



**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**

**May 5, 2021  
Wednesday  
1:03 P.M.**

**Commission Members:**

Freddy Cuevas, Chair – P  
Tim Clemmons, Vice Chair – P  
Joe Griner, III – P  
Melissa Rutland – P (*left at approximately 5:25 p.m.*)  
Matt Walker – P  
Darren Stowe – P  
Michael Kiernan – P

**Alternates:**

1. Kiona Singleton – P  
2. Todd Reed – P  
3. Charles Flynt – P  
**A = Absent  
P = Present**

**City Staff Present:**

Jennifer Bryla, AICP, Zoning Official  
Scot Bolyard, AICP, Deputy Zoning Official  
Corey Malyszka, AICP, Urban Design and Development Coordinator  
Cheryl Bergailo, AICP, Planner II  
Adriana Puentes Shaw, AICP, Planner II  
Shervon Chambliss, Planner I  
Candace Scott, Planner I  
Heather Judd, 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 April 7, 2021**

**E. WITHDRAWAL:**

1. **Case No. 20-33000018 – 2166 Blossom Way South – Withdrawn at the Request of the Applicant.**

**F. PUBLIC HEARING AGENDA**

**QUASI-JUDICIAL**

1. **Case No. 21-51000003 – 420, 429, 644, 647 87<sup>th</sup> Avenue North and 8700 4<sup>th</sup> Street North – Deferred from April 7, 2021**
2. **Case No. 21-58000002 – 4938 16<sup>th</sup> Street North**
3. **Case No. 21-54000013 – 800 29<sup>th</sup> Avenue North**
4. **Case No. 21-54000014 – 2925 1<sup>st</sup> Street Northeast**
5. **Case No. 21-54000026 – 1711 Scranton Street South**

**G. ADJOURNMENT at 6:21 P.M.**

**AGENDA ITEM E-1****CASE NO. 20-33000018****H-37****CASE WITHDRAWN AT THE REQUEST OF THE APPLICANT.****AGENDA ITEM F-1****CASE NO. 21-51000003****F-46**

**REQUEST:** Approval of a Redevelopment Plan to replace 112-Mobile Home units with 112-unit Multi-Family Development including variances to: 1) front yard setback 2) side yard setback and 3) impervious surface ratio for the site in the NSM-1 and CCS-1 Zoning Districts.

**OWNERS:** BDG Lamplight Village, LLC and BDG 8700, LLC  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781

**AGENT:** Carlos Yepes, Belleair Development, LLC  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781

**ADDRESSES AND PARCE ID NOS.:** 420 87<sup>th</sup> Avenue North; 19-30-17-25434-012-0010  
429 87<sup>th</sup> Avenue North; 19-30-17-25434-011-0010  
644 87<sup>th</sup> Avenue North; 19-30-17-25434-013-0010  
647 87<sup>th</sup> Avenue North; 19-30-17-25434-010-0010  
8700 4<sup>th</sup> Street North; 19-30-17-25436-001-0010

**LEGAL DESCRIPTION:** On File

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

**CONTACT PERSON:** Adriana Puentes Shaw; 727-893-7257

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

**PUBLIC HEARING:** Angus Berry spoke in favor of the application.

**MOTION:** Approval of a Redevelopment Plan to replace 112-Mobile Home units with 112-unit Multi-Family Development including variances to: 1) front yard setback 2) side yard setback and 3) impervious surface ratio for the site in the NSM-1 and CCS-1 Zoning Districts, subject to the special conditions in the Staff Report.

**VOTE:** Yes – Rutland, Kiernan, Clemmons, Cuevas, Singleton.  
No – Griner, Walker.

**CONFLICTS:** Stowe.

**ACTION TAKEN ON 21-51000003:** Approval of a Redevelopment Plan to replace 112-Mobile Home units with 112-unit Multi-Family Development including variances to: 1) front yard setback 2) side yard setback and 3) impervious surface ratio for the site in the NSM-1 and CCS-1 Zoning Districts, subject to the special conditions in the Staff Report, **APPROVED 5-2.**

AGENDA ITEM F-2	CASE NO. 21-58000002	H-26
REQUEST:	Approval of an after-the-fact design variance to the required architectural design standards for a carport in the NT-1 Zoning District.	
OWNERS:	Keith Gambaro and Cristina Gustilo 4938 16 <sup>th</sup> Street North Saint Petersburg, Florida 33703	
ADDRESS:	4938 16 <sup>th</sup> Street North	
PARCEL ID NO.:	01-31-16-33876-000-0200	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional Single-Family (NT-1)	
CONTACT PERSON:	Shervon Chambliss; 727-893-4238	
PRESENTATIONS:	Shervon Chambliss made a presentation based on the Staff Report. Keith Gambaro and Cristina Gustilo spoke on their own behalf.	
PUBLIC HEARING:	No speakers were present.	
MOTION:	Approval of an after-the-fact design variance to the required architectural design standards for a carport in the NT-1 Zoning District, subject to the special conditions in the Staff Report.	
VOTE:	Yes – None. No – Griner, Walker, Rutland, Stowe, Kiernan, Clemmons, Cuevas.	
CONFLICTS:	None.	
ACTION TAKEN ON 21-58000002:	Motion to approve <b>failed</b> by a vote of 0-7, thereby <b>denying</b> the request.	

AGENDA ITEM F-3	CASE NO. 21-54000013	F-16
REQUEST:	Approval of an after-the-fact variance to reduce the NT-2 Zoning District required side setback from 12-feet to 2.5-feet in order for the constructed covered patio to remain.	
OWNERS:	Gary A. Gibbons and Mary Jane Gibbons 800 29 <sup>th</sup> Avenue North Saint Petersburg, Florida 33701	
AGENT:	Anne Q. Pollack, Esq. 433 Central Avenue, Suite 401 Saint Petersburg, Florida 33701	
ADDRESS:	800 29 <sup>th</sup> Avenue North	
PARCEL ID NO.:	07-31-17-28332-000-0610	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional Single-Family (NT-2)	
CONTACT PERSON:	Scot Bolyard; 727-892-5395	
PRESENTATIONS:	Scot Bolyard made a presentation based on the Staff Report. Anne Q. Pollack, Esq. spoke on behalf of the Owners. Gary A. Gibbons spoke on his own behalf.	
PUBLIC HEARING:	Bebe Ocario spoke in favor of the application. Scott Andannse spoke in favor of the application. Steven Berreti spoke in favor of the application. Bob Groslin spoke in favor of the application. Sean Suits spoke in favor of the application. Michele Sobota spoke in favor of the application.	
MOTION:	Approval of an after-the-fact variance to reduce the NT-2 Zoning District required side setback from 12-feet to 2.5-feet in order for the constructed covered patio to remain, subject to the special conditions in the Staff Report.	
VOTE:	Yes – Walker, Rutland, Kiernan, Clemmons, Singleton. No – Griner, Stowe.	
CONFLICTS:	Cuevas.	
ACTION TAKEN ON 21-54000013:	Approval of an after-the-fact variance to reduce the NT-2 Zoning District required side setback from 12-feet to 2.5-feet in order for the constructed covered patio to remain, subject to the special conditions in the Staff Report, <b>APPROVED 5-2.</b>	

AGENDA ITEM F-4	CASE NO. 21-54000014	E-16
REQUEST:	Approval of a variance to allow a reduced front setback for a feature wall at the front entry from 30-feet required to 22-feet proposed and a design variance to allow Dutch West Indies as a permitted Architectural Style in the NT-3 Zoning District.	
OWNER:	Richard P. Hughes 2925 1 <sup>st</sup> Street Northeast Saint Petersburg, Florida 33704	
ADDRESS:	2925 1 <sup>st</sup> Street Northeast	
PARCEL ID NO.:	07-31-17-32598-001-0030	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional Single-Family (NT-3)	
CONTACT PERSON:	Candace Scott; 727-892-5192	
PRESENTATIONS:	Candace Scott made a presentation based on the Staff Report. Craig Taraszki spoke on behalf of the Owner. Amie Reynolds spoke on behalf of the Owner. Richard P. Hughes spoke on his own behalf.	
PUBLIC HEARING:	No speakers were present.	
MOTION:	Approval of a variance to the front yard setback from 30-feet required to 23.45-feet proposed for an entry wall approximately 14-feet tall and approval of a variance to the applied for design guidelines architectural style in the NT-3 Zoning District, subject to the special conditions in the Staff Report.	
VOTE:	Yes – Griner, Walker, Rutland, Kiernan, Clemmons, Cuevas. No – Stowe.	
CONFLICTS:	None.	
ACTION TAKEN ON 21-54000014:	Approval of a variance to the front yard setback from 30-feet required to 23.45-feet proposed for an entry wall approximately 14-feet tall and approval of a variance to the applied for design guidelines architectural style in the NT-3 Zoning District, subject to the special conditions in the Staff Report, <b>APPROVED 6-1.</b>	

AGENDA ITEM F-5	CASE NO. 21-54000026	L-9
REQUEST:	Approval to reduce the rear setback to covert shed to an Accessory Dwelling Unit from 10-feet to 1.78-feet in the NT-1 Zoning District.	
OWNER:	IMH 4, LLC c/o Mirco A. Tbaldo (Agent) 3351 Covered Bridge Drive East Dunedin, Florida 34698	
ADDRESS:	1711 Scranton Street South	
PARCEL ID NO.:	27-31-16-65916-000-0120	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Traditional Single-Family (NT-1)	
CONTACT PERSON:	Cheryl Bergailo; 727-892-5958	
PRESENTATIONS:	Cheryl Bergailo made a presentation based on the Staff Report. Mirco A. Tibaldo spoke on his own behalf. Davide Timori spoke on his own behalf.	
PUBLIC HEARING:	No speakers present.	
MOTION:	Approval to reduce the rear setback to covert shed to an Accessory Dwelling Unit from 10-feet to 1.78-feet in the NT-1 Zoning District, subject to the special conditions in the Staff Report.	
VOTE:	Yes – None. No – Griner, Walker, Stowe, Kiernan, Clemmons, Cuevas, Singleton.	
CONFLICTS:	None.	
ACTION TAKEN ON 21-54000026:	Motion to approve <b>failed</b> by a vote of 0-7, thereby <b>denying</b> the request.	
AGENDA ITEM G	ADJOURNMENT at 6:21 P.M.	