AGENDA

Welcome to the City of St. Petersburg Development Review Commission meeting. The agenda and supporting documents are available on the City’s website at www.stpete.org/meetings or by emailing DRC@StPete.org.

NOTE: City buildings are closed to the public for meetings due to the COVID-19 emergency. Accordingly, the meeting location has been changed from in-person to a “virtual” meeting by means of communications media technology pursuant to Executive Order 20-193 issued by the Governor on August 7, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. Authorization for a virtual meeting has been extended through October 1st by Governor's executive order. The City’s Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and/or contact the case planner for up-to-date information pertaining to this case.

The public can attend the meeting in the following ways:

<table>
<thead>
<tr>
<th>Option 1:</th>
<th>Option 2:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Join the meeting with visuals and audio by downloading and logging into Zoom:</td>
<td>Join the meeting by audio only:</td>
</tr>
<tr>
<td>1. Visit <a href="http://www.stpete.org/meetings">www.stpete.org/meetings</a></td>
<td>1. Dial +1 312 626 6799</td>
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<tr>
<td>2. Download Zoom via the screen prompts</td>
<td>2. Enter the webinar ID: 913 3290 9033</td>
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<tr>
<td>3. Enter your email address and name via the screen prompts</td>
<td></td>
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</tbody>
</table>

- Watch live on Channel 15 WOW!/Channel 641 Spectrum/Channel 20 Frontier FiOS
- Watch live online at www.stpete.org/TV
- Listen by dialing one of the following phone numbers and entering Webinar ID: 913 3290 9033
  - +1 312 626 6799 or
  - +1 646 876 9923 or
  - +1 253 215 8782 or
  - +1 301 715 8592 or
  - +1 346 248 7799 or
  - +1 669 900 6833
- Watch/listen on your computer, mobile phone, or other device by visiting the following link: https://zoom.us/j/91332909033

The public can also participate in the meeting by providing public comment in the following ways:
- Send an email to DRC@StPete.org with your name, address, agenda item and comment.
- If attending the Zoom meeting by computer or other device, use the “raise hand” button in the Zoom app.
- If attending the Zoom meeting by phone only, enter *9 on the phone to use the “raise hand” feature.

Development Review Commission – PO Box 2842 – St. Petersburg, FL 33731-2842 – 727-892-5498
The “raise hand” feature in the Zoom meeting indicates your desire to speak but does not allow you to speak immediately. When it is your turn to speak, your microphone will be unmuted. At the conclusion of your comments or when you reach the advised time limit, you will be muted.

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 portion 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](http://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](http://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 these proceedings or have any questions, please contact the City Clerk’s Office at 893-7448.
AGENDA

Revised 09-18-2020

Virtual DRC Meeting
September 22, 2020 at 2:00 P.M.

A. OPENING REMARKS OF CHAIR
B. PLEDGE OF ALLEGIANCE
C. ROLL CALL
D. APPROVAL OF MINUTES OF September 9, 2020

E. PUBLIC HEARING AGENDA

   QUASI-JUDICIAL

   1. Case No. 20-54000021 – 2200 16th Street North - Appeal
   2. Case No. 20-54000030 – 526 39th Avenue South – Appeal
   3. Case No. 20-54000032 – 1101 Monterey Boulevard Northeast
   4. Case No. 20-54000034 – 332 Beach Drive Northeast – Appeal
   5. Case No. 20-54000044 – 624 1/2 Beach Drive Northeast
   6. Case No. 20-31000010 – 2700 Halkey Roberts Place North
   7. Case No. 20-32000012 – 2713 10th Street North

F. ADJOURNMENT

G. LDR WORKSHOP – Urban Agriculture

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<table>
<thead>
<tr>
<th>AGENDA ITEM E-1</th>
<th>CASE NO. 20-54000021</th>
<th>APPEAL</th>
<th>H-14</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPEAL:</td>
<td>Appeal of a streamline approval of a variance to Land Development Regulation section 16.40.120.6.3.A.D., to allow an electronic messaging center to be installed within an existing freestanding monument sign in a CRT-1 zoning district.</td>
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<td>APPELLANT:</td>
<td>Christopher Puccio</td>
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<td></td>
<td>1650 22nd Avenue North</td>
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<td></td>
<td>Saint Petersburg, Florida 33713</td>
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<tr>
<td>OWNER:</td>
<td>Florida Holdings Group, LLC</td>
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<td>P.O. Box 388</td>
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<td></td>
<td>Pinellas Park, Florida 33780</td>
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<td>AGENT:</td>
<td>Stephen Burch</td>
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<td></td>
<td>709 South Harbor City Boulevard, Suite 540</td>
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<td></td>
<td>Melbourne, Florida 32901</td>
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<tr>
<td>ADDRESS:</td>
<td>2200 16th Street North</td>
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<tr>
<td>PARCEL ID NO.:</td>
<td>12-31-16-98730-000-0070</td>
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<tr>
<td>LEGAL DESCRIPTION:</td>
<td>On File</td>
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<tr>
<td>ZONING:</td>
<td>Corridor Residential Traditional (CRT-1)</td>
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<tr>
<th>AGENDA ITEM E-2</th>
<th>CASE NO. 20-54000030</th>
<th>APPEAL</th>
<th>F-21</th>
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</thead>
<tbody>
<tr>
<td>APPEAL:</td>
<td>Appeal of an administrative approval of a Lot Line Adjustment with a variance to the required lot width from 75-feet to 50-feet for two non-conforming platted lots in common ownership in the NS-1 zoning district.</td>
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<td>APPELLANT:</td>
<td>Mary Fran Arseneau</td>
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<td></td>
<td>442 39th Avenue South</td>
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<td>Saint Petersburg, Florida 33705</td>
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<td>OWNER:</td>
<td>M R L V, LLC</td>
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<td></td>
<td>c/o Peter Chicouris</td>
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<td>6500 1st Avenue North</td>
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<td></td>
<td>Saint Petersburg, Florida 33710</td>
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<tr>
<td>ADDRESS:</td>
<td>526 39th Avenue South</td>
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<tr>
<td>PARCEL ID NO.:</td>
<td>06-32-17-57384-000-0040</td>
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<td>LEGAL DESCRIPTION:</td>
<td>On File</td>
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<td>ZONING:</td>
<td>Neighborhood Suburban Single-Family (NS-1)</td>
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AGENDA ITEM E-3  CASE NO. 20-54000032  E-16
REQUEST: Approval of a variance to the NS-1 zoning district requirements for front yard setbacks for stoop from 17-feet to 10-feet; open porch from 20-feet to 10-feet and building from 35-feet to 11-feet, 10.5-inches; and street side yard setback from 20-feet to 5-feet to allow for the construction of a new three-story single-family residence.
OWNER: Margit Bachmeier Burnett
330 3rd Street South, Unit 104
Saint Petersburg, Florida 33701
AGENT: David R. Phillips
19321 US Highway 19 North, Suite 301
Clearwater, Florida 33764
ADDRESS: 1101 Monterey Boulevard Northeast
PARCEL ID NO.: 08-31-17-83664-004-0050
LEGAL DESCRIPTION: On File
ZONING: Neighborhood Suburban Single-Family (NS-1)

AGENDA ITEM E-4  CASE NO. 20-54000034  APPEAL  E-4
APPEAL: Appeal of an administrative approval of a variance for two parking spaces to construct a 3,460 square-foot 2nd floor addition to an existing building in the DC-3 zoning district.
APPELLANT: Geraid Sterker
176 4th Avenue Northeast
Saint Petersburg, Florida 33701
OWNER: 332 Beach Drive, LP
2504 West Azeele Street
Tampa, Florida 33609
AGENT: LIS Engineering
c/o Amie Reynolds
148 Second Street North, Suite 310
Saint Petersburg, Florida 33701
ADDRESS: 332 Beach Drive Northeast
PARCEL ID NO.: 19-31-17-77238-000-0030
LEGAL DESCRIPTION: On File
ZONING: Downtown Center (DC-3)
AGENDA ITEM E-5    CASE NO. 20-5400044    E-6
REQUEST: Approval of a Redevelopment plan to demo two (2) units of an existing legally grandfathered triplex and convert the Accessory Dwelling Unit to a principal structure to include a rear setback variance for the ADU from 10-feet required to 1.25-feet proposed in an NT-2 zoning district.

OWNER: Donald Hafner and Colleen M. Rev Trust
624 Beach Drive Northeast
Saint Petersburg, Florida 33701

AGENT: Timothy R. Rhode
4154 10th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 624 and 624 ½ Beach Drive Northeast

PARCEL ID NO.: 17-31-04842-007-0160

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

AGENDA ITEM E-6    CASE NO. 20-3100010    I-52
REQUEST: Approval of a Site Plan modification to construct a 116,000 square-foot building addition to an existing light manufacturing in the EC-1 zoning district. The applicant is requesting a variance to parking.

OWNER: Halkey-Roberts Corporation
2700 Halkey Roberts Place North
Saint Petersburg, Florida 33716

AGENT: Roger Christensen - HCM Architects
4201 Cedar Avenue South
Minneapolis, Minnesota 55407

ADDRESS: 2700 Halkey Roberts Place North

PARCEL ID NO.: 23-30-16-47333-001-0100

LEGAL DESCRIPTION: On File

ZONING: Employment Centers (EC-1)
**AGENDA ITEM E-7**  
**CASE NO. 20-32000012**  

**REQUEST:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residentially zoned lot. The applicant is requesting a 2-foot variance to the interior green yard requirement and a variance to construct an 8-foot tall wall.

**OWNER:** Harvard Holding, LLC  
2714 Dr. Martin Luther Jr. Street North  
Saint Petersburg, Florida 33704

**AGENT:** C. Hunter Rawls  
100 Second Avenue South, Suite 701  
Saint Petersburg, Florida 33701

**REGISTERED OPPONENT:** Christopher S. Furlong, Esq., on behalf of Cynthia Allen  
2727 10th Street North  
Saint Petersburg, Florida 33704

**ADDRESSES AND PARCEL ID NOS.:**  
2713 10th Street North; 12-31-16-69570-001-0170  
2714 Dr. Martin Luther King Jr. Street North; 12-31-16-69570-001-0080  
2716 Dr. Martin Luther King Street North; 12-31-16-69570-001-0090

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Traditional Single-Family (NT-2)  
Corridor Commercial Traditional (CCT-1)

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**AGENDA ITEM F**  
**ADJOURNMENT**

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**AGENDA ITEM G**  
**LDR WORKSHOP – Urban Agriculture**