



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

---

**AGENDA**

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

**August 3, 2022  
Wednesday  
10:00 AM**

- A. OPENING REMARKS OF CHAIR**
- B. PLEDGE OF ALLEGIANCE**
- C. SWEARING IN OF WITNESSES**
- D. ROLL CALL**
- E. APPROVAL OF MINUTES OF – July 6, 2022**
- F. PUBLIC COMMENTS**
- 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. (Continued from May 4, 2022)**
- 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 OF PUBLIC HEARING**

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](mailto:DRC@StPete.org).

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

LDR 2022-03      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)

**AGENDA ITEM G-2      CASE NO. 22-33000008      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

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

ADDRESS:      1300 1<sup>ST</sup> Ave. N.

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

LEGAL DESCRIPTION:      On File

ZONING:      Downtown Center – 1 (DC-1)

CONFLICTS:      None

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

**AGENDA ITEM G-3      CASE NO. 22-33000007      G-12**

REQUEST:      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

OWNER:      General Specific LLC  
200 Mirror Lake Dr. N.  
St. Petersburg, FL 33701

APPLICANT:      1900 MLK LLC  
490 1<sup>st</sup> Ave. S., Suite 700  
St. Petersburg, FL 33701

ADDRESS:      1900-1920 Dr. Martin Luther King Jr St N.

PARCEL ID NO.:      13-31-16-63810-000-0080 & 13-31-16-63810-000-0100

LEGAL DESCRIPTION:      On File

ZONING:      Corridor Residential Traditional (CRT-1)

CONFLICTS:      None

CONTACT PERSON:      Scot Bolyard; 727-892-5395; [Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)

**AGENDA ITEM G 4                      CASE NO. 22 20000006                      G 12**

REQUEST:                      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

OWNER:                      General Specific LLC  
200 Mirror Lake Dr. N.  
St. Petersburg, FL 33701

APPLICANT:                      1900 MLK LLC  
490 1<sup>st</sup> Ave. S., Suite 700  
St. Petersburg, FL 33701

ADDRESSES:                      1900-1920 Dr. Martin Luther King Jr St. N. & 917 19<sup>th</sup> Ave. N.

PARCEL ID NO.'S:                      13-31-16-63810-000-0080, 13-31-16-63810-000-0100 &  
13-31-16-63810-000-0160

LEGAL DESCRIPTION:                      On File

ZONING:                      Corridor Residential Traditional (CRT-1) &  
Neighborhood Traditional, Single-Family (NT-2)

CONFLICTS:                      None

CONTACT PERSON:                      Scot Bolyard; 727-892-5395; [Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)

**AGENDA ITEM G 5                      CASE NO. 22-54000015                      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.'s:                      01-32-16-49392-065-0040

LEGAL DESCRIPTION:                      On File

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

CONFLICTS:                      None

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

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

REQUEST:                      Approval of variances to minimum lot width, lot area, and setbacks to create two buildable parcels and retain the existing home

OWNER:                      Cascade Landings, LLC  
520 Brightwaters Blvd. NE  
St. Petersburg, FL 33704

ADDRESS:                      1235 21<sup>st</sup> Ave. N.

PARCEL ID NUMBER:                      13-31-16-26208-001-0120

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

CONFLICTS:                      None

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

**AGENDA ITEM G-7                      CASE NO. 22-3900005                      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)

CONFLICTS:                      None

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

**AGENDA ITEM G-8                      CASE NO. 22-54000046                      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)

CONFLICTS:                      None

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

**AGENDA ITEM G-9                      CASE NO. 22-54000047                      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)

CONFLICTS:                      Matt Walker

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

**AGENDA ITEM G-10                      CASE NO. 22-52000002                      H-16**

REQUEST:                                      Approval to reinstate a grandfathered retail use

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

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)

CONFLICTS:                                        Chuck Flynt

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

**AGENDA ITEM G-11                      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 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)

CONFLICTS:                                        None

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

**AGENDA ITEM H                                      ADJOURNMENT**