



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, **Commission member Matt Walker** 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.: 20-31000016 PLAT SHEET: E-30

REQUEST: Approval of a Site Plan modification to redevelop an existing mobile home park with a 415-unit residential development in the NSM-1 zoning district.

OWNER: SD St. Pete 454, LLC
2639 Professional Circle, Suite 101
Naples, Florida 34119

AGENT: R. Donald Mastry
Trenam Law
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 5475 3rd Lane North

PARCEL ID NOS.: 31-30-17-61389-000-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family (NSM-1)

SITE AREA TOTAL: 862,043 square feet or 19.79 acres

GROSS FLOOR AREA:

Existing:	66,850 square feet	0.08 F.A.R.
Proposed:	533,274 square feet	0.62 F.A.R.
Permitted:	N/A	

BUILDING COVERAGE:

Existing:	66,850 square feet	7.8% of Site MOL
Proposed:	175,121 square feet	20% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	401,661 square feet	47% of Site MOL
Proposed:	488,090 square feet	57% of Site MOL
Permitted:	560,328 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	460,382 square feet	53% of Site MOL
Proposed:	373,953 square feet	43% of Site MOL

PAVING COVERAGE:

Existing:	334,811 square feet	39% of Site MOL
Proposed:	312,969 square feet	36% of Site MOL

PARKING:

Existing:	225; including 0 handicapped spaces
Proposed:	790; including 16 handicapped spaces
Required	531; including 11 handicapped spaces

BUILDING HEIGHT:

Existing:	15 feet
Proposed:	48 feet
Permitted:	48 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 multi-family development which is a permitted use within the NSM-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a site plan modification for a previously approved site plan (20-31000003). The modification includes redeveloping the existing 150-unit mobile home park with a 415-unit residential development in the NSM-1 zoning district. The subject property is located on the north side of 54th Avenue North, east of 4th Street North in the Edgemoor Neighborhood.

Background:

On June 17, 2020, the Development Review Commission (DRC) approved a site plan modification and a large track development for a 297-unit multi-family development, and a variance to the specimen tree preservation (20-31000003). On May 1, 2019, the DRC approved a site plan for a 297-unit multi-family development and a variance to the maximum fence/wall height. (19-31000002). The applicant is still proposing to install an 8-foot tall fence and wall and utilize the reduction in specimen tree preservation as previously approved by the DRC.

Current Proposal:

The applicant is proposing a gated multi-family community consisting of apartments and carriage homes, a pool, outdoor amenity area and a club house. The main vehicular entrance into the development will be from 54th Avenue North with secondary vehicular access points from 1st Street Northeast and 4th Street North. The applicant proposes five 2-story carriage home buildings, two 5-story apartment buildings and four 4-story apartment buildings. Private garages will be provided on the ground floor of the carriage homes and 4-story apartment buildings. Structured parking will be provided on the ground floor of 5-story apartment buildings. There will be surface parking areas spread throughout the development. An existing lake is located along the western side of the subject property. A pedestrian sidewalk will ring the existing lake, providing access to the residents of the development. Pedestrian sidewalks will connect the buildings on site with each other and connect to the public sidewalks in the abutting rights-of-way.

The previously approved site plan was for a large track development that consisted of two-garden style apartments, seven-carriage houses, 22 courtyard styled houses and 23 townhomes for a total of 297-units. Vehicular access points were from 4th Street North, 1st Street North, 54th Avenue North and Barnard Place North (20-31000003). The proposed site plan includes fewer buildings, structured parking, eliminating access to Barnard Place North and the addition of 118-units for a total of 415-units.

Elevations

The proposed apartment buildings will be of a modern style of architecture. The structures will be finished with stucco, and hardie board siding and hardie panels. The buildings are simple rectangular forms that have been oriented horizontally, this horizontal form has been broken down by incorporating projecting rectangular forms that are oriented vertically. Open air balconies have been incorporated into the vertically oriented forms. The building also incorporates a few different types of building finishes and textures to articulate the façade. The horizontal form is also broken down into smaller forms by utilizing altering roof lines and corner tower features.

Public Comments:

No comments or concerns were expressed to staff at the time this report was prepared.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of the site plan modification subject to the Special Conditions of Approval.**
- B. SPECIAL CONDITIONS OF APPROVAL:**
 - 1. The applicant shall plant an additional 89 inches of trees in addition to those trees required by Code.**
 - 2. All buildings on-site shall be connected via a sidewalk network.**

3. The sidewalks on private property shall connect to the public sidewalks in the abutting rights-of-way.
4. The crosswalks in the parking lot shall be constructed from a different material than the parking lot. The use of asphalt as part of the sidewalk or crosswalk shall not be permitted.
5. Decorative open fencing shall be provided along the public rights-of-way. The installation of the fencing is at the discretion of the applicant.
6. The rear of the structures that are oriented towards the public rights-of-way shall resemble a front of a building and have the same level of architectural detail as the front elevations.
7. Pedestrian scale lighting shall be installed along the internal sidewalk network.
8. The shade trees that are required to be installed in the exterior green yard shall be installed on the exterior perimeter of the 8-foot high decorative fence.
9. All buildings on-site shall comply with Section 16.20.030.11 Building Design.
10. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
11. Mechanical Equipment shall be screened from the abutting rights-of-way with architectural features that match the building.
12. Exterior lighting shall comply with Section 16.40.070.
13. Bicycle parking shall comply with Section 16.40.090.4.1.
14. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated November 19, 2020.
15. Plans shall be revised as necessary to comply with the comments provided by the City's Transportation and Parking Management Department, comments are provided in the attached memorandum dated November 19, 2020.
16. This approval will be valid for 36 months beginning on the expiration date of the final emergency order of Pinellas County or the City of St. Petersburg related to the COVID-19 pandemic, whichever is later. 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 healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence by complying with the adopted levels of service for:

- a. Water.
- b. Sewer (Under normal operating conditions).
- c. Sanitation.
- d. Parks and recreation.
- e. Drainage.

The land use of the subject property is: **Residential Medium**

The land uses of the surrounding properties are:


North: **Residential Medium, Planned Redevelopment Residential and Planned Redevelopment Mixed-use**

South: **Residential Medium and Planned Redevelopment Mixed-use**


East: **Residential Medium and Residential Urban**

West: **Planned Redevelopment Mixed-use**

REPORT PREPARED BY:




Corey Malyszka, Urban Design and Development Coordinator
Development Review Services Division
Planning and Development Services Department




DATE

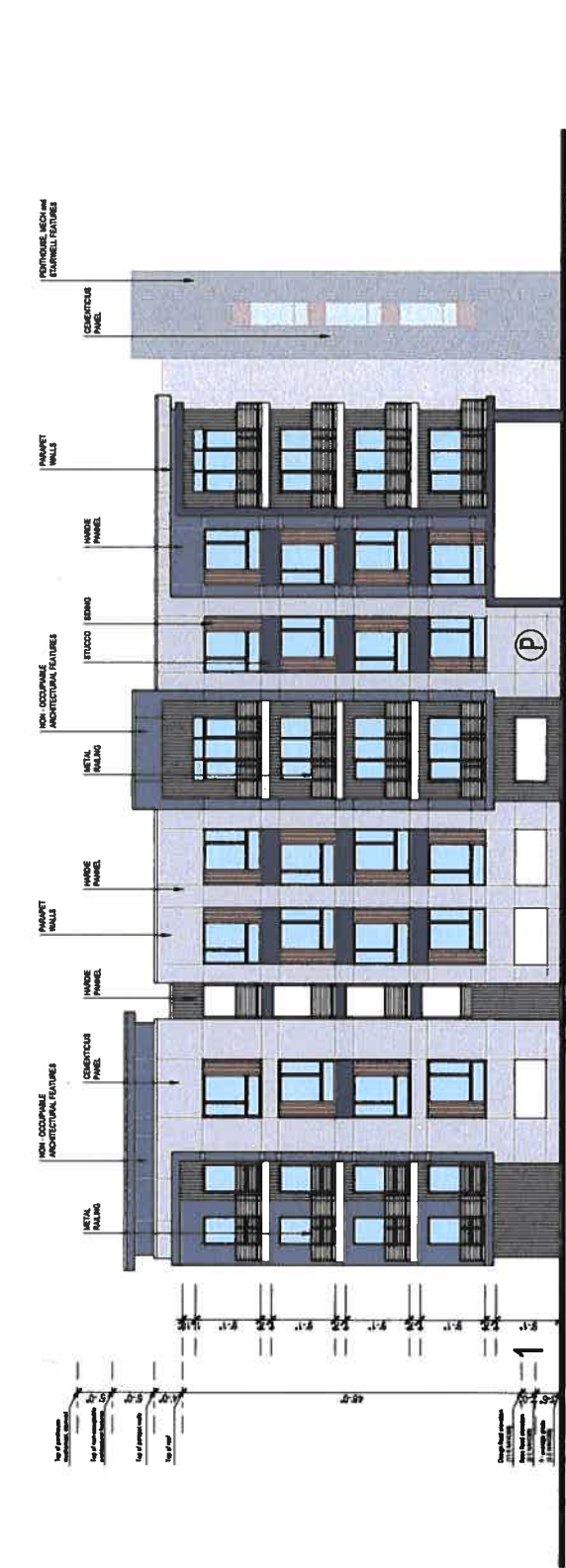
REPORT APPROVED BY:



Jennifer Bryja, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department



DATE



SCALE: 1/8" = 1'-0" (24"x36" SHEET)



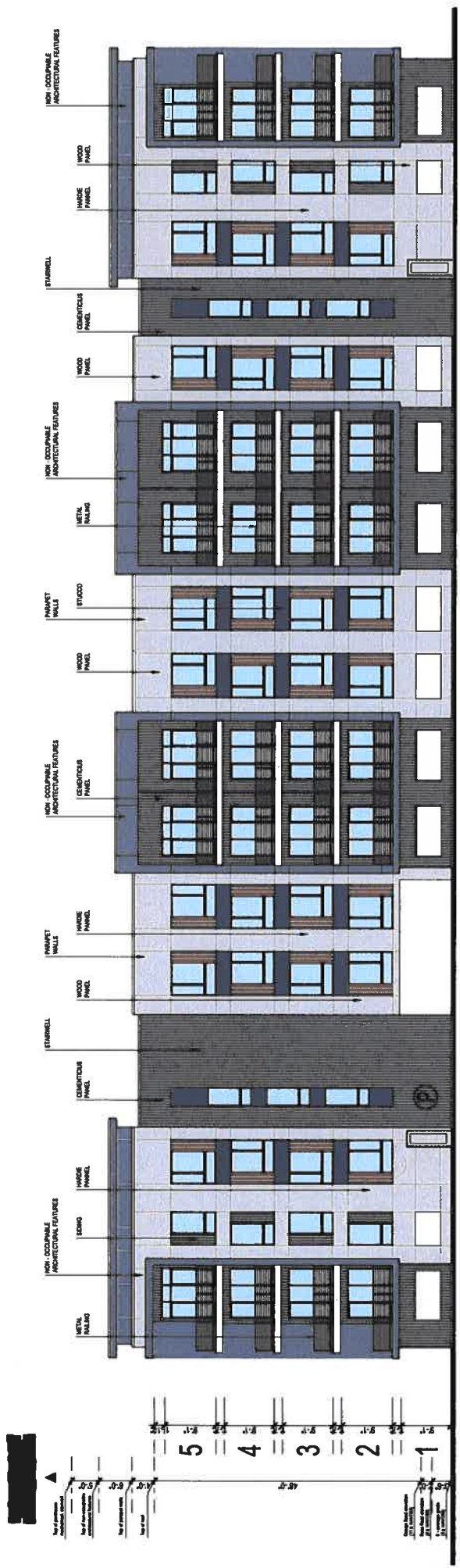
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STOCK DEVELOPMENT

BUILDING I - ELEVATIONS
 November 20, 2020

NEW NORTHEAST
 ST. PETERSBURG, FL
 10/28/2017

A412



FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

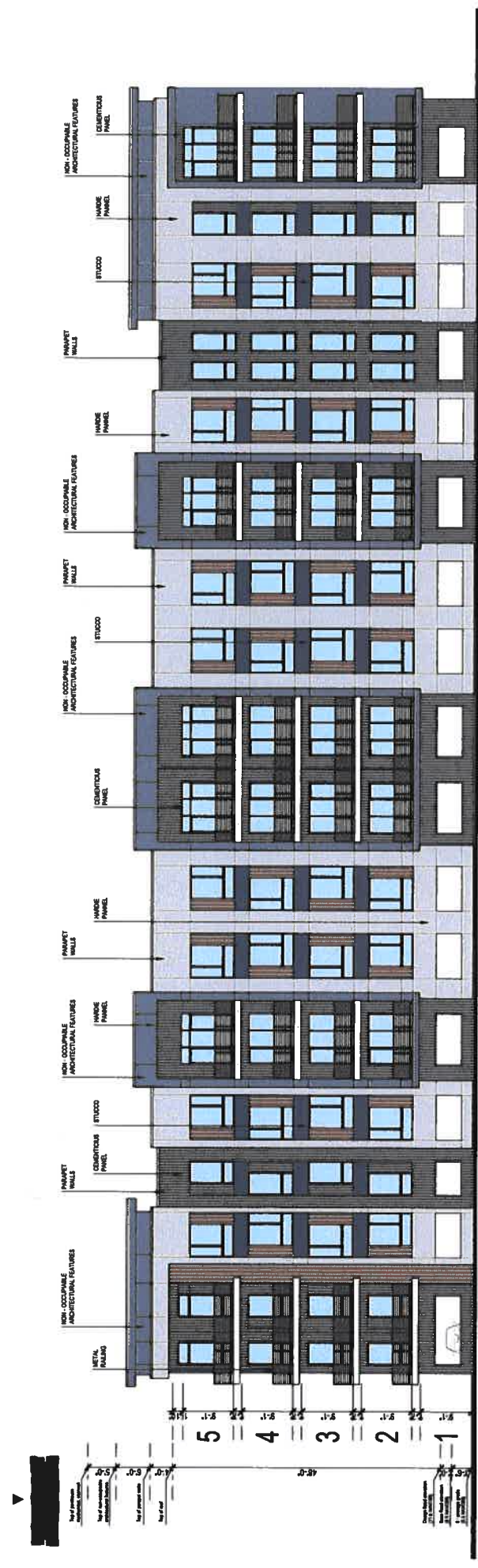


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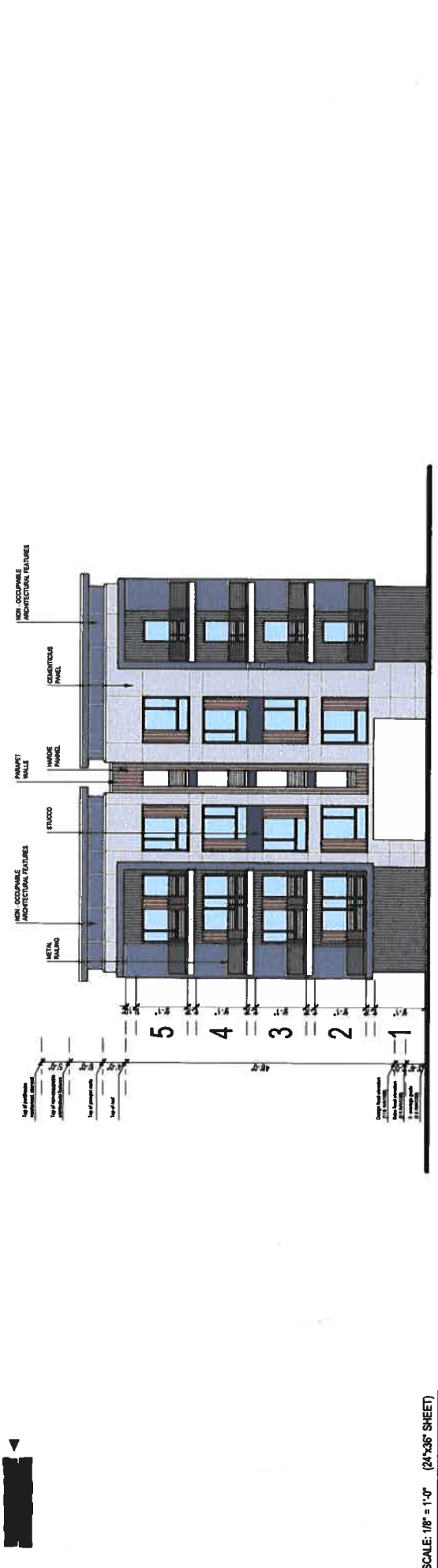
BUILDING V - ELEVATIONS
 November 23, 2020

A452
NEW NORTHEAST
 ST. PETERSBURG, FL
 HP&M 20157

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REAR ELEVATION



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" (24x36" SHEET)

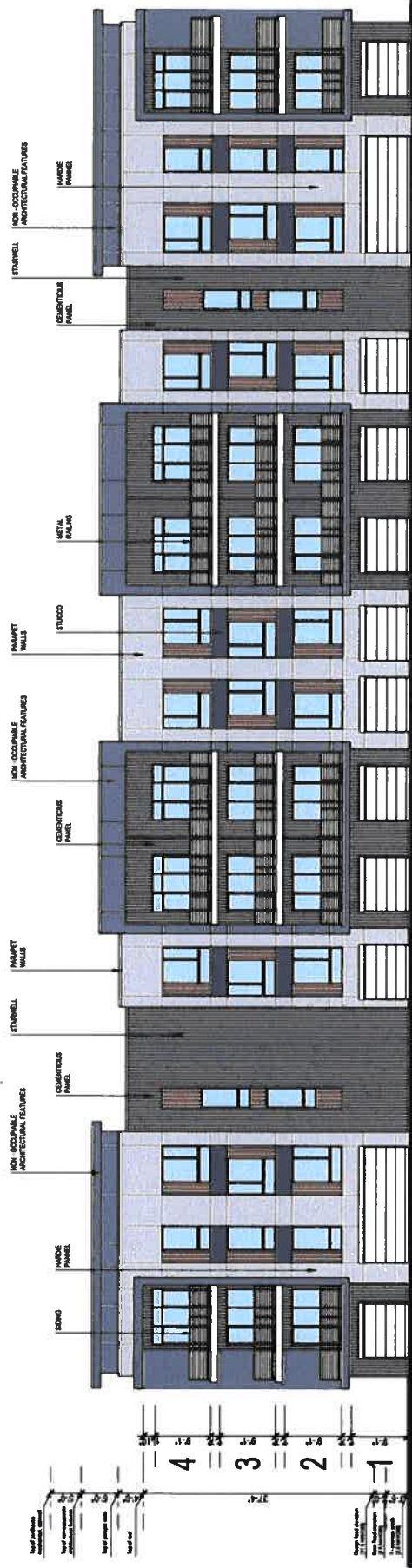
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STOCK DEVELOPMENT

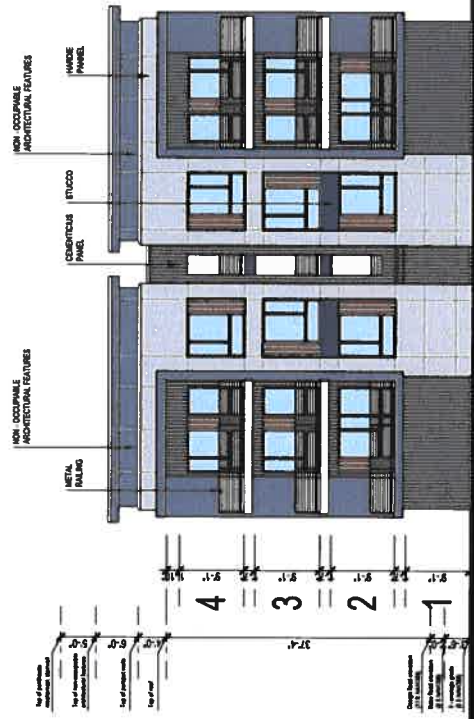
BUILDING V - ELEVATIONS

November 20, 2020

A453
NEW NORTHEAST
 ST PETERSBURG, FL
 RFP# 20157



FRONT ELEVATION



SIDE ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

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STOCK DEVELOPMENT

BUILDING VI - ELEVATIONS

November 28, 2020

A462
NEW NORTHEAST
 ST PETERSBURG, FL
 RFP# 20157

NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

SD St. Pete 454, LLC (“Owner”) is the owner of the property located at 5475 3rd Lane N, St. Petersburg (the “Property”). The Property is zoned NSM-1, which permits residential uses by right. The Owner is requesting a site plan modification for the Property.

Project

The existing site plan was originally approved by the Development Review Commission on May 1, 2019 in Case No.: 19-3100002 and was subsequently modified on June 17, 2020 in Case No.: 20-3100003. The existing site plan permits the development of the Property with a 297 unit residential project, together with variances to increase the maximum fence/wall height from six to eight feet, and to reduce the minimum specimen tree preservation requirement from 25% to 21%.

The Owner is proposing to modify the existing site plan to, among other items, eliminate access to the Property from Manchester Street and Barnard Place, change all units to multifamily and increase the number of units to 415 through the use of the workforce housing density bonus.

The Owner is proposing no change to the previously granted variances and will continue to utilize them in the project.

Discussion of Standards of Review for Site Plans (Sec. 16.70.040.1.4 of the Land Development Code)

1. *The use is consistent with the Comprehensive Plan;*

The proposed use is consistent with the Comprehensive Plan.

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 land use and zoning for the Property permit the proposed use.

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 proposed use complies with these items and meets or exceeds all code requirements. Access to the Property is provided on Barnard Blvd., 54th Ave. NE and 1st St. N, which are city roads.

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 proposed use complies with these items and meets or exceeds all code requirements.

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 impacts were previously considered and approved when the Property was initially entitled and when the existing site plan was approved. The increase in density of 118 workforce units is permitted by right and does not require a rezoning or land use change. Adjacent streets have adequate capacity to handle this increased density.

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 proposed use complies with these items and meets or exceeds all code requirements.

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

No signage or lighting is shown on this application; however, any 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 proposed use complies with these items and meets or exceeds all code requirements. Buildings exceeding two stories are setback at least 75 ft from the property line, which significantly exceeds code requirements. Buildings within 75 ft of the property line do not exceed two stories. No setback or height variances are being requested.

Buildings and open space have been designed to take advantage of the pond located in the center of the Property.

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 features on or near the Property. The proposed residential use is compatible with the surrounding residential and mixed-use neighborhood.

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 proposed use is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of residential and 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 proposed use complies with these items and meets or exceeds all code requirements. No adverse effects of noise, lights, dust, fumes and other nuisances is expected given the compatibility of the residential nature of the project with surrounding residential and mixed-uses.

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

The Property consists of almost 20 acres and 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 proposed use complies with these items and meets or exceeds all code requirements. The existing pond on the Property is a central feature of 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;*

There are no known historic or archaeological features on or within 200 ft of the Property.

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

The proposed use complies with this item and meets or exceeds all code requirements.

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 proposed use 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 the Land Development 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 Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment and workforce housing.

**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
Corey Malyszka, Urban Design and Development Coordinator

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: November 19, 2020

SUBJECT: Site Plan Modification

FILE: 20-31000016

LOCATION 5475 3rd Lane North
31/30/17/61389/000/0010

ATLAS: E-30 **ZONING:** Neighborhood Suburban Multi-Family (NSM-1)

REQUEST: Approval of a Site Plan modification to redevelop an existing mobile home park with a 415-unit residential development in the NSM-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. 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.

Though concurrency was previously verified in 2016, this development proposes an increase in dwelling units from what was previously proposed. 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.

2. Within the site boundary and extending to the public sanitary sewer collection main, the developer is required to construct a net new private wastewater collection system to service the redevelopment project as necessary to offset any increase in sanitary sewage generated by the additional dwelling units (415 new dwelling units – 217 mobile homes = 198 net new units). The existing conveyance system within the site and extending to the public conveyance main located in adjacent right of way shall be removed, plugged, and properly isolated from the public sanitary sewer system to eliminate infiltration.

All construction shall be in conformance with current City ECID standards and shall be designed, permitted, and constructed by an at the sole expense of the applicant.

3. With the submittal of and detailed review of existing utility locations and proposed utility construction plans, the applicant shall be required to maintain public utility service to all adjacent properties and shall dedicate additional public utility easement over any public infrastructure which remains in service within or along the perimeter of the project boundary and shall provide sufficient easement width per current City easement sizing charts. Easement must be centered over the utility. Easement may also be required as necessary to assure access to public infrastructure which must remain in service for adjacent properties.

4. No building or other structure or significant landscaping shall be erected on any public easement which impacts the City's ability to use the easement for the intended purpose of public utility maintenance. If public maintenance needs require excavation of the easement, all costs involving repairing of hard surfaces, removal and replacement of private fences, landscaping, etc. which are placed within public easement by the property owner shall remain be the restoration responsibility of the property owner.

The 8-foot high block/masonry wall shown on the attached plans may not be located within public easement areas and landscaping placed within public easement areas must be limited to shallow rooted small trees and shrubs and may not be planted within 5' of public infrastructure.

5. City records indicate that a portion of the roadway within the right-of-way Barnard Boulevard North drains into this property. Historical drainage must be maintained or may be rerouted or around the site based on a City approved drainage plan. If routed thru the site, the applicant must dedicate Public Drainage Conveyance Easement over the path of the public drainage conveyance thru the site.

6. The scope of this project triggers compliance with the Drainage and Surface Water Management Regulations 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 tailwater condition used in the design shall be clearly identified in the stormwater report. 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.

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.

A site grading plan shall be developed by the project Engineer of Record to assure that no stormwater runoff is directed onto neighboring private properties.

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 NSM zoning district, public sidewalks are required along the north and west sides of all adjacent public right of way if not existing. The public sidewalk required within the right-of-way of 54th Avenue North and 1st Street North must be 6' wide, sidewalk along the west side of Manchester Street North will need to be 4' wide.

Public sidewalk easement will be required adjacent to the Manchester Street North right-of-way and at the corner of 1st Street North and 54th Avenue North as necessary to encompass required public sidewalk.

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 driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

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

9. 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.

10. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project redevelopment shall be removed as part of the project. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type.

11. The project must meet the minimum requirements for automobile stacking at all entrances to the property if a remote-control gate is used. Note that card readers will not be allowed within the City right-of-way and must be located on private property.

12. Any public easements or right of way within the property which conflict with the proposed construction project must be vacated. Initiate any required vacation requests through the City's Zoning division.

13. All required infrastructure (utilities, stormwater pond, parking lots & roadways) within the property boundary shall be privately owned and maintained by a Homeowner's Association. Documentation should be

reviewed by City Legal.

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

15. 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. It is note that there is a Citywide Tree Program project #19087-119 in the adjacent right of way of 1st Street North which is currently under construction. The project manager for this project is Sharon Heal-Eichler (Sharon.Heal-Eichler@stpete.org).

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.).

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.

The project Engineer will be required to develop a 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 City approval prior to initiating construction. The 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. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City's Engineering director pending receipt of adequate justification. 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. 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.

NED/MJR/meh

pc: Kelly Donnelly
Correspondence File



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services

FROM: Tom Whalen, Planner III, Transportation and Parking Management Department

DATE: November 19, 2020

SUBJECT: Approval of a Site Plan modification to redevelop an existing mobile home park with a 415-unit residential development in the NSM-1 zoning district.

CASE: 20-31000016

The Transportation and Parking Management Department has reviewed site plan modification for the proposed residential development located at 5475 3rd Lane North. We have several comments on the case.

The elimination of the driveway on Barnard Place should help alleviate concerns from residents located north of the proposed development about additional traffic in their neighborhood. We believe that the elimination of this driveway and the removal of the southern driveway on 1st Street are improvements over the previous site plan. The gate for the driveway on 1st Street was moved further into the site to provide more space for stacking. Since a driveway is being added to 54th Avenue North, 54th Avenue North will need to be restriped between 1st Street and 4th Street.

The site includes an internal sidewalk system. As noted by the Engineering and Capital Improvements Department on the previous site plan, sidewalks adjacent to the site need to be continuous through the driveways. The locations of short-term and long-term bicycle parking are not shown. If you have any questions about this memorandum, please call me at (727) 893-7883.