



**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**

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

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. INTRODUCTION OF NEW COMMISSIONER**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES OF November 2, 2016**
- E. PUBLIC COMMENTS**
- F. PUBLIC HEARING DEFERRAL**
 - 1. Case No. 16-31000013 – Ibis Walk property located between Dr. Martin Luther King Jr. Street North and Roosevelt Boulevard North, at Ibis Walk Place North – Deferred to January 4, 2017**
- G. PUBLIC HEARING AGENDA**
 - 1. Case No. 16-33000014 - Block between 5th Avenue South and 6th Avenue South between 3rd Street South and 4th Street South – Deferred from November 2, 2016, with change of scope.**
 - 2. Case No. 16-33000015 – Between Fairfield Avenue South and Interstate 275 between 22nd Street South and 24th Street South – Deferred from November 2, 2016, with no change of scope.**
 - 3. Case No. 16-54000080 – 6401 Bayou Grande Boulevard Northeast.**
 - 4. Case No. 16-54000086 – 8321 Orient Way Northeast.**
 - 5. Case No. 16-32000016 – 7220, 7250 & 7292 4th Street North, 7213 & 7223 5th Street North, and 495 72nd Avenue North.**
 - 6. Case No. 16-32000017 – 10000 4th Street North, et al.**
 - 7. Case No. 16-53000003 – 8170 27th Avenue North – Deferred from November 2, 2016.**

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.

**ADDRESSES AND
PARCEL ID NOS.:**

2208 Fairfield Avenue South; 23-31-16-38528-004-0010
2222 Fairfield Avenue South; 23-31-16-38628-004-0030
656 23rd Street South; 23-31-16-38628-004-0090
2253 7th Avenue South; 23-31-16-38628-004-0100
2245 7th Avenue South; 23-31-16-38628-004-0110
2227 7th Avenue South; 23-31-16-38628-004-0130
651 22nd Street South; 23-31-16-38628-004-0140
2223 7th Avenue South; 23-31-16-38628-004-0141
2209 7th Avenue South; 23-31-16-38628-004-0142
2200 7th Avenue South; 26-31-16-72882-000-0010
2210 7th Avenue South; 26-31-16-72882-000-0020
2218 7th Avenue South; 26-31-16-72882-000-0030
2226 7th Avenue South; 26-31-16-72882-000-0040
2238 7th Avenue South; 26-31-16-72882-000-0050
2242 7th Avenue South; 26-31-16-72882-000-0060
2254 7th Avenue South; 26-31-16-72882-000-0070
2306 7th Avenue South; 26-31-16-72882-000-0080
2308 7th Avenue South; 26-31-16-72882-000-0090
2320 7th Avenue South; 26-31-16-72882-000-0100
2332 7th Avenue South; 26-31-16-72882-000-0110
2334 7th Avenue South; 26-31-16-72882-000-0120
2342 7th Avenue South; 26-31-16-72882-000-0130
2351 8th Avenue South; 26-31-16-72882-000-0150
2341 8th Avenue South; 26-31-16-72882-000-0160
2331 8th Avenue South; 26-31-16-72882-000-0180
2321 8th Avenue South; 26-31-16-72882-000-0190
2301 8th Avenue South; 26-31-16-72882-000-0210
2253 8th Avenue South; 26-31-16-72882-000-0220
None; 26-31-16-72882-000-0240
None; 26-31-16-72882-000-0250
2350 8th Avenue South; 26-31-16-72882-000-0420
2366 8th Avenue South; 26-31-16-72882-000-0450
2376 8th Avenue South; 26-31-16-72882-000-0470
2377 8th Avenue South; 26-31-16-72882-000-0680
2373 8th Avenue South; 26-31-16-72882-000-0690
2365 8th Avenue South; 26-31-16-72882-000-0700
2357 8th Avenue South; 26-31-16-72882-000-0720
2354 7th Avenue South; 26-31-16-72882-000-0730
2366 7th Avenue South; 26-31-16-72882-000-0740
2738 7th Avenue South; 26-31-16-72882-000-0760

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional-1
Industrial Traditional (IT)

AGENDA ITEM #G -3 CASE NO. 16-5400080 B-34

REQUEST: Approval of a variance to minimum lot width from 75-feet required to 53.7-feet for two (2) lots in common ownership to develop two (2) single-family homes.

OWNER: 6401 Bayou Grande, LLC
10435 SW 58th Street
Miami, Florida 33173-2858

AGENT: Dipak Patel
7501 SW 117th Avenue #830282
Miami, Florida 33283

REGISTERED OPPONENT: Barbara Joan Burke
6300 Bayou Grande Boulevard Northeast
Saint Petersburg, Florida 33702

ADDRESS: 6401 Bayou Grande Boulevard Northeast

PARCEL ID NO.: 33-30-17-81234-001-0070

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #G-4 CASE NO. 16-5400086 E-44

REQUEST: Approval of a variance to the required minimum lot width from 75-feet required to 60-feet for two (2) lots in common ownership to allow for the development of a new single-family home.

OWNER: Pamela Green
8321 Orient Way Northeast
Saint Petersburg, Florida 33702-3809

AGENT: Nathan Kulisky
435 17th Avenue North #5
Saint Petersburg, Florida 33704

ADDRESS: 8321 Orient Way Northeast

PARCEL ID NO.: 30-30-17-75654-022-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #G-5 CASE NO. 16-3200016 F-38

REQUEST: Approval of a modification to a previously approved special exception and related site plan for a self-storage facility to increase the size of the building and add an additional 80 storage bays.

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

St. Andrews Equities, LLC
7292 4th Street North
Saint Petersburg, Florida 33702

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

ADDRESSES AND
PARCEL ID NOS.: 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
7220 4th Street North; 30-30-17-40749-001-0010
7250 4th Street North; 30-30-17-40749-001-0020
7292 4th Street North; 30-30-17-31176-005-0070

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #G-6 CASE NO. 16-3200017 E-52

REQUEST: Approval of a special exception and related site plan to construct two (2) 1-story drive-up storage buildings and a 3-story, climate-controlled, self-storage building, for a total of 600 storage bays.

OWNER: Gandy Boulevard Investors, LLC
125 5th Street South #201
Saint Petersburg, Florida 33701-4168

AGENT: Katie Cole, Esq.
Hill, Ward, Henderson, PA
600 Cleveland Street #800
Clearwater, Florida 33733

ADDRESSES AND: 10000 4th Street North; 19-30-17-59225-000-0010
PARCEL ID NOS.: 2nd Street North; 18-30-17-11322-010-0090
10035 Gandy Boulevard North; 18-30-17-11322-010-0030
201 99th Avenue North; 18-30-17-11322-010-0010

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #G-7 CASE NO. 16-53000003 S-16

REQUEST: Appeal of a Property Card Interpretation (PCI), which found that two (2) units were legally constructed.

APPELLANT/OWNER: Comstock Entertainment, LLC
8285 30th Avenue North
Saint Petersburg, Florida 33710-2256

AGENT: Laura Bamond, Esq.
3510 1st Avenue North #125
Saint Petersburg, Florida 33713

ADDRESS: 8170 27th Avenue North

PARCEL ID NO.: 12-31-15-97704-000-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)