



**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**

**February 1, 2017
Wednesday
2:00 P.M.**

- A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES OF January 4, 2017**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
 - 1. Case No. 16-32000020 – 4801 31st Street South.**
 - 2. Case No. 16-32000021 – 3800 54th Avenue South.**
 - 3. Case No. 16-33000015 – Between 6th Avenue South and Interstate 275 between 22nd Street South and 24th Street South.**
 - 4. Case No. 16-33000018 – 450 91st Avenue North.**
 - 5. Case No. 16-33000020 – 10000 4th Street North.**
 - 6. Case No. 16-33000022 – 555 Dr. Martin Luther King Jr Street South and 0 6th Avenue South.**
 - 7. Case No. 16-54000095 – 1050 25th Street North.**
 - 8. Case No. 16-54000096 – 1400 50th Avenue Northeast.**
 - 9. Case No. 16-31000016 – 1200 7th Avenue North.**
 - 10. Case No. 16-32000022 – 3600 66th Street North.**
- F. LAND DEVELOPMENT REGULATIONS WORKSHOP**
- G. ADJOURNMENT**

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. 16-3200020 J-25 & J-27

REQUEST: Approval of a modification to a previously approved special exception and related site plan to allow construction of injection wells at the 31st Street Sports Complex.

OWNER: City of St. Petersburg
PO Box 2842
Saint Petersburg, Florida 337312842

ADDRESS: 4801 31st Street South

PARCEL ID NO.: 02-32-16-56061-001-0010

LEGAL DESCRIPTION: On File
ZONING: Neighborhood Suburban Estate (NSE)

AGENDA ITEM #E-2 CASE NO. 16-3200021 K-29

REQUEST: Approval of a modification to a previously approved special exception and related site plan to allow construction of injection wells at the Southwest Water Reclamation Facility.

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

ADDRESS: 3800 54th Avenue South

PARCEL ID NO.: 10-32-16-24287-001-0010

LEGAL DESCRIPTION: On File
ZONING: Institutional Center (IC)

AGENDA ITEM #E-3 CASE NO. 16-3300015 I-3 & I-5

REQUEST: Approval of a vacation of street and alley rights-of-way generally located between 6th Avenue South and Interstate 275 between 22nd Street South and 24th Street South; more specifically a 16-foot east/west alley in the block bounded by 6th Avenue South and Fairfield Avenue South between 22nd Street South and 23rd Street South, a 16-foot east/west alley in the block bounded by Fairfield Avenue South and 7th Avenue South between 22nd Street South and 23rd Street South, a 10-foot east/west alley in the block bounded by 7th Avenue South and 8th Avenue South and by Interstate 275 between 22nd Street South and 24th Street South, a portion of Fairfield Avenue South between 22nd Street South and 23rd Street South, a portion of 7th Avenue South between 22nd Street South and 23rd Street South, a portion of 23rd Street South between 7th Avenue South and 8th Avenue South and by Interstate 275, and a portion of 8th Avenue South located between 23rd Street South and by Interstate 275 and 24th Street South.

OWNER: City of St. Petersburg
Planning and Economic Development
PO Box 2842
Saint Petersburg, Florida 33731-4842

Gloria Moorer
2308 7th Avenue South
Saint Petersburg, Florida 33712-1754

Department of Transportation
11201 North McKinley Drive
Tampa, Florida 33612-6456

Luis Martinez
4111 70th Avenue East
Ellenton, Florida 34222-7331

Highland Crest LLC
2262 6th Avenue South
Saint Petersburg, Florida 33712-1748

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

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
 2226 6th Avenue South; 23-31-16-38628-003-0030
 2262 6th Avenue South; 23-31-16-38628-003-0050
 2262 6th Avenue South; 23-31-16-38628-003-0070
 2200 6th Avenue South; 23-31-16-38628-003-0010
 2259 Fairfield Avenue South; 23-31-16-38628-003-0090
 2251 Fairfield Avenue South; 23-31-16-38628-003-0100
 2245 Fairfield Avenue South; 23-31-16-38628-003-0110
 2235 Fairfield Avenue South; 23-31-16-38628-003-0120
 2231 Fairfield Avenue South; 23-31-16-38628-003-0130
 2221 Fairfield Avenue South; 23-31-16-38628-003-0140
 621 22nd Street South; 23-31-16-38628-003-0150
 623 22nd Street South; 23-31-16-38628-003-0151

LEGAL DESCRIPTION: On File
 ZONING: Corridor Commercial Traditional-1
 Industrial Traditional (IT)

AGENDA ITEM #E-4 CASE NO. 16-3300018 F-48

REQUEST: Approval of a vacation of an ingress/egress easement dedicated as shown in OR Book 8698, Pages 947-949, located within Lot 9 of John Alex Kelly Pine Hill Subdivision and Lot 9 of John Alex Kelly's Georgian Terrace.

OWNER: S & L Properties St. Petersburg
 2651 Kirkling Court
 Portage, Wisconsin 53901

AGENT: Chris McGuire
 McCon Building Corporation
 1059 Circle Drive
 Highland, Wisconsin 53543

ADDRESS: 450 91st Avenue North

PARCEL ID NO.: 19-30-17-69354-000-0090

LEGAL DESCRIPTION: On File
 ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)
 Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #E-5 CASE NO. 16-3300020 E-52

REQUEST: Approval of a vacation of a 30-foot wide right-of-way known as 100th Avenue North, located west of 2nd Street North.

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

AGENT: Katie Cole, Esq.
Hill Ward Henderson
600 Cleveland Street #800
Clearwater, Florida 33755-4153

ADDRESS: 10000 4th Street North

PARCEL ID NO.: 19-30-17-59225-000-0010

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #E-6 CASE NO. 16-3300022 G-3

REQUEST: Approval of a vacation of a 7-foot wide portion of a 20-foot wide public pedestrian and bicycle easement north of 6th Avenue South as dedicated by the plat of Lot 1 of Coast Central Replat, located northwest of the intersection of Dr. Martin Luther King Jr. Street South and 6th Avenue South.

OWNER: St. Petersburg Apartments, LLC
477 South Rosemary Avenue #301
West Palm Beach, Florida 33401-5758

OWNER: 5th Avenue Residences, LLC
PO Box 4189
Clearwater, Florida 33758-4189

AGENT: Luis Serna
CGA Solutions
13535 Feather Sound Drive
Clearwater, Florida 33762

ADDRESSES and
PARCEL ID NOS.: 555 Dr. Martin Luther King Jr Street South; 24-31-16-16871-001-0010
None; 24-31-16-16871-001-0013

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #E-7 CASE NO. 16-54000095 I-8

REQUEST: Approval of variances to the minimum lot width and area to allow for the construction of two (2) single-family homes.

OWNER: CFP Home Investments, Inc.
1085 21st Avenue North
Saint Petersburg, Florida 33704

ADDRESS: 1050 25th Street North

PARCEL ID NO.: 14-31-16-57258-002-0180

LEGAL DESCRIPTION: On File
ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #E-8 CASE NO. 16-54000096 B-28

REQUEST: Approval of variances to the required Waterfront yard setbacks to allow for the placement of an existing, unpermitted, elevated deck and associated stairway and for the new construction of a screen room with a solid roof.

OWNER: O'Connor Living Trust
1400 50th Avenue Northeast
Saint Petersburg, Florida 33703-3207

AGENT: The Remodeling Guys
4343 Frontage Road North
Lakeland, Florida 33810

ADDRESS: 1400 50th Avenue Northeast

PARCEL ID NO.: 04-31-17-72578-001-0640

LEGAL DESCRIPTION: On File
ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #E-9 CASE NO. 16-31000016 G-6

REQUEST: Approval of a site plan modification to construct a 19,214 sq. ft. addition to an existing hospital.

OWNER: St Anthony's Prof Buildings & Svc - OW
Fiscal Services (Sarc)
1200 7th Avenue North
Saint Petersburg, Florida 33705-1300

St Anthony's Hospital Inc - OW
16255 Bay Vista Drive
Clearwater, Florida 33760-3127

St Anthony's Prof Buildings & Svc - OW
435 5th Avenue North #200
Saint Petersburg, Florida 33701-2835

St Anthonys Professional Buildings - OW
3001 West Dr. Martin Luther King Jr. Boulevard
Tampa, Florida 33607-6307

St Anthony's Prof Buildings Svc - OW
PO Box 414
Saint Petersburg, Florida 33731-0414

Ariss, Eddie - OW
1025 7th Avenue North
Saint Petersburg, Florida 33705

11th Street Downtown Apartment - OW
1014 Alhambra Way South
Saint Petersburg, Florida 33705-4617

Resurrection House Inc - OW
800 11th Street North
Saint Petersburg, Florida 33705-1256

Nemishawn Inc - OW
1111 7th Avenue North #107
Saint Petersburg, Florida 33705-1348

City of St. Petersburg – OW
Bruce Grimes, Real Estate
PO Box 2842
Saint Petersburg, Florida 33731-2842

AGENT:

Deborah Bartley - AG
7801 E Telecom Parkway
Tampa, Florida 33637

ADDRESSES AND
PARCEL ID NOS.:

513 15th Street North; 13-31-16-10062-000-1120
1332 7th Avenue North; 13-31-16-77879-000-0101
1108 7th Avenue North; 13-31-16-77879-000-0100
6th Avenue North; 13-31-16-77879-000-0102
1311 6th Avenue North; 13-31-16-77879-000-0108
1201 5th Avenue North; 13-31-16-77879-000-0106
1201 5th Avenue North; 13-31-16-77879-000-0109
1099 5th Avenue North; 13-31-16-77879-000-0107
631 11th Street North; 13-31-16-77879-000-0103
560 Jackson Street North; 13-31-16-77879-000-0104
620 10th Street North; 13-31-16-77879-000-0105
10th Street North; 13-31-16-77879-000-0111
7th Avenue North; 13-31-16-77879-000-0110
500 Dr. Martin Luther King Jr Street North; 13-31-16-11197-001-0010
527 10th Street North; 13-31-16-11196-004-0160
610 Dr. Martin Luther King Jr Street North; 13-31-16-11196-004-0050
700 Dr. Martin Luther King Jr Street North; 13-31-16-11196-001-0070

701 10th Street North; 13-31-16-11196-001-0130
 1025 7th Avenue North; 13-31-16-11196-002-0130
 742 11th Street North; 13-31-16-72504-002-0070
 800 11th Street North; 13-31-16-72504-002-0060
 810 11th Street North; 13-31-16-72504-002-0050
 834 11th Street North; 13-31-16-72504-002-0020
 1102 9th Avenue North; 13-31-16-72504-002-0010
 1130 9th Avenue North; 13-31-16-77874-001-0021
 9th Avenue North; 13-31-16-77874-001-0020
 1111 7th Avenue North; 13-31-16-77876-000-0010
 1201 7th Avenue North; 13-31-16-77874-001-0040
 800 12th Street North; 13-31-16-77874-001-0010
 801 13th Street North; 13-31-16-77874-001-0050
 7th Avenue North; 13-31-16-65952-000-0060
 802 13th Street North; 13-31-16-10062-000-0540
 826 13th Street North; 13-31-16-10062-000-0520
 828 13th Street North; 13-31-16-10062-000-0510
 557 10th Street North; 13-31-16-11196-004-0170
 736 13th Street North; 13-31-16-65952-000-0110
 1100 5th Avenue North; 24-31-16-27814-001-0010

LEGAL DESCRIPTION: On File
 ZONING: Neighborhood Traditional-2 (NT-2), Industrial Center (IC), Corridor Commercial Traditional-1 (CCT-1)

AGENDA ITEM #E-10 CASE NO. 16-32000022 Q-20

REQUEST: Approval of a special exception and related site plan to construct a carwash. The applicant is requesting variances for 1) front yard setback and 2) location of vacuum stations.

OWNER: RREFRB 2012 LT 1, LLC
 730 NW 107th Avenue #400
 Miami, Florida 33172-3104

AGENT: Braulio Grajales
 High Point Engineering
 5300 West Cypress Street #282
 Tampa, Florida 33607

REGISTERED OPPONENT: Matt Andrias
 3699 66th Way North
 Saint Petersburg, Florida 33710

ADDRESS: 3600 66th Street North
 PARCEL ID NO.: 07-31-16-86904-001-0020
 LEGAL DESCRIPTION: On File
 ZONING: Corridor Commercial Suburban-1 (CCS-1)

AGENDA ITEM #F LAND DEVELOPMENT REGULATIONS WORKSHOP

AGENDA ITEM #G ADJOURNMENT