



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

REVISED AGENDA

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**December 7, 2022
Wednesday
1:00 P.M.**

- A. OPENING REMARKS OF CHAIR**
- B. PLEDGE OF ALLEGIANCE**
- C. SWEARING IN OF WITNESSES**
- D. ROLL CALL**
- E. APPROVAL OF MINUTES OF – November 2, 2022**
- F. PUBLIC COMMENTS**
- G. PUBLIC HEARING AGENDA**
 - QUASI-JUDICIAL**
 - Case No. 22-54000068 – 7141 4th St. N.
(Continued from November 2, 2022)**
 - Case No. 22-32000006 – 321 28th Ave. N. & 2801 4th St. N.
(Deferred from October 5, 2022)**
 - 3. Case No. 22-32000007 – 2831 4th St. N.
(Deferred from October 5, 2022)**
 - 4. Case No. 22-54000058 – 3035 12th Ave. N.**
 - 5. Case No. 22-54000078 – 7946 9th Ave. S.**
- H. ADJOURNMENT OF PUBLIC HEARING**
- I. WORKSHOP**
 - 1. LDR 2023-01 – Missing Middle Housing Density Bonus**

If you are a person with a disability who needs an accommodation in order to participate in this meeting or have any questions, please contact the City Clerk's Office at 893-7448. 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, for accommodations. For copies of the Staff Report, please email DRC@StPete.org

AGENDA ITEM G-2 CASE NO. 22-54000068 E-38

REQUEST: Approval of a variance to setbacks for the construction of a freestanding sign.

OWNER: WWS 22 006 4th St N LLC
142 West Platt Street
Tampa, Florida 33606

AGENT: Creative Sign Designs
c/o Addie Mentry
12801 Commodity Place
Tampa, Florida 33626

ADDRESS: 7141 4th Street North

PARCEL ID NO.: 30-30-17-12582-001-0080

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

CONFLICTS: None

CONTACT PERSON: Michael Larimore; 727-892-5226; Michael.Larimore@stpete.org

AGENDA ITEM G-3 CASE NO. 22-32000006 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 34th St., LLC - Carlos Yepes
6654 78th Ave. N.
Pinellas Park, FL 33781

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

REGISTERED OPPONENT: HONNA – Angelina Emanuel
249 7th Ave. N.
St. Petersburg, FL 33701

ADDRESSES: 321 28th Avenue N. and 2801 4th Street N.

PARCEL ID NUMBERS: 07-31-17-02754-004-0140; 0160

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

CONFLICTS: None

CONTACT PERSON: Corey Malyszka; 727-892-5453; Corey.Malyszka@stpete.org

AGENDA ITEM G-4 CASE NO. 22-32000007 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: Carlos Yepes or Christian Yepes
6654 78th Ave. N.
Pinellas Park, FL 33781

REGISTERED OPPONENT: HONNA – Angelina Emanuel
249 7th Ave. N.
St. Petersburg, FL 33701

ADDRESS: 2831 4th Street N.

PARCEL ID No.'s: 19-31-17-74466-062-0010; 0011; 0012 and 0020

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)

CONFLICTS: None

CONTACT PERSON: Corey Malyszka; 727-892-5453; Corey.Malyszka@stpete.org

AGENDA ITEM G-5 CASE NO. 22-54000058 J-8

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

OWNER: Jacqueline & Donizete Minchillo
3035 12th Ave. N.
St. Petersburg, FL 33713

ADDRESS: 3035 12th Ave. N.

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

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Jordan Elmore; 727-892-5978; Jordan.Elmore@stpete.org

AGENDA ITEM G-6 CASE NO. 22-54000078 S-3

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

OWNER: Eric Klein
7946 9th Ave. S.
St. Petersburg, FL 33707

AGENT: Scott Geresy
7010 211th St. E.
Lakewood Ranch, FL 34211

ADDRESS: 7946 9th Ave. S.

PARCEL ID NO.: 25-31-15-84096-001-0470

LEGAL DESCRIPTION: On File

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

CONFLICTS: None

CONTACT PERSON: Katrina Lunan-Gordon; 727-892-5096;
Katrina.Lunan-Gordon@stpete.org

AGENDA ITEM H ADJOURNMENT

AGENDA ITEM I LDR 2023-02

LDR 2023-02 Missing middle housing density bonus.

CONTACT PERSON: Ann Vickstrom; 727-892-5807; Ann.Vickstrom@stpete.org