



**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-foot 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