VACATION OF RIGHT-OF-WAY
PUBLIC HEARING

According to Planning & Economic Development Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on March 7, 2018 at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-33000001
PLAT SHEET: E-3/E-5

REQUEST: Approval of a Vacation of a 159.97 foot portion of 7th Avenue South and a 25 foot radius street easement immediately west of 1st Street South adjacent to Lot 1, Block 1, U.S.F. Replat and Lot 2 and 3, U.S.F. Replat No 3.

OWNER: University of South Florida Board TRE and FL Imp Fund TRE
140 7th Avenue South
Saint Petersburg, Florida 33701

AGENT: George F. Young
Attn: Catherine Bosco
299 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33701

ADDRESSES AND PARCEL ID NOS.: 641 1st Street South; 19-31-17-93333-000-0020
801 3rd Street South; 30-31-17-72801-001-0010

LEGAL DESCRIPTION: On File

ZONING: Institutional Center (IC)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 159.97 foot portion of 7th Avenue South immediately west of 1st Street South and an adjacent 25-foot street corner radius easement, located along 1st Avenue South.
The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments A and B) and Exhibit "A" - Sketch and Legal Description. The applicant's goal is to consolidate the property for redevelopment. This is located on the campus of the University of South Florida St. Petersburg.

Analysis. Staff's review of a vacation application is guided by:

A. The City's Land Development Regulations (LDR's);
B. The City's Comprehensive Plan; and
C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant does provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. **Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.**

   This application was routed to the standard list of City Departments and outside utility providers. The City's Engineering and Water Resources Departments have requested an easement for their facilities as have Frontier Communications and Duke Energy. The applicant has agreed to provide public utility easements as requested.

2. **The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.**

   This is a short remaining segment of 7th Avenue South within this block bounded by 6th Avenue to the north, 8th Avenue to the south, 3rd Street South to the west and 1st Street South on the east. The western portion of 7th Avenue within the block was approved for vacation in 1977. The surrounding property is being replatted into one lot and this vacation will not cause any lot of record to lose access. This plat is a condition of approval of this vacation.

3. **The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.**

   The portion of 7th Avenue South proposed for vacation is a dead-end right-of-way. By completing vacation of 7th Avenue within the block there will no longer by a dead-end right-of-way. As the rest of 7th Avenue within the block has been previously vacated there will be no alteration of travel patterns. This is not a designated historic landmark or neighborhood.
4. The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.

This application has been reviewed by the City’s Transportation Planning Department and it has been determined that there is no future need for vehicular traffic. The applicant has agreed to provide a utility easement to address the concerns of utility providers.

5. The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.

No other factors have been raised for consideration.

B. Comprehensive Plan

Future Land Use Element Policy T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

Future Land Use Element Policy T2.4 The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use.

The vacation of this alley will foster redevelopment on the University of South Florida St. Petersburg campus which is a goal of the Comprehensive Plan. The remainder of the street was previously vacated.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is not within a Neighborhood Association boundary. The subject property is within the boundaries of the Intown Activity Center. The Intown Activity Center plan has two elements which may apply to the vacation of right-of-way:

One Objective is to provide greater accessibility to Intown activity areas and visual assets through the development of an integrated movement system for vehicles, transit, pedestrians and parking and one of those elements is to “utilize existing sidewalks and alleys for establishing a pedestrian system base”.

The vacation of the subject right-of-way segment will not affect pedestrian options.

One of the Development Guidelines is to “To encourage consolidation of blocks and promote a unified development concept, the City will consider the closing of selected streets and alleyways in accordance with an appropriate proposal”.

This proposed vacation is in support of redevelopment of the subject block.

Comments from Agencies and the Public. This application was routed to the standard list of utility providers. The applicant has agreed to provide the requested utility easement. No calls
were received from the public in response to the written notice. The applicant will be required to provide an additional public notice prior to the public hearing before the City Council.

**RECOMMENDATION.** Staff recommends **APPROVAL** of the proposed partial right-of-way and street easement vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording of the vacation ordinance, the applicant(s) shall address the location of public and private utilities and services by providing a public utility easement covering the entire area to be vacated, relocating City and private utilities at the applicant's expense or obtain a letter of no objection from the utility provider. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict. 

2. Prior to the recording of the vacation ordinance, the vacated portion of right-of-way and the 25-foot radius street easement along with the abutting properties shall be re-platted.


4. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

**REPORT PREPARED BY:**

[Signature]

KATRYN YOUNKIN, AICP, LEED AP BD + C, Deputy Zoning Official
Development Review Services Division
Planning & Economic Development Department

**DATE**

2/28/18

**REPORT APPROVED BY:**

[Signature]

ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

**DATE**

2-28-18

Attachments: A – Parcel Map, B – Aerial Map, Attachment C – Engineering Narrative dated February 2, 2018, Exhibit "A" - Sketch and Description of right-of-way segment to be vacated (2 pages)
MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: February 2, 2018
SUBJECT: Right of Way - Vacation
FILE: 18-33000001

LOCATION AND PIN: 641 1st Street South; 19/31/17/93333/000/0020
801 3rd Street South; 19/31/17/933299/001/0010

ATLAS: E-3/E-5
PROJECT: Right of Way - Vacation
REQUEST: Approval of a Vacation of a 159.97 foot portion of 7th Avenue South immediately west of 1st Street South.

COMMENTS: The Engineering Department has no objection to the vacation of a 159.97 foot portion of 7th Avenue South immediately west of 1st Street South provided the following are included as conditions of approval:

1. City Utility maps indicate that an 8” gravity sanitary sewer and a 6” potable water main exist within the right of way proposed for vacation. Public Utility Easement must be dedicated as follows:

   a) The entire 80-foot right of way must be retained as Public Utility Easement.

   -OR-

   b) Public utilities may be field located and a 20-foot wide Public Utility Easement must be dedicated centered over the sanitary sewer main AND a 20-foot wide Public Utility Easement must be dedicated centered over the public water main. Note that there is both an east/west water main in the right of way to be vacated and a north/south water main very close to the western right of way boundary of 1st Street which require easement dedications (see attached Exhibit 1 for a delineation of these easements).

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File
LEGAL DESCRIPTION

That part of 7th Avenue South lying West of the West right of way line of 1st Street South and lying East of the East line of Lot 1, Block 1, U.S.F. REPLAT as recorded in Plat Book 79, Page 83, Public Records of Pinellas County, Florida.

Together with

That certain 25' Radius Street Easement as shown on Lot 2, U.S.F. REPLAT NO. 3 as recorded in Plat Book 121, Page 89, Public Records of Pinellas County, Florida

Saint Petersburg, Florida

Exhibit "A" - Page 1 of 2

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.

2. NOT A BOUNDARY SURVEY.

3. Basis of Bearings: N00°00'00"E along the East line of Lot 1, Block 1, U.S.F. REPLAT, as recorded in Plat Book 79, Page 83, Public Records of Pinellas County, Florida.

4. This sketch is made without the benefit of a title report or commitment for title insurance.

5. This map intended to be displayed at a scale of 1" = 60'.

6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.

7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

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<th>Licensed Business</th>
<th>PSM</th>
<th>Professional Surveyor and Mapper</th>
<th>LS</th>
<th>Licensed Surveyor</th>
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</table>

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-2317  FAX (727) 822-2910

CIVIL & TRANSPORTATION ENGINEERING GEOLOGY LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING
GAINESVILLE-LAKELAND RANCH-ORLANDO-PALM BEACH-ST. PETERSBURG-TAMPA

JOE NO. 171124025C
SHEET NO. 1 OF 2

INITIALS  DATE
CREW CHEF  ANNA
DRAW  11/28/17
CHECKED  CAT  11/28/17
FIELD BOOK  NOVEMBER 28, 2017
FIELD DATE  DATE
### Exhibit "A"
Page 2 of 2

#### Line Table

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#### Curve Table

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STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - LOT LINE ADJUSTMENT
WITH A VARIANCE REQUEST
PUBLIC HEARING

For Public Hearing and Executive Action on March 7, 2018, beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Economic Development Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 18-11000002
PLAT SHEET: B-30

REQUEST: Approval of a lot line adjustment to create two lots from one lot with a variance to lot width.

OWNER: Brian Riordan
5715 Bayou Grande Boulevard NE
Saint Petersburg, Florida 33703

ADDRESS: 5715 Bayou Grande Boulevard NE

PARCEL ID NO.: 33-30-17-81216-003-0130

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single Family (NS-1)

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<td>75 ft.</td>
<td>46.7 ft.</td>
<td>28.3 ft.</td>
<td>38%</td>
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<td>Lot Width (Lot 13)</td>
<td>75 ft.</td>
<td>46.7 ft.</td>
<td>28.3 ft.</td>
<td>38%</td>
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</table>

BACKGROUND: The subject property consists of portions of two platted lots of record (Lots 12 and 13 of Bayou Grande Section of Shore Acres subdivision). The subject subdivision was recorded on November 2, 1925 (see attached Subdivision Plat). The subject property is not located within a City designated neighborhood association and is built with a single-family home and an attached front loading garage. Property appraiser records and City property card indicate that the single-family home was constructed in 1949 on a portion of Lot 12 and a portion of Lot 13.
The applicant is requesting approval of a lot line adjustment to move a lot line for portions of two lots of record in order to create two reconfigured parcels as shown in attached Exhibit “A”, Lots 12 & 13. The subject lot legal description from a boundary survey reads as follows: Lot 12, less the northeasterly 9.00 feet, and all of Lot 13, less the south 7.5 feet, Block 3, Bayou Grande Section of Shore Acres, as recorded in Plat Book 13, pages 71-73 of the Public Records of Pinellas County, Florida.

The subject property has a lot area of 12,334 square-feet and lot width of 93.5 feet and consists of portions of two platted lots. City Code requires a minimum lot width of 75 feet and minimum lot area of 5,800 square-feet for properties in Neighborhood Suburban-1 zone. The applicant is proposing to create two buildable to build two single-family homes. Each created lot will have a lot width of 46.7 feet. Lot 12 will have a lot area of 6,205 square-feet and Lot 13 will have a lot area of 6,210 square-feet.

**REQUEST:** The applicant seeks a lot line adjustment with a variance to the lot width requirement to allow the existing single-family home to be demolished and replaced with two single-family homes. Should this variance request be approved by the Development Review Commission, the new two single-family homes shall comply with the development and design standards of the NS-1 zoning district.

**CONSISTENCY REVIEW COMMENTS:** The Planning & Economic Development Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested Lot Line Adjustment with a lot width Variance is **inconsistent** with the following standards:

16.70.050.1.3.C – **Standards for Review.** In reviewing an application for a **Lot Line Adjustment**, the POD, Development Review Commission, or City Council, shall consider the following criteria:

1. **Easements for public utilities including stormwater drainage shall be provided as required.** The applicant shall pay any costs of utility adjustments, extensions, relocations, and connections.

   The Lot Line Adjustment proposed will not create the need for any public utility easements. The Lot Line Adjustment application was routed to various departments, including private utilities companies, and there were no public utility easements.

2. **Any unpaid outstanding liens and assessments owed to the City shall be satisfied as a condition of lot line adjustment or lot split.**

   This is included as a condition of approval at the end of this report.

3. **Consistency with the established neighborhood pattern shall be maintained, including lot dimensions, utility and parking functions, alley access, and sanitation services.**

   Staff analyzed the neighborhood development pattern taking into account the subject block face, the block face across the street and two block faces to the north of the subject site along Bayou Grande Boulevard NE. The lots analyzed, along Bayou Grande Boulevard NE (refer to area analysis map) have a variety of street front widths
ranging from 40 feet to 120 feet at the street level due to the curvilinear street pattern. However, staff finds that the request is not consistent with the development pattern and provides additional data and analysis in the following variance analysis.

4. **All lots must be owned by the same entity or have the written consent of the property owner.**

Application request was made by the applicant.

5. **Lot line adjustments and lot splits shall not create more than two additional buildable lots.**

The Lot Line Adjustment will create two buildable lots.

6. **For lot line adjustments, all lots shall meet the minimum lot size of the zoning district, unless one or more of the original lots do not meet the minimum lot size, then no lot having less area than the smallest of the lots included in the application shall be created.**

The proposed two buildable lots will meet the minimum NS-1 lot size requirements.

Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. **Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:**

   a. **Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.**

   The variance would allow redevelopment of portions of two existing platted lots with two single-family homes (one home on each lot), utilizing an existing developed site.

   b. **Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.**

   The subject site is a conforming lot consisting of portions of two platted lots of record and therefore this section does not apply.

   c. **Preservation district. If the site contains a designated preservation district.**

   The site is not located within a locally designated preservation district.

   d. **Historic Resources. If the site contains historical significance.**

   This criterion is not applicable.
e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.

This criterion is not applicable.

f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.

Staff found that out of the 71 total lots analyzed, 74% are substandard to lot width (refer to Table 1). The majority of these lots as originally platted are deficient to lot width. The development pattern reveals that many of the original lot lines were shifted throughout time to create a variation of lots.

Table 1: Study Area Width Area Analysis

<table>
<thead>
<tr>
<th>Block</th>
<th>Conforming Lots width</th>
<th>Substandard Lot Width</th>
<th>% Substandard Width</th>
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<tbody>
<tr>
<td>Subject Block</td>
<td>6</td>
<td>19</td>
<td>76%</td>
</tr>
<tr>
<td>Block 2</td>
<td>6</td>
<td>5</td>
<td>45%</td>
</tr>
<tr>
<td>Block 3</td>
<td>1</td>
<td>12</td>
<td>92%</td>
</tr>
<tr>
<td>Block 4</td>
<td>4</td>
<td>18</td>
<td>82%</td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td></td>
<td>74%</td>
</tr>
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A lot width analysis was conducted to determine the average lot width in the study area. The data reveals that the average lot width is 68.9 feet (see attached Parcel Width exhibit). The data also reveals that the lots adjacent to the subject property range from a lot width from 60 to 80 feet. Therefore, the proposed width of 46.7 feet is not consistent. Staff also determined that all other parcels in the study area consist of a minimum of one platted lot. The proposed lots are not consistent, as they constitute less than a fully platted lot.

Staff conducted an analysis based on the width of the existing houses on the subject block to check for additional consistency. The proposal will create two buildable lots with a lot width of 46.7 feet, which will allow a building envelope of 31.7 feet maximum width taking into account the required 7.5 side yard setback for the NS-1 zoning district. The data reveals that out of 23 homes on the subject block face the average house is 45 feet (when measured at the front of existing single-family homes width). The data was obtained from the Pinellas County Property Appraiser records for existing structures. The data revealed a wide variety of house widths ranging from 29 feet to 63 feet. Two of the homes are of similar width, 29 and 32 feet, however, the majority of the homes are significantly wider, therefore, staff finds that the allowable building width of 31.7 feet will result in a home that is not consistent in width with the surrounding homes (see attached Average House Width exhibit).
Based on the data analyzed, staff has determined that the proposal does not relate to the neighborhood development pattern. The proposal is for two buildable lots with a lot width of 46.7 feet and with a 31.7 wide house buildable envelope. These two conditions do not meet the criteria for the neighborhood development pattern and are considered inconsistent.

g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.

The proposed project does not involve the development of public facilities.

2. The special conditions existing are not the result of the actions of the applicant;

The development pattern is not the result of any action of the applicant. However, the proposal is for a deficiency greater to the minimum lot width that exists on the block face, which is of 50 feet, and the request involves portions of two platted lots.

3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;

The property can continue to be used for one single-family home with attached garage; therefore, a literal enforcement would not result in an unnecessary hardship.

4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;

Application of the minimum lot width requirements of the zoning district does not deprive the property owner of the right to expand the existing single-family home or redevelop one single-family home.

5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;

The applicant may continue to utilize the site for a single-family residence.

6. The granting of the variance will be in harmony with the general purpose and intent of this chapter;

Based on the analysis of the development pattern of neighboring properties, Staff finds that granting the variance would not be in harmony with the general purpose and intent of the recently amended Land Development Regulations, as it would allow development on less than a fully platted lot.

7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,

The development of the property with two single-family homes on each created lot may be injurious to neighboring properties or otherwise detrimental to the public welfare. The granting of this variance will create two substandard lots, from a conforming lot, with a lot width of 46.7 feet. The developable footprint will be 31.7 feet for each single-family home,
taking into account the required side yards, based on the NS-1 zoning development standards.

8. The reasons set forth in the application justify the granting of a variance;

Staff does not find that the reasons set forth in the application are sufficient to grant the requested variance. See attached applicant narrative.

9. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.

This criterion is not applicable.

PUBLIC COMMENTS: As of the date of this report, staff received one phone call and one email requesting additional information, which is attached to this report.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Economic Development Department Staff recommends DENIAL of the requested lot line adjustment and variance.

CONDITIONS OF APPROVAL: If the lot line adjustment and variance is approved, the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following:

1. The design of the two homes shall meet design and development requirements set forth by Section 16.20.020 of City Code for NS zoning district.
2. All existing structures and improvements, including docks, shall be demolished prior to the division of the property.
3. The applicant shall provide a Parcel ID number for the each lot at time of submittal of the building plans for permitting.
4. Site plans for any future development must show the location of all protected and grand trees. Any application to remove the trees shall comply with Section 16.40.060.53.4 at the time of permitting, including submittal of any necessary reports. Separate tree removal permits required.
5. Any unpaid outstanding liens and assessments owed to the City shall be satisfied as a condition of lot line adjustment or lot split
6. This approval shall be valid through March 7, 2021. Substantial construction shall commence prior to this expiration date or the parcels shall be separately conveyed. A request for extension must be filed in writing prior to the expiration date.
7. Approval of the variance does not grant or imply other variances from the City Code or other applicable regulations.
Report Prepared By:

Cristian Arias, Planner 1
Development Review Services Division
Planning & Economic Development Department

Date
2/26/18

Report Approved By:

Elizabeth Abernethy, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Economic Development Department

Date
2-26-18

Attachments: Location Map, Subdivision Map, Survey, Proposed Surveys and Legal Description, Parcel Width Exhibit, Average House Width Exhibit, Property Card.
LEGAL DESCRIPTION:
A portion of Lot 13, Block 3, BAYOU GRANDE SECTION
OF SHORE ACRES, as recorded in Plat Book 13, Pages
71-73 of the Public Records of Pinellas County, Florida,
being more particularly described as follows: Commence at
the P.R.C. of Lot 9, Block 3, BAYOU GRANDE SECTION
OF SHORE ACRES, as recorded in Plat Book 13, Pages
71-73 of the Public Records of Pinellas County, Florida;
thence run along a curve to the left, radius 670.00 feet and
an arc distance of 203.86 feet to a Point of Beginning;
thence continue along said curve to the left, radius 670.00
feet, arc distance 51.75 feet, chord bearing S 19° 39' 53" W,
chord distance 51.74 feet; thence run S 71° 24' 00" E,
132.00 feet: thence run N 21° 46' 10" E, 41.58 feet; thence
run N 67° 01' 00" W, 133.61 feet to the Point of Beginning.
Containing 6,210 square feet or 0.143 acres, more or less.

PREPARED FOR:
BRIAN RIORDAN
LEGAL DESCRIPTION:
A portion of Lot 12 and 13, Block 3, BAYOU GRANDE SECTION OF SHORE ACRES, as recorded in Plat Book 13, Pages 71-73 of the Public Records of Pinellas County, Florida, being more particularly described as follows: Commence at the P.R.C. of Lot 9, Block 3, BAYOU GRANDE SECTION OF SHORE ACRES, as recorded in Plat Book 13, Pages 71-73 of the Public Records of Pinellas County, Florida; thence run along a curve to the left, radius 670.00 feet and an arc distance of 152.11 feet to a Point of Beginning; thence continue along said curve to the left, radius 670.00 feet, arc distance 51.75 feet, chord bearing S 24° 05' 30" W, chord distance 51.74 feet; thence run S 67° 01' 00" E, 133.61 feet; thence run N 21° 46' 10" E, 41.58 feet; thence run N 62° 36' 00" E, 132.00 feet to the Point of Beginning.
Containing 6,205 square feet or 0.142 acres, more or less.

PREPARED FOR:
BRIAN RIORDAN

LEGEND:
C. - CENTERLINE
RW - RIGHT OF WAY
BK - BLOCK
L.B. - LICENSED BUSINESS
P.R.C. - POINT OF REVERSE CURVATURE
P.O.B. - POINT OF BEGINNING

FOR THE EXCLUSIVE USE OF THE HEREIN PART(S), I HEREBY CERTIFY TO ITS ACCURACY EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE, AND THAT THE SKETCH AND DESCRIPTION REPRESENTED HEREIN MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND OTHER IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. SKETCH AND DESCRIPTION HAS BEEN DONE WITHOUT THE BENEFIT OF REVEIVING A CURRENT TITLE SEARCH. SKETCH AND DESCRIPTION NOT FAID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT DRAWN OR SIGNED WITH SURVEYOR'S SEAL.

JOE DAVID MURPHY, PROFESSIONAL LAND SURVEYOR
Average House Width

* 45 feet

Analysis based out of 23 homes (not including subject site)
<table>
<thead>
<tr>
<th>Location: 5715 Bayou Grande</th>
<th>RS75 ELECTRICAL</th>
<th>SEPTIC TANK</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Type C)</td>
<td>#5628G - 12/27/56 - Walter Kemp Plummer Elec. - 3c 3sw 5p 3ws 70 amp 1-meter</td>
<td>#1628C - 11/1/54 - Thomasen Daniels - 50' drain</td>
</tr>
<tr>
<td>#26412A-C - 11/15/56 - $1500</td>
<td>#492E - 6/16/61 - Munson Allcorn Elec. - 1-1hp air cond.</td>
<td></td>
</tr>
<tr>
<td>Owner Walter E. Kemp - Convert existing garage to bedroom; add new garage (13' x 36') (Type V) Robert H. McDaniel, Jr., Contractor</td>
<td>#E1345A - 8/15/68 - Carl Link Mitchell Elec. - 100 amps - 3c 3sw</td>
<td></td>
</tr>
<tr>
<td>#B-8598 - R2 - 7/8/68 - $2450</td>
<td>#E2068A - 9/13/68 - Carl Link Mitchell Elec. - 2c 3p (add to Permit #E1345A)</td>
<td></td>
</tr>
<tr>
<td>Owner Carl Link - Erect two car carport with utility area &amp; alterations to existing garage; (Type VI) (20' x 24') Charles Biller, Contractor</td>
<td>#E804130 - 3/21/88 - Jeff Taylor Widera Elec Co - remodel, addt'n, Serv upgrade 100 amp to 100 amps, O/H serv, 1 ph, 2/0 CU, exist mtr, 2 circs.</td>
<td></td>
</tr>
<tr>
<td>#94468 - RS-75 - 6-29-83 - $877</td>
<td></td>
<td>SEA/frm</td>
</tr>
<tr>
<td>Owner Carl Link - tear off old roof, apply 30# felt new 220# fiber glass shingles (Type V) Larkin Manies contractor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(OVER OVER)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bayou Grande - Shore Acres</td>
<td>#1675I - 10/4/62 - Munson Reynolds Plbg. - 1-tap</td>
<td></td>
</tr>
<tr>
<td>LOT 12413</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B1K 3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
BUILDING
#F801232-BS75- 11/17/87- $1022
Owner Taylor - install 196' of 4' c/l fence in rear yard; no easements (Type IV) Burton Fence Contractor (BLC/tmm)

#B804285-BS75- 3/10/88- $27000
Owner Jeff & Karan Taylor - 12x25 o/a. family room addition and raise & reform roof (Type V) Millins Const Contr: Note: Elec, mech reqd(4T#tmm)
SITE PLAN REVIEW
PUBLIC HEARING

According to Planning & Economic Development Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on March 7, 2018 at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-31000002
PLAT SHEET: H-7

REQUEST:
Approval of a Site Plan with the following variances: an elementary school (Melrose Elementary) with the following variances: 1) to the required 35-foot setbacks, 2) to the required green yards and 3) to the impervious surface ratio, to allow reconstruction of an elementary school (Melrose Elementary).

OWNER:
Pinellas Board of Pub Inst
P.O. Box 2942
Largo, Florida 33779-2942

APPLICANT:
Pinellas County School Board
11111 South Belcher Road
Largo, Florida 33773

AGENT:
Allison Shaw
George F. Young
299 Dr. Martin Luther King Jr. Street N
Saint Petersburg, Florida 33701

ADDRESSES
and PARCEL ID NOS.
1824 13TH AVE S; 25/31/16/28944/000/0010/
1812 13TH AVE S; 25/31/16/28944/000/0050/
1818 13TH AVE S; 25/31/16/28944/000/0070/
1810 13TH AVE S; 25/31/16/28944/000/0090/
1800 13TH AVE S; 25/31/16/28944/000/0110/
1752 13TH AVE S; 25/31/16/28944/000/0130/
LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-1 (NT-1)

SITE AREA TOTAL: 293,838 square feet or 6.75 acres

GROSS FLOOR AREA:
   Existing: 54,671 square feet 0.19 F.A.R.
   Proposed: 81,271 square feet 0.28 F.A.R.
   Permitted: 146,914 square feet 0.50 F.A.R.

BUILDING COVERAGE:
   Existing: 37,389 square feet 12.7% of Site MOL
   Proposed: 53,434 square feet 18.2% of Site MOL
   Permitted: 161,611 square feet 55% of Site MOL

IMPERVIOUS SURFACE:
   Existing: 140,047 square feet 47.7% of Site MOL
   Proposed: 173,236 square feet 59% of Site MOL
   Permitted: 161,611 square feet 55% of Site MOL

OPEN GREEN SPACE:
   Existing: 153,791 square feet 52.3% of Site MOL
   Proposed: 120,602 square feet 41% of Site MOL

PAVING COVERAGE:
   Existing: 102,658 square feet 35% of Site MOL
   Proposed: 119,802 square feet 40.8% of Site MOL

PARKING:
   Existing: 78; including 4 handicapped spaces
   Proposed: 97; including 4 handicapped spaces
   Required: 52; including 3 handicapped spaces

BUILDING HEIGHT:
   Existing: 28 feet
   Proposed: 32 feet
   Permitted: 36 feet
APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.4 of the Municipal Code, Site Plan review.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Site Plan with the following variances: an elementary school (Melrose Elementary) with the following variances: 1) to the required 35-foot setbacks, 2) to the required green yards and 3) to the impervious surface ratio, to allow reconstruction of an elementary school (Melrose Elementary).

History: Melrose Elementary School is located between 13th Avenue S. and 14th Avenue S., on the east side of 19th Street S. in the Melrose Mercy Neighborhood. Based on the Property Record Card, the existing buildings were constructed in 1961. The existing school faces 13th Avenue South, with parking on the northern side of the site. Vehicular access is from 19th Street South, 13th Avenue South and 14th Avenue South, see attached aerial location map. Drop off/pick up is from 19th Street South. The Melrose Clubhouse (1801 Melrose Avenue S.), a Local Landmark building is located within the school campus, and it is under separate ownership, see attached Exhibit 1, Aerial Location Map.

Current Proposal: The Pinellas County School Board proposes to demolish the existing school structures consisting of approximately 55,000 square feet and outdoor play areas and reconstruct the facility. The new campus will include two main buildings of approximately 37,000 square feet each located south and west of the existing buildings, on the southeast side of the campus. There will also be a covered play area on the southwest side of the campus, as well as play courts and play ground areas. A 2,000 square foot mechanical building will be located on the northwestern side of the campus, adjacent to the parking and drop off/pick up area which will be expanded to encompass the entirety of the northern portion of the site along 13th Avenue North. The site plan and elevations are attached as Exhibit 2.

The proposed bus drive will be along the eastern boundary of the site. Drop off-pick up will be shifted to the northern access drive on 19th Street South.

Applications for vacating and replatting have been received and are scheduled to be heard at the April 4th DRC hearing (Cases 18-33000004 and 18-2000003). These requests will eliminate access to the Melrose Clubhouse site. The applicant has noted that the school board intends to purchase the Melrose Clubhouse (1801 Melrose Ave. South), which was designated as a Local Landmark in 1993, Case #93-05. The applicant has not provided any indication as to the future use of the building.

Public Comments: Staff received calls from an adjacent neighbor to the south who expressed concerns about flooding issues in the neighborhood and dust, noise and vibration during construction.
RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

A. The use is consistent with the Comprehensive Plan.

Staff finds that the redevelopment of the school is consistent with the Comprehensive Plan policies and objectives.

B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

The Future Land Use classification is Planned Redevelopment - Residential, and the Neighborhood Traditional zoning allows public schools. The existing school facility use has been present in the neighborhood for over fifty years.

C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

The modification to allow reconstruction of the existing school will not affect the intensity of use on the overall parcel, there will be no new demand for additional public services. The proposed site plan shows existing access points on 13th Avenue South to remain. One of the two access points on 19th Street South is proposed to be removed, eliminating the existing drop-off/pick-up lane, and vehicular access to the Melrose Clubhouse. Staff is recommending a special condition to require continued access to this property, should it remain under separate ownership. The existing bus/delivery drive along the eastern property line, which connects 13th Ave. S. to 14th Ave S. is shown to remain. Bicycle parking will be provided.

D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

The proposed site plan notes the staff parking area, drop-off/pick-up, pedestrian access points with direct access to the bike racks, and a separated bus/delivery lane. The City Transportation and Parking Management Department reviewed the application, and did not express any concerns.

E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

As previously noted, the City Transportation and Parking Management Department reviewed the application, and did not express any concerns.
F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

The proposed development will be required to comply with the applicable stormwater requirements at time of permitting. An Engineering Department memo is attached as Exhibit 4 detailing such requirements.

G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

Exterior lighting will need to comply with the Land Development Code section 16.40.070, providing full cut off lighting fixtures and shielding from the surrounding residential uses. Signs will need to comply with 16.40.120, including limits on electronic message centers as follows: Dwell time shall be at least 24 hours in neighborhood and corridor residential districts and the display shall be limited to text on a black background. Special conditions of approval are included to require compliance.

H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

The proposed front of the school will remain on 13th Avenue South. New recreational facilities are proposed on the southwest part of the campus, adjacent to 14th Avenue South and 19th Street South.

I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

There is a Local Landmark site within the school campus, currently under separate ownership by the Colored Womens Club. The Melrose Clubhouse (AKA Fanny Ayer Ponder Clubhouse, Melrose YMCA), Case #HPC#93-05, was designated in November 1993. The staff report notes that the clubhouse is “a vernacular style structure that is deeply rooted in the culture of the City’s African-American community.” and that “the clubhouse not only served as a meeting house for women’s clubs, but also served the community throughout time as the Lauffer branch YMCA, a recreation center for boy and girl scouts, and as a social meeting place.”

The proposed site plan shows that the current access to the site is to be eliminated. As previously noted, the applicant’s representative has indicated that the Pinellas County School Board intends to purchase the property. There has been no indication as to the proposed use for the building. Special conditions have been included to address the access and to note the requirement for a Certificate of Appropriateness for any alteration to the building, or request to demolish.
J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

There are no other similar facilities in the area, therefore there is no concentration of similar use.

K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

Staff finds that the proposed improvements will not create a substantial detrimental effect on living or working conditions in the neighborhood, as there is not a concentration of similar uses.

L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

The proposed school facilities are in substantially similar locations to the existing improvements. Reduction in the required 35-foot setback for the buildings and play areas will be mitigated with landscaping and fencing, to minimize impacts to the surrounding neighborhood. Special conditions have been included to require compliance with the City regulations related to exterior lighting and signage.

M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

As shown on the site plan, there is ample area to place the proposed improvements.

N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

The proposed landscape plan shows perimeter shade trees to be provided along 13th Avenue South, 19th Street South and 14th Avenue South, and hedges along the eastern and northern property lines.

O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is not within an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070)

2. The property is not within a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050). Equipment and enclosures will be designed as required by the Florida Building Code.

The school is located adjacent to 1801 Melrose Ave. S., a Local Landmark site, Melrose Clubhouse. A special condition of approval has been included to require access to be provided to the clubhouse.
P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

The proposed improvements do not impact demand for hurricane facilities.

Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service.

The school reconstruction will not add demand for additional public services.

The future land use classification of the subject property is: Planned Redevelopment-Residential (PR-R). The land uses of the surrounding properties are residential

Variance requested to the required 35-foot setbacks, to the required green yards and to the impervious surface ratio have been minimized, and as previously noted, there is sufficient landscaping and fencing to minimize impacts. The proposed classroom buildings will exceed the required 35-foot setback. The proposed mechanical building is located 28.1 feet from 18th Street South and the open/covered playcourt is 34.3 feet from 19th Street S. The outdoor play areas on the southwest side of the campus do extend to the property line along 14th Avenue South, and are slightly off-set from the property line along 19th Street South.

In conclusion, staff finds that the site plan and requested variances are consistent with the standards for review as listed above, with the recommended special conditions.

III. RECOMMENDATION:

A. SPECIAL CONDITIONS OF APPROVAL:

1. This Site Plan approval shall be valid through March 7, 2021. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

2. Plans shall be revised as necessary to comply with comments provided by the City’s Engineering Department memorandum dated February 9, 2018.

3. No construction shall commence in the City rights-of-way prior to approval of the vacating applications and access to 1801 Melrose Ave. South shall be provided if the parcel remains under separate ownership.

4. Any alterations to or request to demolish the Melrose Clubhouse Local Landmark shall require approval of a Certificate of Appropriateness prior to any action.

5. Exterior lighting shall comply with 16.40.070, providing full cut off lighting fixtures and shielding from the surrounding residential uses.

6. Bicycle parking shall be provided in accordance with 16.40.090.4.

7. Signage shall comply with 16.40.120, including limits on electronic message centers as follows: Dwell time shall be at least 24 hours in neighborhood and corridor residential districts and the display shall be limited to text on a black background.
B. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

Building Code Requirements:

1. The applicant shall contact the City’s Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.

2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.

2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).

3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.

4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City’s Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.

5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled “Landscaping and Irrigation.”

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.

4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.

5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.

7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

REPORT PREPARED BY:

[Signature]
ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

LIST OF EXHIBITS:
Exhibit 1: Aerial Location Map
Exhibit 2: Applicant's Narrative, Site Plan and Elevations
Exhibit 3: Engineering Memo dated February 9, 2018
EXHIBIT B

MELROSE ELEMENTARY SCHOOL REPLACEMENT FACILITY
PROJECT NARRATIVE AND VARIANCE REQUESTS

PROJECT SITE:
The project site consists of the area between 13th Avenue South and 14th Avenue South and between 19th Street South and 18th Street South. The School Board of Pinellas County owns approximately 6.03 acres currently used as County Public School and is comprised of the existing several buildings, portables, parking lots and a dry detention pond. The project site also includes a 4,590 S.F. building located on approximately 31,280 S.F. property that is currently owned by the Women’s Club.

CURRENT PROJECT SCOPE:
The proposed building exceeds 50,000 square feet thus necessitates the DRC application as a Site Plan approval. The project includes the demolition of existing buildings and portables and construction of a 37,750 s.f. +/- Building 1; 37,020 s.f. +/- Building 2; 1,182 s.f. +/- Building 3; and 2,050 s.f. +/- M & E Equipment Building. Post development also includes existing bus drive widening, detention pond expansion and redesign, and additional parking spaces for a total of 97 car parking spaces. Existing access to the site off of 13th Avenue South, 14th Avenue South and 19th Street South west of the parking lot will remain. The existing site access south of the existing pond off of 19th Street S will be removed.

REQUESTED VARIANCES:

Building Setback

- **13th Ave. South: Min. 35’ front yard setback required.**
  106’ setback provided for Proposed Building #4

- **19th St. South: Min. 35’ front yard setback required.**
  28’ setback provided for Proposed Building #4
  34.3’ setback provided for Proposed Building #3 and Covered Play Court.
  29.3’ setback provided for Proposed Uncovered Play Court

- **14th Ave. South: Min. 35’ front yard setback required.**
  26.6’ setback provided for Proposed Building #2
  25.3’ setback provided for Uncovered Play Court
  0’ setback provided for Pre-K Outdoor Play Area
Required Greenvards adjacent to Parking:

- **13th Ave. South Greenvard Adjacent to Parking (Variance Required):**
  
  10’ greenvard required, 5.5’ greenvard existing, 4.4’ greenvard proposed adjacent to new parking area. Double hedgerow planted 2’ O.C. required per interlocal agreement (not provided). Single hedgerow planted 30” O.C. provided per Client.

- **19th St. South Greenvard Adjacent to Parking (Variance Required):**
  
  10’ greenvard required, 6.4’ greenvard adjacent to existing parking. Double hedgerow planted 2’ O.C. required per interlocal agreement (not provided). Single hedgerow planted 30” O.C. provided per Client.

- **East Property Line Greenvard (Variance Required):**
  
  5’ Greenvard required, 4.68’ greenvard provided. Shade trees required at 35’ on center per interlocal agreement (additional shade trees not provided along east property line). Double hedgerow planted 2’ O.C. required per interlocal agreement (not provided). Single hedgerow planted 30” O.C. provided.

**Impervious Surface Coverage**

A variance is being requested for the total impervious coverage for the project site. The permitted ratio is 0.55% (161,611 sf) which includes the total square footage of all paving, building footprint and other hard surfaced areas. We are currently providing 0.59% (173,236 sf) impervious surface coverage for the project area.
MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: February 9, 2018
SUBJECT: Site Plan – Melrose Elementary / Pinellas County School Board
FILE: 18-31000002

LOCATION
1824 13th Avenue South; 25/31/16/28944/000/0010
1812 13th Avenue South; 25/31/16/28944/000/0050
1818 13th Avenue South; 25/31/16/28944/000/0070
1810 13th Avenue South; 25/31/16/28944/000/0090
1800 13th Avenue South; 25/31/16/28944/000/0110
1752 13th Avenue South; 25/31/16/28944/000/0130
1320 19th Street South; 25/31/16/53604/000/0010
1326 19th Street South; 25/31/16/53604/000/0020
1334 19th Street South; 25/31/16/53604/000/0030
1336 19th Street South; 25/31/16/53604/000/0040
1340 19th Street South; 25/31/16/53604/000/0050
1801 Melrose Avenue South; 25/31/16/53604/000/0071

ATLAS: H-7
PROJECT: Melrose Elementary
REQUEST: Approval of a Site Plan with the following variances: 1) to the required 35-foot setbacks, 2) to the required green yards and 3) to the impervious surface ratio, to allow reconstruction of an elementary school (Melrose Elementary).

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:

1. Public right of ways and public easements which exist within the property and now conflict with redevelopment plans must be vacated. Any public utilities contained within these easements must be properly abandoned or relocated per current City Engineering Standards and Specifications.

2. Private easement must be provided/dedicated to the benefit of the Women’s Club property to maintain legal access to the site and to all necessary utility services.

3. Additional Public Utility Easement must be dedicated along the eastern property boundary as necessary to provide a minimum 20-foot wide Public Sanitary Sewer Easement centered on the existing sanitary sewer main. To facilitate adequate public maintenance access space, the Public Easement may be required to be
dedicated over the bus drive sufficient to allow equipment to drive along the easement area should future maintenance of the main be required.

4. Any fences and walls which encroach into the public right of way must be relocated onto private property.

5. The applicant should note that a site modification of 3000 sf will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. This site modification threshold is a cumulative total and once reached, all future site modifications must provide water quality treatment and water quantity attenuation for stormwater.

6. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. With permitting submittals, the applicant’s State of Florida licensed professional engineer will be required submit signed and sealed drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body’s impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1 hour design storm.

7. Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer’s Self Certification to FDEP.

8. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.

9. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

10. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant’s expense in accordance with the standards, specifications, and policies adopted by the City.
STANDARD CONDITIONS OF APPROVAL: Water service is available to the site. The applicant’s Engineer shall coordinate potable water and /or fire service requirements through the City’s Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City’s Water Resources department or a variance is granted by the City Water Resources department). Note that the City’s Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City’s Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City’s Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City’s Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant’s engineer for all construction proposed or contemplated within dedicated right of way or easement.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the
NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NLD/MJR/mh

pc: Kelly Donnelly
    Reading File
    Correspondence File
SPECIAL EXCEPTION
PUBLIC HEARING

According to Planning & Economic Development Department records, Commission Samuel resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on March 7, 2018 at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000033 PLAT SHEET: G-2
REQUEST: Approval of a Special Exception and related Site Plan to convert an existing commercial building to a restaurant with a drive-thru.

OWNER: A C COMM PROP 1-B, LLC
710 E Colonial Drive
Orlando, Florida 32803

AGENT: Bob Ziegenfuss
708 East Colonial Drive, Suite 100
Orlando, Florida 32803

ADDRESS: 913 1st Avenue North

PARCEL ID NO.: 24-31-16-39006-000-0440

LEGAL DESCRIPTION: On File

ZONING: DC-1
SITE AREA TOTAL: 14,629 square feet or 0.336 acres

GROSS FLOOR AREA:
- Existing: 3,133 square feet 0.21 F.A.R.
- Proposed: 3,133 square feet 0.21 F.A.R.
- Permitted: 44,028 square feet 3.0 F.A.R.

BUILDING COVERAGE:
- Existing: 3,133 square feet 21% of Site MOL
- Proposed: 3,133 square feet 21% of Site MOL
- Permitted: 13,898 square feet 95% of Site MOL

IMPERVIOUS SURFACE:
- Existing: 12,258 square feet 84% of Site MOL
- Proposed: 13,165 square feet 90% of Site MOL
- Permitted: N/A

OPEN GREEN SPACE:
- Existing: 2,374 square feet 16% of Site MOL
- Proposed: 1,467 square feet 10% of Site MOL

PAVING COVERAGE:
- Existing: 9,125 square feet 63% of Site MOL
- Proposed: 10,032 square feet 69% of Site MOL

PARKING:
- Existing: 26; including 2 handicapped spaces
- Proposed: 11; including 1 handicapped spaces
- Required: 6; including 1 handicapped spaces

BUILDING HEIGHT:
- Existing: 14 feet
- Proposed: 22 feet
- Permitted: 125 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a drive-thru use which is a Special Exception use within the DC-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:
The applicant seeks approval of a Special Exception and related site plan to convert an existing retail building into a restaurant with a drive-thru. The subject property is located on the west side of Dr. Martin Luther King Jr. Street North in-between 1st Avenue North and Arlington Avenue North.
**Current Proposal:**
The existing property is developed with a one-story retail building that was recently occupied by Verizon. The exiting building is located along the east side of the property. A 26-space surface parking lot is located west of the existing building. The existing parking lot is accessed from four curb-cuts, two curb-cuts from 1st Avenue North and two curb-cuts from Arlington Avenue North.

On August 2, 2017, the Development Review Commission unanimously approved a Special Exception and related site plan to convert the existing one-story retail building into a bank with a drive-thru.

The current proposal includes converting a majority of the existing retail building into a restaurant with a drive-thru. A small retail space will remain at the rear of the building. Pedestrian access to the restaurant will be from 1st Avenue North. Pedestrian access to the retail space will be from Dr. Martin Luther King Jr. Street North. The drive-thru will be located along the west side of the building. To accommodate the drive-thru, two of the existing curb-cuts, one along 1st Avenue North and one along Arlington Avenue North will be removed. Code only requires six parking spaces, a total of 11 parking spaces will remain on-site after the drive-thru is added. Ingress to the drive-thru will be from 1st Avenue North. The existing driveway along Arlington Avenue North that is to remain has been moved as far west as possible to allow additional stacking area on-site and the existing driveway on 1st Avenue North that is to remain has been modified to allow ingress only into the site. To make the modifications to the curb-cuts along Arlington Avenue, the applicant will have to remove one on-street parking space that is west of the curb-cut, but will add four on-street parking spaces east of the curb-cut. The City’s Transportation Department has required these modifications to alleviate initial concerns with vehicles entering the site and the potential for conflicts with pedestrians on the sidewalk, the existing bus stop along 1st Avenue North and the potential for stacking to occur on the abutting streets.

The applicant will be updating the exterior of the existing building. The existing store-front windows will be replaced along the south façade and new store-front windows will be added along the east facade. Canopies, pilasters and cornice treatments will also be added to the façade.

**Special Exception:**
A drive-thru use is a Special Exception use in the DC-1 zoning district. The DRC is required to review the project for any possible adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

The drive-thru will create minimal adverse impacts, if any for the adjoining properties. The drive-thru is located internally to the site and abuts two major streets. Two existing curb-cut have been eliminated to increase pedestrian safety along 1st Avenue North and Arlington Avenue North. The City’s Transportation Planner has reviewed the proposed use and required modifications to the site plan. The applicant has made those changes and the Transportation Department is recommending approval.

**Public Comments:**
Staff has received an email in support of the proposed use and has received multiple emails objecting to the use. The main objection to the proposal is the proposed user of the building.
III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Special Exception and related site plan to convert an existing retail building into a restaurant with a drive-thru, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:
1. If the construction value of the project exceeds 1-million dollars, the project shall be subject to final review and approval by the Community Redevelopment Agency (CRA).
2. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
3. A four-foot high masonry wall finished to match the building shall be constructed on the south-side of the drive-thru lane to screen the drive-thru from 1st Avenue North.
4. Bicycle parking shall be provided as required by Section 16.40.090.4.
5. Exterior lighting shall comply with Section 16.40.070.
6. All ancillary equipment shall be screened from the abutting rights-of-way.
7. The site plan shall be modified as necessary to comply with the attached memorandum from the City’s Engineering Department’s dated December 21, 2017, excluding Special Condition number 6.
8. The site plan shall be modified as necessary to comply with the attached correspondence from the City’s Transportation and Parking Management Department’s dated February 14, 2018.
9. This Special Exception/Site Plan approval shall be valid through March 3, 2021. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:
1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.

2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

**Zoning/Planning Requirements:**

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.

2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).

3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.

4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

**Engineering Requirements:**

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.

5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.
Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g., stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.

4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.

5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.

7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

A. The use is consistent with the Comprehensive Plan.

B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is not within an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).

2. The property is not within a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
   a. Water.
   b. Sewer (Under normal operating conditions).
   c. Sanitation.
   d. Parks and recreation.
   e. Drainage.

The land use of the subject property is: Central Business District

The land uses of the surrounding properties are:
North: Central Business District
South: Central Business District
East: Central Business District
West: Central Business District

REPORT PREPARED BY:

[Signature]

COREY MALYSZKA, Urban Design and Development Coordinator

DATE: 2-23-18

REPORT APPROVED BY:

[Signature]

ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

DATE: 2-23-18
CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Review Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: December 21, 2017
SUBJECT: Special Exception
FILE: 17-32000033

LOCATION: 913 1st Avenue North
AND PIN: 24/31/16/39006/000/0440
ATLAS: G-2
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing commercial building to a restaurant with a drive-thru.

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:
1. The applicant should note that a site modification of 3000 sf will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. This site modification threshold is a cumulative total and once reached, all future site modifications must provide water quality treatment and water quantity attenuation for stormwater.

The scope of this project may trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. With permitting submittals, the applicant's State of Florida licensed professional engineer will be required submit signed and sealed drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

2. Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

3. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.
4. Public sidewalks may be required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

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STANDARD CONDITIONS OF APPROVAL: Water service is available to the site. The applicant's Engineer shall coordinate potable water and/or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.
It is the developer’s responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.
Corey D. Małyszka

From: Thomas M Whalen
Sent: Wednesday, February 14, 2018 8:29 AM
To: Jonathan A Moore; Nick Apostoleres; Wes Wolk; Bob Ziegenfuss
Cc: Kyle Simpson; Evan Mory; Corey D. Małyszka; Michael J. Frederick
Subject: RE: Dunkin' Donuts at 913 1st Avenue North

Jonathan,

You are welcome. The Transportation and Parking Management Department recommends approval of the site plan you provided (SP7), including the following modifications to the previous site plan and current site and roadway conditions that we discussed at our meeting last week:

- Installation of four (4) new parking spaces on Arlington Avenue;
- removal of one existing parking space on Arlington Avenue;
- removal of the existing driveways on Arlington Avenue;
- construction of a new full access driveway on Arlington Avenue;
- removal of the existing easternmost driveway on 1st Avenue North; and
- conversion of the existing westernmost driveway on 1st Avenue North from full access to ingress only (right in only).

Please let me know if you have any questions.

Tom Whalen, AICP CTP
Planner III, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

From: Jonathan A Moore [mailto:JAMoore@accommercial.com]
Sent: Tuesday, February 13, 2018 4:39 PM
To: Thomas M Whalen; Nick Apostoleres; Wes Wolk; Bob Ziegenfuss
Cc: Kyle Simpson; Evan Mory; Corey D. Malyszka; Michael J. Frederick
Subject: Re: Dunkin' Donuts at 913 1st Avenue North

Thank you for getting back today. To be sure we are all on the same page, please confirm that the attached site plan (SP7) with the 4 street parking spaces added and limited access on 1st Avenue North of only one “right in” is what you got approval for.

Once you confirm I will proceed to further respond to those in the community.

I appreciate all of your team’s help to arrive at a fantastic outcome to this site planning process.

Jonathan A. Moore - President
Acquisition Consultants | 710 East Colonial Drive | Orlando, Fl 32803
Cell: 407.312.6356 | jamoore@accommercial.com
Website | Personal LinkedIn | Company LinkedIn
The information herein has been obtained from sources we believe to be reliable. Such information, projections and illustrations have been made utilizing certain stated and unstated assumptions, which may or may not be well founded. Acquisition Consultants, Inc. specifically declines to make any warranties concerning the accuracy of the materials contained herein. Acquisition Consultants, Inc. does not warrant the future performance of the subject property or the viability of the property for investment purposes. Acquisition Consultants, Inc. disclaims any liability under the laws of any state or of the United States, which might arise from your reliance upon the materials contained herein. Offers to purchase or lease this property shall be received from prospective purchasers only on the basis of implicit acceptance of this disclaimer.

From: Thomas M Whalen <Tom.Whalen@stpete.org>
Date: Tuesday, February 13, 2018 at 10:37 AM
To: Jonathan Moore <JAMoore@accommercial.com>, Nick Apostoleres <napostoleres@aol.com>, Wes Wolk <weswolk@gmail.com>, Bob Ziegenfuss <bob@zdevelopmentservices.com>
Cc: Kyle Simpson <Kyle.Simpson@stpete.org>, Evan Mory <Evan.Mory@stpete.org>, "Corey D. Malyszka" <Corey.Malyszka@stpete.org>, "Michael J. Frederick" <Michael.Frederick@stpete.org>
Subject: RE: Dunkin' Donuts at 913 1st Avenue North

Jonathan,

The Transportation and Parking Management Department has reviewed the modified site plan. We believe the modified site plan is consistent with what we discussed and agreed upon during our meeting on February 8. We think the design of the driveway on 1st Avenue North, movement of the Arlington Avenue driveway to the west, and additional parking spaces on Arlington Avenue look good. We have no additional concerns. Thank you for listening to and implementing our recommendations. Please let us know if you have any questions or need assistance with transportation-related aspects of your project now or in the future.

Tom Whalen, AICP CTP
Planner III, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

From: Jonathan A Moore [mailto:JAMoore@accommercial.com]
Sent: Monday, February 12, 2018 3:55 PM
To: Thomas M Whalen; Nick Apostoleres; Wes Wolk; Bob Ziegenfuss
Cc: Kyle Simpson; Evan Mory; Corey D. Malyszka
Subject: Re: Dunkin' Donuts at 913 1st Avenue North

Tom

Please see attached.

As directed my engineer inserted the 4 parking spaces on Arlington which sit very close to the building. I do believe this will encourage some to walk in instead of drive through. This was a great suggestion. Per our meeting I had this inserted into the plan showing a right in ONLY off 1st Avenue North.

Please discuss with the director and let us know if approved with these modifications.

Jonathan
Jonathan A. Moore - President
Acquisition Consultants | 710 East Colonial Drive | Orlando, FL 32803
Cell: 407.312.6356 | jamoore@accommercial.com
Website | Personal LinkedIn | Company LinkedIn

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From: Thomas M Whalen <Tom.Whalen@stpete.org>
Date: Thursday, February 8, 2018 at 1:02 PM
To: Jonathan Moore <JAMoore@accommercial.com>
Cc: Kyle Simpson <Kyle.Simpson@stpete.org>, Evan Mory <Evan.Mory@stpete.org>, "Corey D. Malyszka" <Corey.Malyszka@stpete.org>
Subject: Dunkin’ Donuts at 913 1st Avenue North

Jonathan,

We checked the intersection of Dr. ML King Jr. Street and Arlington Avenue after the meeting and see that because of the traffic signal you will not need to construct a bulb out (there is no stop sign). We believe we can stripe four new parking spaces on the southern side of Arlington Avenue west of the stop bar for the MLK Street intersection. The existing parking space that has the easternmost white car in the aerial below would need to be removed due to the relocated driveway.
Tom Whalen, AICP CTP
Planner III, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

Your Sunshine City
To Whom It May Concern:

I am in support for the Special Exception being requested for the above mentioned property. As the owner of 185 Dr. MLK Jr., Street North, I have a vested interest in that area and am totally supportive of ALL the City of St. Petersburg's Planning and Economic Development Department has done! A Dunkin Donuts would be an incredible asset to this up and coming area.

Respectfully yours,

Joseph T. Ignoffo
President of PB&J Properties
Corey,

What can I do to prevent the proposal for a Dunkin Donuts at 913 1st Ave N from going forward? Personally, I think it's a horrible fit for the neighborhood (there are already a ton of DD surrounding downtown) and I'm also very concerned that DD is a chain restaurant and over half of the subject property is either parking or drive-thru, which is inconsistent with the EDGE District Master Plan. Additionally, it appears that if more than 9 cars are in the drive-thru, the line will start backing up onto 1st Ave N, creating a very dangerous situation.

In summary, I am vote to DENY the special exemption proposed at 913 1st Ave N.

Thank you,

--

Brian Zucker | Co-owner & Writer at St Pete Rising

P: (239) 565-8808 | E: Brian@StPeteRising.com

www.StPeteRising.com
From: Frank Edgar <frank@creativecateringcompany.com>
Sent: Sunday, February 04, 2018 4:38 PM
To: executivedirectoredge@gmail.com
Cc: Corey D. Małyszka
Subject: Statement for Feb. 7 Development Review Commission Meeting

I am unable to attend the February 7 meeting of the Development Review Commission in regards to the drive thru restaurant at 913 1st Avenue North. Below is my statement and I hope it can be included with the other business owners of the Edge District.

My name is Frank Edgar, and I am the property owner at 1001 First Avenue North, and business owner of Cafe 1001 and Creative Catering Company located on the property. I have been in business at this location since March of 1997, and I have watched the development take place over the years.

The Edge District consists of locally owned businesses with an urban feel, encouraging the community to shop small and support local businesses. I think a fast food chain with a drive thru would be detrimental to the small, local business surrounding it. The drive thru would cause tremendous traffic issues to an already busy corner, particularly during Rays games. For these reasons, I sincerely hope the Development Review Commission does not grant the request to allow a drive thru at 913 1st Avenue North.

I appreciate your consideration.

Sincerely,
Frank Edgar
Good afternoon,

I wanted to write in about a proposed drive thru restaurant on 9th st and 1st ave n. There is talk that it may be a Dunkin donuts. Please do not allow this to happen. I like on 12th Ave s and 5th Street and rarely ever go to the one a block away. Please do not inundate this city with chain restaurants. Keep things unique because that is what I attracts tourists and gives our city new life.

Thank you,
John Osbourn

Sent from my iPhone
Corey D. Malyszka

From: Jonathan A Moore <JAMoore@accommercial.com>
Sent: Thursday, February 22, 2018 9:50 AM
To: Corey D. Malyszka
Subject: FW: 913 1st Ave. N.

See below. I met with Barbara and Frank. I heard loud and clear from the two of them that they oppose national chains. And quite frankly I’m not opposed to locals. In an effort to try and accommodate I’m allowing people to have access in my building and to market the space. I even offered a premium lease commission if a broker finds someone.

I just wanted you to know I’m trying to pause to address their concerns. In the end, I believe the locals don’t want to be away from the action. The action being around Beach and Central. Thus far my marketing efforts suggest that this property is removed and uninteresting to locals.

Jonathan

Jonathan A. Moore - President
Acquisition Consultants | 710 East Colonial Drive | Orlando, FL 32803
Cell: 407.312.6356 | jamoore@accommercial.com
Website | Personal LinkedIn | Company LinkedIn

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From: Jonathan Moore <JAMoore@accommercial.com>
Date: Tuesday, February 20, 2018 at 2:17 PM
To: “EDGE District St. Petersburg” <executivedirectoredge@gmail.com>
Subject: Re: 913 1st Ave. N.

I will approve your local brokers or businesses to gain access to the building. They will need to email me so I know exactly who is gaining access to my building. I need to know who is taking responsibility of my building during the process.

As a good faith gesture, I will offer a premium commission of 5% to the broker who brings the business who rents from me. I am happy to consider local tenants but to date I have not had ONE local business show any interest.

Please have any interested businesses call me directly. Please also notify your Edge District Board to spread the word. You are welcome to forward this email to them. And finally, let your local brokerage friends know that I am happy to pay a premium commission in order to find a good third tenant solution. I am trying to consider your concerns

Jonathan
(407)312-3656
Jonathan A. Moore - President  
Acquisition Consultants | 710 East Colonial Drive | Orlando, FL 32803  
Cell: 407.312.6356 | jamoore@accomercial.com  
Website | Personal LinkedIn | Company LinkedIn

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From: "EDGE District St. Petersburg" <executivedirectoredge@gmail.com>  
Date: Tuesday, February 20, 2018 at 2:05 PM  
To: Jonathan Moore <JAMoore@accomercial.com>  
Subject: 913 1st Ave. N.

Jonathan,

Please let me know how best we can get those interested in your property to you, or to see the property. I will reach out to one of our realtors to see if they could assist in showing the property to others.

--Barbara

Barbara Voglewede  
Executive Director/Main Street Manager  
EDGE Business District Association  
11B Dr. Martin Luther King, Jr. Street S.  
St. Petersburg, FL 33705  
(727) 329-8869

The downtown historic EDGE District is an award-winning Main Street America™ and Florida Main Street that plans, promotes, and advocates to sustain an eclectic, vibrant EDGE District community while preserving its unique character. Visit us on the web at www.EDGEDistrict.org, on Facebook, Twitter, or Instagram, or download our new mobile app!
By all means I am open to a local business in my building. Please understand I have been marketing this property for just under eight months and there has been no interest by local businesses. I’m guessing this is because it is not on Central and is very far west of the high rises. But this is simply a guess.

Any established local business would be a viable prospect assuming the use doesn’t create a liability issue, etc (night club for example). I have attached my marketing flier on my property. You are welcome to share this with restaurants, etc. looking to grow in the area.

Are you still willing to meet Tuesday February 20th at 1:30? I will keep this date set aside. I like the idea of meeting with anyone interested in this topic.

Jonathan

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From: "EDGE District St. Petersburg" <executivedirectoredge@gmail.com>
Date: Thursday, February 15, 2018 at 10:22 AM
To: Jonathan Moore <JAMoore@acommercial.com>
Subject: Re: 913 1st Avenue North

Jonathan,

If you don’t know the context of what’s happening here, you should know that there has been an overwhelming outpouring of opposition to your proposal, and city-wide, groups are planning to formally oppose this at the hearing. In the EDGE, we haven’t heard from anyone who supports it, and a huge number let us know they vehemently oppose it. The bottom line is that the traffic, noise, and trash impact from a drive-through restaurant at that corner is unwanted and inappropriate. And, as I mentioned before, a formula business is also counter to our District’s essence and character.

For all of these reasons, the EDGE Business District Association is officially opposing the application. We realize you’ve put an investment into your proposal, but wish you had sought our community’s input before submitting it and certainly
before submitting it with statements that we had no opposition. But we want to be a resource for you to find the right fit for both your investment and for community support. So if you are open to considering alternatives, we are more than willing to help. We can help set up a community meeting, spread the word, and facilitate to gather community input on what people would like to see there. We can help connect you – if you’re interested – with successful, independent and local businesses who want to move into the EDGE (and there are many).

Please let me know if you’re interested in meeting to discuss any of this further. I still have availability during both of those times I mentioned earlier, and am happy to do so.

—Barbara

On Wed, Feb 14, 2018 at 1:58 PM, Jonathan A Moore <JAMoore@accommercial.com> wrote:

Barbara

I talked to Frank (owner of the Café 1001). He and I thought a “community meeting” would be good. He prefers meeting at 1:30 on Feb 20th (do to his schedule). Would you be interested in joining us for this talk?

Question: Is this something you would be interested in housing at your association office? I assume facilitating these types of talks is part of what the Edge District is for.

If this is presumptuous to ask please just tell me. Maybe another location or business in the area comes to mind to have this meeting. I just think having the interested parties in a room would be good. Typically something rises to the surface which is a significant improvement to my plans.

Jonathan

Jonathan A. Moore - President

Acquisition Consultants | 710 East Colonial Drive | Orlando, FL 32803

Cell: 407.312.6356 | jamoore@accommercial.com

Website | Personal LinkedIn | Company LinkedIn

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From: "EDGE District St. Petersburg" <executivedirectoredge@gmail.com>
Date: Tuesday, January 23, 2018 at 7:42 PM
To: Jonathan Moore <JAMoore@accommercial.com>
Subject: Re: 913 1st Avenue North

Hi, Jonathan,

I just arrived back in town from a business trip, but tomorrow I will forward your information to our Design Committee. And we are obligated to notice the community about this proposal and the DRC hearing, as I’m sure you would understand. As I told Corey, I have heard some significant opposition from our business owners to any drive-through restaurant notion, particularly if it’s a chain or franchise restaurant. If the proposed tenant happens to be a locally-owned, independent business that would make a big difference. (Your renderings show Dunkin’ Donuts, which is what generated some of the concern.)

Thank you for reaching out. If our Design Committee or Board have anything further to relay prior to the DRC meeting, I will certainly let you know.

Barbara

On Tue, Jan 23, 2018 at 4:02 PM, Jonathan A Moore <JAMoore@accommercial.com> wrote:

Ms. Voglewede

I called and left a message yesterday. But I wanted to also send an email explaining the history on this property.
As you know several months ago we applied for a special exception for bank with drive through at the 913 1st Avenue North location. This was approved with no concerns by your association or the Downtown Neighborhood Association or anyone else for that matter. However, the prospective bank dropped the location due to uncertainty of where the banking industry is headed for its real estate needs.

A couple months ago a small restaurant with drive through approached us for the same location (to use only 2,000 Square Feet of the building). After talking with the city they were comfortable with this use here so once again I am going through the special exception process on the same real estate.

Technically the city calls it a modification of an existing special exception. IE – because drive through was already approved here.

In either event, Corey at the city suggested I forward you the notice packet on this anyway. I have also attached the site plan for bank and the site plan for restaurant with drive through for your comparison.

By the way, I don’t want you to think we were trying to be sneaky about this. In fact, we put up the public notice sign in the window a week and a half earlier than required. I value people’s input and I want a project that is a net positive for the area. Or more accurately, a project which is as positive as possible...!

Allow me to mention several aspects of this restaurant scenario:

- 70% of the sales of this restaurant is in the am. It is a coffee and donut shop. IE – the slowest time of the day for the Edge District is when this coffee shop is the busiest.
- It is extremely small for a restaurant with drive through. (Most are 3,000 – 5,000 square feet.)
- In order to be pedestrian friendly, we are closing two of our four existing driveways.
- The city mentioned the strategic plan for this area is to incorporate mass transit. In a mass transit area coffee shops are a targeted use. This use here is considered a benefit.
- This use is very slow in the non-am hours. As a result, the traffic generated will actually be less in the pm hours than a bank would be.

These are at least the thoughts I have on this topic. I would be happy to talk with you about this over the phone if desired. I’m not sure what concerns you or one of your members has but I would love to try and help.

Jonathan
Jonathan A. Moore - President

Acquisition Consultants | 710 East Colonial Drive | Orlando, FL 32803

Cell: 407.312.6396 | jamoore@accommercial.com

Website | Personal LinkedIn | Company LinkedIn

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Barbara Voglewede
Executive Director/Main Street Manager
EDGE Business District Association
11B Dr. Martin Luther King, Jr. Street S.
St. Petersburg, FL 33705
(727) 329-8869

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Corey D. Malyszka

From: Kyle Sasser <kyle@sassergroup.com>
Sent: Monday, February 26, 2018 12:33 PM
To: Corey D. Malyszka
Subject: Dunkin Donuts on 4th

Corey, your email was placed on the St Pete subreddit on reddit.com for filing comment regarding the potential Dunkin Donut at 913 First Ave. If you’re not the appropriate party please forward this on.

I’d like to state that I am opposed to Dunkin Donuts and really any national chain obtaining opening in the Edge or Central districts, as well as additional ones in the Downtown area.

There has been a ton of investment in redeveloping this area, and now that the work’s mostly completed grass roots style a national franchisee wants to capitalize? Sorry, doesn’t sit right. Let it sit idle and someone local drop something in there. DD, Starbucks, and the rest will be able to move in once the current market and investment cycle turns and the area is starved for new investment, but we’re not there yet. Let’s let this local urban renewal continue on as long as it can go before we start sacrificing what makes the area unique.

Kyle Sasser
Realtor, Keller Williams Realty St Pete
Tel: 727-300-2111
Email: kyle@sassergroup.com
Web: www.sassergroup.com

kw ST PETE

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SPECIAL EXCEPTION
PUBLIC HEARING

According to Planning & Economic Development Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on March 7, 2018, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-32000001 PLAT SHEET: F-18

REQUEST: Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru use to an existing commercial building.

OWNERS:

Caroline J. Spencer
1954 Blossom Way South
SAINT PETERSBURG, FL 33712-6012

Susan Jordan
1954 Blossom Way South
SAINT PETERSBURG, FL 33712

Joli Laughlin
1954 Blossom Way South
SAINT PETERSBURG, FL 33712

AGENTS:

Tara Mutschler
Laurene O'Connor
2332 8th Avenue North
Saint Petersburg, Florida 33713

ADDRESS:
3045 Dr. Martin Luther King, Jr. Street North

PARCEL ID NO.: 07-31-17-78876-000-0050

LEGAL DESCRIPTION: On File
SITE AREA TOTAL: 11,976 square feet or 0.27 acres

GROSS FLOOR AREA:
Existing: 396 square feet 0.03 F.A.R.
Proposed: 396 square feet 0.03 F.A.R.
Permitted: 11,976 square feet 1.0 F.A.R.

BUILDING COVERAGE:
Existing: 396 square feet 3% of Site MOL
Proposed: 396 square feet 3% of Site MOL
Permitted: N/A

IMPERVIOUS SURFACE:
Existing: 6,860 square feet 57% of Site MOL
Proposed: 6,860 square feet 57% of Site MOL
Permitted: 11,377 square feet 95% of Site MOL

OPEN GREEN SPACE:
Existing: 5,116 square feet 43% of Site MOL
Proposed: 5,116 square feet 43% of Site MOL

PAVING COVERAGE:
Existing: 6,464 square feet 53% of Site MOL
Proposed: 6,464 square feet 53% of Site MOL

PARKING:
Existing: 0;
Proposed: 1; including 1 handicapped spaces
Required: 1; including 1 handicapped spaces

BUILDING HEIGHT:
Existing: 13 feet
Proposed: 13 feet
Permitted: 42 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a drive-thru which is a Special Exception use within the CCT-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:
The applicant seeks approval of a Special Exception and related site plan to convert an existing retail building into a restaurant with a drive-thru. The subject property is located on the east side of Dr. Martin Luther King Jr. Street North in-between 30th Avenue North and 31st Avenue North.
Current Proposal:
The existing property is developed with a one-story retail building. The existing building is located along the northern half of the property. The existing parking lot is accessed from two curb-cuts from Dr. Martin Luther King Jr. Street North and an access from the existing north-south alley that is located east of the subject property.

The current proposal includes converting the existing retail building into a restaurant with a drive-thru. The applicant proposes to keep the original building and roof structure and remove the aluminum shed roof and fenced enclosure at the front of the building. Pedestrian access to the building will be from Dr. Martin Luther King Jr. Street North. The drive-thru window will be located along the east side of the building. The applicant is not proposing a menu board. Ordering and pick-up will occur at the drive-thru window. To accommodate the drive-thru, the applicant will be required to construct a wall on the east side of the building, creating a tunnel for vehicles to entry and place and pick-up their orders at the drive-thru window. The wall is required, since the code does not permit drive-thru uses (i.e. drive-thru window and speaker box) to be oriented towards residential uses. By placing the drive-thru window in-side of a tunnel, the drive-thru window will not be oriented towards the residential uses that are east of the subject property, thus meeting the Code. The intent of the Code is to prevent noise impacts to the adjacent residential uses.

The applicant will be updating the exterior of the existing building. The existing aluminum shed roof and fence enclosure will be removed from the front of the building and the original structure will be repaired as needed.

Special Exception:
A drive-thru use is a Special Exception use in the CCT-1 zoning district. The DRC is required to review the project for any possible adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

The drive-thru will create minimal adverse impacts, if any. The drive-thru window will be located within a building and is accessed from a major street. The City’s Transportation Planner has reviewed the proposed use and is recommending approval.

Special conditions of approval have been added to the report to address any possible impacts. Conditions include: a six-foot high fence to be installed along the eastern property line and prohibit vehicular access to the alley from the subject property.

Public Comments:
Staff received three phone calls and an email inquiring about the proposed use. One caller expressed concerns about noise and privacy for the residents of the apartment building that is north of the subject property. No other objections or concerns were expressed.

III. RECOMMENDATION:
A. Staff recommends APPROVAL of the Special Exception and related site plan to convert an existing retail building into a restaurant with a drive-thru, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:
   1. A six-foot high solid fence shall be installed along the north and east sides of the subject property.
2. Vehicular ingress/egress from the alley to the subject property shall be prohibited. Parking spaces are permitted to be built off of the alley subject to complying with Section 16.40.090.
3. A solid wall shall be built from grade to the underside of the existing roof at the edge of the eastern roof line. The solid wall shall run the entire length of the building.
4. Landscaping shall be provided as required by Section 16.40.060.
5. Bicycle parking shall be provided as required by Section 16.40.090.4.
6. Exterior lighting shall comply with Section 16.40.070.
7. All ancillary equipment shall be screened from the abutting rights-of-way.
8. The site plan shall be modified as necessary to comply with the attached memorandum from the City's Engineering Department's that is dated February 9, 2018.
9. The site plan shall be modified as necessary to comply with the attached correspondence from the City's Transportation and Parking Management Department's that is dated February 14, 2018.
10. This Special Exception/Site Plan approval shall be valid through March 3, 2021. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.

4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.

5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled “Landscaping and Irrigation.”

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.

5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.

7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

A. The use is consistent with the Comprehensive Plan.

B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
   1. The site is not within an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
   2. The property is not within a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
   a. Water.
   b. Sewer (Under normal operating conditions).
   c. Sanitation.
   d. Parks and recreation.
   e. Drainage.

The land use of the subject property is: Planned Redevelopment Mixed-use

The land uses of the surrounding properties are:

North: Planned Redevelopment Mixed-use
South: Planned Redevelopment Mixed-use
East: Planned Redevelopment Residential
West: Planned Redevelopment Mixed-use
REPORT PREPARED BY:

COREY MALYSZKA, Urban Design and Development Coordinator

DATE: 2.23.18

REPORT APPROVED BY:

ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

DATE: 2.23.18
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-32000001
Address: 3045 Dr. Martin Luther King Jr. Street
North
To Whom It May Concern,

We would like to formally thank you for your consideration of our project. We are very excited to set roots in our community and help grow St. Pete

small business. We are proposing the allowance of a drive-up (drive-thru) service at the property.

3045 Dr. MLK Jr. St. N. Our concept blends well to the neighborhood being that we will specialize in coffee served at its peak freshness and pre-packaged, healthy-choice food options. We are in a food company of nearby existing concepts such as Rollin' Oats market and two yoga studios (Body Electric and St. Petersburg Yoga). The area is becoming a destination for health-conscious patrons. We also will be upgrading the property with beautiful landscaping & exterior paint to give a warm and inviting look to the property. We have
REACHED OUT TO OUR NEIGHBORS & NEIGHBORHOOD

ASSOCIATION, AND WILL CONTINUE TO GATHER SUPPORT

FOR OUR FRESH AND INNOVATIVE CONCEPT. WE

BELIEVE OUR COMMUNITY IS READY FOR HEALTHIER

CHOICES FROM THEIR DRIVE-THRU'S AND LOOK

FORWARD TO THE OPPORTUNITY TO PROVIDE SUCH.

THANK YOU AGAIN FOR YOUR TIME & CONSIDERATION!

SINCERELY,

TARA MUSCHLER  (727) 479-7512
LAUREN O'CONNOR  (727) 667-3459
CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Review Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: February 9, 2018
SUBJECT: Special Exception
FILE: 18-32000001

LOCATION: 3045 Dr. Martin Luther King Jr. Street North
AND PIN: 07/31/17/78876/000/0050
ATLAS: F-18
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to add a restaurant with a drive-thru use to an existing commercial building

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:
1. A standard one-way commercial driveway approach is 12-feet wide per City Engineering Standard detail S20-21. Existing entry and exit driveways to Dr. Martin Luther King Jr. Street North are shown on the site plan as one-way, however two arrows are shown at each drive indicating two lanes entering the site and two lanes exiting the site which is not standard nor safe and driveway approach widths appear excessive.

Engineering recommends that the traffic pattern on-site be further evaluated by City Zoning and that the entrance and exit driveway widths be reduced to better delineate the proposed one-way entrance/exit. Reduction in driveway approach widths will require the issuance of a separate right of way permit from the City Engineering and Capital Improvements department. All work in the public right of way shall be performed in compliance with City Engineering Standard Details and Specifications.

2. Areas of shell on the site may not meet current City Zoning regulations. Verify through Zoning.

3. Existing sidewalks in Dr. Martin Luther King Jr. Street North will require the installation of truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at each side of existing driveways per current City and ADA requirements. Truncated domes shall be constructed per City Engineering Standard detail S20-24, available upon request by contacting the City Engineering department, phone 727-893-7238, email Lori.Smith@stpete.org or Martha.Hegenbarth@stpete.org. Sidewalk modifications within the public right of way will require the issuance of a separate right of way permit from the City Engineering and Capital Improvements department.

4. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy or Completion. Sidewalk modifications within the public right of way will require the issuance of a separate right of way permit from the City Engineering and Capital Improvements department.
5. With the submittal for construction permits, include a completed Stormwater Management Utility Data Form for City Engineering Department files. Form available upon by contacting the City Engineering department, phone 727-893-7238, email Lori.Smith@stpete.org or Martha.Hegenbarth@stpete.org.

6. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way including driveway approach modifications and sidewalk modifications. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant’s expense in accordance with the standards, specifications, and policies adopted by the City.

STANDARD CONDITIONS OF APPROVAL:
The scope of this project does not appear to trigger compliance with the Drainage and Surface Water Management Regulations found in City Code Section 16.40.030. However, if site modifications are made which exceed a 3000 sf site threshold, then submit drainage calculations (signed and sealed by a State of Florida licensed professional engineer) which conform with the water quantity and the water quality requirements of Ordinance City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body’s impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

Water service is available to the site. The applicant’s Engineer shall coordinate potable water and/or fire service requirements through the City’s Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City’s Water Resources department or a variance is granted by the City Water Resources department). Note that the City’s Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City’s Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City’s Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City’s Water Resources department for system analysis of main sizes 10” and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.
All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP when applicable.

NED/MJR/meh  
pc: Kelly Demmelly  
Reading File  
Correspondence File  
Subdivision File: HIGHLAND PARK, (MERRELL'S) LOT 44
The Transportation and Parking Management Department has reviewed this case and has several comments:

- The Institute of Transportation Engineers’ (ITE) “Trip Generation” Manual (9th Edition) does not contain sufficient data to estimate the trip generation for the proposed coffee shop based on its characteristics, which include the following:
  - drive through service will be provided but there is no indoor seating like most coffee/donut shops;
  - the building is relatively small, at 396 square feet; and
  - this section of Dr. M. King Jr. Street carries approximately 17,000 vehicles per day and located in a traditional area, whereas the chain coffee/donut shops that are more commonly studied are frequently located on more heavily traveled roadways and in suburban areas.
- ITE data does, however, show that coffee/donut shops and restaurants with drive through service, with or without indoor seating, do attract a high percentage of their customers from traffic that is already on the road network (49% or higher). The subject property has also been used for commercial purposes before, so it has attracted vehicular traffic in the past.
- The site meets the stacking requirement of five vehicles at or behind the menu board for a restaurant.
- Under the Corridor Commercial Traditional (CCT) zoning requirements for this property, the driveway shall not exceed one lane in each direction. The site has two lanes for ingress and two lanes for egress. If the project is approved, we recommend that the applicant work with the Engineering and Capital Improvements Department to ensure that it meets the Code requirement and Engineering Department standards for driveway design.
- We also recommend that the applicant work with the Engineering Department on any necessary sidewalk improvements.

Tom Whalen, AICP CTP
Planner III, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

Good afternoon,

Please see the attached routing document, application, sketch and map for case #18-32000001.

We request your comments by February 12, 2018.
Corey,  

Thank you for the info. I have been reviewing it. I am fully in favor of the business concept, but our concern is the traffic in the alley. It is a most unusual traffic pattern, not just in the alley but on Highland Street North. Large trucks, including garbage trucks cut thru my street to avoid the awful intersection of 9th St. and 30th Ave N. I can’t blame them, but they go thru our street fast as there are no speed humps. It is a very accident prone intersection, and not easy to negotiate even in a mid size vehicle.

Based on my brief scanning of the proposal it seems that they understand some of the traffic issues and are addressing them. I think this business may be a terrific addition for our tiny stretch of MLK.

I am most impressed with how quickly you responded to my query.

Thank you,

Steve Jewell

On Feb 13, 2018, at 8:45 AM, Corey D. Malyszka <Corey.Malyszka@stpete.org> wrote:

Steve,

Attached is the application for your review. The applicant is seeking to reuse the original portion of the building for a to-go and drive-thru coffee shop. The applicant will install a fence along the eastern property line to buffer the residential uses to the east and enclose a portion of the building where the pick-up window will be located to buffer any potential noise. Feel free to email or call me with any questions.

Corey Malyszka
Urban Design and Development Coordinator, Planning and Economic Development Department
City of St Petersburg
727.892.5453
corey.malyszka@stpete.org

-----Original Message-----
From: Steven Jewell [mailto:bluemeanie@mindspring.com]
Sent: Tuesday, February 13, 2018 1:12 AM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: case 18-32000001
Hello Corey,

I'm Steve Jewell. I own a home at 3018 Highland Street North. I received a letter about a proposal for a business at 3045 MLK. It said the plan is to add a restaurant with a drive through. The letter said to contact you for more info. I am very curious as to what the plans are as this directly affects us. Please advise.

Thank you,

Steve Jewell

Your Sunshine City<http://www.stpete.org/vision>

<18-32000001 Application.pdf>
SPECIAL EXCEPTION
PUBLIC HEARING

According to Planning & Economic Development Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. Commissioner Walker has a conflict. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on March 7, 2018, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-32000002  PLAT SHEET: E-4

REQUEST: Approval of a Special Exception and related Site Plan to construct a 3,000 square-foot commercial building.

OWNER: SP Middle LLC
262 4th Avenue N.
St. Petersburg, FL 33701

AGENT: LBYD Engineers Inc.
9500 Koger Boulevard, Suite 100
St. Petersburg, FL 33702

ADDRESS: 326 5th Avenue N.

PARCEL ID NO.: 19-31-17-74466-005-0040

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

SITE AREA TOTAL: 9,225 square feet or 0.21 acres

GROSS FLOOR AREA:
Existing: 0 square feet
Proposed: 3,000 square feet 0.33 F.A.R.
Permitted: 27,675 square feet 3.0 F.A.R.
BUILDING COVERAGE:

Existing: 0 square feet
Proposed: 3,000 square feet 32.5% of Site MOL
Permitted: 9,225 square feet 100% of Site MOL

IMPERVIOUS SURFACE:

Existing: 0 square feet
Proposed: 7,598 square feet 82.4% of Site MOL
Permitted: N/A

OPEN GREEN SPACE:

Existing: 9,225 square feet 100% of Site MOL
Proposed: 1,622 square feet 17.58% of Site MOL

PAVING COVERAGE:

Existing: 0 square feet
Proposed: 4,603 square feet 49.9% of Site MOL

PARKING:

Existing: 0;
Proposed: 12; including 1 handicapped space
Required: 6; including 1 handicapped space

BUILDING HEIGHT:

Existing: 0 feet
Proposed: 30 feet
Permitted: 125 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.20.120.5.2 of the City Code for a proposed Special Exception use to redevelop the subject property where the proposed gross floor area consist of more than 25-percent non-residential use. Non-residential uses consisting of more than 25-percent of the gross floor area are Special Exception uses within the DC-2 district.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:
The applicant seeks approval of a Special Exception and related site plan to construct a 3,000 square-foot commercial building with 12 parking spaces. The subject property is currently vacant and is located at the southeast corner of 4th Street North and 5th Avenue North.

The proposed development is a Special Exception use in the DC-2 zoning district since more than 25-percent of the gross floor area is proposed for a non-residential use.
Current Proposal:
The applicant proposes to construct a one (1) story commercial shell building with two tenant spaces. The commercial shell building will be placed 5 feet from the front property line facing 5th Avenue North. The front entry doors will be facing 5th Avenue North for pedestrian access. Vehicular parking will be located along the south side of the building, accessible from the existing 20 foot wide alley. Access to the alley is from 4th Street North and 3rd Street North.

The proposed buildings will be of a contemporary style of architecture. The building façade facing 5th Avenue North includes an ample amount of fenestration and glazing, which meets the design requirements for the DC zoning district.

Special Exception:
The DC-2 zoning district provides for intense residential development while still allowing a mix of uses that enhance and support the downtown core and surrounding neighborhoods, including Tropicana Field. The intent of requiring Special Exception approval for a development project proposing more than 25-percent non-residential use is to insure that development proposals consisting of a minimal amount of residential units within the DC-2 district are properly located. In this case, the proposed project is located at 5th Avenue North between 3rd Street and 4th Street North. 4th Street North Corridor has historically been a commercial and mixed-use corridor. The 5th Avenue North and 3rd Street North corridors have been a mixture of commercial and residential uses. The properties to the north and south are multi-family residential and to the east and west are commercial. Staff finds that the proposed building and use are appropriate for the 5th Avenue North and 4th Street North corridors and staff does not anticipate any adverse impacts or detrimental effects to neighboring property or the downtown core as a result of approval of the application.

Public Comments:
Staff received one phone call inquiring about the proposed project.

III. RECOMMENDATION:
A. Staff recommends APPROVAL of the Special Exception and related site plan, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:
1. The public sidewalks in the abutting rights-of-way shall be 10-feet wide.
2. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
3. Exterior lighting shall comply with Section 16.40.070 of City Code.
4. All ancillary equipment shall be screened from the abutting rights-of-way.
5. The site plan shall be modified as necessary to comply with the attached memorandum from the City’s Engineering Department dated January 24, 2018, and to provide two short-term and two long term bicycle spaces to comply with the Transportation and Parking Management Department correspondence dated February 8, 2018.
6. This Special Exception shall be valid through March 7, 2021. Substantial construction shall commence prior to this expiration date,
unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.

2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).

2. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.

3. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.

5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.

4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.

5. Concrete curbing, wheel stops, or other types of physical barriers shall be provided around within all vehicular use areas to protect landscaped areas.

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.

7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

A. The use is consistent with the Comprehensive Plan.

Staff finds that the proposed project is consistent with the Comprehensive Plan policies and objectives.
B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

The Future Land Use classification is Central Business District, and the Downtown Center zoning allows commercial uses.

C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

The proposed project will have access through an improved 20-foot wide alley with two access points from 4th Street North and 3rd Street North. The proposed project has been reviewed by the City’s Engineering Division with comments, see attached memo.

D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

The proposed project will not affect the existing vehicular drives or traffic patterns at the subject site. As noted in the memo from the City Transportation Division, see attached memo. However, City Transportation and Parking Management requires a minimum of two short-term and two long-term bicycle spaces on site.

E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

As previously noted, the Transportation Division does not have any comments on the proposed comments pertaining to vehicular traffic, as described in the attached memo. 4th Street North and 5th Avenue North are Minor Arterials, State Road (as identified in the City Future Major Streets).

F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

The proposed development will be required to comply with the applicable stormwater water requirements at time of permitting. An Engineering Department memo is attached detailing such requirements.

G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

Signs will require separate review and approval. The proposed lighting shall comply with Section 16.40.070 of City Code.
H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

The proposed project will meet landscaping requirements set forth by Section 16.40.060 of City Code for the entire site along streets and abutting properties. The proposed project is surrounded mostly with commercial uses, which area harmonious in landscaping and commercial development.

I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City’s Comprehensive Plan;

There are historical designated properties from the subject site. However, these are not in close proximity to the subject site.

J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

The Downtown Center zoning district has a variation of uses and structures, which are in relation to the proposed commercial development. Therefore, there will not be any substantial detrimental effects or impacts for the proposed commercial development.

K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

The Downtown Center zoning district and surrounding uses have a variation of living and working conditions, where the proposed development will not have substantial detrimental effects.

L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

The proposed commercial building will comply with the Downtown Center zoning district development and development standards, in addition to the landscaping requirements.

M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

The land area is sufficient to fit the proposed 3,000 square foot building with a parking lot for 12 vehicles. The proposal will meet setback, landscaping and design requirements set forth by City Code.

N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

The proposed project will meet the landscaping requirements set forth by Section 16.40.060.2.1.3 of City Code.
O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is not within an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).

2. The property is not within a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

The proposed improvements do not impact demand for hurricane facilities.

Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:

a. Water.

The land use of the subject property is: Central Business District

The land uses of the surrounding properties are:

North: Planned Redevelopment Mixed-Use
South: Central Business District
East: Central Business District
West: Central Business District

REPORT PREPARED BY:

CRISTIAN I. ARIAS, Planner I

DATE

REPORT APPROVED BY:

ELIZABETH ABERNETHY, AICP, Zoning Official (POD)

Planning and Economic Development
Development Review Services Division

DATE

Attachments: Project map, landscaping plan, site plan, elevation drawings, Engineering Department Memo, Transportation and Parking Management Department correspondence.
CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: January 24, 2018

SUBJECT: Special Exception

FILE: 18-32000002

LOCATION: 326 5th Avenue North
AND PIN: 19/31/17/74466/005/0040
ATLAS: E-4
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to construct a 3,000 square foot commercial building.

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:
1. The applicant should note that a site modification of 3000 sf will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. This site modification threshold is a cumulative total and once reached, all future site modifications must provide water quality treatment and water quantity attenuation for stormwater.

The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. With permitting submittals, the applicant’s State of Florida licensed professional engineer will be required to submit signed and sealed drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body’s impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

2. Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer’s Self Certification to FDEP.

3. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City catum.
4. Public sidewalks may be required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

5. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

STANDARD CONDITIONS OF APPROVAL: Water service is available to the site. The applicant's Engineer shall coordinate potable water and/or fire service requirements through the City’s Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.
It is the developer’s responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.
The Transportation and Parking Management Department has reviewed this case. The applicant is required to provide a minimum of two short-term and two long-term bicycle parking spaces. Only two bicycle parking spaces are listed on the application.

The applicant provided estimated trip generation numbers for the weekday, AM peak hour and PM peak hour time periods. The applicant used average rates for the AM and PM peak hours from the Institute of Transportation Engineers’ (ITE) “Trip Generation Manual” (9th Edition) for single tenant office buildings, which resulted in 5 AM peak hour trip ends and 5 PM peak hour trip ends. A trip end is a one-direction vehicle movement with either the origin or the destination (exit or entering) inside a study site. It should be noted that fitted curve equations are available in the Trip Generation Manual for the AM and PM peak hours, which more accurately estimate the correlation between building square footage and vehicle trip ends than the average rates. The fitted curve equations result in 27 AM peak hour trip ends and 39 PM peak hour trip ends.

The ITE studies are typically conducted in suburban areas, where office employees and visitors are more reliant on personal vehicles to drive between home and work. City staff has conducted additional research and determined that these figures can be reduced by 11% to account for the higher number of bicycle, transit and pedestrian trips based on the density of the city area. The modified estimates are 24 AM peak hour trip ends and 35 PM peak hour trip ends. This is less than one trip per minute either entering or leaving the site in the AM and PM peak hours, so this project will not have a significant traffic impact.

Tom Whalen, AICP CTP  
Planner III, Transportation and Parking Management  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
727-893-7883 / Fax: 727-551-3326  
Tom.Whalen@stpete.org

Hello,

This is the second email with additional attachments for Case #18-32000002.

Thank you,
SPECIAL EXCEPTION
PUBLIC HEARING

According to Planning & Economic Development Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on March 7, 2018 at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-32000004 PLAT SHEET: E-11

REQUEST: Modification to a previously approved Special Exception and related Site Plan with a Variance to the required 35-foot setback, to allow reconstruction of a residential structure and additional parking at an existing house of worship.

OWNER: Saint Petersburg Meeting of the Religious Society of Friends
146 19th Ave Southeast
Saint Petersburg, Florida 33705-2810

AGENT: Susan Wade
945 13th Street North, Apt. A
Saint Petersburg, Florida 33705

ADDRESS: 146 19th Avenue Southeast

PARCEL ID NO.: 30-31-17-77184-014-0120

LEGAL DESCRIPTION: Lots 12-14, Block 14, Rouslynn Subdivision

ZONING: Neighborhood Traditional, Single-Family (NT-2)
SITE AREA TOTAL: 20,978 square feet or 0.48 acres

GROSS FLOOR AREA:
- Existing: 4,870 square feet 0.23 F.A.R.
- Proposed: 5,166 square feet 0.25 F.A.R.
- Permitted: 10,489 square feet 0.50 F.A.R.

BUILDING COVERAGE:
- Existing: 4,870 square feet 23% of Site MOL
- Proposed: 4,317 square feet 21% of Site MOL
- Permitted: 11,538 square feet 55% of Site MOL

IMPERVIOUS SURFACE:
- Existing: 9,434 square feet 45% of Site MOL
- Proposed: 9,903 square feet 47% of Site MOL
- Permitted: 11,538 square feet 55% of Site MOL

OPEN GREEN SPACE:
- Existing: 10,606 square feet 51% of Site MOL
- Proposed: 11,075 square feet 53% of Site MOL

PAVING COVERAGE:
- Existing: 4,870 square feet 23% of Site MOL
- Proposed: 5,498 square feet 26% of Site MOL

PARKING:
- Existing: 8 spaces; including 1 handicapped space
- Proposed: 15 spaces; including 1 handicapped space
- Required 15 spaces; including 1 handicapped space

BUILDING HEIGHT:
- Existing: 8 feet
- Proposed: 19 feet, 2 inches
- Permitted: 36 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.5 of the Municipal Code for a house of worship which is a Special Exception use within the NT-2 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Site Plan Modification to a previously approved Special Exception to replace the existing one-story 1,416 square foot residential structure with a new two-story 1,814 square foot residential structure. The applicant is requesting a Variance to the 35-foot building setback that is required for all yards for Special Exception uses located on NT-2 zoned property.
History: The subject property, utilized by the Religious Society of Friends, is located within the Old Southeast Neighborhood, see Project Location Map attached as Exhibit 1. On November 1, 1989, (SE-1347) the Environmental Development Commission (EDC) approved a 520 square foot addition to construct a meeting room for children’s activities and community meetings. This previously constructed addition is identified as the Peace Room on the Site Plan provided within Exhibit 3. In addition to the existing residence that is proposed to be demolished, referred to as the Caretaker’s Cottage on the Site Plan, the property also contains a 2,085 square foot primary meeting room and an 886 square foot structure for classrooms. The house of worship use has been in existence at this location since 1941.

Current Proposal: The applicant proposes to reconstruct the residential structure and provide additional parking on the property, see Site Plan, Floor Plans and Elevation Drawings attached as Exhibit 3. The existing one-story residential structure is located on the southeast corner of the property and is situated 5 feet from the alley and 3 feet from the eastern side property line. The new two-story residential structure will have greater setbacks as it is proposed to be 21 feet, 8 inches from the alley and 6 feet, 3 inches from the eastern side property line. The increased depth proposed for the new residential structure allows for additional parking to be provided off of the alley. Currently, the property contains 8 parking spaces, including 1 handicapped space, on-site and as proposed it would contain 15 parking spaces, including 1 handicapped space. The proposed placement of the new residential structure does not meet the minimum interior side yard and rear yard setbacks for a Special Exception use for properties zoned NT-2 as 35 feet is required on all yards. It does meet the minimum required setbacks for a residential use on this property, which is 6 feet for both the interior side yard and rear yard. Because the property’s primary use is a house of worship, classified as a Special Exception, the applicant is requesting a Variance to the interior side yard and rear yard setbacks for the proposed placement of the new residential structure.

VARIANCE:

Interior Side Yard Setback

Required: 35 feet
Proposed: 6 feet, 3 inches
Variance: 28 feet, 9 inches

Rear Yard Setback

Required: 35 feet
Proposed: 21 feet, 8 inches
Variance: 13 feet, 4 inches

Public Comments: Staff received one call from an adjacent neighbor with concerns that the cars parking in the alley could possibly block, or prevent access to, the alley. As noted in the Public Participation Report the applicant held a neighborhood meeting on January 10, 2018 at the meeting house, placed notifications in the neighborhood newsletter, and posted information on the neighborhood’s social media website. The applicant provided a Neighborhood Worksheet with signatures of support from two (2) neighbors, the Neighborhood Worksheet and Public Participation Report are provided within Exhibit 2.
III. RECOMMENDATION:
A. Staff recommends APPROVAL of the modification to a previously approved Special Exception and related Site Plan with a Variance to the required 35-foot setback, to allow reconstruction of a residential structure and additional parking at an existing house of worship, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:
1. This Special Exception and related Site Plan approval shall be valid through March 7, 2021. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
2. The plans submitted for permitting shall substantially resemble the plans submitted with this application, dated 01.16.18.
3. The building elevations submitted for permitting shall comply with the design requirements for NT zoned properties in Section 16.20.010.
4. Exterior lighting shall comply with Section 16.40.070.

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:
1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:
1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.

5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled “Landscaping and Irrigation.”

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.

5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.

7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

A. The use is consistent with the Comprehensive Plan. Staff finds that the proposed reconstruction of the Caretaker’s Cottage and providing additional parking on-site is consistent with the Comprehensive Plan policies and objectives.

B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

The Future Land Use classification for this property is Planned Redevelopment – Residential which permits institutional uses consisting of less than five (5) acres. The NT-2 zoning district allows a house of worship as a Special Exception use and the existing church has been at this location for many years.

C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

The proposed reconstructed residence will not change the ingress/egress to the property that is serviced via the alley in the rear and does not create any new demand for additional public services.

D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

This proposal will not affect the existing vehicular and pedestrian access and does not impact traffic patterns on the site.

E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
The proposal is for the replacement of an existing residence and will not have an impact on the level of serve on adjacent streets and intersections.

F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

The drainage on the property, and adjacent properties, will be improved by the proposal as the application reduces the overall building coverage and increases the amount of open green space on the site.

G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

The requested Site Plan Modification does not include any signage or changes to exterior lighting.

H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

The proposed reconstructed residence will be placed in the same general location as the existing residence, but it will have increased setbacks from the side and rear of the property. A landscape buffer is proposed along the property line where the residence is proposed and the increased rear setback provides additional space for on-site parking.

I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

There are no such resources within the vicinity of the proposed addition. The site is located within the Old Southeast protected Hexagon Block Sidewalk Area; however, the sidewalk is located in the front of the property and will not be affected by the proposal.

J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

There is an existing house of worship, The Vedanta Center, located on the block to the east that practices Hinduism. The reconstructed residence will have minimal impact as it is replacing an existing structure that is utilized by the Quaker Religious Society which has been at this location since 1941.

K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

Staff finds that the proposal will not create any substantial detrimental effects in the neighborhood as this request is for a replacement of an existing residence.
L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

If the proposed reconstructed residence was not associated with a house of worship, designating the property’s use as a Special Exception, then it would meet the required setbacks for a residential use. The proposed site plan includes a landscape buffer along the eastern property line and increased setbacks in the rear to provide additional off-street parking.

M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

A sufficient amount of land area exists to allow for the reconstructed residence, which is to be located in the same place and with a smaller footprint than the existing residence. Including the reconstructed residence the site will be utilizing 0.25 FAR of the 0.50 FAR allowed.

N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

The proposed reconstructed residence will replace an existing structure and will not impact any trees or vegetation.

O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is not within an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).

2. The property is not within a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

The proposed addition does not impact the demand for hurricane facilities.

Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:

The reconstructed residence will not add demand for additional public services.

The land use of the subject property is: Planned Redevelopment Residential (PR-R)

The land uses of the surrounding properties are:

North: Planned Redevelopment Residential (PR-R)

South: Planned Redevelopment Residential (PR-R)

East: Planned Redevelopment Residential (PR-R)

West: Planned Redevelopment Residential (PR-R)
REPORT PREPARED BY:

SCOT BOLYARD, AICP, Planner I
Planning and Economic Development
Development Review Services Division

REPORT APPROVED BY:

ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

List of Exhibits:
Exhibit 1: Project Location Map, Photographs
Exhibit 2: Applicant's Narrative, Public Participation Report, Neighborhood Worksheet
Exhibit 3: Site Plans, Floor Plans, Elevation Drawings
EXHIBIT 1

Project Location Map, Photographs
Existing Caretaker's Cottage (Rear)

Classrooms (Rear)
EXHIBIT 2

Applicant’s Narrative,
Public Participation Report,
Neighborhood Worksheet
ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 146 19th Ave SE  
Detailed Description of Project and Request: East side set back reduced from 35 feet to 6 feet. This is a 3-lot parcel with an uninhabitable single-family residence on the eastern-most lot. The current building is to be demolished and replaced with a single-family residence of similar footprint.

1. What is unique about the size, shape, topography, or location of the subject property? 
   How do these unique characteristics justify the requested variance? 
   A functionally obsolete single-family residence is situated on the lot now designated as commercial property. Built no later than 1926, it is of mediocre original construction with poorly constructed appurtenances added overtime. It is not windstorm resistant, has substandard plumbing and electrical systems, inadequate crawl space, and insufficient insulation. It is a poorly-aged structure beyond its period of useful life with the prospect of modernization being technically and economically unfeasible. Reduction from a 35-foot set back to a 6-foot set back would allow the building of another single-family residence of similar size and footprint.

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced. 
   Yes. Residential properties surround the lot which are 1- and 2-story single-family residences: 148 19th Ave SE, and 116 19th Ave SE, are the properties to the west and east of the parcel. 145 20th Ave SE, 135 20th Ave SE, and 125 20th Ave SE are the properties directly across the alley from the property behind the lot.

3. How is the requested variance not the result of actions of the applicant? 
   There have been changes to zoning requirements since the dwelling was originally built.
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<thead>
<tr>
<th>APPLICANT NARRATIVE</th>
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<tr>
<td>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</td>
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<tr>
<td>The current single-family residence cannot be replaced with a similar single-family residence of similar size and footprint unless the side setback is reduced from 35 feet to 6 feet. The replacement of this outdated and unattractive dwelling with a modern single-family residence that complies with current residential construction codes would be in keeping with the character of the neighborhood.</td>
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<tr>
<td>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable? All alternative are precluded the 35-foot set-back. Rehabilitation of the current dwelling is economically unfeasible and building a new single-family residence in compliance with the 35-foot side set-back would not be possible because of the width of the available space.</td>
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<tr>
<td>6. In what ways will granting the requested variance enhance the character of the neighborhood?</td>
</tr>
<tr>
<td>Granting the variance will allow building a new single-family residence that will conform in appearance with the surrounding residential properties and will improve the appearance of the property which the current dwelling occupies.</td>
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PUBLIC PARTICIPATION REPORT

Application No.________________

In accordance with LDR Section 16.70.040.1.F.2. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

<table>
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<th>APPLICANT REPORT</th>
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<tr>
<td><strong>Street Address:</strong></td>
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<tr>
<td>1. Details of techniques the applicant used to involve the public</td>
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<td>(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal</td>
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<tr>
<td>Wednesday, January 10, 2018, 6:30 p.m.</td>
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<tr>
<td>Quaker Meeting House, 130 19th Ave SE, St. Petersburg</td>
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<tr>
<td>(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications</td>
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<tr>
<td>- Posted notifications on Facebook Groups &quot;Old South East, St. Petersburg&quot; and &quot;Old South East Families&quot; on January 7, 2018</td>
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<tr>
<td>- Meeting notification in December 2017 - January 2018 issue of &quot;Old Southeast Neighborhood Gazette&quot; (page 2)</td>
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<tr>
<td>- Emailed notification in Yahoo Group &quot;Old Southeast Neighborhood Assn&quot; 1-10-18</td>
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<td>(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located</td>
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<td>They are generally located within the Old Southeast neighborhood</td>
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2. Summary of concerns, issues, and problems expressed during the process Most were concerned about the size of the finished single-family residence, whether the garden on the north side of the property would be preserved, when construction would begin and duration; whether construction trucks, dumpsters, etc., would be on street or island; noise; construction over the weekend.

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one: ( ) Proposal supported

( ) Do not support the Proposal

( ) Unable to comment on the Proposal at this time

( ) Other comment(s):

Old Southeast Association Name: Neighborhood Assn, President or Vice-President Signature:

If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.
Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

<table>
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<tr>
<th>Street Address:</th>
<th>Case No.:</th>
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<td>Description of Request:</td>
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The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary): **see attached sheets.**

1. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:

2. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:

3. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:

4. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:

5. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:

6. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:

7. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:

8. Affected Property Address:
   - Owner Name (print):
   - Owner Signature:
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<th>Property Owner</th>
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<th>City</th>
<th>State</th>
<th>ZipCode</th>
<th>Approve Yes/No or Comments</th>
<th>Signature</th>
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| Aiosa, Edward and Babette      | 9597 133rd Street
Seminole FL 33776-1647     | 116 19th Ave SE      | Seminole | FL          | 33776-1647               |                  |
| Braunagel, John C               | 215 19th Ave SE            | St. Petersburg | FL    | 33705-2511  |                           |                  |
| Browning, Andrea                | 145 19th Avenue SE         | St. Petersburg | FL    | 33705-2809  | will review app first     | Andrea Browning  |
| Buckley, Michael B and Eunice V C| 159 26th Ave N            | St. Petersburg | FL    | 33704-3458  |                           |                  |
| Burnett, Connie T               | 166 20th Ave SE            | St. Petersburg | FL    | 33705-2814  |                           |                  |
| Cain, Stephanie N               | 116 18th Ave SE            | St. Petersburg | FL    | 33705-2806  |                           |                  |
| Christie, Deborah and John      | 135 19th Avenue SE         | St. Petersburg | FL    | 33705-2809  |                           |                  |
| Cleary, Mark B and Katherine P  | 5350 Southwind Dr
Mulberry FL 33860        | 116 20th Ave SE      | St. Petersburg | FL          | 33705                   |                  |
<p>| Copeland, Emma C                | 100 19th Ave S             | St. Petersburg | FL    | 33705-2751  |                           |                  |
| Dalla Valle, Sabrina            | 105 20th Ave SE            | St. Petersburg | FL    | 33705-2813  |                           |                  |</p>
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EXHIBIT 3

Site Plans, Floor Plans, Elevation Drawings
Second Floor Plan

Scale: 1" = 1'-0"

Replacement Caretaker Cottage for:
Religious Society of Friends
130 19th Ave. S.E. St. Petersburg, FL
East Elevation

Scale: 1/8" = 1'-0"
West Elevation

CONDENSING UNITS FOR NEW STRUCTURE

NEW 6" HIGH WOODEN FENCE

Replacement Caretaker Cottage for:
Religious Society of Friends
130 19th Ave. S.E. St. Petersburg, FL