



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

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**ACTION TAKEN – MINUTES**

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

**March 3, 2021  
Wednesday  
1:02 P.M.**

**Commission Members:**

Freddy Cuevas, Chair – P (*Recused from Case No. 20-54000056*)  
Tim Clemmons, Vice Chair – P  
Joe Griner, III – A  
Melissa Rutland – P  
Matt Walker – P  
\*2 Vacant Seats\*

**Alternates:**

1. Darren Stowe – P  
2. Charles Flynt – P  
3. Michael Kiernan – P  
**A = Absent**  
**P = Present**

**City Staff Present:**

Jennifer Bryla, AICP, Zoning Official and Development Review Services Manager  
Scot Bolyard, AICP, Deputy Zoning Official  
Tom Whalen, AICP, Planner III  
Corey Malyszka, AICP, Urban Design & Development Coordinator  
Cheryl Bergailo, AICP, Planner II  
Adriana Puentes Shaw, AICP, Planner II  
Britton Wilson, AICP, Planner II  
Michael Larimore, Planner I  
Michael Dema, Assistant City Attorney  
Christina Boussias, Assistant City Attorney  
Iris Winn, Administrative Clerk  
Katherine Connell, Administrative Clerk

**A. OPENING REMARKS OF CHAIR**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. APPROVAL OF MINUTES OF February 3, 2021**

**E. PUBLIC HEARING AGENDA**

**LEGISLATIVE**

**1. Case No. 20-33000002 – 311 112<sup>th</sup> Avenue Northeast**

**2. Case No. 20-33000018 – 2166 Blossom Way South and 2199 Serpentine Circle South Deferred from February 3, 2021.**

**3. Case No. 20-33000023 – 3939 4<sup>th</sup> Street North and 340 40<sup>th</sup> Avenue North – Deferred from February 3, 2021.**

**QUASI-JUDICIAL**

**4. Case No. 20-54000056 – 1035 28<sup>th</sup> Street North – Deferred from January 6, 2021.**

**5. Case No. 21-32000001 – 1101 4<sup>th</sup> Street South and 416 11<sup>th</sup> Avenue South**

**6. Case No. 21-32000002 – 7200 4<sup>th</sup> Street North**

**F. ADJOURNMENT at 5:10 P.M.**

**G. LDR WORKSHOP – PARAMEDICAL TATTOOING**

**AGENDA ITEM E-1****CASE NO. 20-33000002****E-58**

**REQUEST:** Approval of a vacation of the remaining 16-foot-wide stormwater and ingress/egress easement dedicated by OR Book 18349, Page 232 *et seq.*, located south of and adjacent to the vacated alley within Bridgetown Plat, Block 16 in the NSM-1 Zoning District.

**OWNER:** WTIS-AM Inc.  
c/o Deborah Roseman  
P.O. Box 8702  
Madeira Beach, Florida 33738-8702

**AGENT:** Pulte Group  
c/o Jeff Deason  
2662 South Falkenburg Road  
Riverview, Florida 33578

**ADDRESS:** 311 112<sup>th</sup> Avenue Northeast

**PARCEL ID NO.:** 18-30-17-11304-016-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Neighborhood Suburban Multi-Family (NSM-1)

**PRESENTATIONS:** Michael Larimore made a presentation based on the Staff Report.

**PUBLIC HEARING:** Trent Stephenson spoke on behalf of the applicant.

**MOTION:** Approval of a vacation of the remaining 16-foot-wide stormwater and ingress/egress easement dedicated by OR Book 18349, Page 232 *et seq.*, located south of and adjacent to the vacated alley within Bridgetown Plat, Block 16 in the NSM-1 Zoning District, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON  
20-33000002:** Approval of a vacation of the remaining 16-foot-wide stormwater and ingress/egress easement dedicated by OR Book 18349, Page 232 *et seq.*, located south of and adjacent to the vacated alley within Bridgetown Plat, Block 16 in the NSM-1 Zoning District; **APPROVED 7-0.**

**AGENDA ITEM E-2****CASE NO. 20-33000018****H-37**

**REQUEST:** Approval to vacate Harvey Way and Serpentine Circle South south of Blossom Way South, both in the Pinellas Point Addition, Section A of Canal Section Subdivision and vacate the pedestrian ingress/egress easement adjacent to Serpentine Circle South recorded in Official Records Book 14913, Page 2569, Public Records of Pinellas County, Florida.

**OWNERS:** Douglas, Sharon, Meischa and Marieka Jackson  
2166 Blossom Way South  
Saint Petersburg, Florida 33712  
  
Edward Kopko  
2199 Serpentine Circle S  
Saint Petersburg, Florida 33712

**AGENT:** R. Donald Mastry, Trenam Law  
200 Central Avenue, Suite 1600  
Saint Petersburg, Florida 33701

**ADDRESSES AND  
PARCEL ID NOS.:** 2166 Blossom Way South; 13-32-16-71280-037-0060  
2199 Serpentine Circle South; 13-32-16-71316-033-0060

**LEGAL DESCRIPTION:** On File

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

**PRESENTATIONS:** Cheryl Bergailo made a presentation based on the Staff Report.

**PUBLIC HEARING:** Don Mastry spoke in favor of the application.  
Tom Stephen spoke against the application.  
James Buck spoke against the application.  
Roger C. Benson spoke against the application.  
Steven Walker spoke against the application.  
Maurice Kurtz spoke against the application.  
Mimi Howard spoke against the application.  
Jeanne Sherer spoke against the application.  
Annie Francis spoke against the application.  
Douglass Jackson spoke in favor of the application.  
Jenn Stratton spoke against the application.

**MOTION #1:** Motion to continue this case to the May 5, 2021 DRC meeting.

**VOTE:** Yes – Rutland, Clemmons, Stowe, Kiernan.  
No – Walker, Cuevas, Flynt.

**CONFLICTS:** None.

**ACTION TAKEN ON  
20-33000018:** Motion to continue this case to the May 5, 2021 DRC meeting **passed** by a vote of 4-3.

**AGENDA ITEM E-3****CASE NO. 20-33000023****E-22**

**REQUEST:** Approval of a vacation of 111.75 linear feet of a 16-foot-wide north/south alley adjacent to Lots 4-7, Block B, Blackwood's Subdivision.

**OWNERS:** ZIPZEA Holdings, LLC  
3939 4<sup>th</sup> Street North  
Saint Petersburg, Florida 33703

Beach to Bay, LLC  
246 75<sup>th</sup> Avenue  
Saint Pete Beach, Florida 33706

**AGENT:** Jay Miller - J. Square Developers  
248 Mirror Lake Drive North  
Saint Petersburg, Florida 33701

**ADDRESSES AND PARCEL ID NOS.:** 3939 4<sup>th</sup> Street North; 06-31-17-09162-002-0050  
340 40<sup>th</sup> Avenue North; 06-31-17-09162-002-0070

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban (CCS-1)

**PRESENTATIONS:** Scot Bolyard made a presentation based on the Staff Report.

**PUBLIC HEARING:** Craig Taraszki spoke on behalf of the Owners.

**MOTION:** Approval of a vacation of 111.75 linear feet of a 16-foot-wide north/south alley adjacent to Lots 4-7, Block B, Blackwood's Subdivision.

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON 20-33000023:** Approval of a vacation of 111.75 linear feet of a 16-foot-wide north/south alley adjacent to Lots 4-7, Block B, Blackwood's Subdivision;  
**APPROVED 7-0.**

AGENDA ITEM E-4	CASE NO. 20-5400056	DEFERRAL	I-8
REQUEST:	Approval of a variance to install a standard driveway in the side yard instead of on the alley in the NT-2 zoning district.		
OWNER:	Dinitry Izotov 11940 Royce Waterford Circle Tampa, Florida 33626		
AGENT:	David Arch 4391 31 <sup>st</sup> Avenue North Saint Petersburg, Florida 33713		
ADDRESS:	1035 28 <sup>th</sup> Street North		
PARCEL ID NO.:	14-31-16-57240-000-0510		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional Single-Family (NT-2)		
PRESENTATIONS:	Cheryl Bergailo made a presentation based on the Staff Report. David Arch spoke on behalf of the Owner.		
PUBLIC HEARING:	No speakers were present.		
MOTION:	Approval of a variance to install a standard driveway in the side yard instead of on the alley in the NT-2 zoning district, subject to the special conditions in the Staff Report.		
VOTE:	Yes – Walker, Rutland, Clemmons, Stowe, Flynt, Kiernan. No – None.		
CONFLICTS:	Cuevas.		
<b>ACTION TAKEN ON 20-5400056:</b>	Approval of a variance to install a standard driveway in the side yard instead of on the alley in the NT-2 zoning district, subject to the special conditions in the Staff Report; <b>APPROVED 6-0.</b>		

**AGENDA ITEM E-5****CASE NO. 21-32000001****F-7**

**REQUEST** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residentially zoned lot to construct a 45,000 square-foot office in the CCT-1 and NSM-1 zoning district.

**OWNER:** Pinellas County  
c/o Andrew W. Pupke – Division Director, Facilities and Real Property Division  
315 Court Street  
Clearwater, Florida 33756

**AGENT:** VHB, Inc.  
c/o Neale Stralow  
501 East Kennedy Boulevard, Suite 1010  
Tampa, Florida 33602

**ADDRESSES AND PARCEL ID NOS.:** 1101 4<sup>th</sup> Street South; 30-31-17-77400-000-0010  
416 11<sup>th</sup> Avenue South; 30-31-17-77418-000-0010

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Traditional (CCT-1)  
Neighborhood Suburban Multi-Family (NSM-1)

**PRESENTATIONS:** Corey Malyszka made a presentation based on the Staff Report.  
Tom Whalen spoke regarding the application.  
Mike Meidel spoke on behalf of the Owner.  
Matthew Montgomery spoke on behalf of the Owner.  
Neale Strawlow spoke on behalf of the Owner.

**PUBLIC HEARING:** Maurice Kurts spoke in favor of the application, but with concerns regarding the visibility to cross 4<sup>th</sup> Street from 11<sup>th</sup> Avenue South.

**MOTION #1:** To amend Special Condition #3 to read: “When the building is not open for business, the NSM-1 portion of the parking lot shall not be used for parking.”

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**MOTION #2:** To modify Special Condition #4 to strike the word “three”.

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**MOTION #3:** To amend Special Condition #6 to read: “The proposed fence or wall should be located a minimum of 20-feet back from the northern property line, along the NSM-1 zoned portion of the property.”

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**MOTION #4:** To amend Special Condition #10 to replace “Evergreen” with “Shade trees that are Evergreen.”

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**MOTION #5:** To amend Special Condition #13 to add the Transportation Parking Management Department memorandum dated February 23, 2021.”

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**MOTION #6:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residentially zoned lot to construct a 45,000 square-foot office in the CCT-1 and NSM-1 zoning district, subject to the amended Special Conditions of approval.

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON 21-32000001:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residentially zoned lot to construct a 45,000 square-foot office in the CCT-1 and NSM-1 zoning district, subject to the amended Special Conditions of approval, **APPROVED 7-0.**

**AGENDA ITEM E-6 CASE NO. 21-32000002 F-38**

**REQUEST** Approval of a Special Exception to construct an additional 100-unit storage facility in the CCS-1 zoning district.

**OWNER:** Calabash Sands, LLC  
c/o Anthony Aboud  
6104 Kipps Colony Drive West  
Gulfport, Florida 33707

**AGENTS:** StorCon Development, LLC  
c/o Jonathan Dorman, Manager  
8437 Tuttle Avenue, Suite #412  
Sarasota, Florida 34243  
  
Akerman  
c/o James Porter, Esq.  
401 East Jackson Street, Suite #1700  
Tampa, Florida 33602

**ADDRESS:** 7200 4<sup>th</sup> Street North

**PARCEL ID NO.:** 30-30-17-21654-000-0040

**LEGAL DESCRIPTION:** On File

**ZONING:** Corridor Commercial Suburban (CCS-1)

**PRESENTATIONS:** Adriana Puentes Shaw made a presentation based on the Staff Report. Jonathan Dorman spoke on behalf of the Owner.

**PUBLIC HEARING:** No speakers were present.

**MOTION:** Approval of a Special Exception to construct an additional 100-unit storage facility in the CCS-1 zoning district, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Walker, Rutland, Clemmons, Cuevas, Stowe, Flynt, Kiernan.  
No – None.

**CONFLICTS:** None.

**ACTION TAKEN ON 21-32000002:** Approval of a Special Exception to construct an additional 100-unit storage facility in the CCS-1 zoning district, subject to the special conditions in the Staff Report, **APPROVED 7-0.**

**AGENDA ITEM F ADJOURNMENT at 5:10 P.M.**

**AGENDA ITEM G LDR WORKSHOP – Paramedical Tattooing**

**CITY FILE:** LDR Workshop – Paramedical Tattooing

**PRESENTATION:** Britton Wilson made a presentation to the Commission.