



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

December 7, 2022  
Wednesday  
1:10 p.m.

**Commission Members:**

Michael Kiernan, Chair – P  
Todd Reed, Vice Chair – P  
Tim Clemmons – P  
Melissa Rutland – P  
Matt Walker – P  
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:**

Elizabeth Abernethy, Planning and Development Services Director  
Corey Malyszka, Zoning Official  
Thomas Whalen, Transportation Planning Coordinator  
Derek Kilborn, Urban Design and Historic Preservation Manager  
Cheryl Bergailo, Planner II  
Katrina Lunan-Gordon, Planner II  
Michael Larimore, Planner II  
Jordan Elmore, Planner I  
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 November 7, 2022**

**F. PUBLIC COMMENTS**

**G. PUBLIC HEARING AGENDA**

**QUASI-JUDICIAL**

1. Case No. 22-54000068 – 7141 4<sup>th</sup> St. N.  
(Continued from November 2, 2022)
2. Case No. 22-32000006 – 321 28th Ave. N. & 2801 4th St. N.  
(Deferred from October 5, 2022)
3. Case No. 22-32000007 – 2831 4<sup>th</sup> St. N.  
(Deferred from October 5, 2022)
4. Case No. 22-54000058 – 3035 12<sup>th</sup> Ave. N.
5. Case No. 22-54000078 – 7946 9<sup>th</sup> Ave. S.

**H. ADJOURNMENT OF PUBLIC HEARING**

**I. WORKSHOP****1. LDR 2023-01 – Missing Middle Housing Density Bonus****(Deferred to a future DRC hearing date)**

<b>AGENDA ITEM G-1</b>	<b>CASE NO. 22-5400068</b>	<b>E-38</b>
<b>REQUEST:</b>	Approval of a variance to setbacks for the construction of a freestanding sign.	
<b>OWNER:</b>	WWS 22 006 4 <sup>th</sup> St N LLC 142 West Platt Street Tampa, Florida 33606	
<b>AGENT:</b>	Creative Sign Designs c/o Addie Mentry 12801 Commodity Place Tampa, Florida 33626	
<b>ADDRESS:</b>	7141 4 <sup>th</sup> Street N.	
<b>PARCEL ID NO.'S:</b>	30-30-17-12582-001-0080	
<b>LEGAL DESCRIPTION:</b>	On File	
<b>ZONING:</b>	Corridor Commercial Suburban (CCS-1)	
<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. Colin Rice made a presentation as the agent.	
<b>PUBLIC SPEAKERS:</b>	None	
<b>MOTION:</b>	Approval of a variance to setbacks for the construction of a freestanding sign.	
<b>VOTE:</b>	Yes – None No – Walker, Rutland, Stowe, Singleton, Reed, Kiernan & Clemmons	
<b>CONFLICTS:</b>	None	
<b>ACTION TAKEN ON 22-5400068:</b>	Approval of a variance to setbacks for the construction of a freestanding sign. <b>DENIED 0-7.</b>	

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

**REGISTERED OPPONENT:** HONNA – Angelina Emanuel  
249 7<sup>th</sup> Ave. N.  
St. Petersburg, FL 33701

**ADDRESS:** 321 28<sup>th</sup> Avenue N. and 2801 4<sup>th</sup> Street N.

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

**LEGAL DESCRIPTION:** On File

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

**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.  
Christian Yepes made a presentation as the agent.  
Angelina Emanuel made a presentation as the registered opponent for HONNA.

**PUBLIC SPEAKERS:** Elizabeth Forziano – Did not speak, blue card is against the request.  
Carol Berends – Did not speak, blue card is against the request.  
Robert Forziano – Did not speak, blue card is against the request.  
James Denk - Did not speak, blue card is against the request.  
Eleni Spiron – Spoke against the request.  
Nick Bell – Spoke against the request.  
Robin Reed – Spoke against the request.  
Janet Barriball – Spoke against the request.  
Brenda Tate – Spoke against the request.  
Jacqueline Azis – Spoke against the request.  
Louise Graves – Spoke against the request.  
John Johnson – Spoke against the request.  
Brian Carroll – Spoke against the request.  
Jerome Magnifico – Spoke against the request.  
Kerry Converse – Spoke against the request.  
Tracy DeGraff – Spoke against the request.  
Kathleen Meeter – Spoke against the request.  
Philip Morrow – Spoke against the request.  
Dorothy Pryor – Spoke against the request.  
Linda Kneeburg – Spoke against the request.  
Troy Willingham – Spoke against the request.  
Kathleen Whittington – Spoke against the request.  
Jean Willingham – Spoke against the request.  
Suzanne Swisher – Spoke against the request.  
Ellen Engels – Spoke against the request.  
Paul Stavros – Spoke against the request.

**MOTION:** 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.

**VOTE:** Yes –Rutland  
No – Walker, Stowe, Singleton, Reed, Kiernan & Clemmons

**CONFLICTS:** None

**ACTION TAKEN ON 22-3200006:** 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.

**DENIED 1-6**

**AGENDA ITEM G-3 CASE NO. 22-3200007 E-16**

**REQUEST:** Approval of a special exception and related site plan to construct a 3,800 sq. ft. restaurant with a drive thru.

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

**AGENT:** Christian Yepes  
6654 78th Ave. N.  
Pinellas Park, FL 33781

**REGISTERED OPPONENT:** HONNA – Angelina Emanuel  
249 7<sup>th</sup> Ave. N.  
St. Petersburg, FL 33701

**ADDRESSES:** 2831 4<sup>th</sup> Street N.

**PARCEL ID NO.:** 19-31-17-74466-062-0010; 0011; 0012 and 0020

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Traditional (CCT-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.  
Christian Yepes made a presentation as the agent.  
Angelina Emanuel made a presentation as the registered opponent for HONNA.

**PUBLIC HEARING:** Elizabeth Forziano – Did not speak, blue card is against the request.  
Carol Berends – Did not speak, blue card is against the request.  
Robert Forziano – Did not speak, blue card is against the request.  
Eleni Spiron – Spoke against the request.  
Nick Bell – Spoke against the request.  
Robin Reed – Spoke against the request.  
Janet Barriball – Spoke against the request.  
Brenda Tate – Spoke against the request.  
Jacqueline Azis – Spoke against the request.  
Louise Graves – Spoke against the request.  
John Johnson – Spoke against the request.  
Brian Carroll – Spoke against the request.  
Jerome Magnifico – Spoke against the request.  
Kerry Converse – Spoke against the request.  
Tracy DeGraff – Spoke against the request.  
Kathleen Meeter – Spoke against the request.  
Philip Morrow – Spoke against the request.  
Dorothy Pryor – Spoke against the request.  
Linda Kneeburg – Spoke against the request.  
Troy Willingham – Spoke against the request.  
Jake Holehouse – Spoke against the request.

Kyle Bass – Spoke against the request.  
Morgan Brown – Spoke against the request.  
Kathleen Whittington – Spoke against the request.  
Jean Willingham – Spoke against the request.  
Suzanne Swisher – Spoke against the request.  
Ellen Engels – Spoke against the request.  
Paul Stavros – Spoke against the request.

**MOTION:** Approval of a special exception and related site plan to construct a 3,800 sq. ft. restaurant with a drive thru.

**VOTE:** Yes –Rutland  
No – Walker, Stowe, Singleton, Reed, Kiernan & Clemmons

**CONFLICTS:** None.

**ACTION TAKEN ON 22-3200007:** Approval of a special exception and related site plan to construct a 3,800 sq. ft. restaurant with a drive thru.

**DENIED 1-7**

**AGENDA ITEM G-4 CASE NO. 22-5400058 J-8**

**REQUEST:** Approval of an after-the-fact variance for a second driveway.

**OWNER:** Jacqueline & Donizete Minchillo  
3035 12<sup>th</sup> Ave. N.  
St. Petersburg, FL 33713

**ADDRESS:** 3035 12<sup>th</sup> Avenue N.

**PARCEL ID NO.'S:** 14-31-16-28152-015-0220

**LEGAL DESCRIPTION:** On File

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

**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.  
Jacqueline & Donizete Minchillo – Made as presentation as the applicant.

**PUBLIC HEARING:** No speakers

**MOTION:** Approval of an after-the-fact variance for a second driveway.

**VOTE:** Yes –None  
No – Reed, Walker, Rutland, Stowe, Singleton, Clemmons & Kiernan.

**CONFLICTS:** None

**ACTION TAKEN ON 22-5400058:** Approval of an after-the-fact variance for a second driveway.

**DENIED 0-7**

**REQUEST:** Approval of a variance to the front yard setback to construct a second-story addition.

**OWNER:** Eric Klein  
7946 9<sup>th</sup> Ave. S.  
St. Petersburg, FL 33707

**AGENT:** Scott Geresy  
7010 211<sup>th</sup> St. E.  
Lakewood Ranch, FL 34211

**ADDRESS:** 7946 9<sup>th</sup> Ave. S.

**PARCEL ID NUMBER:** 25-31-15-84096-001-0470

**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.  
Scott Geresy – Made a presentation as the agent.

**PUBLIC HEARING:** Lisa Plummer – Did not speak, blue card indicates in favor of the request.  
Jeff Plummer - Did not speak, blue card indicates in favor of the request.

**MOTION:** Approval of an after-the-fact variance to the side yard setback to permit an existing shed to remain.

**VOTE:** Yes –None  
No – Reed, Walker, Rutland, Stowe, Singleton, Kiernan & Clemmons

**CONFLICTS:** None

**ACTION TAKEN ON  
22-5400078:** Approval of a variance to the front yard setback to construct a second-story addition

**DENIED 0-7**