-31-16-28152-004-0010

Dear Mr. Goodwin:

Pursuant to Section 16.70.010.7 of the Development Code, this letter is to provide notification of Tampa Acquisitions, Inc.'s ("Owner") intent to abandon the Special Exception to construct a one-story carwash in the CCS-1 zoning district as previously approved by the Development Review Commission on August 19, 2020. Owner acknowledges that after approval of the abandonment of the Special Exception by the POD, Owner will not be allowed to perform any work for a carwash, pursuant to the approval and shall be required to reapply for a permit before performing any work for a carwash.

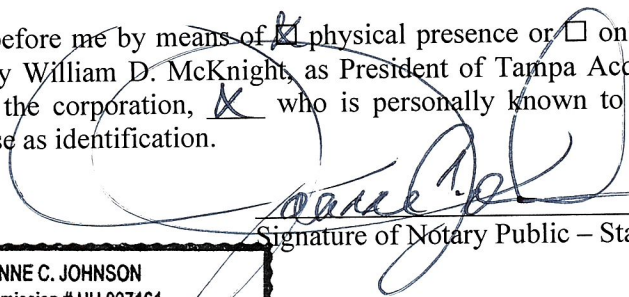
If you have any questions concerning this matter, please feel free to contact the undersigned at 813-681-4279.

Sincerely,

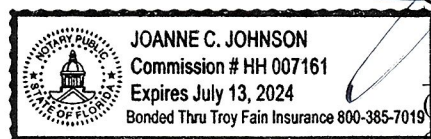
  
William D. McKnight  
President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of April, 2022, by William D. McKnight, as President of Tampa Acquisitions, Inc., a Florida corporation, on behalf of the corporation, X who is personally known to me or \_\_\_ who produced his Florida driver's license as identification.

  
Signature of Notary Public – State of Florida

(Affix Seal)



(Print, Type or Stamp Commissioned Name  
of Notary Public)



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SPECIAL EXCEPTION  
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **March 2, 2022, at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 22-32000002 PLAT SHEET: K-10

REQUEST: Approval of a special exception and related site plan to construct a self-service carwash.

OWNER: BDG Albee LLC  
6654 78th Ave. N.  
Pinellas Park, FL 33781

APPLICANT: BDG Albee LLC  
6654 78th Ave. N.  
Pinellas Park, FL 33781

ADDRESS: 1590 34<sup>th</sup> Street N

PARCEL ID NO.: 15-31-16-28224-011-0060

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

**SITE AREA TOTAL:** 31, 058 square feet or 0.71 acres

**GROSS FLOOR AREA:**

Existing:	3,000 square feet	0.10 F.A.R.
Proposed:	3,300 square feet	0.11 F.A.R.
Permitted:	17,082 square feet	0.55 F.A.R.

**BUILDING COVERAGE:**

Existing:	N/A
Proposed:	N/A
Permitted:	N/A

**IMPERVIOUS SURFACE:**

Existing:	15,508 square feet	50% of Site MOL
Proposed:	21,407 square feet	59% of Site MOL
Permitted:	26,399 square feet	85% of Site

**OPEN GREEN SPACE:**

Existing:	15,305 square feet	50 % of Site MOL
Proposed:	9,406 square feet	31 % of Site MOL

**PAVING COVERAGE:**

Existing:	12,508 square feet	41 % of Site MOL
Proposed:	21,407 square feet	59 % of Site MOL

**PARKING:**

Existing:	30; including 2 handicapped spaces
Proposed:	14; including 1 handicapped space
Required	14; including 1 handicapped space

**BUILDING HEIGHT:**

Existing:	18 feet MOL
Proposed:	30 feet
Permitted:	36 feet

**APPLICATION REVIEW:**

**I. PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Sections 16.10.020.1, 16.50.050, and 16.70.040.1.5 of the Land Development Regulations (LDRs) for a carwash which is a Special Exception use within the CCS-1 Zoning District.

**II. DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

Approval of a special exception and related site plan to construct an express self-service carwash. The subject property is 0.71-acre, located on the west side of 34<sup>th</sup> Street North, south of 16<sup>th</sup> Avenue North. Currently, the site is developed with a casual dining restaurant that has been vacant since 2019.



**Background:**

The parcel at 1590 34th Street North is located within the CCS-1 Zoning District with frontage on 34th Street N., see Exhibits 1 & 2. The property is abutting an existing retail plaza to the south and residential use on the west. The surrounding areas consist of a mix of uses that includes a mix of retail, commercial uses, motel and residential units. The site was originally developed in 1982 as a Pizza Hut restaurant, which was remodeled in 1998, and remained in operation until 2019. The property is within the Union Central District. The [Union Central District Plan](#) was adopted by City Council in December 2019.

**Current Proposal:**

The applicant proposes to construct an express self-service carwash on the subject property. The proposed carwash building will be in the center of the property. A portion of the east and west sides of the building will be open where vehicles will enter and exit. The north and south sides of the car wash building will be enclosed. The majority of the enclosure is achieved by providing breaks in the façade, using mixed materials and mural paintings, see Exhibit 3, project application.

Customers will access the site from the proposed ingress drive on 16<sup>th</sup> Avenue North and proceed through one of the two stacking lanes as they approach the automated payment station located on the north side of the subject property. Each lane will provide 5 spaces for stacking. The customer will pay for the carwash and will then proceed into the carwash bay without getting out of their vehicle. Once the vehicle exits the carwash bay the customer may proceed to the egress drive on 34<sup>th</sup> Street N. The customer can access the vacuum stations on the south side of the building after getting their car washed. General parking and 14 vacuum stations are located to the south structure and adjacent to an existing retail plaza.

The proposed carwash building is a contemporary style of architecture. The building has some towers with pitched roofs and incorporates a beach theme brand motif. The finishes include metal panels, glazing, stucco and beach themed murals, see Exhibit 4, project site plan and elevations.

**District Plan Analysis:**

In December 2019, the City adopted a district plan for this area to facilitate compact urban development that will allow more efficient use of land and concentrate on more intensive growth, see Exhibit 5, District Map. The Union Central District Plan specifically intends to improve the quality of development in this area by enhancing the identity, to encourage high quality investments that are critical to the success of the corridors and its future. Some key strategies of the plan include recommendations for improving economic development, streetscape, transportation, land use and urban design, and branding.

There are several distinct communities that adjoin the district. This includes six neighborhoods, the Grand Central Business District, and a small portion of the South St. Petersburg Community Redevelopment Agency. During community outreach for the district plan, conducted summer of 2019, it was evident that mixed-use development, retail, non-chain restaurants, multi-family residential, and office uses were some of the top priorities. Urban design characteristics and recommendations for the area of the subject property encourage urban scale components including mid-rise mixed use buildings, liner buildings, screen parking, small storefronts and outdoor seating cafes and discourage auto centric uses ([see pages 54-56](#)). The proposed car wash facility is considered to be an auto centric use and therefore not consistent with the plan.

**Special Exception:**

A carwash in the CCS-1 zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. As a Special Exception use, additional review and criteria are considered to determine compatibility with adopted plans and surrounding land uses. The DRC is responsible for evaluating the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

**RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

A. The use is consistent with the Comprehensive Plan.

The following Objective and policy from the Future Land Use Element are relevant to this application.

***OBJECTIVE LU11: The City of St. Petersburg shall identify and address the needs of specific areas of the City that are deteriorated, blighted, underutilized, threatened or generally inconsistent with the community's character including but not limited to:***

***7. Corridors***

***LU11.1 Studies and programs to identify and address the needs of specific areas shall be conducted on an ongoing basis.***

Consistent with this Objective and Policy the City Council adopted the Union Central District Plan in December 2019. As previously identified, the subject site is within the area addressed by the Union Central District Plan. The Plan provides an overall vision and specific implementation recommendations for achieving the vision. This analysis identifies components of the Plan that are most relevant to this application.

***DISTRICT PLAN GOALS AND OBJECTIVES ([see page 4](#));***

***URBAN FORM AND ECONOMIC DEVELOPMENT: Create a captivating street aesthetic, land uses, and zoning that encourages walkability, bikeability, transit orientation, economic development, and activity. Create diverse public spaces and architecture to provide an attractive built environment that promotes safety, accessibility, walkability, bikeability, transit usage, recreation, events, and public art.***

***TRANSPORTATION: Increase walkability and pedestrian networks to provide alternatives to driving, access to transit, and recreation.***

***URBAN FORM – ZONING ([see page 56](#));***

***ZONING RECOMMENDATIONS:***

- ***Increase densities and intensities consistent with Countywide Plan to improve walkability, transit orientation, and urban design.***
- ***Re-examine Allowable Uses such as auto centric uses (hotels, drive-thru, etc.). Encourage ground floor retail especially around Central Avenue***

- ***Continue to encourage a mix of housing (missing middle, workforce, accessory dwelling units within neighborhoods)***
- ***Adjust development standards to require walkability and transit orientation to include:***

**As previously noted, this use is not consistent with the community's vision for this location as articulated in the Union Central District Plan. This type of use would also not provide greater employment opportunities for the District. Therefore, Staff finds that the proposed Special Exception is not consistent with the Comprehensive Plan objectives and policies.**

- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

**The Future Land Use classification is CCS-1 which allows Car Wash & Detailing as a Special Exception use. The subject parcel is also within the Union Central District.**

- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

**Direct vehicular ingress to the site will be from 16<sup>th</sup> Avenue N. The applicant is also proposing all egress occur onto 34<sup>th</sup> street North with an exit only lane. The Transportation and Parking Management Department reviewed the project and provided a memo attached to this report. 34<sup>th</sup> Street is an FDOT facility, and an access permit will be required.**

- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

**The City Transportation and Parking Management Department reviewed the site plan and provided comments. See memo dated 2/16/22, Exhibit 7.**

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

**The City Transportation and Parking Management Department reviewed the site plan and provided comments, see memo dated 2/16/22, Exhibit 7.**

- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

**The proposed development will be required to comply with the applicable stormwater requirements at time of permitting, see the Engineering Department memo dated 2/10/22, Exhibit 8.**

- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

**Any proposed exterior lighting and signage will need to comply with to comply with the applicable code requirements at time of permitting. Special conditions of approval have been included to reiterate these requirements.**

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

**The car wash facility is located in the center of the site with site circulation occurring around the perimeter of the property. The location of the site circulation provides a greater distance between the facility and adjacent residential uses. The orientation and location of the structure is consistent with the adjacent developments along 34<sup>th</sup> Street N.**

- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

**There are no such resources within the vicinity of the proposed improvements. Existing protected trees will be preserved.**

- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

**Staff has analyzed similar uses in the City and in the surrounding area to determine if there is a concentration of such uses. Staff utilized quarter-mile, half-mile, 1-mile, 2-mile and 3-mile buffers from the subject parcel to determine proximity. Staff research indicates an industry standard of 3-mile radius between this type of use. There is a total of nine car wash locations within a 3-mile radius. Three of those nine car washes are express car washes and are all located within the 1-mile radius of the subject site. Two of the three locations within 1-mile are proposed sites which have approved site plans for development and the other is an existing facility. Based on this analysis Staff has determined that an additional carwash would constitute a concentration of similar uses, see map exhibits, Exhibit 6.**

- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

**As previously noted, Staff has analyzed the area for existing car washes and finds that there is a concentration of similar uses within the 1-mile and 3-mile study radii and staff finds this proposal could create substantial detrimental effects on living and/or working conditions in the neighborhood due to the concentration of similar or the same uses and structures.**

- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

**Setbacks and landscape buffers provided on the site plan meet the zoning district minimum requirements and there are no variances being requested. The car wash abuts a major street as defined in the City's Comprehensive plan and is surrounded by commercial uses on the north and south, and residential uses on the west. There is a potential for noise that is generated from the exit tunnel to impact the residential uses. A special condition of approval has been included to require a 6-foot high**

**solid decorative masonry wall and a row of evergreen trees along the western property line abutting the residential uses. The site plan denotes that the applicant is proposing an 8-foot high concrete wall where it abuts residential use.**

- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

**As shown on the site plan, there is sufficient area to place the proposed improvements, see Exhibit 2.**

- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

**As proposed, the perimeter landscape buffers and interior site landscaping meet the requirements of the code. Any tree removal will need to be done under separate tree removal permit and analyzed by the City's Arborist. A special condition of approval has been included to require additional trees along the western property line to provide visual buffer to the neighbors.**

- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

**The proposed improvements do not impact demand for hurricane facilities.**

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service.

**The use will not add demand for additional public services.**

The use of the subject property is: **Casual Dining Restaurant (vacant)**

The uses of the surrounding properties are:

North:	<b>Motel</b>
South:	<b>General Commercial</b>
East:	<b>General Commercial</b>
West:	<b>Residential</b>

**Public Comments:**

The applicant did provide various forms of public outreach via emails, neighborhood meeting and informational flyers. An invitation to the meeting was extended to the neighbors as well as the Neighborhood Associations. The applicant provided copies of plans and a standard letter of support for neighbors to mail to Staff. At the time this report was prepared, staff received 14 copies of these letters in support of the development. Staff also received 3 letters and 1 email opposing the development. Staff received six phone calls from neighbors requesting more information on the case. Four of those callers expressed opposition, all stating there should be a better use of the property than a car wash, see Exhibits 9 & 10.

### **III. RECOMMENDATION:**

**A. Staff has determined the proposed Special Exception Use is not consistent with the Special Exception Standards of Review, Section 16.70.040.1.4.D.10 and 11 and therefore recommends DENIAL of the Special Exception and related site plan. Should the request be approved, staff recommends the following Special Conditions of Approval.**

#### **B. SPECIAL CONDITIONS OF APPROVAL:**

- 1. Plans shall comply with Section 16.50.050. Car Wash and Detailing, including limiting the hours of operation between 8AM to 8PM, no detailing or waxing (except for spray waxing) shall be conducted outside of a completely enclosed building, no radios, stereos, or other sound amplification devices shall be played when any of the motor vehicles doors or windows are open. Sound from radios, stereos, or other sound amplification devices shall not be audible from anywhere off the site. Signs shall be conspicuously posted notifying persons of these prohibitions.**
- 2. If the operation of the carwash changes from a limited service to a full-service carwash, a public hearing with public notice shall be required.**
- 3. The applicant shall provide a solid six-foot high decorative masonry wall and a row of evergreen trees, 8-10-feet in height at planting, 10-feet on-center along the western property line to shield the queuing of vehicles, vacuum stations, exit of tunnel and parking lot from the residential properties to the west. There shall be no openings in the wall.**
- 3. The dumpster compound shall have opaque gates.**
- 4. The applicant shall provide sufficient on-site directional signs according to Section 16.40.120**
- 5. Exterior lighting shall comply with Section 16.40.070.**
- 6. Bicycle parking shall comply with Section 16.40.090.4.1.**
- 7. The transformer shall not be visible from ROW. The applicant shall relocate or provide decorative screening to shield from view.**
- 8. Plans shall be revised as necessary to comply with conditions/comments provided by the City's Engineering Department. Comments are provided in the attached memorandum dated February 10, 2022.**
- 9. Plans shall be revised as necessary to comply with conditions/comments provided by the City's Transportation Department. Comments are provided in the attached memorandum dated February 16, 2022.**
- 10. The special exception and related site plan approval is valid until March 2, 2025. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.**

#### **B. STANDARD CONDITIONS OF APPROVAL**

*(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)*

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way

create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

**Landscaping Requirements:**

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g., stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

REPORT PREPARED BY:



*/s/ Adriana P. Shaw*

*2/24/22*

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Adriana Puentes Shaw, AICP, Planner II  
Development Review Services Division  
Planning and Development Services Department

DATE

REPORT APPROVED BY:

*/s/ Dave Goodwin*

*2/24/22*

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Dave Goodwin, Interim Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

DATE

List of Exhibits:

Exhibit 1: Aerial Location Map

Exhibit 2: Survey

Exhibit 3: Application

Exhibit 4: Site Plan and Elevations

Exhibit 5: Union Central District Boundary

Exhibit 6: Car Wash Use- Location Analysis

Exhibit 7: Transportation and Parking Management Department Memo dated 02/16/22

Exhibit 8: Engineering Department Memo dated 02/10/22

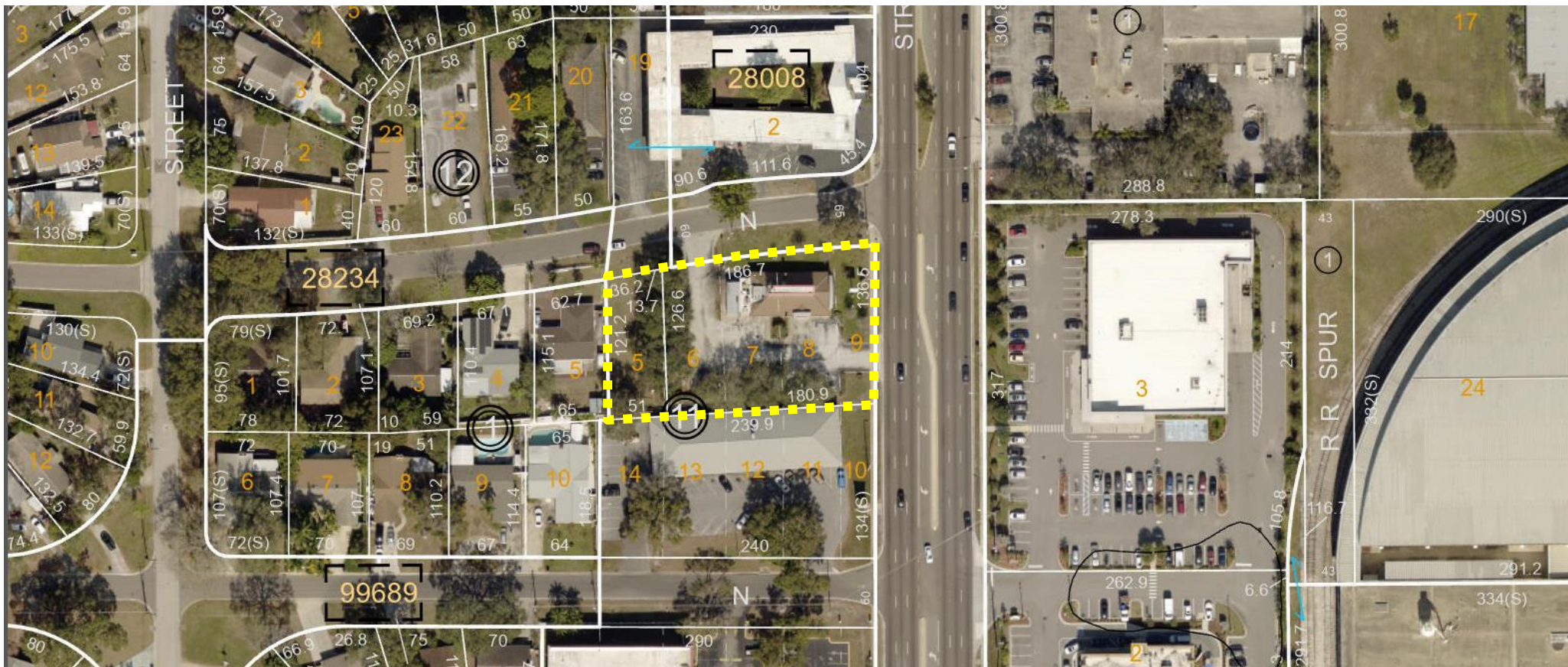
Exhibit 9: Public Participation Report

Exhibit 10: Public Comments

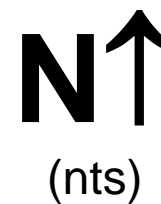


# EXHIBIT 1





Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services  
 Department  
 Case No.: 22-32000002  
 Address: 1590 34<sup>th</sup> St. N.





# EXHIBIT 2









# EXHIBIT 3





**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

Application No. \_\_\_\_\_

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> BDG Albee, LLC	
Street Address: 6654 78th Ave N	
City, State, Zip: Pinellas Park, FL 33781	
Telephone No: 727-536-8686	Email:
<b>NAME of AGENT OR REPRESENTATIVE:</b>	
Street Address:	
City, State, Zip:	
Telephone No:	Email:
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: Native Engineering	Contact Name: Josh Bradley, PE
Telephone No: 813-536-2539	
Website: www.nativefla.com	Email: josh@nativefla.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 1590 34th St N	Email:
Parcel ID#(s): 15-31-16-28224-011-0060; 15-31-16-28224-011-0060	
<b>DESCRIPTION OF REQUEST:</b>	
Special Exception to use the property for an automated carwash with vacuums	
<b>PRE-APP MEETING DATE:</b> 10/05/2021 <b>STAFF PLANNER:</b>	

**FEE SCHEDULE**

	<b><u>SPECIAL EXCEPTION (SE)</u></b>		<b><u>SITE PLAN REVIEW (SPR)</u></b>
Special Exception (SE), General Application:	\$ 1,250.00	Site Plan Review (SPR), General, By Commission	\$ 1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

*Cash, credit, and checks made payable to the "City of St. Petersburg"*

**AUTHORIZATION**

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner/Agent\*: \_\_\_\_\_ 12-3-21  
 \*Affidavit to Authorize Agent required, if signed by Agent. \_\_\_\_\_ Date



# AFFIDAVIT TO AUTHORIZE AGENT

*I am (we are) the owner(s) and record title holder(s) of the property noted herein*

Property Owner's Name:

BDG Albee, LLC

*"This property constitutes the property for which the following request is made*

Property Address: 1590 34th ST . N St. Petersburg, Florida

Parcel ID#:

Request: Special Exception to use the property for an automated carwash with vacuums.

*"The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)*

Agent's Name(s): Donald Mastry

*This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property*

*I(we), the undersigned authority, hereby certify that the foregoing is true and correct*

Signature (owner):

Carlos Yepes, its Manager

Printed Name

Sworn to and subscribed on this date

Identification or personally known:

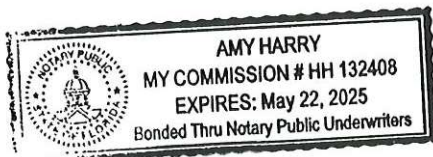
Carlos Yepes

Notary Signature:

Date:

12-3-21

Commission Expiration (Stamp or date):







**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

**DATA SHEET**

**ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.**

DATA TABLE					
1.	<b>Zoning Classification:</b>				
	CCS-1				
2.	<b>Existing Land Use Type(s):</b>				
	Commercial/Vacant Commercial				
3.	<b>Proposed Land Use Type(s):</b>				
	Car Wash				
4.	<b>Area of Subject Property:</b>				
	0.71 ac				
5.	<b>Variance(s) Requested:</b>				
	Special Exception to use the property for an automated carwash with vacuums				
6.	<b>Gross Floor Area</b> (total square feet of building(s))				
	Existing: 3,000		Sq. ft.		
	Proposed: 3,300		Sq. ft.		
	Permitted: n/a		Sq. ft.		
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)				
	Existing: 0.10		Sq. ft.		
	Proposed: 0.11		Sq. ft.		
	Permitted: n/a		Sq. ft.		
8.	<b>Building Coverage</b> (first floor square footage of building)				
	Existing:	3,000	Sq. ft.	10	% of site
	Proposed:	3,300	Sq. ft.	11	% of site
	Permitted:	n/a	Sq. ft.		% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)				
	Existing:	15,305	Sq. ft.	50	% of site
	Proposed:	9,406	Sq. ft.	31	% of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)				
	Existing:	1,831	Sq. ft.	14.6	% of vehicular area
	Proposed:	2,291	Sq. ft.	13.9	% of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	12,508	Sq. ft.	41	% of site
	Proposed:	21,407	Sq. ft.	59	% of site



# SPECIAL EXCEPTION



# SITE PLAN REVIEW

## DATA SHEET

**DATA TABLE (continued page 2)**

DATA TABLE (continued page 2)						
12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	15,508	Sq. ft.	50	% of site	
	Proposed:	21,407	Sq. ft.	59	% of site	
	Permitted:	n/a	Sq. ft.	n/a	% of site	
13.	<b>Density / Intensity</b>					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>	
	Existing:	n/a	Existing:	0	Existing:	n/a
	Proposed:	n/a	Proposed:		Proposed:	n/a
	Permitted:	n/a		n/a		n/a
14 a.	<b>Parking (Vehicle) Spaces</b>					
	Existing:	30	includes	2	disabled parking spaces	
	Proposed:	1	includes	1	disabled parking spaces	
	Permitted:	n/a	includes	n/a	disabled parking spaces	
14 b.	<b>Parking (Bicycle) Spaces</b>					
	Existing:	0	Spaces	0	% of vehicular parking	
	Proposed:	1	Spaces	1	% of vehicular parking	
	Permitted:	n/a	Spaces	n/a	% of vehicular parking	
15.	<b>Building Height</b>					
	Existing:		Feet	1	Stories	
	Proposed:		Feet	1	Stories	
	Permitted:	n/a	Feet	n/a	Stories	
16.	<b>Construction Value</b>					
	What is the estimate of the total value of the project upon completion? \$					
	2.5 million					
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>					



# NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b>	<b>Case No.:</b>
<b>Description of Request:</b>	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



# PUBLIC PARTICIPATION REPORT

Application No. \_\_\_\_\_

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

## APPLICANT REPORT

**Street Address:**

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

2. Summary of concerns, issues, and problems expressed during the process

## NOTICE OF INTENT TO FILE

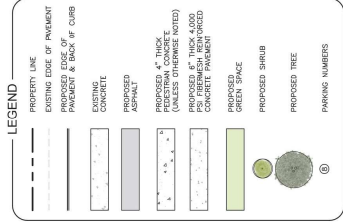
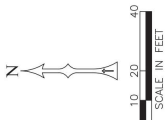
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at [variance@stpetecon.org](mailto:variance@stpetecon.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at [3301 24<sup>th</sup> Ave. S., St. Pete 33712](mailto:3301 24th Ave. S., St. Pete 33712)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: \_\_\_\_\_
- Attach the evidence of the required notices to this sheet such as Sent emails.



# EXHIBIT 4

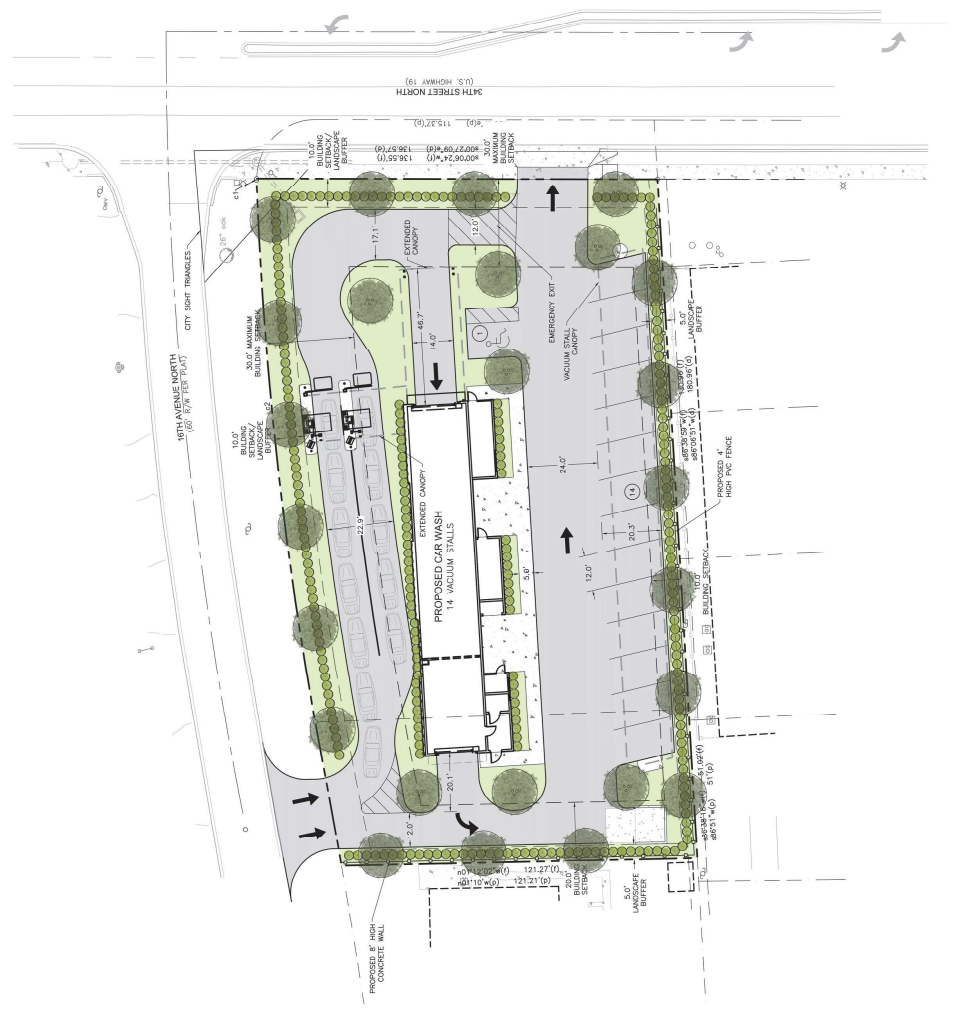




**SITE DATA (16TH AVE N)**  
 PIN: 15-31-16-28224-411-0000  
 EXISTING ZONING: COS-1  
 FUTURE LAND USE: VACANT COMMERCIAL  
 DEVELOPMENT TYPE: PR-MU  
 EXISTING FLOOD ZONE: PANEL # 125148 0118 G;  
 DATED: 9/12/03  
 MAX. BUILDING HEIGHT: 50 FT  
 PROPOSED, IMPERVIOUS SURFACE:  
 BUILDINGS: 370 SF  
 \*CONCRETE: 200 SF  
 \*ASPHALT: 170 SF  
 \*PROPOSED PAVEMENT: 100 SF  
 TOTAL: 4,216 SF = 0.09 AC (94%)  
 OPEN SPACE: 2,188 SF = 0.05 AC (5%)  
 TOTAL AREA: 6,214 SF = 0.14 AC (14)  
 F.A.R.: 370 SF/2,114 SF = 0.08  
 \*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY  
 OWNER: BDG ALBEE LLC  
 6654 78TH AVE N  
 PINELLAS PARK, FL 33781  
 727-536-8686  
 SAME AS OWNER  
 ERI SURTUNG  
 6415 DUPREALE STREET  
 TAMPA, FL 33604  
 813-369-6099

**SITE DATA (1690 34TH ST N)**  
 PIN: 15-31-16-28224-411-0000  
 EXISTING ZONING: COS-1  
 FUTURE LAND USE: COMMERCIAL  
 DEVELOPMENT TYPE: PR-MU  
 EXISTING FLOOD ZONE: PANEL # 125148 0118 G;  
 DATED: 9/12/03  
 MAX. BUILDING HEIGHT: 50 FT  
 PROPOSED, IMPERVIOUS SURFACE:  
 BUILDINGS: 2,300 SF  
 \*CONCRETE: 1,391 SF  
 \*ASPHALT: 1,909 SF  
 TOTAL: 17,311 SF = 0.39 AC (39%)  
 OPEN SPACE: 7,208 SF = 0.16 AC (16%)  
 TOTAL AREA: 24,599 SF = 0.55 AC (55)  
 F.A.R.: 2,300 SF/7,249 SF = 0.12  
 \*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY  
 OWNER: BDG ALBEE LLC  
 6654 78TH AVE N  
 PINELLAS PARK, FL 33781  
 727-536-8686  
 SAME AS OWNER  
 ERI SURTUNG  
 6415 DUPREALE STREET  
 TAMPA, FL 33604  
 813-369-6099

**SITE DATA (ALL LOTS)**  
 PIN: 15-31-16-28224-411-0000;  
 15-31-16-28224-411-0000  
 EXISTING ZONING: COMMERCIAL  
 FUTURE LAND USE: COMMERCIAL  
 DEVELOPMENT TYPE: PR-MU  
 EXISTING FLOOD ZONE: ZONE X 125148 0118 G;  
 DATED: 9/12/03  
 MAX. BUILDING HEIGHT: 50 FT  
 PROPOSED, IMPERVIOUS SURFACE:  
 BUILDINGS: 3,300 SF  
 \*CONCRETE: 1,597 SF  
 \*ASPHALT: 1,703 SF  
 \*PROPOSED PAVEMENT (OVA): 18,250 SF  
 TOTAL: 21,407 SF = 0.49 AC (49%)  
 OPEN SPACE: 9,406 SF = 0.21 AC (21%)  
 TOTAL AREA: 30,813 SF = 0.70 AC (70)  
 F.A.R.: 3,300 SF/20,813 SF = 0.11  
 INTERNAL LANDSCAPE AREA: 2,201 SF/16,510 SF X 100 = 13.9%  
 \*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY  
 OWNER: BDG ALBEE LLC  
 6654 78TH AVE N  
 PINELLAS PARK, FL 33781  
 727-536-8686  
 SAME AS OWNER  
 ERI SURTUNG  
 6415 DUPREALE STREET  
 TAMPA, FL 33604  
 813-369-6099



DATE: 12-2-21  
 SHEET: SPECIAL EXCEPTION PLAN

PROJECT ADDRESS/RANGE: 1590 34TH STREET NORTH

PREPARED BY: NATIVE engineering,plc  
 P.O. BOX 2095  
 LAND O' LAKES, FL 34639  
 (813) 536-2539  
 C.O.A. #28759

PREPARED FOR: BDG ALBEE, LLC  
 6654 78TH AVE. NORTH  
 PINELLAS PARK, FL 33781 (727) 536-8686

NOTE: THIS IS A CONCEPTUAL LAYOUT AND IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR THE PLAN IS FROM VARIOUS SOURCES AND HAS NOT BEEN VERIFIED WITHOUT FURTHER INVESTIGATION.





FRONT - ELEVATION



REAR - ELEVATION



ENTRANCE - ELEVATION



EXIT - ELEVATION

- 30'-4" ROOF PICK
- 31'8" TOP OF FRAMING
- 30'-0" TOP OF MASONRY
- 20'-5" BRG. CONC. PLANK
- 1'-6" TOP CONC. TOPPING
- 1'-6" BRG. CONC. PLANK
- 0'-0" FRESH FLOOR

1590 34<sup>TH</sup> STREET – ST. PETERSBURG







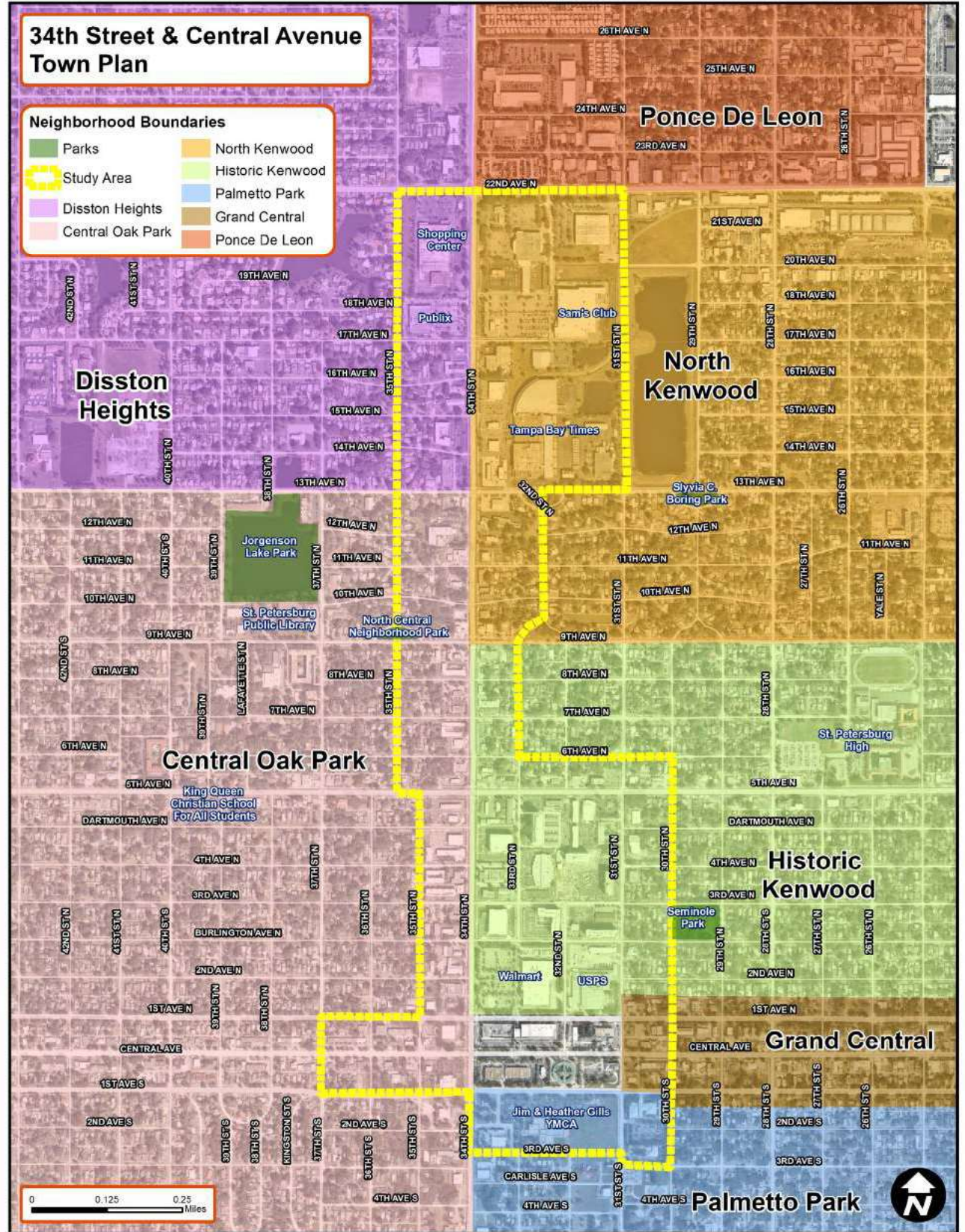
# EXHIBIT 5



# 34th Street & Central Avenue Town Plan

**Neighborhood Boundaries**

 Parks	 North Kenwood
 Study Area	 Historic Kenwood
 Disston Heights	 Palmetto Park
 Central Oak Park	 Grand Central
	 Ponce De Leon



Neighborhood Map



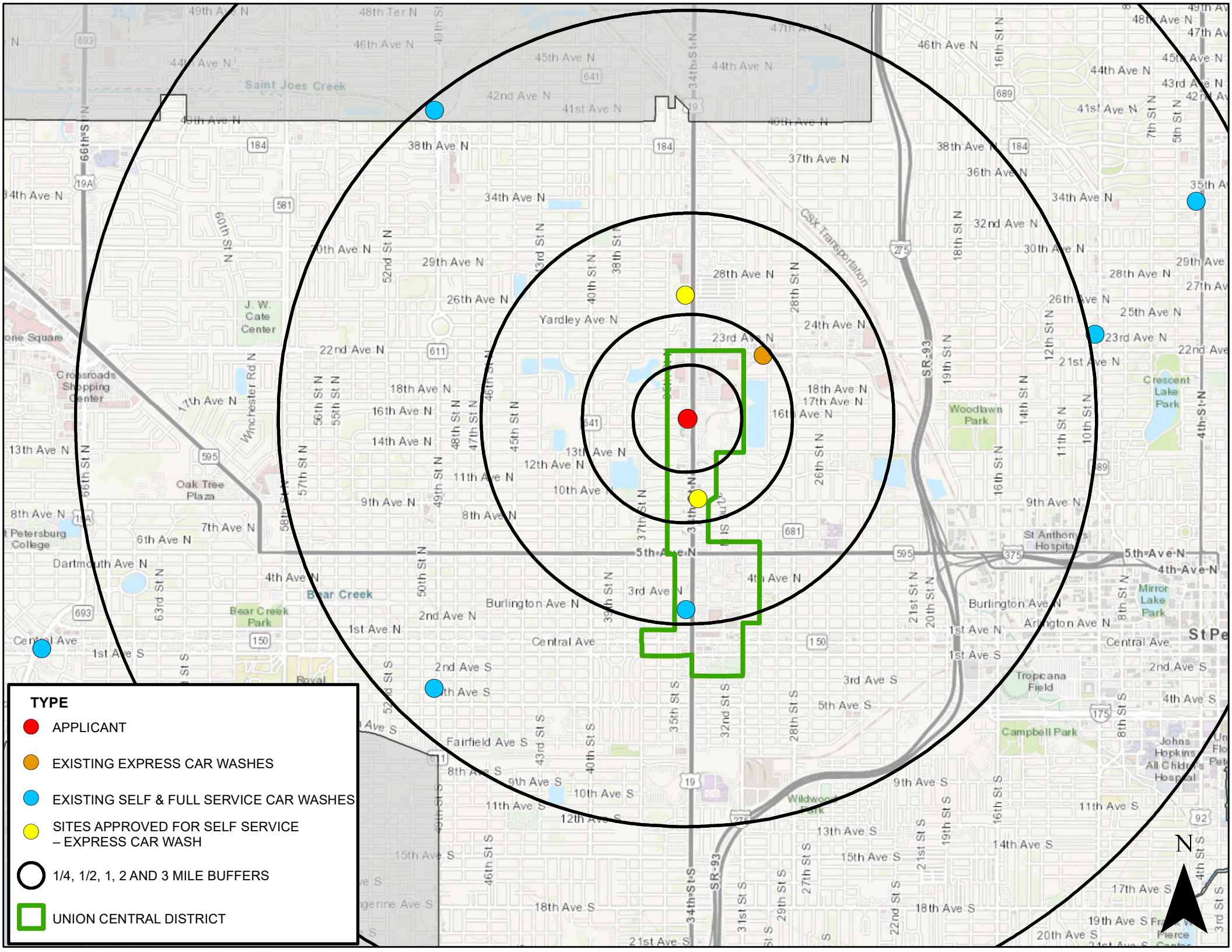
# EXHIBIT 6





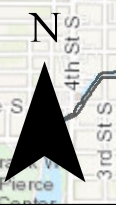




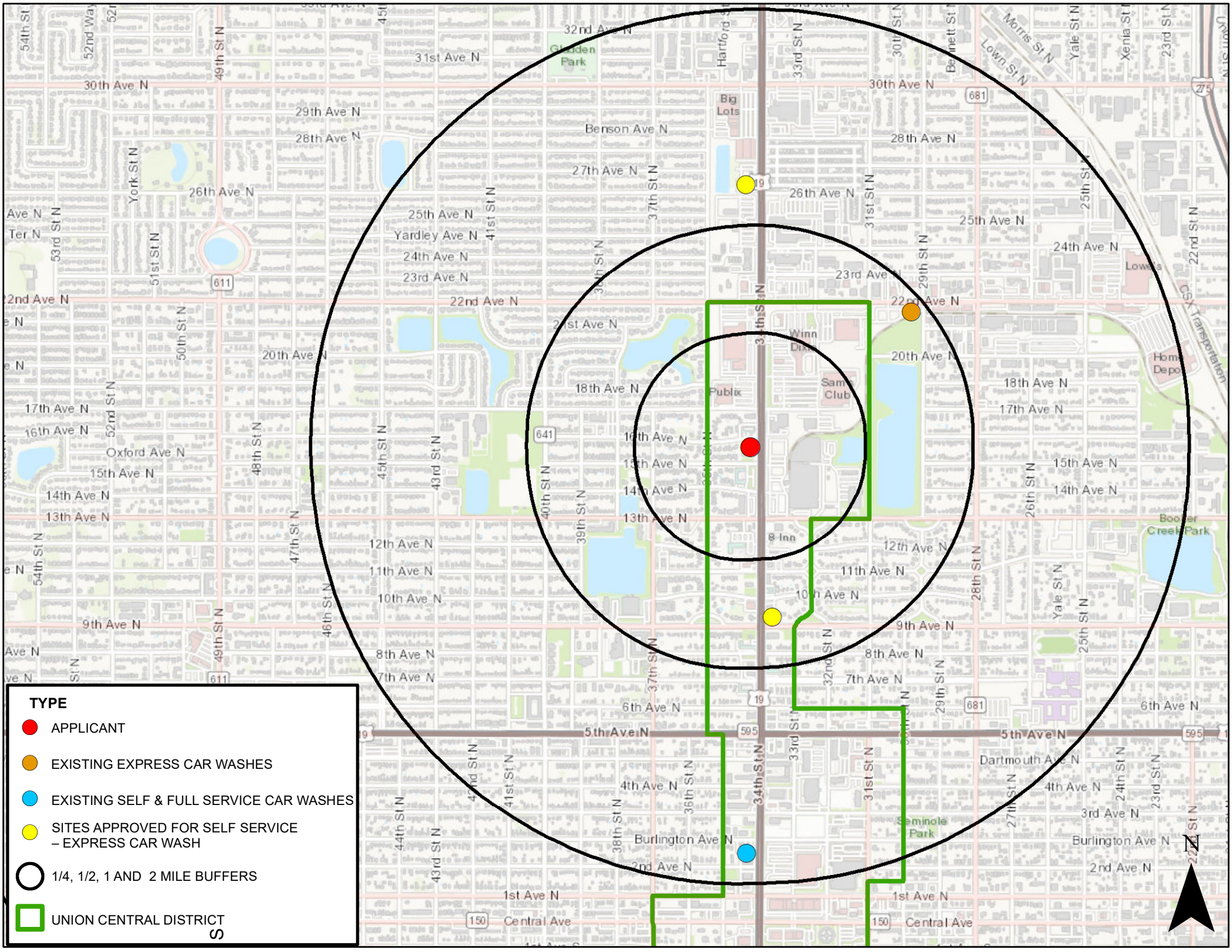


**TYPE**

- APPLICANT
- EXISTING EXPRESS CAR WASHES
- EXISTING SELF & FULL SERVICE CAR WASHES
- SITES APPROVED FOR SELF SERVICE – EXPRESS CAR WASH
- 1/4, 1/2, 1, 2 AND 3 MILE BUFFERS
- UNION CENTRAL DISTRICT







**TYPE**

- APPLICANT
- EXISTING EXPRESS CAR WASHES
- EXISTING SELF & FULL SERVICE CAR WASHES
- SITES APPROVED FOR SELF SERVICE  
- EXPRESS CAR WASH
- 1/4, 1/2, 1 AND 2 MILE BUFFERS
- UNION CENTRAL DISTRICT





# EXHIBIT 7





**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

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TO: Dave Goodwin, Interim Zoning Official (POD), Development Review Services  
Elizabeth Abernathy, Planning and Development Director, Development Review Services  
Adriana Shaw, Planner II

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: February 10, 2022

FILE: 22-32000002

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LOCATION 1590 34<sup>th</sup> Street North  
AND PIN: 15-31-16-28224-001-0060; 15-31-16-28224-011-0060  
ATLAS: K-10  
PROJECT: Special Exception

**REQUEST:** Approval of a special exception and related site plan to construct a self-service carwash in the CCS-1 & Neighborhood Suburban Multi Family (NSM-1) Zoning District.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed special exception and site plan to construct a self-service carwash provided the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. An 8" VCP public sanitary sewer main exists within a 3-foot wide easement along the southern property boundary. No private structure may be constructed within the easement and no walls, fences, trees, or shrubbery shall be placed in the easement which impact the public sanitary sewer, or which impede access to or maintenance of the public sanitary sewer main.
2. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to [newconstruction@duke-energy.com](mailto:newconstruction@duke-energy.com).
3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the CCS-1 zoning district, a 6-foot wide public sidewalk is required within the 34<sup>th</sup> Street North right of way. Permitting for this sidewalk will be through FDOT



Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

4. Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.
5. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement and for connections to the public . All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. \*Note that City Engineering Standard Details referenced in this review narrative are available on the City FTP site using the instructions below:

Using **File Explorer** path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd

Password = 4Engreads

Path to the **Engineering** folder, then to the **\_DeptTemplates\_Standards** folder, and finally to the **City Standard Details Updated**.

-OR- alternatively City Standard Details and Standard forms may be obtained upon request by contacting the City Engineering department, phone 727-893-7238, email [Ljudmila.Knezevic@stpete.org](mailto:Ljudmila.Knezevic@stpete.org) or [Martha.Hegenbarth@stpete.org](mailto:Martha.Hegenbarth@stpete.org) .

City infrastructure maps are available via email request to [ECID@stpete.org](mailto:ECID@stpete.org). All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

**STANDARD COMMENTS:** Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email WRD\_UtilityReviewRequest@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to maintain records of contacts and items discussed and to provide a copy of the letters and summary of when and who was contacted upon request by the City.

\*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage

shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62-21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/mk

pc: Sean McWhite, Water Resources  
Kayla Eger, Planning & Economic Development



# EXHIBIT 8





## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

#### MEMORANDUM

TO: Adriana Puentes Shaw, AICP, Planner II, Planning and Development Services Department

FROM: Kyle Simpson, Planner II, Transportation and Parking Management Department

DATE: February 16, 2022

SUBJECT: Approval of a Special Exception to allow for an express service car wash.

CASE: 22-32000002

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The Transportation and Parking Management Department has reviewed the site plan application for the proposed car wash on the southwest corner of 34<sup>th</sup> Street North at 16<sup>th</sup> Avenue North. The Transportation Department has the following comments on the case.

#### **Traffic Impact**

A traffic study was not required for this development and was not provided by the applicant. The Transportation and Parking Management Department utilized the Institute for Transportation Engineers' (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, to determine the expected change in trip generation based on the sites most recent previous use as a Pizza Hut. According to ITE data, a 2,380 sf High-Turnover (Sit-Down) Restaurant (Land Use 932) generates approximately 22 PM peak hour trips, with 13 entering and 9 exiting. ITE data for an Automated Car Wash (Land Use 948) is limited with only three studies based on the number of car wash tunnels. The proposed car wash has one tunnel. Two of the study sites had one tunnel and averaged 51 PM peak hour trips. The third study site had two tunnels and the number of PM peak hour trips was 209 (an average of 105 trips per tunnel). The ITE average rate for an automated car wash based on the three studies is 78 PM peak hour trips per tunnel, but this rate is skewed by the one study site that had two tunnels. According to the 2021 Forward Pinellas Annual Level of Service Report, this section of 34<sup>th</sup> Street operated at a Level of Service (LOS) "D" with a Volume to Capacity (V/C) Ratio of 0.674. The Transportation Department does not believe the proposed car wash use would degrade traffic conditions on the roadway network surrounding the site.

#### **Site Plan**

Section 16.40.140.4.2 of the City Code requires that sidewalk widths shall not be less than six feet along arterial and collector streets. The sidewalk along 34<sup>th</sup> Street shall not be less than six feet wide. The Florida Department of Transportation (FDOT) maintains 34<sup>th</sup> street. Site access from 34<sup>th</sup> Street

will require a permit from the FDOT. If driveway access to 34<sup>th</sup> Street remains egress only, the width of the driveway should be reduced to shorten the driveway crossing over the sidewalk and designed to discourage ingress from 34<sup>th</sup> Street. If you have any questions about this memorandum, please call me at (727) 893-7151.



# EXHIBIT 9







# PUBLIC PARTICIPATION REPORT

Application No. \_\_\_\_\_

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

## APPLICANT REPORT

**Street Address:**

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

2. Summary of concerns, issues, and problems expressed during the process

## NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at [variance@stpetecon.org](mailto:variance@stpetecon.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at [3301 24<sup>th</sup> Ave. S., St. Pete 33712](mailto:3301 24th Ave. S., St. Pete 33712)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: \_\_\_\_\_
- Attach the evidence of the required notices to this sheet such as Sent emails.



# EXHIBIT 10



**BDG ALBEE, LLC**  
6654-78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
Phone: 727-536-8686  
Fax: 727-536-4356

October 28, 2021

**VIA EMAIL AND US MAIL**

[variance@stpetecona.org](mailto:variance@stpetecona.org)  
[president@stpetecona.org](mailto:president@stpetecona.org)

Council of Neighborhood Associations  
4231 18<sup>th</sup> Street North  
St. Petersburg, Florida 33714

Attn: Judy Landon - President

Re: Application for Special Exception for an Express Service Carwash  
1590 34<sup>th</sup> Street – St. Petersburg, Florida (the “Property”)

Dear Ms. Landon:

This letter is written to inform the Council of Neighborhood Associations that BDG Albee, LLC (the “Property Owner/Applicant”) is filing an Application for a Special Exception with the City of St. Petersburg to allow an express service carwash to be constructed on the above-referenced Property. The property is currently zoned CCS-1; however, a special exception is necessary for operation of a carwash. A copy of the proposed site plan and elevations are attached for your reference.

Upon receipt of the attached information, please feel free to contact the undersigned at 727-536-8686 to further discuss.

Sincerely,

  
Carlos A. Yepes  
Manager

Attachments

cc: Cheryl Bergailo (via email [Cheryl.Bergailo@stpete.org](mailto:Cheryl.Bergailo@stpete.org))

**BDG ALBEE, LLC**  
6654-78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
Phone: 727-536-8686  
Fax: 727-536-4356

October 28, 2021

**VIA EMAIL**

[pehuff@yahoo.com](mailto:pehuff@yahoo.com)  
[dhcastpete@gmail.com](mailto:dhcastpete@gmail.com)

Disston Heights Civil Association  
Attn: Pam Huff

Re: Application for Special Exception for an Express Service Carwash  
1590 34<sup>th</sup> Street – St. Petersburg, Florida (the “Property”)

Dear Ms. Huff:

This letter is written to inform the Disston Heights Civic Associations that BDG Albee, LLC (the “Property Owner/Applicant”) is filing an Application for a Special Exception with the City of St. Petersburg to allow an express service carwash to be constructed on the above-referenced Property. The property is currently zoned CCS-1; however, a special exception is necessary for operation of a carwash. A copy of the proposed site plan and elevations are attached for your reference.

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Sincerely,

  
Carlos A. Yepes  
Manager

Attachments

cc: Cheryl Bergailo (via email [Cheryl.Bergailo@stpete.org](mailto:Cheryl.Bergailo@stpete.org))

**BDG ALBEE, LLC**  
6654-78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
Phone: 727-536-8686  
Fax: 727-536-4356

October 28, 2021

**VIA US MAIL**

Ms. Kimberly Frazier-Leggett  
Federation of Inner-City Community Organizations  
3301 24<sup>th</sup> Avenue S.  
St. Petersburg, Florida 33712

And To:  
  
2300 26<sup>th</sup> Street S.  
St. Petersburg, Florida 33711

Attn: Kimberly Frazier-Leggett


Re: Application for Special Exception for an Express Service Carwash  
1590 34<sup>th</sup> Street – St. Petersburg, Florida (the “Property”)

Dear Ms. Leggett:

This letter is written to inform the Federation of Inner-City Community Organizations that BDG Albee, LLC (the “Property Owner/Applicant”) is filing an Application for a Special Exception with the City of St. Petersburg to allow an express service carwash to be constructed on the above-referenced Property. The property is currently zoned CCS-1; however, a special exception is necessary for operation of a carwash. A copy of the proposed site plan and elevations are attached for your reference.

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Sincerely,

  
Carlos A. Yepes  
Manager

Attachments

cc: Cheryl Bergailo (via email [Cheryl.Bergailo@stpete.org](mailto:Cheryl.Bergailo@stpete.org))





# NEIGHBORHOOD MEETING

WOODIE'S WASH SHACK

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HOLIDAY INN HOTEL  
1200 34<sup>th</sup> St. N | St. Petersburg, FL | 33713

December 21<sup>st</sup> | 7PM - 9PM



Come learn about the proposed Woodie's Wash Shack  
coming to 1590 34<sup>th</sup> Street!

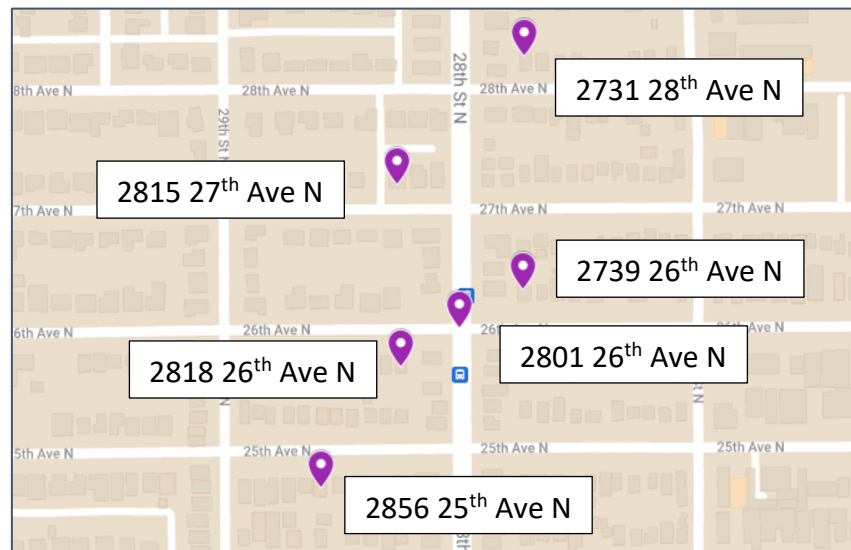
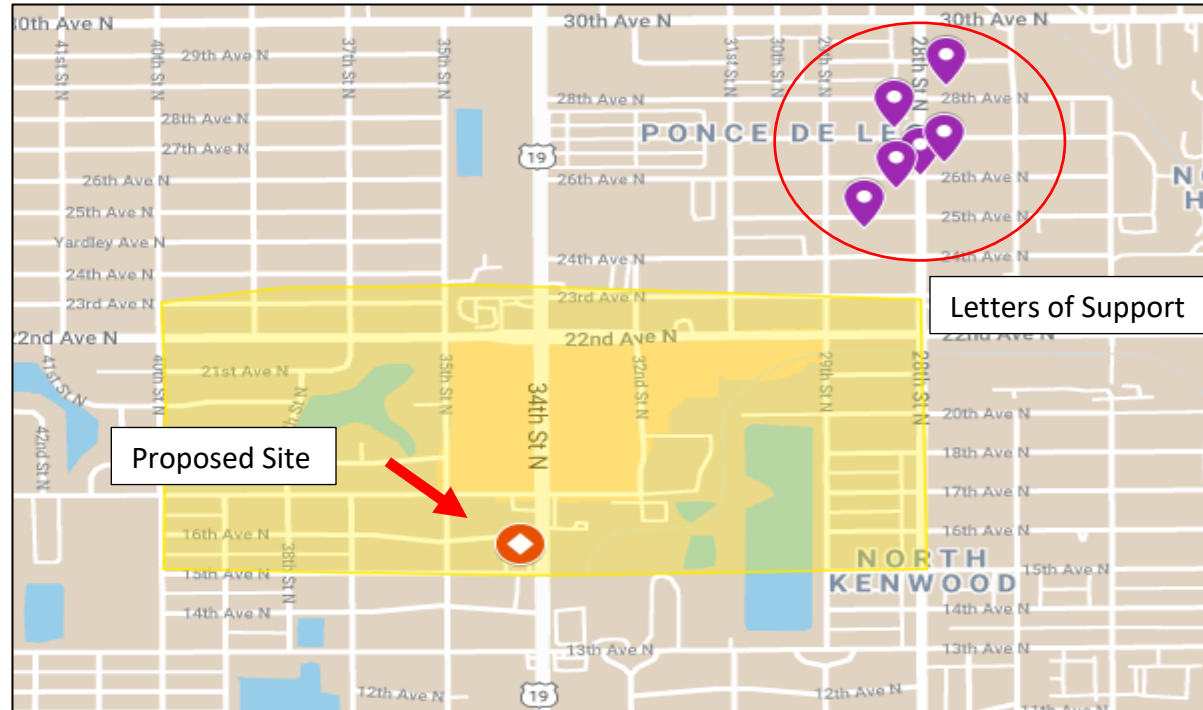
# 1590 34<sup>th</sup> St N – St. Petersburg, FL

The yellow shading indicates where flyers were physically distributed. See attached flyer.



# 1590 34<sup>th</sup> St N – St. Petersburg, FL

## Map of Letters of Support



City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842

Dear Planning Official


I write this letter to express our unequivocal support for the Woody's Wash Shack project to be located at 1590 34<sup>TH</sup> Street North, Saint Petersburg, Florida. I feel this facility will add value to our neighborhood.

I have resided in this neighborhood for many years and have watched this area grow stronger and more vibrant with each year that passes. I live within 1 mile of the proposed project, and I am very excited about the planned improvements. We are also looking forward to taking our car there and enjoying the ambiance and full services to be offered by the new facility.

Woodies has a positive track record of working with diverse community groups in planning each project. They carefully design each building and site to ensure that the customer has a safe and pleasant experience. I understand that they have successfully turned underutilized locations into thriving operations. Consistent with its reputation, Woodies has worked diligently with local community, civic and political leaders in developing high quality car wash facilities. All of their buildings provide aesthetic features and design motifs that accentuate the higher standards of each neighborhood they will be located in. In addition, they run a clean and safe operation.

This project deserves your full support. I look forward to a successful completion. If you should have any questions, please feel free to contact me.

Sincerely



2815 27th AVE NORTH  
ST. PETERSBURG FL

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842

Dear Planning Official

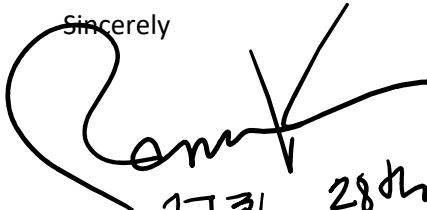
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Sincerely



2731  
st 28th Ave North  
Petersburg Florida



City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842

Dear Planning Official

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This project deserves your full support. I look forward to a successful completion. If you should have any questions, please feel free to contact me.

Sincerely

*Thomas Anthony Jaster*  
2856 25th Avenue North  
St Petersburg Florida 33713

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842

Dear Planning Official

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Sincerely



2801 26th AVE NORTH  
SAINT PETERSBURG FL 33713

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842

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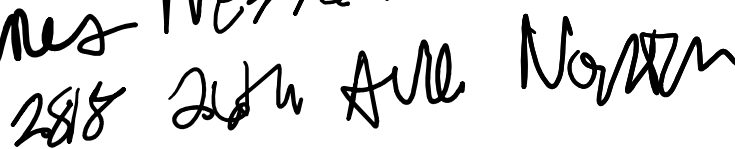
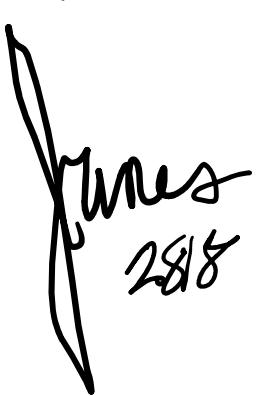
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Sincerely

James Weyh  
2818 24th Ave North



City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842

Dear Planning Official

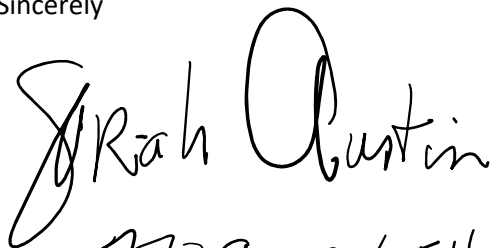
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This project deserves your full support. I look forward to a successful completion. If you should have any questions, please feel free to contact me.

Sincerely

Handwritten signature of J. R. Austin in black ink.

2739 26TH AVENUE NORTH  
SAINT PETERSBURG FLORIDA

## Neighborhood Meeting for Woodies Wash Shack.

Glen Stygar <gstygar@woodieswash.com>

Wed 12/15/2021 5:29 PM

To: steven.herzfeld@gmail.com <steven.herzfeld@gmail.com>

Steven,

We are having a meeting next Tuesday the 21<sup>st</sup> at the holiday Inn on 34<sup>th</sup> street. We will be presenting our proposed Woodies Wash Shack at 1590 34<sup>th</sup> street. Would you mind sending the attached flier to your neighborhood?

Feel free to call me with any questions.



### **GLEN STYGAR**

Partner VP Acquisitions

📞 919-214-1443

📞 888-887-WAVE (9283) Ext. 105

✉️ [gstygar@woodieswash.com](mailto:gstygar@woodieswash.com)

[www.woodieswash.com](http://www.woodieswash.com)



**Re: Neighborhood Meeting 12/21 Holiday Inn Woodies wash Shack 1590 34th street**

Rose Mary Grasso <nightengale101@tampabay.rr.com>

Wed 12/15/2021 9:51 PM

To: Glen Stygar <gstygar@woodieswash.com>

Hi there. I have a meeting tomorrow night. I'll let those attending know.

Thank you and best wishes.

Rose Mary

Sent from my iPhone

On Dec 15, 2021, at 5:26 PM, Glen Stygar <gstygar@woodieswash.com> wrote:

Rose Mary,

We are having a meeting next Tuesday the 21<sup>st</sup> at the holiday Inn on 34<sup>th</sup> street. We will be presenting our proposed Woodies Wash Shack at 1590 34<sup>th</sup> street. Would you mind sending the attached flier to your neighborhood?

Feel free to call me with any questions.

<image001.png>

<Neighborhood Meeting Flyer (12.15.21) v2 (PDF).pdf>

**RE: Neighborhood Meeting 1590 34th Street**

Glen Stygar &lt;gstygar@woodieswash.com&gt;

Wed 12/15/2021 5:32 PM

To: Pamela Huff &lt;pehuff@yahoo.com&gt;

Pam,

We are having a meeting next Tuesday the 21<sup>st</sup> at the holiday Inn on 34<sup>th</sup> street. We will be presenting our proposed Woodies Wash Shack at 1590 34<sup>th</sup> street. Would you mind sending the attached flier to your neighborhood?

Feel free to call me with any questions.

**GLEN STYGAR****Partner VP Acquisitions**

☎ 919-214-1443

☎ 888-887-WAVE (9283) Ext. 105

✉ gstygar@woodieswash.com

[www.woodieswash.com](http://www.woodieswash.com)

---

**From:** Pamela Huff <pehuff@yahoo.com>**Sent:** Friday, December 10, 2021 1:52 PM**To:** Glen Stygar <gstygar@woodieswash.com>**Subject:** Re: Neighborhood Meeting 1590 34th Street

Hi Glen - We schedule our own Disston Heights Civic Association, monthly on the second Tuesday. Our next is Dec. 14 at St. Petersburg Community Church at 7pm if you'd like to attend.

If you are looking to speak to our group, I can connect you with our VP who handles that schedule of speakers.

Thank you -  
Pam Huff

On Friday, December 10, 2021, 01:47:03 PM EST, Glen Stygar <[gstygar@woodieswash.com](mailto:gstygar@woodieswash.com)> wrote:

Please call me at your earliest convenience. I need to schedule a neighborhood meeting and I wanted to talk to you about it.

**GLEN STYGAR****Partner VP Acquisitions**

☎ 919-214-1443

☎ 888-887-WAVE (9283) Ext. 105

✉ gstygar@woodieswash.com

[www.woodieswash.com](http://www.woodieswash.com)

**RE: Woodies Wash Shack Neighborhood Meeting**

Glen Stygar &lt;gstygar@woodieswash.com&gt;

Wed 12/15/2021 6:39 PM

To: Michelle L. Anderson &lt;michellelanderson@hotmail.com&gt;

Michelle,

We just want to introduce Woodies to the Neighborhood. I realize 1590 is not in your neighborhood but we just wanted to reach out.

**GLEN STYGAR**

Partner VP Acquisitions

☎ 919-214-1443

☎ 888-887-WAVE (9283) Ext. 105

✉ gstygar@woodieswash.com

[www.woodieswash.com](http://www.woodieswash.com)

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**From:** Michelle L. Anderson <michellelanderson@hotmail.com>**Sent:** Wednesday, December 15, 2021 6:37 PM**To:** Glen Stygar <gstygar@woodieswash.com>**Subject:** RE: Woodies Wash Shack Neighborhood Meeting

You don't often get email from [michellelanderson@hotmail.com](mailto:michellelanderson@hotmail.com). [Learn why this is important](#)

Hello Glen! Thanks for reaching out. Elaine is no longer our President. The address of 1590 34<sup>th</sup> St is not in our neighborhood. Is there something that you and Elaine discussed? What is the subject of this meeting?

**Michelle L. Anderson, MBA, GRI**

President

[Central Oak Park Neighborhood Association](http://CentralOakParkNeighborhoodAssociation.com)

PO Box 12702

St Petersburg FL 33733

305-745-3801

---

**From:** Glen Stygar <gstygar@woodieswash.com>**Sent:** Wednesday, December 15, 2021 5:31 PM**To:** [president@centraloakpark.com](mailto:president@centraloakpark.com)**Subject:** Woodies Wash Shack Neighborhood Meeting

Elaine,

are having a meeting next Tuesday the 21<sup>st</sup> at the holiday Inn on 34<sup>th</sup> street. We will be presenting our proposed Woodies Wash Shack at 1590 34<sup>th</sup> street. Would you mind sending the attached flier to your neighborhood?

Feel free to call me with any questions.



**GLEN STYGAR**

Partner VP Acquisitions

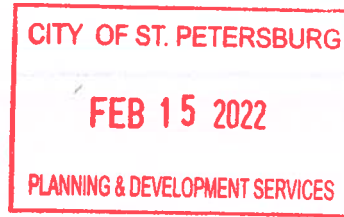
📞 919-214-1443

☎ 888-887-WAVE (9283) Ext. 105

✉ [gstygar@woodieswash.com](mailto:gstygar@woodieswash.com)

[www.woodieswash.com](http://www.woodieswash.com)

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



Dear Planning Official

I write this letter to express our unequivocal support for the Woodie's Wash Shack project to be located at 1590 34TH Street North, Saint Petersburg, Florida. I feel this facility will add value to our neighborhood.

I have resided in this neighborhood for many years and have watched this area grow stronger and more vibrant with each year that passes. I live within 1 mile of the proposed project, and I am very excited about the planned improvements. We are also looking forward to taking our car there and enjoying the ambiance and full services to be offered by the new facility.

Woodie's has a positive track record of working with diverse community groups in planning each project. They carefully design each building and site to ensure that the customer has a safe and pleasant experience. I understand that they have successfully turned underutilized locations into thriving operations. Consistent with its reputation, Woodie's has worked diligently with local community, civic and political leaders in developing high quality car wash facilities. All of their buildings provide aesthetic features and design motifs that accentuate the higher standards of each neighborhood in which they will be located. In addition, they run a clean and safe operation that gives back to the community. This project deserves your full support. I look forward to a successful completion.

If you should have any questions, please feel free to contact me.

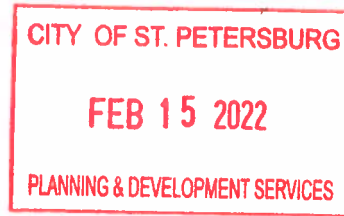
Sincerely,

*Diane Webb*

*1338 35<sup>th</sup> St. N  
St. Pete, FL 33712*

*Anything would be better than this hang out  
for the homeless that exists now!*

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



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Sincerely,

PAUL NOSCA  
3460 14TH AVE N  
ST PETE FL 33713



City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



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Woodie's has a positive track record of working with diverse community groups in planning each project. They carefully design each building and site to ensure that the customer has a safe and pleasant experience. I understand that they have successfully turned underutilized locations into thriving operations. Consistent with its reputation, Woodie's has worked diligently with local community, civic and political leaders in developing high quality car wash facilities. All of their buildings provide aesthetic features and design motifs that accentuate the higher standards of each neighborhood in which they will be located. In addition, they run a clean and safe operation that gives back to the community. This project deserves your full support. I look forward to a successful completion.

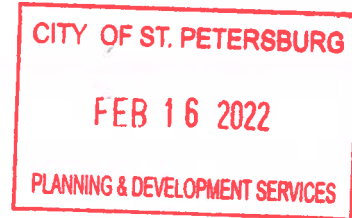
If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Samuel Gizzi".

Samuel Gizzi

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



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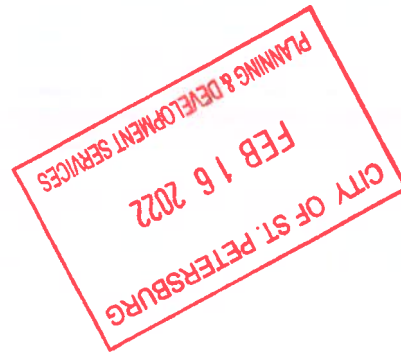
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*Eric + Dena Hoffman*

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



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A handwritten signature in black ink, appearing to read "M. G. L.", is located below the word "Sincerely,".

703 283 0625

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



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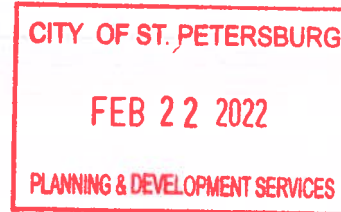
If you should have any questions, please feel free to contact me.

Sincerely,

David Duszynski  
1630 35th St N

A handwritten signature in black ink, appearing to read "David Duszynski".

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



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Sincerely,

  
3610 17th Ave N  
St Pete, FL 33713

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



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Sincerely,

A handwritten signature in blue ink that reads "Andre' Dervacs".

Andre' Dervacs  
1750 35th St. N.  
St. Pete, FL 33713



City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



Dear Planning Official

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If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that appears to read 'Adam Hickson'.

Adam Hickson  
3518 16<sup>th</sup> Avenue North  
St. Pete, 33713

- 813 390 7996

City of Saint Petersburg  
Planning and Zoning Department  
P.O. Box 2842  
Saint Petersburg, Florida 33731-2842



Dear Planning Official

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If you should have any questions, please feel free to contact me.

Sincerely,

N/A.

I have no issues/concerns about the company itself. My concern/question is why do we need yet another car wash? There's at least 4 w/in 10 miles. I think something different would be more profitable here. Car wash is the same traffic as a restaurant. Was hoping for something else.

Signed,  
Resident on 35th St. N.

City of St. Petersburg  
Planning and Zoning Department  
PO Box 2842  
St. Petersburg, FL 33731-2842



Dear Planning Official-

I am writing this letter to express **DISAPPROVAL** for the proposed **Woodie's Wash Shack** project to be located at 1590 34<sup>th</sup> Streets North, St. Petersburg, FL. I, along with my family, feel this facility will be an overall hindrance to the neighborhood in one of St. Pete's most vibrant communities.

My wife and I have resided in Disston Heights for 5 years and have watched our surrounding neighborhood blossom. We live within 2 blocks of the proposed project and are vehemently against this establishment taking over this property.

The reasons for this objection are fourfold. 1) Car wash facilities, along with self-storage facilities, are the two worst businesses to have in a neighborhood with residential housing (Levy, 2008) as far as property values are concerned. 2) Car wash facilities pollute the surrounding groundwater. Car wash facilities contain chemicals that are harmful to our waterways as well as noisy machinery that pollutes the air. 3) Car wash facilities provide a steady stream of idling cars contributing to noise and air pollution directly in our neighborhood. Finally, 4) there are **TWO** car wash facilities within 1 square mile of this property—one of which is longstanding local business Pronto Car Wash. We **DO NOT** need a third facility for this type of business.

We are adamant in our stance that we **DO NOT** welcome this type of business in our neighborhood where families and children reside less than 500 yards away. Please do not allow this business to build at this property.

If you have any further questions please feel free to contact us.

Regards,



Dr. Ryan MacDonald

727-280-6136

2/13/22

Citation: Levy, John M. *Contemporary Urban Planning: 8<sup>th</sup> Edition*. 2008. Prentice Hall.

City of Saint Petersburg  
Planning & Zoning Department  
PO Box 2842  
Saint Petersburg, FL 33731



Dear Planning Official,

I write this letter to express my intense resistance to a Woodies Wash Shack project to be located at 1590 34<sup>th</sup> St N. I feel this facility will NOT add value to our neighborhood.

I have resided in this neighborhood for many years and it is one of the few areas of St Pete to not be negatively transformed by overdevelopment of large-scale commercial projects. I live within 1 mile of the proposed project and I truly hope that another car wash is not the future of this area. A full scale demolition and construction of a new massive building will be a waste of existing resources and introduce unnecessary construction noise pollution into our local area.

Woodies Wash Shacks are hideous massive structures that are a complete eyesore. I have seen them in person over in Tampa and they are extremely oversized and intentionally designed to be impossible to miss. I would dare argue that an abandoned Pizza Hut is more aesthetically appealing than a humongous gaudy chain car wash.

The marketing claims of how they will improve our neighborhood are extremely misleading. Anything from the food or hotel industries would be much better for our small community than another car wash, much less a corporate chain carwash. We already have a wonderful locally owned car wash 4 minutes away from the proposed location.

I don't expect our small individual voices to mean much but Woodie's requested our thoughts to be known to the Planning Department, so it felt appropriate to voice our opinions. Thank you for your time,

Owners / Residents of 1234 35<sup>th</sup> St N, St Pete

Danielle Lucas

A handwritten signature in blue ink that reads "Danielle Lucas".

Thirteen Fortenberry

A handwritten signature in blue ink that reads "Thirteen Fortenberry".

**Kayla J. Eger**

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**To:** Adriana P. Shaw  
**Subject:** RE: OBJECTION TO Case 21-32000002



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**From:** Drew Blade <bladedrew801@gmail.com>  
**Sent:** Tuesday, February 22, 2022 10:34 AM  
**Cc:** Adriana P. Shaw <Adriana.Shaw@stpete.org>  
**Subject:** OBJECTION TO Case 21-32000002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission.

I'm writing to you to express my OBJECTION to this project. I understand that I live near US 19 and that is a busy street but there are many carwashes in the area already and there could be a better use for this site.

I love this area and know of at least 2 other carwashes in the immediate area. My friend lives just north of 22nd Avenue and says he received a letter for another large car wash next door to the goodwill and that was approved. That's not even 10 Blocks away. There is also one being built on 9th, again less than 10 blocks away. and that not including the existing one on 22nd Ave.

Please consider the life of this area and the impact this kind of business will have on attracting other quality businesses. ANOTHER carwash will NOT attract restaurants or other services this community needs.

Thank you.  
Drew  
15th Ave resident