



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

REVISED AGENDA (12-05-17)

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

**December 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 November 1, 2017**
- D. PUBLIC COMMENTS**
- E. PUBLIC HEARING DEFERRAL**
 - 1. Case No. 17-31000010 – 2051 9th Avenue South**
- F. APPEAL - PUBLIC HEARING WITHDRAWAL**
 - 1. Case No. 17-54000069 - 411 1st Avenue North and 120 4th Street North**
- G. PUBLIC HEARING AGENDA**
 - 1. LDR 2017-09 – Airport Zoning Regulations**
 - 2. Case No. 17-32000023 – Rehearing - 855 Tyrone Boulevard North and 5846 9th Avenue North**
 - 3. Case No. 17-33000019 – 2444 Pelham Road North and 8267 Yardley Avenue North**
 - 4. Case No. 17-31000008 – 116 4th Avenue North and 356 1st Street North**
 - 5. Case No. 17-32000029 – 3412 17th Avenue South**
 - 6. Case No. 17-32000030 – 4400 Shore Acres Blvd Northeast**
- H. 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 #G-1 LDR 2017-09 Airport Zoning Regulations**AGENDA ITEM #G-2 CASE NO. 17-32000023 REHEARING O-6**

REQUEST: Approval of a Special Exception and related Site Plan to add a carwash at an existing fuel station with a Variance to setbacks.

OWNER: 7-Eleven, Inc.
3200 Hackberry Road
Irving, Texas 75063

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

REGISTERED OPPONENT: John A. Curwick
5838 9th Avenue North
Saint Petersburg, Florida 33710

ADDRESSES: 855 Tyrone Boulevard North
5846 9th Avenue North

PARCEL ID NOS.: 17-31-16-50382-000-0640
17-31-16-50382-000-0660
17-31-16-50382-000-0670

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #G-3 CASE NO. 17-33000019 T-14

REQUEST: Approval of a Vacation of a 60.83-foot portion of Pelham Road North located in the Jungle Beach Subdivision, adjacent to 2444 Pelham Road North (Lot 40) and 8627 Yardley Avenue North (Lot 57).

OWNER: Brian Fredericks and Glenda Diane Fredericks Living Trust
2444 Pelham Road North
Saint Petersburg, Florida 33710-3666

ADDRESSES: 2444 Pelham Road North
8267 Yardley Avenue North

PARCEL ID NOS.: 12-31-15-44550-000-0400
12-31-15-44550-000-0570

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

AGENDA ITEM #G-4 CASE NO. 17-31000008 E-4

REQUEST: Approval of a site plan to construct a 23-story, 29-unit multi-family development. The applicant is requesting floor area ratio bonuses and a variance to the Albert Whitted Overlay Height Standards.

OWNER: First and Fourth Development, LLC
4830 W. Kennedy Boulevard, Suite 445
Tampa, FL 33609-2583

REGISTERED OPPONENT: William L. Herrmann
130 4th Avenue North, #405
Saint Petersburg, Florida 33701

ADDRESSES: 356 1st Street North
116 4th Avenue North

PARCEL ID NOS.: 19-31-17-74466-012-0031
19-31-17-74466-012-0013

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

AGENDA ITEM #G-5 CASE NO. 17-32000029 K-9

REQUEST: Approval of a Special Exception and related Site Plan to construct a surface parking lot on a residential zoned property for a 2,500 square foot restaurant with a drive-thru. The applicant requested Variances to the location of the 1) speaker box and the drive-thru lane and 2) design standards for accessory parking lot on residentially zoned property.

OWNER: 17th St S St Pete LLC
Salem Gharsalli 18430 Kuka Lane
Spring Hill, Florida 34610-2129

AGENT: Sycamore Engineering, Inc.
JD Alsabbagh 8370 W. Hillsborough Avenue
Tampa, Florida 33615

ADDRESS: 3412 17th Avenue South

PARCEL ID NO.: 27-31-16-75402-000-0720

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 CCS-1 AND
Neighborhood Suburban Multi-Family-1 (NSM-1)

AGENDA ITEM #G-6 CASE NO. 17-3200030 B-24

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan to add a private school to an existing house of worship with 13 classrooms and a Variance to the 35-foot setback for an existing playground.

OWNER: Northeast Presbyterian Church
4400 Shore Acres Boulevard Northeast
Saint Petersburg, Florida 33703

ADDRESS: 4400 Shore Acres Boulevard Northeast

PARCEL ID NO.: 04-31-17-67842-0000-1180

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-1 (NS-1)

AGENDA ITEM #H ADJOURNMENT