



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

NOTICE OF PUBLIC HEARING

November 5, 2021

Dear Neighbor or Participating Organization:

This letter is to advise you that a Public Hearing for the property located at **2600 34th Street North** has been scheduled to be heard by the Development Review Commission on **Wednesday, December 1, 2021, at 1:00 p.m.**

REQUEST: Case No. 21-32000012

Approval of a special exception and related site plan to construct an automated carwash in the CCS-1 Zoning District.

Records indicate you own property within 300 feet of the property, or you may have an interest in the case. The site plan and application are on file in the Development Review Services Division and may be provided upon request via email at DRC@stpete.org.

We urge interested persons to contact the case planner or the Agent before the scheduled hearing date for more information. You may contact the case planner, Katrina Lunan-Gordon by phone at (727) 892-5096 or via email at Katrina.Lunan-Gordon@stpete.org. Written correspondence can be mailed to: Development Review Services, City of St. Petersburg, PO Box 2842, St. Petersburg, FL 33731.

The Staff Report and Meeting Agenda will be available one week prior to the scheduled hearing. Additional information will be provided on the cover page of the meeting agenda, released approximately one-week before the public hearing and accessed using the above below. Those with internet access may use the following link: http://www.stpete.org/boards_and_committees/agendas.php.

APPLICANT: BDG 2600, LLC
c/o Christian Yepes
6654 78th Avenue N
Pinellas Park, FL 33781

AGENT: Olson Wash Partners, LLC
c/o Kori Eroussard
4300 Legendary Drive, Suite 234
Destin, FL 32541

It is considered improper for an applicant or objector to discuss a case prior to the hearing with any Commission Member. Please direct your remarks to the Staff of Development Review Services in writing, and those documents will be presented to the Commission.

Pursuant to Law of Florida, Chapter 80-150, if a person decides to appeal any decision made by a governmental board, commission, or agency, he/she will need a record of the proceedings. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceedings is made, including testimony and evidence upon which the appeal is based. Any persons who may need such a record may arrange for a court reporter to attend the public hearing at their request.

The City of St. Petersburg has a listing of employees who may be capable of assisting those individuals with a hearing impairment or unfamiliarity with the English language. While the City can not guarantee the availability of these services should they be requested, please contact the City Clerk's office at (727) 893-7448 should you be interested in finding out more about hearing impairment and/or language services.

Tim Clemmons, Chair - Development Review Commission

PROCEEDINGS: OVERVIEW

Some proceedings of the Development Review Commission are Quasi-Judicial and require that certain specific procedures be followed by the staff, applicants, and the public. The following are the most typical examples of Quasi-Judicial matters: site plan approvals, special exceptions, bonus approvals, variances, appeals. Under the Quasi-Judicial process, the Commission acts in the role of a "judge" and therefore, is required to follow certain procedures and base their decision on factual evidence. In general, the Quasi-Judicial procedures involve the following:

- 1) Persons opposed to the application may register as an opponent in advance of the meeting. Such persons shall notify the Clerk of the Commission of their intent to register as an opponent no less than one (1) week before the commencement of the public hearing. No registered opponent shall be permitted for appeal hearings in which the appellant is a party other than the owner/applicant.
- 2) Any handouts and/or presentations must be submitted to the Clerk of the Commission at least 24-hours prior to the meeting. For further information, please contact the Clerk of the Commission at 727-892-5498
- 3) The swearing in of witnesses will be done en-masse at the beginning of this meeting. Anyone who wishes to speak on any item must be sworn-in prior to testifying.
- 4) Staff, applicants, and, if applicable, the registered opponent, who registered in advance per Item #1 in this Overview, or appellant will have a total of ten (10) minutes each to present their case.
- 5) At the conclusion of the presentations, the public hearing will begin, and the public will have three minutes to speak. If you wish to speak please fill out a card and submit this to the Clerk. When called on to speak please come to the podium and state your name and address. We ask that your remarks be brief and not repetitious of prior testimony and provide factual information. Once the Commission Chair closes the public hearing no one from the public may speak.
- 6) If anyone wishes to utilize the time provided for cross-examination and rebuttal as a registered opponent, and such registered opponent is otherwise allowable, and no one has previously registered as an opponent per Item #1 in this Overview, said individual shall notify the Commission Chair **prior** to the conclusion of the public hearing. Persons opposed to the application may select one person to represent them during this phase of the process and shall declare their intent prior to the close of the public hearing. If more than one person wishes to be the registered opponent representative, then the Commission will choose a single representative to participate in the process.
- 7) The cross-examination and rebuttal phases allow each participant (staff, applicant, and registered opponent appellant) five minutes each to ask questions of each other. All questions shall be directed to the Chair, who will direct the question to the appropriate person.

The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Other proceedings of the Development Review Commission are Legislative. Such proceedings are not subject to the Quasi-Judicial process. Generally, a legislative proceeding begins with presentation by City staff, and is followed by public comment and discussion by the Commission. Members of the public, including the applicant (if applicable), are given an opportunity to speak for up to three (3) minutes. Anyone wishing to speak must fill out an information card and present the card to the Clerk. The Chair will call upon individuals who have filled out an information card to come up to the podium to speak. The opportunity to speak may not be assigned or yielded to, or shared with any other person, or otherwise aggregated. The following are the most typical examples of Legislative matters: vacating public rights of way, vacating air rights over/under public rights of way, amendments to the text of the Land Development Regulations and other provisions of the City Code of Ordinances, when referred to the Commission for review.

If you wish to have a more detailed description of the Quasi-Judicial or Legislative procedures, or if you have a question regarding which procedure is applicable in this case, please contact the Development Review Services Division at (727) 893-7471 or email us at DRC@stpete.org.

Case No. 21-32000012

Enclosures: Parcel Location Map



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-32000012
Address: 2600 34th Street North

