



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**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 August 3, 2022, **at 10:00 A.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 22-32000006 PLAT SHEET: E-16

REQUEST: Approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use.

OWNER: 2500 34th St., LLC - Carlos Yepes
6654 78th Ave. N.
Pinellas Park, FL 33781

AGENT: Carlos Yepes or Christian Yepes
6654 78th Ave. N.
Pinellas Park, FL 33781

REGISTERED OPPONENT: Brenda Tate
207 28th Ave. N.
St. Petersburg, FL 33704

ADDRESSES: 321 28th Ave. N. and 2801 4th St N.

PARCEL ID NUMBERS: 07-31-17-02754-004-0140; 0160

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-3) and Corridor Commercial Traditional (CCT-1)

SITE AREA TOTAL: 24,033 square feet or 0.55 acres

GROSS FLOOR AREA:

Existing:	6,996 square feet	0.29 F.A.R.
Proposed:	4,950 square feet	0.21 F.A.R.
Permitted:	17,661 square feet	0.73 F.A.R.

BUILDING COVERAGE:

Existing:	6,996 square feet	29% of Site MOL
Proposed:	4,950 square feet	21% of Site MOL
Permitted:	NA	

IMPERVIOUS SURFACE:

Existing:	17,347 square feet	72% of Site MOL
Proposed:	19,124 square feet	80% of Site MOL
Permitted:	20,283 square feet	84% of Site MOL

OPEN GREEN SPACE:

Existing:	6,686 square feet	28% of Site MOL
Proposed:	4,909 square feet	20% of Site MOL

PAVING COVERAGE:

Existing:	10,351 square feet	43% of Site MOL
Proposed:	14,174 square feet	59% of Site MOL

PARKING:

Existing:	15;
Proposed:	38; including 2 handicapped spaces
Required	25; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	20 feet
Proposed:	27 feet
Permitted:	42 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.010 of the Municipal Code for a surface parking lot on a residential-zoned property which is a Special Exception use within the NT-3 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to construct a surface parking lot on a residential-zoned property for the construction of a 4,950 square foot commercial building. The subject property is located at the northeast corner of 4th Street North and 28th Avenue North. The subject property is developed with commercial and residential buildings. The existing commercial building was constructed as a motel in the 1950s but has most recently been used as an Assisted Living Facility (ALF). The residential building is a single-family residence that was built in the 1940s. The commercial parking on a NT-3 zoned

parcel is a Special Exception use requiring approval by the Development Review Commission (DRC).

Current Proposal:

The applicant is seeking to demolish the existing ALF and single-family residence and construct a 4,950 square foot commercial building. The proposed building will be located along 4th Street North. Pedestrians can access the building from both the public sidewalk and the rear parking lot. Parking will be located behind the building and will be accessed from the existing east-west alley and 28th Avenue North. The parking on the residential zoned property will be accessed only from the existing alley. The dumpster enclosure will be located along the east-west alley.

The proposed building will be a commercial vernacular style of architecture. The street facades of the building will include large storefront windows and cantilevered awning with the building being finished in stucco.

Special Exception:

As mentioned above, the parking spaces on the NT-3 zoned parcel is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate 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. Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

Public Comments:

Staff received a multiple emails and a petition from an abutting neighbor with multiple signatures objecting to the encroachment of a commercial use into a residential neighborhood.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of the Special Exception and related site plan, subject to the Special Conditions of Approval:**
- B. SPECIAL CONDITIONS OF APPROVAL:**
 - 1. The applicant and any future property owner(s) shall be responsible for restricting vehicular use of the portion of the parking lot zoned NT-3 between the hours of 10 p.m. and 7:00 a.m. The method to block the parking spaces shall be noted on the site plan submitted for permitting and shall be subject to review and approval by the Fire Department.**
 - 2. The applicant and any future property owner(s) shall be responsible for ensuring that the NT-3 portion of the parking lot is not utilized for any sales or service activities, long term parking, storage of dumpsters, heavy vehicles or similar equipment.**
 - 3. When the principal use is not open for business, the parking lot shall not be used for parking, except by employees.**
 - 4. The hedge that is required to screen the parking lot along the south side of the property shall be installed on the exterior perimeter of the wall.**

5. A six (6) foot high decorative wall shall be constructed along the west property line of the new parking lot.
6. A minimum four (4) foot high decorative wall shall be constructed along 28th Avenue North, located a minimum of 25 feet back from the front property line. The four (4) high wall shall wrap along the east side of the CCT-1 zoned portion of property and extend south to fully screen the parking from the residential zoned properties to the east.
7. Evergreen trees shall be installed around the exterior perimeter of the new parking lot.
8. One evergreen shade tree shall be installed every 30 linear feet in the 28th Avenue North right-of-way. Evergreen understory trees can be substituted with shades tree at a ratio of 1.5 to 1 if there is a conflict with existing utilities or shade trees.
9. A minimum of 25 percent of the 28th Avenue North right-of-way shall be landscaped with ground cover or accent plants.
10. Exterior lighting shall comply with Section 16.40.070.
11. Bicycle parking shall be coordinated with the City's Bicycle and Pedestrian Coordinator and comply with Section 16.40.090.4.1.
12. Plans shall be revised as necessary to comply with comments provided by the City's Engineering and Capital Improvements Department's memorandum dated July 15, 2022.
13. Plans shall be revised as necessary to comply with comments provided by the City's Transportation and Parking Management Department's memorandum dated July 25, 2022.
14. The special exception and related site plan approval is valid until August 3, 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.

C. 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 & ECONOMIC DEVELOPMENT 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 & Economic Development 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.

IV. 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.
- 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;
- 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;
- 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;
- 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;
- 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;

- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- 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;
- 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;
- 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;
- 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;
- 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;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- 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;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Commercial and residential**

The land uses of the surrounding properties are:

North: **Commercial**

South: **Commercial and residential**

East: **Residential**

West: **Commercial**

REPORT PREPARED BY:

/s/ Corey Malyszka

07/25/2022

Corey Malyszka, AICP, Urban Design and Development Coordinator

DATE

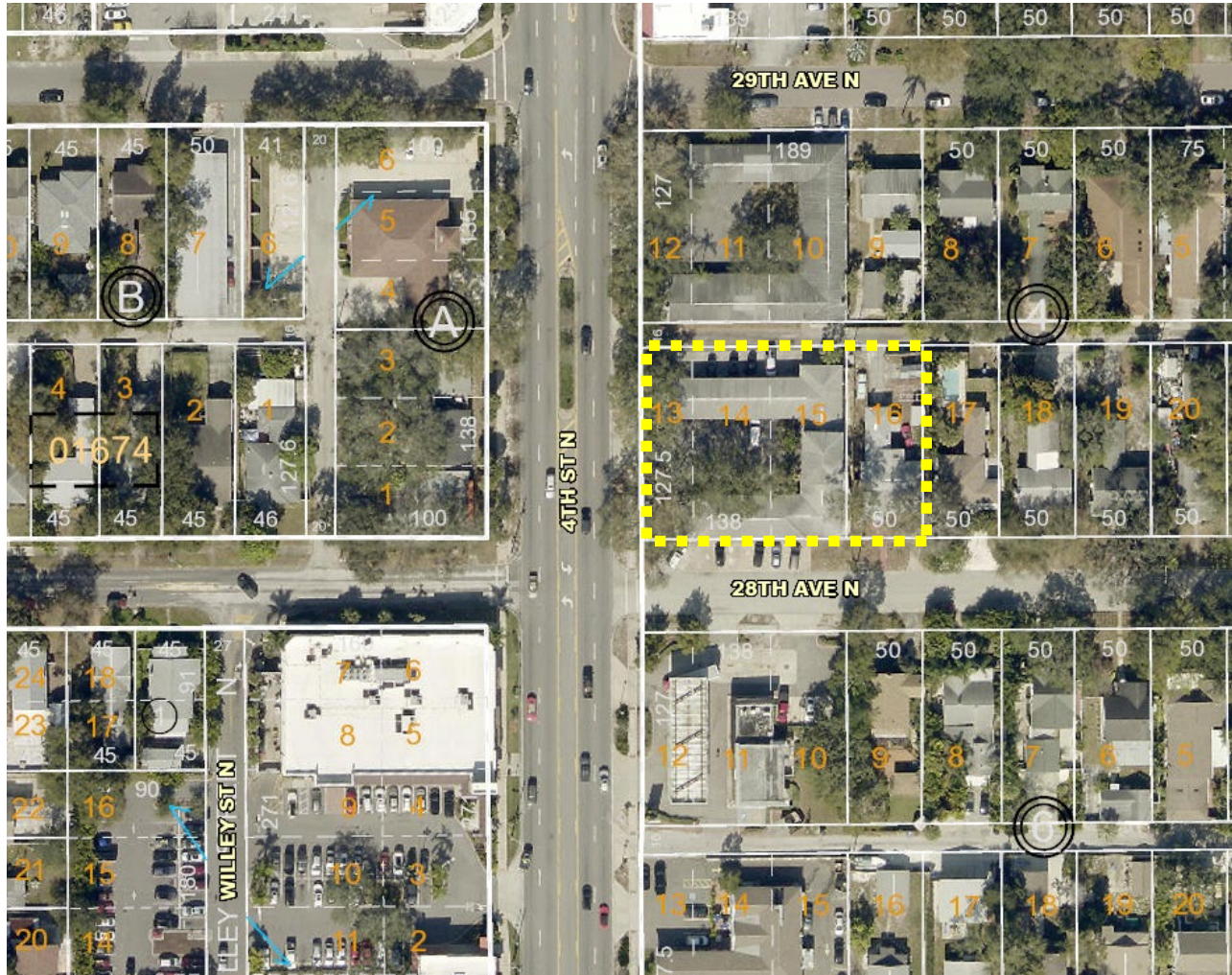
REPORT APPROVED BY:

Joe Moreda

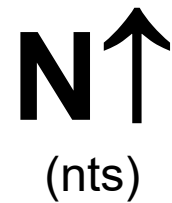
07/25/2022

Joe Moreda, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

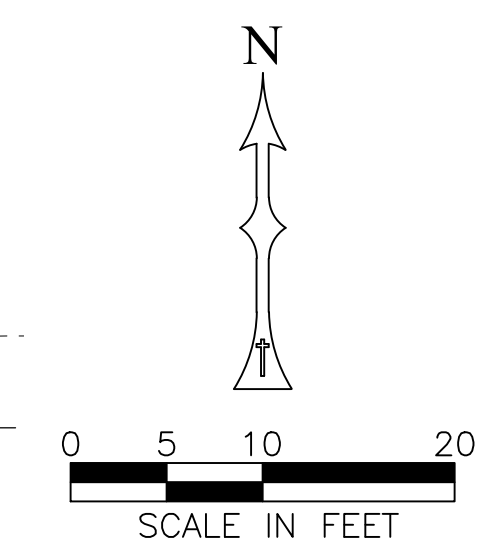
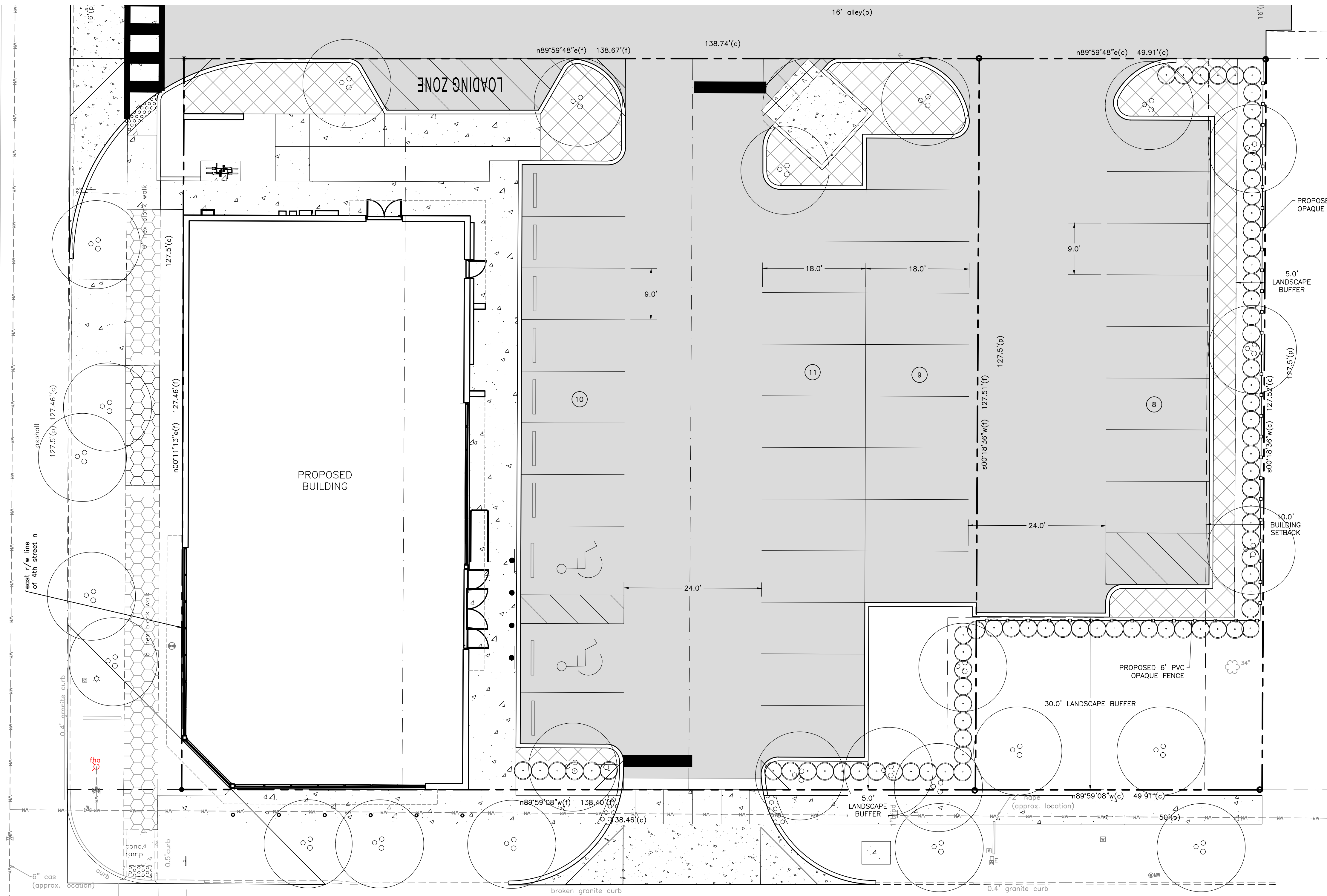
DATE



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-32000006
 Address: 321 28th Ave n and 2801 4th St N



4TH STREET NORTH - STATE ROAD 687
 north fourth street(p)
 public right-of-way(dot)
 (width varies)



LEGEND

- PROPERTY LINE
- - - EXISTING EDGE OF PAVEMENT
- ==== PROPOSED EDGE OF PAVEMENT & BACK OF CURB
- [Pattern] EXISTING CONCRETE
- [Pattern] PROPOSED ASPHALT
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED VUA CONCRETE
- [Pattern] INTERIOR VUA LANDSCAPING
- ⊙ PARKING NUMBERS
- ⊙ EXISTING TREE
- ⊙ PROPOSED SHRUB
- ⊙ PROPOSED TREE

SITE DATA (321 28TH AVE)

PIN NUMBER: 07-31-17-02754-004-0160
EXISTING ZONING: NT-3
EXISTING LAND USE: SINGLE FAMILY
FUTURE LAND USE: RU
EXISTING FLOOD ZONE: ZONE 'X'
 PANEL #: 12103C 0217 G
 DATED: 9/3/03

DEVELOPMENT TYPE: COMMERCIAL (PARKING LOT)

PARKING CALCULATIONS:
TOTAL PROVIDED PARKING: 8 SPACES

PROPOSED IMPERVIOUS SURFACE:
ASPHALT PAVEMENT (VUA) 3,665 SF
 TOTAL: 3,665 SF = 0.084 AC (58%)
 OPEN SPACE: 2,707 SF = 0.062 AC (42%)
 TOTAL AREA: 6,372 SF = 0.146 AC (±)
 INTERNAL GREEN SPACE: 612 SF/3,665 SF X 100 = 16.7%

OWNER: 2500 34TH ST LLC
 6654 78TH AVE N
 PINELLAS PARK, FL 33781

APPLICANT: SAME AS OWNER
SURVEYOR: DEUEL & ASSOCIATES
 565 SOUTH HERCULES AVE
 CLEARWATER, FL 33764
 727-822-4151

SITE DATA (2801 4TH ST)

PIN NUMBER: 07-31-17-02754-004-0140
EXISTING ZONING: CCT-1
EXISTING LAND USE: ALF
FUTURE LAND USE: PR-MU
EXISTING FLOOD ZONE: ZONE 'X'
 PANEL #: 12103C 0217 G
 DATED: 9/3/03

DEVELOPMENT TYPE: COMMERCIAL
BUILDING USE: RETAIL

PARKING CALCULATIONS:
REQUIRED RETAIL PARKING: 17 SPACES (4,950/300)
 (1 SPACE PER 300 SF)
TOTAL REQUIRED SPACES: 17 SPACES
PROVIDED PARKING: 30 SPACES

PROPOSED IMPERVIOUS SURFACE:
 BUILDINGS 4,950 SF
 *CONCRETE 1,689 SF
 *CONCRETE PAVEMENT (VUA) 193 SF
 *ASPHALT PAVEMENT (VUA) 8,627 SF
 TOTAL: 15,459 SF = 0.355 AC (88%)
 OPEN SPACE: 2,202 SF = 0.046 AC (12%)
 TOTAL AREA: 17,661 SF = 0.405 AC (±)
 F.A.R.: 4,950 SF/17,661 SF = 0.28
 INTERNAL GREEN SPACE: 939 SF/8,263 SF X 100 = 11.4%

***NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY**

OWNER: 2500 34TH ST LLC
 6654 78TH AVE N
 PINELLAS PARK, FL 33781

APPLICANT: SAME AS OWNER
SURVEYOR: DEUEL & ASSOCIATES
 565 SOUTH HERCULES AVE
 CLEARWATER, FL 33764
 727-822-4151

NOTE:
 THIS IS A CONCEPTUAL LAYOUT AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THE INFORMATION USED FOR THE PLAN IS FROM VARIOUS SOURCES WHICH CAN NOT ALL BE VERIFIED WITHOUT FURTHER INVESTIGATION.

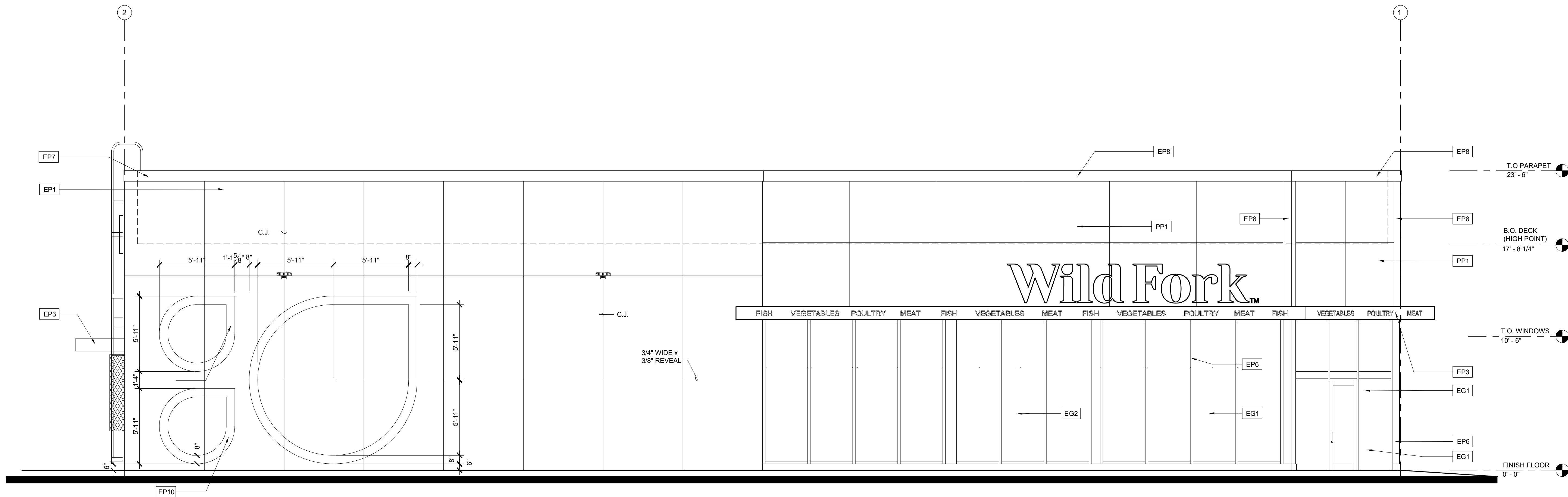
PREPARED FOR:
 2500 34TH ST, LLC
 6654 78TH AVE. NORTH
 PINELLAS PARK, FL 33781 (727) 536-8686

PREPARED BY:

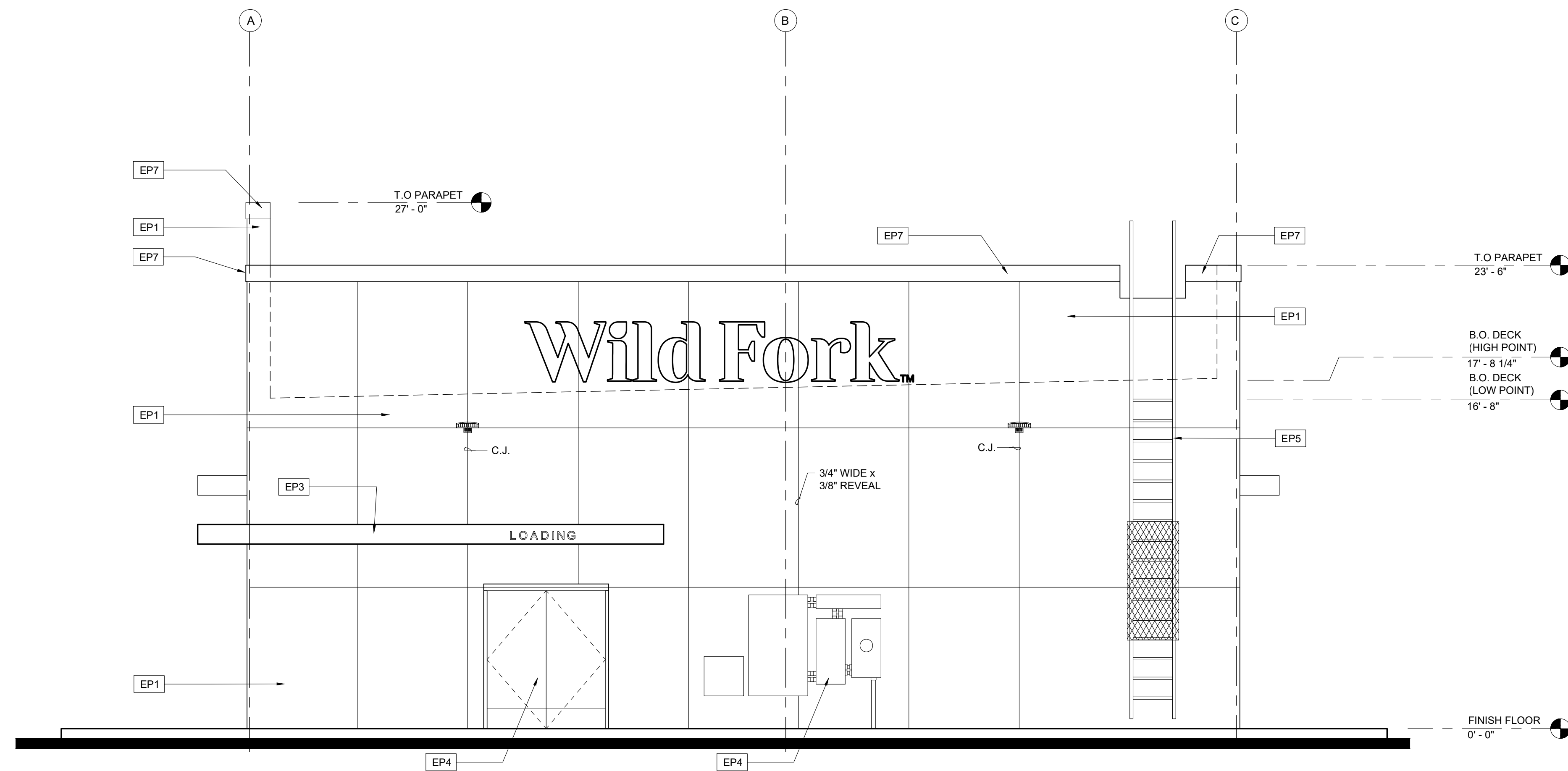
 P.O. BOX 2995
 LAND O' LAKES, FL 34639
 (813) 536-2539
 C.O.A. #28759

PROJECT ADDRESS/NAME:
 321 28TH AVENUE NORTH
 2801 4TH STREET NORTH

SHEET: SPECIAL EXCEPTION PLAN
DATE: 06-06-22

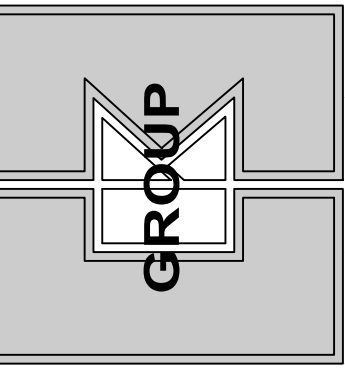


1 WEST ELEVATION (4th STREET)
A-08 1/4" = 1'-0"



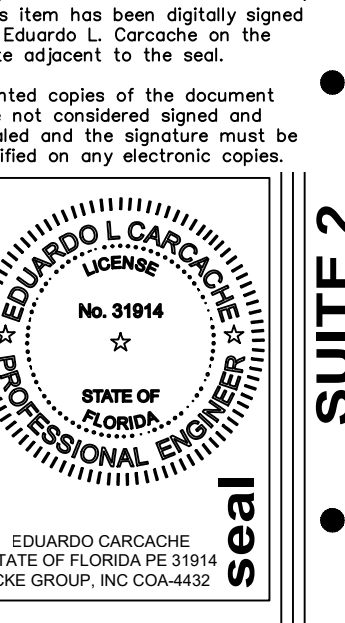
2 NORTH ELEVATION (ALLEY)
A-08 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE						
ID	MATERIAL	MFR.	STYLE/CAT No.	COLOR	NOTES	
EP1	PAINT	BENJAMIN MOORE	-	MATCH PANTONE 1665C	STO FREE FORM SMOOTH FINISH	
EP2	PAINT	BENJAMIN MOORE	-	PANTONE BACK 7 C	STO FREE FORM SMOOTH FINISH	
EP3	ALUMINUM AWNING	AGI	PREFINISHED	MATCH EP2	(CONTACT LAURA LAMBERT @ AGI AT 865-250-6007)	
EP4	PAINT	BENJAMIN MOORE	-	MATCH EP1	APPLIED AT EXTERIOR FACE OF METAL DOORS	
EP5	PAINT	BENJAMIN MOORE	-	MATCH EP2	APPLIED AT LADDER	
EP6	ALUMINUM STOREFRONT FRAME	-	PREFINISHED	BACK ANNOIDIZE	BREAK METAL TO MATCH AT STEEL COLUMNS AND STEEL BEAM STOREFRONT DOORS TO MATCH	
EP7	ALUMINUM COPING	CARLISLE	SECURE EDGE 300 10' WIDTH	MATCH EP1	0.063" ALUM	
EP8	ALUMINUM COPING	CARLISLE	SECURE EDGE 300 10' WIDTH	MATCH EP11	COPING AT PP1 WALLS	
EP10	PAINTED RECESSED FEATURE	BENJAMIN MOORE	-	MATCH EP1	RECESSED DETAIL - SEE ELEVATIONS FOR DIMENSIONS	
EP11	PAINT	BENJAMIN MOORE	-	-	STO FREE FORM SMOOTH FINISH	
EG1	INSULATED GLASS	-	-	CLEAR	U-FACTOR FIXED FENESTRATION SHGC = 0.83	U = 0.50 SHGC = 0.83
EG2	INSULATED SPANDREL GLASS	-	-	SEE SPECIFICATIONS FOR SURFACE APPLIED FILM	U-FACTOR FIXED FENESTRATION SHGC	U = 0.50 SHGC = 0.83
EG3	INSULATED GLASS MATCH EG1	-	-	CLEAR	U-FACTOR OPERABLE FENESTRATION SHGC	U = 0.50 SHGC = 0.25
PP1	ACM PANELS	-	-	METALLIC SILVER		



CKE GROUP
INCORPORATED
engineering • architecture • planning
CERTIFICATE OF AUTHORIZATION #4432

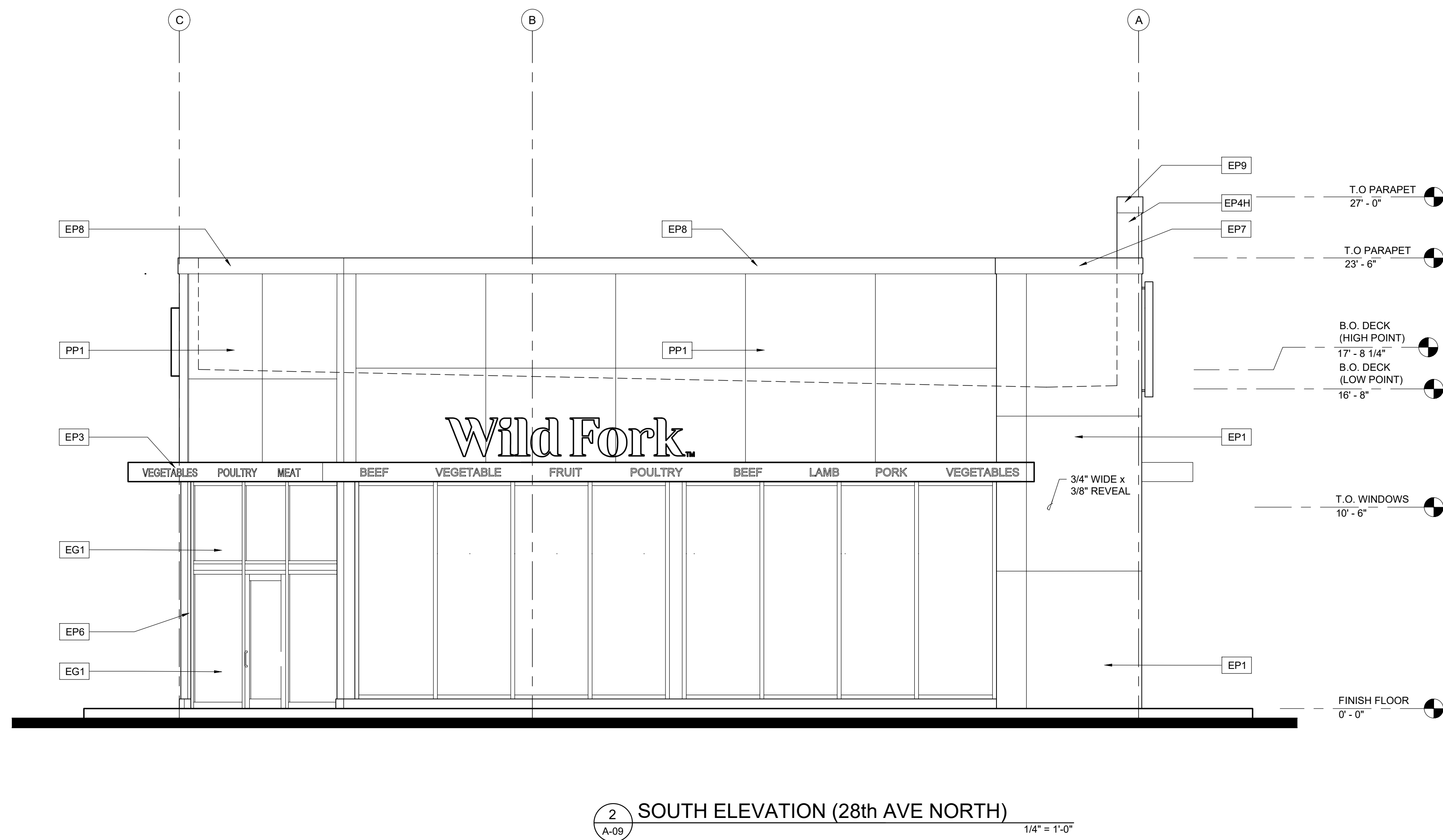
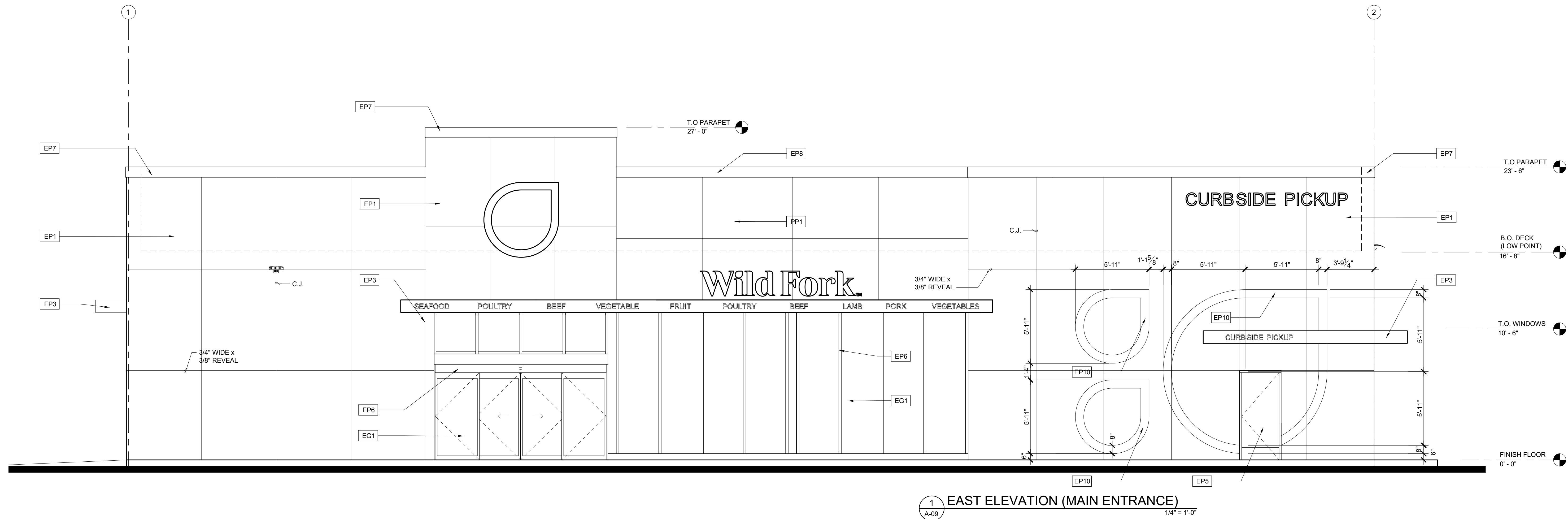
Wild Fork™
MEAT & SEAFOOD MARKET
2801 4th STREET
St. PETERSBURG, FLORIDA



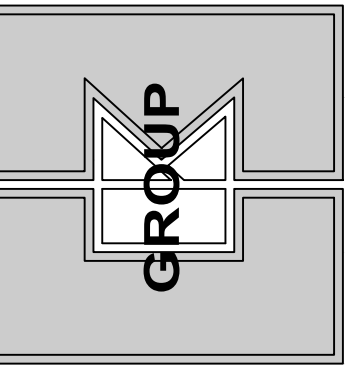
project no: 1742
scale: AS SHOWN
date: 10-12-2021
drawn by: L.V.
revisions seal

17190 ROYAL PALM BLVD. • SUITE 2
A-08

(305) 558-4124 • (305) 982-7211

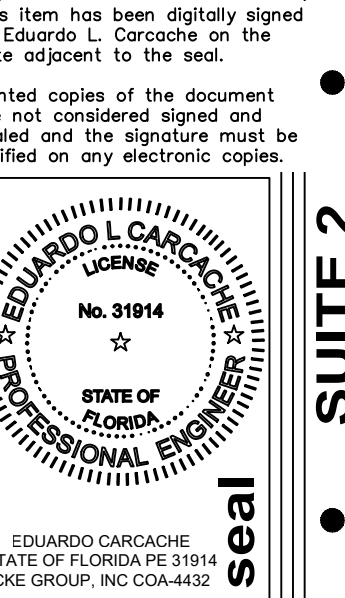


EXTERIOR FINISH SCHEDULE					
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EG3	INSULATED GLASS MATCH EG1	-	-	CLEAR	U-FACTOR OPERABLE FENESTRATION SHGC = 0.25 U = 0.50 SHGC = 0.25



CKE GROUP
 INCORPORATED
 engineering • architecture • planning
CERTIFICATE OF AUTHORIZATION #4432

Wild Fork™
 MEAT & SEAFOOD MARKET
 2801 4th STREET
 St. PETERSBURG, FLORIDA



project no: 1742
 AS SHOWN
 scale: 10-12-2021
 date: L.V.
 drawn by: revisions seal

17190 ROYAL PALM BLVD. • SUITE 2
 WESTON, FLORIDA 33326
 • (305) 558-4124
 • (954) 982-7211

A-09

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT

TO: Corey Malyszka, Urban Design and Development Coordinator
FROM: Kyle Hurin, Engineering Civil Permit Examiner
DATE: July 15, 2022
FILE: 22-32000006

LOCATION 321 28th Avenue North and 2801 4th Street North
AND PIN: 07-31-17-02754-004-0140; 0160

ATLAS: E-16
PROJECT: Special Exception

REQUEST: Approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed provided the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. It is acknowledged that some of the following items may have already been addressed with the submittal of the associated site construction permit application 21-05002344 but remain listed below as documentation of the special exception approval conditions since the DRC is being processed concurrently with construction. ECID conditions of DRC approval will be verified prior to Engineering departmental release of the project Certificate of Occupancy.
2. Remove all existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project development. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type. Curb construction shall be as per City Standard Curb Detail #S20-20 or S20-25 when granite curb. If sidewalk exists adjacent to a removed approach, the walk shall be restored across the width of the removed driveway per City Standard Sidewalk detail #S20-32. Disturbed areas of the parkway shall be restored with appropriate grading to achieve drainage toward the roadway and shall be stabilized with sod (not seed).
3. A local traffic only sign shall be installed on private property to discourage vehicles from the commercial site from using the alley east of the parking lot, as was shown on the approved building plans for the adjacent site.

4. All street and alley brick, granite curbing and hexagon block sidewalk pavers which exist within public right-of-way are and shall remain the property of the city of St. Petersburg. It is the responsibility of the permit holder and the property owner to protect and keep safe from theft and/or damage all hexagon blocks, granite curbing and/or street or alley brick which may be temporarily removed and to provide for adequate traffic and pedestrian control while any portion of a public travel path is adversely affected. The permit holder and the property owner are jointly and severally liable for any loss of or damage to any such materials that may be temporarily removed.
5. 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.

*Needs for on-street decorative lighting or street lighting should be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

6. 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. 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's website below:

https://www.stpete.org/business/building_permitting/forms_applications.php

-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 or Martha.Hegenbarth@stpete.org.

City infrastructure maps are available via email request to 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. Coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.

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.

Site stormwater attenuation and treatment system discharges shall be piped to connect directly to a public underground stormwater conveyance system when a conveyance system is reasonably available. 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 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. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC 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 provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

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. If city inspectors determine any portion of the public right of way has been damaged as a result of construction of this development, the right of way must be restored to same or better conditions prior to issuance of any Certificate of Occupancy.

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.

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.

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.

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 NT-3 zoning district along 28th Avenue North a 5-foot wide public sidewalk is required.

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.

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.

cc: Sean McWhite – WRD
Kayla Eger – Development Review Services



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Corey Malyszka, Urban Design and Development Coordinator

FROM: Tom Whalen, Planner III, Transportation and Parking Management Department

DATE: July 25, 2022

SUBJECT: Approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use.

CASE: 22-32000006

The Transportation and Parking Management Department has reviewed the special exception and related site plan for an accessory parking lot at 321 28th Avenue North and 2801 4th Street North. The Transportation Department has several comments on this case.

Per Section 16.40.140.4.2 of the City Code, a six-foot wide sidewalk is required on 4th Street adjacent to 2801 4th Street North. A sidewalk is also required on the northern side of 28th Avenue North adjacent to both parcels. Driveways that are no longer needed on 4th Street North, 28th Avenue North and the alley shall be removed. A "local traffic only" sign shall be installed on the alley on the eastern side of the proposed development to limit vehicular traffic to residents and sanitation trucks east of subject property. The applicant shall coordinate with PSTA on any proposed changes to the transit stop on 4th Street North.












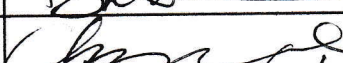


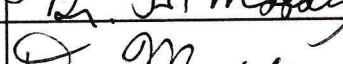
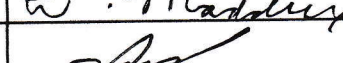
**Petition to Deny Zoning Variances or Exceptions
for Commercial Encroachment into the Neighborhood**

By signing below, I am joining my neighbors to communicate to the Development Review Commission the following:

- 1) We do not object to the commercial development of 2801 & 2831 St N with Panera Bread or Wild Fork businesses.
- 2) We do object to any and all encroachment of commercial development into the surrounding residential neighborhood.

Specifically we object to the following:

- A. The removal/ demolition of the house located at 321 28th Ave N to create a parking lot.
- B. A drive through on 29th Ave N.
- C. The incorporation any part of the alley between 28th and 29th into the parking lot of the business or businesses.
- D. The use of the alley for access to the businesses.
- E. Vehicle entrances and exits on 28th Ave N or 29th Ave N. Business entrances should face 4th Street to avoid commercial traffic on residential streets.
- F. Any rezoning, variance, or special exception to existing requirements.

Date	Name	Address	Signature
7-2-22	Liz Schulze	225 1/2 29 th Ave N	
7-2-22	M. John W. Howitt	225 1/2 29 Ave N	
7-10-22	B. Louise Graves	211 - 29th Ave North	
7-10-22	Sam Elizondo	192 29th Ave N	
7/10/22	Coleen Manning	192 29th Ave N	
7/12/22	Brett Zager	206 29th Ave N.	
7/13/22	John Swisher	201 29th Ave N.	
7/18/22	Randy Gaylord	426 29th Ave N. #3	
7/18/22	Sarah Suits	451 29th Ave N.	
7/18/22	Sean Suits	451 29th Ave N.	
7/18/22	DAVID HOWARD	467 29th AVE N	
7/18/22	CHERYL HOWARD	467 29th AVE N	
7/18/22	Alex Nicodemus	470 29th Ave N	
7-18-22	Jeff Maddux	475-29th Ave N	
7-18-22	Dee Maddux	475-29th Ave N	
7-18-22	Eduardo Corral	495 28th Ave N	



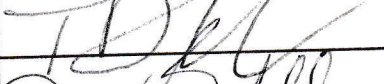
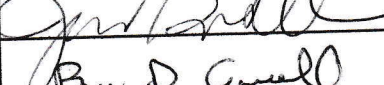
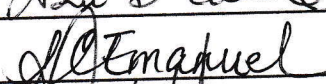

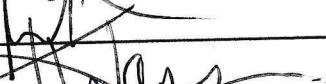

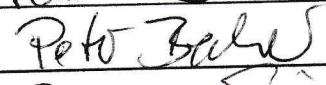
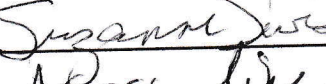

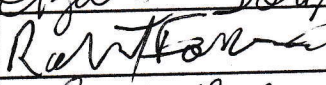
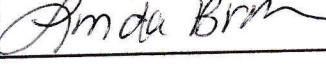


**Petition to Deny Zoning Variances or Exceptions
for Commercial Encroachment into the Neighborhood**

By signing below, I am joining my neighbors to communicate to the Development Review Commission the following:

- 1) We do not object to the commercial development of 2801 & 2831 St N with Panera Bread or Wild Fork businesses.
- 2) We do object to any and all encroachment of commercial development into the surrounding residential neighborhood.

Specifically we object to the following:

- A. The removal/ demolition of the house located at 321 28th Ave N to create a parking lot.
- B. A drive through on 29th Ave N.
- C. The incorporation any part of the alley between 28th and 29th into the parking lot of the business or businesses.
- D. The use of the alley for access to the businesses.
- E. Vehicle entrances and exits on 28th Ave N or 29th Ave N. Business entrances should face 4th Street to avoid commercial traffic on residential streets.
- F. Any rezoning, variance, or special exception to existing requirements.

Date	Name	Address	Signature
7/2/22	Charles Emanuel	225 29 th Ave N	
7/2/22	Kat Meeker	320 28 th Ave N	
7/2/22	Tracy DeGraff	240 28 th Ave N	
7/2/22	Janet Berrinall	234 28 th Ave N	
7-2-22	BRIAN CARROLL	234 28 th AVE N	
7/2/22	Angelina Emanuele	225 29 th Ave N	
7-2-22	Dwaine Allen Vallaro	210 28 th Ave N	
7-2-22	Michael Wasserman	230 28 th Ave N	
7-2-22	Kimberly Wasserman	230 28 th ave N.	
7-2-22	Paul Starros	210 28 th Ave N	
7-2-22	Peter Becker	210 28 th Ave N	
7-2-22	Suzanne Swisher	201-29 Ave N.	
7-2-22	Jacqueline Aris	206 29 th Ave N.	
7-2-22	Elizabeth Forziano	233 29 th Ave N	
7-2-22	Robert Forziano	233 29 th AVE N	
7/2/22	Linda Brown	310 29 th Ave N	

**Petition to Deny Zoning Variances or Exceptions
for Commercial Encroachment into the Neighborhood**

By signing below, I am joining my neighbors to communicate to the Development Review Commission the following:

- 1) We do not object to the commercial development of 2801 & 2831 St N with Panera Bread or Wild Fork businesses.
- 2) We do object to any and all encroachment of commercial development into the surrounding residential neighborhood.

Specifically we object to the following:

- A. The removal/ demolition of the house located at 321 28th Ave N to create a parking lot.
- B. A drive through on 29th Ave N.
- C. The incorporation any part of the alley between 28th and 29th into the parking lot of the business or businesses.
- D. The use of the alley for access to the businesses.
- E. Vehicle entrances and exits on 28th Ave N or 29th Ave N. Business entrances should face 4th Street to avoid commercial traffic on residential streets.
- F. Any rezoning, variance, or special exception to existing requirements.

Date	Name	Address	Signature
7/2/22	Jerome W. Magnifico III	311 28 th AVE N	Jerome W. Magnifico III
7/3/22	Kerry Converse	311 28 th Ave N	Kerry Converse
7/14/22	BRENDA TATE	207 28 th AVE N	Brenda Tate
7/16/22	Philip Morrow	201 28 th Ave N	Philip Morrow
7/16/22	Amy Morrow	201 28 th Ave N	Amy Morrow
7/16/22	Laviana Forsythe	310 28 th Ave N	Laviana Forsythe
7/18/22	Kean Yoo	426 29 th Ave. N.	Kean Yoo
7-18-22	MIKE MASTRY	490 29 th AVE N.	Mike Mastry
7-18-22	Meghan Dorman	490 28 th Ave. N.	Meghan Dorman
7-18-22	Jen Jennings	480 28 th Ave N.	Jen Jennings
7/18/22	NATALIE GESSNER	447 28 th Ave N	Natalie Gessner
7/18/22	Chad Gessner	447 28 th Ave N	Chad Gessner
7/18/22	Kuniko Harada	2727 Haskell St N	Kuniko Harada
7/18/22	Ellen M Clark	440 28 th Ave	Michele Clark

Kayla J. Eger

From: Kerry Converse <kconve6231@msn.com>
Sent: Tuesday, July 19, 2022 4:01 PM
To: Corey D. Malyszka
Cc: Angelina Emanuel; Katharine Diehl
Subject: Re: Special Exemption Application - 321 28th Ave N
Attachments: July 2022 Petition.pdf

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.

Corey,

Attached is a pdf of the petition. Can you please confirm receipt? Thanks for your assistance.

Kerry Converse

On Jul 19, 2022, at 3:54 PM, Corey D. Malyszka <Corey.Malyszka@stpete.org> wrote:

Kerry,

A PDF copy of the original is fine. You can keep the original for your records.

Corey Malyszka, AICP

Urban Design and Development Coordinator

Planning and Development Services Department

City of St. Petersburg

727.892.5453

corey.malyszka@stpete.org

From: Kerry Converse <kconve6231@msn.com>
Sent: Tuesday, July 19, 2022 3:30 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: Re: Special Exemption Application - 321 28th Ave N

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.

Hello Corey,

We have circulated a petition around the neighborhood that summarizes objections to any zoning variances or exceptions to the proposed redevelopment of the former Alcove property on 4th Street N. There was a lot of neighborhood support for the petition and we obtained numerous signatures. We would like the petition to be a part of the City's record in considering special exemption or zoning variance requests from the developer. How should the petition be submitted to the City? Can I scan it and email it to you or do you need the original sheets with original signatures? I am happy to drop them off to you if necessary. Thank you.

Regards,

Kerry Converse

311 28th Ave N

On Jun 17, 2022, at 4:36 PM, Corey D. Malyszka <Corey.Malyszka@stpete.org> wrote:
Kerry,

The application provided by Britton is only for the southern half of the block for the parking lot approval. If the drive-thru project moves forward for the northern portion of the block, a separate application will be submitted to the City. Public notice will be sent out for this project and any future drive-thru project on the northern half of the property.

Corey Malyszka, AICP
Urban Design and Development Coordinator
Planning and Development Services Department
City of St. Petersburg
727.892.5453
corey.malyszka@stpete.org

From: Kerry Converse <kconve6231@msn.com>
Sent: Friday, June 17, 2022 4:29 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Cc: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: Special Exemption Application - 321 28th Ave N

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.

Hello Corey,

I just received a copy of the Special Exemption application sent by Britton Wilson for 321 28th Ave N. While I understand that a Wild Fork retail store will be constructed at 2801 4th St N, I have a question regarding the proposed development at 2831 4th St. N. The previous proposal was for a Panera store with a drive-through. In the application, it is mentioned that the drive-through does not meet regulations and the applicant was going to redesign the proposed development. Do I understand correctly that they are going to eliminate the proposed drive-through from the development, or are they going to redesign the site to try and accommodate a drive-through that somehow complies with the regulations? Simply put, is a potential drive-through still on the table?

I am also directly abutting (311 28th Ave N) to 321 28th Ave N. To reiterate what I have previously expressed to the Planning and Development Services Department, Mr. Yepes of Belleair Development, HONNA, and my neighbors, I am strongly opposed the Special Exemption to construct a parking lot directly next to me and/or any rezoning of that parcel from residential to commercial. I and my neighbors are greatly concerned about encroachment of commercial development into our neighborhood, among other things, and we believe that 321 28th Ave N should remain strictly residential.

I look forward to your reply. Thank you.

Respectfully,
Kerry Converse

[Your Sunshine City](#)

Kayla J. Eger

From: Louise <heretohelp@mindspring.com>
Sent: Friday, July 22, 2022 12:27 PM
To: Corey D. Malyszka
Subject: Fw: Re: Planned development at 2801 & 2831 4th St N

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.

Hi Corey,

I understand that you are now the person to contact concerning this proposed development. Included below is my original letter and unfortunately the developer has not addressed any of the concerns of the neighborhood in his application.

Please consider the impact of cars in the parking lot at night shining the headlights directly in to the house at 321 29th Avenue North. Other drive-thrus along Fourth St enter and exit on to Fourth St. Why can't this restaurant do the same?

Please do not approve these special requests. There are many ways to develop this property that would have a positive impact on the City and neighborhood. This one will not.

Thank you for your attention in this matter.

B.L. Graves

-----Forwarded Message-----

From: Louise <heretohelp@mindspring.com>
Sent: Apr 6, 2022 11:01 AM
To: <Britton.Wilson@stpete.org>
Cc: <Elizabeth.Abernethy@stpete.org>, <Derek.Kilborn@stpete.org>, <Scot.Bolyard@stpete.org>
Subject: Re: Planned development at 2801 & 2831 4th St N

April 5, 2022

Re: Planned development at 2801 & 2831 4th St N

Dear Planning and Development Staff,

Recently, I received a proposal outline from Belleair Development for the property on the east side of 4th Street North from 28th Avenue North to 29th Avenue North. I would like to express strong opposition to the special exception to allow a drive-through for which they intend to apply.

Currently, northbound traffic on 4th Street North backs up past 29th Avenue N. for a good portion of each day. A drive-through depositing cars on 29th will create a much larger

bottleneck. Also at night, headlights of cars moving through the 321 28th Ave. N. and Lot 9-Block 4 on 29th Ave. N. proposed parking areas will shine directly in to the residential property at 321 29th Ave. North.

There are no drive-throughs on 4th street between Dunkin Donuts(11th) and Taco Bell (36th). The existing restaurants, along this stretch, are smaller with smaller parking lots and encourage foot and bicycle traffic.

No other development on the east side of 4th Street between 22nd Avenue North and 30th Ave North encroaches on the residential neighborhood as much as this proposal.

Should an application on this proposal come before you, please do not allow these zoning and special exception requests.

Thank you.

B. L. Graves

211 29th Avenue North

TO: Britton.Wilson@stpete.org

April 14th 2022

CC: Elizabeth.Abernethy@stpete.org
Derek.Kilborn@stpete.org
Scot.Bolyard@stpete.org
Lisset.Hanewicz@stpete.org
rlreed@tampabay.rr.com
carlos@bdg.fl
kemdiehl@gmail.com
kconve6231@msn.com
me@miworld.us

RE: 2500 34th ST, LLC Development

TOPICS:

- (1) Special Exception for Drive-Through for Proposed Panera Bread (2821 4th St. N)**
- (2) Application for Rezoning and Future Land Use (321 28th Ave. N)**

Dear City Planning and Development Staff,

I've been a resident of St. Petersburg since 1979. That's 43 years. I'm very proud of our city and honored to call it home.

I'm writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave N to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant.

As you may know 1,000 people per month are moving into Orange County (Orlando). I have a CDL license and drive to Orlando quite frequently and have experienced firsthand that traffic in that county is a nightmare. Just like Orlando, St. Petersburg is growing rapidly. Traffic onto 4th. Street can be a challenge and due to rapid growth it's getting worse every day. Thoughtful advanced planning is a necessity.

The most important link to sanity that residents have is their residential property. And as a resident, I'm writing this letter to protect my most important investment, quality of life, privacy and harmony.

The primary concern regarding developer Carlos Yepes' plan is that he is proposing to develop a drive-thru onto a residential street. The negative impact that that would have on our property values is astonishing. Specific and unique concerns that are applicable to my property are: Mr. Yepes wants to create one hour parking spaces on 29th Avenue. This is the exact location where my family and friends park. I have parked my car here in this location for over 15 years.

There are multiple problems with this idea:

1. It is difficult to enforce
2. If enforced, it has a direct impact on my visiting friends and family.
3. The mere concept that more traffic is being pushed onto a previously quiet residential street to the extent that it would necessitate such signage should be an indication in itself that this is a terrible idea.

If a drive thru is established, headlights from incoming and outgoing traffic would shine directly into my windows. In addition to the lights, the noise, the congestion, and the pollution from idling vehicles are a major concern for me. And what happens to the litter that drive-through's notoriously create? Most likely it would blow all over 29th Avenue North and 4th Street.

My other fear is "capacity". How many people per day, per hour will congest our currently quiet neighborhood? 29th Avenue North was designed for a light traffic flow through. The original intent was for neighborhood car movement only. It would be a shame to see it impacted by a poorly planned development. Additionally, any development of this land could interface with 4th Street traffic flow.

Creating an expansion in the proposed business beyond the current allotted footprint would mean a congested and, at times, impassable transit corridor for 29th Avenue North. Due to our relatively narrow street and concerns about emergency vehicle access, cars are only recently allowed to park on both sides. With that change, we really only have one lane of movement remaining. If a drive-through is placed on 29th Avenue North, the impact to the neighborhood along with the potential to block emergency vehicles is untenable. If placed on 4th Street North, approaching the light on 30th Avenue North, that will also become congested and will back up traffic.

Please do not approve a drive-through exception of any kind for this property.

Sincerely,

Donald I Chlysta
321 29th Avenue North
St. Petersburg
Florida 33704

Kayla J. Eger

From: Angelina Emanuel <me@miworld.us>
Sent: Thursday, April 14, 2022 4:49 PM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn; Lisset G. Hanewicz; rreed@tampabay.rr.com; kemdiehl@gmail.com; Kerry Converse; Carlos@bdgfl.com
Subject: Belleair Development rezoning proposals for 28th and 29th Ave N

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Britton,

I wrote an email to the city on March 21, 2022, voicing my objections to any requests for rezoning 321 28th Ave. N from residential to commercial or granting a special exception for a drive-through at 2821 4th St. N. I know you have received letters from numerous other anxious neighbors since then, and you probably have a very good idea of the many concerns surrounding this development.

Adding to the concerns that have already been raised, I can't stop thinking about the many live oaks that have been living for many years on that property. As you can see from the pictures below, they are *beautiful*. With all of the pollution that comes from 4th Street, those trees make such a big difference in the quality of this area. In addition to their well-documented positive impact on the heat index and their ability to store significant carbon, they serve as an important buffer for noise in the adjacent neighborhood. In addition, they benefit the surrounding residential areas that are within walking distance and reinforce the unique character of the Historic Old Northeast neighborhood.

A friend sent me a link to the Corridor Commercial Traditional 1 (CCT-1) zoning code which covers this property and the first thing that stood out was the stated purpose and intent of the kind of building that is being encouraged here:

16.20.080.1. - Composition of corridor commercial traditional.

*B. These districts are characterized by a collection of compatible, interrelated uses that include shopping, service, employment and residential opportunities. **The symbiotic relationship of these mixed uses creates a more balanced community, reduces traffic, consolidates service delivery, and benefits the surrounding residential areas that are within walking distance.***

16.20.080.2. - Purpose and intent.

*The purpose of the CCT district regulations is to **protect the traditional commercial character** of these corridors while permitting rehabilitation, improvement and redevelopment in a manner that encourages **walkable streetscapes**. The regulations include urban design guidelines, including zero setbacks, building design (e.g., requiring windows and entryways at ground level), cross-access, and other standards, to reflect and **reinforce the unique character within each of the districts.***

Do you know if the developer has discussed how he plans to *benefit the community* that is within walking distance, *protect the traditional* commercial character, and *reinforce the unique* character of the Old Northeast District?

Thank you,
Angelina Emanuel





OPINION RESULTS BY QUADRANT

MAP 1 – 29TH AVE N between 5TH ST & 4TH ST

UNABLE TO CONTACT	X							X		
FOR										
OPPOSED		X	X	X	X					
OPPOSED	X	X	X						X	
FOR										
UNABLE TO CONTACT				X	X	X	X		X	

MAP 3 – 28TH AVE N between 4TH ST & 2ND ST

UNABLE TO CONTACT	X			X	X		X				
FOR						X					
OPPOSED		X	X					X	X		



OPPOSED	X	X		X	X	X	X	X			
FOR											
UNABLE TO CONTACT			X						X		

MAP 4 – 28TH AVE N between 5TH ST & 4TH ST

UNABLE TO CONTACT		X	X	X	X	X	X	X	X		X
FOR											
OPPOSED	X									X	



OPPOSED					X		X			
FOR										
UNABLE TO CONTACT	X	X	X	X		X		X		
					(Haskel st)		(440)			

CASE #22-32000006 – BELLAIRE REDEVOPMENT OF ALCOVE ASSISTED LIVING CENTER

NEIGHBORS CONTACTED VIA BELAIR DEVELOPMENT LETTERS

WHO HAVE EXPRESSED OPPOSITION TO GRANTING SPECIAL EXCEPTIONS:

BROWN, WILLIAM W
310 29TH AVE N
ST. PETERSBURG, FL 33704

KNEEBURG, LINDA S
304 29TH AVE N
ST. PETERSBURG, FL 33704

DIEHL, JAMES M
300 29TH AVE N
ST. PETERSBURG FL 33704

HEALY, JOHN M
234 29TH AVE N
ST. PETERSBURG, FL 33704

SPIROU, GEORGE A
218 29TH AVE N
ST. PETERSBURG, FL 33704

ZAGER, BRETT D
206 29TH AVE N
ST. PETERSBURG, FL 33704

COTTON, MARY
2868 2ND ST N
ST. PETERSBURG, FL 33704

**ANDERSON-CONVERSE
TRUST**
311 28TH AVE N
ST. PETERSBURG, FL 33704

BERENDS, CAROL C
303 28TH AVE N
ST. PETERSBURG, FL 33704

MCCABE, LAWRENCE J
243 28TH AVE N
ST. PETERSBURG, FL 33704

CHABEREK, STANISLAW
235 28TH AVE N
ST PETERSBURG, FL 33704

GRIMSHAW, RAYMOND M
225 28TH AVE N
ST. PETERSBURG, FL 33704

ACUNA, MAURICE TRE
221 28TH AVE N
ST. PETERSBURG, FL 33704

**TATE, BRENDA BURNETTE
TRE**
207 28TH AVE N
ST. PETERSBURG, FL 33704

MORROW, PHILIP A
201 28TH AVE N
ST. PETERSBURG, FL 33704

ROJO VENTURES INC
2901 4TH ST N
ST.PETERSBURG, FL 33704

CHLYSTA, DONALD
321 29TH AVE N
ST.PETERSBURG, FL 33704

KNEEBURG, LINDA S TRUST
315 29TH AVE N
ST. PETERSBURG, FL 33704

GBUR, PAUL M JR
301 29TH AVE N
ST.PETERSBURG, FL 33704

WILLINGHAM, JEAN KENLAN
245 29TH AVE N
ST. PETERSBURG,FL 33704

FORZIANO, ROBERT
233 29TH AVE N
ST. PETERSBURG, FL 33704

EMANUEL, ANGELINA
225 29TH AVE N
ST. PETERSBURG, FL 33704

GRAVES, B LOUISE
211 29TH AVE N
ST. PETERSBURG, FL 33704

SWISHER, JOHN E
201 29TH AVE N
ST. PETERSBURG, FL 33704

Date: April 13, 2022

To: britton.Wilson@stpete.org

CC: elizabeth.Abernethy@stpete.org
derek.Kilborn@stpete.org
scot.Bolyard@stpete.org
listen.Hanewicz@stpete.org
rlreed@tampabay.rr.com
carlos@bdg.fl
kemdiehl@gmail.com
kconve6231@msn.com
me@miworld.us

Re: 2500 34th ST, LLC Development

TOPICS:

- (1) Special Exception for Drive-Through for Proposed Panera Bread (2821 4th St. N)
- (2) Application for Rezoning and Future Land Use (321 28th Ave. N)

Dear Planning and Development Staff,

My wife and I are recent (2 ½ years) arrivals to the Old Northeast neighborhood, and were attracted by its quiet streets, friendly feeling, mature landscaping and tree growth, and lack of incursion from noisy 4th street businesses into the residential areas.

We are writing to voice our strongest objections to the proposed redevelopment of the former Alcove Assisted Living facility, and we are adamantly opposed to the request to rezone the residential property at [321 28th Ave N](#) to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant. Both of these activities represent an unacceptable extension of rights of developers on 4th street that will negatively impact the residential life of the neighborhood.

The rezoning of this residential property for the construction of a parking lot, and the drive-through will extend the business activities unacceptably into the neighborhood. The parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood. The drive-through service certainly will bring lines of vehicles, combined noise from their engines, increased traffic through the neighborhood and potentially dangerous traffic patterns from lines of parked cars that may extend into roadways, neighborhood streets, and the

alley. When in operation, the Alcove facility had none of these issues. The introduction of the proposed development, with requests for rezoning and special exception will have a negative impact on our neighborhood.

We have invested significantly in the design and construction of a new home in this neighborhood. That investment was undertaken with an assessment of the fine character of the neighborhood, and its insulation from 4th Street businesses. The proposals of the developers mentioned here extend beyond the reasonable use of the property and negatively alter the lifestyle of the neighborhood.

We request simply that 4th Street North commercial development not be allowed to encroach into existing historical neighborhoods. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions. This request by us and our neighbors is reasonable.

Homeowners also have made significant investment into our neighborhoods, and that investment is the foundation to support business investment activities. It is disturbing when the equation under which we made our investment is being changed.

We ask that you prioritize this investment of the neighbors, who are the neighborhood, and our concerns and strong objections, over those of business interests whose plans will alter the character of our neighborhood.

Sincerely,

George A. Spirou

Eleni Spirou

George and Eleni Spirou
218 29th Avenue North
St Petersburg, FL. 33704

Date: July 24, 2022

To: Corey.Malyszka@stpete.org

Cc: Elizabeth.Abernathy@stpete.org
Dereck.Kilborn@stpete.org
Scot.Bolyard@stpete.org
Lisset.hanewicz@stpete.org
rlreed@tampabay.rr.com
carlos@bdg.fl
kemdiehl@gmail.com
kconve6231@msn.com
me@miworld.us

RE: Case No: 22-32000006 - Proposed Bellaire Development – 2800 4th St N

Dear Planning and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave N to allow for the construction of a parking lot, and the request for a special exception for a drive-through.

I am **strongly opposed** to the rezoning of this residential property for the construction of a parking lot, and the drive-through. The idea of rezoning existing residential property to allow for a larger commercial installation is not inline with the surrounding area. No property I know of north of downtown and south of 30th Ave currently has more than two lots into the neighborhoods from 4th. Further in that same space I can only call out a single property with a drive-through. It's entrance and exit are from 4th Street. Not the side streets of the neighborhood. The turning lane heading south to get on 29th Ave can support one, maybe two cars before vehicles would be holding up traffic on 4th street. The existing traffic and property limitations mean adding a drive-through as designed would push much of the traffic off 4th Street just to get to and from the entrance.

Additionally, the idea of “repurposing” the ally for commercial needs doesn't sit well, I have a young daughter that plays in the alley behind our house. Allowing the developer to incorporate the ally into planned use of the property with parking spaces along the ally, loading and delivery doors along the ally, much of that commercial traffic will be forced to enter/exit the ally on 2nd Street. I also haven't seen anything in proposed plans that details where this new commercial property will have their trash dumpsters.

With the idea of this traffic coming off 4th and into our neighborhood please recall this neighborhood has no sidewalks for pedestrians to walk safely. On the 200 block alone, there

are two families with either small children or disabled persons that use the street to enjoy the neighborhood. This will greatly impact the safety of our neighborhood residents.

The bottom line is the developer is trying to take what was a very low neighborhood impact business, operating as somewhat of a residence and flipping it into a very high neighborhood impact property through zoning changes and exceptions which should not be allowed. With this being smack in the middle of Trader Joe's and Fresh Market on the opposite side of the street the additional combined impact would be just too great for the exact spot 4th Street goes from 6 to 4 lanes of travel (when heading south).

There is a well-developed commercial corridor along 4th St N. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Amy Morrow". The signature is fluid and cursive, with the first name "Amy" being more prominent than the last name "Morrow".

Amy Morrow
201 28th Ave N
St Petersburg, FL 33704

Date: July 24, 2022

To: Corey.Malyszka@stpete.org

Cc: Elizabeth.Abernathy@stpete.org
Dereck.Kilborn@stpete.org
Scot.Bolyard@stpete.org
Lisset.hanewicz@stpete.org
rlreed@tampabay.rr.com
carlos@bdg.fl
kemdiehl@gmail.com
kconve6231@msn.com
me@miworld.us

RE: Case No: 22-32000006 - Proposed Bellaire Development – 2800 4th St N

Dear Planning and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave N to allow for the construction of a parking lot, and the request for a special exception for a drive-through.

I am **strongly opposed** to the rezoning of this residential property for the construction of a parking lot, and the drive-through. The idea of rezoning existing residential property to allow for a larger commercial installation is not inline with the surrounding area. No property I know of north of downtown and south of 30th Ave currently has more than two lots into the neighborhoods from 4th. Further in that same space I can only call out a single property with a drive-through. It's entrance and exit are from 4th Street. Not the side streets of the neighborhood. The turning lane heading south to get on 29th Ave can support one, maybe two cars before vehicles would be holding up traffic on 4th street. The existing traffic and property limitations mean adding a drive-through as designed would push much of the traffic off 4th Street just to get to and from the entrance.

Additionally, the idea of “repurposing” the ally for commercial needs doesn't sit well, I have a young daughter that plays in the alley behind our house. Allowing the developer to incorporate the ally into planned use of the property with parking spaces along the ally, loading and delivery doors along the ally, much of that commercial traffic will be forced to enter/exit the ally on 2nd Street. I also haven't seen anything in proposed plans that details where this new commercial property will have their trash dumpsters.

With the idea of this traffic coming off 4th and into our neighborhood please recall this neighborhood has no sidewalks for pedestrians to walk safely. On the 200 block alone, there

are two families with either small children or disabled persons that use the street to enjoy the neighborhood. This will greatly impact the safety of our neighborhood residents.

The bottom line is the developer is trying to take what was a very low neighborhood impact business, operating as somewhat of a residence and flipping it into a very high neighborhood impact property through zoning changes and exceptions which should not be allowed. With this being smack in the middle of Trader Joe's and Fresh Market on the opposite side of the street the additional combined impact would be just too great for the exact spot 4th Street goes from 6 to 4 lanes of travel (when heading south).

There is a well-developed commercial corridor along 4th St N. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Morrow", with a long horizontal flourish extending to the right.

Philip Morrow
201 28th Ave N
St Petersburg, FL 33704

Kayla J. Eger

From: Dr Bob Preziosi <drbobpreziosi@gmail.com>
Sent: Wednesday, April 13, 2022 9:49 PM
To: Britton N. Wilson
Subject: Rezoning on 4th Street

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.

Hi Britt!

I would be opposed to rezoning on 4th street from residential to commercial.

Thanks.
Bob

Kayla J. Eger

From: Kerry Converse <kconve6231@msn.com>
Sent: Saturday, July 23, 2022 10:30 AM
To: Corey D. Malyszka
Subject: Proposed Alcove Redevelopment - Case No. 22-3200006

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.

Corey,

Please see a copy the email below that I submitted to Britton Wilson on March 28, 2022 summarizing my objections to the proposed Alcove redevelopment. I am resubmitting it to you to make sure it is included in your staff report and is part of the record. Thank you.

Kerry Converse
311 28th Ave N

Dear Planning and Development Staff,

I have received correspondence from Belleair Development concerning the proposed redevelopment of the former Alcove Assisted Living Facility and adjacent residential property at 321 28th Ave N. The correspondence asks for my approval of a pending request to rezone the residence at 321 28th Ave N to allow for the construction of a parking lot. In addition, they are requesting approval of a special exception for a drive-through to service a Panera restaurant.

I am **strongly opposed** to the rezoning of 321 28th Ave N for the construction of a parking lot, and the drive-through. I am a direct abutter to 321 28th Ave N. I am extremely concerned about the impacts of a parking lot directly adjacent to my home. These include loss of privacy, noise pollution, light pollution, air quality, traffic congestion, and general loss of the quiet enjoyment of my home. In addition, a drive-through adds a significant concern for an increase in air pollution to abutters from idling vehicles and more noise, specifically diesel clatter. When in operation, the Alcove facility had none of these issues. The introduction of the proposed development, with rezoning and special exception will have a negative impact the quality of life of the abutters.

There is a well established commercial corridor along 4th St N. Commercial development should be contained within this corridor and not be allowed to encroach into existing, historic neighborhoods. The property at 321 28th Ave N provides a buffer for me to the existing noise, traffic, and commercial activities along 4th St N. The proposed rezoning of 321 28th Ave N and redevelopment of the former Alcove facility will bring those existing 4th St N conditions closer to me. The proposed development should be made to conform with existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I understand that a recent topic of great concern in St. Pete is the lack of housing, affordable and otherwise. The rezoning and demolition of the house next to me removes a housing unit from the City's inventory, displaces a family, and puts more pressure on an already hot market.

I ask the board to please seriously consider the concerns and objections of me, my neighbors, the neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

Kerry Converse
311 28th Ave N
St. Petersburg, FL 33704

Kayla J. Eger

From: Beth Hoople <under1000words@gmail.com>
Sent: Monday, March 28, 2022 10:23 AM
To: Britton N. Wilson; Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: Keep Residential Zoning, Please

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.

The request to rezone the residential lot at the end of 28th N and 29th N. off of 4th Street to Commercial is not a good idea for so many obvious reasons aside from the fact that the lot is zoned Residential. Residential zoning means “for residents (people).” Commercial zoning means more garbage, more litter, more wasted water, more wasted gas, more crime, more problems.

We the People need fewer problems, not more. Please do not approve this ill-advised variance. Thank you for your time.

Beth Hoople

511 11th Avenue NE 33701

Kayla J. Eger

From: Louise <heretohelp@mindspring.com>
Sent: Wednesday, April 6, 2022 11:01 AM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: Re: Planned development at 2801 & 2831 4th St N

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.

April 5, 2022

Re: Planned development at 2801 & 2831 4th St N

Dear Planning and Development Staff,

Recently, I received a proposal outline from Belleair Development for the property on the east side of 4th Street North from 28th Avenue North to 29th Avenue North. I would like to express strong opposition to the special exception to allow a drive-through for which they intend to apply.

Currently, northbound traffic on 4th Street North backs up past 29th Avenue N. for a good portion of each day. A drive-through depositing cars on 29th will create a much larger bottleneck. Also at night, headlights of cars moving through the 321 28th Ave. N. and Lot 9-Block 4 on 29th Ave. N. proposed parking areas will shine directly in to the residential property at 321 29th Ave. North.

There are no drive-throughs on 4th street between Dunkin Donuts(11th) and Taco Bell (36th). The existing restaurants, along this stretch, are smaller with smaller parking lots and encourage foot and bicycle traffic.

No other development on the east side of 4th Street between 22nd Avenue North and 30th Ave North encroaches on the residential neighborhood as much as this proposal.

Should an application on this proposal come before you, please do not allow these zoning and special exception requests.

Thank you.

B. L. Graves

211 29th Avenue North

Kayla J. Eger

From: Carol Berends <cberends946@gmail.com>
Sent: Monday, March 28, 2022 10:10 AM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: Proposed Belleair Development 2800 4th St. No.

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 and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave. No. to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant.

I am **strongly opposed** to the rezoning of this residential property for the construction of a parking lot at 321 28th Ave. No., and the drive-through on 29th Ave. I am concerned that a parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood, especially in the alley. I also have serious concerns about the traffic congestion, additional noise, and air pollution a drive-through will bring to the neighborhood due to idling vehicles and overflow. When in operation, the Alcove facility had none of these issues. The proposed requests for rezoning and special exception will have a negative impact on our neighborhood.

There is a well-developed commercial corridor along 4th St No. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. The elimination of the drive-through would allow for additional parking space at Panera so there would be no need for the lot at 321 28th Avenue. There should be no access to parking from the alley on either side. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

Carol C. Berends
303 28th Avenue North
St. Petersburg, FL 33704

Kayla J. Eger

From: Brian Carroll <briancarrollstpete@gmail.com>
Sent: Monday, March 28, 2022 9:28 AM
To: Britton N. Wilson; Cc: Elizabeth.Abernathy@stpete.org; Dereck.Kilborn@stpete.org; Scot K. Bolyard
Subject: Subject: Proposed Bellaire Development - 2800 4th St. N

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.

From: Janet B. <kayak5@verizon.net>
To: Britton.Wilson@stpete.org <Britton.Wilson@stpete.org>
Cc: Elizabeth.Abernathy@stpete.org <Elizabeth.Abernathy@stpete.org>; Dereck.Kilborn@stpete.org <Dereck.Kilborn@stpete.org>; Scot.Bolyard@stpete.org <Scot.Bolyard@stpete.org>
Sent: Mon, Mar 28, 2022 9:13 am
Subject: Proposed Bellaire Development - 2800 4th St. N

Date: March 28, 2022

Dear Planning and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave N to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panerra restaurant.

I am strongly opposed to the rezoning of this residential property for the construction of a parking lot, and the drive-through. I am concerned that a parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood. I also have serious concerns about the increase in air pollution a drive-through will bring to the neighborhood due to idling vehicles, and additional noise from diesel clatter. When in operation, the Alcove facility had none of these issues. The introduction of the proposed development, with requests for rezoning and special exception will have a negative impact on our neighborhood.

There is a well-developed commercial corridor along 4th St N. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

Brian Carroll
234 28th Avenue N.
\$

Kayla J. Eger

From: Brett Zager <brettdz1@gmail.com>
Sent: Thursday, March 31, 2022 9:21 PM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: Request to rezone the residential property at 321 28th Ave N

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 and Development Team,

Thank you for taking the time to read this letter, which will express my concerns about Belleair Development Group's request to rezone residential property in the Historic Old Northeast neighborhood of St. Petersburg.

I am a homeowner at 206 29th Ave N. and will be directly affected by this development. I am also a local veterinarian and small business owner in St. Petersburg. Lastly, me and my wife, Jacqueline, are expecting our first child this June.

As a small business owner, and proud St. Petersburg resident, I appreciate this city's growth, and understand the desire to attract new business and investment.

However, I think rezoning homes in an historic district to allow for construction of a Panera drive-through and parking lot is a gross mistake. I have some of the same concerns as my neighbors -- noise pollution, air pollution, light pollution, and increased safety hazards on the street where I intend to raise my children.

As a small business owner who has dealt with city zoning and code requirements, I also feel insulted that a special exception is even being considered for a large multinational corporation such as "Panera". This is antithetical to the "Keep St. Pete Local" culture we've come to love.

The commercial sector along 4th St N. is fully functional, and there are available lots for sale to suit the needs of Belleair Development Group and Panera. Historic neighborhoods should not be at risk of encroachment by large, multinational corporate chains.

I sincerely thank you for taking the time to consider my concerns. I am happy to discuss my concerns further in person, on the phone, by email, or in a city meeting.

Sincerely and Thank you,

Brett Zager

Kayla J. Eger

From: Elizabeth Abernethy
Sent: Monday, March 21, 2022 8:29 PM
To: Derek Kilborn; Britton N. Wilson; Ann O. Vickstrom; Corey D. Malyszka; Dave S Goodwin
Subject: Fwd: Belleair Development rezoning proposals for 28th and 29th Ave N
Attachments: Belleair development application for rezoning residential to commercial.pdf; Belleair development proposal for drive-through exception on 29th Ave., N.pdf

FYI

Who is handling this rezoning application?
Has Carlos submitted it yet ?

I do believe he would need several landscape variances and not sure that transportation would support the queuing

He should have a pre-ap with the DRS team too

Thanks!
Liz

Sent from my iPhone

Begin forwarded message:

From: Angelina Emanuel <me@miworld.us>
Date: March 21, 2022 at 5:48:46 PM EDT
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Belleair Development rezoning proposals for 28th and 29th Ave N

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.

Hello Elizabeth,

Thank you again for your prompt return of my call. Attached are the documents we received in the mail from Belleair Development a couple of days ago.

I am not crazy about the huge parking lot being proposed to encroach so closely on residential space; I don't see any plans for trees to offset the heat sink that would create. But, we are *especially* concerned about the drive through that is being proposed. A drive through would add to air pollution while cars sit idling and the configuration that is being proposed would undoubtedly increase traffic on our otherwise calm, quiet residential street.

As I mentioned to you on the phone, I plan to attend the HONNA meeting tonight, and I will bring a copy of the proposal in case they haven't received one yet. I reached out to some of the neighbors on our block and they are expressing concerns that echo mine.

Would you please keep me advised about how I and my neighbors can effectively give our feedback on this project? We would very much like to be a part of the conversation.

Thank you,
Angelina Emanuel

225 29th Ave N
303-884-6277

From: Angelina Emanuel <me@miworld.us>
Sent: Monday, March 21, 2022 4:31 PM
To: Angelina Emanuel <me@miworld.us>
Subject: Belleair Development rezoning proposals

Created with [Scanner Pro](#)
Sent from my iPhone

Kayla J. Eger

From: Elizabeth Forziano <e4zano@gmail.com>
Sent: Monday, March 28, 2022 10:59 AM
To: Britton N. Wilson; Derek Kilborn; elizabeth.abernathy@stpete.org; scott.bolyard@stpete.org
Subject: Special Exception/Rezoning at 2801 & 2831 4th Street N

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.

Good morning.

I'm writing in response to letters I received from the development company who purchased the old Alcove property at 2801 and 2831 4th street N and the residential home at 321 28th Avenue N. They would like to redone and have a special exception to put in a drive thru for a Panera Bread.

We (my husband and I) are extremely opposed to this rezoning for commercial use and especially the drive thru. We would never have purchased our home 20+ years ago if these businesses were already in place. There are plenty of commercial spaces on 4th street without encroaching on the residential areas.

Having one business and a parking lot in that space would create an over abundance of traffic in the neighborhood. To greedily place two businesses, a parking lot and a drive thru would overrun our peaceful block on 29th Avenue with traffic. The integrity of our safe street would no longer exist. All you have to do is go down 43rd Avenue between 4th and 1st streets to see how the Chick Fil A traffic has affected that block. The homes have put "slow down" signs all down the avenue. No amount of signage will deter the traffic if this rezoning and plan are allowed.

Additionally we do not have driveways in front of our homes on 29th Avenue so the majority of parking is on the street. Where will home owners park if we have restaurant patrons parking on our block? More traffic, more speeding and more opportunity for our vehicles to be damaged.

Please take into consideration those of us who purchased here due to the neighborhood being the way it is, not the way developers want it to be.

Thank you,
Elizabeth and Robert Forziano
233 29th Avenue N
727-804-7566

Date: April 13, 2022

To: britton.Wilson@stpete.org

CC: elizabeth.Abernethy@stpete.org
derek.Kilborn@stpete.org
scot.Bolyard@stpete.org
listen.Hanewicz@stpete.org
rlreed@tampabay.rr.com
carlos@bdg.fl
kemdiehl@gmail.com
kconve6231@msn.com
me@miworld.us

Re: 2500 34th ST, LLC Development

TOPICS:

- (1) Special Exception for Drive-Through for Proposed Panera Bread (2821 4th St. N)
- (2) Application for Rezoning and Future Land Use (321 28th Ave. N)

Dear Planning and Development Staff,

My wife and I are recent (2 ½ years) arrivals to the Old Northeast neighborhood, and were attracted by its quiet streets, friendly feeling, mature landscaping and tree growth, and lack of incursion from noisy 4th street businesses into the residential areas.

We are writing to voice our strongest objections to the proposed redevelopment of the former Alcove Assisted Living facility, and we are adamantly opposed to the request to rezone the residential property at [321 28th Ave N](#) to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant. Both of these activities represent an unacceptable extension of rights of developers on 4th street that will negatively impact the residential life of the neighborhood.

The rezoning of this residential property for the construction of a parking lot, and the drive-through will extend the business activities unacceptably into the neighborhood. The parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood. The drive-through service certainly will bring lines of vehicles, combined noise from their engines, increased traffic through the neighborhood and potentially dangerous traffic patterns from lines of parked cars that may extend into roadways, neighborhood streets, and the

alley. When in operation, the Alcove facility had none of these issues. The introduction of the proposed development, with requests for rezoning and special exception will have a negative impact on our neighborhood.

We have invested significantly in the design and construction of a new home in this neighborhood. That investment was undertaken with an assessment of the fine character of the neighborhood, and its insulation from 4th Street businesses. The proposals of the developers mentioned here extend beyond the reasonable use of the property and negatively alter the lifestyle of the neighborhood.

We request simply that 4th Street North commercial development not be allowed to encroach into existing historical neighborhoods. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions. This request by us and our neighbors is reasonable.

Homeowners also have made significant investment into our neighborhoods, and that investment is the foundation to support business investment activities. It is disturbing when the equation under which we made our investment is being changed.

We ask that you prioritize this investment of the neighbors, who are the neighborhood, and our concerns and strong objections, over those of business interests whose plans will alter the character of our neighborhood.

Sincerely,

George A. Spirou

Eleni Spirou

George and Eleni Spirou
218 29th Avenue North
St Petersburg, FL. 33704

Kayla J. Eger

From: SPDNA President <spdna.president@gmail.com>
Sent: Tuesday, March 29, 2022 11:47 AM
To: Britton N. Wilson
Subject: 4th Street and 29th Ave lot

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.

Britton,
Has this development been proposed yet?
Karen

On Tue, Mar 29, 2022 at 11:34 AM Jay Johnson at SynerSoft <jay@synersoft.com> wrote:

Ops. Forgot the screenshot:



Jackie Azis

Old Northeast • 23 hr ago



Please email City re proposed zoning changes. Hi all,

An out-of-state development company purchased a residential lot at the end of 28th N and 29th N. off of 4th Street. The company wants the city to approve rezoning this residential area to commercial space, with the intent of building a huge parking lot and putting up a drive-thru Panera. First, they should not change residential zoning to commercial zoning, especially when we are already experiencing a housing shortage. Also, these drive thrus are dangerous for not only the residents, kids, and pets on those streets, but are dangerous for anyone driving on 4th street, especially when the drive thru traffic goes out onto the main road (see what happens with Dunkin Donuts and Starbucks on 4th street for example).

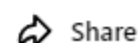
Please email the City and oppose this terrible development company proposal!

Send the email to the following members of the City Planning & Development Department:

TO: Britton.Wilson@stpete.org

CC: Elizabeth.Abernethy@stpete.org
Derek.Kilborn@stpete.org
Scot.Bolyard@stpete.org

Posted in **General** to **Anyone**



From: Jay Johnson at SynerSoft

Sent: Tuesday, March 29, 2022 9:55 AM

To: 'SPDNA President' <president@stpetedna.org>

Subject: RE: Event Announcement: April General Membership Meeting | Waterfront Parks Master Plan Update, April 13, 2022

Hello,

I noticed the following on NextDoor.com and wondered what the DNA thought of our current zoning situation. Both in general and with regard to specific variance requests.

Regards,

Jay

From: St Pete DNA <info@stpetedna.org>

Sent: Sunday, March 20, 2022 8:59 AM

To: Jay Johnson at SynerSoft <jay@synersoft.com>

Subject: Event Announcement: April General Membership Meeting | Waterfront Parks Master Plan Update, April 13, 2022

Dear Jay Johnson,

You are invited to the following [event](#):

April General Membership Meeting | Waterfront Parks Master Plan Update

When: April 13, 2022 7:00 PM, EDT

Where: Cathedral Church of St. Peter- [140-4th St N](#)

Will you be attending?

Yes

Maybe

No

EVENT DETAILS:

Doors open at 6:30 Meeting at 7:00 pm

Express Presenters

Sgt. Thomas Qualey, SPPD and SPFR Officers

Spotlight Presentation

Waterfront Master Plan Review and Updates

Elizabeth Abernathy, Director of Planning & Development will update SPDNA on The Waterfront Master Plan 2022 Review

Best regards,

[St Pete DNA](#)

If you no longer wish to receive these emails you can [unsubscribe](#) at any time.

This email contains links that will automatically log you into the St Pete DNA site. These links will work for the next 7 days only. Please, don't forward this email to anyone!

--

Karen Carmichael
President

Email: president@stpetedna.org

Social media:

stpetedna.org

www.facebook.com/StPeteDNA/

www.instagram.com/stpete_dna/

https://twitter.com/StPete_DNA

It is our goal to maintain and enhance downtown's quality of life by strengthening the connection and collaboration between government, commerce and residents through advocacy, social interaction and information.

March 20, 2022

City of St. Petersburg City Council
DRC Members
City Council Chambers
126 11th Ave NE
St. Petersburg, FL 33701

Re: Special Exception for Drive-Through for the Proposed Panera Bread
2831 4th Street N., St. Petersburg, Florida (the "Property")

Dear Distinguished Members:

OPPOSITION TO

I am submitting this letter in support of the property owner's request for a Special Exception to allow a drive-through for the proposed Panera Bread restaurant to be constructed at 2831 4th Street N., St. Petersburg.

_____ I/We support the Special Exception for a drive-through for Panera Bread **NO!**

_____ I/We support the rezoning and land use change for the property at 321 28th Avenue N. for development of a parking lot to provide for additional parking for Panera Bread, which we feel will eliminate the potential for street parking within the alley and on 28th Avenue N. **NO!**

FURTHER COMMENTS: **PLEASE SEE ATTACHED SHEET**

Sincerely, *James + Katherine Dieml*

Print Name: **JAMES + KATHARINE DIEML**

Address: **300 29TH AVE
ST PETERS 33704**
Phone: **704 280 5880**

① SAINT PETERS IS SHORT OF HOUSING! THIS IS A NEIGHBORHOOD - ITS NEEDS A HOUSE NOT A PARKING LOT.
② THIS ALLEY WILL BECOME A STREET! NO! NO! NO!

March 20, 2022

City of St. Petersburg City Council
DRC Members
City Council Chambers
126 11th Ave NE
St. Petersburg, FL 33701

OPOSED!!!

Re: Application for Rezoning and Future Land Use Change
321 28th Avenue N., St. Petersburg, Florida (the "Property")

Dear Distinguished Members:

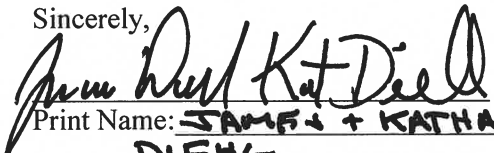
OPPOSITION TO

I am submitting this letter in ~~support~~ of the property owner's request to rezone the subject Property from NT-3 (Neighborhood Traditional Single Family-3) to CCT-1 (Commercial Corridor Traditional-1) and for a future land use change from Urban Residential (RU) to Planned Redevelopment-Mixed Use (PD-MU) for development of a parking lot to provide additional parking for the proposed Panera Bread restaurant at 2831 4th Street N., St. Petersburg, which we feel will eliminate the potential for street parking in the alley and on 28th Avenue N. by its customers and create a safer environment for the neighborhood.

FURTHER

COMMENTS: (1) THIS ISOLATES 28TH AND 29TH FOR PEDESTRIAN ACCESS TO 4TH ST. WHERE ARE SIDEWALKS??? YOU HAVE TO WALK ACROSS BUSY DRIVEWAY ENTRANCES AND EXITS

Sincerely,



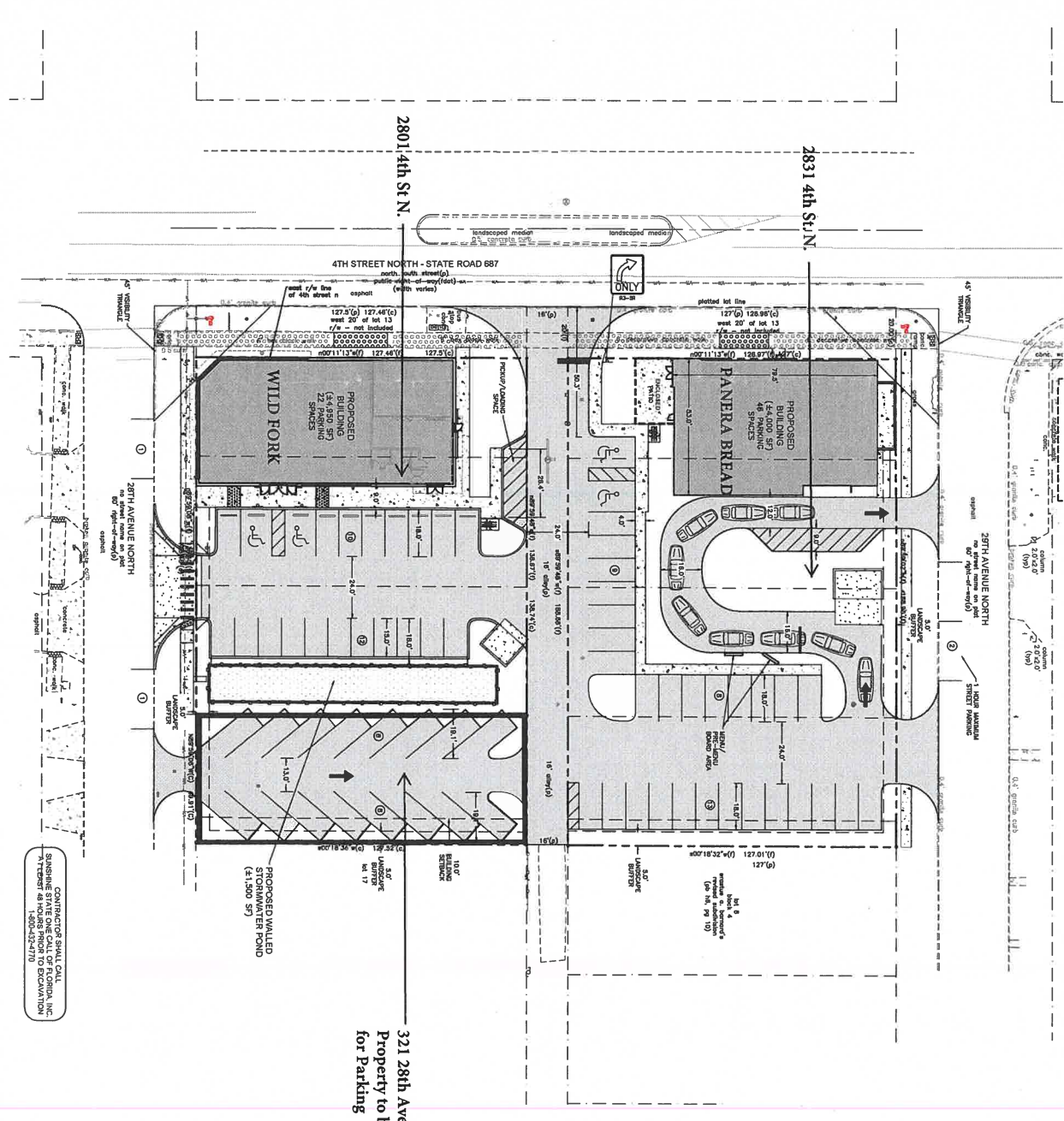
Print Name: JAMES + KATHARINE DEHL
Address: 300 29TH AVE N
ST PETE
Phone: 704-280-5880

(2) THERE IS NO WAY TO MAKE A LEFT TURN TO ENTER THESE BUSINESSES FROM 4TH. THIS WILL CAUSE LOCALS TO CUT THROUGH THE ALLEY AND ALSO USE THE LIGHT AT 30 MAKING 28 AND 29 CARRY HEAVY TRAFFIC

(3) ACCESS NEEDS TO BE ONLY ON 4TH

(4) NO ACCESS FROM THE ALLEY!!! ITS NOT A STREET!!!

ILLUSTRATIVE SITE PLAN

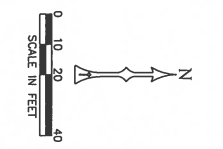


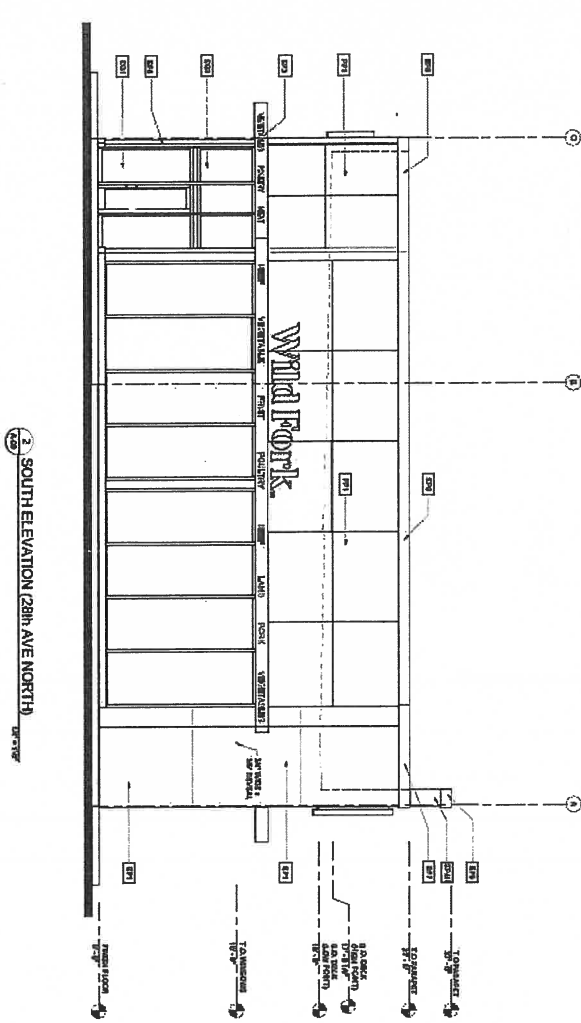
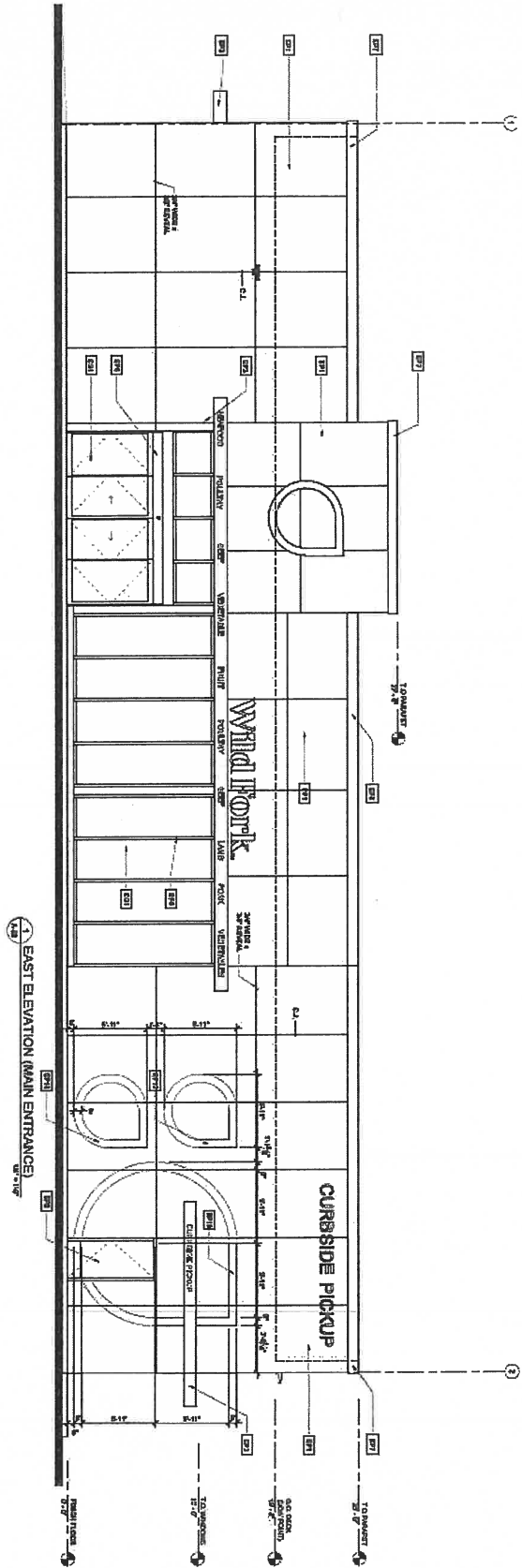
CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC AT 813-251-3434 FOR ANY UTILITIES.

321 28th Avenue N.
Property to be Rezoned
for Parking

LEGEND

	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED ASPHALT
	EXISTING ASPHALT
	PROPOSED CMU
	EXISTING CMU
	PROPOSED BRICK
	EXISTING BRICK
	PROPOSED BLOCK
	EXISTING BLOCK
	PROPOSED ASPHALT
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	EXISTING ASPHALT





EXTERIOR FINISH SCHEDULE

ID	INTERIAL	WORK	EXTENSION	COLOR	NOTES
501	FLAT	BRICK	BRICK	BRICK	BRICK
502	FLAT	CONCRETE	CONCRETE	CONCRETE	CONCRETE
503	FLAT	PAINT	PAINT	PAINT	PAINT
504	FLAT	PAINT	PAINT	PAINT	PAINT
505	FLAT	PAINT	PAINT	PAINT	PAINT
506	FLAT	PAINT	PAINT	PAINT	PAINT
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A-09

project no: 1702

scale: AS SHOWN

date: 10/2/2021

drawn by: LV

Wild Fork

MEAT & SEAFOOD MARKET

2801 4th STREET

ST. PETERSBURG, FLORIDA

CKE GROUP

INCORPORATED

engineering • architecture • planning

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (305) 558-4124 • (864) 982-7211

Kayla J. Eger

From: Elizabeth Abernethy
Sent: Monday, April 4, 2022 10:41 AM
To: Jayne E. Ohlman
Cc: Scot K. Bolyard; Britton N. Wilson
Subject: RE: Proposed Belleair Development

There was a pre-application meeting last Fall on a rezoning application.
We have not received the rezoning application

Britton Wilson will be the team lead if this is submitted.

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Jayne E. Ohlman <Jayne.Ohlman@stpete.org>
Sent: Monday, April 4, 2022 10:35 AM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Scot K. Bolyard <Scot.Bolyard@stpete.org>
Subject: FW: Proposed Belleair Development

Is this an active app? Or just a preliminary plan?

Jayne Ohlman
Senior Legislative Aide
St. Petersburg City Council
Office: 727-893-7232
Cell: 727-514-9044

The information in this email and any attachment(s) is intended only for the addressee(s) listed and may be subject to public disclosure.

From: Jayne E. Ohlman <Jayne.Ohlman@stpete.org>
Sent: Monday, April 4, 2022 10:06 AM
To: Jayne E. Ohlman <Jayne.Ohlman@stpete.org>
Subject: FW: Proposed Belleair Development

Jayne Ohlman
Senior Legislative Aide
St. Petersburg City Council
Office: 727-893-7232
Cell: 727-514-9044

The information in this email and any attachment(s) is intended only for the addressee(s) listed and may be subject to public disclosure.

From: Carol Berends <cberends946@gmail.com>
Sent: Monday, April 4, 2022 9:56 AM
To: Lisset G. Hanewicz <Lisset.Hanewicz@stpete.org>
Subject: Proposed Belleair Development

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 Councilwoman Hanewicz,

Below is a copy of a letter I sent to the people listed below last week. At a neighborhood meeting last Thursday, the leader suggested I send this to you as well.

Thank you, Carol Berends

Date: March 28, 2022

To: Britton.Wilson@stpete.org
Cc: Elizabeth.Abernethy@stpete.org
Derek.Kilborn@stpete.org
Scot.Bolyard@stpete.org

RE: Proposed Belleair Development – 2800 4th St No.

Dear Planning and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave. No. to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant.

I am **strongly opposed** to the rezoning of this residential property for the construction of a parking lot at 321 28th Ave. No., and the drive-through on 29th Ave. I am concerned that a parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood and in the alley. I also have serious concerns about the traffic congestion, additional noise, and air pollution a drive-through will bring to the neighborhood due to idling vehicles and overflow. When in operation, the Alcove facility had none of these issues. The proposed requests for rezoning and special exception will have a negative impact on our neighborhood.

There is a well-developed commercial corridor along 4th St N. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. The elimination of the drive-through would allow for additional parking space at Panera so there would be no need for the lot at 321 28th Avenue. There should be no access to parking from the alley on either side. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

Carol C. Berends
303 28th Avenue North
St. Petersburg, FL 33704

Kayla J. Eger

From: Janet B. <kayak5@verizon.net>
Sent: Monday, March 28, 2022 9:14 AM
To: Britton N. Wilson
Cc: Elizabeth.Abernathy@stpete.org; Dereck.Kilborn@stpete.org; Scot K. Bolyard
Subject: Proposed Bellaire Development - 2800 4th St. N

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.

Date: March 28, 2022

Dear Planning and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave N to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panerra restaurant.

I am strongly opposed to the rezoning of this residential property for the construction of a parking lot, and the drive-through. I am concerned that a parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood. I also have serious concerns about the increase in air pollution a drive-through will bring to the neighborhood due to idling vehicles, and additional noise from diesel clatter. When in operation, the Alcove facility had none of these issues. The introduction of the proposed development, with requests for rezoning and special exception will have a negative impact on our neighborhood.

There is a well-developed commercial corridor along 4th St N. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

Janet Barriball
234 28th Avenue N.

Kayla J. Eger

From: jim miracle <abeerman43@yahoo.com>
Sent: Sunday, April 3, 2022 9:47 AM
To: Britton N. Wilson
Subject: residential to commercial zoning.

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.

Enough, enough. We do not need another driveway or two with access to 4th St n. around 28th to 29th St. There is enough variety of shops in that area and all along 4th St now that have impacted traffic. Panera is a fine company, however there is an abundance of business interests already there creating heavy traffic.

Thank You ...Reference Baytenders on 45th ave N . They started on 45th and 4th St. after that, they wanted to bulldoze 2 properties in back of them, which they did. Now , those properties are closed and the back two lots are an eyesore for the community and houses that abut them.

Sent from [Mail](#) for Windows

Kayla J. Eger

From: John Swisher <jeswisher@me.com>
Sent: Thursday, March 31, 2022 8:36 AM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: Proposed Bellaire Development – 2800 4th St N

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.

Date: March 30, 2022

To: Britton.Wilson@stpete.org

CC: Elizabeth.Abernethy@stpete.org

Derek.Kilborn@stpete.org

Scot.Bolyard@stpete.org

RE: Proposed Bellaire Development – 2800 4th St N

Dear Planning and Development Staff,

I am writing this letter in opposition to the proposed redevelopment of the former Alcove Assisted Living facility.

The rezoning of the residential property at 321 28th Ave N for construction of a parking lot and the drive-through for a Panerra restaurant will cause irreparable damage to this neighborhood.

If allowed, these changes will cause a major change in the traffic pattern on both 28th and 29th Ave N. Additional traffic will also increase noise and air pollution to this neighborhood. Even if changes to the plan include entrance and exit to the parking lot and drive-thru only from 4th St there will be increased traffic congestion on these two Avenues.

I strongly oppose this rezoning request and ask that the board consider the extreme impact on this change on this neighborhood and reconsider their request.

Sincerely,

Suzanne Swisher

201 29th Ave N

Kayla J. Eger

From: Julian Sottovia <gardenguys@aol.com>
Sent: Saturday, April 23, 2022 1:34 PM
To: Britton N. Wilson
Subject: Re: Planned Panera on 4th St & 29th Ave.

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 Mr. Wilson,

As a resident of Old NorthEast and 29th Avenue I am opposed to the planned Panera drive through. It would add a lot of traffic to 29th Avenue not to mention trash in the area.

I feel that the parcel of land should be used for a business that the community needs. Also the taking of one residential property to put the drive through in is wrong. Please do not allow the variance for this development.

Cordially ,
Mr. Julian R. Sottovia

Kayla J. Eger

From: Britton N. Wilson
Sent: Tuesday, March 29, 2022 12:58 PM
To: 'SPDNA President'
Subject: RE: 4th Street and 29th Ave lot
Attachments: Belleair development application for rezoning residential to commercial.pdf; Belleair development proposal for drive-through exception on 29th Ave. N.pdf

Hi Karen –

No official application to rezone this site has been submitted to the City. I assume the applicant sent out the attached letters to gauge public support before investing in a formal application.

That said, the majority of the site is already zoned for commercial development, only the single family lot directly behind the former ALF at 321 28th Ave N is zoned residential that the applicant is potentially asking for a rezoning to allow for an extension of the proposed parking area.

The commercial retail that is proposed can be built under the current commercial zoning of Corridor Commercial Traditional -1 or CCT-1 (it is a mixed use zoning district allowing for both residential and commercial). However, a drive through would only be allowed if granted a Special Exception (SE) permit through the public hearing process before the Development Review Commission (DRC), which will require the standard mail notice to residents within 300 feet.

Let me know if you have further questions and feel free to call me if you'd prefer to speak over the phone.

Thank you,

Britton Wilson, AICP
Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
727.551.3542
Britton.Wilson@stpete.org

From: SPDNA President <spdna.president@gmail.com>
Sent: Tuesday, March 29, 2022 11:47 AM
To: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: 4th Street and 29th Ave lot

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.

Britton,
Has this development been proposed yet?
Karen

On Tue, Mar 29, 2022 at 11:34 AM Jay Johnson at SynerSoft <jay@synersoft.com> wrote:

Oops. Forgot the screenshot:



Jackie Azis

Old Northeast • 23 hr ago



Please email City re proposed zoning changes. Hi all,

An out-of-state development company purchased a residential lot at the end of 28th N and 29th N. off of 4th Street. The company wants the city to approve rezoning this residential area to commercial space, with the intent of building a huge parking lot and putting up a drive-thru Panera. First, they should not change residential zoning to commercial zoning, especially when we are already experiencing a housing shortage. Also, these drive thrus are dangerous for not only the residents, kids, and pets on those streets, but are dangerous for anyone driving on 4th street, especially when the drive thru traffic goes out onto the main road (see what happens with Dunkin Donuts and Starbucks on 4th street for example).

Please email the City and oppose this terrible development company proposal!

Send the email to the following members of the City Planning & Development Department:

TO: Britton.Wilson@stpete.org

CC: Elizabeth.Abernethy@stpete.org

Derek.Kilborn@stpete.org

Scot.Bolyard@stpete.org

Posted in **General** to **Anyone**



From: Jay Johnson at SynerSoft
Sent: Tuesday, March 29, 2022 9:55 AM
To: 'SPDNA President' <president@stpetedna.org>
Subject: RE: Event Announcement: April General Membership Meeting | Waterfront Parks Master Plan Update, April 13, 2022

Hello,

I noticed the following on NextDoor.com and wondered what the DNA thought of our current zoning situation. Both in general and with regard to specific variance requests.

Regards,

Jay

From: St Pete DNA <info@stpetedna.org>
Sent: Sunday, March 20, 2022 8:59 AM
To: Jay Johnson at SynerSoft <jay@synersoft.com>
Subject: Event Announcement: April General Membership Meeting | Waterfront Parks Master Plan Update, April 13, 2022

▪

Dear Jay Johnson,
You are invited to the following [event](#):

April General Membership Meeting | Waterfront Parks Master Plan Update

When: April 13, 2022 7:00 PM, EDT

Where: Cathedral Church of St. Peter- [140-4th St N](#)

Will you be attending?

Yes Maybe No

EVENT DETAILS:

Doors open at 6:30 Meeting at 7:00 pm

Express Presenters

Sgt. Thomas Qualey, SPPD and SPFR Officers

Spotlight Presentation

Waterfront Master Plan Review and Updates

Elizabeth Abernathy, Director of Planning & Development will update SPDNA on The Waterfront Master Plan 2022 Review

Best regards,

[St Pete DNA](#)

If you no longer wish to receive these emails you can [unsubscribe](#) at any time.

This email contains links that will automatically log you into the St Pete DNA site.
These links will work for the next 7 days only. Please, don't forward this email to anyone!

--

Karen Carmichael
President

Email: president@stpetedna.org

Social media:

stpetedna.org

www.facebook.com/StPeteDNA/

www.instagram.com/stpete_dna/

https://twitter.com/StPete_DNA

It is our goal to maintain and enhance downtown's quality of life by strengthening the connection and collaboration between government, commerce and residents through advocacy, social interaction and information.

Kayla J. Eger

From: Kathleen Meeker <Kathleen.Meeker@joysonsafety.com>
Sent: Saturday, April 9, 2022 11:44 AM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard; listen.Hanewicz@stpete.org; rlreed@tampabay.rr.com; carlos@bdg.fl; kemdiehl@gmail.com; kconve6231@msn.com; me@miworld.us; Kat Meeker
Subject: Re: 2500 34th ST, LLC Development

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.

TOPICS:

- (1) Special Exception for Drive-Through for Proposed Panera Bread (2821 4th St. N)
- (2) Application for Rezoning and Future Land Use (321 28th Ave. N)

Dear Planning and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at [321 28th Ave N](#) to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant.

I am strongly opposed to the rezoning of this residential property for the construction of a parking lot, and the drive-through. I am concerned that a parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood. When in operation, the Alcove facility had none of these issues and was not any more intrusive than a residential home.

There is a well-developed commercial corridor along 4th St N. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests.

There are already vehicles which speed through the neighborhood and the additional traffic for a Panera drive through is not welcome. I have a 10 year old daughter who enjoys bike riding, scootering and rollerblading on 28th Ave N and the surrounding area. I feel her safety and that of our

neighbors who enjoy exploring the neighborhood would be negatively impacted by the traffic increase.

Thank you.

Best regards,

Kat Meeker
320 28th Ave N
St. Petersburg, FL 33704

The information in this email and attachments hereto may contain legally privileged, proprietary or confidential information that is intended for a particular recipient. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any disclosure, copying, distribution, retention or use of the contents of this e-mail information is prohibited and may be unlawful. When addressed to Joyson Safety Systems customers or vendors, any information contained in this e-mail is subject to the terms and conditions in the governing contract, if applicable. If you have received this communication in error, please immediately notify us by return e-mail, permanently delete any electronic copies of this communication and destroy any paper copies.

Kayla J. Eger

From: Kat inSP <doffort@gmail.com>
Sent: Monday, March 28, 2022 1:05 PM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: We have a housing problem why is this even up for a vote?

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.

The request to rezone the residential lot at the end of 28th N and 29th N. off of 4th Street to Commercial is not a good idea for so many obvious reasons aside from the fact that the lot is zoned Residential.

Residential zoning means “for residents (people).” Commercial zoning means more garbage, more litter, more wasted water, more wasted gas, more crime, more problems.

Also, these drive-thrus are dangerous for not only the residents, kids, and pets on those streets, but are dangerous for anyone driving on 4th street, especially when the drive-thru traffic goes out onto the main road (see what happens with Chick-Fil-A, Dunkin Donuts, and Starbucks on 4th street for example).

Katherine

Kayla J. Eger

From: Kerry Converse <kconve6231@msn.com>
Sent: Monday, March 28, 2022 8:58 AM
To: Britton N. Wilson
Cc: Elizabeth.Abernathy@stpete.org; Dereck.Kilborn@stpete.org; Scot K. Bolyard
Subject: Proposed Belleair Development - 2800 4th St N

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 and Development Staff,

I have received correspondence from Belleair Development concerning the proposed redevelopment of the former Alcove Assisted Living Facility and adjacent residential property at 321 28th Ave N. The correspondence asks for my approval of a pending request to rezone the residence at 321 28th Ave N to allow for the construction of a parking lot. In addition, they are requesting approval of a special exception for a drive-through to service a Panera restaurant.

I am **strongly opposed** to the rezoning of 321 28th Ave N for the construction of a parking lot, and the drive-through. I am a direct abutter to 321 28th Ave N. I am extremely concerned about the impacts of a parking lot directly adjacent to my home. These include loss of privacy, noise pollution, light pollution, air quality, traffic congestion, and general loss of the quiet enjoyment of my home. In addition, a drive-through adds a significant concern for an increase in air pollution to abutters from idling vehicles and more noise, specifically diesel clatter. When in operation, the Alcove facility had none of these issues. The introduction of the proposed development, with rezoning and special exception will have a negative impact the quality of life of the abutters.

There is a well established commercial corridor along 4th St N. Commercial development should be contained within this corridor and not be allowed to encroach into existing, historic neighborhoods. The property at 321 28th Ave N provides a buffer for me to the existing noise, traffic, and commercial activities along 4th St N. The proposed rezoning of 321 28th Ave N and redevelopment of the former Alcove facility will bring those existing 4th St N conditions closer to me. The proposed development should be made to conform with existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I understand that a recent topic of great concern in St. Pete is the lack of housing, affordable and otherwise. The rezoning and demolition of the house next to me removes a housing unit from the City's inventory, displaces a family, and puts more pressure on an already hot market.

I ask the board to please seriously consider the concerns and objections of me, my neighbors, the neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

Kerry Converse
311 28th Ave N
St. Petersburg, FL 33704

Kayla J. Eger

From: Britton N. Wilson
Sent: Monday, March 28, 2022 8:17 AM
To: 'Angelina Emanuel'
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

Hi Angelina –

Thank you for contacting us regarding the Belleair proposal, we weren't included in the mail out so thank you for sending it our way. A formal application has not been submitted to the City yet, however we have spoken to Carlos some time ago about this site and a few others. It is my guess that they are trying to gauge public support before putting much cost and effort into a formal application. I will definitely keep you posted and in the loop if an application is submitted. It will require 3 public hearings for approval so it wont be a quick process.

Thank you and feel free to reach out at any time with further questions or concerns.

Britton Wilson, AICP
Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
727.551.3542
Britton.Wilson@stpete.org

From: Angelina Emanuel <me@miworld.us>
Sent: Tuesday, March 22, 2022 7:19 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

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Thanks again for the timely follow up Elizabeth! I really appreciate the follow up.

Britton,
I'm happy to have gotten connected with you. I did attend the HONNA meeting last night and it turns out that concerns about this project carry beyond just me and my immediate neighbors. Would you please keep me posted about any public meetings that would give those of us with concerns an opportunity to weigh in?

Thank you,
Angelina Emanuel

225 29th Ave N
303-884-6277

From: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Sent: Tuesday, March 22, 2022 12:53 PM
To: Angelina Emanuel <me@miworld.us>
Cc: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

I checked with the team and we did have a pre-application meeting on this last September, but no application has been filed yet.

I am Cc'ing Britton Wilson, who will be our team lead if this moves forward,

Best Regards,
Elizabeth Abernethy, AICP
Director, Planning & Development Services
City of St. Petersburg
O: 727-893-7868
E: Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

From: Angelina Emanuel <me@miworld.us>
Sent: Monday, March 21, 2022 5:49 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Belleair Development rezoning proposals for 28th and 29th Ave N

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.

Hello Elizabeth,
Thank you again for your prompt return of my call. Attached are the documents we received in the mail from Belleair Development a couple of days ago.

I am not crazy about the huge parking lot being proposed to encroach so closely on residential space; I don't see any plans for trees to offset the heat sink that would create. But, we are *especially* concerned about the drive through that is being proposed. A drive through would add to air pollution while cars sit idling and the configuration that is being proposed would undoubtedly increase traffic on our otherwise calm, quiet residential street.

As I mentioned to you on the phone, I plan to attend the HONNA meeting tonight, and I will bring a copy of the proposal in case they haven't received one yet. I reached out to some of the neighbors on our block and they are expressing concerns that echo mine.

Would you please keep me advised about how I and my neighbors can effectively give our feedback on this project? We would very much like to be a part of the conversation.

Thank you,

Angelina Emanuel
225 29th Ave N
303-884-6277

From: Angelina Emanuel <me@miworld.us>
Sent: Monday, March 21, 2022 4:31 PM
To: Angelina Emanuel <me@miworld.us>
Subject: Belleair Development rezoning proposals

Created with [Scanner Pro](#)

Sent from my iPhone

[Your Sunshine City](#)

Kayla J. Eger

From: Sam Elizondo <sam_stpa@hotmail.com>
Sent: Friday, April 1, 2022 8:26 AM
To: Britton N. Wilson
Cc: Glenn
Subject: Belleair Development rezoning proposals for 28th and 29th Ave N

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.

Hello Britton,

We have major concerns regarding the Belleair Development rezoning proposal. We live at 192 29th Ave N, which is just one block away. We have major concerns with the increase in traffic and the general appropriateness of the site to support business that are not local or boutique and are contributing to the neighborhood in a meaningful way. Additionally, that site has been a blighted eyesore for the neighborhood for years now and we are looking for a business that will improve the aesthetics of that highly visible block. We do not support a Wild Fork or a Panera on that site. We were informed by another neighbor that the Panera would include a drive thru which has caused even greater alarm and urgency for us. The Wild Fork that is being built in South Tampa looks something like an oversized Firehouse Subs, only not as nice. (see the attached pictures). Please feel free to contact either of us with any questions. Sincere Regards.
Sam Elizondo and Glenn Marley. 813 391 -4669 (Sam). 323 702 0633 ((Glenn)
Sent from my iPhone

Kayla J. Eger

From: Britton N. Wilson
Sent: Monday, March 28, 2022 8:17 AM
To: 'Angelina Emanuel'
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

Hi Angelina –

Thank you for contacting us regarding the Belleair proposal, we weren't included in the mail out so thank you for sending it our way. A formal application has not been submitted to the City yet, however we have spoken to Carlos some time ago about this site and a few others. It is my guess that they are trying to gauge public support before putting much cost and effort into a formal application. I will definitely keep you posted and in the loop if an application is submitted. It will require 3 public hearings for approval so it wont be a quick process.

Thank you and feel free to reach out at any time with further questions or concerns.

Britton Wilson, AICP
Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
727.551.3542
Britton.Wilson@stpete.org

From: Angelina Emanuel <me@miworld.us>
Sent: Tuesday, March 22, 2022 7:19 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

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Thanks again for the timely follow up Elizabeth! I really appreciate the follow up.

Britton,
I'm happy to have gotten connected with you. I did attend the HONNA meeting last night and it turns out that concerns about this project carry beyond just me and my immediate neighbors. Would you please keep me posted about any public meetings that would give those of us with concerns an opportunity to weigh in?

Thank you,
Angelina Emanuel

225 29th Ave N
303-884-6277

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To: Angelina Emanuel <me@miworld.us>
Cc: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

I checked with the team and we did have a pre-application meeting on this last September, but no application has been filed yet.

I am Cc'ing Britton Wilson, who will be our team lead if this moves forward,

Best Regards,
Elizabeth Abernethy, AICP
Director, Planning & Development Services
City of St. Petersburg
O: 727-893-7868
E: Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

From: Angelina Emanuel <me@miworld.us>
Sent: Monday, March 21, 2022 5:49 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Belleair Development rezoning proposals for 28th and 29th Ave N

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Hello Elizabeth,
Thank you again for your prompt return of my call. Attached are the documents we received in the mail from Belleair Development a couple of days ago.

I am not crazy about the huge parking lot being proposed to encroach so closely on residential space; I don't see any plans for trees to offset the heat sink that would create. But, we are *especially* concerned about the drive through that is being proposed. A drive through would add to air pollution while cars sit idling and the configuration that is being proposed would undoubtedly increase traffic on our otherwise calm, quiet residential street.

As I mentioned to you on the phone, I plan to attend the HONNA meeting tonight, and I will bring a copy of the proposal in case they haven't received one yet. I reached out to some of the neighbors on our block and they are expressing concerns that echo mine.

Would you please keep me advised about how I and my neighbors can effectively give our feedback on this project? We would very much like to be a part of the conversation.

Thank you,

Angelina Emanuel
225 29th Ave N
303-884-6277

From: Angelina Emanuel <me@miworld.us>
Sent: Monday, March 21, 2022 4:31 PM
To: Angelina Emanuel <me@miworld.us>
Subject: Belleair Development rezoning proposals

Created with [Scanner Pro](#)

Sent from my iPhone

[Your Sunshine City](#)

Kayla J. Eger

From: Suzanne Swisher <suzanne.swisher@aol.com>
Sent: Thursday, March 31, 2022 8:48 AM
To: Britton N. Wilson; Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: Proposed Bellaire Development – 2800 4th St N

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.

Date: March 30, 2022

To: Britton.Wilson@stpete.org

CC: Elizabeth.Abernethy@stpete.org

Derek.Kilborn@stpete.org

Scot.Bolyard@stpete.org

RE: Proposed Bellaire Development – 2800 4th St N

Dear Planning and Development Staff,

I am writing this letter in opposition to the proposed redevelopment of the former Alcove Assisted Living facility.

The rezoning of the residential property at 321 28th Ave N for construction of a parking lot and the drive-through for a Panerra restaurant will cause irreparable damage to this neighborhood.

If allowed, these changes will cause a major change in the traffic pattern on both 28th and 29th Ave N. Additional traffic will also increase noise and air pollution to this neighborhood. Even if changes to the plan include entrance and exit to the parking lot and drive-thru only from 4th St there will be increased traffic congestion on these two Avenues.

I strongly oppose this rezoning request and ask that the board consider the extreme impact on this change on this neighborhood and reconsider their request.

Sincerely,

Suzanne Swisher

201 29th Ave N

Kayla J. Eger

From: Britton N. Wilson
Sent: Tuesday, March 29, 2022 2:52 PM
To: 'Ted Andresen'; Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: RE: Please oppose the rezoning of the residential property on 4th St. & 28th

Hi Ted –

Thank you for contacting us and sharing your concern about potential future development by the Belleair Development Group.

No official application to rezone this site has been submitted to the City, however if one is I will include your comments with the project's official records and will send you notification via email if an application is submitted. I assume the applicant sent out the notification letters to gauge public support before investing in a formal application.

That said, the majority of the site is already zoned for commercial development, only the single family lot directly behind the former ALF at 321 28th Ave N is zoned residential that the applicant is potentially asking for a rezoning to allow for an extension of the proposed parking area.

The commercial retail that is proposed can be built under the current zoning of Corridor Commercial Traditional -1 or CCT-1 (it is a mixed use zoning district allowing for both residential and commercial). However, a drive through would only be allowed if granted a Special Exception (SE) permit through the public hearing process before the Development Review Commission (DRC), where the public hearing will require mail notification to residents within 300 feet.

Let me know if you have further questions and feel free to call me if you'd prefer to speak over the phone.

Thank you,

Britton Wilson, AICP
Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
727.551.3542
Britton.Wilson@stpete.org

From: Ted Andresen <tjacmc@aol.com>
Sent: Tuesday, March 29, 2022 2:37 PM
To: Britton N. Wilson <Britton.Wilson@stpete.org>; Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Derek Kilborn <Derek.Kilborn@stpete.org>; Scot K. Bolyard <Scot.Bolyard@stpete.org>
Subject: Please oppose the rezoning of the residential property on 4th St. & 28th

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 Member,

Please oppose the rezoning of the residential property on 4th St. between 28th and 29th Ave N. We have a housing shortage in St. Pete.

We don't need any more commercial development. There is a housing shortage.

Please do your job and protect our community.

Ted Andresen
1873 60th Terr. NE
St. Petersburg, FL 33703-1721
727-526-6440

Kayla J. Eger

From: Britton N. Wilson
Sent: Tuesday, March 29, 2022 2:52 PM
To: 'Ted Andresen'; Elizabeth Abernethy; Derek Kilborn; Scot K. Bolyard
Subject: RE: Please oppose the rezoning of the residential property on 4th St. & 28th

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The commercial retail that is proposed can be built under the current zoning of Corridor Commercial Traditional -1 or CCT-1 (it is a mixed use zoning district allowing for both residential and commercial). However, a drive through would only be allowed if granted a Special Exception (SE) permit through the public hearing process before the Development Review Commission (DRC), where the public hearing will require mail notification to residents within 300 feet.

Let me know if you have further questions and feel free to call me if you'd prefer to speak over the phone.

Thank you,

Britton Wilson, AICP
Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
727.551.3542
Britton.Wilson@stpete.org

From: Ted Andresen <tjacmc@aol.com>
Sent: Tuesday, March 29, 2022 2:37 PM
To: Britton N. Wilson <Britton.Wilson@stpete.org>; Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Derek Kilborn <Derek.Kilborn@stpete.org>; Scot K. Bolyard <Scot.Bolyard@stpete.org>
Subject: Please oppose the rezoning of the residential property on 4th St. & 28th

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Dear Member,

Please oppose the rezoning of the residential property on 4th St. between 28th and 29th Ave N. We have a housing shortage in St. Pete.

We don't need any more commercial development. There is a housing shortage.

Please do your job and protect our community.

Ted Andresen
1873 60th Terr. NE
St. Petersburg, FL 33703-1721
727-526-6440

Kayla J. Eger

From: Britton N. Wilson
Sent: Friday, April 1, 2022 3:05 PM
To: 'Carlos Yepes'
Cc: Derek Kilborn; Ann O. Vickstrom
Subject: RE: Do NOT Approve This Project!

Ok, they are also very much against the drive thru. Have you by chance had any letters or support?

Please note that it is almost certain that staff will be recommending denial for the rezoning based on the below Comp Plan policies put in place to protect single family neighborhoods from encroachment.

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Friday, April 1, 2022 2:16 PM
To: Britton N. Wilson <Britton.Wilson@stpete.org>
Cc: Derek Kilborn <Derek.Kilborn@stpete.org>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: RE: Do NOT Approve This Project!

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.

We understand that they may not want it rezoned, but we are going to file anyway. I just think that they do not understand that people are going to be parking on the street.

Carlos Yepes
Belleair Development Group
6654 78th Ave. N.
Pinellas Park, FL 33781
Ph: 727-536-8686
Fax: 727-536-4356
Cell: 727-463-8686
Carlos@bdgfl.com
www.bdgfl.com

From: Britton N. Wilson [<mailto:Britton.Wilson@stpete.org>]
Sent: Friday, April 01, 2022 1:03 PM
To: Carlos Yepes
Cc: Derek Kilborn; Ann O. Vickstrom
Subject: RE: Do NOT Approve This Project!

Hi Carlos – unfortunately the attached emails and phone calls are still coming in where there’s significant push back not only for the rezoning but the drive thru as well.

Let me know if you have questions, thanks!

From: Britton N. Wilson
Sent: Tuesday, March 29, 2022 8:51 AM
To: Carlos Yepes <Carlos@bdgfl.com>
Cc: Derek Kilborn <derek.kilborn@stpete.org>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: FW: Do NOT Approve This Project!

Hi Carlos – just wanted to let you know that we are being flooded with emails and phone calls from people not happy about the proposal sent to them in the mail last week related to the Wild Fork and Panera Bread site.

Hopefully there is a way to make the project work without encroaching into the historic neighborhood as staff will likely not be able to support it either as there are Comprehensive Plan policies in place to protect single-family neighborhoods from commercial encroachment.

Let me know if you have questions.

Thanks!
Britton

From: Nancy Brown <njbrown@islandbrowns.com>
Sent: Monday, March 28, 2022 4:32 PM
To: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: Do NOT Approve This Project!

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The request to rezone the residential lot at the end of 28th N and 29th N. off of 4th Street to Commercial is not a good idea for so many obvious reasons aside from the fact that the lot is zoned Residential. Residential zoning means “for residents (people).” Commercial zoning means more garbage, more litter, more wasted water, more wasted gas, more crime, more problems. The zoning changes and approvals for gigantic new houses in our residential neighborhoods are ruining the charm of the northern and eastern suburbs of downtown. What is wrong with you people? Residents have really had enough. We will speak with our vote.
Sent from [Mail](#) for Windows

[Your Sunshine City](#)

Kayla J. Eger

From: Britton N. Wilson
Sent: Friday, April 1, 2022 3:05 PM
To: 'Carlos Yepes'
Cc: Derek Kilborn; Ann O. Vickstrom
Subject: RE: Do NOT Approve This Project!

Ok, they are also very much against the drive thru. Have you by chance had any letters or support?

Please note that it is almost certain that staff will be recommending denial for the rezoning based on the below Comp Plan policies put in place to protect single family neighborhoods from encroachment.

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Friday, April 1, 2022 2:16 PM
To: Britton N. Wilson <Britton.Wilson@stpete.org>
Cc: Derek Kilborn <Derek.Kilborn@stpete.org>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: RE: Do NOT Approve This Project!

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We understand that they may not want it rezoned, but we are going to file anyway. I just think that they do not understand that people are going to be parking on the street.

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Ph: 727-536-8686
Fax: 727-536-4356
Cell: 727-463-8686
Carlos@bdgfl.com
www.bdgfl.com

From: Britton N. Wilson [<mailto:Britton.Wilson@stpete.org>]
Sent: Friday, April 01, 2022 1:03 PM
To: Carlos Yepes
Cc: Derek Kilborn; Ann O. Vickstrom
Subject: RE: Do NOT Approve This Project!

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Let me know if you have questions, thanks!

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Sent: Tuesday, March 29, 2022 8:51 AM
To: Carlos Yepes <Carlos@bdgfl.com>
Cc: Derek Kilborn <derek.kilborn@stpete.org>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: FW: Do NOT Approve This Project!

Hi Carlos – just wanted to let you know that we are being flooded with emails and phone calls from people not happy about the proposal sent to them in the mail last week related to the Wild Fork and Panera Bread site.

Hopefully there is a way to make the project work without encroaching into the historic neighborhood as staff will likely not be able to support it either as there are Comprehensive Plan policies in place to protect single-family neighborhoods from commercial encroachment.

Let me know if you have questions.

Thanks!
Britton

From: Nancy Brown <njbrown@islandbrowns.com>
Sent: Monday, March 28, 2022 4:32 PM
To: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: Do NOT Approve This Project!

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Sent from [Mail](#) for Windows

[Your Sunshine City](#)

Kayla J. Eger

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Wednesday, April 13, 2022 10:11 PM
To: 'Don Chlysta'
Cc: Britton N. Wilson
Subject: RE: 2500 34th ST, LLC Development

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.

I understand your concerns, but please also know that the property can be develop with a much more intensive use as a 4 story hotel with restaurants a parking garage and retail on the first floor. That would be far more intensive, as the current zoning for the property allows for far more intensive uses, as you can see below. We wanted to give up the house to park additional vehicle there, but if the neighbors do not want us to do so, the costumers are going to park on the streets. The public and the employees of the Trader Joes and the Fresh market do that today. We can also develop multifamily with a bonus for workforce housing, which will bring more traffic.

I am sorry that you fees this way, but we must develop the property, as its current use is not very good for the neighborhood either. If the City does not approve the Panera, we will build a hotel with a parking garage and a night club restaurant type on the lower floor. I think that the Panera is less intensive use for the property, or we will develop apartments on top with the Panera on the lower floor without a drive through, as this does not require any special exceptions or public hearings. Should you like to discuss the redevelopment of the property, I will be glad to speak to you. My office number is below should you desire to discuss this matter.

CCT-1	CCT-2		
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45
	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently [section 16.50.200](#)).

Carlos Yepes
Belleair Development Group
6654 78th Ave. N.
Pinellas Park, FL 33781
Ph: 727-536-8686
Fax: 727-536-4356
Carlos@bdgfl.com
www.bdgfl.com

From: Don Chlysta [mailto:dchlysta@gmail.com]
Sent: Wednesday, April 13, 2022 9:01 PM
To: Carlos Yepes
Subject: 2500 34th ST, LLC Development

TOPICS:

- (1) Special Exception for Drive-Through for Proposed Panera Bread (2821 4th St. N)**
- (2) Application for Rezoning and Future Land Use (321 28th Ave. N)**

Kayla J. Eger

From: Carol Berends <cberends946@gmail.com>
Sent: Monday, July 25, 2022 4:01 PM
To: Corey D. Malyszka
Subject: Belleair Development Group

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.

Below is the March 28 letter I sent to the Planning and Development staff regarding Belleair Development Group's plans for 2800 4th Street North. I understand you are now our contact. May I request that my letter be included in the staff report that will be provided to the Development Review Commission?

Thank you, Carol Berends (727) 896-0196

Date: March 28, 2022

To: Britton.Wilson@stpete.org

Cc: Elizabeth.Abernethy@stpete.org

Derek.Kilborn@stpete.org

Scot.Bolyard@stpete.org

RE: Proposed Belleair Development – 2800 4th St No.

Dear Planning and Development Staff,

I am writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave. No. to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant.

*I am **strongly opposed** to the rezoning of this residential property for the construction of a parking lot at 321 28th Ave. No., and the drive-through on 29th Ave. I am concerned that a parking lot on this parcel will lead to an increase in noise, light pollution, litter and traffic congestion in our neighborhood and in the alley. I also have serious concerns about the traffic congestion, additional noise, and air pollution a drive-through will bring to the neighborhood due to idling vehicles and overflow. When in operation, the Alcove facility had none of these issues. The proposed requests for rezoning and special exception will have a negative impact on our neighborhood.*

There is a well-developed commercial corridor along 4th St N. Commercial development should be contained within this corridor and not allowed to encroach into existing historical neighborhoods. The elimination of the drive-through would allow for additional parking space at Panera so there would be no need for the lot at 321 28th Avenue. There should be no access to parking from the alley on either side. Any proposed redevelopment of the former Alcove facility should conform to existing planning and zoning ordinances, without the need for rezoning or special exceptions.

I ask the board to please seriously consider the concerns and objections of the abutters, neighbors, neighborhood association, and others impacted by this proposed development, and prioritize our concerns and objections over that of business interests. Thank you.

Sincerely,

Carol C. Berends

303 28th Avenue North

St. Petersburg, FL 33704

Kayla J. Eger

From: Carol Berends <cberends946@gmail.com>
Sent: Monday, July 25, 2022 4:01 PM
To: Corey D. Malyszka
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Thank you, Carol Berends (727) 896-0196

Date: March 28, 2022

To: Britton.Wilson@stpete.org

Cc: Elizabeth.Abernethy@stpete.org

Derek.Kilborn@stpete.org

Scot.Bolyard@stpete.org

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Sincerely,

Carol C. Berends

303 28th Avenue North

St. Petersburg, FL 33704

Kayla J. Eger

From: Maurice Acuna <mauricea@premierworldwide.com>
Sent: Wednesday, March 30, 2022 2:15 PM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; Derek Kilborn
Subject: Oppose the development proposal

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.

I Oppose to this ridiculous proposal with house shortage and cost rising this company wants the city to approve rezoning this residential area to commercial space, with the intent to build a commercial property with a large parking lot !!

Please City of St . Pete and oppose this terrible development company proposal!

Regards,
Maurice Acuna

Sent from my iPhone

Kayla J. Eger

From: Nancy Brown <njbrown@islandbrowns.com>
Sent: Monday, March 28, 2022 4:32 PM
To: Britton N. Wilson
Subject: Do NOT Approve This Project!

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Kayla J. Eger

From: Nancy Brown <njbrown@islandbrowns.com>
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To: Britton N. Wilson
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Kayla J. Eger

From: PAUL STAVROS <flaarts@aol.com>
Sent: Wednesday, March 30, 2022 11:44 AM
To: Britton N. Wilson
Subject: Proposed zoning change

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.

3/30/2022

Dear Ms. Wilson,

I recently noticed a post on Neighborhood regarding a possible request for a zoning change to property associated with 4th Street North (east side) and 28th & 29th Aves North.

I would like to know what I need to do to file a formal objection to any zoning change associated with the proposed project. I do not believe that any additional residential property should be rezoned for commercial use or that a drive thru should be approved.

This proposal is not in the best interest of the Northeast residential neighborhood.

Thanks,

Paul Stavros
210 28th Ave N.
St. Petersburg, FL 33704

Sent from my iPad.

Kayla J. Eger

From: Britton N. Wilson
Sent: Monday, March 28, 2022 8:17 AM
To: 'Angelina Emanuel'
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

Hi Angelina –

Thank you for contacting us regarding the Belleair proposal, we weren't included in the mail out so thank you for sending it our way. A formal application has not been submitted to the City yet, however we have spoken to Carlos some time ago about this site and a few others. It is my guess that they are trying to gauge public support before putting much cost and effort into a formal application. I will definitely keep you posted and in the loop if an application is submitted. It will require 3 public hearings for approval so it wont be a quick process.

Thank you and feel free to reach out at any time with further questions or concerns.

Britton Wilson, AICP
Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
727.551.3542
Britton.Wilson@stpete.org

From: Angelina Emanuel <me@miworld.us>
Sent: Tuesday, March 22, 2022 7:19 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

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.

Thanks again for the timely follow up Elizabeth! I really appreciate the follow up.

Britton,
I'm happy to have gotten connected with you. I did attend the HONNA meeting last night and it turns out that concerns about this project carry beyond just me and my immediate neighbors. Would you please keep me posted about any public meetings that would give those of us with concerns an opportunity to weigh in?

Thank you,
Angelina Emanuel

225 29th Ave N
303-884-6277

From: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Sent: Tuesday, March 22, 2022 12:53 PM
To: Angelina Emanuel <me@miworld.us>
Cc: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: RE: Belleair Development rezoning proposals for 28th and 29th Ave N

I checked with the team and we did have a pre-application meeting on this last September, but no application has been filed yet.

I am Cc'ing Britton Wilson, who will be our team lead if this moves forward,

Best Regards,
Elizabeth Abernethy, AICP
Director, Planning & Development Services
City of St. Petersburg
O: 727-893-7868
E: Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

From: Angelina Emanuel <me@miworld.us>
Sent: Monday, March 21, 2022 5:49 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Belleair Development rezoning proposals for 28th and 29th Ave N

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.

Hello Elizabeth,
Thank you again for your prompt return of my call. Attached are the documents we received in the mail from Belleair Development a couple of days ago.

I am not crazy about the huge parking lot being proposed to encroach so closely on residential space; I don't see any plans for trees to offset the heat sink that would create. But, we are *especially* concerned about the drive through that is being proposed. A drive through would add to air pollution while cars sit idling and the configuration that is being proposed would undoubtedly increase traffic on our otherwise calm, quiet residential street.

As I mentioned to you on the phone, I plan to attend the HONNA meeting tonight, and I will bring a copy of the proposal in case they haven't received one yet. I reached out to some of the neighbors on our block and they are expressing concerns that echo mine.

Would you please keep me advised about how I and my neighbors can effectively give our feedback on this project? We would very much like to be a part of the conversation.

Thank you,

Angelina Emanuel
225 29th Ave N
303-884-6277

From: Angelina Emanuel <me@miworld.us>
Sent: Monday, March 21, 2022 4:31 PM
To: Angelina Emanuel <me@miworld.us>
Subject: Belleair Development rezoning proposals

Created with [Scanner Pro](#)

Sent from my iPhone

[Your Sunshine City](#)

TO: Britton.Wilson@stpete.org

April 14th 2022

CC: Elizabeth.Abernethy@stpete.org
Derek.Kilborn@stpete.org
Scot.Bolyard@stpete.org
Lisset.Hanewicz@stpete.org
rlreed@tampabay.rr.com
carlos@bdg.fl
kemdiehl@gmail.com
kconve6231@msn.com
me@miworld.us

RE: 2500 34th ST, LLC Development

TOPICS:

- (1) Special Exception for Drive-Through for Proposed Panera Bread (2821 4th St. N)**
- (2) Application for Rezoning and Future Land Use (321 28th Ave. N)**

Dear City Planning and Development Staff,

I've been a resident of St. Petersburg since 1979. That's 43 years. I'm very proud of our city and honored to call it home.

I'm writing to voice my objections to the proposed redevelopment of the former Alcove Assisted Living facility, specifically the pending request to rezone the residential property at 321 28th Ave N to allow for the construction of a parking lot, and the request for a special exception for a drive-through for a Panera restaurant.

As you may know 1,000 people per month are moving into Orange County (Orlando). I have a CDL license and drive to Orlando quite frequently and have experienced firsthand that traffic in that county is a nightmare. Just like Orlando, St. Petersburg is growing rapidly. Traffic onto 4th. Street can be a challenge and due to rapid growth it's getting worse every day. Thoughtful advanced planning is a necessity.

The most important link to sanity that residents have is their residential property. And as a resident, I'm writing this letter to protect my most important investment, quality of life, privacy and harmony.

The primary concern regarding developer Carlos Yepes' plan is that he is proposing to develop a drive-thru onto a residential street. The negative impact that that would have on our property values is astonishing. Specific and unique concerns that are applicable to my property are: Mr. Yepes wants to create one hour parking spaces on 29th Avenue. This is the exact location where my family and friends park. I have parked my car here in this location for over 15 years.

There are multiple problems with this idea:

1. It is difficult to enforce
2. If enforced, it has a direct impact on my visiting friends and family.
3. The mere concept that more traffic is being pushed onto a previously quiet residential street to the extent that it would necessitate such signage should be an indication in itself that this is a terrible idea.

If a drive thru is established, headlights from incoming and outgoing traffic would shine directly into my windows. In addition to the lights, the noise, the congestion, and the pollution from idling vehicles are a major concern for me. And what happens to the litter that drive-through's notoriously create? Most likely it would blow all over 29th Avenue North and 4th Street.

My other fear is "capacity". How many people per day, per hour will congest our currently quiet neighborhood? 29th Avenue North was designed for a light traffic flow through. The original intent was for neighborhood car movement only. It would be a shame to see it impacted by a poorly planned development. Additionally, any development of this land could interface with 4th Street traffic flow.

Creating an expansion in the proposed business beyond the current allotted footprint would mean a congested and, at times, impassable transit corridor for 29th Avenue North. Due to our relatively narrow street and concerns about emergency vehicle access, cars are only recently allowed to park on both sides. With that change, we really only have one lane of movement remaining. If a drive-through is placed on 29th Avenue North, the impact to the neighborhood along with the potential to block emergency vehicles is untenable. If placed on 4th Street North, approaching the light on 30th Avenue North, that will also become congested and will back up traffic.

Please do not approve a drive-through exception of any kind for this property.

Sincerely,

Donald I Chlysta
321 29th Avenue North
St. Petersburg
Florida 33704

Re: 321 28th Avenue N

July 26, 2022

Members of the Development Review Commission,

The Historic Old Northeast Neighborhood Association is opposed to the request by 2500 34th Street, LLC for a special exception parking lot at 321 28th Avenue N. This application relates to, and only to, redevelopment of the property, 2801 4th Street N., formerly known as the Alcove Assisted Living Facility, a one story residential, low intensity use.

The City Code provides reasonable parking requirements for new development. In this case, a proposed specialty food store, the requirement is for 17 spaces. However, by annexing the adjacent residential lot, the applicant is proposing 38 spaces, more than double the required number. Even without the additional 8 spaces and 9 spaces resulting from the configuration of the proposed parking, the ordinance requirement is more than met for the existing CCT-1 district, providing a total of 21 spaces or 23% more spaces than required. The neighborhood is adamantly opposed to the demolition of a residential property for unnecessary parking spaces.

The concern regarding excessive parking and demolition of residential properties is illustrated by the CVS Pharmacy on 4th Street N and 9th Avenue N. The site required 55 spaces; the applicant requested 68 spaces, again an increase of 23%. Eventually, 60 spaces were provided. Two of three multi-family properties and two single-family homes were demolished for this project in addition to a convenience store. Today, the parking lot is consistently under-used. To our knowledge, it has never been full; the two rows of spaces adjacent to the entrance appear to be the only ones frequently used.

The property identified for special exception parking is zoned for residential use. Those who bought into this area did not expect that the residential use could be turned into a commercial parking lot.

The Association feels strongly that such surface parking lots deface and devalue the residential neighborhood due to bright lights from businesses, safety lighting for the lots, increased noise, traffic congestion, radiating heat, and privacy.



HONNA
P.O. Box 76324
St. Petersburg, FL 33734
www.honna.org

Furthermore, the Association is always concerned with intrusion of commercial interests into the neighborhood. HONNA's 1990 Neighborhood Plan recommended establishing a line behind 4th Street that limited commercial intrusion to a depth of 150 feet. The '150 Rule' was re-enforced in the 2009 update of the plan, recommending that it be retained and clarified. This proposal for optional parking would encroach 38.65' beyond this line into the neighborhood.

Concerns are significantly magnified when a proposal requires the demolition of much needed housing. Shortly after receiving notification of this proposal from the developer, residents in the surrounding blocks contacted HONNA requesting support of their opposition to the special exception parking request (as well as a separate drive-through proposal for the adjacent parcel, 2831 4th St. N.) At a time when available housing is a focus for St. Petersburg, and a reduction in parking requirements along major corridors is under consideration, it seems counter intuitive to allow demolition of a home for a superfluous parking lot.

There is also an issue with the driveway for the parking lot, designed to face onto 28th Avenue. The Association requests for the parking entrance/exit be located on 4th Street, rather than 28th Avenue N.

Finally, the property is located in the North Shore National Register Historic District, an important factor when considering demolition.

The Association respectfully urges you to deny this application for special exception parking.

Regards,

A handwritten signature in cursive script that reads "John Johnson".

John Johnson
President, Historic Old Northeast Neighborhood Association