



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING**

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). 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 & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, April 5, 2023, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.:	23-31000002	PLAT SHEET:	E-4
REQUEST:	Approval of a site plan to construct a 14-story building with 192-hotel rooms and a 127-space parking garage. The applicant is requesting floor area ratio bonuses and a variance to the minimum sidewalk width to protect an existing grand tree.		
OWNER:	KT ST Pete Runner, LLC 105 NE 1 st Street Delray Beach, FL 33444		
AGENT:	R. Donald Mastry Trenam Law 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701		
ADDRESSES:	232 & 256 2 nd Street N.		
PARCEL ID NUMBERS:	19-31-17-74466-016-0010 and 0011		
LEGAL DESCRIPTION:	On File		
ZONING:	Downtown Center (DC-1)		

SITE AREA TOTAL: 23,281 square feet or 0.53 acres

GROSS FLOOR AREA:

Existing:	7,794 square feet	0.33 F.A.R.
Proposed:	135,219 square feet	5.81 F.A.R.
Proposed w/exemptions:	100,298 square feet	4.31 F.A.R.
Permitted:	162,967 square feet	7.0 F.A.R.

BUILDING COVERAGE:

Existing:	5,703 square feet	25% of Site MOL
Proposed:	21,650 square feet	93% of Site MOL
Permitted:	22,117 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	18,050 square feet	78% of Site MOL
Proposed:	22,052 square feet	95% of Site MOL
Permitted:	NA	

OPEN GREEN SPACE:

Existing:	5,231 square feet	22% of Site MOL
Proposed:	1,229 square feet	5% of Site MOL

PAVING COVERAGE:

Existing:	12,347 square feet	53% of Site MOL
Proposed:	402 square feet	2% of Site MOL

PARKING:

Existing:	32; including 2 handicapped spaces
Proposed:	127; including 5 handicapped spaces
Required	48; including 2 handicapped spaces

BUILDING HEIGHT:

Existing:	34 feet
Proposed:	172 feet
Permitted:	300 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 hotel development which is a permitted use within the DC-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

Request:

The applicant seeks approval of a site plan to construct a 14-story building with 192-hotel rooms and a 127-space parking garage. The applicant is requesting floor area ratio bonuses and a variance to the minimum sidewalk width to protect an existing grand tree. The subject property is located at 232 and 256 2nd Street North.

The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The existing structure on the subject property is contributing to the district but is not nationally or locally designated or listed as potentially eligible. The existing structure located directly west of the subject property is a contributing structure and is listed as potentially eligible for local designation.

Proposal:

The subject property is currently developed with a surface parking lot and a 2-story commercial building. The existing building and surface parking lot will be demolished to accommodate the proposed development.

The proposed building will be 14-stories. The ground floor will consist of the hotel lobby, back-of-house facilities and two entrances to the parking garage and ground level parking spaces. Floors two through four will consist of parking. The fifth floor will have hotel amenity space. Floors six through 13 will consist of hotel rooms. The 14th floor will include hotel amenity space.

Pedestrian access to the hotel lobby will be from both 2nd Street North and 3rd Avenue North. The parking garage entrance will be accessed from 3rd Avenue North. Access to the ground level parking will be from the existing east-west alley that is south of the subject property. The dumpster area will be located on the first floor of the building, with trash pickup occurring along the east-west alley.

As described by the project architect, the proposed project will be designed in a modern architectural style. The building design will be defined by utilizing a base, a middle and a top. The base of the building is rectangular in form with a horizontal emphasis. Large storefront windows ring the first and top floors. The floors between, incorporate a similar fenestration pattern by utilizing the same columns spacing and mullion pattern. The garage also uses a printed vinyl screening material to shield the parking garage from view. The middle section of the building is also rectangular in form, but with a vertical emphasis. The window pattern is organized in a rational pattern and the treatment of the façade is simple but has incorporated some recesses and color changes. The top of the building is capped with a two-story tower feature, the feature includes large storefront glass and a cantilevered roof. The building will be finished in stucco with different textures and colors.

Variance

Required sidewalk width:	10-feet
Proposed sidewalk width:	5-feet
Variance:	5-feet

The applicant is requesting a variance to the required minimum width of the public sidewalk to preserve an existing 53-inch grand live oak tree. The existing grand live oak is located in the 3rd Avenue North right-of-way near the street intersection of 3rd Avenue North and 2nd Street North.

One of the variance criteria in the city code recognizes that the preservation of existing vegetation or natural features as an existing special condition to take into consideration when evaluating a variance. The criteria also takes into consideration the following factors: the special conditions existing are not the result or actions of the applicant, the granting of the variance will be in harmony with the general purpose and intent of this chapter and the granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare. Locating

the proposed sidewalk away from the existing grand live oak tree will benefit the health of the existing tree by minimizing any impacts on the existing root system. The existing conditions are not the result of the developer, and the granting of the variance will allow for the preservation of a 53-inch grand live oak tree that contributes to the character of the neighborhood and streetscape and provides shade along the public sidewalk. The removal of the grand live oak tree to accommodate a 10-foot-wide sidewalk could otherwise be detrimental to the public welfare.

FLOOR AREA RATIO BONUSES:

The base Floor Area Ratio (FAR) within the DC-1 district is 3.0. The applicant is requesting a bonus of 1.31 FAR for a total FAR of 4.31.

0.81 FAR – Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-half of one percent or more of the total construction cost per each 0.5 of FAR bonus.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.81. The total construction cost of the project is approximately \$43,000,000. Since the applicant is seeking to utilize this bonus to achieve a bonus of 0.81, the applicant will be required to provide 0.81 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of \$348,300 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

0.5 FAR – Use transfer of development rights from a locally designated landmark or landmark site.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.5. To qualify for the bonus, the applicant will be required to purchase 11,641 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

Standards for Review

A multi-family development in the DC-1 zoning district is a permitted use. The relevant review criteria for a site plan review are found in Chapter 16, Section 16.70.040.1.4.D. are noted below. It is the responsibility of the DRC to evaluate and weight these criteria in making their determination.

1. The use is consistent with the Comprehensive Plan;

Staff Response: The subject property is zoned Downtown Center-1 (DC-1) and the Future Land Use is Central Business District (CBD), and the proposed use is consistent with the plan.

2. The property for which a site plan review is requested shall have a valid land use and zoning for the proposed use prior to site plan approval;

Staff Response: Hotel use is a permitted use in the DC-1 zoning district.

3. 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 the county, respectively;

Staff Response: The City Transportation and Parking Management and Engineering and Capital Improvement Departments have reviewed the proposed site plan and have provided special conditions of approval to address all modes of ingress and egress.

4. 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;

Staff Response: As noted above, City staff has reviewed and added conditions of approval to address any concerns.

5. 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;

Staff Response: The City Transportation and Parking Management analyzed the project's traffic impacts and did not express any concerns.

6. 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;

Staff Response: The proposed development will be required to comply with the applicable stormwater requirements at time of permitting (Engineering Department memo dated March 1, 2023).

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

Staff Response: Any proposed exterior lighting and signage will need to comply the applicable code requirements at time of permitting.

8. 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;

Staff Response: The subject property is located at the southwest corner of 2nd Street North and 3rd Avenue North. The project provides the required amount of open space, is preserving an existing grand live oak tree, is oriented to address the public realm and is consistent with other projects in the DC-1 zoning district.

9. 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;

Staff Response: There are no archeological resources in the general vicinity. The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The existing structure on the subject property is contributing to the district but is not nationally or locally designated or listed as potentially eligible. Within 200 feet of the subject property there are three (3) contributing structures with two (2) of these structures listed as potentially eligible for local designation.

10. 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;

Staff Response: A hotel uses is permitted in the DC-1 zoning district. The DC-1 district provides for an intense mixed-use development. The permitted use and use regulations for a project in the DC-1 zoning district (Section 16.20.120.5) requires the gross square footage of a project to consist of a minimum of 5% non-residential use.

11. 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;

Staff Response: The development is a permitted use in the DC-1 zoning district. The development meets all required setbacks and the garage will provide screening to shield the view of the garage from adjacent properties. Staff has added special conditions of approval in the staff report to help mitigate for any potential adverse impacts.

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

Staff Response: As shown on the site plan, the area can accommodate the proposed improvements.

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

Staff Response: The subject property is located in the DC-1 zoning district. Tree preservation in the DC-1 zoning district is not required. The applicant is proposing to preserve a 53-inch grand live oak tree along 3rd Avenue North and there are no wetlands in the vicinity.

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

Staff Response: The subject property is located within the Downtown St. Petersburg National Register District, but it is not located within a designated local historic district. The application was routed to the City's Urban Planning and Historic Preservation Division (UPHP) staff for

review. A memorandum dated March 28, 2023, was provided by UPHP, which is attached to this report.

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

Staff Response: The proposed development does not impact demand for hurricane facilities.

16. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:

Staff Response: There are available services to accommodate the proposed uses.

Public Comments:

Staff has not received any comments at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. Floor area ratio bonuses;
2. Variance to the minimum sidewalk width; and
3. The site plan subject to the Special Conditions of Approval.

B. Special Conditions of Approval:

1. Prior to approval of the building permit, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation. The Plan shall include details of methods to protect and preserve the vitality of the Grand Tree, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots. Upon approval of the tree preservation plan, prior to initiation of construction, the applicant shall mark the footprint of the proposed structure(s) within 20-feet of the tree and schedule a field review with the City Urban Forester.
2. If the existing 53-inch grand live oak tree is removed or caused to be removed for any reason, the public sidewalk along 3rd Avenue North shall be constructed at 10-feet wide. The removal of the tree will also be subject to any penalties as outlined in Section 16.40.060.
3. Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00.
4. The applicant shall provide 0.81 of one percent or more of the total construction cost to the HICP Trust Fund. The funds shall be provided to the City prior to the release of building permits.
5. The applicant shall purchase 11,641 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus. Applicant shall complete the transfer of

Historic Transfer of Development Rights prior to the release of building permits.

6. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
7. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
8. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
9. The final design of the parking garage screening shall be approved by staff.
10. 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.
11. Bicycle parking shall be provided as required by Section 16.40.090.
12. Exterior lighting shall comply with Section 16.40.070.
13. Mechanical equipment shall be screened from the abutting rights-of-way.
14. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.
15. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
16. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated March 10, 2023, or as amended at a future date by the Transportation and Parking Management Department.
17. The site plan shall be modified as necessary to comply with the comments in the Engineering and Capital Improvement Department's Memorandum dated March 1, 2023, or as amended at a future date by the Engineering and Capital Improvement Department.
18. The site plan and elevations shall be modified as necessary to comply with the comments in the Urban Planning and Historic Preservation Division memo dated March 28, 2023.
19. This Site Plan approval shall be valid through April 5, 2026. 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
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.

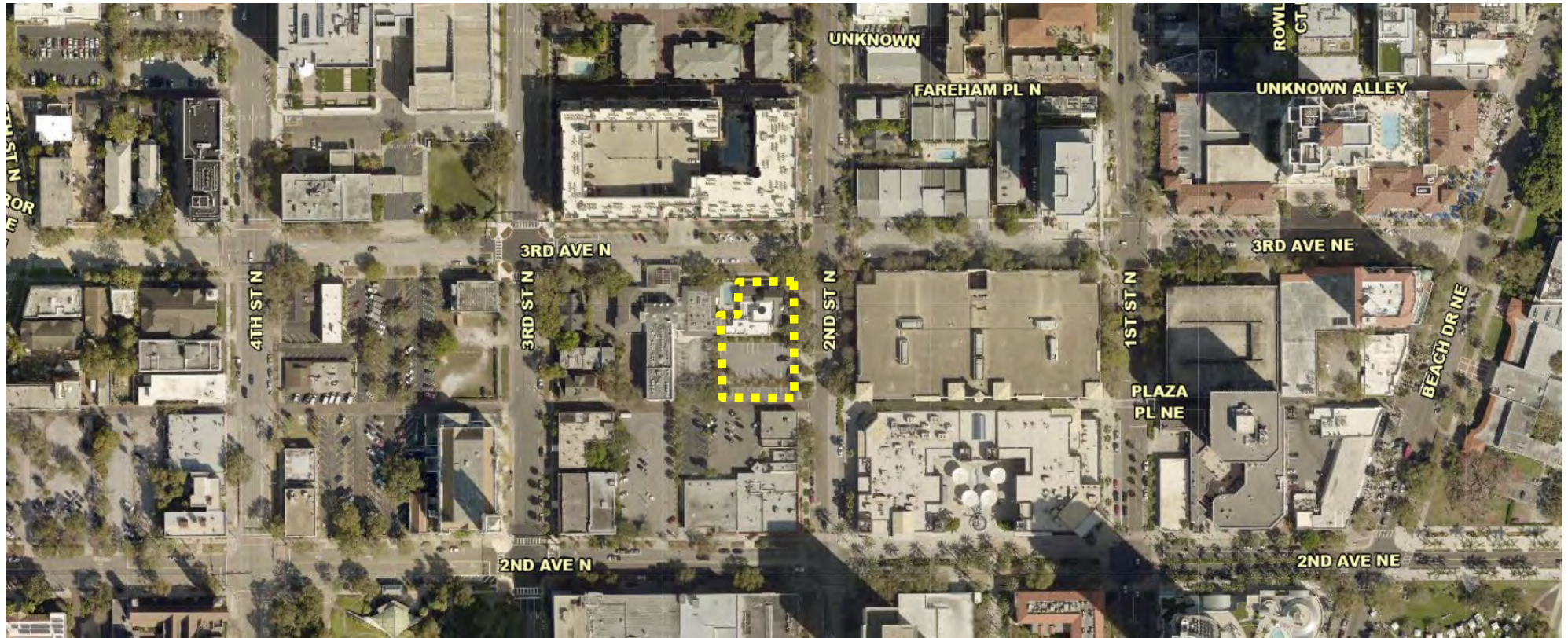
REPORT PREPARED AND APPROVED BY:

/s/ Corey Malyszka

03/24/2023

Corey Malyszka, AICP, Zoning Official

DATE



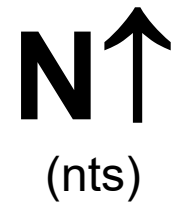
PROJECT LOCATION MAP

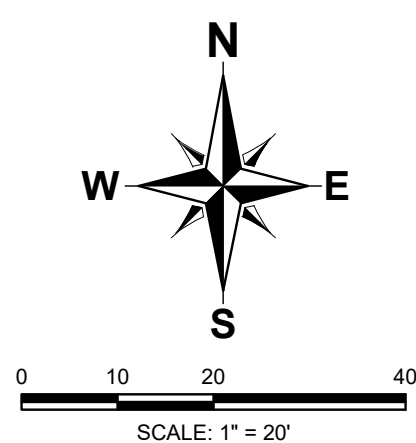
Case No.: 23-31000002

Addresses:

232 & 256 2nd St. N.

City of St. Petersburg, Florida
Planning & Development Services
Department





HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.261.3525

LA 87113 CA 86474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.562.5020

FLOOD ZONE: X		PANEL NO: 12103C 0219H	
DATED: 08/24/2021		DATUM: NAVD88	
SEC TWP RNG: 19/31/17		DATE: 01/09/2023	
JOB No: 4050.0002			
C1.0			
SHEET 1		OF 1	



LANDSCAPE KEY



EXISTING GRAND OAK TREE



SHADE TREE: RED MAPLE, MAGNOLIA,
ELM, LIVE OAK



LARGE SHRUB/SMALL TREE: JATROPHA,
HIBISCUS STANDARD,



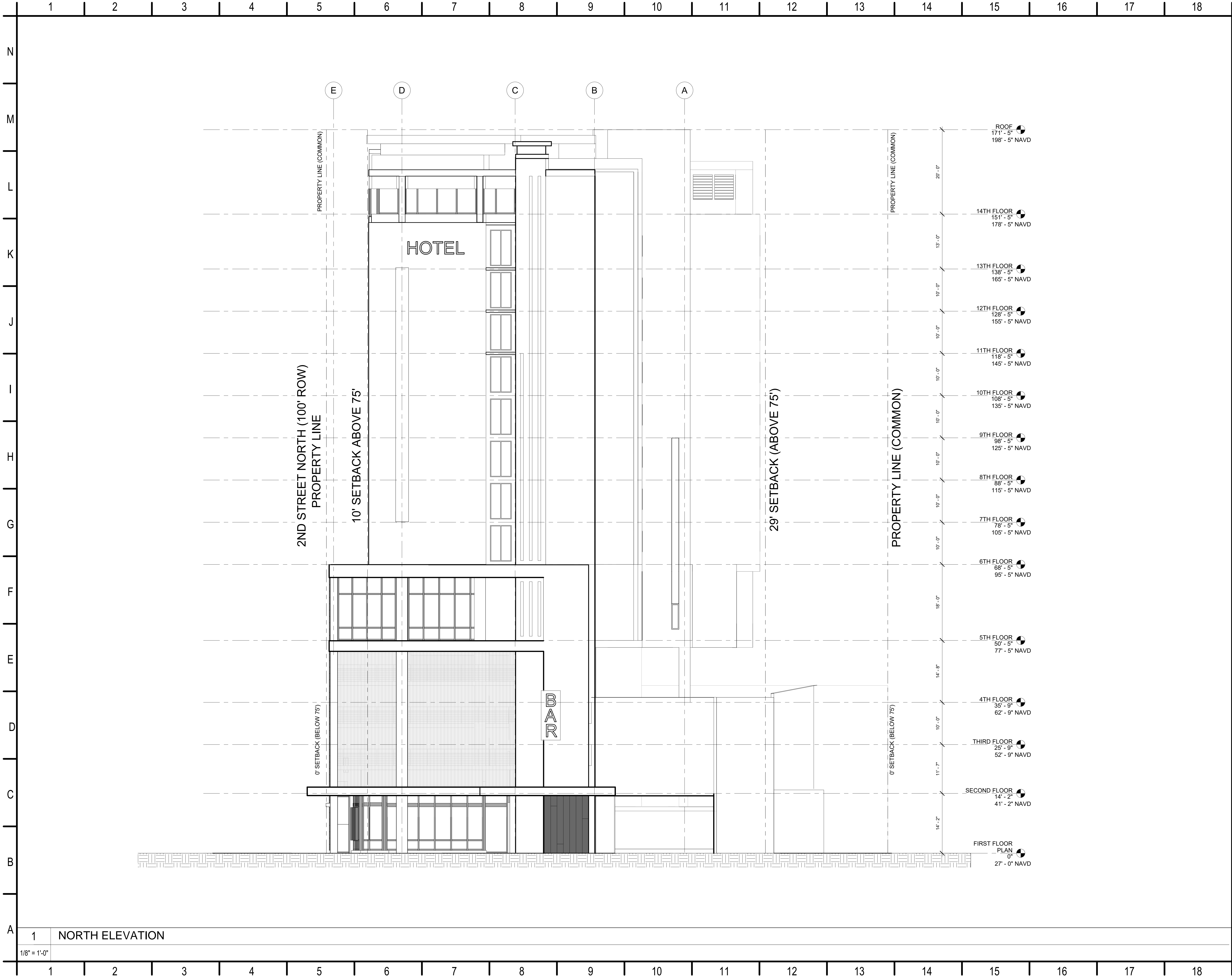
LARGE PALM: ROYAL PALM,
FOXTAIL PALM




HEDGE/GROUNDCOVER:
PODOCARPUS, DWARF CLUSIA,
CONFEDERATE JASMINE, BLUE DAZE

3rd Ave. N. & 2nd St. N.
St. Petersburg, Florida

Landscape Plan
Scale: N.T.S



arch id



109 East Church Street, Ste 150
Orlando, Florida 32801
tel: (407) 648.8888
www.L2Studios.com

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KOLTER HOSPITALITY - TEMPO

ST. PETE

EXTERIOR ELEVATIONS

No.	Description:	Date:

Drawn:
Author
Scale:
1/8" = 1'-0"

Project No:
XXXX

ISSUED FOR:

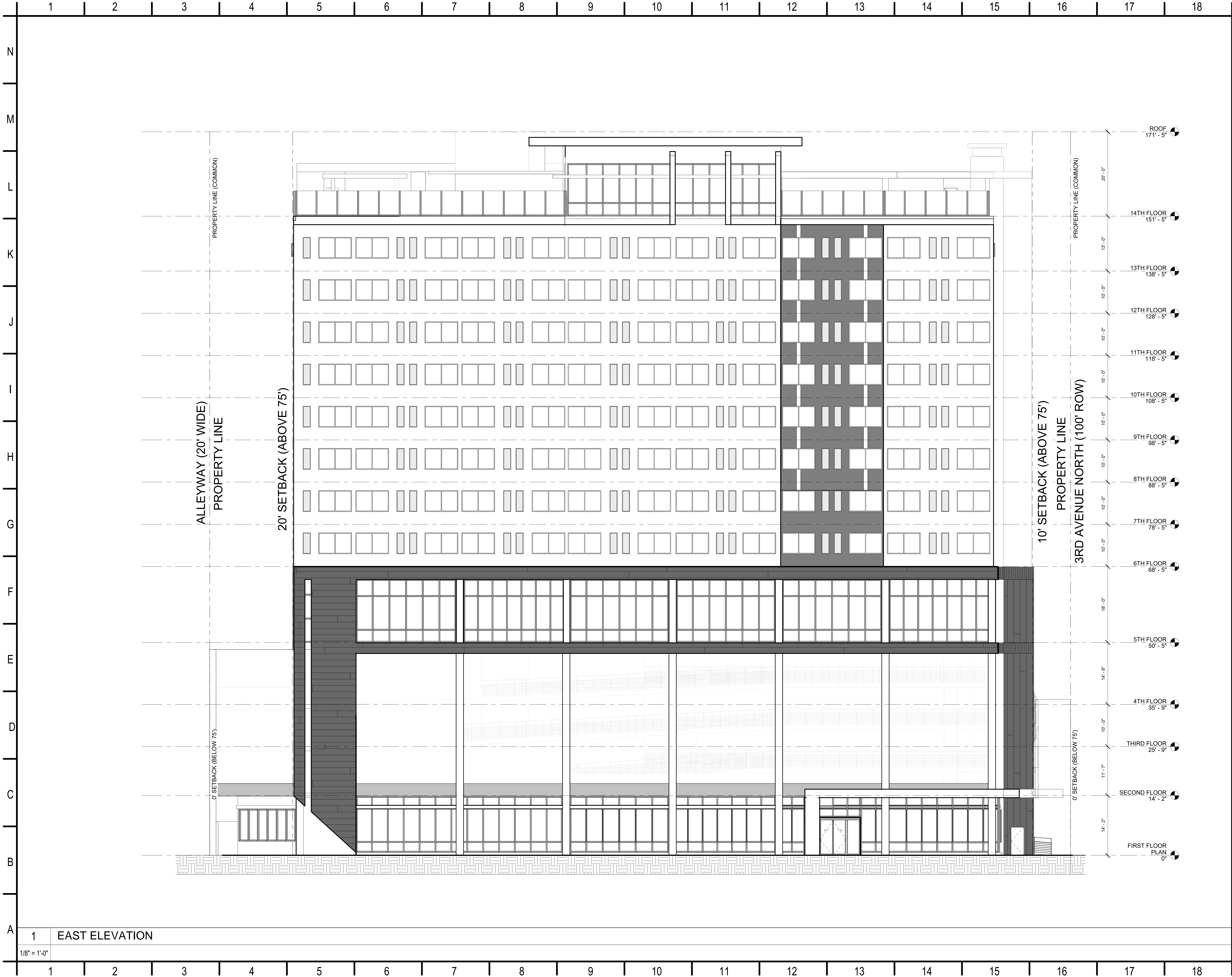
DATE:

☐ Concept Design:
☐ Schematic Design:
☐ Design Development:
☐ Construction Documents:
☐ Pricing:
☐ Bidding:
☐ Permitting:
☐ Construction:

Seal:
Sheet Number:

A4.01

of 100



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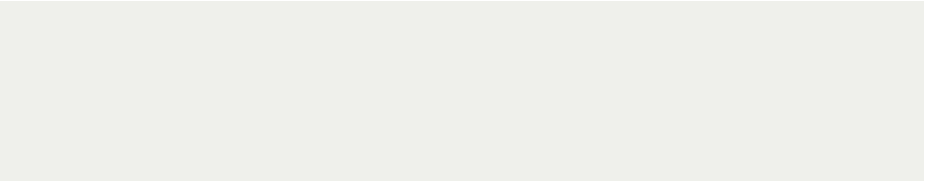
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☐ Concept Design:
☐ Schematic Design:
☐ Design Development:
☐ Construction Documents:
☐ Pricing:
☐ Bidding:
☐ Permitting:
☐ Construction:

Seal: Sheet Number:



Paint on stucco - Accents
Sherwin Williams SW 7075 Web Gray



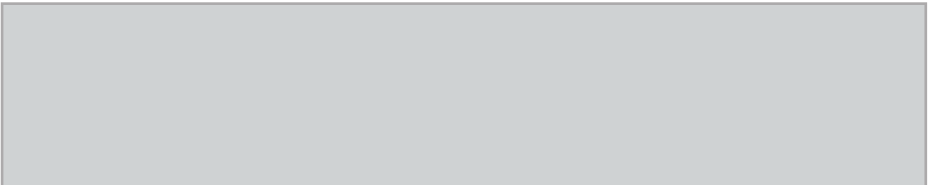
Paint on stucco - Overall (walls, frames)
Sherwin Williams SW 7006 Extra White



Paint on stucco - Accents
Sherwin Williams SW 6118 Leather Bound



Paint on stucco - Accents, base
Sherwin Williams SW 6258 Tricorn Black



Paint on stucco - Accents, garage
Sherwin Williams SW 7064 Passive



Printed Vinyl Screen at Garage Levels
(Custom Graphic TBD)



Mullion Extensions at Entry Storefront

3rd Ave. N. & 2nd St. N.
St. Petersburg, Florida

North Elevation Rendered

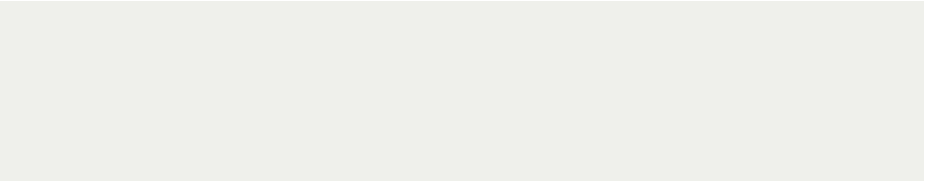
SUBMISSION
04 January 2023

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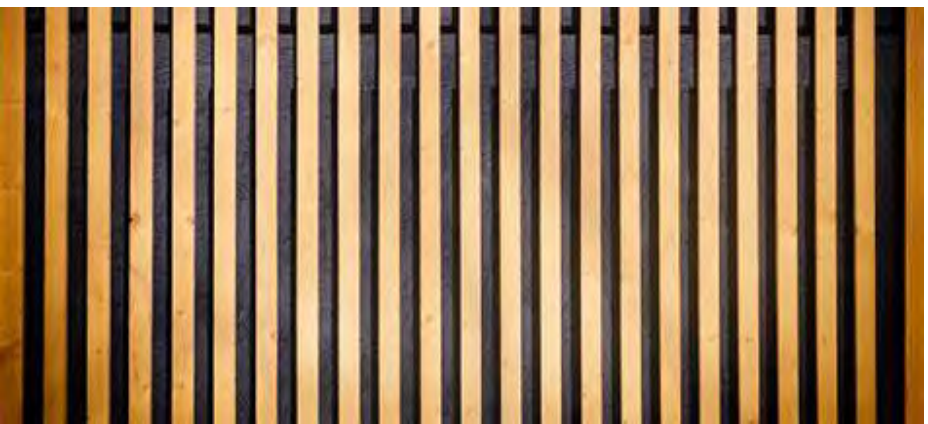
Paint on stucco - Accents
Sherwin Williams SW 7075 Web Gray



Paint on stucco - Overall (walls, frames)
Sherwin Williams SW 7006 Extra White



Paint on stucco - Accents, base
Sherwin Williams SW 6258 Tricorn Black



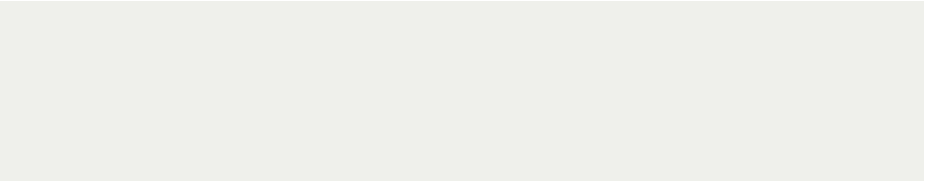
Printed Vinyl Screen at Garage Levels
(Custom Graphic TBD)



Mullion Extensions at Entry Storefront



Paint on stucco - Accents
Sherwin Williams SW 7075 Web Gray



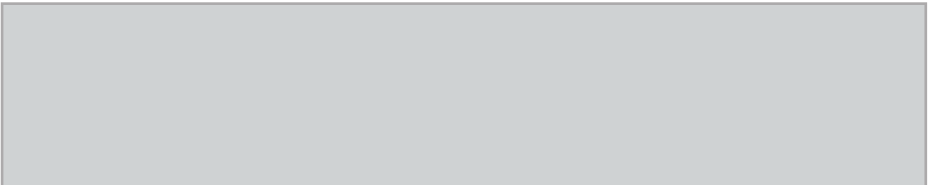
Paint on stucco - Overall (walls, frames)
Sherwin Williams SW 7006 Extra White



Paint on stucco - Accents
Sherwin Williams SW 6118 Leather Bound



Paint on stucco - Accents, base
Sherwin Williams SW 6258 Tricorn Black



Paint on stucco - Accents, garage
Sherwin Williams SW 7064 Passive



Printed Vinyl Screen at Garage Levels
(Custom Graphic TBD)

3rd Ave. N. & 2nd St. N.
St. Petersburg, Florida

South Elevation Rendered

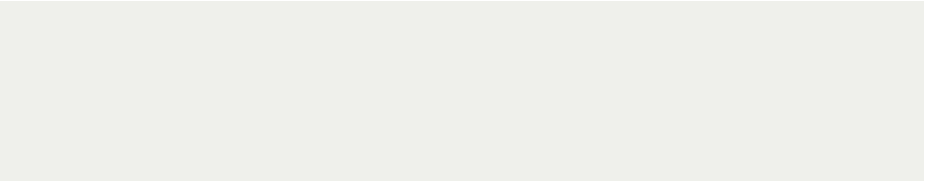
SUBMISSION
04 January 2023

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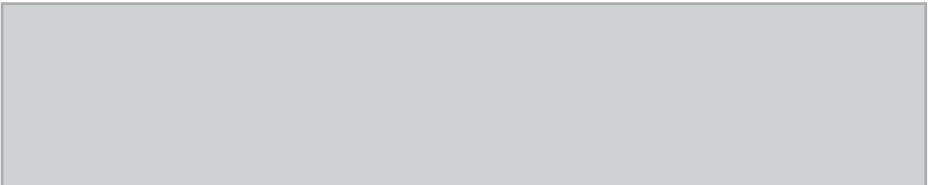
Paint on stucco - Accents
Sherwin Williams SW 7075 Web Gray



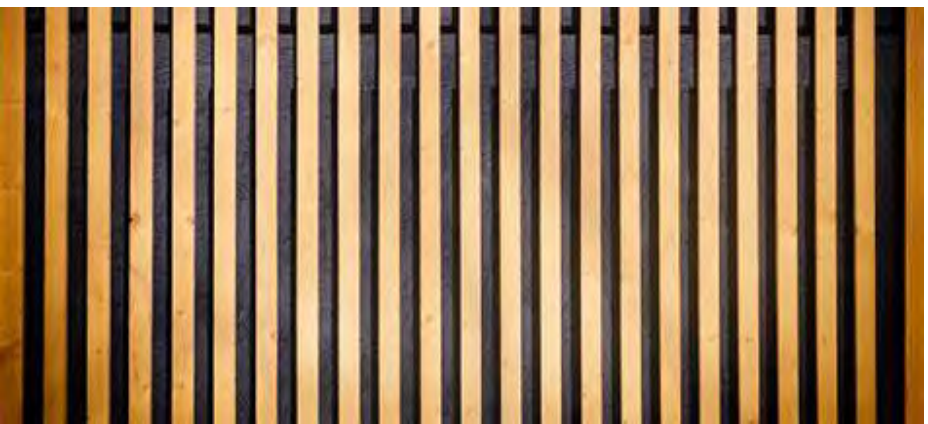
Paint on stucco - Overall (walls, frames)
Sherwin Williams SW 7006 Extra White



Paint on stucco - Accents
Sherwin Williams SW 6118 Leather Bound



Paint on stucco - Accents, garage
Sherwin Williams SW 7064 Passive



Printed Vinyl Screen at Garage Levels
(Custom Graphic TBD)

3rd Ave. N. & 2nd St. N.

St. Petersburg, Florida

West Elevation Rendered

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04 January 2023

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NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

KT St Pete Runner LLC (the “Developer”) is the owner of the property located at 232 2nd St. N. and 256 2nd St. N. (collectively, the “Property”). The Property is zoned DC-1, which permits various residential and commercial uses by right, with an unlimited FAR and no maximum height.

The Property is currently used as a retail store and surface parking lot. The Developer proposes to redevelop it with a 14-story building containing 192 hotel rooms and a 127-space parking garage (collectively, the “Project”).

The Developer is requesting site plan/bonus, streamline approval for the Project. Under the streamline approval process, the Property has a maximum FAR of 7.0 and a maximum height of 375 ft. The Developer proposes a 4.31 FAR (as set forth in the attached FAR calculations) and a maximum height of 171’ 5”.

The Developer is proposing a 5 ft wide sidewalk at the northeast corner of the Property adjacent to a grand tree (live oak), in order to protect the tree from disturbance. This requires a variance to the minimum sidewalk width requirement of 10 ft, found in Sec. 16.40.140.4.2 of the Code. The Code specifically contemplates such variances to accommodate unique conditions such as grand trees (Sec. 16.40.140.4.2.C).

Discussion of Standards of Review for Site Plans

(Sec. 16.70.040.1.4 of the City of St. Petersburg Land Development Code (“Code”))

1. The use is consistent with the Comprehensive Plan;

The Property is designated Central Business District and Intown Activity Center on the City’s Comprehensive Plan. These designations permit the highest intensity development within the City along with a range of various uses, including those proposed for the Project.

2. 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 Property’s land use (Central Business District and Intown Activity Center) and zoning (DC-1) designations permit the Project.

3. 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 the county, respectively;

The Project complies with these items and meets or exceeds all Code requirements. Vehicular and pedestrian access to the Project will be provided on 3rd Ave. N. and 2nd

St. N. Sufficient loading, utility and emergency access are provided from these access points.

4. *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 Project complies with these items and meets or exceeds all Code requirements. Off street parking and loading will be provided within the Project's new parking garage and ground floor parking, which is accessed on 3rd Ave. N. and the alley to the south of the Property. The parking garage will be screened and the Project will be landscaped in accordance with the Code.

5. *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;*

Traffic impact reports are not required in downtown. The entitlements for the Project are already permitted by the Property's land use and zoning designations.

6. *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 City ordinance, county ordinance, or SWFWMD;*

The Project complies with these items and meets or exceeds all Code requirements. The Project includes upgrading the Property's drainage system as required by the Code.

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

No signage is proposed with this application, but all signage or lighting for the Project will meet or exceed all Code requirements.

8. *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 Project complies with these items and meets or exceeds all Code requirements. The building and the Project's open space are oriented towards 2nd St. N. and 3rd Ave. N.

The Project meets or exceeds all required setbacks and is consistent with the appearance, harmony and character of other buildings in downtown and the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

9. *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 known environmental, historic or archaeological sites on the Property. A discussion of the Project's sensitivity to a nearby potentially eligible historic landmark is provided below in Section 14. The Project is compatible with the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

10. *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 Project is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of similar high-intensity mixed-uses and the Project will likely enhance property values in this area.

11. *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 Project complies with these items and meets or exceeds all Code requirements. The Project meets or exceeds all required setbacks and the parking garage will be screened from surrounding properties. The Project provides amenities which are comparable to other buildings of its type in the city. No adverse effects of noise, lights, dust, fumes and other nuisances are expected given the compatibility of the Project with the surrounding high-intensity, downtown mixed-use neighborhood.

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

The Property is of sufficient size for the development proposed and is appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

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

The Project complies with these items and meets or exceeds all Code requirements. No wetlands or other protected vegetation are known to exist on the Property. Removal of any protected trees shall be in accordance with the Code.

The large live oak tree within the right of way of 3rd Ave. N. at the northeast corner of the Property will be preserved and incorporated into the Project.

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

The Project complies with these items and meets or exceeds all Code requirements.

No archaeological resources are known to exist on or within 200 ft of the Property. No local or national landmarks are located on or within 200 ft of the Property.

The Property and some of those surrounding it are located within the Downtown St. Petersburg National Register Historic District. National register designations do not impose any restrictions on the use of property.

The structure on the Property is contributing to the national district; however, it has been extensively altered over the years. The Developer believes that this structure does not qualify for designation as a local or national landmark and, thus, is not a historic resource requiring protection.

There are two potentially eligible local landmarks within 200 ft of the Property:

1. Heritage Hotel (234 3rd Ave. N.)
 - a. Location- adjacent to west side of Property
 - b. Historical Significance- Potentially Eligible Local Landmark
2. Endicott House (233 3rd St. N.)
 - a. Location- 199 ft west of Property
 - b. Historical Significance- Potentially Eligible Local Landmark

The adjacent Heritage Hotel (now Hotel Indigo) is listed on the city's list of potentially eligible local landmarks. While the structure is on the potentially eligible list, it has been extensively altered over the years and contains few, if any, character defining elements. The Developer believes that the structure does not qualify for designation as a local or national landmark and, thus, is not a historic resource requiring protection.

The Project is separated from the Endicott House by almost 200 ft, which distance includes the Heritage Hotel and its parking lots.

As the Project increases with height, the building is setback significantly further from the west and south property lines. Additionally, the attention to detail and design elements at the ground level including multilevel commercial uses, transparent

storefronts and landscaping will activate the pedestrian level and reduce the perception of height. The parking garage will be screened to further reduce impacts to adjacent properties.

The proposed setbacks and separation distinguish the Project from surrounding historic resources and allow for ample visibility to them. No character defining elements of any historic resources will be obstructed by the Project.

Based on the foregoing, the Developer believes it has shown ample sensitivity to historic resources.

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

The Property is not located within a hurricane vulnerability zone.

16. 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.*
- c. Sanitation.*
- d. Parks and recreation.*
- e. Drainage.*

The Project will meet all adopted levels of service.

Discussion of Standards of Review for Planning and Zoning Decisions, Generally
(Sec. 16.70.040.1.E of Code)

- E. Standards for review. In reviewing the application for a planning and zoning decision in addition to the standards of review applicable to the decision, the POD, commission or the City Council shall consider whether the proposed amendment is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the plan.*

The application is consistent with and furthers the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment, the elimination of surface parking and the promotion and expansion of downtown.

Discussion of Standards of Review for Variances
(Sec. 16.70.040.1.6 of the Code)

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;*
 - b. *Substandard lot. If the site involves the utilization of an existing legal nonconforming lot which is smaller in width, length or area from the minimum lot requirements of the district;*
 - c. *Preservation district. If the site contains a designated preservation district;*
 - d. *Historic resources. If the site contains historical significance;*
 - e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features;*
 - 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;*
 - g. *Public facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals;*

The Project is the redevelopment of an irregular lot in the DC district. A grand tree (live oak) is adjacent to the northeast corner of the Property where the variance is requested.

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

The Developer has taken no action to cause the existing condition of the Property. The tree significantly predates the Developer and the Code.

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

Without the requested variance to allow a 5 ft wide sidewalk, the grand tree adjacent to the Property could be damaged by installing a new 10 ft sidewalk. Not granting the variance would result in an unnecessary hardship to the Developer, and would be contrary to the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the protection of grand trees and the promotion of redevelopment.

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;*

As just discussed, strict application of the Code would force the Developer to place a larger sidewalk closer to the existing grand tree. This would potentially conflict with other provisions of the Code related to grand trees and results in an unreasonable use of the Property.

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

The Developer is requesting the minimum variance necessary to protect the tree and allow for the Project.

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

Granting the variance will permit the Developer to redevelop the Property, while protecting the grand tree. Doing so is consistent with the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the protection of grand trees and the promotion of redevelopment.

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

Granting the variance will have no negative impact on neighboring properties or the public welfare, as it results in the protection of a grand tree.

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

The Developer believes it has met this criterion.

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.*

The Developer is not relying on any of these items to justify the requested variance.

FAR SUMMARY:

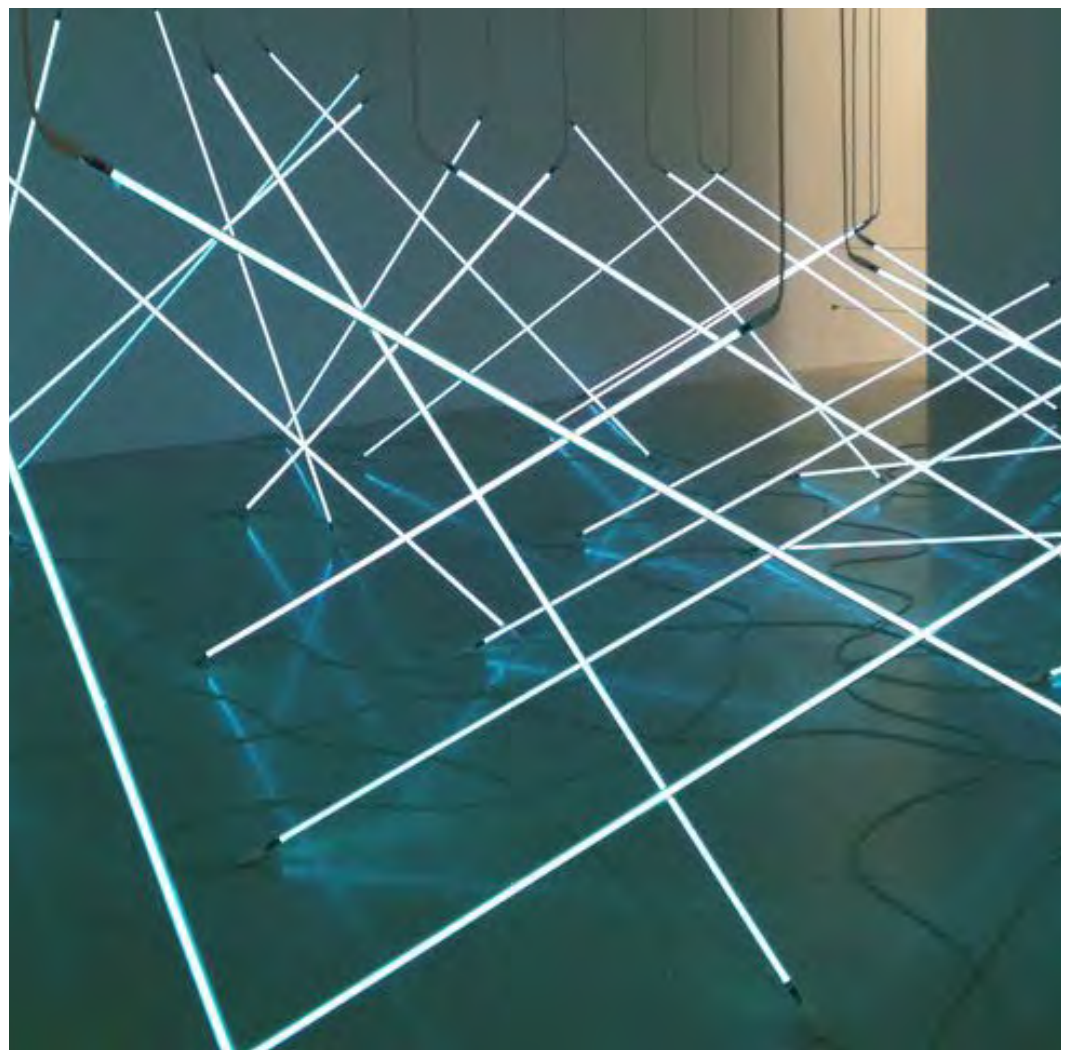
Site Area (SF): 23,281
Site Area (AC): 0.53

Summary

Area	Square Footage	Note
<i>Development Area Available:</i>		
FAR- 7.0	162,967	Bonus Approval, Streamline
Hotel Uses Above Ground Floor	34,922	1.5 FAR Exempt
Structured Parking	65,407	Fully Exempt From FAR
Total Development Area Available	263,296	
<i>Proposed Constructed Area (GSF):</i>		
Hotel	135,219	
Structured Parking	65,407	
Total Area to be Built	200,626	

FAR BREAKDOWN:

Area	Square Footage	Note
Total	200,626	
Hotel Uses Above Ground Floor	34,922	1.5 FAR Exempt
Structured Parking	65,407	Deduct Full Area
Calculated FAR SF	100,298	
Calculated FAR	4.31	
Base FAR SF	69,843	
Base FAR	3.00	
Bonuses Needed FAR SF	30,455	
Bonuses Needed FAR	1.31	
Bonus	Square Footage	Note
Historic Preservation (TDRs)	11,641	0.5 FAR
Workforce Housing (financial contribution)	18,814	0.81 FAR
Total Bonus SF	30,455	
Total Bonus FAR	1.31	



Modern but timeless, the hotel reflects the freestyle spirit of St Petersburg and the tempo of life in the rich urban core. The familiar composition of base, middle, and top respect the context at both the pedestrian and macro scale and complement neighboring historic structures. Form and function unite. The building footprint and restrained façade above optimize the allowable building area without imposing. The crystalline lines at the street level gently taper away from the corner revealing views of the iconic tree beyond and extend an invitation to enter the vibrant social scene inside. Framed by green space at the edges, the transparency of the ground floor blurs the line between interior and exterior. Materials and details at the pedestrian level evoke warmth and sophistication while relating to the urban fabric. The podium is confident and graceful crowned by the glowing band of the event space on the 5th level.

With a complex and intertwined program, the building is inspired by the life and influence of one of the city's cultural and musical icons, an ambassador for the unification of blacks and whites in the mid-20th century. The logical structure establishes the rhythm of a musical score, floor levels articulate chorus and verse, with improvisational notes woven throughout in the details of accent lighting and varied mullion patterns at the guestrooms. The dark and moody tones in the layered screens, wood-look elements, metals and scored surfaces provide texture and a soulful contrast at the street to the more pristine building composition above. Printed artistic expressions of the parking level shroud make a meaningful connection to the diverse local story and playful lines of the canopy and accent lighting lead guests to the express elevator from the street to ascend to the rooftop venue on the 14th floor for the grand finale of city views and sunsets.



3rd Ave. N. & 2nd St. N.

St. Petersburg, Florida

Architectural Style Narrative

SUBMISSION
09 January 2023

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Parking Garage Screening – Kolter Hotel St Petersburg, FL

Over the past 10 to 20 years the design of parking garages across America has experienced a transition from, form follows function design, where the garage structure and the vehicles contained within are allowed to express their natural forms, to a designed and screened façade that separates the garage from the urban pedestrian experience. This has become the norm and many zoning codes across the country require some level of screening.

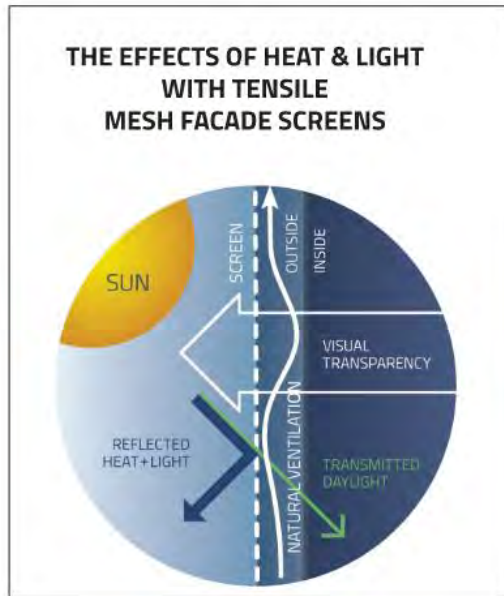
The design of the Kolter hotel tower places the structured parking above the ground level occupied hotel lobby and function floor, and below the upper occupied floors. To comply with St Petersburg zoning code section 16.20.120.3, concealing parking areas, and 16.20.120.8 exterior openings in a parking structure, excluding vehicle entrances, shall provide screening that diffuses lighting including vehicular lights; we propose a commercial perforated printed screen and frame system.

There are many benefits to a perforated visual screen system such as:

- **Aesthetic** – An attractive building façade element that screens parking areas from pedestrians and adjacent buildings from vehicular lights.
- **Energy Efficiency** – The perforated open weave of the material allows natural ventilation thus eliminating the need for mechanical ventilation. It allows diffuse natural light into the parking areas thus reducing energy needs for artificial lighting.
- **Reduced Heat Gain and Heat Island** – The screen material reflects and dissipates heat energy thus minimizing heat gain to the building structure, reducing heat island effect of the building and reducing energy required for conditioning.
- **Light weight System** – this reduces the impact on foundations and material, waste, and shipping costs.
- **Recyclable Materials** – The components of the system are recyclable and purported to be near 100% recyclable.
- **Reduction of Ambient Noise** – This fabric system does not reflect noise as with other solid façade materials, rather it provides absorption and diffusion of sound energy.
- **Fire Rated Materials** – ASTM-E-84E-136 “Non-Combustible material.
- **Warranty** – The product carries a 20-year warranty and is a proven performer in this application.

It is the architect’s intent to utilize an aluminum frame system with a perforated material screen printed with a vertical wood pattern that describes a contemporary wood rain screen façade as described in our site plan submission package.

The following are examples of this system used on buildings from Miami to Denver in the US.



Examples of Buildings with Aluminum Frame and coated PES and PTFE material.





(Gresham Smith)

2. Asheville Regional Airport New Parking Garage Asheville, North Carolina

As Asheville Regional Airport's passenger traffic rose, finding an open parking space in its surface parking lots became harder. So the regional airport authority decided to replace 400 surface spaces with a five-story structure that accommodates public parking for 1,100 cars on the upper levels as well as 224 spots for rental cars on the ground level. Because the site is in front of the terminal building's entrance, the authority asked the designers, Gresham Smith's Charlotte Aviation studio, to give the new garage an aesthetically appealing appearance.

Both east and west elevations feature a 300-foot-long (90 m) metal screen wall custom-perforated with a supergraphic that embodies the local Blue Ridge Mountains. The perforations let in fresh air and shield occupants from the elements. Precast concrete spandrel panels on the north and south elevations are embossed with mountain ridge imagery as well. A steel-framed canopy protects pedestrians crossing to the terminal's ticketing lobby and baggage claim area. The structure opened in 2018.









**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT**

TO: Corey Malyszka, AICP, Zoning Official Manager, Development Review Services Division
FROM: Kyle Hurin, Engineering Civil Permit Examiner
DATE: March 1, 2023
SUBJECT: Site Plan
FILE: 23-31000002

LOCATION: 232 and 256 2nd Street North
PARCEL ID: 19-31-17-74466-016-0011 and 0010

ATLAS: E-4 **ZONING:** DC-1

REQUEST: Approval of a site plan to construct a 14-story building with 192-hotel rooms and a 127-space parking garage. The applicant is requesting floor area ratio bonuses and a variance to the minimum sidewalk width to protect an existing grand tree.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed site plan provided the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. The Engineer of Record's design of the ground level parking lots which connect to the adjacent alley shall include an evaluation of the alley drainage basin and any potential impacts from surface drainage flows within the alley. Sufficient topographic information shall be provided by the EOR as necessary to define the alley drainage basin and expected flow cross section. The ground level parking shall be sufficiently elevated to prevent alley surface flow from entering the private site rather than continuing its flow path from west to east through the alley. Prior to approval of a connection or discharge to the public drainage conveyance system, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.
2. Any proposed incidental architectural encroachments into the public right of way shall meet the requirements of City Code Chapter 25, Article VII. Any building projections or balconies which extend over the public right of way must meet the specific requirements of City Code 25-275; any building foundation encroachments into the public right of way shall meet the specific requirements of City Code 25-274. Garage screening features cannot extend beyond the property line into the alley right of way.

3. Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 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. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.
4. 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. Submit 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 runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria.

5. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

Needs for on-street decorative lighting or street lighting shall be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

6. This project is within the Downtown National Historic District. All existing roadway brick, granite roadway curbing, and hexagon block sidewalk must be preserved. Per City Code 16.40.130.4, all existing granite curbing throughout the City shall be repaired or replaced in-kind whether or not the curbing is located adjacent to brick streets. Use of concrete curbs along radii, curb cuts, and handicapped ramps to replace existing granite curbs is allowed. With the submittal of site civil plans for construction permit review, include survey to show the locations of all existing granite curb, road brick, and hexagon block pavers and show preservation of those features on the proposed plan set.
7. 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. Within the DC zoning district, a 10-foot wide public sidewalk is required along all right of way frontages. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. In addition to the required 10-foot wide sidewalk path, the streetscape design shall include a minimum 3-foot wide ADA compliant public sidewalk provided parallel and adjacent to the road curb to provide accessible access to all public parking spaces within the public right of way. At least one and preferably two, ADA compliant pathways shall be provided between the main 10-foot wide sidewalk and the auxiliary 3-foot wide sidewalk.

- a. The site plan shows reducing the required 10-foot sidewalk to 5-foot near the northeast property corner due to an existing 53" tree. However, the site plan also shows adjacent "open space" to the south of the 5-foot wide sidewalk within the site boundary, and the survey of existing conditions shows that there is additional space between the existing sidewalk edge adjacent to the tree and the property line to accommodate a wider sidewalk. ECID recommends that **Public Sidewalk Easement** be dedicated within this "open space" and that the public sidewalk be expanded into this open space as necessary to provide the sidewalk width required by City Code.
 - b. 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.
8. Verify that existing road curb around the perimeter of the site has at least a 4-inch curb reveal above existing or proposed road pavement. Any curbs with substandard reveal must be raised to a 6-inch curb reveal per current City Engineering standards and specifications. New sidewalk construction shall not occur until road curbs meet this requirement. Also remember that any existing granite curb must remain granite and cannot be replaced with concrete. Granite curb appears to exist on Central Avenue, 8th Street, and 7th Street. Clearly indicate on plans all areas where granite exists and must remain.
9. Proposed connections to public infrastructure including potable water, reclaimed water, and wastewater must be coordinated through the City's Water Resources department as part of the development permit application. The Engineer of Record must coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityReview@stpete.org, or phone 727-892-5334 for additional information.
10. 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 wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded 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 Concurrency 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 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.

11. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled 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.

Engineering Standard Details are available at the City's Website at the following link:

https://www.stpete.org/business/building_permitting/forms_applications.php

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

STANDARD COMMENTS: 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. Coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.

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.).

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.

City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of

construction. TTC plans must be coordinated through Jeffrey.Rzewnicki@stpete.org. Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule.

The site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT “Uniform Traffic Control Devices for Streets and Highways” and “Roadways and Traffic Design Standards” for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City’s Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering’s “Temporary Traffic Control Plan Requirements”, available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City’s Transportation and Parking Management division. Refer to the City’s “Parking Meter Removal & Space Rental Policy During Construction” procedure, available upon request from the City Transportation and Parking Management department.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor’s representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

With the submittal of site civil plans for construction permit review, include a right of way signage plan to show existing and proposed signage and any other existing and/or necessary traffic control features. Also show & dimension existing and proposed on-street pavement markings such as parking lanes, crosswalks, bicycle lanes, travel lane striping, PSTA bus lane striping and pavement markings, and any specialty pavement surfaces or markings in the right of way or within the roadway (decorative crosswalks, colored concrete, hexblock or other pavers, colored asphalt, painted curb line bump outs, etc.) which may be present in the vicinity of the site. Upon redevelopment the developer shall assure that all striping and signage is replaced as necessary to meet all applicable current City, MUTCD, & FDOT regulations. On-street parking shall be provided to meet the dimensional requirements of City Code 16.40.090.3.4.

*Use of the public right of way for construction purposes shall include mill and overlay and/or resetting of brick roadway surfaces in full lane widths per City ECID standards and specifications.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital

Improvement projects in the vicinity of this site which occur during the time of construction.

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.

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.

KJH/mk

ec: Sean McWhite – WRD
Kayla Eger – Development Review Services



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Corey Malyszka, Zoning Official

FROM: Tom Whalen, AICP, Transportation Planning Coordinator, Transportation and Parking Management Department

DATE: March 10, 2023

SUBJECT: Approval of a site plan to construct a 14-story building with 192-hotel rooms and a 127-space parking garage. The applicant is requesting floor area ratio bonuses and a variance to the minimum sidewalk width to protect an existing grand tree.

CASE: 23-31000002

The Transportation and Parking Management (“Transportation”) Department has reviewed the site plan application for the proposed hotel at 232 and 256 2nd Street North. The Transportation Department has several comments on the site plan. The Transportation Department has also provided a traffic impact analysis.

Site Plan Review

The applicant has requested a sidewalk width variance on 3rd Avenue North to preserve an existing tree. The Transportation Department would like to request an easement to accommodate a 10-foot-wide sidewalk along 3rd Avenue North. Otherwise, reduce the length of the 5-foot-wide sidewalk segment to the largest extent possible.

The bicycle racks need to be shifted east to allow more distance from the driveway. Short-term and long-term bicycle racks shall comply with City Code requirements, including the minimum number of spaces required (Section 16.40.090.4.1) and development standards (Section 16.40.090.4.2). The inverted “U” style bicycle rack is preferred.

The applicant should convert the pickup/drop off location along 3rd Avenue North to an ADA-accessible space. The parking spot on the west side of the 3rd Avenue driveway may be converted to a scooter corral rather than retain the existing parking space.

Transit service on 2nd Street and 3rd Avenue North is adjacent to the subject parcel, including an existing Looper stop on 2nd Street that will be maintained as part of the project. Modifications to the right of way that impact the bus stop shall be coordinated with PSTA. It may be feasible to move the

Looper stop to the bulb out at 2nd Street and 3rd Avenue North, which would provide on-street parking spaces on 2nd Street where the Looper stop currently exists. Please contact projectmanagement@psta.net to coordinate construction.

The Complete Streets Implementation Plan identifies shared lane markings for 3rd Avenue North and 2nd Street near the subject parcel. An existing mid-block crosswalk on 2nd Street next to the subject parcel will be maintained. The applicant shall ensure the existing crosswalk is connected to the proposed public sidewalk on the western side of 2nd Street by an ADA-compliant route.

Traffic Impact Analysis

The applicant was not required to provide a traffic impact study. The project's access points will be on 3rd Avenue North, a two-lane local road, and the east/west alley south of the subject property.

The Transportation Department utilized the Institute of Transportation Engineers (ITE)' "Trip Generation Manual" (11th Edition) to estimate vehicular trip generation for the proposed hotel. The proposed hotel is estimated to generate 114 p.m. peak hour trips (58 trips entering and 56 trips exiting the site). These trip projections are based on studies conducted in general urban and suburban locations, where vehicle use is typically higher than in downtown areas. Downtown St. Petersburg has a well-developed network of pedestrian and bicycle facilities and frequent transit service on several roads near the site. Downtown St. Petersburg also has a mixture of commercial land use types nearby to serve the hotel patrons if the project is approved and built. Please let me know if you have any questions about the Transportation Department's review of this case.



To: Corey Malyszka, Zoning Official, Development Review Services Division

From: Derek S. Kilborn, Manager, Urban Planning and Historic Preservation Division

Date: March 28, 2023

Subject: Application Case No. 23-31000002
Project Name: Kolter Hospitality Tempo
Owner and Applicant: KT St. Pete Runner LLC
Agent: R. Donald Mastry, Trenam Law
Architect: L2 Studios Inc.
Address: 232 and 256 2nd Street North, St. Petersburg, Florida 33701

INTRODUCTION

Pursuant to City Code Section 16.70.040.1.4.D, a Site Plan Review (“SPR”) decision shall be guided by more than 16 factors, described alternatively as criterion. Criterion No. 14 states:

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

Summary Statement

The Urban Planning and Historic Preservation (“UPHP”) Division has reviewed the submitted application. The UPHP finds that the proposal is *not consistent* with Criterion 14 because it will result in *demolition* of one (1) contributing resource to the Downtown St. Petersburg National Register District. In addition, the Development Review Commission (“DRC”) must also consider whether this application has otherwise demonstrated design sensitivity toward adjacent historic resources. The purpose of this memorandum is to assist the DRC in its analysis by providing a detailed response in the context of Criterion 14 only.

PROPERTY DESCRIPTIONS

The City of St. Petersburg values historic preservation through the Historic Preservation Element of the St. Petersburg Comprehensive Plan and the St. Petersburg City Code, Chapter 16, Section 16.30.070 titled, “Historic and Archaeological Preservation Overlay.”

Historic preservation is recognized through listing in the National Register of Historic Places (“NRHP”) and local landmark designation and listing in the St. Petersburg Register of Historic Places (“SPHP”). In addition to listing in the National and St. Petersburg Register of Historic Places, select historic properties may also be listed as potentially eligible for local landmark designation (“PEL”) meaning they have been

identified as potentially eligible for local landmark designation but have not been formally processed and approved for listing in the St. Petersburg Register of Historic Places.

Property Information

Address	Parcel ID	Current Use
256 2 nd Street North	19-31-17-74466-016-0011	Commercial use
232 2 nd Street North	19-31-17-74466-016-0010	Vacant, surface parking lot

Figure 1. Plat map of the subject property highlighted in [red]

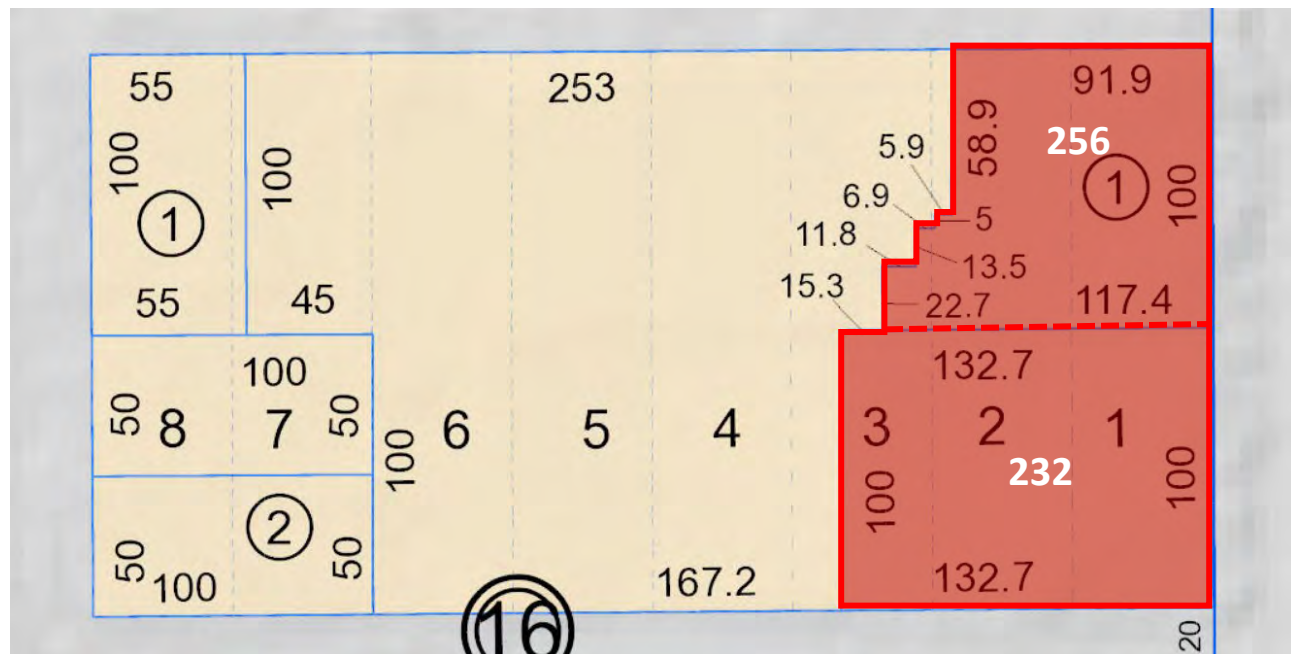


Figure 2. Aerial photograph of the subject property highlighted in [red]



Figure 3 Property (EAST 1/2) looking south from 3rd Ave. No.



Figure 4. Property (WEST 1/2) looking south from 3rd Ave. No.



Figure 5. Property (north 1/2) looking west from 2nd St. No.



Figure 6. Property (south 1/2) looking west from 2nd St. No.



200-Foot Buffer

Figure 7. 200-foot buffer parcel map.

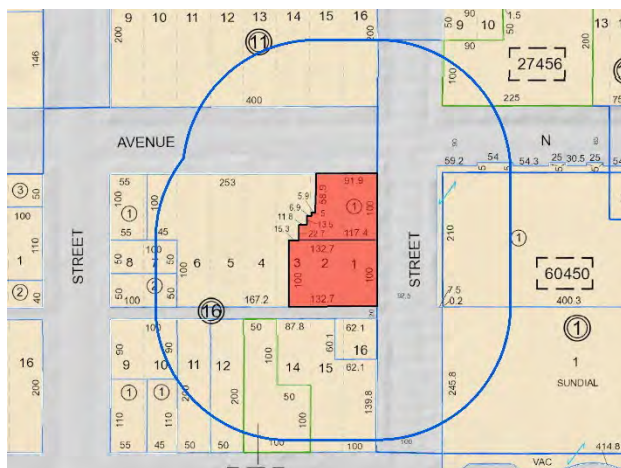
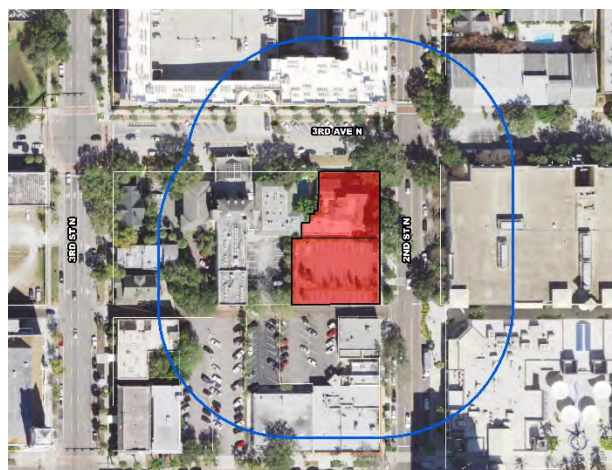


Figure 8. 200-foot buffer aerial photograph



National Register of Historic Places

Address	Parcel ID	Built	FMSF	DTSP NR
256 2nd Street North	19-31-17-74466-016-0011	Circa 1920s	Pi10468	Contributing
232 2nd Street North	19-31-17-74466-016-0010	Vacant	Pi03043	(Was) Contributing

Figure 9. National Register of Historic Places map



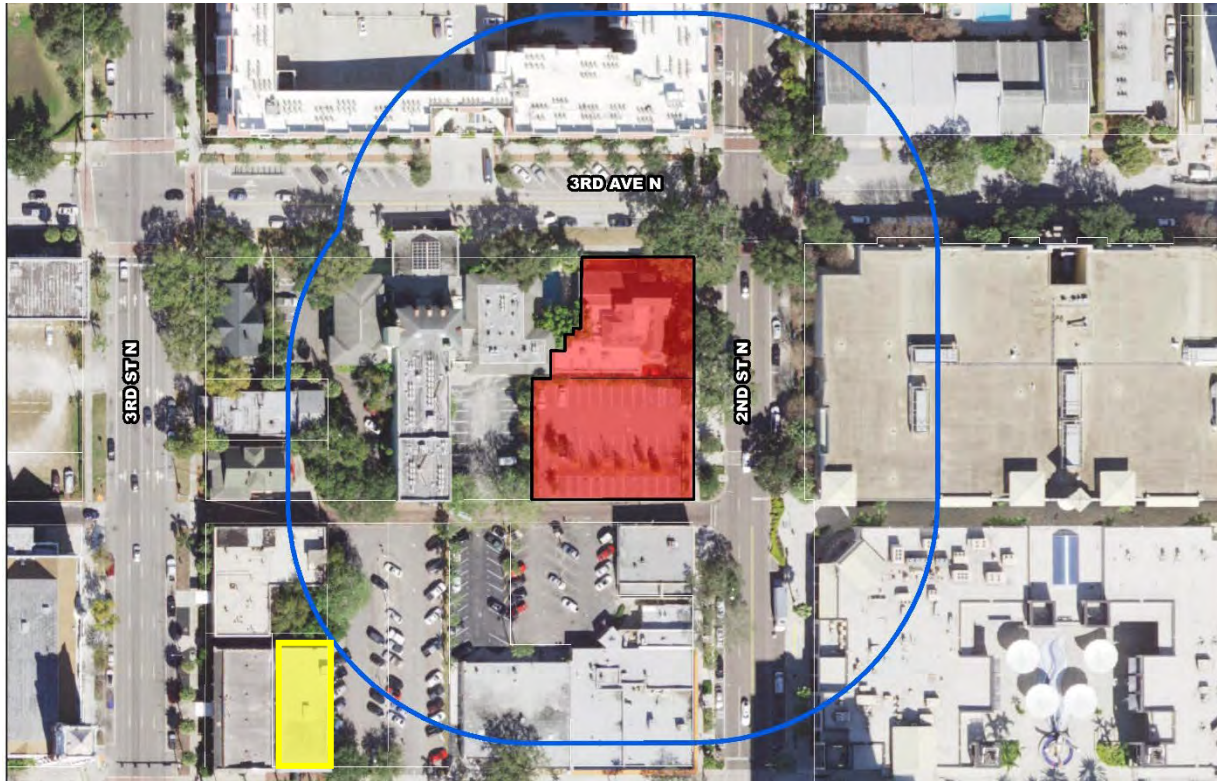
1. Yellow = Contributing resource
2. Pink = Non-contributing resource
3. Pink Diagonal Line = Building demolished since original listing as contributing resource

The Downtown St. Petersburg National Register District (“District”) was established in 2004 and includes a diverse collection of buildings constructed between 1888 and 1954. *According to the original National Register listing*, there are eight (8) contributing properties and two (2) non-contributing properties, including and within 200-linear feet of the subject property. The number of contributing properties is somewhat inaccurate however, as one (1) was redeveloped into a mid-rise apartment building (235 3rd Ave. No.), one (1) was recently demolished for redevelopment (211 3rd St. No.), and one (1) is a vacant parking lot (232 2nd St. No.). Further, the neighboring property at 234 3rd Avenue North recently applied for redevelopment involving demolition.

St. Petersburg Register of Historic Places

Address	Parcel ID	Built	FMSF	Designation
253 2nd Avenue North	19-31-17-74466-016-0101	1921	Pi00304	Individual Local Landmark

Figure 10. St. Petersburg Register of Historic Places in relation to 200-foot buffer

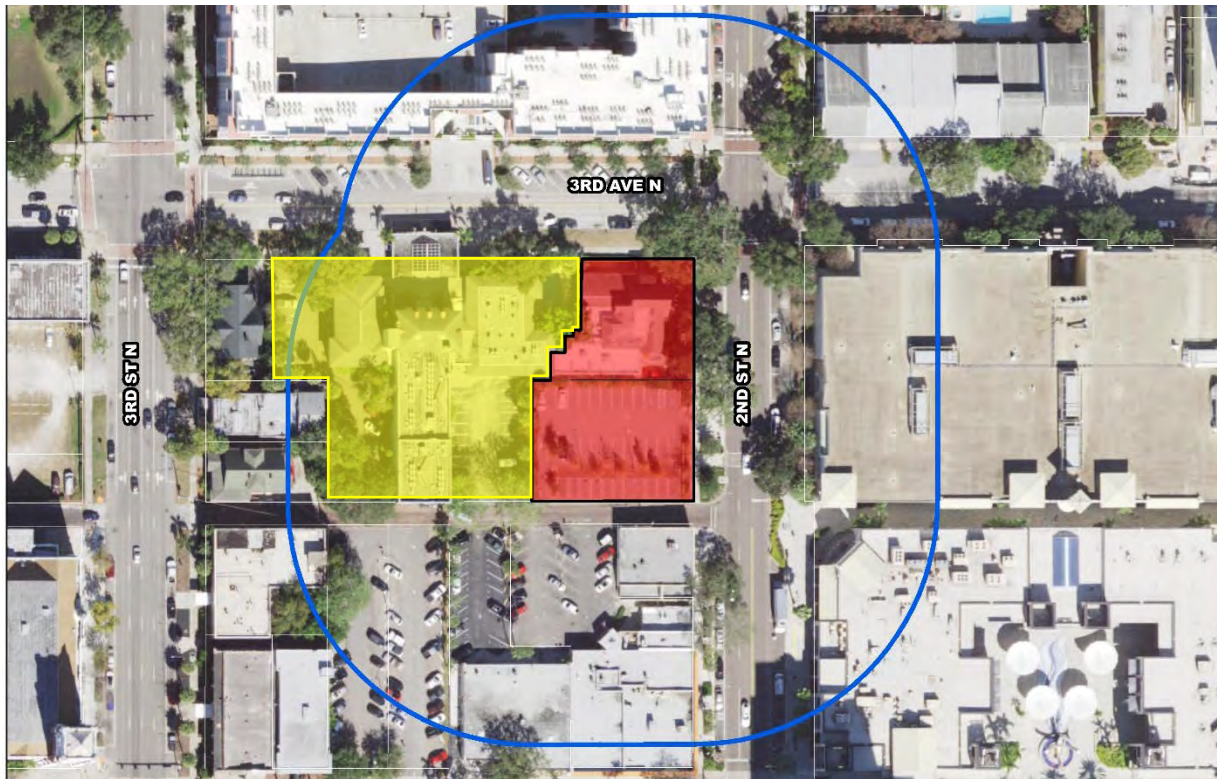


The subject property and the surrounding area are not regulated under a local historic district designation. There is one (1) local landmark within 200-linear feet of the subject property. The local landmark is located at 253 2nd Avenue North, known historically as the Hotel Cordova.

Potentially Eligible List (“PEL”)

Address	Parcel ID	Built	FMSF	DTSP NR
234 3 rd Avenue North	19-31-17-74466-016-0040	1924	Pi03098	Contributing

Figure 11. List of Potentially Eligible Properties in relation to 200-foot buffer

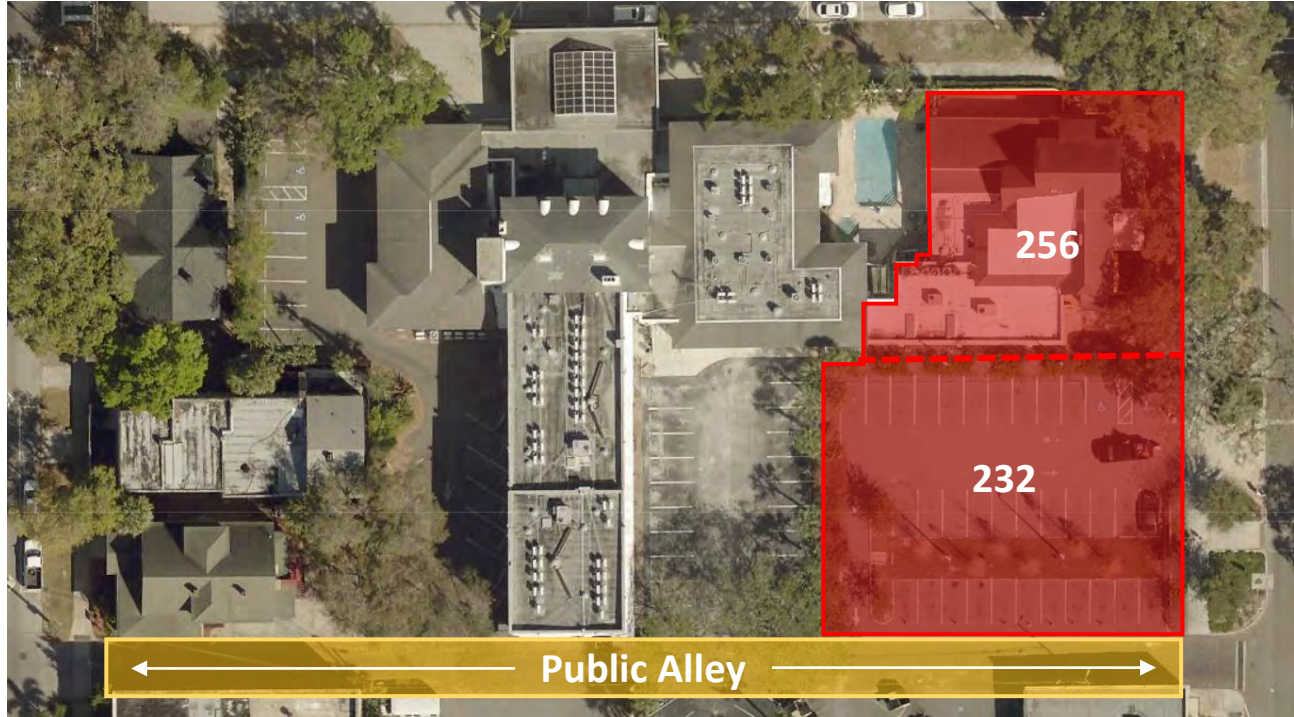


The identification and listing of property as *potentially eligible* means that, based on a preliminary assessment, the subject property likely qualifies for designation as a local landmark. It does not mean that a listed property is, or will shortly become, a designated local landmark. The process for becoming a designated local landmark is very specific, includes at least two (2) public hearings, the participation of the property owner, and approval of an ordinance by the City Council. The original PEL was first proposed in 2005 at the request of then-Mayor Rick Baker. Following a public meeting with the then-named Historic Preservation Commission on December 6, 2005, the PEL was approved by the Mayor and formally established on January 3, 2006.

There is one (1) historic building listed in the 2006 PEL within 200-linear feet of the subject property. The PEL building is located at 234 3rd Avenue North and known historically as the Martha Washington Hotel. Owners of this PEL property recently applied for redevelopment involving demolition, which is currently under review.

PUBLIC STREETS and ALLEYS

Figure 12. Aerial photograph showing the public alley [orange]



The downtown center consists of a gridded roadway network with spacious street rights-of-way, including on-street parking, wide sidewalks, and service alleys. Service alleys are an important historic feature that allows utilitarian functions to occur separately from the public realm and reinforces pedestrian prioritization along the adjoining streets and avenues. Pursuant to the City of St. Petersburg's Comprehensive Plan, the importance of protecting this historic roadway network is identified in the Transportation Element:

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.

T23.1 The City shall maintain its prevalent grid system of streets and avenues.

The applicant is proposing to *retain* the existing alley and adjoining street rights-of-way.

TRADITIONAL STREETScape MATERIALS

Historic Bricks and Granite Curbing

There is a service alley running east-west along the south edge of the subject property. The service alley is constructed of historic bricks and bounded by granite curbing. Granite curbing also exists along both street frontages. Pursuant to City Code Section 16.40.130, these historic streetscape materials are protected by City ordinance and shall be preserved.



Figure 13. Alley looking west, brick and granite edge



Figure 14. Alley looking west, brick and granite edge



Figure 15. 2nd Street No. granite curbing



Figure 16. 3rd Avenue No. granite curbing

Instructions:

- If temporary removal is required for construction, then brick and granite curbing shall be neatly stacked, palletized, and delivered to the City's general maintenance yard located at 1635 - 3rd Avenue North.
- Prior to the temporary removal of brick and granite curbing, contact Stormwater, Pavement, & Traffic Operations, to arrange a site visit. The purpose of the site visit is to verify quantities of materials to be removed and to arrange a time when the City will accept the materials delivery and provide written verification of quantities of materials delivered to the City by the contractor.
- Where proposed curb cuts intersect with existing, granite curbing, the granite curbing shall be retained and lowered flush with the curb cut grading.

Hexagon-Shaped Sidewalk Pavers

There are no hexagon-shaped pavers adjacent to the subject property.

PROPOSED DEVELOPMENT PLAN

Building Height

Building height is often evaluated in its entirety, including the summation of all three (3) components making up a building – base (pedestal), tower, cap (crown). Given the regulatory differences between a listing in the National Register of Historic Places and St. Petersburg Register of Historic Places and the lack of an explicit reference to building height within Criterion No. 14, the UPHP has historically excluded its concerns on the *overall* height and focused more exclusively on the height of the proposed *base* (*pedestal*) in relation to surrounding properties.

Overall Height.

As noted above, the overall height is historically not as relevant as the base (pedestal) height when evaluating Criterion No. 14; however, the following information is included here to assist with the overall project analysis beyond Criterion No. 14. City Code Section 16.20.120.7.1 has no maximum building height; however, a public hearing is required for building heights more than 375-feet.

According to the application, the proposed building height is 171-feet 5-inches to the top of roof. The proposed overall building height is substantially taller than the more modest, historic buildings located on the same city block including a 3-story hotel (adjoining west), 1.5-story office (west), 2-story multi-family apartment building (west), 2.5-story office (west), 3-story hotel (southwest) and 1-story commercial with surface parking lot (south). Although not historic, but also within the 200-foot buffer, there is a 2-story movie theater located across 2nd Street North and an 8-story multi-family apartment building located across 3rd Avenue North.

Figure 17. Streetscape context along 3rd Avenue North looking west.



Figure 18. Streetscape context along 3rd Avenue North looking west.



Base (Pedestal) Height.

The UPHP focuses primarily on the base (pedestal) height and whether the base is sensitively oriented and properly scaled and detailed for compatibility with surrounding historic buildings.

In this instance, the UPHP review is constrained by two (2) prevailing conditions. First, the neighboring property at 234 3rd Avenue North, known historically as the Martha Washington Hotel, recently applied for redevelopment involving demolition. Second, the materials submitted with this application do not include a context study of surrounding buildings to illustrate the impact of the applicant's proposal.

Figure 19. Shared property line along 3rd Avenue North.



Figure 20. Shared property line at the rear.

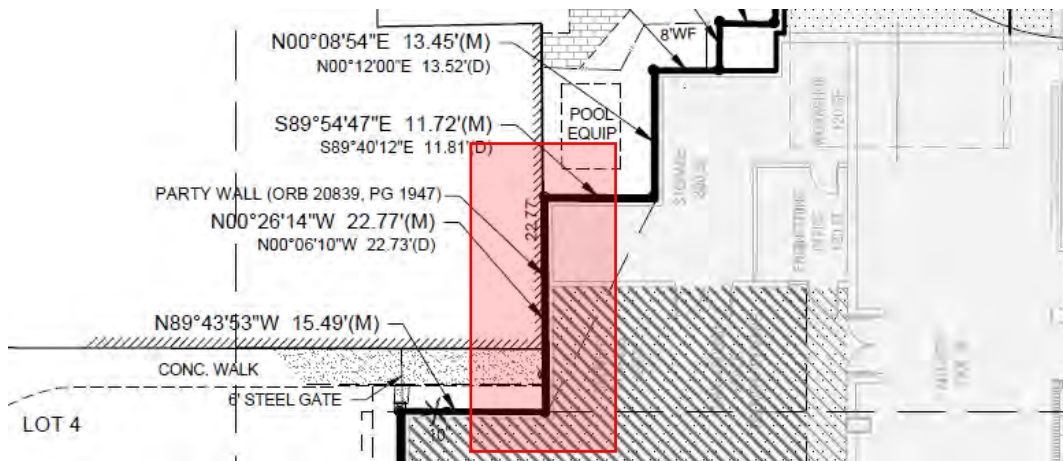


Neighboring Application for Redevelopment. UPHP must assume in its analysis that the neighboring historic building will be retained. If this SPR application is approved, the approval is valid for at least three (3) years and the conditions cannot be undone regardless of whether the neighboring historic building is preserved or redeveloped.

Context Study. Site plan review applications within the Downtown St. Petersburg National Register Historic District typically include elevations showing the setback and height relationship to adjacent buildings; however, the technical and rendered elevations submitted with this application do not include the neighboring building to the west. UPHP staff is unable to provide any detailed analysis except to generally state that the tower element is positioned away from the shared property line.

The application narrative states that, “The proposed setbacks and separation distinguish the Project from surrounding historic resources and allow for ample visibility to them. No character defining elements of any historic resource will be obstructed by the Project.” The existing swimming pool and patio on the neighboring property creates some separation as noted by the applicant, but the applicant has not addressed how the conjoined buildings will be coordinated at the location illustrated in Figure 20 above and Figure 21 below. The historic building includes several windows that may be blocked, and an eave that may be clipped, by the proposed parking structure. How will the property ownership, architectural design, building code, fire and life safety standards influence the final design and be resolved?

Figure 21. Shared property line at the rear.



Number of Parking Spaces Provided.

The minimum number of parking spaces required for this project is 43 spaces:

- Minimum parking requirement = 1 space per four (4) hotel rooms
- $192 \text{ hotel rooms} / 4 = 48 \text{ spaces required}$
- $4.8 \text{ spaces} = 10\% \text{ reduction for proximity to High Frequency Transit Route}$
- $48 \text{ spaces required} - 4.8 \text{ spaces reduction} = 43.2 \text{ or } 43 \text{ spaces required}$
- $127 \text{ spaces proposed or } 0.66 \text{ spaces per hotel room}$
- $127 \text{ spaces proposed} - 43 \text{ spaces required} = 84 \text{ spaces above the minimum requirement}$

The number of parking spaces provided above the minimum required is generally contributing to the scale of the proposed building. Since individual floor plans of the parking garage were not included in the application materials, it is impossible to know how any further parking reduction would influence the final design by eliminating additional levels of structured parking.

FINDINGS

The UPHP finds that the proposal is *not consistent* with Criterion 14 because it will result in *demolition* of one (1) contributing resource to the Downtown St. Petersburg National Register District. Further, the context study analysis is limited by the lack of related information.

Florida Master Site Files

HISTORICAL STRUCTURE FORM

Site #8: PI10468
First site form recorded for this site? Original documentation, site not recorded at FSF
Identifying code (field date): 200104
Recorder #: ** blank **
Field Date: 04/06/2001
Form Date: 04/20/2001
Site name(s): THE CONNER
[Other name(s)]: ** blank **
Mult. list #: ** blank **
Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY
Survey #: ** blank **
National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 256/**/2ND/Street/North
Cross streets nearest/between: BETWEEN 2ND AND 3RD AVE NORTH
City/town: ST. PETERSBURG
In current city limits? Definitely within the limits of city
County: PINELLAS
Tax parcel #: ** blank **
Subdivision name: ** blank **
Block: ** blank **
Lot no.: ** blank **
Ownership type: ** blank **
Name of pubtract (e.g., park): ** blank **
Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956
Township/Range/Section/Qtr: 31 South/17 East/19/**
Irregular section: ** blank **
Landgrant: ** blank **
UTM Zone/Easting/Northing: 17/338820/3073120
Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Frame Vernacular: Any date
[Other style]: ** blank **
Exterior plan: Irregular
[Other exterior plan]: T-PLAN
No. stories: 2
Structural system(s): Wood frame
[Other structural system(s)]: ** blank **
Foundation types: Not specified by person completing the form
[Other foundation type]: ** blank **
Foundation materials: Not specified by surveyor
[Other foundation materials]: ** blank **
Exterior fabrics: Stucco
[Other exterior fabrics]: ** blank **
Roof types: ** blank **
[Other roof types]: FRONT GABLE

Roof materials: Composition shingles
[Other roof materials]: ** blank **
Roof secondary structures (dormers etc): ** blank **
[Other roof secondary structures]: EXPOSED RAFTER TAILS
Chimney no.: ** blank **
Chimney materials: ** blank **
[Other chimney materials]: ** blank **
Chimney locations: ** blank **
Windows (types, materials, etc.): ALUMINUM 4 OVER 4 DOUBLE HUNG SASH, SINGLE PANE
Main entrance (stylistic details): DOUBLE WOOD DOORS, OFFSET FROM FRONT PORCH
of open porches: 1
of closed porches: ** blank **
of incised porches: ** blank **
Porch locations: NORTH/EAST FACADE
Porch roof types: SHED
Exterior ornament: VENTILATORS REAR, SHINGLES ON FRONT GABLE INSET
Interior plan: Irregular
[Other interior plan]: ** blank **
Condition: ** blank **
Narrative description: ** blank **
Commercial surroundings (proportion): Some cultural resources show quality (>10%-<50%)
Residential surroundings (proportion): Most cultural resources show quality (>50%-<90%)
Institutional surroundings (proportion): No/few cultural resources show quality (<10%)
Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)
Ancillary features (no., outbldings, etc.): ** blank **
Artifacts or other remains: ** blank **
FMSF Archaeological form completed? No: Archaeological Form not done

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1920+
Architect (last name first): ** blank **
Builder (last name first): ** blank **
Change status/year changed/date noted/nature: ** blank **
Original, intermediate, present uses/year started/year ended: Restaurant/**/**
[Other uses]: ** blank **
Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: Florida Site File search for this property; Windshield**; Local tax records only
[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ** blank **
Local register eligible for: ** blank **
Individually elig. for Nat. Register? ** blank **
Potential contributor to NR district? ** blank **
Area(s) of historical significance: ** blank **
[Other historical associations]: ** blank **
Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.

Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

Recorder affiliation: ** blank **

[Other affiliation]: ** blank **

Is text-only supplement file attached? ** blank **

27
855375

North

WILLIAMS
PARK

2nd Avenue North

3rd Avenue North

4th Avenue North

5th Avenue North

4th Street North

3rd Street North

2nd Street North

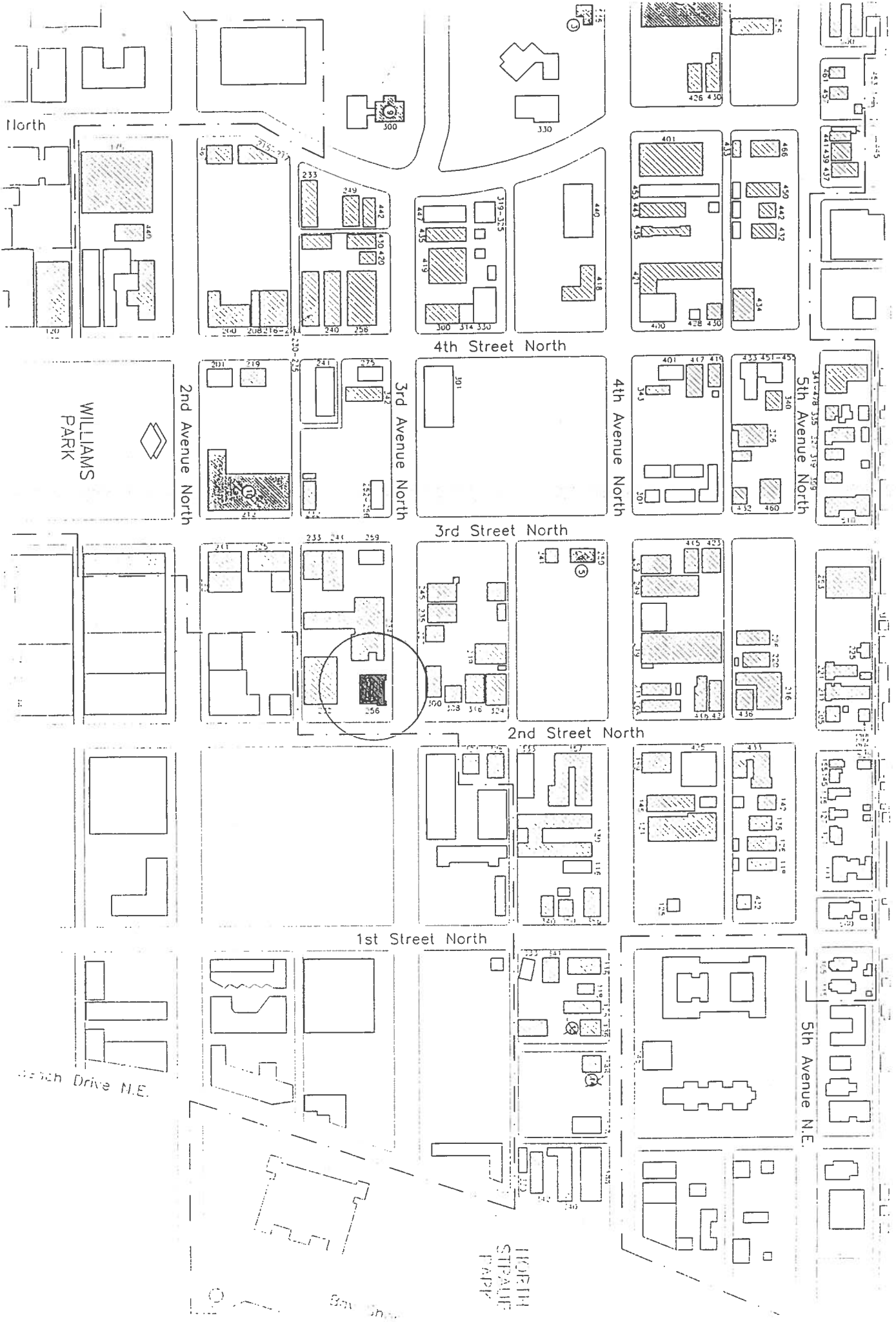
1st Street North

5th Avenue N.E.

NORTH
STRAUP
PARK

Branch Drive N.E.

Box 100





FLORIDA MASTER SITE FILE
Site Inventory Form

Site No. 8 Pi 3098

Site Name Martha Washington Hotel
Address of Site 234 3rd Avenue North
Instruction for locating _____

Survey Date June-Aug. 1986

Location revised 16 N $\frac{1}{2}$ of 3 and all of Lots 4, 5, 6
Subdivision name block no. lot no.

County Pinellas

District name if applicable NA

Owner of Site: Name Washington T.B. Hotel, LTD.

Address 234 3rd Avenue North

St. Petersburg, FL 337 01

Type of Ownership partnership

Recording Date June-August 1986

Recorder: Name & Title Susan Tate, AIA (Preservation Architect)

Address P.O. Box 2929

St. Petersburg, FL 33731

Condition of Site:

Integrity of Site:

Original Use Hotel

Check One

Check One or More

☐ Excellent

☒ Altered

Present Use Hotel

☐ Good

☐ Unaltered

Dates 1924

☒ Fair

☐ Original Use

Cultural/Phase American

☐ Deteriorated

☐ Restored/Date

Period 20th Century

☐ Moved/Date

NR Classification Category -

Date listed on NR -

Threats to Site:

Check One or More

☐ Zoning

☐ Transportation

☐ Development

☐ Fill

☐ Deterioration

☐ Dredge

☐ Borrowing

☒ Other (See Remarks Below)

Current Renovation

Areas of Significance: Architecture

Significance:

This is a good example of Colonial Revival style in a downtown hotel, built in 1924. It is detailed with broad columned single story entry, arched dormers and keystone flat arches.

Architect _____
 Builder _____
 Style and/or Period Colonial Revival
 Plan Type I-shape
 Exterior Fabric(s) Stucco
 Structural System(s) _____
 Porches Front
 Orientation North
 Foundation Continuous
 Roof Type _____
 Secondary Roof Structure(s) _____
 Roof Surfacing _____
 Window Type _____
 Ornament Exterior Hotel Sign "Your Florida Home"
 Chimney _____
 Chimney Location _____
 No. of Chimneys _____ No. of Stories _____
 No. of Dormers _____ Outbuildings _____
 Surroundings Commercial and Multi-family
 Map Reference (incl. scale & date) _____

Latitude and Longitude:

° ' " ° ' "

Site Size (Approx. Acreage of Property) _____

LOCATION SKETCH OR MAP

N

Township	Range	Section

UTM Coordinates:

Zone Easting Northing

Photographic Records Number _____

Please attach Photographic Print

Page 1
☒ original
☐ update

**HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE**
Version 1.1: 3/89

Site # PI3098
Recorder # 86-68

SITE NAME THE HERITAGE
HISTORIC CONTEXTS BOOM TIMES, DEPRESSION/NEW DEAL, MODERN
NAT. REGISTER CATEGORY BUILDING
OTHER NAMES OR MSF NOS MARTHA WASHINGTON HOTEL
COUNTY PINELLAS OWNERSHIP TYPE PRIVATE - PARTNERSHIP
PROJECT NAME OLD SE / PARTIAL CITY SURVEY / ST. PETE: DLG DHR NO 3608
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 234 3RD AVENUE N CITY ST. PETERSBURG
VICINITY OF / ROUTE TO DOWNTOWN, S. SIDE OF 3RD AVE N, BETWEEN
2ND ST N AND 3RD ST N
SUBDIVISION REVISED MAP - ST. PETE BLOCK NO 16 LOT NO 4-6, PART OF 3
PLAT OR OTHER MAP E-4 PLANNING DEPT. KRESS BLDG 475 CENTRAL AVE
TOWNSHIP 31S RANGE 17E SECTION 19 1/4 1 1/4-1/4
IRREGULAR SEC? - y X n LAND GRANT
USGS 7.5' MAP ST. PETERSBURG 1956 PR 1987
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE D M S LONGITUDE D M S

HISTORY

ARCHITECT: F C. M W. L FULWOOD (1937)
BUILDER: F M L UNKNOWN
CONST DATE 1928 CIRCA C RESTORATION DATE(S):
MODIFICATION DATE(S): 1931 1937, 1986
MOVE: DATE ORIG LOCATION
ORIGINAL USE(S) HOTEL
PRESENT USES(S) HOTEL

DESCRIPTION

STYLE MASONRY VERNACULAR
PLAN: EXTERIOR T-SHAPED
INTERIOR
NO.: STORIES 4 OUTBLDGs 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) STRUCTURAL CLAY TILE
EXTERIOR FABRIC(S) STUCCO
FOUNDATION: TYPE CONTINUOUS MATLS
INFILL
PORCHES N PORCH AND PORTE COCHERE / 1 STORY / SIMPLE HEAVY COLUMNS / 7 BAY / N
ROOF: TYPE HIP SURFACING COMPOSITION SHINGLES
SECONDARY STRUCS.
CHIMNEY: NO MTLS LOCNS
WINDOWS DHS 1/1

EXTERIOR ORNAMENT

CONDITION EXCELLENT SURROUNDINGS URBAN
NARRATIVE (general, interior, landscape, context; 3 lines only)
MEMBERS OF THE HELLT FAMILY OWNED AND OPERATED THE MARTHA WASHINGTON
HOTEL FROM THE TIME THE FIRST 3-STORY 24-ROOM SECTION WAS BUILT IN 1928,
NOW "THE HERITAGE," IT WAS RENOVATED IN THE MID-1980S AND INCLUDES AN
ENORMOUS NEW PORTE COCHERE.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? - y X n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS



2343RD AVE N

(COCKROACH BAY)
4439 11 NE



QUADRANGLE LOCATION

Revisions shown in purple and woodland compiled in cooperation with State of Florida agencies from aerial photographs taken 1984 and other sources. This information not field checked
Map edited 1987

Purple tint indicates extension of urban areas
Light purple tint indicates reclaimed strip mine areas

ROAD CLASSIFICATION	
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
○ Interstate Route	○ U. S. Route ○ State Route

ST. PETERSBURG, FLA.
27082-G6-TF-024

1956
PHOTOREVISED 1987
DMA 4439 I SW - SERIES V847

HISTORICAL STRUCTURE FORM

Site #8: PI03098

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 200104

Recorder #: ** blank **

Field Date: 04/06/2001

Form Date: 04/20/2001

Site name(s): THE HERITAGE HOTEL

[Other name(s)]: MARTHA WASHINGTON HOTEL

Mult. list #: ** blank ** PI 10648

Survey names: ST. PETERSBURG PRESERVATION INC. SURVEY

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 234/**/3RD/Avenue/North

Cross streets nearest/between: BETWEEN 3RD AND 2ND STREET NORTH

City/town: ST. PETERSBURG

In current city limits? Definitely within the limits of city

County: PINELLAS

Tax parcel #: ** blank **

Subdivision name: ** blank **

Block: ** blank **

Lot no.: ** blank **

Ownership type: ** blank **

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): EAST ON 4TH AV N, TURNS ON 1ST ST N, ON WEST SIDE OF 1ST ST N

MAPPING

USGS map name/year of publication or revision: ST. PETERSBURG/1956

Township/Range/Section/Qtr: 31 South/17 East/19/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/338750/3073160

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Masonry Vernacular: Brick, block, stone; any date

[Other style]: ** blank **

Exterior plan: Irregular

[Other exterior plan]: ** blank **

No. stories: 2/5

Structural system(s): Concrete block

[Other structural system(s)]: ** blank **

Foundation types: Continuous

[Other foundation type]: ** blank **

Foundation materials: Not specified by surveyor

[Other foundation materials]: ** blank **

Exterior fabrics: Stucco

[Other exterior fabrics]: ** blank **

Roof types: Flat

[Other roof types]: ** blank **

Roof materials: Unspecified by surveyor

PI 3098

[Other roof materials]: ** blank **

Roof secondary structures (dormers etc): Eye brow dormer

[Other roof secondary structures]: ** blank **

Chimney no.: ** blank **

Chimney materials: ** blank **

[Other chimney materials]: ** blank **

Chimney locations: ** blank **

Windows (types, materials, etc.): 1 OVER 1 VINYL REPLACEMENTS, PAIRED

Main entrance (stylistic details): WOOD DOUBLE DOORS WITH GLASS INSET PANELS

of open porches: ** blank **

of closed porches: ** blank **

of incised porches: ** blank **

Porch locations: ** blank **

Porch roof types: ** blank **

Exterior ornament: SHINGLE OVERHANGS, LARGE ROUND COLUMNS, SHUTTERS ON 1ST FLOOR WINDOWS

Interior plan: Irregular

[Other interior plan]: ** blank **

Condition: ** blank **

Narrative description: ** blank **

Commercial surroundings (proportion): Some cultural resources show quality (>10%-<50%)

Residential surroundings (proportion): Most cultural resources show quality (>50%-<90%)

Institutional surroundings (proportion): No/few cultural resources show quality (<10%)

Undeveloped surroundings (proportion): No/few cultural resources show quality (<10%)

Ancillary features (no., outbldgs, etc.): ** blank **

Artifacts or other remains: ** blank **

FMSF Archaeological form completed? No: Archaeological Form not done

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1920+

Architect (last name first): ** blank **

Builder (last name first): ** blank **

Change status/year changed/date noted/nature: ** blank **

Original, intermediate, present uses/year started/year ended: Hotel/**/**

[Other uses]: HOLIDAY INN

Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: Florida Site File search for this property: Windshield**, Local tax records only

[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ** blank **

Local register eligible for: ** blank **

Individually elig. for Nat. Register? ** blank **

Potential contributor to NR district? ** blank **

Area(s) of historical significance: ** blank **

[Other historical associations]: ** blank **

Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): PANAMERICAN CONSULTANTS, INC.


Recorder address and phone: 1207 N. HIMES, SUITE 5, TAMPA, FL 33607

PI 3098

Recorder affiliation: ** blank **

[Other affiliation]: ** blank **

Is text-only supplement file attached? ** blank **



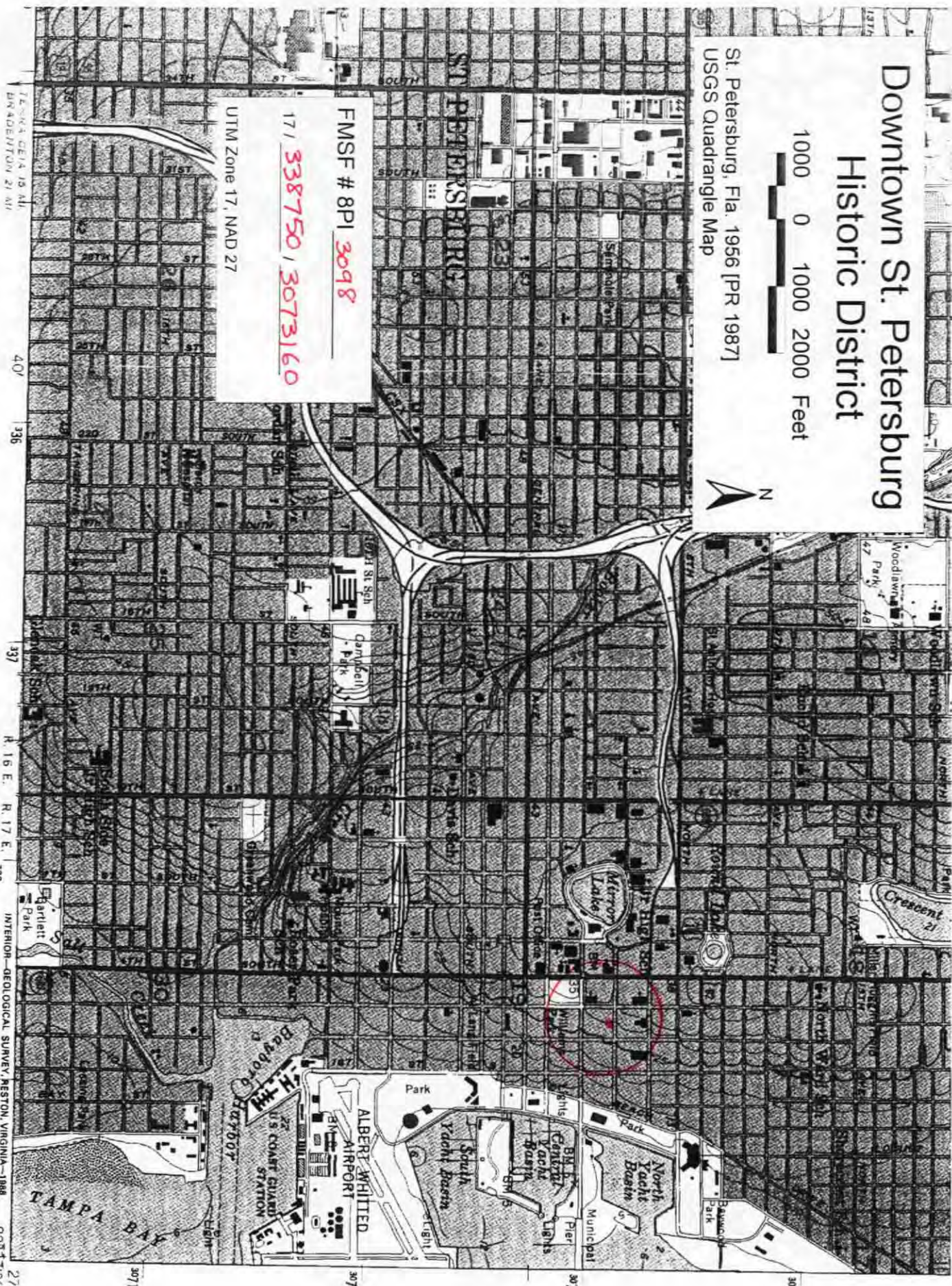
Downtown St. Petersburg Historic District

1000 0 1000 2000 Feet

St. Petersburg, Fla. 1956 [PR 1987]
USGS Quadrangle Map

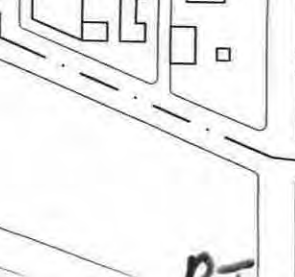
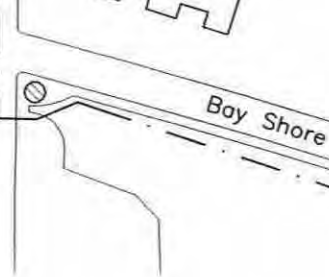
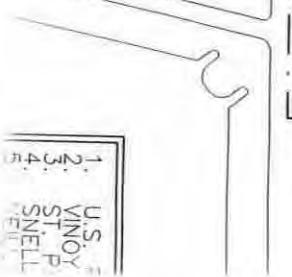
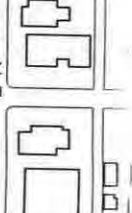
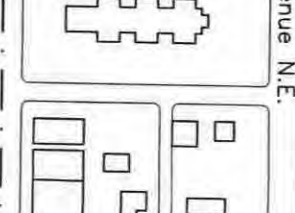
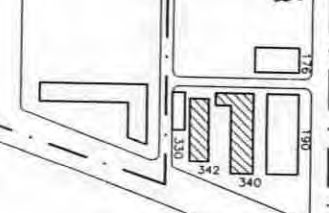
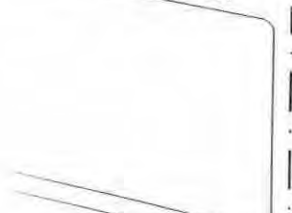
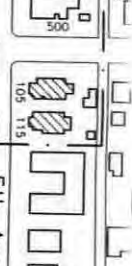
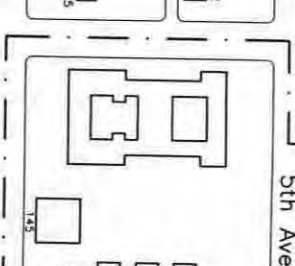
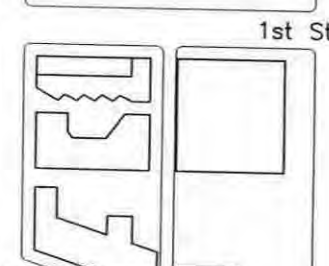
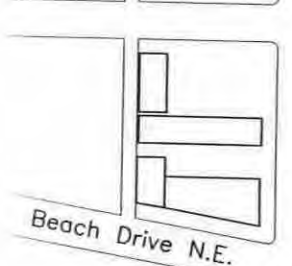
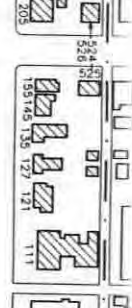
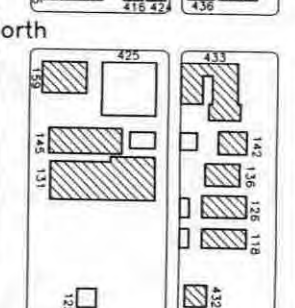
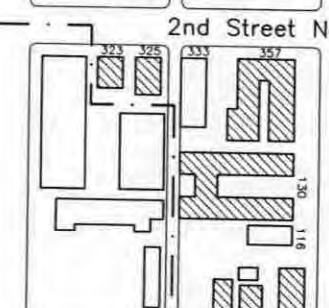
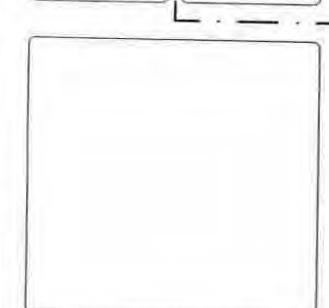
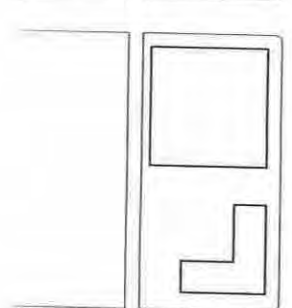
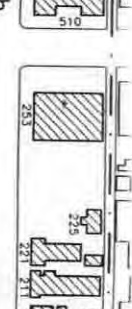
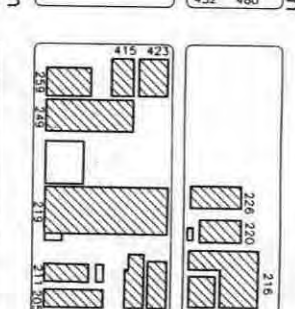
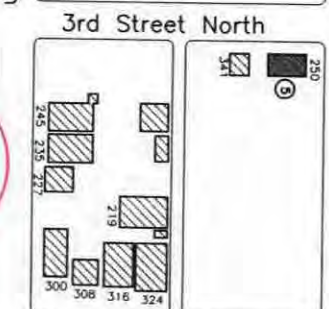
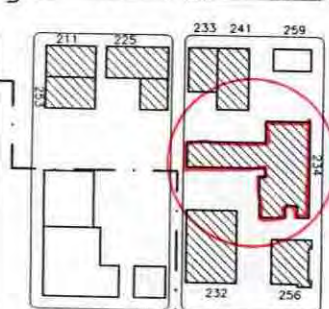
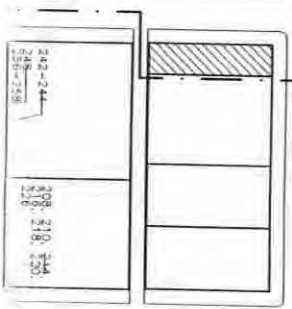
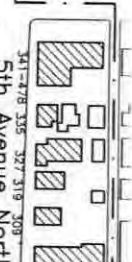
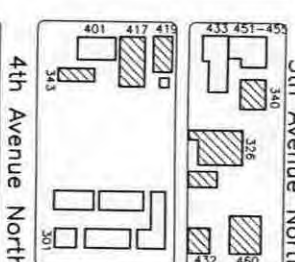
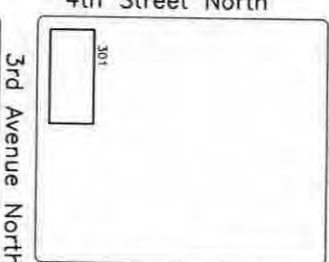
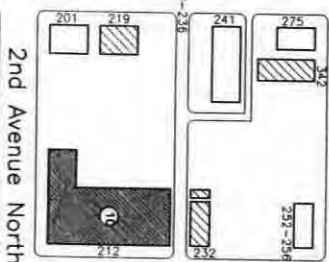
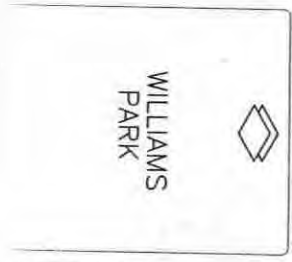
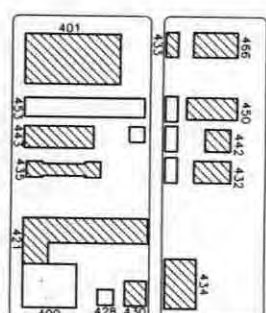
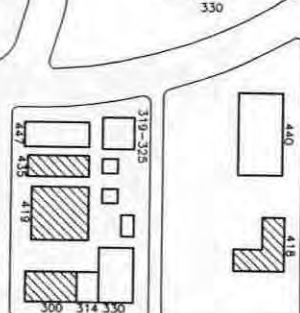
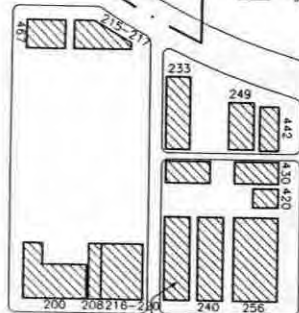
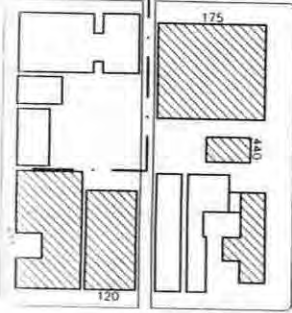


FMSF # 8PI 3098
17 / 338750 / 3073160
UTM Zone 17, NAD 27



PI 3098

et North



1. 2. 3. 4. 5. U.S. VINOY ST. SNELL

PI 3098



Pi3098

ST. PETE
234 3RD AVE N
92-2 #29

LOOKING SW



P: 3098



ST. PETE
234 3RD AVE N
A2-2 #25

P:3098

LOOKING S



234 3rd Ave. North

St. Pete

"Martha Washington Hotel / Heritage Hotel"

BPI 3098

SPPI

3/99

N

exp. 13/roll8