



**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 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:

Option 1: Join the meeting with visuals and audio by downloading and logging into Zoom: 1. Visit www.stpete.org/meetings 2. Download Zoom via the screen prompts 3. Enter your email address and name via the screen prompts	Option 2: Join the meeting by audio only: 1. Dial +1 312 626 6799 2. Enter the webinar ID: <u>913 3290 9033</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: 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/j91332909033>

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 09-22-2020

**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. DEFERRALS

- 1. Case No. 20-54000032 – 1101 Monterey Boulevard Northeast – Deferred to October 7, 2020 at the Request of the Applicant.**
- 2. Case No. 20-32000012 – 2713 10th Street North – Deferred to December 2, 2020 at the Request of the Applicant.**

F. 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. 20-54000034 – 332 Beach Drive Northeast – Appeal**
- 4. Case No. 20-54000044 – 624 ½ Beach Drive Northeast**
- 5. Case No. 20-31000010 – 2700 Halkey Roberts Place North**

G. ADJOURNMENT

H. LDR WORKSHOP – Urban Agriculture

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AGENDA ITEM E-1 CASE NO. 20-54000032 E-16**DEFERRED TO OCTOBER 7, 2020****AGENDA ITEM E-2 CASE NO. 20-32000012 G-16****DEFERRED TO DECEMBER 2, 2020****AGENDA ITEM F-1 CASE NO. 20-54000021 APPEAL H-14**

APPEAL: 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.

APPELLANT: Christopher Puccio
1650 22nd Avenue North
Saint Petersburg, Florida 33713

OWNER: Florida Holdings Group, LLC
P.O. Box 388
Pinellas Park, Florida 33780

AGENT: Stephen Burch
709 South Harbor City Boulevard, Suite 540
Melbourne, Florida 32901

ADDRESS: 2200 16th Street North

PARCEL ID NO.: 12-31-16-98730-000-0070

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional (CRT-1)

AGENDA ITEM F-2 CASE NO. 20-54000030 APPEAL F-21

APPEAL: 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.

APPELLANT: Mary Fran Arseneau
442 39th Avenue South
Saint Petersburg, Florida 33705

OWNER: M R L V, LLC
c/o Peter Chicouris
6500 1st Avenue North
Saint Petersburg, Florida 33710

ADDRESS: 526 39th Avenue South

PARCEL ID NO.: 06-32-17-57384-000-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-1)

AGENDA ITEM F-3	CASE NO. 20-54000034	APPEAL	E-4
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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: Gerald Sterker
176 4th Avenue Northeast
Saint Petersburg, Florida 33701

OWNER: 332 Beach Drive, LP
2504 West Azele 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 F-4	CASE NO. 20-54000044	E-6
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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.: 17-31-17-04842-007-0160

LEGAL DESCRIPTION: On File

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

AGENDA ITEM F-5 CASE NO. 20-31000010 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 G ADJOURNMENT

AGENDA ITEM H LDR WORKSHOP – Urban Agriculture