



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

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**AGENDA  
Revised (1/4/17)**

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

**January 4, 2017  
Wednesday  
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF December 7, 2016**
- D. PUBLIC COMMENTS**
- E. 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 until further notice.**
- F. PUBLIC HEARING AGENDA**
  - 1. Case No. 16-54000094 – 1081 18<sup>th</sup> Avenue North.**
  - 2. Case No. 16-32000019 – 3637 34<sup>th</sup> Street South & a portion of 3747 34<sup>th</sup> Street South.**
  - 3. Case No. 16-31000014 – 3000 34<sup>th</sup> Street South.**
- G. REQUEST FOR REHEARING**
  - 1. Case No. 16-53000003 – 8170 27<sup>th</sup> Avenue North**

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 #F-1      CASE NO. 16-5400094      G-12**

REQUEST: Approval of a lot line adjustment with a variance to the minimum lot size and width and interior side yard setback to allow construction of two (2) single-family homes on two (2) platted lots of record.

OWNER: Terry & Marlene Stewart  
1081 18<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704-4133

AGENT: Martin Frame  
1052 6<sup>th</sup> Street North #3  
Saint Petersburg, Florida 33701

REGISTERED OPPONENT: Scott Lehman  
1075 18<sup>th</sup> Avenue North  
Saint Petersburg, Florida 33704

ADDRESS: 1081 18<sup>th</sup> Avenue North

PARCEL ID NO.: 13-31-16-63810-000-0870

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

**AGENDA ITEM #F-2      CASE NO. 16-3200019      K-19**

REQUEST: Approval of a special exception and related site plan to construct a 6,119 sq. ft. fuel station with convenience store.

OWNER: Bank of America  
NC1-001-03-81  
101 North Tyron Street  
Charlotte, North Carolina 27246-0100

OWNER: St. Bartholomew's Episcopal Church  
3747 34<sup>th</sup> Street South  
Saint Petersburg, Florida 33711-3836

APPLICANT: Brightwork Acquisitions, LLC  
3708 West Swann Avenue  
Tampa, Florida 33609

REGISTERED OPPONENT: Barbara Danos  
3920 37<sup>th</sup> Street South #38  
Saint Petersburg, Florida 33711-5001

ADDRESSES AND  
PARCEL ID NOS.: 3637 34<sup>th</sup> Street South; 34-31-16-71420-001-0010  
3747 34<sup>th</sup> Street South; 34-31-16-77875-001-0010

LEGAL DESCRIPTION: On File  
ZONING: Retail Center-1 (RC-1)

**AGENDA ITEM #F-3 CASE NO. 16-3100014 J-17**

REQUEST: Approval of a site plan to allow a mixed-use development of 316 multi-family units, up to 13,000 sq. ft. commercial, and a 100,000 sq. ft. self-storage facility with variances to setbacks and greenyards, and a special exception for a 5,500 sq. ft. fueling station.

OWNER: Home Depot USA, Inc.  
c/o Property Tax Department #6895  
PO Box 105842  
Atlanta, Georgia 30348-5842

AGENT: Glen Stygar  
PDRH, LLC  
142 West Platt Street  
Tampa, Florida 33606

ENGINEER: John Eveland, PE  
George F. Young, Inc.  
1921 Tampa East Boulevard  
Tampa, Florida 33619-3023

ADDRESS: 3000 34<sup>th</sup> Street South

PARCEL ID NO.: 35-31-16-49734-001-0010

LEGAL DESCRIPTION: On File

ZONING: Retail Center-1 (RC-1)

**AGENDA ITEM #G-1 CASE NO. 16-5300003 S-16**

PREVIOUS ACTION: At the December 7, 2016, Development Review Commission hearing, a motion to approve the request for an appeal of a Property Card Interpretation (PCI, which found that two (2) units were legally constructed failed by a unanimous vote (0-7), thereby denying the appeal.

REQUEST: Request for a Rehearing.

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

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

ADDRESS: 8170 27<sup>th</sup> Avenue North

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

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)