



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

ACTION TAKEN – MINUTES

Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701

August 3, 2022  
Wednesday  
10:11 a.m.

**Commission Members:**

Tim Clemmons, Chair – P  
Michael Kiernan, Vice Chair – A  
Todd Reed – A  
Melissa Rutland – P @ 10:25 a.m.  
Matt Walker – A  
Darren Stowe – P  
Kiona Singleton - P

**Alternates:**

1. Joe Griner, III - P  
2. Charles Flynt, – P  
3. Kristen Vaughn-Morico - A  
**A = Absent**  
**P = Present**

**City Staff Present:**

Corey Malyszka, Zoning Official  
Elizabeth Abernethy, Planning and Development Services Director  
Scot Bolyard, Deputy Zoning Official  
Ann Vickstrom, Planner II  
Cheryl Bergailo, Planner II  
Michael Larimore, Planner II  
Jordan Elmore, Planner I  
Katrina Lunan-Gordon, Planner II  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Kayla Eger, Administrative Clerk

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. SWEARING IN OF WITNESSES**

**D. ROLL CALL**

**E. APPROVAL OF MINUTES OF July 6<sup>th</sup>, 2022 – Minutes approved as presented by a unanimous vote of the Commission.**

**F. PUBLIC COMMENTS – No speakers were present.**

**G. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

- 1. LDR 2022-03 – LDR text amendment**
- 2. Case No. 22-33000008 – 1300 1<sup>st</sup> Ave. N.**
- 3. Case No. 22-33000007 – 1900-1920 Dr. Martin Luther King Jr St. N.**

**QUASI-JUDICIAL**

- 4. Case No. 22-20000006 – 1900-1920 Dr. Martin Luther King Jr St. N. & 917 19<sup>th</sup> Ave. N.**
- 5. Case No. 22-54000015 – 1246 Alcazar Way S.**
- 6. Case No. 22-11000018 – 1235 21<sup>st</sup> Ave. N.**
- 7. Case No. 22-39000005 – 5026 14<sup>th</sup> St. NE.**
- 8. Case No. 22-54000046 – 4201 50<sup>th</sup> Ave. S.**
- 9. Case No. 22-54000047 – 1725 Massachusetts Ave. NE.**
- 10. Case No. 22-52000002 – 2820 16<sup>th</sup> St. N.**
- 11. Case No. 22-32000006 – 321 28<sup>th</sup> Ave. N. & 2801 4<sup>th</sup> St. N.**

**H. ADJOURNMENT**

Development Review Commission – PO Box 2842 – St. Petersburg, FL 33731-2842 – 727-892-5498

**AGENDA ITEM G-1 CASE NO. LDR-2022-03**

**REQUEST:** Approval of a text amendment to Land Development Regulation Section 16.40.140.4.6 Lots, to allow Through Lots (Double Frontage Lots) in residential districts.

**CONTACT PERSON:** Ann Vickstrom; [Ann.Vickstrom@stpete.org](mailto:Ann.Vickstrom@stpete.org)

**PRESENTATIONS:** Ann Vickstrom made a presentation based on the staff report.  
Idan Avivi made a presentation as the applicant.

**MOTION:** Making a finding of consistency with the Comprehensive Plan and recommending to City Council APPROVAL of the text amendment to Land Development Regulation Section 16.40.140.4.6 Lots, to allow Through Lots (Double Frontage Lots) in residential districts.

**VOTE:** Yes –Stowe, Singleton, Clemmons, Flynt & Griner  
No – None

**CONFLICTS:** None

**ACTION TAKEN ON LDR-2022-03:** Making a finding of consistency with the Comprehensive Plan and recommending to City Council APPROVAL of the text amendment to Land Development Regulation Section 16.40.140.4.6 Lots, to allow Through Lots (Double Frontage Lots) in residential districts.

**APPROVED 5-0.**

**AGENDA ITEM G-2 CASE NO. 22-3300008 G-2**

**REQUEST:** Approval to vacate four street corner easements on 1st Avenue N., 13th Street N. and Central Avenue in Block 1 of the Police Complex Replat.

**OWNER:** City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, FL 33731

**AGENT:** Edge Central Development Partners, LLC  
248 Mirror Lake Drive N.  
St. Petersburg, FL

**ADDRESS:** 1300 1<sup>st</sup> Ave. N.

**PARCEL ID NO.'S:** 24-31-16-72477-001-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Downtown Center – 1 (DC-1)

**CONFLICTS:** Clemmons

**CONTACT PERSON:** Cheryl Bergailo; 727-892-5958  
[Cheryl.Bergailo@stpete.org](mailto:Cheryl.Bergailo@stpete.org)

**PRESENTATIONS:** Cheryl Bergailo - Made a presentation based on the staff report.

**PUBLIC HEARING:** No Speakers

**MOTION:** Approval to vacate four street corner easements on 1st Avenue N., 13th Street N. and Central Avenue in Block 1 of the Police Complex Replat.

**VOTE:** Yes –Rutland, Stowe, Singleton, Flynt & Griner  
No – None

**ACTION TAKEN ON 22-3300008:** Approval to vacate four street corner easements on 1st Avenue N., 13th Street N. and Central Avenue in Block 1 of the Police Complex Replat.

**APPROVED 5-0**

<b>AGENDA ITEM G-3</b>	<b>CASE NO. 22-3300007</b>	<b>G-12</b>
<b>REQUEST:</b>	Approval of a vacation of a 10-ft wide section of right-of-way on the west side of Dr. Martin Luther King Jr. Street North that is 55-feet in length located between 19th Avenue North and 20th Avenue North.	
<b>OWNER:</b>	General Specific LLC 200 Mirror Lake Dr. N. St. Petersburg, FL 33701	
<b>APPLICANT:</b>	1900 MLK LLC 490 1 <sup>st</sup> Ave. S., Suite 700 St. Petersburg, FL 33701	
<b>ADDRESS:</b>	1900-1920 Dr. Martin Luther King Jr St N.	
<b>PARCEL ID NO.'S:</b>	13-31-16-63810-000-0080 & 13-31-16-63810-000-0100	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Corridor Residential Traditional (CRT-1)	
<b>CONFLICTS:</b>	None	
<b>CONTACT PERSON:</b>	Scot Bolyard; 727-892-5395 <a href="mailto:Scot.Bolyard@stpete.org">Scot.Bolyard@stpete.org</a>	
<b>PRESENTATIONS:</b>	Scot Bolyard - Made a presentation based on the Staff Report.	
<b>PUBLIC HEARING:</b>	No speakers	
<b>MOTION:</b>	Approval of a vacation of a 10-ft wide section of right-of-way on the west side of Dr. Martin Luther King Jr. Street North that is 55-feet in length located between 19th Avenue North and 20th Avenue North.	
<b>VOTE:</b>	Yes – Rutland, Stowe, Singleton, Clemmons, Flynt & Griner. No – None	
<b>ACTION TAKEN ON 22-3300007:</b>	Approval of a vacation of a 10-ft wide section of right-of-way on the west side of Dr. Martin Luther King Jr. Street North that is 55-feet in length located between 19th Avenue North and 20th Avenue North.	

**APPROVED 6-0**

**AGENDA ITEM G-4****CASE NO. 22-2000006****G-12**

<b>REQUEST:</b>	Approval of variances to the minimum required right-of-way width for Dr. Martin Luther King Jr St N and the minimum required lot size for the Canopy Oaks Townhomes Preliminary Plat
<b>OWNER:</b>	General Specific LLC 200 Mirror Lake Dr. N. St. Petersburg, FL 33701
<b>APPLICANT:</b>	1900 MLK LLC 490 1 <sup>st</sup> Ave. S., Suite 700 St. Petersburg, FL 33701
<b>ADDRESSES:</b>	1900-1920 Dr. Martin Luther King Jr St. N. & 917 19 <sup>th</sup> Ave. N.
<b>PARCEL ID NO.'S:</b>	13-31-16-63810-000-0080, 13-31-16-63810-000-0100 & 13-31-16-63810-000-0160
<b>LEGAL DESCRIPTION:</b>	On File
<b>ZONING:</b>	Corridor Residential Traditional (CRT-1) & Neighborhood Traditional, Single-Family (NT-2)
<b>CONTACT PERSON:</b>	Scot Bolyard; 727-892-5395 <a href="mailto:Scot.Bolyard@stpete.org">Scot.Bolyard@stpete.org</a>
<b>PRESENTATIONS:</b>	Scot Bolyard - Made a presentation based on the staff report. Elizabeth Abernethy – Answered commissioner questions as the Department director. Ben Gelston - Made a presentation as the applicant.
<b>PUBLIC HEARING:</b>	Sarah Butts – Asked about parking if approved.
<b>MOTION:</b>	Approval of variances to the minimum required right-of-way width for Dr. Martin Luther King Jr St N and the minimum required lot size for the Canopy Oaks Townhomes Preliminary Plat
<b>VOTE:</b>	Yes – Rutland, Stowe, Singleton, Clemmons, Flynt & Griner. No – None
<b>ACTION TAKEN ON 22-2000006:</b>	Approval of variances to the minimum required right-of-way width for Dr. Martin Luther King Jr St N and the minimum required lot size for the Canopy Oaks Townhomes Preliminary Plat

**APPROVED 6-0**

**AGENDA ITEM G-5****CASE NO. 22-5400015****G-27**

**REQUEST:** Approval of an after-the-fact variance to allow the permanent parking, placement, and storage of domestic equipment in front of a single-family home (**Continued from May 4, 2022**)

**OWNER:** Dennis R Trujilo II  
1246 Alcazar Way South  
Saint Petersburg, Florida 33705

**ADDRESS:** 1246 Alcazar Way South

**PARCEL ID NO.:** 01-32-16-49392-065-0040

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Michael Larimore; 727-892-5226  
[Michael.Larimore@stpete.org](mailto:Michael.Larimore@stpete.org)

**PRESENTATIONS:** Michael Larimore - Made a presentation based on the Staff Report.  
Dennis Trujilo II – Made as presentation as the applicant.

**PUBLIC HEARING:** No speakers

**MOTION:** Approval of an after-the-fact variance to allow the permanent parking, placement, and storage of domestic equipment in front of a single-family home.

**VOTE:** Yes –Rutland, Griner & Clemmons  
No – Stowe, Singleton & Flynt

**CONFLICTS:** None

**ACTION TAKEN ON 22-5400015:** Approval of an after-the-fact variance to allow the permanent parking, placement, and storage of domestic equipment in front of a single-family home.

**DENIED 3-3**

**AGENDA ITEM G-6****CASE NO. 22-1100018****G-12**

<b>REQUEST:</b>	Approval of variances to minimum lot width, lot area, and setbacks to create two buildable parcels and retain the existing home.
<b>OWNER:</b>	Cascade Landings, LLC 520 Brightwaters Blvd. NE St. Petersburg, FL 33704
<b>ADDRESS:</b>	1235 21 <sup>st</sup> Ave. N.
<b>PARCEL ID NUMBER:</b>	13-31-16-26208-001-0120
<b>ZONING:</b>	Neighborhood Traditional Single-Family (NT-2)
<b>CONTACT PERSON:</b>	Michael Larimore; 727-892-5226 <a href="mailto:Michael.Larimore@stpete.org">Michael.Larimore@stpete.org</a>
<b>PRESENTATIONS:</b>	Michael Larimore - Made a presentation based on the Staff Report. Zach Zehnder - Made a presentation as the owner. Ben Gelston – Answered questions from the Commissioners with the owner.
<b>PUBLIC HEARING:</b>	Kathleen Frank – Spoke against the variance. Richard Litzenberger – Spoke against the variance. Jon Blosser – Spoke against the variance. Will Conroy – Spoke in favor of the variance.
<b>MOTION:</b>	Approval to continue the case to the September 7 <sup>th</sup> 10:00 a.m. DRC hearing hearing so the applicant can provide a proposed home to be built and an updated Site Plan with tree locations, species and diameters.
<b>VOTE:</b>	Yes – Rutland, Stowe, Singleton, Clemmons, Griner & Flynt. No – None
<b>CONFLICTS:</b>	None
<b>ACTION TAKEN ON 22-1100018:</b>	Approval to continue the case to the September 7 <sup>th</sup> 10:00 a.m. DRC hearing so the applicant can provide a proposed home to be built and an updated Site Plan with tree locations, species, and diameters.

**APPROVED 6-0**

**AGENDA ITEM G-7****CASE NO. 22-39000005****B-28**

**REQUEST:** Approval of a dock variance to reduce the minimum side setbacks to allow for construction of a new dock and boatlift.

**OWNER:** James Watters  
5026 14<sup>th</sup> St. NE.  
St. Petersburg, FL 33703

**REGISTERED OPPONENT:** Gregory & Suellen D'Angelo  
1391 50<sup>th</sup> Ave. NE.  
St. Petersburg, FL 33703

**ADDRESS:** 5026 14<sup>th</sup> St. NE.

**PARCEL ID NO.:** 04-31-17-72578-002-0520

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Michael Larimore; 727-892-5226  
[Michael.Larimore@stpete.org](mailto:Michael.Larimore@stpete.org)

**PRESENTATIONS:** Michael Larimore - Made a presentation based on the Staff Report.  
James Watters – Made a presentation as the applicant.  
Wayne Keizer – Made a presentation on behalf of the registered opponent.

**PUBLIC HEARING:** None

**MOTION:** Approval of a dock variance to reduce the minimum side setbacks to allow for construction of a new dock and boatlift subject to the special conditions of approval.

**VOTE:** Yes –Rutland, Stowe, Singleton, Flynt, Clemmons & Griner.  
No – None

**CONFLICTS:** None

**ACTION TAKEN ON 22-39000005:** Approval of a dock variance to reduce the minimum side setbacks to allow for construction of a new dock and boatlift subject to the special conditions of approval.

**APPROVED 6-0**

**AGENDA ITEM G-8****CASE NO. 22-5400046****L-25**

**REQUEST:** Approval of an after-the-fact variance to the driveway width.

**APPLICANT:** Trudy Taylor  
4201 50<sup>th</sup> Ave. S.  
St. Petersburg, FL 33711

**AGENT:** Amber Lissy  
110 Island Way  
Clearwater Beach, FL 33767

**ADDRESSES:** 4201 50<sup>th</sup> Ave. S.

**PARCEL ID NO.:** 03-32-16-56232-020-0230

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Katrina Lunan-Gordon; 727-892-5096  
[Katrina.Lunan-Gordon@stpete.org](mailto:Katrina.Lunan-Gordon@stpete.org)

**PRESENTATIONS:** Katrina Lunan-Gordon - Made a presentation based on the staff report.  
Amber Lissy & Nick Taylor - Made a presentation together as the agent and owner.

**PUBLIC HEARING:** None

**MOTION:** Approval of an after-the-fact variance to the driveway width at 4201 50<sup>th</sup> Ave. S., subject to the special conditions of approval.

**VOTE:** Yes – Rutland, Singleton & Clemmons  
No – Stowe & Griner.

**CONFLICTS:** None

**ACTION TAKEN ON 22-5400046:** Approval of an after-the-fact variance to the driveway width at 4201 50<sup>th</sup> Ave. S., subject to the special conditions of approval.

**DENIED 3-2**



**AGENDA ITEM G-10****CASE NO. 22-5200002****H-16**

**REQUEST:** Approval to reinstate a grandfathered retail use.

**APPLICANT:** Pine City Properties, LLC  
5675 34<sup>th</sup> St. N.  
St. Petersburg, FL 33714

**AGENT:** Vincent Smith  
6145 Central Ave.  
St. Petersburg, FL 33710

**ADDRESSES:** 2820 16<sup>th</sup> St. N.

**PARCEL ID NO.:** 19-31-17-74466-012-0031 and 0013

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Residential Traditional (CRT-1)

**CONTACT PERSON:** Corey Malyszka; 727-892-5453  
[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)

**PRESENTATIONS:** Corey Malyszka - Made a presentation based on the staff report.

**PUBLIC HEARING:** None

**MOTION:** Approval to reinstate a grandfathered retail use located at 2820 16<sup>th</sup> St. N. with special conditions of approval.

**VOTE:** Yes – Rutland, Singleton, Stowe, Griner & Clemmons  
No – None

**CONFLICTS:** Flynt

**ACTION TAKEN ON 22-5200002:** Approval to reinstate a grandfathered retail use located at 2820 16<sup>th</sup> St. N. with special conditions of approval.

**APPROVED 5-0**

**AGENDA ITEM G-9****CASE NO. 22-5400047****A-26**

**REQUEST:** Approval of a variance to lot area and width to allow for the construction of a single-family residence.

**APPLICANT:** Ama Empire Group, LLC,  
2525 West Bay Dr. Unit D40  
Belleair Bluffs, FL 33770

**AGENT:** Todd Pressman, Pressman & Associates Inc.  
200 2<sup>nd</sup> Ave. S. #451  
St. Petersburg, FL 33701

**ADDRESSES:** 1725 Massachusetts Ave. NE.

**PARCEL ID NO.:** 04-31-17-81450-008-0230

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban - 1 (NS-1)

**CONTACT PERSON:** Jordan Elmore; 727-892-5978  
[Jordan.Elmore@stpete.org](mailto:Jordan.Elmore@stpete.org)

**PRESENTATIONS:** Jordan Elmore - Made a presentation based on the staff report.  
Todd Pressman – Made a presentation as the applicant.

**PUBLIC HEARING:** None

**MOTION:** Approval of a variance to lot area and width to allow for the construction of a single-family residence.

**VOTE:** Yes – Rutland, Singleton, Stowe, Griner & Clemmons  
No – None

**CONFLICTS:** Walker

**ACTION TAKEN ON 22-5400047:** Approval of a variance to lot area and width to allow for the construction of a single-family residence.

**APPROVED 5-0**

**AGENDA ITEM G-11****CASE NO. 22-3200006****E-16**

**REQUEST:** Approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use.

**APPLICANT:** 2500 34<sup>th</sup> St., LLC - Carlos Yepes  
6654 78<sup>th</sup> Ave. N.  
Pinellas Park, FL 33781

**AGENT:** Carlos Yepes or Christian Yepes  
6654 78<sup>th</sup> Ave. N.  
Pinellas Park, FL 33781

**REGISTERED OPPONENT:** Brenda Tate  
207 28<sup>th</sup> Ave. N.  
St. Petersburg, FL 33704

**ADDRESSES:** 321 28<sup>th</sup> Ave. N. and 2801 4<sup>th</sup> St N.

**PARCEL ID NO.:** 07-31-17-02754-004-0140; 0160

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Corey Malyszka; 727-892-5453  
[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)

**PRESENTATIONS:** Corey Malyszka – N/A  
Carlos Yepes – Made a request to continue the case to the October 5<sup>th</sup> DRC hearing due to only having 5 commissioners to vote.

**PUBLIC HEARING:** None

**MOTION:** To continue the approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use, located at 321 28<sup>th</sup> Ave. N. & 2801 4<sup>th</sup> St. N. with special conditions of approval to the October 5<sup>th</sup> DRC hearing.

**VOTE:** Yes – Rutland, Singleton, Stowe, Griner & Clemmons  
No – None

**CONFLICTS:** None

**ACTION TAKEN ON 22-3200006:** Approval of a variance to lot area and width to allow for the construction of a single-family residence.

**APPROVED 5-0****AGENDA ITEM H****ADJOURNMENT at 3:12 P.M.**