



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

AGENDA

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

**September 7, 2016
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF August 3, 2016**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
 - 1. Case No. 16-33000005 – 3901 3rd Street North - Deferred to October 5, 2016**
 - 2. Case No. 16-33000010 – 6000 Central Avenue and 6021 1st Avenue South – Deferred from August 3, 2016**
 - 3. Case No. 16-33000011 – 10720 Snug Harbor Road Northeast**
 - 4. Case No. 16-51000003 – 105 14th Avenue Northeast**
 - 5. Case No. 16-51000004 – 820 7th Street North**
 - 6. Case No. 16-54000053 – 325 22nd Avenue Northeast - Deferred to October 5, 2016**
 - 7. Case No. 16-54000058 – 3200 17th Avenue North and a portion of 1301 34th Street North**
 - 8. Case No. 16-31000008 – 6745 38th Avenue North – Deferred from August 3, 2016**
 - 9. Case No. 16-32000012 – 3201 28th Avenue South**
 - 10. Case No. 16-33000012 – 7220 & 7250 4th Street North**
 - 11. Case No. 16-32000013 – 7220 & 7250 4th Street North; 7213 & 7223 5th Street North; 495 72nd Avenue North**
 - 12. Land Development Regulations - LDR 2016-04 – Text Amendment**
- F. ELECTION OF OFFICERS**

If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711 as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation in order to participate in this/these proceedings or have any questions, please contact the City Clerk's Office at 893-7448.

AGENDA ITEM #E-1**CASE NO. 16-3300005****E-20**

THIS CASE IS DEFERRED TO OCTOBER 5, 2016

AGENDA ITEM #E-2**CASE NO. 16-3300010****O-2**

REQUEST: Approval of a vacation of an approximately ten (10) foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South.

OWNERS: Central Avenue Properties, Inc.
6090 Central Avenue
Saint Petersburg, Florida 33707-1622

Kingswood Apartments, LLC
6090 Central Avenue
Saint Petersburg, Florida 33707-1622

AGENTS: Susan Reiter
The Edwards Group
150 2nd Street North #1600
Saint Petersburg, Florida 33701

Catherine Bosco
George F. Young, Inc.
299 Dr. Martin Luther King Jr., Street North
Saint Petersburg, Florida 33701

ADDRESSES and
PARCEL ID NOS.: 6000 Central Avenue; 20-31-16-79128-000-0130
6021 1st Avenue South; 20-31-16-79128-000-0220

LEGAL DESCRIPTION: On file.

ZONING: Corridor Residential Traditional-1 (CRT-1)

AGENDA ITEM #E-3**CASE NO. 16-3300011****C-54**

REQUEST: Approval of a vacation of rights-of-way and easements as dedicated on Section "D" Florida Riviera Plat No. 5 as recorded in Plat Book 17, Page 37, Public Records of Pinellas County, Florida lying within Lots 23 and 24; Block 3, located northeast of the intersection of Snug Harbor Road and Plaza Comercio.

OWNER: Q S Investment, Inc.
3112 44th Avenue North
Saint Petersburg, Florida 33714-3808

ADDRESS: 10720 Snug Harbor Road Northeast

PARCEL ID NO.: 17-30-17-28566-003-0230

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)

AGENDA ITEM #E-4 CASE NO. 16-51000003 E-10

REQUEST: Approval of a redevelopment plan with F.A.R. bonuses and variances to the rear and side yard setback requirements to construct a garage and garage apartment.

OWNER: Maitland Browning
105 14th Avenue Northeast
Saint Petersburg, Florida 33701-1270

AGENT: Leigh-Wilson-Versaggi
720 South Orleans Avenue
Tampa, Florida 33606

ADDRESS: 105 14th Avenue Northeast

PARCEL ID NO.: 18-31-17-83216-033-0080

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-3 (NT-3)

AGENDA ITEM #E-5 CASE NO. 16-51000004 F-6

REQUEST: Approval of a redevelopment plan to allow construction of three townhomes with reduced front building setbacks consistent with the neighborhood pattern.

OWNER: Rich St. Pete, LLC
10450 Gulf Boulevard
Treasure Island, Florida 33706-4815

AGENT: Joe Toph
5006 South Elberon Street
Tampa, Florida 33611

ADDRESS: 820 7th Street North

PARCEL ID NO.: 18-31-17-46836-001-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #E-6 CASE NO. 16-54000053 E-14

THIS CASE IS DEFERRED TO OCTOBER 5, 2016

AGENDA ITEM #E-7 CASE NO. 16-54000058 J-10

REQUEST: Approval of a height variance from 50-feet to 59-feet to allow construction of a self-storage facility.

OWNER: Times Publishing Company, Inc.
PO Box 1121
St. Petersburg, FL 33731-1121

AGENT: Katherine Cole, Esq.
600 Cleveland Street #800
Clearwater, FL 33756

ADDRESS: 3200 17th Avenue North; 14-31-16-71460-000-0180
A portion of 1301 34th Street North; 14-31-16-71460-000-0240

LEGAL DESCRIPTION: On File

ZONING: Industrial Suburban (IS)

AGENDA ITEM #E-8 CASE NO. 16-31000008 Q-22

DEFERRED FROM AUGUST 3, 2016 - TO PROVIDE ADDITIONAL INFORMATION

REQUEST: Approval of a site plan to construct a 39,819 sq. ft. Charter School at an existing Church with a variance to the number of required parking spaces.

OWNER: First Free Methodist Church of St. Petersburg, Inc.
6745 38th Avenue North
Saint Petersburg, Florida 33710-1536

AGENT: Peter Christopoulos
2045 Palmetto Street
Clearwater, Florida 33765

REGISTERED OPPONENT: Scott K. Wagman
1128 42nd Avenue Northeast
Saint Petersburg, Florida 33703

ADDRESS: 6745 38th Avenue North

PARCEL ID NO.: 06-31-16-27843-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #E-9 CASE NO. 16-3200012 J-15

REQUEST: Approval of a special exception and related site plan to allow a compressed natural gas fueling station with the following variances: 1) green yards, 2) sidewalks on 28th Avenue South, 3) design standards for screen wall, and 4) specimen tree preservation.

OWNER: City of St. Petersburg
PO Box 2842
St. Petersburg, Florida 33731-2842

AGENT: Michael Rissman
George F. Young, Inc.
299 Dr. Martin Luther King, Jr. St. North
St. Petersburg, Florida 33701

ADDRESS: 3201 28th Avenue South

PARCEL ID NO.: 35-31-16-27443-001-0010

LEGAL DESCRIPTION: On File

ZONING: Retail Center-1 (RC-1)

AGENDA ITEM #E-10 CASE NO. 16-3300012 F-38

REQUEST: Approval of a vacation of a 30-foot wide ingress/egress easement as dedicated by the Hollywood Park Subdivision First Addition Plat as recorded in Plat Book 74, Page 33, Public Records of Pinellas County, Florida.

OWNER: Phoenix Triangle, LLC
PO Box 76267
Saint Petersburg, Florida 33734-6267

AGENT: Jonathan Dorman
StorCon Development
2106 Bispham Road #B
Sarasota, Florida 34231

ADDRESS: 7220 4th Street North; 30-30-17-40749-001-0010
7250 4th Street North; 30-30-17-40749-001-0020

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #E-11 CASE NO. 16-3200013 F-38

REQUEST: Approval of a special exception and related site plan to construct a 600-unit self-storage facility with a variance to aggregate the allowable wall signage.

OWNER: Phoenix Triangle, LLC
PO Box 76267
Saint Petersburg, Florida 33734-6267

Phoenix Triangle, LLC
2125 West Washington Street
West Bend, Wisconsin 53095-2205

Hollywood 4th Street, LLC
2125 West Washington Street
West Bend, Wisconsin 53095-2205

AGENT: Jonathan Dorman
StorCon Development
2106 Bispham Road #B
Sarasota, Florida 34231

REGISTERED OPPONENT: Matthew B. Sullivan, Esq.
4756 Central Avenue
Saint Petersburg, Florida 33711

ADDRESSES AND PARCEL ID NOS.: 7220 4th Street North; 30-30-17-40749-001-0010
7250 4th Street North; 30-30-17-40749-001-0020
7223 5th Street North; 30-30-17-21654-000-0070
7213 5th Street North; 30-30-17-21654-000-0080
495 72nd Avenue North; 30-30-17-21654-000-0090

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #E-12 LAND DEVELOPMENT REGULATIONS CODE AMENDMENTS CONTACT PERSON: DEREK KILBORN 727-893-7872

LDR-2016-04 Miscellaneous Text Amendments.

AGENDA ITEM #F ELECTION OF OFFICERS

Election of Chair
Election of Vice Chair