



**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**

**March 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 February 1, 2017**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING AGENDA**
 - 1. Case No. LDR 2017-02 – Accessory Outdoor Storage in EC Zoning**
 - 2. Case No. 17-33000002 – 661 40th Street South and 690 42nd Street South**
 - 3. Case No. 16-54000097 – 434 13th Avenue North**
 - 4. Case No. 17-54000002 – 3301 Pinellas Point Drive South**
 - 5. Case No. 17-54000003 – 2334 2nd Avenue South**
 - 6. Case No. 17-32000001 – 1600 Central Avenue**
 - 7. Case No. 17-32000002 – 3100 66th Street North**
- F. LAND DEVELOPMENT REGULATIONS WORKSHOP**
 - 1. Case No. LDR 2017-01 – Residential Land Development Regulations**
- 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. LDR 2017-02

REQUEST: Amend the City of St. Petersburg's Land Development Regulations (LDRs) to reclassify "Outdoor Storage, Accessory Industrial" from a non-conforming to a permitted use when located within the EC (Employment Center) zoning classification. The outdoor storage must be accessory to a principal, industrial use.

AGENDA ITEM #E-2 CASE NO. 17-3300002 L-3

REQUEST: Approval of a vacation of a portion of 7th Avenue South between 40th Street South and 42nd Street South and a portion of right-of-way at the intersection of 42nd Street South and an east/west alley between Fairfield Avenue South and 7th Avenue South.

OWNER: City Wide Self Storage, LLC
2091 Oceanview Drive
Tierra Verde, Florida 33715

AGENT: Gary L. Burnside
PO Box 8401
Seminole, Florida 33775

ADDRESSES AND
PARCEL ID NOS.: 690 42nd Street South; 22-31-16-26921-001-0010
661 40th Street South; 22-31-16-69624-000-0010

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

AGENDA ITEM #E-3 CASE NO. 16-54000097 F-10

REQUEST: Approval of a variance to interior side setback requirements from 7.5-feet to 5-feet to construct two (2) townhomes.

OWNER: Sunnybrook Holdings I, LLC
1696 Sunnybrook Lane
Clearwater, Florida 33764-6455

AGENT: Jason Sanchez
12385 74th Avenue North
Seminole, Florida 33772

ADDRESS: 434 13th Avenue North

PARCEL ID NO.: 18-31-17-18792-009-0140

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #E-4 CASE NO. 17-54000002 J-33

REQUEST: Approval of a variance to allow on-site consumption of beer and wine at a location where the zoning of the block face and the block face across the street from the establishment is not commercial.

OWNER: United Park Services Property
1320 East 9th Avenue #210
Tampa, Florida 33605-3602

ADDRESS: 3301 Pinellas Point Drive South

PARCEL ID NO.: 11-32-16-56110-001-0020

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #E-5 CASE NO. 17-54000003 I-1

REQUEST: Approval of a variance to required minimum lot width from 50-feet to 45-feet and minimum lot area from 5,800 square feet to 5,715 square feet in order to create two (2) buildable lots.

OWNER: Floriden LLC
200 2nd Avenue South #348
Saint Petersburg, Florida 33713

AGENT: Heather Morin
DHM Construction Services LLC
200 2nd Avenue South #348
Saint Petersburg, Florida 33701

ADDRESS: 2334 2nd Avenue South

PARCEL ID NO.: 23-31-16-78390-029-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #E-6 CASE NO. 17-32000001 H-2

REQUEST: Approval of a special exception and related site plan to construct a 3,150 sq. ft. bank.

OWNER: On Deck, Inc.
611 Druid Road East #512
Clearwater, Florida 33756-3942

AGENT: T. Truett Gardner and Gardner Brewer Law
 400 North Ashley Drive #1100
 Tampa, Florida 33602

ADDRESS: 1600 Central Avenue

PARCEL ID NO.: 24-31-16-29718-018-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

AGENDA ITEM #E-7 CASE NO. 17-3200002 E-52

REQUEST: Approval of a special exception to allow conversion of an existing office to a fire station.

OWNER: Rony & Ellen Shubich
 6939 13th Avenue North
 Saint Petersburg, Florida 33710

AGENT: City of St. Petersburg
 Fire Department
 400 Dr. Martin Luther King Jr. Street South
 Saint Petersburg, Florida 33701

REGISTERED OPPONENT: Ryan Gale, DDS
 3000 66th Street North
 Saint Petersburg, Florida 33710

ADDRESS: 3100 66th Street North

PARCEL ID NO.: 07-3-16-90162-000-1640

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban-1

AGENDA ITEM #F-1 LAND DEVELOPMENT REGULATIONS WORKSHOP

Case No. LDR 2017-01 – Residential Land Development Regulations

AGENDA ITEM #G ADJOURNMENT