



**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** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, January 6, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. 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.: 20-31000011 PLAT SHEET: J-29

REQUEST: Approval of a modification to a previously approved Site Plan and Special Exception use for a House of Worship in the NS-1 zoning district.

OWNER: Pinellas Community Church, Inc
5501 31st Street South
Saint Petersburg, Florida 33712

AGENT: H. Duane Milford
7720 Pullara Drive
Odessa, Florida 33556

ADDRESS: 5501 31st Street South

PARCEL ID NO.: 11-32-16-69630-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-1)

SITE AREA TOTAL: 382,456 square feet or 8.78 acres

GROSS FLOOR AREA:

Existing:	24,691 square feet	0.06 F.A.R.
Proposed:	24,691 square feet	0.06 F.A.R.
Permitted:	114,737 square feet	0.30 F.A.R.

BUILDING COVERAGE:

Existing:	22,771 square feet	6 % of Site MOL
Proposed:	22,771 square feet	6 % of Site MOL
Permitted:	114,737 square feet	30 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	97,461 square feet	26 % of Site MOL
Proposed:	111,333 square feet	29 % of Site MOL
Permitted:	210,350 square feet	55 % of Site MOL

OPEN GREEN SPACE:

Existing:	285,030 square feet	74 % of Site MOL
Proposed:	271,124 square feet	71 % of Site MOL

PAVING COVERAGE:

Existing:	74,690 square feet	20 % of Site MOL
Proposed:	88,562 square feet	23 % of Site MOL

PARKING:

Existing:	42 paved, 122 grass; including 7 handicapped spaces
Proposed:	42 paved, 194 grass; including 7 handicapped spaces
Required	165 total; including 6 handicapped spaces

BUILDING HEIGHT:

Existing:	35 feet
Proposed:	35 feet
Permitted:	50 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040 of the Municipal Code for the review of a House of Worship which is a Special Exception use within the NS-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a special exception and site plan modification to add additional grass parking with asphalt drive aisles over and above what was previously approved.

History: The property was originally developed as a church in 1959 and is considered a Special Exception House of Worship use in the NS-1 Zoning District. Between 1959 and 1977, numerous modifications and additions were permitted. Since 1977, the former Environmental

Development Commission (EDC) considered four (4) modifications to the original site plan and one (1) administratively approved modification was granted by the POD.

- **October 1989 (EDC Case No. SE-1343)** – Requesting approval of a sign variance. The application was withdrawn at the public hearing.
- **Late 1997 (MOL)** – Maximo Heights Baptist Church donates church property and buildings to Pinellas Community Church (current owner).
- **January 1998 (EDC Case No. SE-1343(B))** – Requesting approval to locate two (2) temporary trailers in the northern portion of the site to be used as church offices for a maximum period of two (2) years. Also requested a two-year deferral of the requirement to plat the property. The applicant's narrative submitted for this request (copy attached) noted that the portable buildings would only be temporarily necessary and that they intended to raise the money to build permanent office space within two (2) years. The narrative noted that the property would be platted within the two-year limit, regardless of the church's ability to construct permanent office space within the anticipated time frame. The application was approved and the two (2) portable buildings were installed. The offices were to be removed from the premises and the property was to be platted by January 30, 2000.
- **August 26, 1999 (EDC Case No. SE-1343(C))** – Requesting approval to locate three (3) additional portable buildings in the western portion of the site for a total of two (2) years. The applicant's narrative submitted for this request (copy attached) noted that the three (3) additional portable buildings would only be temporarily necessary and that they intended to raise the money to build permanent office space within two (2) years. The application was approved subject to the conditions associated with the previous case and added a condition specifying that the three (3) portable classroom buildings be removed from the site no later than August 30, 2002.
- **August 4, 2004 (EDC Case 04-32000028)** – Requesting approval of a site plan modification to construct a 12,500 square foot sanctuary with a variance to grassed parking.
- **August 6, 2020 (DRC Case 20-31000011)** – Requesting administrative approval of a minor modification to a previously approved site plan to add additional days to an existing day school use. This request was granted administratively to allow for the existing day school use within the church to operate Monday through Friday.

Current Proposal: The Applicant proposes to expand the current parking area located on the west of the property westward, increasing the number of grass parking spaces. The proposal will eliminate the current gravel drive aisles and replace them with an 18-foot wide asphalt surface. The number of parking spaces on the property would increase from 164 total to 236 total. The number of paved parking spaces would remain unchanged. Grass/pervious parking spaces would minimize the impervious surface coverage while increasing the useful capacity of the property.

The area proposed for expansion is located between church campus to the east and Interstate 275 to the west and contains a variety of oak and pine tree species. This area is largely

overgrown with vines, brush, and invasive species with few specimen trees or vegetation worthy of major preservation efforts as identified by the City's Urban Forester. Reforesting the property with Florida-native pine species where appropriate is recommended to mitigate for loss of forested area.

Public Comments: No public comments have been received as of the date of this report.

III. RECOMMENDATION:

- A. Staff recommends **APPROVAL** of the modification to a previously approved Site Plan and Special Exception use for a House of Worship in the NS-1 zoning district, subject to the conditions of this report.
- B. **SPECIAL CONDITIONS OF APPROVAL:**
1. The Applicant shall apply for a tree removal application and coordinate with the City's Urban Forester regarding the proposed removal of the vegetation on the west side of the property.
 2. The Applicant shall comply with the attached Engineering Memorandum dated December 21, 2020.
 3. This Special Exception/Site Plan approval shall be valid through January 6, 2023. 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 & DEVELOPMENT SERVICES 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 & Development Services 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 trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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

- A. The use is consistent with the Comprehensive Plan. The House of Worship use is an allowable Special Exception Use in the NS-1 Zoning District.
- B. The subject property has valid and appropriate land use and zoning designations for the proposed House of Worship use.
- C. No adverse impacts on pedestrian or vehicular traffic have been identified by City staff. Staff have reviewed the plan and concurs with the findings of the study.
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping have been reviewed and no adverse impacts have been identified.
- E. A traffic impact report is not required for the scope of this project as identified by the City's Transportation & Parking Department.
- F. No adverse drainage impacts were identified by the City's Engineering Department. Final engineered plans and permits will be required to ensure compliance with all required codes.
- G. Signs, if presented by the applicant, are required to comply with the City's Sign Regulations.
- H. Orientation and location of the buildings, improvements, and open space have been evaluated in relationship to the neighborhood and the characteristics of the site. The proposed plan and the stated conditions of approval are appropriate in the balancing of these considerations.
- I. The use is compatible with the natural environment and neighborhood, and any historic or archaeological sites (if applicable) that may be adjacent to the property.

- J. There is no identifiable concentration of similar uses within the immediate vicinity and therefore no detrimental effects on nearby property values.
- K. There is no identifiable concentration of similar uses within the immediate vicinity and therefore no detrimental effects on living or working conditions in the neighborhood.
- L. Appropriate measures have been implemented to provide adequate setbacks, screens, buffers, and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient to accommodate the proposed use without the creation of identifiable adverse impacts.
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation are considered and protected in the proposed project with the recommended conditions of approval.
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts have been considered and reviewed by City Staff;
 - 1. The site is **within** an Archaeological Sensitivity Area (Level 2) (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **within** a flood hazard area (AE Zone) (Chapter 16, Article 16.40, Section 16.40.050).
- P. The request does not affect the availability or capacity of hurricane evacuation facilities.
- Q. The request 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 land use of the subject property is: Institutional (I)

The land uses of the surrounding properties are:

North: Planned Redevelopment Mixed-Use (PR-MU)

South: Residential Urban (RU)

East: Planned Redevelopment Mixed-Use (PR-MU)

West: N/A (Interstate 275)

Report Prepared By:



12/29/2020

Michael Larimore, Planner I
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

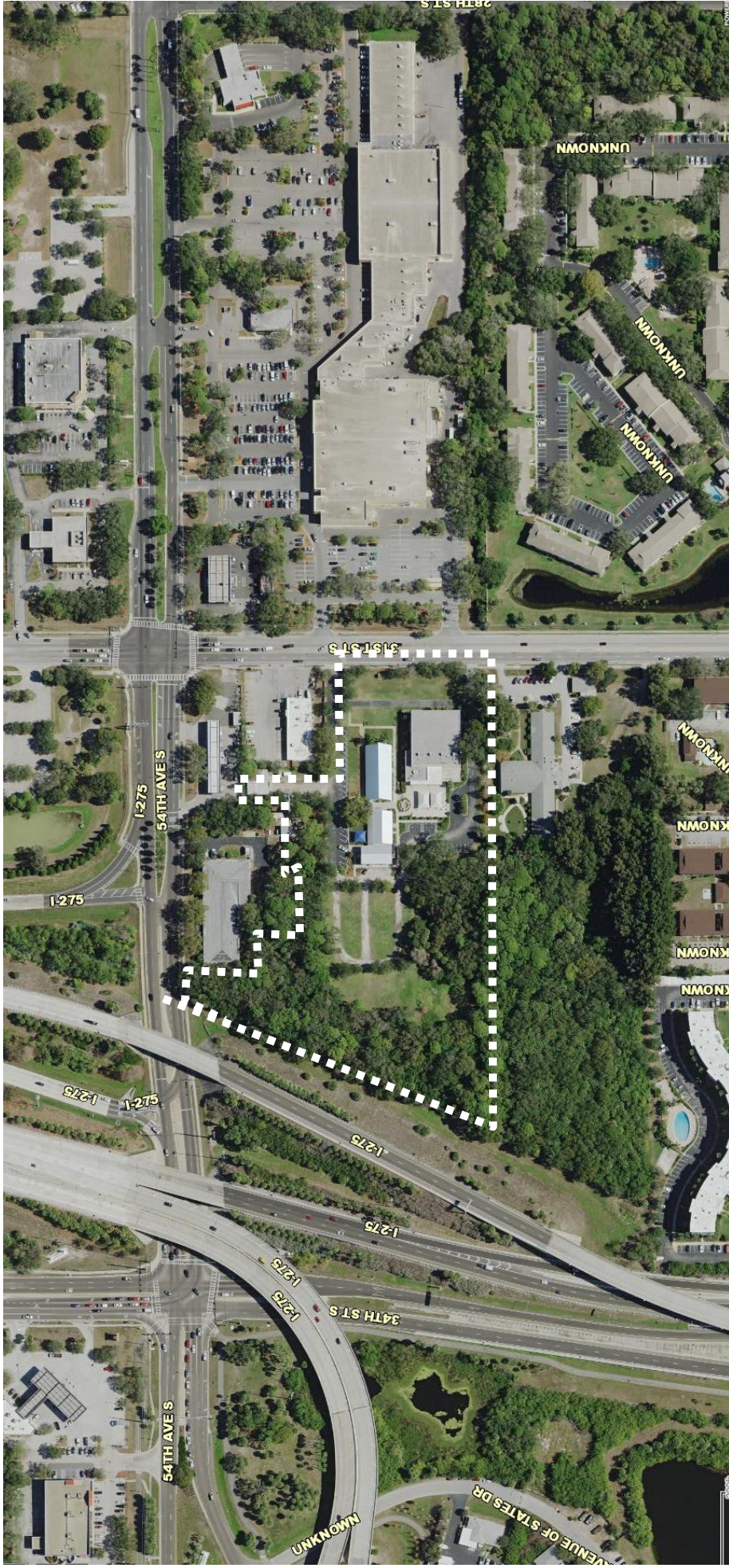


12/29/2020

Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

Attachments: Location Map, Application including Site Plan and Landscape Plan, Engineering Memorandum dated December 21, 2020



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-31000011
Address: 5501 31st Street South





SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. 20-31000011

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Pinellas Community Church, Inc.	
Street Address:	5501 31st Street South
City, State, Zip:	St. Petersburg, FL 33712
Telephone No:	727-866-1184 Email: mcanfield@pinellaschurch.com
NAME of AGENT OR REPRESENTATIVE: H. Duane Milford	
Street Address:	7720 Pullara Drive
City, State, Zip:	Odessa, FL 33556
Telephone No:	813-731-0052 Email: duane@mphcivil.com
NAME of ARCHITECT or ENGINEER:	
Company Name:	MPH Civil Consultants, Inc. Contact Name: H. Duane Milford
Telephone No:	813-731-0052
Website:	www.mphcivil.com Email: duane@mphcivil.com
PROPERTY INFORMATION:	
Address/Location:	5501 31st Street S. Email: mcanfield@pinellaschurch.com
Parcel ID#(s):	11-32-16-69630-001-0010
DESCRIPTION OF REQUEST: SPR for a minor modification to a previously approved SE & SPR	
PRE-APP MEETING DATE: 6/9/2020 STAFF PLANNER: Jennifer Bryla	

FEE SCHEDULE

SPECIAL EXCEPTION (SE)		SITE PLAN REVIEW (SPR)	
Special Exception (SE), General Application:	\$ 1,250.00	Site Plan Review (SPR), General, By Commission	\$ 1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
VARIANCES		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner/Agent*: _____ Date _____

*Affidavit to Authorize Agent required, if signed by Agent.



SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE					
1.	Zoning Classification: NS-1				
2.	Existing Land Use Type(s): Church				
3.	Proposed Land Use Type(s): Church				
4.	Area of Subject Property: 8.78 acres				
5.	Variance(s) Requested: Adding additional green parking over and above what was previously approved.				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	24,691	Sq. ft.		
	Proposed:	24,691	Sq. ft.		
	Permitted:	114,737	Sq. ft.		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.06	Sq. ft.		
	Proposed:	0.06	Sq. ft.		
	Permitted:	0.3	Sq. ft.		
8.	Building Coverage (first floor square footage of building)				
	Existing:	22,771	Sq. ft.	6	% of site
	Proposed:	22,771	Sq. ft.	6	% of site
	Permitted:	114,737	Sq. ft.	30	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	285,030	Sq. ft.	74	% of site
	Proposed:	271,124	Sq. ft.	71	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	9,139	Sq. ft.	10	% of vehicular area
	Proposed:	34,230	Sq. ft.	>10	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	74,690	Sq. ft.	20	% of site
	Proposed:	88,562	Sq. ft.	23	% of site



SPECIAL EXCEPTION SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)					
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	97,461	Sq. ft.	26	% of site
	Proposed:	111,333	Sq. ft.	29	% of site
	Permitted:	210,350	Sq. ft.	55	% of site
13.	Density / Intensity				
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>
	Existing:		Existing:	12	Existing:
	Proposed:		Proposed:	12	Proposed:
	Permitted:				
14 a.	Parking (Vehicle) Spaces				
	Existing:	42 paved / 122 grass*	includes	7	disabled parking spaces
	Proposed:	42 paved / 194 grass	includes	7	disabled parking spaces
	Permitted:	165**	includes	6	disabled parking spaces
	*Per Variance statement in 2004 approval. **Minimum required.				
14 b.	Parking (Bicycle) Spaces N/A				
	Existing:		Spaces		% of vehicular parking
	Proposed:		Spaces		% of vehicular parking
	Permitted:		Spaces		% of vehicular parking
15.	Building Height				
	Existing:	35	Feet	2	Stories
	Proposed:	N/A	Feet	N/A	Stories
	Permitted:	50	Feet	3	Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ No significant change				
	Note: Existing values are largely taken from proposed values on 2004 application.				
	Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.				



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name:

Pinellas Community Church

"This property constitutes the property for which the following request is made

Property Address: 5501 31st Street South, St. Petersburg, FL 33712

Parcel ID#: 11-32-16-69630-001-0010

Request: SPR for a minor modification to a previously approved SE & SPR

"The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): H. Duane Milford

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

I(we), the undersigned authority, hereby certify that the foregoing is true and correct

Signature (owner):

Mark Canfield, President, Pastor

Printed Name

Sworn to and subscribed on this date

Identification or personally known:

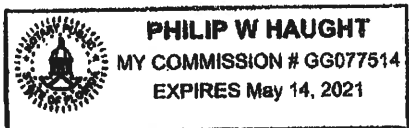
Personally Known

Notary Signature:

Date:

10/5/2020

Commission Expiration (Stamp or date):





st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

Mailed letter to FICO on Oct. 3, 2020; sent emails to CONA & Greater Pinellas CA on Oct. 3, 2020

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

Print copies with submittal and digital copies on CD provided with submittal.

2. Summary of concerns, issues, and problems expressed during the process

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 10/3/2020

Attach the evidence of the required notices to this sheet such as Sent emails.

H. Duane Milford

From: H. Duane Milford
Sent: Saturday, October 3, 2020 10:35 AM
To: 'variance@stpetecona.org'
Cc: 'Mark Canfield'; 'Jill Hogan'; 'Bill Icely'
Subject: Pinellas Community Church - 5501 31st Street South
Attachments: Pinellas Community Church_SPR Appl.pdf; Pinellas Community Church Site Improvements Plan_MPH.pdf

Ms. Judy Landon / Council of Neighborhood Associations:

In accordance with City of St. Petersburg pre-permitting requirements, we are notifying you of our intent to apply to the City for improvements to the Church site.

Our application is attached, as is a notated copy of our site plan indicating the improvements that are being proposed.

Please contact the undersigned if you have any questions about our project.

H. Duane Milford, P.E.
MPH Civil Consultants, Inc.
813.731.0052

MPH Civil Consultants, Inc.

Civil Engineering Services

October 3, 2020

Federation of Inner-City Community Organizations
c/o Kimberly Frazier-Leggett
3301 24th Avenue South
St. Petersburg, FL 33712

RE: Pinellas Community Church
5501 31st Street South

Dear Ms. Kimberly Frazier-Leggett:

In accordance with City of St. Petersburg pre-permitting requirements, we are notifying you of our intent to apply to the City for improvements to the Church site. Our application is enclosed, as is a notated copy of our site plan indicating the improvements that are being proposed.

Please contact the undersigned if you have any questions about our project. Contact info is duane@mphcivil.com or 813-731-0052. Thank you!

Sincerely,
MPH Civil Consultants, Inc.

H. Duane Milford

H. Duane Milford, P.E.
President

P.O. Box 1121
Odessa, FL 33556
duane@mphcivil.com
813.731.0052

H. Duane Milford

From: H. Duane Milford
Sent: Saturday, October 3, 2020 10:30 AM
To: 'bellis05@me.com'
Cc: 'Mark Canfield'; 'Jill Hogan'; 'Bill Icely'
Subject: Pinellas Community Church - 5501 31st Street South
Attachments: Pinellas Community Church_SPR Appl.pdf; Pinellas Community Church Site Improvements Plan_MPH.pdf

Ms. Ellis / Greater Pinellas Point Civic Assoc. :

In accordance with City of St. Petersburg pre-permitting requirements, we are notifying you of our intent to apply to the City for improvements to the Church site.

Our application is attached, as is a notated copy of our site plan indicating the improvements that are being proposed.

Please contact the undersigned if you have any questions about our project.

H. Duane Milford, P.E.
MPH Civil Consultants, Inc.
813.731.0052

CONSTRUCTION PLANS FOR:

PINELLAS COMMUNITY CHURCH SITE IMPROVEMENTS

5501 31ST STREET SOUTH
ST. PETERSBURG, FLORIDA 33712

PINELLAS COUNTY, FL.

SECTION 11, TOWNSHIP 32 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



VICINITY MAP

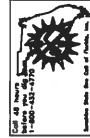
INDEX OF DRAWINGS

SHEET NO.	TITLE
C-1	COVER SHEET
C-2	EXISTING CONDITIONS, DEMOLITION PLAN & SURFACE WATER POLLUTION PREVENTION PLAN
C-3	PAVING, GRADING & DRAINAGE PLAN
C-4	HORIZONTAL CONTROL & LANDSCAPE PLAN
C-5	SITE DETAILS

SITE DATA

PARCEL ID NO.:	11-32-16-69500-001-000
SITE ADDRESS:	5501 31 st Street South, St. Petersburg
ZONING:	NS-1
EXISTING / PROPOSED USE:	Church
TOTAL AREA:	8.78 AC.
EXISTING IMPERVIOUS AREA:	97,461 SQ.FT.
PROPOSED IMPERVIOUS AREA:	111,333 SQ.FT.
PARKING REQUIRED:	165 SPACES (NO CHANGE FROM PRIOR PLAN APPROVAL)
PARKING PROVIDED:	238 SPACES (42 PAVED, 7 OF WHICH ARE HCP ACCESSIBLE, 164 GRASS)
WATER SERVICE:	NO CHANGE
SEWER SERVICE:	NO CHANGE
SOLID WASTE SERVICE:	NO CHANGE

THIS ENGINEER WILL BE CONSULTED FOR ANY INTERPRETATIONS OR REVISIONS REQUIRED AND NECESSARY OR REQUIRED FOR WORK CONFORMING TO THE SPECIFICATIONS, STATE OF FLORIDA DEPT. OF TRANSPORTATION, STANDARD SPECIFICATIONS, LATEST EDITION. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE HILLSBOROUGH COUNTY STANDARDS AND SPECIFICATIONS.



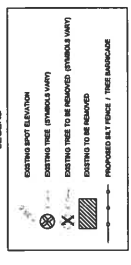
- UTILITIES:**
- WATER & WASTEWATER**
CITY OF ST. PETERSBURG
WATER RESOURCES
315 3rd AVENUE SOUTH
ST. PETERSBURG, FL 33713
727-886-7261
 - TELEPHONE**
FRONTIER COMMUNICATIONS
315 3rd AVENUE SOUTH
ST. PETERSBURG, FL 33713
727-562-4800
 - GAS**
CLEARWATER GAS SYSTEM
777 MARPLE STREET
ST. PETERSBURG, FL 33716
727-500-4496
 - ELECTRIC**
DANE ENERGY
315 3rd AVENUE SOUTH
ST. PETERSBURG, FL 33713
727-572-5151

OWNER / DEVELOPER:
PINELLAS COMMUNITY CHURCH
5501 31ST STREET SOUTH
ST. PETERSBURG, FL 33712
727-886-1184

CIVIL ENGINEER:
MPH Civil Consultants, Inc.
Civil Engineering Services
P.O. Box 1321
Odessa, FL 33556
www.mphcorp.com



SECTION 11, TOWNSHIP 33 SOUTH, RANGE 19 EAST
PINELLAS COUNTY, FLORIDA



DEMOLITION NOTES

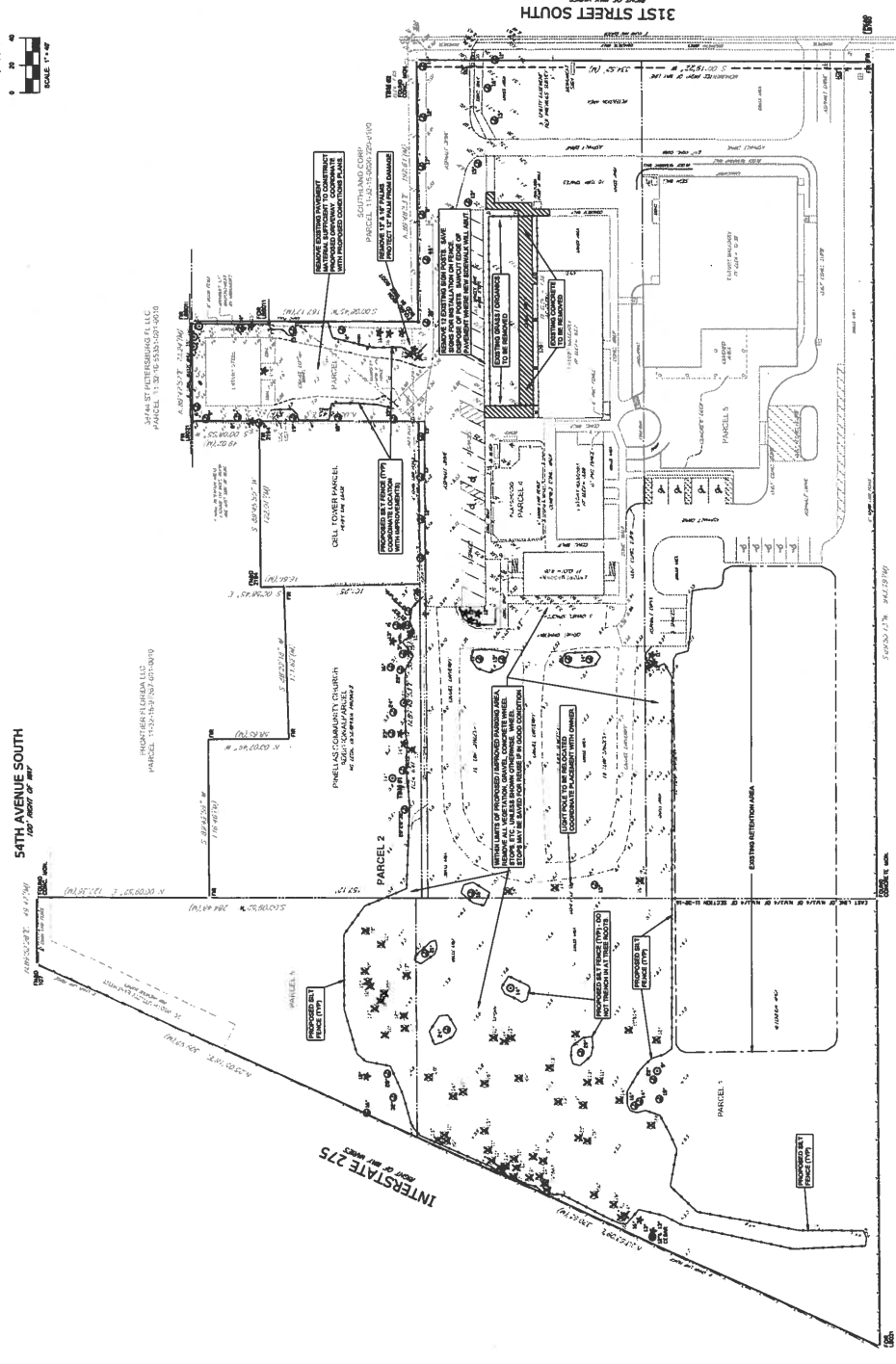
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THE DEMOLITION AND REMOVAL OF THE EXISTING IMPROVEMENTS AS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PINELLAS COUNTY TO DEMOLISH THE EXISTING IMPROVEMENTS.

CONSTRUCTION SURFACE WATER POLLUTION PREVENTION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A CONSTRUCTION EROSION/SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS COMPARABLE TO THE SWPPP FOR THE EXISTING IMPROVEMENTS AND SHALL SUBMIT THE SWPPP TO THE CITY OF PINELLAS COUNTY FOR REVIEW AND APPROVAL.
- THE SWPPP SHALL BE COMPLETED AND POSTED TO THE PROJECT SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SWPPP AND SHALL BE RESPONSIBLE FOR THE SWPPP.

PROTECTION OF EXISTING TREES AND NATURAL RESOURCES

- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE NECESSARY TO REMOVE VEGETATION BY GRADING OR TO PLACE SOIL EXPOSURE. EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND PRESERVED TO THE EXTENT OF AN EROSION CONTROL PLAN AS REQUIRED BY THE CITY OF PINELLAS COUNTY.
- ALL TREES AND NATURAL RESOURCES THAT ARE IDENTIFIED BY THE ENGINEER OR THE CITY OF PINELLAS COUNTY SHALL BE PROTECTED AND PRESERVED TO THE EXTENT OF AN EROSION CONTROL PLAN AS REQUIRED BY THE CITY OF PINELLAS COUNTY.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ANY REPAIRS TO EXISTING TREES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.



EXISTING CONDITIONS, DEMOLITION & SURFACE WATER POLLUTION PREVENTION PLAN

PINELLAS COMMUNITY CHURCH SITE IMPROVEMENTS

DATE: 06/17/2009
 DRAWN BY: J. L. ...
 CHECKED BY: ...
 APPROVED BY: ...

CHRYSLER FINANCIAL SERVICES

11700 E. ...
 ...
 ...

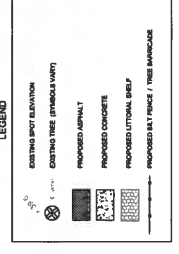
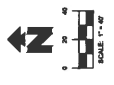
PROPOSED IMPROVEMENTS

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

PROPOSED IMPROVEMENTS

DATE: 06/17/2009
 DRAWN BY: ...
 CHECKED BY: ...
 APPROVED BY: ...

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



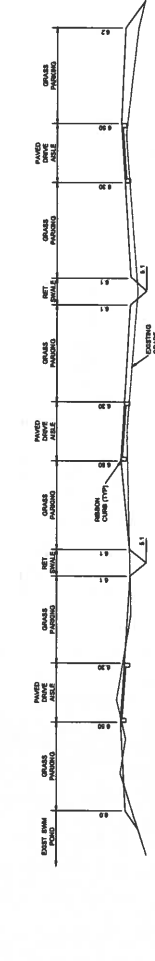
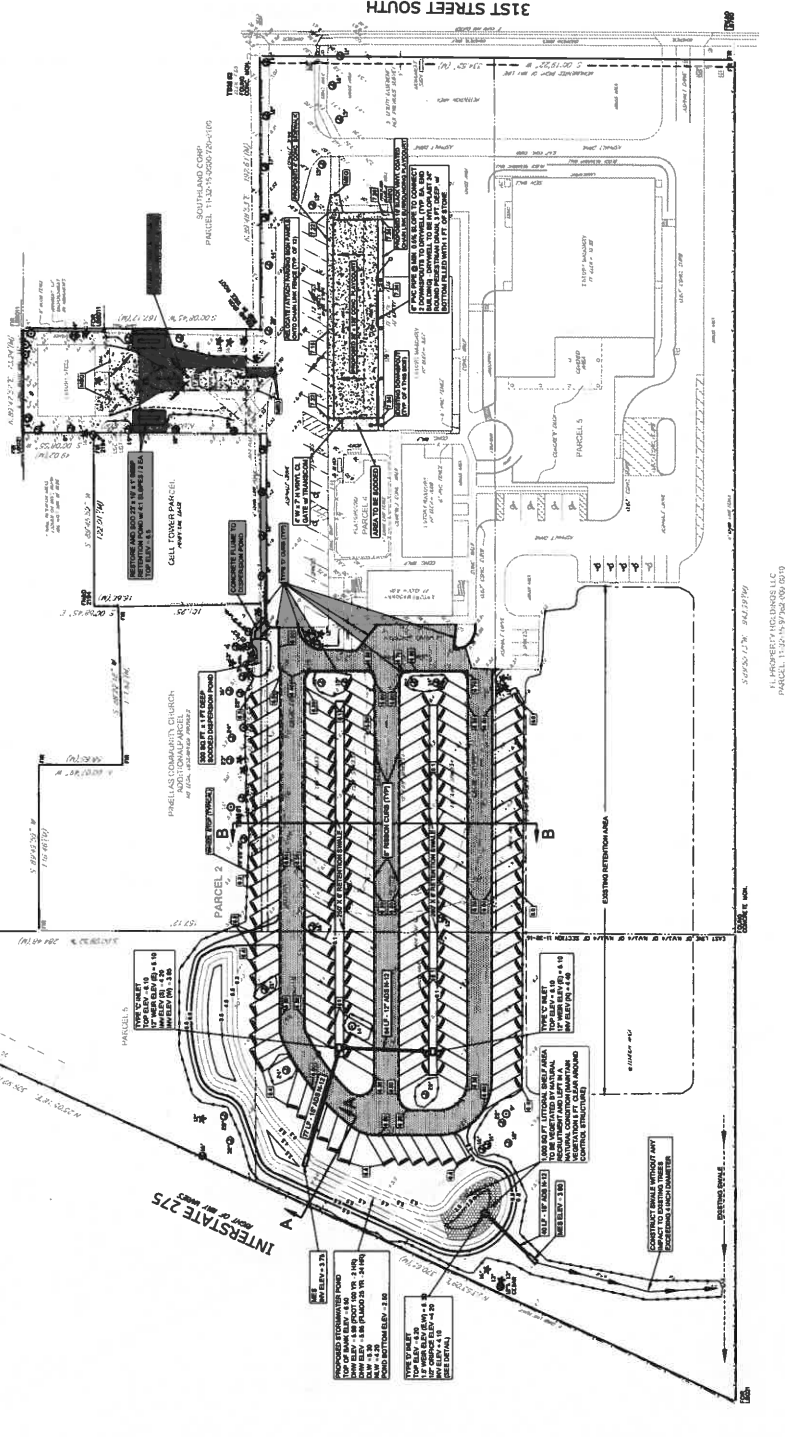
PLAN NOTES

- THE SITE LOCATION IS SHOWN ON THE PINELLAS COUNTY ZONING MAP AND THE INFORMATION THEREIN SHALL BE A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AND VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION WORKS SHALL BE RESOLVED TO THE CONTRACTOR'S FAVOR.
- NO CONSTRUCTION OPERATIONS OR EQUIPMENT SHALL BE PERMITTED TO OCCUR WITHIN THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- NO CONSTRUCTION SHALL OCCUR ON THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- NO CONSTRUCTION OPERATIONS OR EQUIPMENT SHALL BE PERMITTED TO OCCUR WITHIN THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- NO CONSTRUCTION SHALL OCCUR ON THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.
- CONSTRUCTION SHALL BE LIMITED TO THE PROTECTED ZONES OF EXISTING TREES TO BE PRESERVED.

STORMWATER MAINTENANCE NOTES

- THE OWNER SHALL BE RESPONSIBLE FOR THE Ongoing MAINTENANCE OF THE STORMWATER SYSTEM IN ACCORDANCE WITH THE FOLLOWING:
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.
- STORMWATER SYSTEMS SHALL BE MAINTAINED ON A REGULAR BASIS.



PAVING, GRADING & DRAINAGE PLAN

PINELLAS COMMUNITY CHURCH
SITE IMPROVEMENTS

OWNER: PINELLAS COMMUNITY CHURCH
PROJECT NO: 16-00000000000000000000
DATE: 10/12/2020
SCALE: 1" = 10'

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/12/2020

NO.	DATE	DESCRIPTION	BY
1	10/12/2020	ISSUED FOR PERMIT	[Signature]
2	10/12/2020	ISSUED FOR PERMIT	[Signature]
3	10/12/2020	ISSUED FOR PERMIT	[Signature]
4	10/12/2020	ISSUED FOR PERMIT	[Signature]
5	10/12/2020	ISSUED FOR PERMIT	[Signature]

APRIL CONSULTANTS, INC.
14000 W. BAYVIEW BLVD., SUITE 100
P.O. BOX 1131
PINE HILLS, FL 33454
TEL: 813.333.9111
WWW.APRILCONSULTANTS.COM

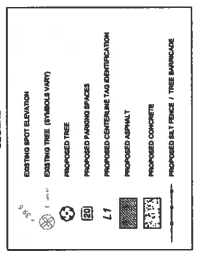
PROJECT NO: 16-00000000000000000000
DATE: 10/12/2020
SCALE: 1" = 10'

SECTION 11, TOWNSHIP 32 SOUTH, RANGE 18 EAST
PINELLAS COUNTY, FLORIDA

CENTERLINE GEOMETRY TABLES

LANE	LENGTH	CENTERLINE CURVE DATA		TOTAL STATION	CURVATURE CORRECTION
		PC	PT		
1	12.11	100.00	100.00	100.00	0.0000
2	12.11	100.00	100.00	100.00	0.0000
3	12.11	100.00	100.00	100.00	0.0000
4	12.11	100.00	100.00	100.00	0.0000
5	12.11	100.00	100.00	100.00	0.0000
6	12.11	100.00	100.00	100.00	0.0000
7	12.11	100.00	100.00	100.00	0.0000
8	12.11	100.00	100.00	100.00	0.0000
9	12.11	100.00	100.00	100.00	0.0000
10	12.11	100.00	100.00	100.00	0.0000
11	12.11	100.00	100.00	100.00	0.0000

54TH AVENUE SOUTH
100' WIDE OF HWY



PLANT MATERIAL LIST

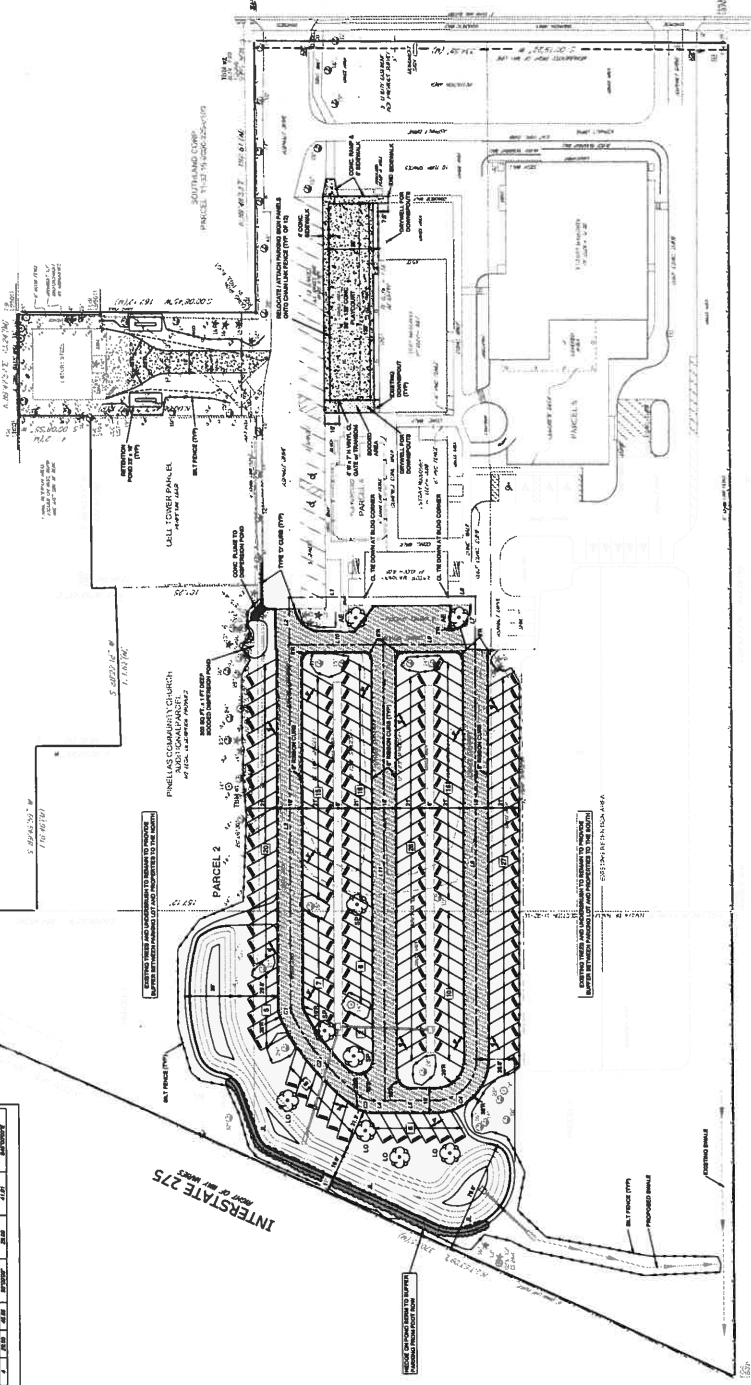
Plant Material	Botanical Name	Quantity	Remarks
1	1/4" x 1/4" x 1/4" x 1/4" x 1/4" x 1/4"	50	1/4" x 1/4" x 1/4" x 1/4" x 1/4" x 1/4"
2	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"	6	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"
3	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"	3	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"
4	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"	3	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"
5	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"	3	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"
6	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"	3	2" x 6" x 1/4" x 1/4" x 1/4" x 1/4"

LANDSCAPE AND IRRIGATION NOTES

- ALL PLANT MATERIALS TO BE INSTALLED WITHIN THE DUTY OF ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE SUBMITTED FOR YEAR AFTER THE DUTY OF ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE SUBMITTED FOR YEAR AFTER THE DUTY OF ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE SUBMITTED FOR YEAR AFTER THE DUTY OF ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE SUBMITTED FOR YEAR AFTER THE DUTY OF ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE SUBMITTED FOR YEAR AFTER THE DUTY OF ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE SUBMITTED FOR YEAR AFTER THE DUTY OF ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIALS SHALL BE SUBMITTED FOR YEAR AFTER THE DUTY OF ACCEPTANCE BY THE OWNER.

PROTECTION OF EXISTING TREES AND NATURAL RESOURCES

- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.
- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.
- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.
- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.
- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.
- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.
- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.
- EXISTING TREES AND NATURAL RESOURCES SHALL BE PROTECTED AND MAINTAINED TO REMAIN TO REMAIN BY THE OWNER OR SUBCONTRACTOR.



HORIZONTAL CONTROL & LANDSCAPE PLAN

PINELLAS COMMUNITY CHURCH

SITE IMPROVEMENTS

DATE: 10/27/2009
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 SCALE: AS SHOWN
 PROJECT NO.: 17-001
 SHEET NO.: 4 OF 5

CHUCK COOPER, P.E., LEED AP

CHUCK COOPER & ASSOCIATES, INC.

14500 Gandy Blvd., Suite 200
 Pinellas Park, FL 33781
 Phone: 727-425-1100
 Fax: 727-425-1101
 www.chuckcooper.com

DATE: 10/27/2009
SCALE: AS SHOWN
PROJECT NO.: 17-001
SHEET NO.: 4 OF 5

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

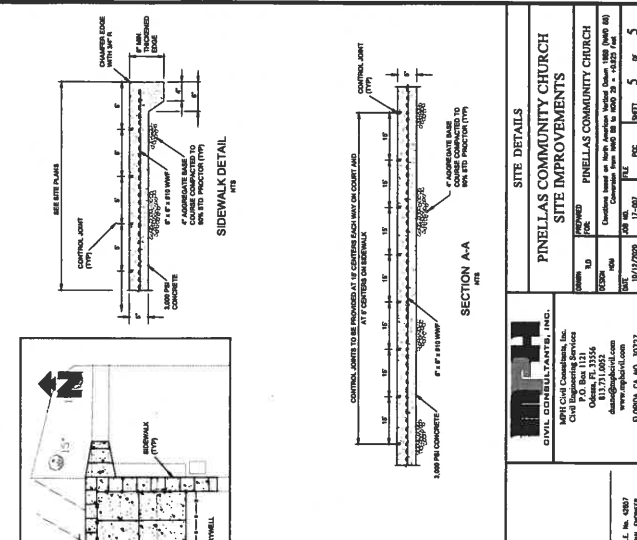
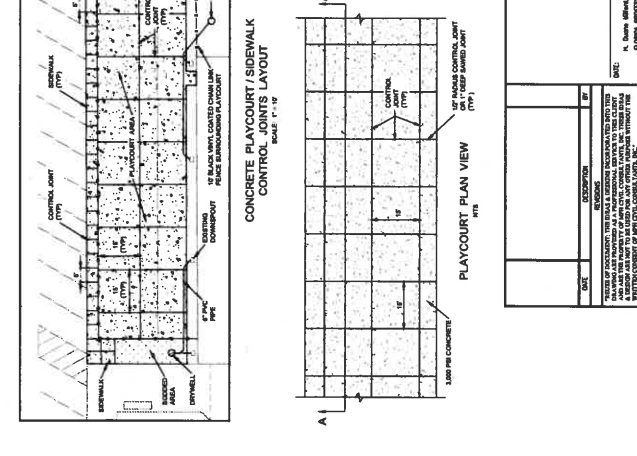
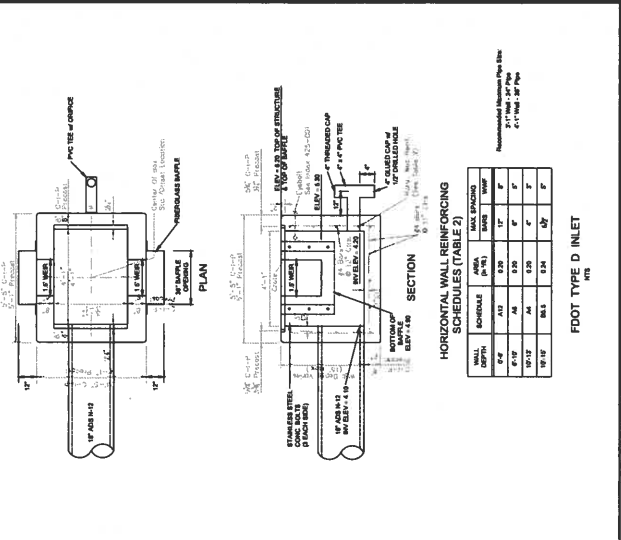
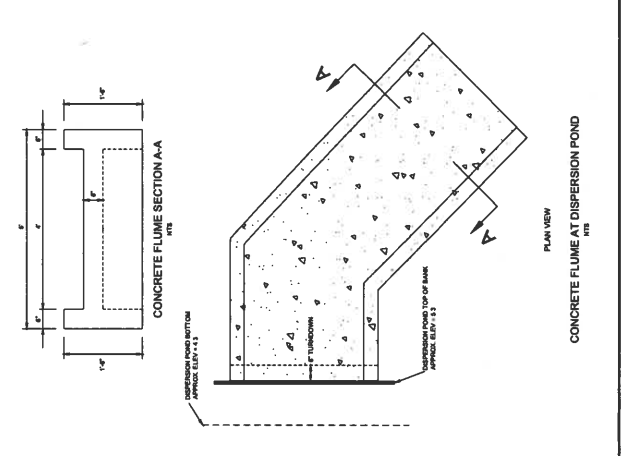
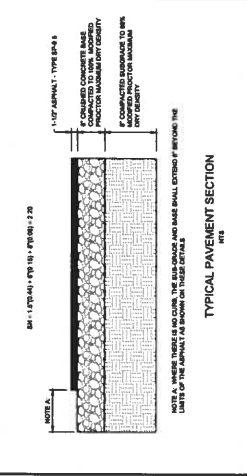
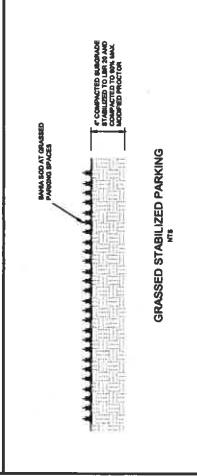
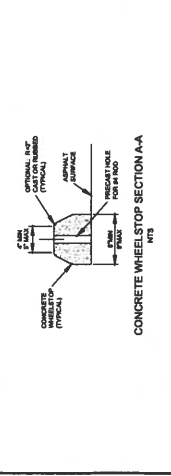
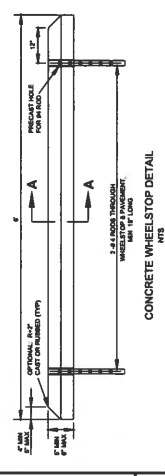
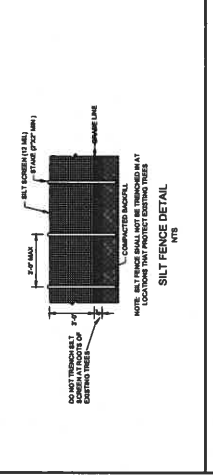
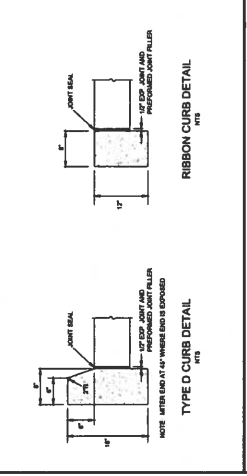
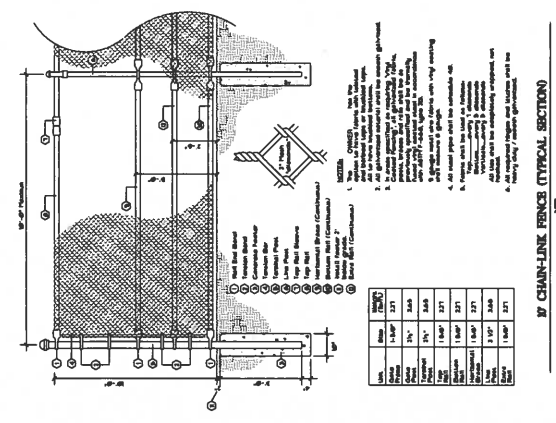
FLORIDA HIGHWAY DEPARTMENT

FLORIDA PROJECT NO. 17-001

SECTION 11, TOWNSHIP 32 SOUTH, RANGE 18 EAST

PINELLAS COUNTY, FLORIDA

DATE: 10/27/2009
SCALE: AS SHOWN
PROJECT NO.: 17-001
SHEET NO.: 4 OF 5



SITE DETAILS

PINELLAS COMMUNITY CHURCH
SITE IMPROVEMENTS

OWNER: PINELLAS COMMUNITY CHURCH
DESIGNER: CIVIL DESIGN PARTNERS, INC.
DATE: 10/17/2020
SCALE: 1" = 10'-00"

PROJECT NO: 17-600
SHEET NO: 5 OF 5

CIVIL DESIGN PARTNERS, INC.
10000 W. BAYVIEW BLVD., SUITE 100
DADE COUNTY, FL 33156
TEL: 305.415.1111
WWW.CDPARTNERS.COM

FLORIDA PROFESSIONAL ENGINEER
STATE NO. 12587
DATE: 10/17/2020

17' HIGH COURT CHAIN-LINK FENCE / GATE
ITS

1. The CHAIN-LINK FENCE SHALL BE CONSTRUCTED AS SHOWN ON THIS DRAWING.
2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	17' High Court Chain Link Fence	1	LINEAL FOOT
2	17' High Court Chain Link Fence	1	LINEAL FOOT
3	17' High Court Chain Link Fence	1	LINEAL FOOT
4	17' High Court Chain Link Fence	1	LINEAL FOOT
5	17' High Court Chain Link Fence	1	LINEAL FOOT
6	17' High Court Chain Link Fence	1	LINEAL FOOT
7	17' High Court Chain Link Fence	1	LINEAL FOOT
8	17' High Court Chain Link Fence	1	LINEAL FOOT
9	17' High Court Chain Link Fence	1	LINEAL FOOT
10	17' High Court Chain Link Fence	1	LINEAL FOOT

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

TO: Iris Winn, Administrative Clerk, Development Services Department
Jennifer Bryla, Planning & Development Services Zoning Official, Development Services
Michael Larimore, Planner I, Planning and Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: December 21, 2020

SUBJECT: Site Plan Modification

FILE: 20-31000011



LOCATION 5501 31st Street South
11/32/16/69630/001/0010

ATLAS: J-29 **ZONING:** Neighborhood Suburban Single-Family (NS-1)

REQUEST: Approval of major modification to a previously approved Site Plan and Special Exception use for a House of Worship in the NS-1 zoning district.

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

SPECIAL CONDITIONS OF APPROVAL:

1. This site has previously triggered compliance with the City Drainage and Surface Water Management regulations so all future project on this site will need to comply with water quality treatment and water quantity attenuation requirements 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. The proposed site paving, grading, and drainage plans, and drainage calculations shall include a proposed drainage basin map for the entire site which clarifies where water quality treatment and attenuation occurs and existing and proposed pond design elevations for the City's 10-year 1-hour design storm and water quality treatment elevations. The Engineer of Record shall review existing stormwater treatment and attenuation systems as part of the stormwater design for this project to provide assurance that they remain properly functioning, maintained per the design parameters, and achieving drawdown per current regulations.

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. Prior to approval of a plan, 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.

Prior to approval of a plan, 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. Please assure that the developer's design professional(s) coordinate with Duke Energy 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 equipment on-site and not within the public right of way. If you have not already done so, please initiate contact with Jeff.Baker3@duke-energy.com.

3. With the submittal of plans for construction permit issuance, provide verification that all existing on-site shared utility infrastructure are covered by bylaws or private maintenance agreements, etc. and provide a copy of the current legal agreement(s) to John.Palenchar@stpete.org of the City's Water Resources Department to update private maintenance entity contact information including name, address, and telephone number for all on-site private infrastructure. Also clearly show on the development plans all existing public easements containing public infrastructure and indicate the plat or other recorded instrument by which they were dedicated. The intent is to clearly identify public versus private infrastructure on all site plans going forward.

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

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

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.

6. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Code, 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.

7. This project may require an FDOT approval and drainage connection permit. The applicant's engineering is responsible to determine if a FDOT permit is required for the proposed modification to the site.

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. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the 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.

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.

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 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.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File