

COUNCIL MEETING

Municipal Building
175-5th Street North
Second Floor Council Chamber

CITY OF ST. PETERSBURG

January 15, 2015
3:00 PM

A. Meeting Called to Order and Roll Call.

Invocation and Pledge to the Flag of the United States of America.

B. Approval of Agenda with Additions and Deletions.

C. Community Redevelopment Agency (CRA)

1. City Council convenes as Community Redevelopment Agency.
2. [Resolution of the St. Petersburg Community Redevelopment Agency \(CRA\) finding the proposed 18-story, 80,080 square foot, 30-unit, multi-family residential development located at 176 – 4th Avenue Northeast consistent with the Intown Redevelopment Plan, as reviewed in CRA report IRP 14-3a. \(City File IRP 14-3a\)](#)
3. Adjourn Community Redevelopment Agency.

D. Awards and Presentations

1. [Presentation recognizing the 2014 Firefighter, Fire Officer, Paramedic and EMT of the Year.](#)
2. [Presentation by St. Petersburg Fire & Rescue and St. Petersburg Police Department representatives recognizing William Gilford, 13 Year Old Hero.](#)
3. [Proclamation recognizing the Interfaith Association's Dr. Martin Luther King Jr. Memorial Service.](#)
4. [Proclamation recognizing "Localtopia Day" - Keep St. Petersburg Local.](#)
5. [Proclamation recognizing National 2-1-1 Tampa Bay Cares Day.](#)
6. [Presentation recognizing Ray Wunderlich, Pioneer Garden at Boyd Hill, as recipient of the Sunshine Ambassador Award.](#)

E. Adjournment



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**Community Redevelopment Agency
Meeting of January 15, 2015**

CRA Case File: IRP 14-3a

REQUEST

Review of the proposed plan to construct an 18-story, 80,080 square foot, 30-unit, multi-family residential development, located at 176 4th Avenue Northeast for consistency with the Intown Redevelopment Plan.

APPLICANT INFORMATION

<u>Applicant</u>	Patricia B Moss Revocable Trust 105 Dogwood Lane Radford, VA 24141
<u>Property Owner</u>	Patricia B Moss Revocable Trust 105 Dogwood Lane Radford, VA 24141
<u>Architect/Engineer</u>	Tim Clemmons Mesh Architecture 2900 44 th Avenue North St. Petersburg, FL 33714

OVERVIEW OF PROJECT

The subject property is located on the south side of 4th Avenue Northeast in between Beach Drive Northeast and 1st Street North. The project, valued at \$ 18-million, consists of constructing an 18-story, 80,080 square foot, 30-unit, multi-family development.

The existing property is developed with a 2,380 square foot commercial building and a 30 space surface parking lot. The applicant proposes to demolish the existing commercial building and construct an 18-story residential tower and a 4-story parking garage.

The residential tower will be located along the front of the subject property and the parking garage will be located along the rear of the subject property. The building will be set back off of the front property line to allow landscaping and green space between the building and the public sidewalk along 4th Avenue Northeast. A private outdoor court yard will be located on the west side of the building.

The ground floor of the residential tower will consist of a lobby and retail space. Floors two through four will have one (1) residential unit per floor. Floors five through 17 will have two (2) residential units per floor. The 18th floor will have a common area with a roof-top terrace and one residential unit. Vehicular access to the first level of the parking

garage will be from an existing 15-foot wide north-south alley that is located along the east side of the subject property. The existing north-south alley connects to 4th Avenue Northeast and an existing east-west alley. Vehicular access to the second through fourth levels of the parking garage will be from an existing 20-foot wide east-west alley at the rear of the subject property. The second through fourth levels of parking will have 18 parking spaces per floor for a total of 54 parking spaces. Access to the upper levels of parking will be from two automobile elevators, instead of a traditional ramp. Pedestrian access to the building will be from the public sidewalk along 4th Avenue Northeast.

The proposed architectural style of the building will be contemporary. The base of the tower will have ample amount of glazing and will be oriented towards 4th Avenue Northeast. The upper portion of the tower will be oriented towards the east to take advantage of the water views. The majority of the eastern façade above the fourth floor will be glass. The applicant will integrate projecting balconies along the 4th Avenue Northeast and the eastern façade. The balconies help break down the mass of the building.

CONSISTENCY WITH INTOWN REDEVELOPMENT PLAN

The Intown Redevelopment Plan (IRP) requires the Community Redevelopment Agency to evaluate a development proposal to ensure its proposed use and design are consistent with the Plan.

Plan Emphasis

The Project is located within the "Residential" area of Intown, which is one of the four focus areas of the IRP, the others being the Core, Webb's City, and the Stadium Complex. The Project is located north of Parkshore Plaza, which is one of the larger projects to have been built within the immediate area.

The zoning for the site is DC-3, which does allow multifamily dwellings with a floor area ratio of up to 4.0. The Project, with a proposed FAR of 4.0, is therefore consistent with the Intown Redevelopment Plan.

Design Criteria

Design criteria in the IRP that pertain to this project include:

- *architectural, aesthetic and functional integration of buildings within a project;*
- *provision of architectural variety to the area and uses that generate street level activities;*
- *sensitivity of building mass and scale to adjacent existing development and residential areas; and*
- *inclusion of streetscaping features to enhance the pedestrian environment.*

The Project is well-designed and is articulated on all sides of the building. The Project design enhances the pedestrian environment in Downtown. The public sidewalk along 4th Avenue Northeast will be widened to 8-ft. and landscaped to City Code.

January 15, 2015

3

SUMMARY AND RECOMMENDATION

Administration recommends approval of the attached resolution finding the proposed 18-story, 80,080 square foot, 30-unit, multi-family residential development consistent with the Intown Redevelopment Plan as reflected in report IRP 14-3a based on preliminary plans submitted for review subject to the following conditions:

1. Final building plans must be reviewed and approved by CRA staff;
2. Applicant complies with any conditions of approval required by Development Review Services staff.

EXHIBIT A
Site Data

Location	176 4 th Avenue Northeast 19/31/17/77238/000/0040
Redevelopment Area	Intown Redevelopment Area
Zoning District	DC-3
Existing Land Use	2,380 sq. ft. of retail space
Proposed Uses	18-story, 30-unit multi-family development
Site Area	20,020 sq. ft. or 0.46 acres
Proposed FAR	4.0 FAR
Existing FAR	0.12 FAR
Permitted FAR	4.0 FAR bonus
Number of Residential Units	30
Existing Parking	30 spaces
Proposed Parking	62 spaces

CRA RESOLUTION NO.

RESOLUTION OF THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY (CRA) FINDING THE 80,080 SQUARE FOOT, 30-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LOCATED AT 176 4TH AVENUE NORTHEAST CONSISTENT WITH THE INTOWN REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE (CITY FILE IRP 14-3A).

WHEREAS, the Community Redevelopment Agency of the City Council of the City of St. Petersburg has adopted the Intown Redevelopment Plan and established development review procedures for projects constructed within designated redevelopment areas;

WHEREAS, the Community Redevelopment Agency has reviewed the plans to construct an 80,080 square foot, 30-unit, multi-family residential development described and reviewed in CRA Review Report No. IRP 14-3a; and

BE IT RESOLVED that the Community Redevelopment Agency of the City of St. Petersburg, Florida, finds the plans to construct an 80,080 square foot, 30-unit, multi-family residential development consistent with the Intown Redevelopment Plan, with the following conditions:

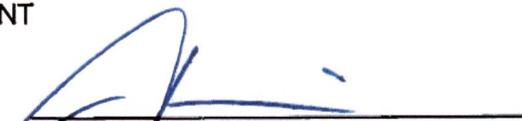
1. Final building plans must be reviewed and approved by CRA staff;
2. Applicant must comply with any conditions of approval required by Development Review Services staff.

This resolution shall become effective immediately upon its adoption.

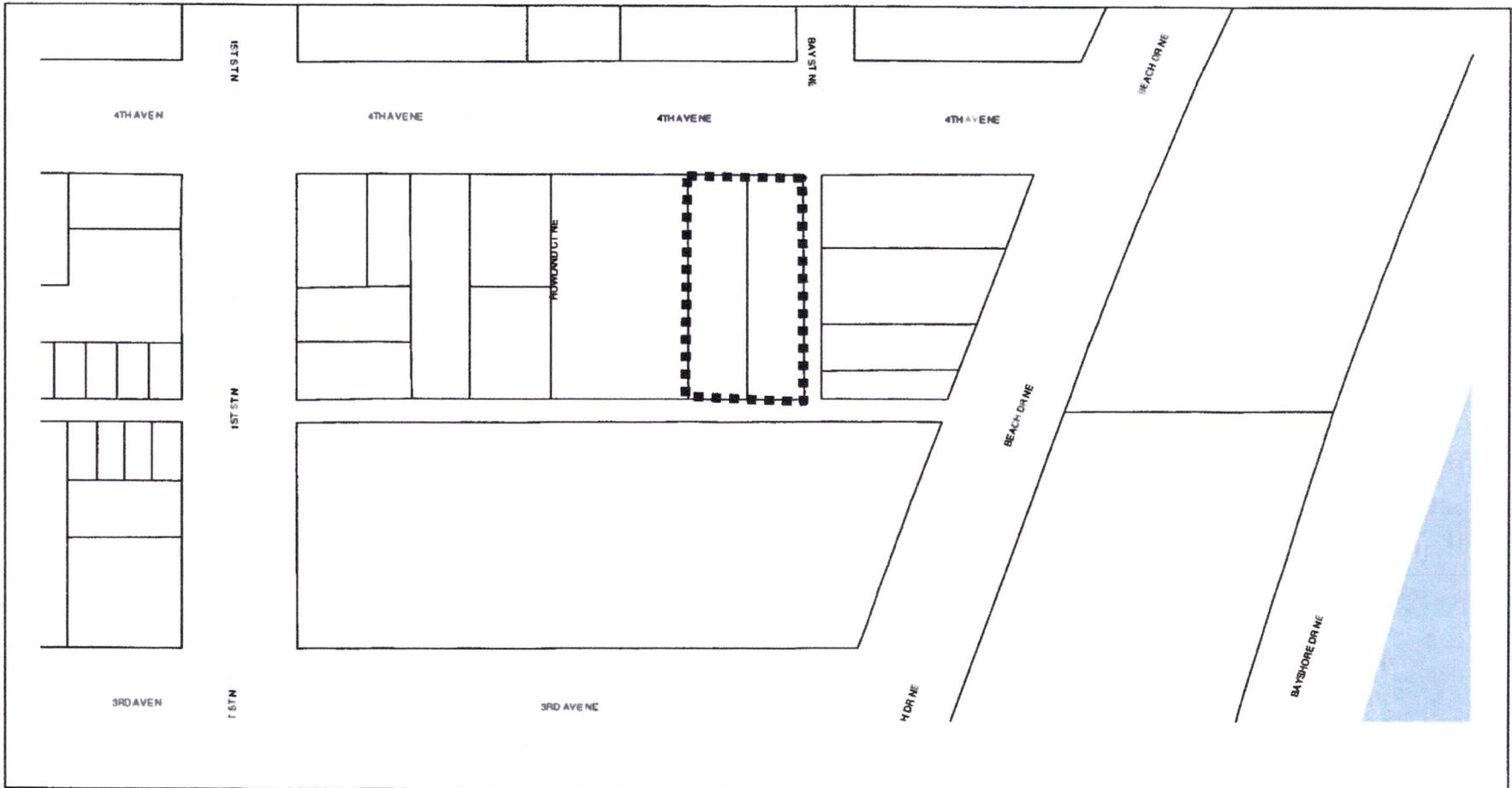
APPROVED AS TO FORM AND CONTENT



City Attorney (designee)

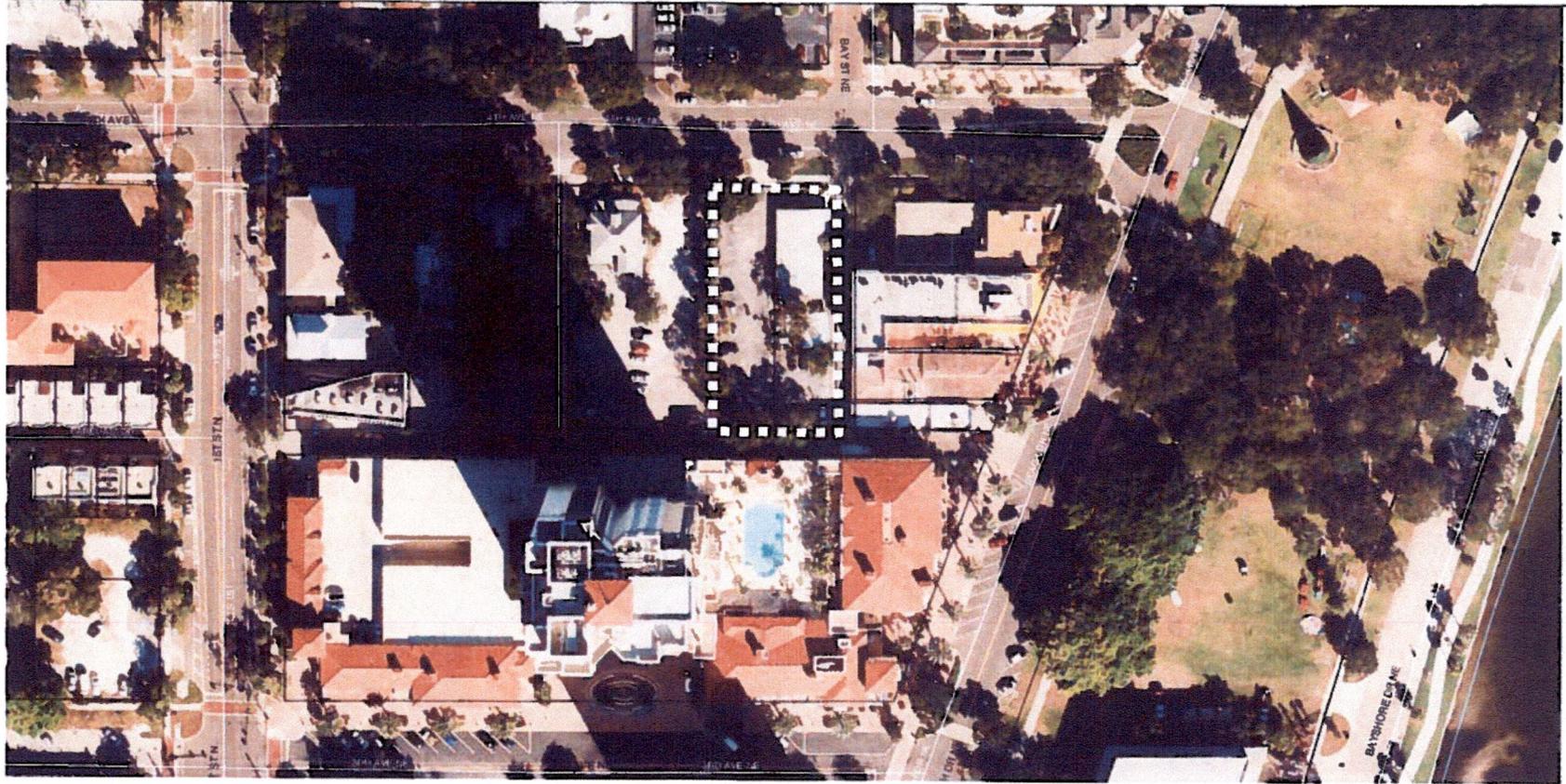


Dave Goodwin, Director
Planning & Economic Development Department

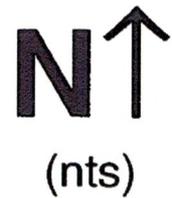


Planning & Economic Development Department
 Case No.: IRP 14-3A
 Address: 176 4th Avenue Northeast



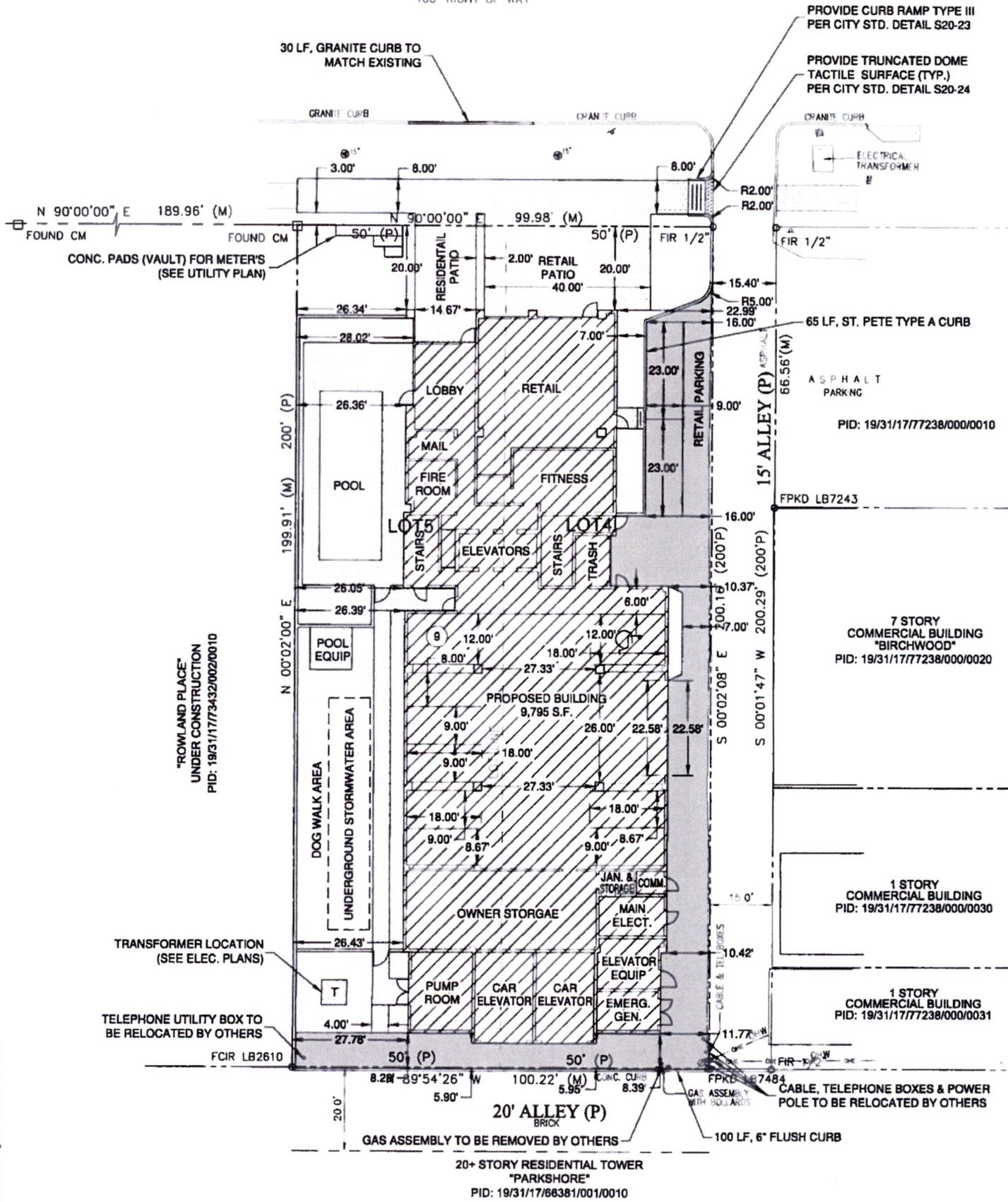


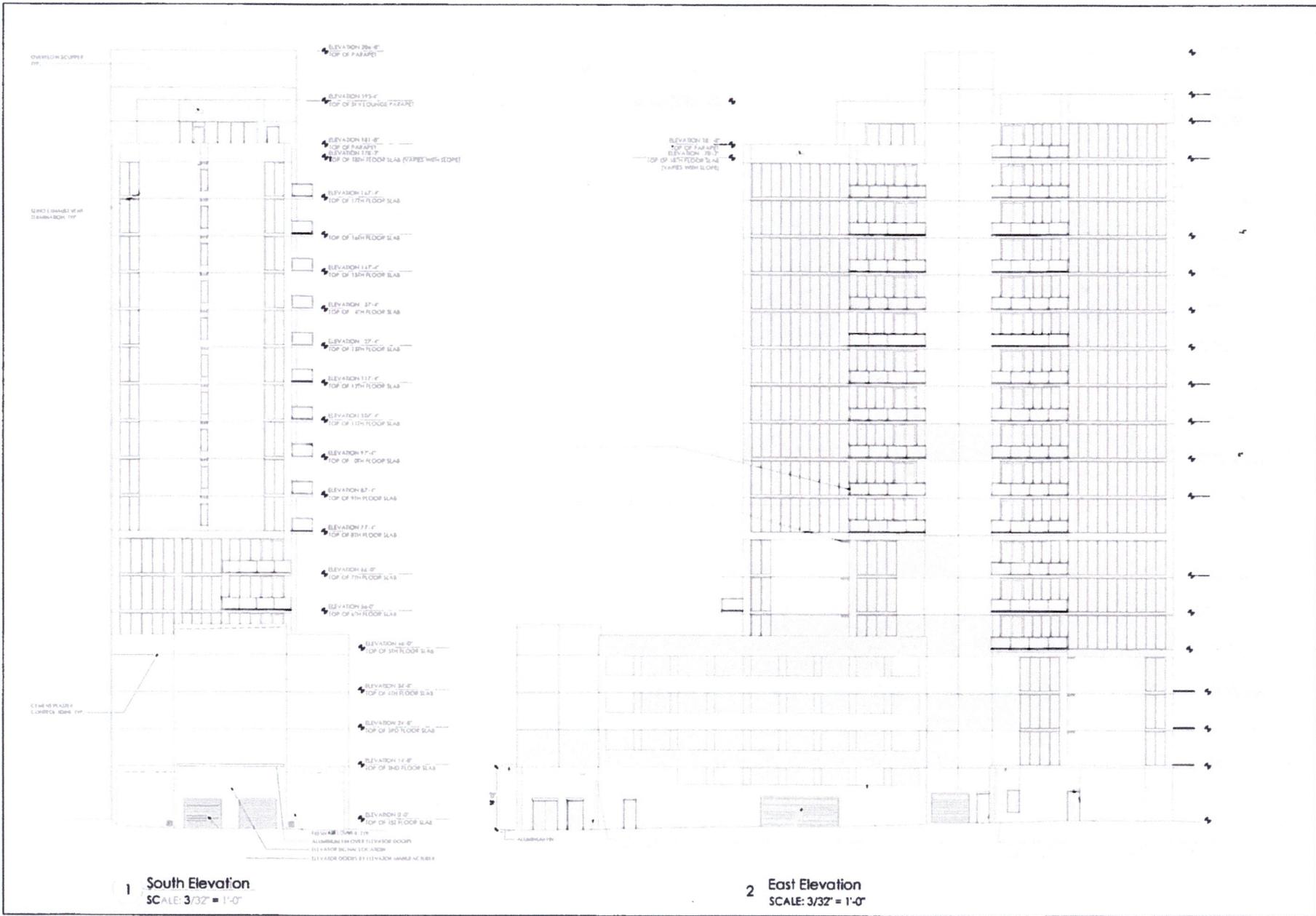
Planning & Economic Development Department
Case No.: IRP 14-3A
Address: 176 4th Avenue Northeast



4TH AVENUE N.E.

ASPHALT
100' RIGHT OF WAY





1 South Elevation
SCALE: 3/32" = 1'-0"

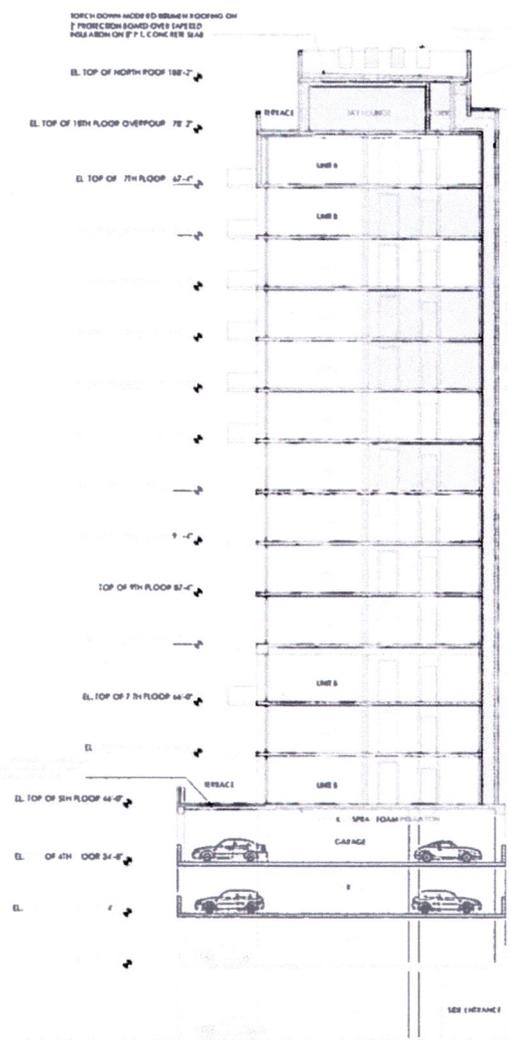
2 East Elevation
SCALE: 3/32" = 1'-0"

2900 44th Ave N
St. Petersburg, FL 33714
11 727 823 3760
11 727 823 0881
www.mesh-arch.com
A.A.B. 20002337

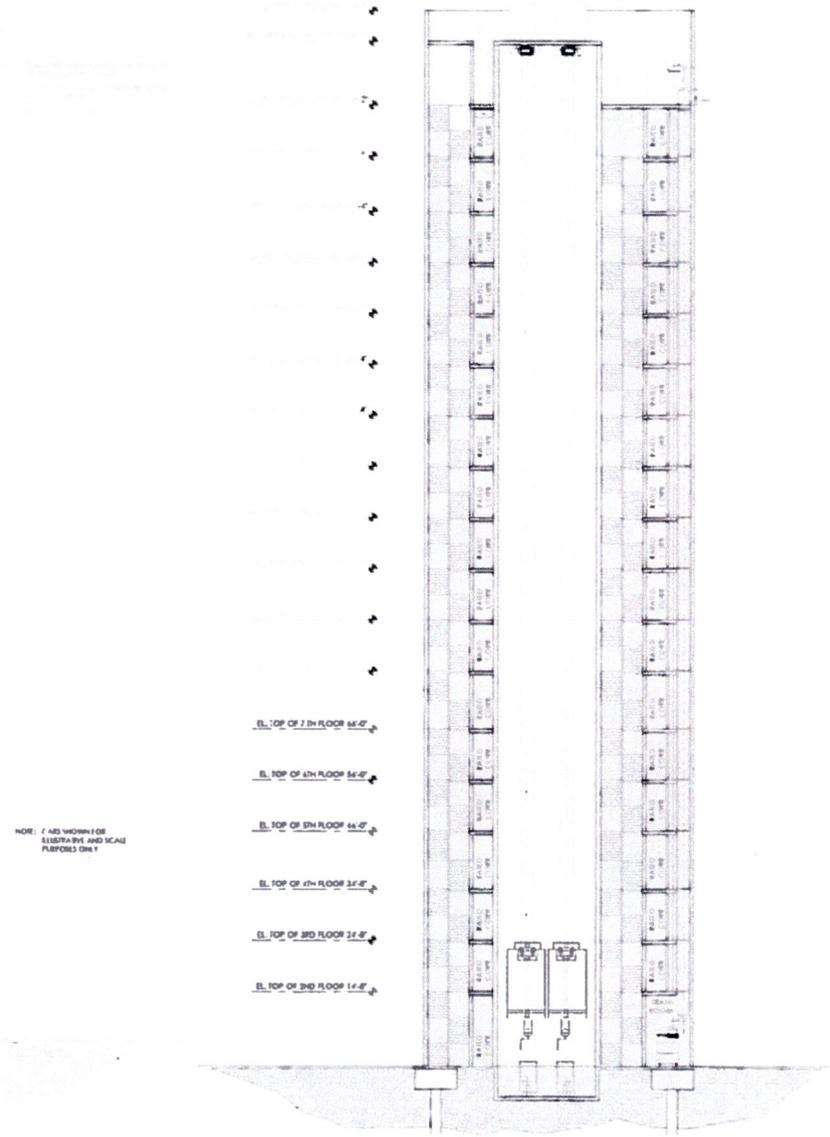
mesh
ARCHITECTURE

bliss condominiums
176 4th Ave NE
St. Petersburg, Florida 33701

DESIGN
DEVELOPMENT



1 Building Section E-W
SCALE: 3/32" = 1'-0"



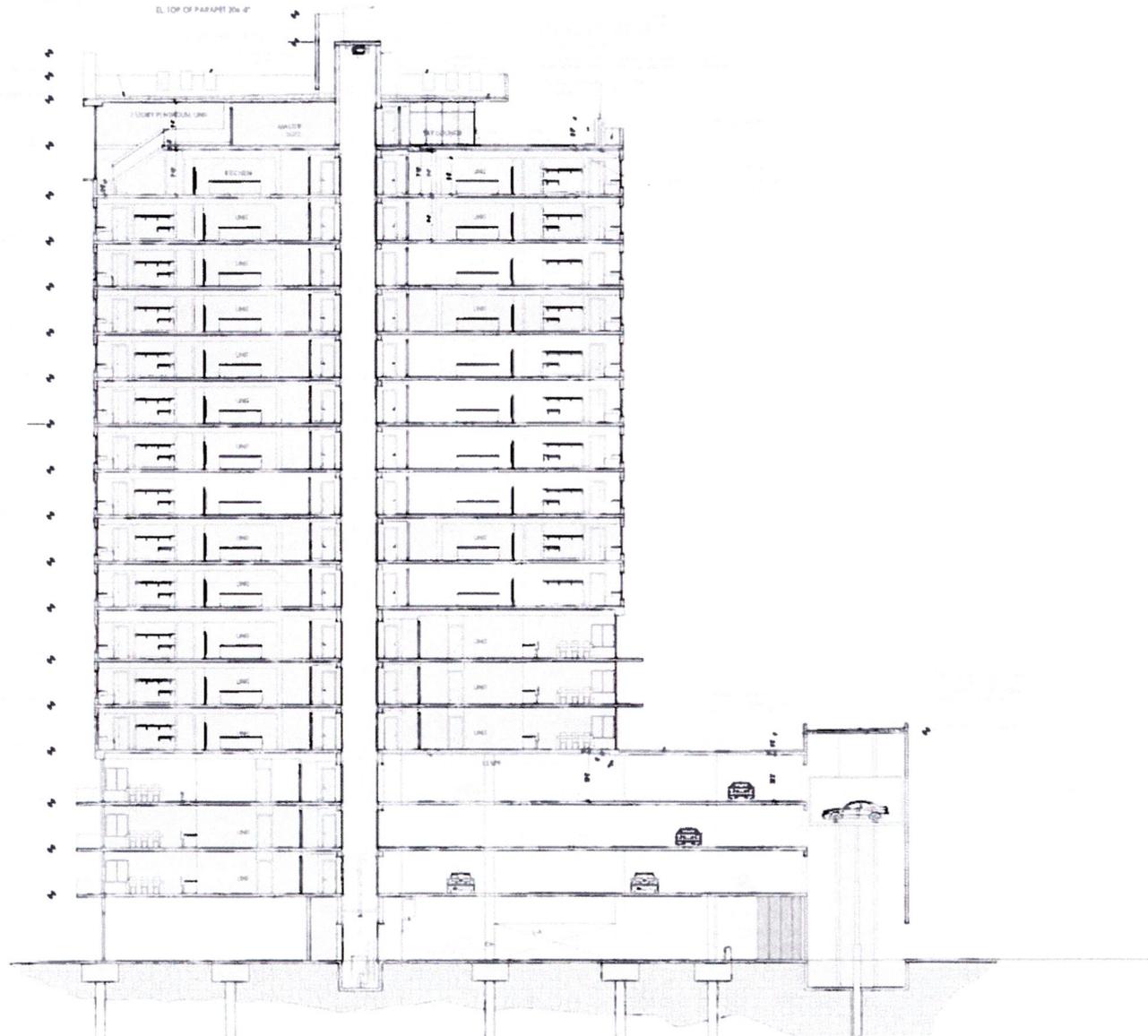
2 Building Section E-W
SCALE: 3/32" = 1'-0"

2900 44th Ave N
St. Petersburg, FL 33714
Tel: 727 823 3760
Fax: 727 823 0861
www.mesharch.com
AAA 2600333

mesh
ARCHITECTURE

bliss condominiums
176 4th Ave NE
St. Petersburg, Florida 33701

DESIGN
DEVELOPMENT



Building Section N-S
SCALE: 3/32" = 1'-0"

2900 41th Ave N
St. Petersburg, FL 33714
P 727 832 0681
WWW.MESH.AR
AAR 24002337

mesh
ARCHITECTURE

bliss condominiums
176 4th Ave NE
St. Petersburg, Florida 33701

DATE: 11/17/14
REVISION:
DRAWN BY: MD
CHECKED BY: TC

DESIGN DEVELOPMENT
program set
not for construction

N-S BUILDING SECTION

A7.1



CITY COUNCIL AGENDA

AWARDS AND PRESENTATIONS

Meeting of January 15, 2015

TO: City Council Chair & Members of City Council

SUBJECT: Firefighter, Fire Officer, Paramedic, and EMT of the Year

ACTION: Chief Large will present 2014 recipients to the Mayor and Council

BACKGROUND: St. Petersburg Fire & Rescue congratulates the 2014 Firefighter, Fire Officer, Paramedic and EMT of the Year. We are proud of these individuals and their achievements.

FIREFIGHTER OF THE YEAR:

Firefighter/EMT Bill Suddarth was hired in April of 1990. He is a state and county certified EMT, member of the Truck Specs Committee and USAR team, as well as a certified engine and truck driver. According to his nomination letter, "Firefighter Suddarth is an example any firefighter would benefit from patterning themselves after." "...the job is a big part of his life, but he is an equally big part of his department."

FIRE OFFICER OF THE YEAR:

Capt. Al Vildostegui was hired in November of 1999, promoted to lieutenant in 2009 and to captain in 2013. He is a state and county certified EMT, engine and ladder driver, state certified Instructor, and an active member with PTEC and the JATC program. Capt. Vildostegui has served on several committees, was race command at the Grand Prix, and helped organize the new street and courts book. He has an AS degree in Fire Science and has received Employee of the Month at Station 6 3 times. His nomination letter said that he "displays a positive and friendly attitude not only for Station 6, but throughout the whole department." It also said, "When the Captain talks and interacts with the citizens in our neighborhood, you can tell that he is compassionate and does whatever he needs to do to make people happy and feel respected."

PARAMEDIC OF THE YEAR:

Firefighter/Paramedic Jim Cunningham was hired in June of 1985, and was promoted to Firefighter/Paramedic in November of 1990. He is a state and county certified Paramedic, engine driver, Dive Team member, and mentors CPAT candidates trying to become professional firefighters. He is also an Engine Driver and boat operator. His nomination letter states that "it is not a secret that Jim goes above and beyond his call of duty whether he is on or off the clock. He is always calm and easy going, even in the most stressful situations."

EMT OF THE YEAR:

Firefighter/EMT Dan Gulick was hired in March of 2008. He is a state and county certified EMT, is a certified engine driver, and serves as a mentor to our new hires. He continues to contribute to our department and has been a huge help with Station 7's Haunted Fire House for the past two years. He has also been in the final three for this award the past two years. According to his nomination letters, "he is calm under pressure and always polite to patients and their families." His captain writes, "Firefighter/EMT Gulick is an all around outstanding individual. He is a fantastic firefighter and EMT. He is what this award is all about."

CITY COUNCIL AGENDA PRESENTATION

December 11, 2014

TO: The Honorable Members of City Council

SUBJECT: *William Gilford, 13 Year Old Hero*

PRESENTER: St. Petersburg Fire and Rescue Representatives and
St. Petersburg Police Department Representatives

SCHEDULE FOR COUNCIL ON:
Agenda of January 15, 2015

Amy Foster
Council Member

**CITY COUNCIL AGENDA
AWARDS & PRESENTATIONS**

December 16, 2014

TO: The Honorable Members of City Council

SUBJECT: Proclamation recognizing the Interfaith Association's Dr. Martin Luther King Jr. Memorial Service.

PRESENTER: Mayor Rick Kriseman

SCHEDULE FOR COUNCIL ON:

Agenda of January 15, 2015

**CITY COUNCIL AGENDA
AWARDS & PRESENTATIONS**

December 31, 2014

TO: The Honorable Members of City Council

SUBJECT: Proclamation recognizing "Localtopia Day" - Keep
St. Petersburg Local.

PRESENTER: Mayor Rick Kriseman

SCHEDULE FOR COUNCIL ON:

Agenda of January 15, 2015

**CITY COUNCIL AGENDA
AWARDS & PRESENTATIONS**

December 29, 2014

TO: The Honorable Members of City Council

SUBJECT: Proclamation recognizing National 2-1-1 Tampa Bay Cares Day.

PRESENTER: Mayor Rick Kriseman

SCHEDULE FOR COUNCIL ON:

Agenda of January 15, 2015

CITY COUNCIL AGENDA PRESENTATION

January 12, 2015

TO: The Honorable Members of City Council

SUBJECT: *Ray Wunderlich*
Pioneer Garden at Boyd Hill
Sunshine Ambassador Award Presentation

PRESENTER: Steve Kornell, Council Member

SCHEDULE FOR COUNCIL ON:
Agenda of January 15, 2015

Steve Kornell
Council Member