



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

ACTION TAKEN – MINUTES

Revised 10-09-2020

Virtual DRC Meeting
September 22, 2020
Tuesday at 2:05 P.M.

Commission Members:

Melissa Rutland, Chair - P
Freddy Cuevas, Vice Chair – P
Joe Griner, III – P
Charles Flynt – P
Matt Walker – P (*Recused from Case no. 20-31000010. Excused from DRC Meeting at 5:00 p.m.*)
Martha MacReynolds - P
Vacant Seat

Alternates:

1. Darren Stowe - P
 2. Michael Kiernan - P
 3. Tim Clemmons – P (*Recused from Case nos. 20-54000034 and 20-54000044*)
- A = Absent | P = Present**

City Staff Present:

Elizabeth Abernethy, AICP, Director of Planning and Development Services
Jennifer Bryla, AICP, Zoning Official and Development Review Services Manager
Scot Bolyard, AICP, Deputy Zoning Official
Corey Malyszka, AICP, Urban Design & Development Coordinator
Jaime Jones, AICP, Planner II
Ann Vickstrom, AICP, Planner II
Candace Scott, Planner I
Michael Dema, Assistant City Attorney
Christina Boussias, Assistant City Attorney
Chandrasahas Srinivasa, City Clerk Director
Michael Flanagan, TV Operations Supervisor
Iris Winn, Administrative Clerk
Katherine Connell, Administrative Secretary

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES OF September 9, 2020

Minutes approved as presented by a unanimous vote of the Commission.

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 – Cases listed on the agenda restructured as per the Chair on 09/22/2020.

QUASI-JUDICIAL

1. Case No. 20-54000021 – 2200 16th Street North - Appeal
2. Case No. 20-54000034 – 332 Beach Drive Northeast – Appeal
3. Case No. 20-54000044 – 624 ½ Beach Drive Northeast
4. Case No. 20-54000030 – 526 39th Avenue South – Appeal
5. Case No. 20-31000010 – 2700 Halkey Roberts Place North

G. ADJOURNMENT at 6:30 P.M.

H. LDR WORKSHOP – Urban Agriculture

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)

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Christopher Puccio spoke on his own behalf.
Stephen Burch spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION #1: To add Special Condition #5 to read “The electronic sign shall be static from 8:00 p.m. to 6:00 a.m.

VOTE: Yes – Flynt, Griner, Walker, MacReynolds, Cuevas, Rutland, Kiernan.
No – None.

MOTION #2: 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, subject to the amended Special Conditions in the Staff Report.

VOTE: Yes – Cuevas.
No – Flynt, Griner, Walker, MacReynolds, Rutland, Kiernan.

CONFLICTS: None.

ACTION TAKEN ON

20-54000021: Motion to approve **failed** by a vote of 6-1, thereby **upholding** the streamline approval.

AGENDA ITEM F-2	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 Azeele Street
Tampa, Florida 33609

AGENT: LIS Engineering
c/o Amie Reynolds
148 Second Street North, Suite 310
Saint Petersburg, Florida 33701

Note: Craig Taraszki spoke as the Agent in this case. Amie Reynolds (listed Agent) did not speak on this item.

ADDRESS: 332 Beach Drive Northeast

PARCEL ID NO.: 19-31-17-77238-000-0030

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-3)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report.
Gerald Sterker spoke on his own behalf.
Craig Taraszki spoke on behalf of the Owner.

PUBLIC HEARING: Stephen Nohlgren spoke in opposition of the application.
Lisa Wannemacher spoke in opposition of the application.
Lisa Tvedten spoke in opposition of the application.
Andy Bragg spoke in opposition of the application.

MOTION: 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, subject to the special conditions in the Staff Report.

VOTE: Yes – None.
No – Flynt, Griner, Walker, MacReynolds, Cuevas, Rutland, Kiernan.

CONFLICTS: None.

ACTION TAKEN ON

20-20-54000034: Motion to approve **failed** by a vote of 0-7, thereby **upholding** the streamline approval.

AGENDA ITEM F-3 CASE NO. 20-54000044 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.: 17-31-17-04842-007-0160

LEGAL DESCRIPTION: On File

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

PRESENTATIONS: Jaime Jones made a presentation based on the Staff Report.
Lars Hafner spoke on behalf of the Owner.
Tim Rhode spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION: 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, subject to the special conditions in the Staff Report.

VOTE: Yes – Griner, MacReynolds, Kiernan.
No – Flynt, Cuevas, Rutland, Stowe.

CONFLICTS: Clemmons.
Note: Commissioner Walker was excused prior to the start of this case and did not vote on this quasi-judicial item.

ACTION TAKEN ON

20-54000044: Motion to approve **failed** by a vote of 4-3, thereby **denying** the request.

AGENDA ITEM F-4**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)

PRESENTATIONS: Scot Bolyard made a presentation based on the Staff Report.
Mary Fran Arseneau spoke on her own behalf.
Peter Chicouris spoke on behalf of the Owner.

PUBLIC HEARING: Liza Daaka spoke in opposition of the application.
Tom Barry spoke in opposition of the application.
Patty Meyers spoke in opposition of the application.

MOTION: 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, subject to the special conditions in the Staff Report.

VOTE: Yes –Flynt, Griner, Cuevas, Kiernan.
No – MacReynolds, Rutland, Clemmons.

CONFLICTS: None.

**ACTION TAKEN ON
20-54000030:** Motion to approve **passed** by a vote of 4-3, thereby **upholding** the appeal and **denying** the streamline approval.

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)

PRESENTATIONS: Corey Malyszka made a presentation based on the Staff Report. Roger Christensen spoke on behalf of the Owner.

PUBLIC HEARING: No speakers were present.

MOTION #1: 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, subject to the special conditions in the Staff Report.

VOTE: Yes – Flynt, Griner, MacReynolds, Cuevas, Rutland, Kiernan, Clemmons.
No – None.

CONFLICTS: Walker.

ACTION TAKEN ON 20-31000010: 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, subject to the special conditions in the Staff Report; **APPROVED 7-0.**

AGENDA ITEM G**ADJOURNMENT @ 6:30 P.M.****AGENDA ITEM H****LDR WORKSHOP – Urban Agriculture**

CITY FILE 2020-05: LDR Workshop – Urban Agriculture

PRESENTATION: Ann Vickstrom and Elizabeth Abernethy made a presentation to the Commission.