



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

REVISED AGENDA (9/01/17)

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

**September 6, 2017
Wednesday
2:00 P.M.**

A. OPENING REMARKS OF CHAIR AND SWEARING IN OF WITNESSES

B. ROLL CALL

C. APPROVAL OF MINUTES OF August 2, 2017

D. PUBLIC COMMENTS

E. PUBLIC HEARING DEFERRAL

1. **Case No. 17-32000020 – 3341 17th Avenue South**

F. PUBLIC HEARING AGENDA

1. **Case No. 17-33000012 – 114 16th Street North & 0 16th Street North**
2. **Case No. 17-33000014 – 430 3rd Avenue North et al**
3. **Case No. 17-54000045 – 524 36th Avenue North**
4. **Case No. 17-54000046 – 1900 34th Street North**
5. **Case No. 17-54000044 – 871 Ibis Walk Place North**
6. **Case No. 17-54000048 – 4241 4th Street North**
7. **Case No. 17-32000019 – 770 1st Avenue North**
8. **Case No. 17-32000021 – 5601 38th Avenue North**
9. **Case No. 17-31000003 – 0 Mangrove Cay Lane Northeast**

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 #F-3 CASE NO. 17-5400045 F-20

REQUEST: Approval of a Variance to the required minimum lot width from 50-feet required to 45-feet and the required minimum lot area from 5,800 sq. ft. required to 5,715 sq. ft. for two (2) lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: The Castle Company, LLC
225 McMullen Booth Road
Clearwater, Florida 33759

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

ADDRESS: 524 36th Avenue North

PARCEL ID NO.: 0731-17-11376-006-0040

ZONING: Neighborhood Traditional-2 (NT-2)

AGENDA ITEM #F-4 CASE NO. 17-5400046 K-12

REQUEST: Approval of a Variance to maximum allowable wall sign area to allow additional signage at a retail establishment.

OWNER: Suncoast St. Pete LLC
214 East Church Street
Elmira, New York 14901-2702

AGENT: Todd Pressman
334 East Lake Road #102
Palm Harbor, Florida 34685

ADDRESSES & PARCEL ID NOS.: 1900 34th Street North; 15-31-16-83683-001-0010
None; 15-31-16-86383-001-0030

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

AGENDA ITEM #F-5 CASE NO. 17-54000044 F-54

REQUEST: Approval of a Modification to a previously approved Site Plan to amend the Master Sign Plan with Variances.

OWNER: Ibis Walk, LLC
780 94th Avenue North #107
Saint Petersburg, Florida 33702-2468

TGM Ibis Walk, LLC
650 5th Avenue Floor 28
New York, New York 10019-6108

AGENT: John Scheffel
2709 Rocky Point Drive
Tampa, Florida 33607

ADDRESSES AND
PARCEL ID NOS.: 10400 Roosevelt Boulevard North; 18-30-17-30371-001-0020
871 Ibis Walk Place North; 18-30-17-00000-330-0200
Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0010
Dr. Martin Luther King Jr. Street North; 18-30-17-41817-000-0020
871 Ibis Walk Place North; 18-30-17-41817-000-0040
Ibis Walk Place North; 18-30-17-41817-000-0120
10300 Roosevelt Boulevard North; 18-30-17-41817-000-0130
Ibis Walk Place North; 18-30-17-41817-000-0140
10334 Roosevelt Boulevard North; 18-30-17-41817-000-0150

ZONING: Corridor Commercial Suburban-2 (CCS-2)

AGENDA ITEM #F-6 CASE NO. 17-54000048 E-24

REQUEST: Approval of two Variances to allow modification to an existing drive thru. Variances are for 1) exterior green yard and 2) orientation of speaker towards neighborhood zoning district.

OWNER: Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349-2945

AGENT: Interplan, LLC
604 Courtland Street #100
Orlando, Florida 32804

AGENT: Hill Ward Henderson Law

ADDRESS: 4241 4th Street North

PARCEL ID NO.: 06-31-17-12937-000-0010

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

AGENDA ITEM #F-7 CASE NO. 17-3200019 F-2

REQUEST: Approval of a Special Exception and Site Plan for a microbrewery.

OWNER: Bahia Shores Development Enterprise
5113 Central Avenue
Saint Petersburg, Florida 33710-8140

AGENT: Ryan Sarno
11398 120th Terrace North
Largo, Florida 33778-2533

ADDRESS: 770 1st Avenue North

PARCEL ID NO.: 19-31-17-34218-000-0100

ZONING: Downtown Center-1 (DC-1)

AGENDA ITEM #F-8 CASE NO. 17-3200021 N-22

REQUEST: Approval of a Special Exception and related Site Plan to allow construction of a 125-foot high wireless communication monopole tower.

OWNER: Mostak A. Bhuyan
5601 38th Avenue North
Saint Petersburg, Florida 33710-1923

AGENT: APC Towers, LLC
Mattaniah S. Jahn, Esq.
800 Tarpon Woods Boulevard #E-1
Palm Harbor, Florida 34685

ADDRESS: 5601 38th Avenue North

PARCEL ID NO.: 04-31-16-96444-000-0010

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

AGENDA ITEM #F-9 CASE NO. 17-3100003 C-56

REQUEST: Approval of a modification to a previously approved Site Plan to increase the residential density from 108 units to 115 units with a variance to height to allow construction of a 60-unit, 13-story multi-family building.

OWNER: MGB CMBS Prime A Gandy LLC
2556 Southpointe Drive
Dunedin, Florida 34698

AGENT: Cumbey & Fair
2463 Enterprise Road
Clearwater, Florida 33763

ADDRESS: 0 Mangrove Cay Lane Northeast

PARCEL ID NO.: 17-30-17-54855-000-0011 & 0010

ZONING: Neighborhood Suburban-2 (NS-2)

AGENDA ITEM #G ADJOURNMENT