



**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. 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 currently 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 Number 20-179, issued by the Governor on July 29, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. The City’s Planning and Development Services Department requests that you visit the City website at http://www.stpete.org/boards_and_committees/index.php and/or contact the case planner for up-to-date information pertaining to this case before attending the meeting.

The public can attend the meeting in the following ways:

<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: <u>950 9660 9210</u>
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- 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: **950 9660 9210**
 - +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/95096609210>.

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.

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 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

Revised 08-14-2020

**Virtual DRC Meeting
August 19, 2020 at 10:00 A.M.**

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. INTRODUCTION OF NEW DRC BOARD MEMBER:

Michael K. Kiernan

E. APPROVAL OF MINUTES OF July 15, 2020

F. PUBLIC HEARING AGENDA

QUASI-JUDICIAL

- 1. Case No. 20-39000001 – 4301 46th Avenue South**
- 2. Case No. 20-39000002 – 4563 43rd Street South**
- 3. Case No. 20-58000003 – 3025 31st Street North - Appeal**
- 4. Case No. 20-54000020 – 125 13th Avenue North**
- 5. Case No. 20-31000007 – 7701 Dr. Martin Luther King Jr. Street North**
- 6. Case No. 20-32000006 – 3321 and 3355 9th Avenue North**
- 7. Case No. 20-32000009 – 3762 and 3800 17th Avenue North, 3763, 3835, 3843, 3853, 3863 16th Avenue North**
- 8. Case No. 20-32000010 – 309 15th Avenue North, 1507 and 1511 and 0 4th Street North**
- 9. Case No. 20-32000011 – 2154 27th Avenue North**

G. ADJOURNMENT

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AGENDA ITEM F-1 CASE NO. 20-39000001 L-23

REQUEST: Approval of a variance to the minimum required right-side dock setback from 10.47-feet to 2-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district.

OWNER: Jill Silverman and Cheryl Russell
15 Pasture Lane
Old Bethpage, New York 11804

AGENT: Troy Hughes
Midcoast Marine Group
6675 114th Avenue North
Largo, Florida 33773

REGISTERED OPPONENTS: Jeff Murray – Representative for Registered Opponents
President of AV Pro
2222 East 52nd Street North
Sioux Falls, South Dakota 57104

Julie Reardon
4560 44th Street South
Saint Petersburg, Florida 33711

Theresa Zanghi
4327 46th Avenue South
Saint Petersburg, Florida 33711

Anna Maria Guerra
4531 43rd Street South
Saint Petersburg, Florida 33711

ADDRESS: 4301 46th Avenue South

PARCEL ID NO.: 03-32-16-11708-015-0280

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-2)

AGENDA ITEM F-2 CASE NO. 20-39000002 L-23

REQUEST: Approval of a variance to the minimum required left-side dock setback from 14.33-feet to zero-feet to allow for the construction of a dock with an elevator-style lift in the NS-2 zoning district.

OWNER: Jeremy Rainwater
4563 43rd Street South
Saint Petersburg, Florida 33711

AGENT: Troy Hughes
Midcoast Marine Group
6675 114th Avenue North
Largo, Florida 33773

REGISTERED OPPONENTS: Jeff Murray
President of AV Pro
2222 East 52nd Street North
Sioux Falls, South Dakota 57104

Julie Reardon
4560 44th Street South
Saint Petersburg, Florida 33711

Theresa Zanghi
4327 46th Avenue South
Saint Petersburg, Florida 33711

Anna Maria Guerra
4531 43rd Street South
Saint Petersburg, Florida 33711

ADDRESS: 4563 43rd Street South

PARCEL ID NO.: 03-32-16-11708-015-0270

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-2)

AGENDA ITEM F-3 CASE NO. 20-58000003 APPEAL J-18

REQUEST: Appeal of a POD decision denying an administrative after-the-fact design variance to accessory structure design requirements in the NT-1 zoning district.

OWNER: Israel and Elizabeth Ramierz
3025 31st Street North
Saint Petersburg, Florida 33713

ADDRESS: 3025 31st Street North

PARCEL ID NO.: 11-31-16-05904-000-0060

LEGAL DESCRIPTION: On File

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

AGENDA ITEM F-4 CASE NO. 20-54000020 E-10

REQUEST: Approval of a variance to the allowable wall height from 6-feet tall allowed to 8-feet tall proposed in the NT-3 zoning district.

OWNER: Jeffrey Herman
125 13th Avenue North
Saint Petersburg, Florida 33701

AGENT: Elizabeth Hallock, EDAD Studio
632 Bay Street Northeast
Saint Petersburg, Florida 33701

ADDRESS: 125 13th Avenue North

PARCEL ID NO.: 18-31-17-82026-000-0240

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-3)

AGENDA ITEM F-5 CASE NO. 20-31000007 F-42

REQUEST: Approval of a Site Plan modification to renovate the existing center and demolish an existing 64,799 square-foot building and construct new freestanding buildings that total 70,600 square-feet in the CCS-1 zoning district.

OWNER: I A St. Petersburg Gateway, LLC
P.O. Box 6035
Chicago, Illinois 60606

AGENT: Katherine E. Cole, Esq.
Hill Ward Henderson, P.A.
600 Cleveland Street
Clearwater, Florida 33755

ADDRESS: 7701 Dr. Martin Luther King Jr. Street North

PARCEL ID NO.: 30-30-17-75600-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

AGENDA ITEM F-6 CASE NO. 20-32000006 J-8

REQUEST: Approval of a Special Exception and related Site Plan to construct a 1-story car wash in the CCS-1 zoning district.

OWNER: Tampa Acquisitions, Inc.
1201 Oakfield Drive, Suite 109
Brandon, Florida 33511

AGENT: Avid Group
c/o T.C. Nales, E.I.
2300 Curlew Road, Suite 201
Palm Harbor, Florida 34683

ADDRESSES AND
PARCEL ID NOS.: 3321 9th Avenue North; 14-31-16-28152-004-0010
3355 9th Avenue North; 14-31-16-28152-004-0050

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

AGENDA ITEM F-7 CASE NO. 20-32000009 K-10

REQUEST: Approval of a Special Exception for a House of Worship in the NT-1 zoning district.

OWNER: Calvary Chapel Fellowship, St. Pete, Inc.
P.O. Box 530181
Saint Petersburg, Florida 33747

AGENT: Williamson Dacar Associates
Ted Williamson and George Tharin
15500 Lightwave Drive, Suite 106
Clearwater, Florida 33760

REGISTERED OPPONENTS: Marijon Reed
1700 38th Street North
Saint Petersburg, Florida 33713

Alice Yankanich
1701 38th Street North
Saint Petersburg, Florida 33713

ADDRESSES AND
PARCEL ID NOS.: 3762 17th Avenue North; 15-31-16-18288-001-0080
3800 17th Avenue North; 15-31-16-18288-002-0010
3763 16th Avenue North; 15-31-16-18288-001-0090
3835 16th Avenue North; 15-31-16-18288-002-0120
3843 16th Avenue North; 15-31-16-18288-002-0110
3853 16th Avenue North; 15-31-16-18288-002-0100
3863 16th Avenue North; 15-31-16-18288-002-0090

LEGAL DESCRIPTION: On File

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

AGENDA ITEM F-8 CASE NO. 20-32000010 E-10

REQUEST: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned property (NT-3) adjacent to an existing commercial zoned property (CCT-1). The applicant is requesting a variance to the design standard for an accessory surface parking lot to permit ingress and egress to the abutting street.

OWNER: Greg and Ioana Stoici,
Eugene and Susan Nice and Dorethea Hakala
714 Monterey Boulevard Northeast
Saint Petersburg, Florida 33704

AGENT: Belleair Development, LLC
c/o Carlos A. Yepes
6654 78th Avenue North
Pinellas Park, Florida 33781

ADDRESSES AND
PARCEL ID NOS.: 309 15th Avenue North; 18-31-17-10368-000-0400
0 4th Street North; 18-31-17-68580-000-0060
1425 4th Street North; 18-31-17-35514-000-0110
1507 4th Street North; 18-31-17-68580-000-0051
1511 4th Street North; 18-31-17-68580-000-0050

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-3)
Corridor Commercial Traditional (CCT-1)

AGENDA ITEM F-9 CASE NO. 20-32000011 H-16

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing public school to a private school in the NT-1 zoning district.

OWNER: Second Veteran’s Property Land Trust
2900 68th Avenue South
Saint Petersburg, Florida 33712

AGENT: Mike Long
2900 68th Avenue South
Saint Petersburg, Florida 33712

ADDRESS: 2154 27th Avenue North

PARCEL ID NO.: 12-31-16-69120-000-0010

LEGAL DESCRIPTION: On File

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

AGENDA ITEM G ADJOURNMENT