



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

AGENDA

Welcome to the City of St. Petersburg Development Review Commission meeting. To help prevent the spread of COVID-19 and to protect our more vulnerable members of the community, the City of St. Petersburg will hold Development Review Commission meetings by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings. To join the meeting by communications media technology, please see below:

<p>Option 1:</p> <p>Join the meeting with visuals and audio by downloading and logging into Zoom:</p> <ol style="list-style-type: none">1. Visit www.stpete.org/meetings2. Download Zoom via the screen prompts3. Enter your email address and name via the screen prompts	<p>Option 2:</p> <p>Join the meeting by audio only:</p> <ol style="list-style-type: none">1. Dial +1 312 626 67992. Enter the webinar ID: 992 2766 0079
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Through the Zoom meeting, attendees can view content being presented, hear speakers, and make public comment. Attendees do not need a camera to participate, only a screen and a microphone (available on any smart phone and most laptops).

To make public comment in writing, please send your name and comment to DRC@StPete.org. Comments will be read during Open Forum unless a specific agenda item is specified at the beginning of the comment. Please note that all public comment is limited to 3 minutes.

To assist the Development Review Commission in conducting the City's business, we ask that you observe the following:

1. If you are making public comment under the Public Comments or Public Hearing sections of the agenda, please observe the time limits indicated on the agenda.
2. While not necessary, speakers can use presentation materials to support their public comments. In most cases, presentation materials will appear on your monitors, tablets or smartphone devices and on St Pete TV, the City's government access cable channel, when the meeting is broadcasted and rebroadcasted. Speakers must submit presentation materials in advance to ensure that they meet FCC guidelines, to ensure that they do not contain any copyrighted material and to ensure that they display properly.

Speakers cannot use their own computer or projection equipment for displaying presentation material. All material must be submitted to the Development Review Services Office within the timeframes listed below:

- a. Presentation Slides (6 or more slides) – Submit electronic presentation such as PowerPoint presentations, no later than noon on the day before the meeting. Submit the presentation via email at DRC@StPete.org.
- b. Video - Submit video material at least two business days prior to the meeting via email at DRC@StPete.org.
- c. If attending the Zoom meeting by computer or other device, use the “raise hand” button in the Zoom app.
- d. If attending the Zoom meeting by phone only, enter *9 on the phone to use the “raise hand” feature.

Regardless of the method of participation used, normal rules for participation apply, including the advised time limit on comments, the requirement that any presentation materials must be submitted to the committee liaison in advance of the meeting, and the rules of decorum. Please be advised that at all times the chair has the authority and discretion to re-order agenda items, and in the event the meeting is disrupted by violations of the rules of decorum, to accept public comment by alternate means, including by email only. Public comments submitted in writing by email will be read during the public comment portion of the specified agenda. Public comments must be submitted before the public comment period has closed

GENERAL AGENDA INFORMATION

For your convenience, the agenda and staff reports are also posted on the City’s website at www.stpete.org/meetings and generally updated the Wednesday preceding the meeting.

Closed captioning is provided during the livestream of the Development Review Commission meeting at www.stpete.org/meetings. 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.



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AGENDA

**Virtual DRC Meeting
July 15, 2020 at 10:00 A.M.**

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES OF June 17, 2020

E. PUBLIC HEARING AGENDA

F. LEGISLATIVE

- 1. LDR 2020-04 Mobile Food Trucks**
- 2. Case No. 20-33000002 – 311 112th Avenue Northeast**
- 3. Case No. 20-33000008 – 450, 476, and 486 1st Avenue North**
- 4. Case No. 20-33000006 – 0 3rd Avenue North/West of 302 Grove Street North**

G. CONTINUANCE:

- 1. Case No. 20-32000001 – 421 44th Avenue North and 4400 4th Street North, Deferred by the DRC on March 4, 2020**

H. QUASI-JUDICIAL

- 1. Case No. 20-31000002 – 0 3rd Avenue North/West of 302 Grove Street North**
- 2. Case No. 20-32000003 – 2400 and 2326 5th Street South, 2400 6th Street South, 501, 509, and 523 24th Street South**
- 3. Case No. 20-31000004 – 10491 Gandy Boulevard North**

I. ADJOURNMENT

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AGENDA ITEM #F-1 LDR Amendments

CITY FILE: LDR 2020-04: Mobile Food Truck Amendments

AGENDA ITEM #F-2 CASE NO. 20-33000002 E-58

REQUEST: Approval of a vacation of a 16-foot wide stormwater and ingress/egress easement within Bridgetown Plat, Block 16.

APPLICANT: WTIS-AM Inc.,
c/o Deborah Roseman
2840 West Bay Drive
Belleair Bluffs, Florida 33770

AGENT: Pulte Group
c/o Jeff Deason
2682 South Falkenburg Road
Riverview, Florida 33578

ADDRESS: 311 112th Avenue Northeast

PARCEL ID NO.: 18-30-17-11304-016-0010

LEGAL DESCRIPTION: On File

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

AGENDA ITEM #F-3 CASE NO. 20-33000008 F-2

REQUEST: Approval of a partial vacation of alley air rights over a 5-foot width and 280-foot length along the north side of the alley along Lots 4 through 10 of Block 27 of the Revised Map of the City of St. Petersburg.

APPLICANT: PLDD 1st Avenue, LLC
3060 Alt. 19 North
Palm Harbor, Florida 34683

AGENT: R. Donald Mastry of Trenam Law and
Kathryn Younkin (of Behar Peteranecz, Architecture)
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESSES AND
PARCEL ID NOS.: 450 1st Avenue North; 19-31-17-74466-027-0040
476 1st Avenue North; 19-31-17-74466-027-0070
486 1st Avenue North; 19-31-17-74466-027-0100

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)
Downtown Center (DC-C)

AGENDA ITEM #F-4 CASE NO. 20-33000006 F-4

REQUEST: Approval of a partial vacation of 8th Street North consisting of 2,275 square-feet of right-of-way located on the eastern side of 8th Street North between Calla Terrace North and 3rd Avenue North.

APPLICANT: Bridgepoint Church, Inc.
6690 Crosswinds Drive North
Saint Petersburg, Florida 33710

AGENT: R. Donald Mastry of Trenam Law and
Fred Hemmer (of Mirror Lake Place, LLC)
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 0 3rd Avenue North/West of 302 Grove Street North

PARCEL ID NO.: 19-31-17-66528-000-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

AGENDA ITEM #G-1 CASE NO. 20-32000001 CONTINUANCE F-24

REQUEST: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1).

OWNER: Trust No. 4400-4
Land Trust Service Corp TRE
P.O. Box 186
Lake Wales, Florida 33859

APPLICANT: 421 44th LLC
4400 4th Street North
Saint Petersburg, Florida 33703

AGENT: Thomas Heyward
4267 48th Avenue South
Saint Petersburg, Florida 33711

ADDRESSES AND
PARCEL ID NOS.: 421 44th Avenue North; 06-31-17-54540-004-0100
4400 4th Street North; 06-31-17-54540-004-0110

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)
Corridor Commercial Suburban (CCS-1)

AGENDA ITEM #H-1 CASE NO. 20-31000002 F-4

REQUEST: Approval of a Site Plan to construct 88-dwelling units, 3,800 square-feet of retail space and a 6-story 238 space parking garage in the DC-2 zoning district. The applicant is requesting approval of additional building height and floor area ratio bonuses.

APPLICANT: Bridgepoint Church, Inc.
6690 Crosswinds Drive North
Saint Petersburg, Florida 33710

AGENT: R. Donald Mastry of Trenam Law and
Fred Hemmer (of Mirror Lake Place, LLC)
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 0 3rd Avenue North/West of 302 Grove Street North

PARCEL ID NO.: 19-31-17-66528-000-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

AGENDA ITEM #H-2 CASE NO. 20-32000003 F-13

REQUEST: Approval of a Special Exception and related Site Plan for a Private School with 10 classrooms within an existing House of Worship, and a Variance to the required 35-foot setback for Special Exception uses within the NT-1 zoning district.

APPLICANT: Islamic Society of St. Petersburg, Inc.
2401 5th Street South
Saint Petersburg, Florida 33705

AGENT: Rashid Tachalcort
2401 5th Street South
Saint Petersburg, Florida 33705

ADDRESSES AND
PARCEL ID NOS.: 2400 5th Street South; 31-31-17-36684-000-0300
2326 5th Street South; 31-31-17-36684-000-0310
2400 6th Street South; 31-31-17-36684-000-0300
501 24th Avenue South; 31-31-17-36684-000-0580
509 24th Avenue South; 31-31-17-36684-000-0570
523 24th Avenue South; 31-31-17-36684-000-0560

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)

AGENDA ITEM #H-3 CASE NO. 20-31000004 D-54

REQUEST: Approval of a modification to a previously approved Site Plan to allow construction of an additional 34 units for a total of 102 multi-family residential units, utilizing Transfer of Development Rights.

APPLICANT: St. Tropez Investment Co., LLC
1141 Abbeys Way
Tampa, Florida 33602

AGENT: John A. Bodziak
743 49th Street North
Saint Petersburg, Florida 33710

ADDRESS: 10491 Gandy Boulevard North

PARCEL ID NOS.: 17-30-17-18270-000-0012
17-30-17-18270-000-0013

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

AGENDA ITEM #I ADJOURNMENT