



**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, February 3, 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.: 20-31000018 PLAT SHEET: K-21

REQUEST: Approval of a modification to an already approved Site Plan to include an adjacent property for the construction of a self-storage facility with three (3) requested variances in the CCS-2 zoning district.

OWNER: Thomas S. Dean, Sr., Thomas Dean, Jr., and Tracey Kelly Dean
1729 Tamiami Trail South
Venice, Florida 34293-1636

AGENT: Katherine E. Cole, Esq.
Hill Ward Henderson P.A.
600 Cleveland Street, Ste.800
Clearwater, Florida 33755

ADDRESS: 4017 34th Street South

PARCEL ID NO.: 03-32-16-46925-001-0030

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-2)

SITE AREA TOTAL: 65,340 square feet or 1.5 acres MOL

GROSS FLOOR AREA:

Existing:	103,975 square feet	0.21 F.A.R.
Proposed:	506,692 square feet	1.01 F.A.R.
Permitted:	563,004 square feet	1.12 F.A.R.

BUILDING COVERAGE:

Existing:	98,024 square feet	19.5 % of Site MOL
Proposed:	138,558 square feet	27.6 % of Site MOL
Permitted:	452,413 square feet	90.0 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	413,894 square feet	82.3 % of Site MOL
Proposed:	380,766 square feet	75.7 % of Site MOL
Permitted:	452,414 square feet	90.0 % of Site MOL

OPEN GREEN SPACE:

Existing:	88,970 square feet	17.7 % of Site MOL
Proposed:	122,098 square feet	24.3 % of Site MOL

PAVING COVERAGE:

Existing:	315,870 square feet	62.8 % of Site MOL
Proposed:	242,208 square feet	48.1 % of Site MOL

PARKING:

Existing:	445; including 23 handicapped spaces
Proposed:	541; including 11 handicapped spaces
Required	491; including 10 handicapped spaces

BUILDING HEIGHT:

Existing:	25 feet MOL
Proposed:	64 feet
Permitted:	84 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.6. as well as 16.10.020.1 of the Municipal Code for a Self Storage Facility which is allowed as an accessory use within the CCS-2 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

Approval of a modification to an already approved Site Plan to include an adjacent property for the construction of a self-storage facility with three (3) requested variances in the CCS-2 zoning district.

History:

The parcel located at 4017 34th Street South is located within the CCS-2 Zoning District with frontage on 34th Street S. The property is also within an activity Center and is part of the Skyway Marina District. The property is abutting a previously approved Multi-Family Residential development on two sides (Case 18-31000015). The applicant intends to purchase the commercial parcel and incorporate it into the development through a unified development plan. The surrounding areas consist of a mix of uses that include multi-family residential and commercial uses.

Current Proposal:

The applicant is requesting a site plan modification to incorporate an adjacent parcel. The added property will be part of "Phase 2" of the development. The applicant is proposing the addition of a self-storage use as an accessory use to the adjacent Multi-Family Residential development. The building is proposed to be oriented so that the more articulated elevation faces 34th Street South providing a cohesive frontage with the adjacent developments.

Elevations

The proposed storage building is a contemporary style of architecture. The building design incorporates architectural elements that are used on the buildings of the multi-family portion of the development. These elements should create interest in the façade. The structure has been articulated with a change in materials, roofing elements, projecting wall features, multi-story tower features that include glazing, at the corners of the building. The plane of the façade also incorporates projecting wall features.

VARIANCE:

- 1 No access to individual storage units on first floor.
Required: 100% interior access only.
Proposed: 75% of structure to have interior access on the first floor.
Variance: 25% or one elevation proposed with exterior access (South)
- 2 Required Masonry Screening
Required: 8-feet in height
Proposed: 6-feet in height;
Variance: 2-feet of height
- 3 Setback for Solid Waste Container
Required: 20-feet
Proposed: 12.5-feet
Variance: 7.5-feet

The City's Comprehensive Plan adopted six activity centers to facilitate compact urban development that will allow more efficient use of land and concentrate more intensive growth. The development is consistent with the Comprehensive Plan, but the proposed development is restricted due to the zoning regulations. The granting of the variances will be in harmony with the general purpose of the land development code and reinforce the objectives of the Comprehensive Plan.

The variance request from Section 16.50.400.4.B will be mitigated by a current 6-foot tall masonry wall. The existing wall can not structurally support additional height, so the applicant is to provide a continuous hedging creating approximately more than 8-feet of screening.

This existing masonry wall and new hedging will also be incorporated to mitigate development standards for screening of a loading dock. Section 16.50.400.4.F requires a minimum of 8' screening from adjacent properties. As proposed, the wall and hedge will exceed this requirement.

Finally, the applicant is requesting a variance to the required 20-foot setback for a solid waste container per 16.50.400.4.G. Applicant is requesting to provide a 12.5-foot setback as that is where the existing container currently is located on the property. The variance will not increase the nonconformity but will keep the solid waste container in its current location.

Public Comments:

Staff received several emails in opposition to modifying the site plan to include self-storage use. Emails have been included as an attachment to this report.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. Variance to Development Standards to allow ground floor exterior access of a storage unit (LDR 16.50.400.4.B);
2. Variance to Development Standards to reduce the required wall height from 8-feet to 6-feet (LDR 16.50.400.4.F);
3. Variance to Setbacks for solid waste container. (LDR 16.50.400.4.G)
4. Site Plan Modification to include Self Storage Use as an accessory use subject to the Special Conditions of Approval.

A. SPECIAL CONDITIONS OF APPROVAL:

1. All buildings on-site shall be connected via a sidewalk network.
2. The sidewalks on private property shall connect to the public sidewalks in the abutting rights-of-way.
3. 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.
4. Pedestrian scale lighting shall be installed along the internal sidewalk network.
5. All buildings on-site shall comply with Section 16.20.090.7 Building Design.
6. The site and buildings should be designed to incorporate components of the Skyway Marina District Design Guidelines.
7. Ever green trees shall be installed in the required green yard along the east side of the property.
8. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
9. Mechanical Equipment shall be screened from the abutting rights-of-way with architectural features that match the building.
10. Exterior lighting shall comply with Section 16.40.070.
11. Bicycle parking shall comply with Section 16.40.090.4.1.
12. Plans shall be revised as necessary to comply with comments provided by the City's Transportation and Parking Management Department, comments are provided in the attached email dated January 4, 2021.
13. 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 January 7, 2021.
14. This Site Plan Modification and Variance approval shall be valid through February 3, 2024. 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.

B. STANDARD CONDITIONS OF APPROVAL

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

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. 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.

- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of 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: Planned Redevelopment Commercial (PR-C)

The land uses of the surrounding properties are:

North: Planned Redevelopment Commercial (PR-C)

South: Residential Medium (RM)

East: Planned Redevelopment Commercial (PR-C)

West: Planned Redevelopment Commercial (PR-C)

Report Prepared By:

Adriana Puentes Shaw
Adriana Puentes Shaw, AICP, Planner II
Development Review Services Division
Planning & Development Services Department

1/26/21

Date

Report Approved By:

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

1.26.2021

Date



SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. 20-31000018

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): Thomas S. Dean, Sr., Thomas S. Dean, Jr. and Tracey Kelly	
Street Address: 1729 Tamiami Trail South	
City, State, Zip: Venice, FL 34293	
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE: Katherine E. Cole, Esq. / Hill Ward Henderson, P.A.	
Street Address: 600 Cleveland Street, Ste. 800	
City, State, Zip: Clearwater, FL 33755	
Telephone No: 727-259-6791	Email: katie.cole@hwlaw.com
NAME of ARCHITECT or ENGINEER:	
Company Name: Anderson Lane, Inc.	Contact Name: Cole Lane
Telephone No:	
Website:	Email: clane@andersonlaneinc.com
PROPERTY INFORMATION:	
Address/Location: ^{4017 34th Street South,} St. Petersburg, FL	Email:
Parcel ID#(s):	03-32-16-46925-001-0030
DESCRIPTION OF REQUEST: Site plan review for addition of parcel to PD, for development of self-storage facility.	
PRE-APP MEETING DATE: 07/28/2020	
STAFF PLANNER: Mike Larimore, Planner I	

FEE SCHEDULE

<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>	
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
<u>VARIANCES</u>		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*: Katie E. Cole, Esq., as Agent 11/30/2020

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

SPR Narrative and Variance Request
4017 34th St. South, St. Petersburg

Brightwork Acquisitions, LLC is the contract purchaser and developer (the “Developer”) of a parcel located at 4017 34th St. South, St. Petersburg (the “Property”). The Property is zoned CCS-2, and has a future land use designation of PR-C. It is in an Activity Center and is within the Skyway Marina Overlay district.

The Property is adjacent to and surrounded on two sides by an existing approved PD site plan district for a multi-family dwelling use (PD 18-31000015). The Developer intends to amend the existing PD to add the Property to the PD site plan, in connection with an agreement between the Developer and the property owner of the PD parcels. The added Property will be a “Phase 2” of the existing PD, whose Phase 1 includes the already-approved multi-family use. The Developer proposes to develop the Property as a self-storage facility, which is allowed as an accessory use in the CCS-2 and Skyway Marina Overlay districts. The self-storage use will not exceed 25% of the floor area of the PD’s Phase 1 apartment complex use. The Developer and PD owner anticipate that many residents of the apartment complex under the PD plan will be customers of the storage units.

The surrounding area is characterized by a mix of multi-family and retail/commercial uses, with multi-family uses directly to the south and west of the PD and the Property. To the north of the PD are several churches and a Walmart Supercenter. To the east of the PD and the Property is a large, stand-alone self-storage facility (Hide-Away Storage). A block south of the PD and the Property are more self-storage facilities, including Philly’s Finest Movers and Storage, StorMax Self Storage, and Maximo Climatrol Mini Storage.

The Property has direct frontage on 34th Street South / US Highway 19, which is a principal arterial road, and is a heavily-trafficked, commercial route.

The Developer has designed the proposed self-storage facility, to be added to the existing PD plan, in accordance with Section 16.70.040.1.4 of the City of St. Petersburg Land Development Code (the “Code”). Specifically, the proposal is in line with the standards for review, per subsection D.

1. The use is consistent with the City of St. Petersburg Comprehensive Plan (the “Plan”). The Plan requires the concentration of development into designated activity centers, such as the Skyway Marina district, and the Planned Redevelopment Commercial future land use designation contemplates a “full range of commercial and mixed uses”.
2. The Property will have the appropriate PD zoning (pursuant to this application), and already has an appropriate future land use designation, for the use proposed.
3. The proposed self-storage facility is designed to emphasize automotive and pedestrian safety, with a separate ingress/egress point from the apartment complex which reduces interaction between automobile customers of the self-storage facility and pedestrian/bicycle traffic at the apartment complex.
4. Parking and loading is designed with flow and safety in mind. There is sufficient room around the proposed self-storage facility for loading and circulating space, and the PD plan proposes

an excess of parking spaces to that required by Code. A hardscape island in the main drive area promotes safe circulation.

5. A self-storage facility is a relatively low-impact use with respect to traffic generation. The self-storage facility has its own ingress/egress point off of 34th Street South, separate from the multi-family portion of the PD, so as to avoid heavy congestion resulting from both apartment residents/visitors and self-storage customers.
6. The Property will coordinate its drainage plans and system into the overall PD site plan, so as to avoid negative impacts to adjacent and nearby properties.
7. Any signage associated with the self-storage facility, and all exterior lighting, will be designed to be compatible and safe for automobile and bicycle traffic.
8. The proposed self-storage facility building is oriented so as to avoid a monotonous façade fronting 34th Street South, and this orientation is in harmony with the rest of the PD site plan. Orientation attractive and in harmony with rest of PD plan. The design and orientation of the proposed building will also be compatible with the self-storage facility across the street, as well as with the orientation of the multi-family buildings directly to the south.
9. The proposed self-storage facility is designed to be compatible with the environment of the surrounding area, which is already heavily developed. The Property itself is developed, and therefore there are no natural characteristics to preserve.
10. The proposed use of the Property as a self-storage facility, in connection with the existing PD, will not cause detriments to the area. There are several self-storage facilities in the area already, and it is a use that generates lower amounts of traffic than many other commercial or retail uses. The facility will provide needed self-storage space to help support the multi-family use that is contemplated by the existing approved PD site plan.
11. The self-storage facility will be adequately buffered and set back from the multi-family use to the south, and will be internally buffered from roadways and apartment buildings in the PD.
12. The Property is of a sufficient size for the proposed self-storage facility use, with sufficient room for vehicle circulation and loading area.
13. The Property will be appropriately landscaped. There are no significant manmade wetland, vegetation, or landscaping features on-site currently.
14. There are no nearby historic or archaeological resources to be impacted by the proposed use of the Property.
15. Since the proposed use of the Property is for a self-storage facility, there is no need for hurricane evacuation facility availability.
16. The self-storage facility as proposed will meet adopted levels or service and requirements for concurrency; the self-storage facility produces no new residential uses and therefore any such requirements are minimal.

The Developer requests a several variances from Code, as follows:

A. The Developer requests a variance from LDC 16.50.400.4.B to allow for external access to storage units on the ground floor of the proposed building, to face the south property line. Adequate screening will be provided, and there is an existing retaining wall along this edge of the property that is 6' high when looking north from the adjacent property. The Developer proposes to include a continuous 6' hedge, which will create an approximately 9' screened buffer from external view points. The existing retaining wall is structurally insufficient to allow for extra height to be added to it, which is the reason for the proposed hedge instead.

B. The Developer requests a variance from LDC 16.50.400.4.F, to utilize the existing 6' masonry wall as the required screening for the self-storage facility's loading zone as well. This existing wall meets the masonry requirement, and, with the continuous hedge proposed above, will create a 9' visual buffer from the adjacent property.

C. Finally, the Developer requests a variance from LDC 16.50.400.4.G, to reduce the required 20' setback for the solid waste container on-site to a 12.6' setback. This setback is consistent with the existing setback of the solid waste container as it currently sits on the Property right now, therefore, this variance is requested so as to produce no change to the existing setback of the container with respect to adjacent property.

These variance requests satisfy the LDC criteria of Section 16.70.040.1.6(D) as follows:

1. *“Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district.”*
 - a. The location and structural characteristics of the existing retaining wall on-site constrain the Developer with respect to buffering and placement of outside access to storage units, as the retaining wall will create the Code-required courtyard by enclosing the loading area and outside access doors.
 - b. Similarly, the existing masonry wall's height and location constrain the Developer with respect to placement and buffering of the loading zone.
 - c. The existing location of the solid waste container on-site constrains the Developer as well; moving the container to satisfy a 20 foot setback would greatly reduce the area available for necessary loading space.
2. *“The special conditions existing are not the result of the actions of the applicant;”*
 - a. The existing retaining wall was not created by the Developer, and the size and shape of the lot is independent of the Developer as well.
 - b. The existing masonry wall was not created by the Developer.
 - c. The existing location of the solid waste container was not created by the Developer.
3. *“Owing to the special conditions, a literal enforcement of this chapter would result in unnecessary hardship;”*
 - a. A literal enforcement of the LDC would require the Developer to build an entirely new wall and redesign the self-storage facility to incorporate a “courtyard”, where the existing retaining wall is entirely sufficient to create this effect. The proposed wall and hedge satisfy the intent of the LDC, as it will operate identically to a “courtyard” in terms of buffering and enclosure from other adjacent uses.
 - b. A literal enforcement of the LDC buffering requirement would similarly require the Developer to completely alter the existing masonry wall, where the addition of hedge buffering will more than satisfy the height requirement of the code.
 - c. A literal enforcement of the setback requirement for the solid waste container would place the container in the way of parking and loading space, and would greatly

constrain the Developer's ability to construct the self-storage facility due to the rectangular shape of the lot.

4. *“Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;”*
 - a. If the courtyard requirement is strictly applied, the Developer will be forced to completely redesign the self-storage facility, which will waste space and resources, and waste the existing retaining wall that is sufficient to create an enclosed “courtyard” for the outside access.
 - b. If the wall height requirement is strictly applied, the Developer will be required to demolish the existing masonry wall and construct an entirely new wall in its place. This would cause a waste of an existing structure and resources, since, with the proposed hedges, the existing wall is completely sufficient for buffering.
 - c. If the solid waste container setback is strictly applied, the Developer will be forced to redesign the parking and loading area for the self-storage facility, which will reduce the facility's viability. The existing location of the solid waste facility will be well-screened from the adjacent uses, and therefore serves the purpose of the code where it currently sits.

5. *“The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;”*
 - a. The requested variance from the “courtyard” exterior access is the minimum to save great expense and design alterations, and allows for the most efficient design of the facility as well as the incorporation of an existing wall to meet the purpose and intent of the LDC.
 - b. The requested variance from the height requirements for buffering is minimal, since, with the proposed hedge, the existing masonry wall will be a more-than-adequate buffer.
 - c. The requested variance from the setback requirement is the minimum necessary to allow the solid waste container to remain in its existing location.

6. *“The granting of the variance will be in harmony with the general purpose and intent of this chapter;”*
 - a. The granting of the requested exterior access variance is in harmony as well, since the existing retaining wall will serve the intended function of buffering exterior access doors from adjacent uses.
 - b. The granting of the requested wall height variance is in harmony with the Code, since the requisite screening will be easily satisfied by the combined masonry wall and hedge.
 - c. The granting of the requested setback variance is in harmony with the Code, since the site currently has a dumpster in the proposed location, and to require the Developer to move it will deprive the Developer of the ability to design an efficient parking and loading area, which is critical to the Code's design requirements for a self-storage facility.

7. *“The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and”*
 - a. The requested exterior access variance will not be injurious to the rest of the PD nor to adjacent properties, since the exterior access areas will be screened from view.
 - b. The requested wall height variance will not be injurious to surrounding uses, since the existing masonry wall and the proposed hedge will adequately buffer.
 - c. The requested setback variance will not be injurious to adjacent property, since the current location of the dumpster does not cause injury, and that location will not change.
8. *“The reasons set forth in the application justify the granting of a variance.”* The above reasons justify the grant of the requested variances, as they are minimal requests, promote efficient and sensible design, are logical and in harmony with the proposed use and the overall PD plan, and will provide a public benefit by allowing for a self-storage facility where demand is high.
9. *“No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.”* The variance requests are not based on nonconforming uses in the CCS-2 district, nor on uses in adjacent districts.

In sum, the Developer requests approval of the proposal to add the Property to the existing PD site plan (PD 18-31000015) for the construction of a self-storage facility, with the above-described 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:

CRP/CONTRAVEST ADDISON SKYWAY OWNER, LLC

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

Property Address: 3951 34th Street South, St. Petersburg

Parcel ID#: 03-32-16-46925-001-0010

Request: Site plan review for addition of parcel to PD, for development of self-storage facility.

"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): Katherine E. Cole, Esq. / Hill Ward Henderson, P.A. AND Brightwork Real Estate, Inc.

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

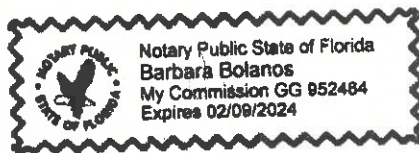
Signature (owner):

MARK C. OGIER
Printed Name

Sworn to and subscribed on this date

Identification or personally known: MARK C. OGIER

Notary Signature: Date: 10/05/2020
Commission Expiration (Stamp or date):



**AUTHORIZATION OF OWNER FOR MODIFICATION OF APPROVED SITE PLAN
FOR THE ADDITION OF A PARCEL FOR SELF-STORAGE DEVELOPMENT**

CRP/CONTRAVEST ADDISON SKYWAY OWNER, LLC, a Delaware limited liability company, ("ContraVest") through its members, has reviewed the application materials prepared by Brightwork Real Estate, Inc., ("Brightwork") for a modification of ContraVest's approved site plan (#18-31000015) for the addition of a parcel for self-storage development. ContraVest consents to the modification of said site plan, and hereby authorizes Brightwork or Brightwork's agents to apply to the City of St. Petersburg for modification of said site plan, however, ContraVest's consent to, and Brightwork's execution of, the application does not waive ContraVest's right to object to the proposed modification of the site plan and incorporation of the additional parcel until final approval of the modification by the City. The site plan to which ContraVest consents shall be substantially in conformance with the site plan attached hereto as "Exhibit A."

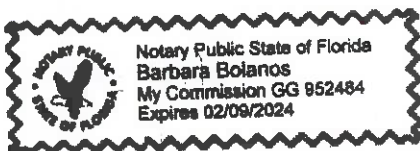
CRP CONTRAVEST ADDISON
SKYWAY OWNER, LLC, a Delaware
limited liability company

By: *[Signature]*
Name: MARK C. OGIER
Title: PRESIDENT, MANAGING MEMBER

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me, by means of physical presence or online notarization, on this 5, day of OCTOBER, 2020 by, MARK C. OGIER who is/are personally known to me or who has/have produced _____ as identification

[AFFIX NOTARY SEAL/STAMP]



[Signature]
Print Name: Barbara Bolanos
Notary Public, State of FLORIDA



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: CCS-2				
2.	Existing Land Use Type(s): General Office				
3.	Proposed Land Use Type(s): Self-Storage Facility				
4.	Area of Subject Property: 1.5 AC, m.o.l.				
5.	Variance(s) Requested: See attached plan.				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	103,975	Sq. ft.		
	Proposed:	506,692	Sq. ft.		
	Permitted:	563,004	Sq. ft.		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.21	Sq. ft.		
	Proposed:	1.01	Sq. ft.		
	Permitted:	1.12	Sq. ft.		
8.	Building Coverage (first floor square footage of building)				
	Existing:	98,024	Sq. ft.	19.5	% of site
	Proposed:	138,558	Sq. ft.	27.6	% of site
	Permitted:	452,413	Sq. ft.	90.0	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	88,970	Sq. ft.	17.7	% of site
	Proposed:	122,098	Sq. ft.	24.3	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	14,296	Sq. ft.	2.8	% of vehicular area
	Proposed:	24,898	Sq. ft.	4.9	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	315,870	Sq. ft.	62.8	% of site
	Proposed:	242,208	Sq. ft.	48.1	% 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:	413,894	Sq. ft.	82.3	% of site	
	Proposed:	380,766	Sq. ft.	75.7	% of site	
	Permitted:	452,414	Sq. ft.	90.0	% of site	
13.	Density / Intensity					
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>	
	Existing:	N/A	Existing:	N/A	Existing:	N/A
	Proposed:	308	Proposed:	N/A	Proposed:	N/A
	Permitted:	692				
14 a.	Parking (Vehicle) Spaces					
	Existing:	445	includes	23	disabled parking spaces	
	Proposed:	541	includes	11	disabled parking spaces	
	Permitted:	491	includes	10	disabled parking spaces	
14 b.	Parking (Bicycle) Spaces					
	Existing:	0	Spaces	0.0	% of vehicular parking	
	Proposed:	331	Spaces	61.2	% of vehicular parking	
	Permitted:	324	Spaces	66.0	% of vehicular parking	
15.	Building Height					
	Existing:	±25	Feet	1	Stories	
	Proposed:	64	Feet	4	Stories	
	Permitted:	84	Feet		Stories	
16.	Construction Value					
	What is the estimate of the total value of the project upon completion? \$ 24,500,000					
	<i>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.</i>					

PROJECT TEAM (MULTI-FAMILY)

DEVELOPER:
CONTRAVEST DEVELOPMENT PARTNERS, LLC.
237 S. WEST GULF DRIVE, SUITE 140
CLEARWATER SPRINGS, FL 33714
407-333-0066

CIVIL ENGINEER:
ANDERSONLANE, INC.
2750 N. MC MULLEN BOOTH ROAD, SUITE 104
CLEARWATER, FL 33761
727-797-5050

SURVEYOR: POLARIS ASSOCIATES, INC.
2165 SUNNYDALE BLVD.
CLEARWATER, FL 33765
727-461-6113

ARCHITECT:
CHARLAN, BROCK & ASSOCIATES
1770 FENNEL STREET
MAITLAND, FL 32751
407-660-8900

LANDSCAPE ARCHITECTURE:
LIBRA DESIGN GROUP
1322 EASTIN AVENUE
ORLANDO, FL 32804
407-649-1828

TRANSPORTATION PLANNER:
JINGCS & ASSOCIATES, INC.
5023 W. LAUREL STREET
TAMPA, FL 33607
813-289-0039

PROJECT TEAM (STORAGE)

DEVELOPER:
BRIGHTWORK REAL ESTATE
3708 WEST SWANN AVE., SUITE 200
TAMPA, FL 33609
813-874-1700

CIVIL ENGINEER:
ANDERSONLANE, INC.
2750 N. MC MULLEN BOOTH ROAD, SUITE 104
CLEARWATER, FL 33761
727-797-5050

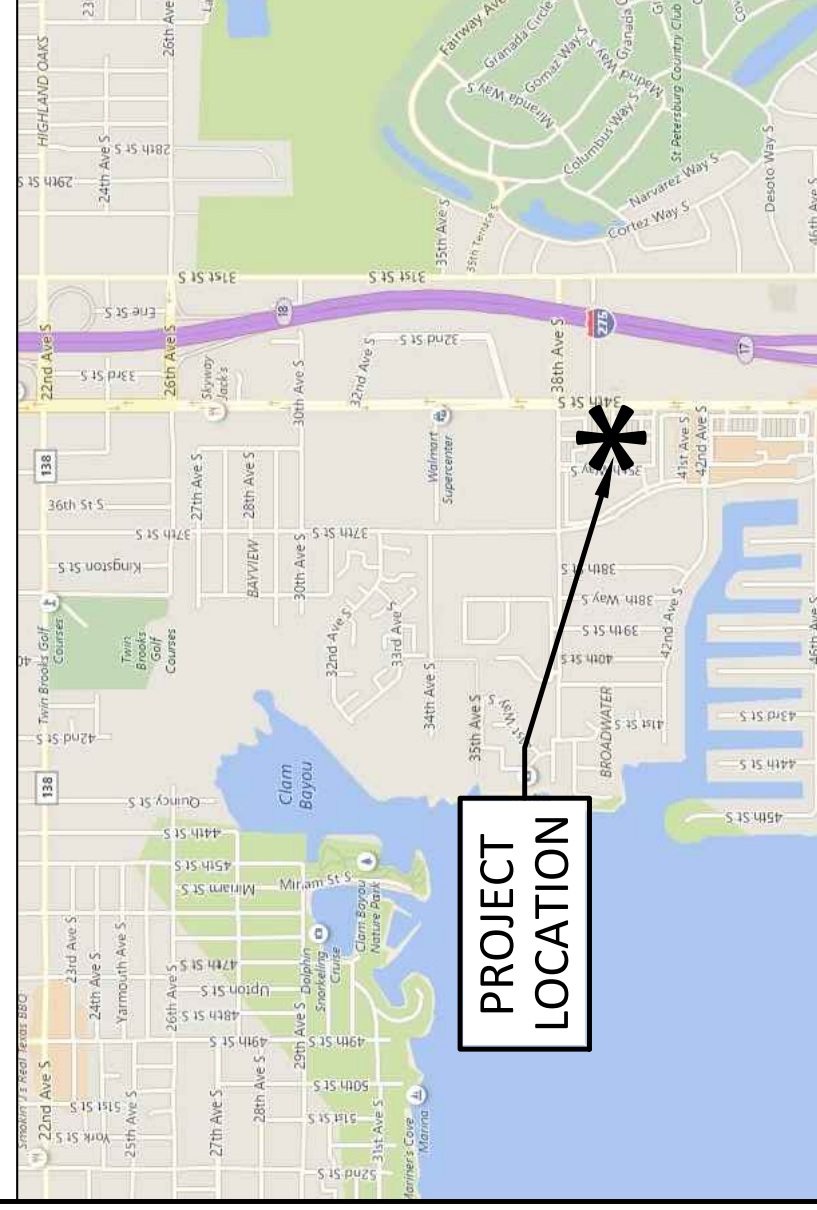
SURVEYOR: POLARIS ASSOCIATES, INC.
2165 SUNNYDALE BLVD.
CLEARWATER, FL 33765
727-461-6113

ARCHITECT:
PWA ARCHITECTS, INC.
3336 GRAND BLVD., SUITE 201
HOLIDAY, FL 34690
727-815-3336

LANDSCAPE ARCHITECTURE:
ANDERSONLANE, INC.
2750 N. MC MULLEN BOOTH ROAD, SUITE 104
CLEARWATER, FL 33761
727-797-5050

TRANSPORTATION PLANNER:
JINGCS & ASSOCIATES, INC.
5023 W. LAUREL STREET
TAMPA, FL 33607
813-289-0039

VICINITY MAP



LEGAL DESCRIPTION (MINI-STORAGE PARCEL)

LOT C, BLOCK 1, KWART PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

CONTAINING 1.500 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION (MULTIFAMILY PARCEL)

THAT PORTION OF LOT A, BLOCK 1, KWART PLAZA AS RECORDED IN PLAT BOOK 94, PAGE 26, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT B, BLOCK 1, OF SAID KWART PLAZA AS RECORDED IN PLAT BOOK 94, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT B, BLOCK 1, THENCE ALONG SAID LINE S.00°27'20"W., 305.27 FEET; THENCE S.89°32'40"E., 167.24 FEET TO THE EAST LINE OF LOT A, BLOCK 1; THENCE ALONG SAID LINE S.00°27'20"W., 260.64 FEET TO THE NORTH LINE OF LOT C, BLOCK 1 OF SAID KWART PLAZA; THENCE ALONG SAID LINE, N.89°54'44"W., 326.70 FEET; THENCE ALONG THE WEST LINE OF SAID LOT C, BLOCK 1, S.00°27'20"W., 200.00 FEET; THENCE N.89°54'44"W., 283.30 FEET ALONG THE SOUTH LINE OF SAID LOT A, BLOCK 1 TO THE SOUTHWEST CORNER OF SAID LOT A, BLOCK 1; THENCE ALONG THE WEST LINE OF SAID LOT A, BLOCK 1, N.00°27'20"E., 980.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT B, BLOCK 1; THENCE ALONG SAID LINE S.89°54'44"W., 104.47 FEET TO THE WEST LINE OF SAID LOT B, BLOCK 1; THENCE ALONG SAID LINE, S.00°27'20"W., 213.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.044 ACRES MORE OR LESS.

LEGAL DESCRIPTION (FUTURE RETAIL - NOT INCLUDED)

THAT PORTION OF LOT A, BLOCK 1, KWART PLAZA AS RECORDED IN PLAT BOOK 94, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT B, BLOCK 1, OF SAID KWART PLAZA AS RECORDED IN PLAT BOOK 94, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT B, BLOCK 1, THENCE ALONG SAID LINE S.89°54'44"E., 167.24 FEET TO THE EAST LINE OF LOT A, BLOCK 1; THENCE ALONG SAID EAST LINE OF LOT A, BLOCK 1, S.00°27'20"W., 306.35; THENCE LEAVING SAID LINE, N.89°32'40"W., 167.24 FEET; THENCE N.00°27'20"E., 305.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.174 ACRES MORE OR LESS.

SITE DATA TABLE (M

PARCEL NUMBER: 03-32-16-46925-001-0010 & 03-32-16-46925-001-0011
ZONING CLASSIFICATION: CCS-2
FUTURE LAND USE: COMMERCIAL IN ACTIVITY CENT
PROPOSED USE: MULTI-FAMILY WITH SELF STORAGE
AREA OF SUBJECT PROPERTY: 11.544 AC.

DENSITY (UNITS PER ACRE): EXISTING 308 MF UNI
PROPOSED 411,292 SF (MU) 95,400 SF (BELI)

FLOOR AREA: 103,975 SF

SITE AREAS:
BUILDING COVERAGE 98,024 SF (2.25 AC)
PAVING COVERAGE 315,870 SF (7.25 AC)
TOTAL IMPERVIOUS AREA 413,894 SF (9.50 AC)

INTERIOR GREEN SPACE: 14,296 SF (0.33 AC)
TOTAL OPEN GREEN SPACE: 88,970 SF (2.04 AC)
SITE AREA TOTALS: 502,682 SF (11.54 AC)

BUILDING HEIGHT: 25'

BUILDING SETBACKS: FRONT, SIDE & REAR 71'(N), 68'(S), 156'(W), 102'(E) 14'(N), 64'(S), 439' SP, 28' SP, 11' SP, 23' SPACES, 25' SP, 38' SP, 541' SP, 445' SPACES

LOADING SPACES: 4 SP (MF) & 1: 439 SP, 28 SP, 11 SP, 23 SPACES, 25 SP, 38 SP, 541 SP, 445 SPACES

BICYCLE PARKING: LONG TERM 181 SPACES IN I
SHORT TERM 60 SPACES IN I
TOTAL SPACES 74 SPACES IN I
INTERNAL SPACES 16 SPACES EX I
331 SPACES TOTA

TRIP GENERATION (M.F.)

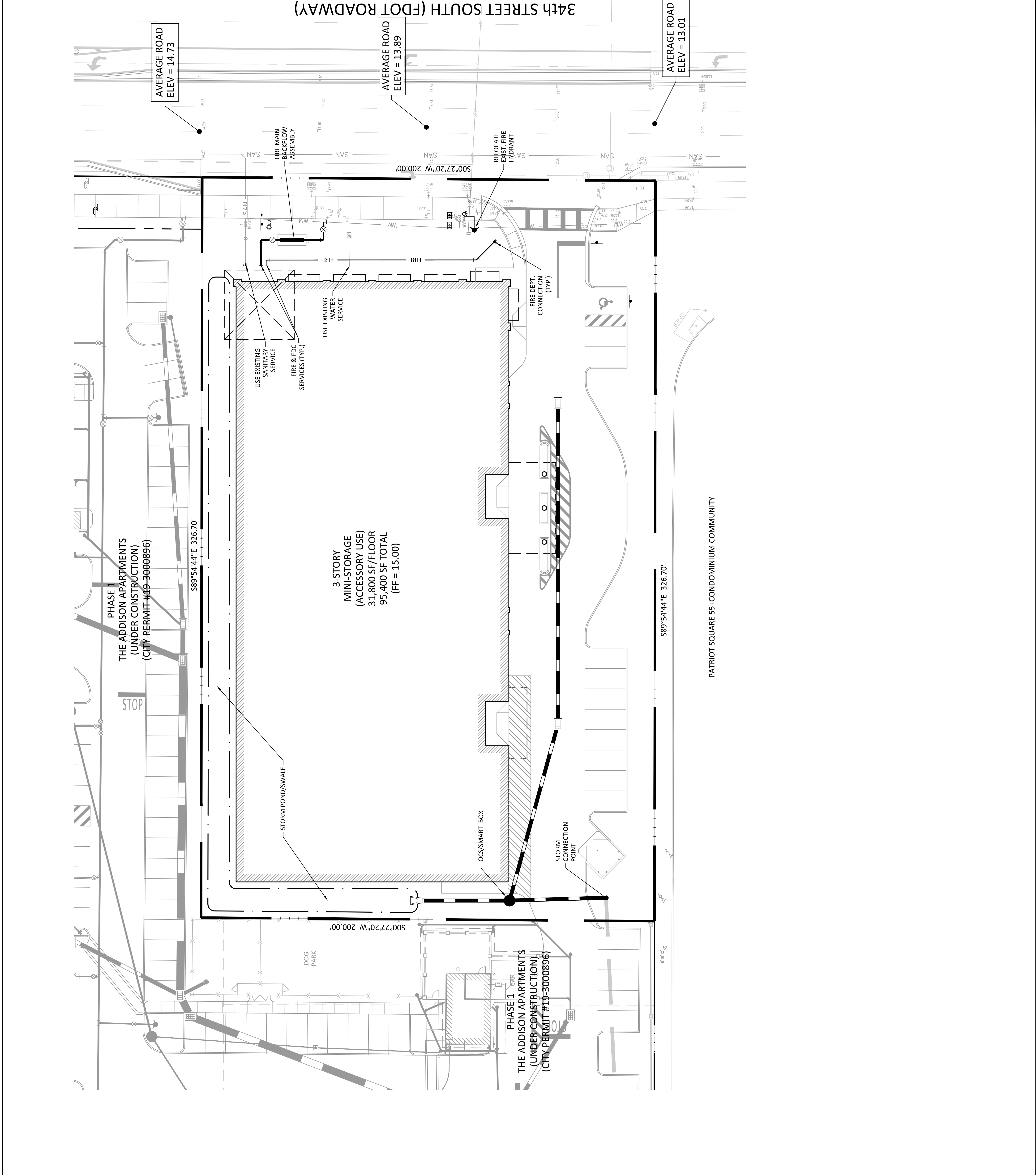
	EXISTING (ITE LAND USE CODE 815)	PROPOSED (ITE LAND USE CODE 221)	DIFFERENCE
DAILY	5,020	1,677	-3,343
AM IN	77	27	-50
PEAK OUT	34	76	+42
HOUR TOTAL	111	103	-8
PM IN	228	79	-149
PEAK OUT	228	51	-177
HOUR TOTAL	456	130	-326

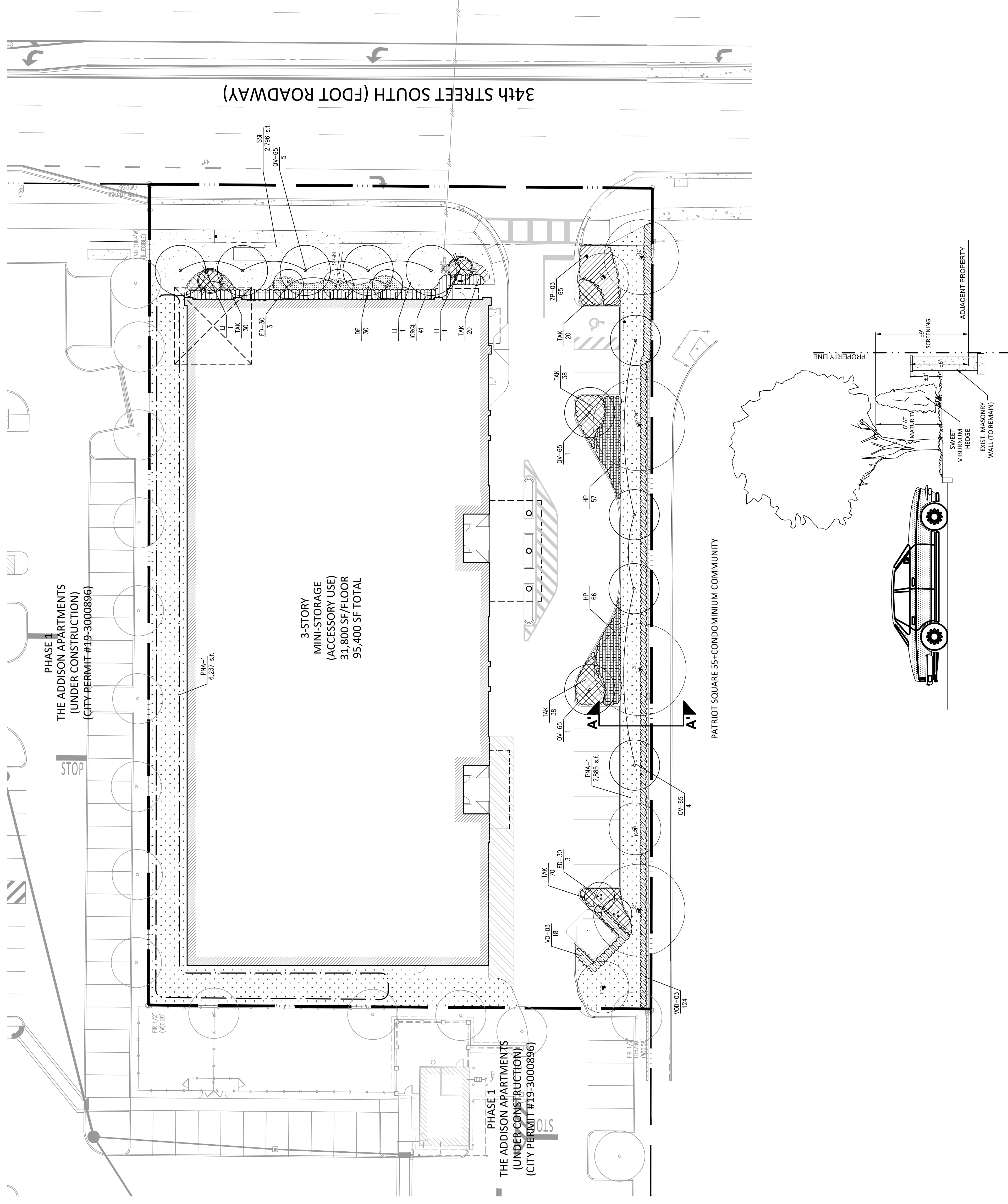
FROM ITE'S TRIP GENERATION MANUAL

TRIP GENERATION (STORAGE)

	EXISTING (ITE LAND USE CODE 710)	PROPOSED (ITE LAND USE CODE 221)	DIFFERENCE
DAILY	37	24	-13
AM IN	5	1	-4
PEAK OUT	1	1	0
HOUR TOTAL	6	2	-4
PM IN	1	1	0
PEAK OUT	4	1	-3
HOUR TOTAL	5	2	-3

FROM ITE'S TRIP GENERATION MANUAL





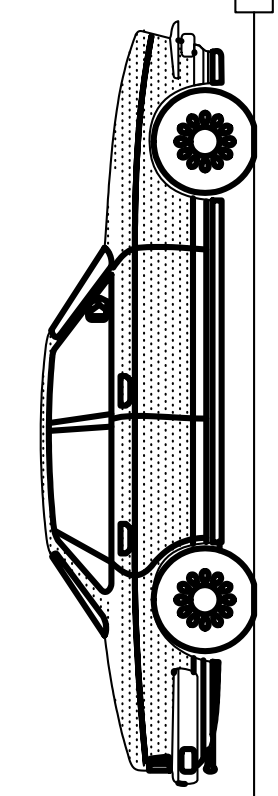
34th STREET SOUTH (FDOT ROADWAY)

PHASE 1
THE ADDISON APARTMENTS
(UNDER CONSTRUCTION)
(CITY PERMIT #19-3000896)

3-STORY
MINI-STORAGE
(ACCESSORY USE)
31,800 SF/FLOOR
95,400 SF TOTAL

PHASE 1
THE ADDISON APARTMENTS
(UNDER CONSTRUCTION)
(CITY PERMIT #19-3000896)

PATRIOT SQUARE 55+ CONDOMINIUM COMMUNITY



SOUTH BUFFER CONDITION
SECTION A-A

N.T.S.

NOTE:
ALL TREES SHALL BE WATERED THOROUGHLY WITH A HIGH PRESSURE WATER NOZZLE, LIGHTLY TAMP SOIL (ANSI A 300, PART 6) TO REMOVE EXISTING AIR POCKETS AND TO PREVENT FURTHER TREE SETTLEMENT.

NOTE:
THE DUCKBILL ANCHORING SYSTEM IS DESIGNED TO BE USED WITH MANUFACTURER-SUPPLIED COMPONENTS. INSTALL ANCHORS AS PER MANUFACTURERS SPECIFICATIONS.

DUCKBILL EARTH ANCHOR TABLE

TREE CALIPER	MODEL NUMBER	RATED CAPACITY	MINIMUM DEPTH OF INSTALLATION
UP TO 3"	40-DTS	300 LBS. EA.	20"
UP TO 6"	68-DTS	1,100 LBS. EA.	30"
UP TO 11"	88-DTS	3,000 LBS. EA.	42"
NOT RATED	138-DTS	5,000 LBS. EA.	60"

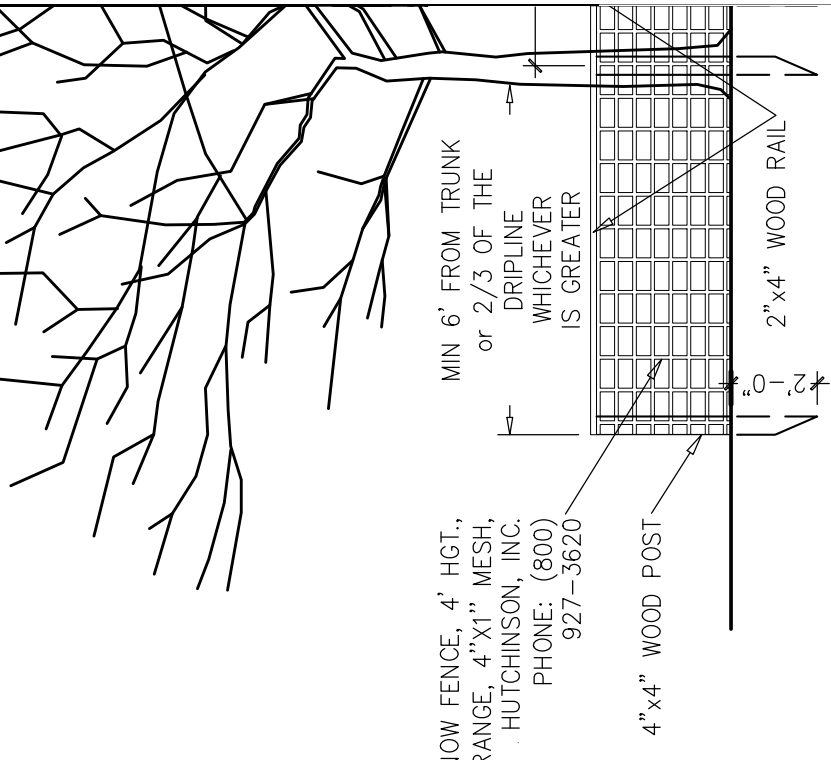
NOTE: ALL TREE ANCHORING SYSTEMS SHALL BE REMOVED AFTER ONE GROWING SEASON.

N.T.S.

5 GROUND COVER PLANTING

RL-1.4 SECTION

NOTE:
TREE BARRIERS TO BE IN PLACE BEFORE ANY EQUIPMENT STORED.
TREES AND CLUSTERS OF TREES SHALL BE MARKED AND PHOTOGRAPHED FOR RECORD.
MATERIALS AND SECONDARY UTILITY LINE LOCATIONS.
EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM ALL CONSTRUCTION.
BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND PLANTING IS COMPLETE.

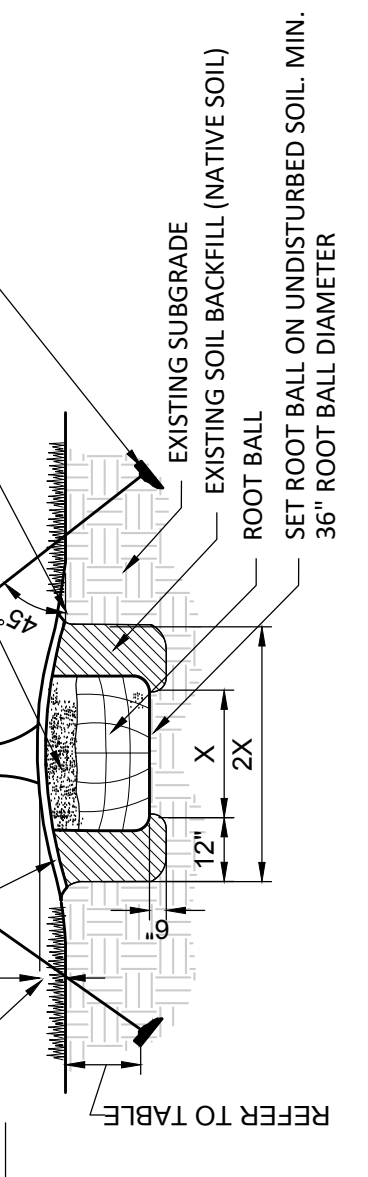


6 TREE PROTECTION BARRIC

RL-1.4 SPECIFICATION STANDARD

NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.
2. DO NOT COVER CROWN OF ROOTBALL.
3. EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THE MULCHING IN HIS BED.)
4. TREES WHICH ARE LOCATED WITHIN 4' OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

- (3) FLEXIBLE TUBING TREE COLLAR
- (3) FLAGGING TUBING TAPE MARKERS
- 3/8" X 3' ZINC-PLATED TURNBUCKLE
- REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOTBALL
- 3" WATER RETENTION SAUCER
- FORESIGHT PRODUCTS DUCKBILL EARTH ANCHOR. REFER TO TABLE FOR MODEL SELECTION.

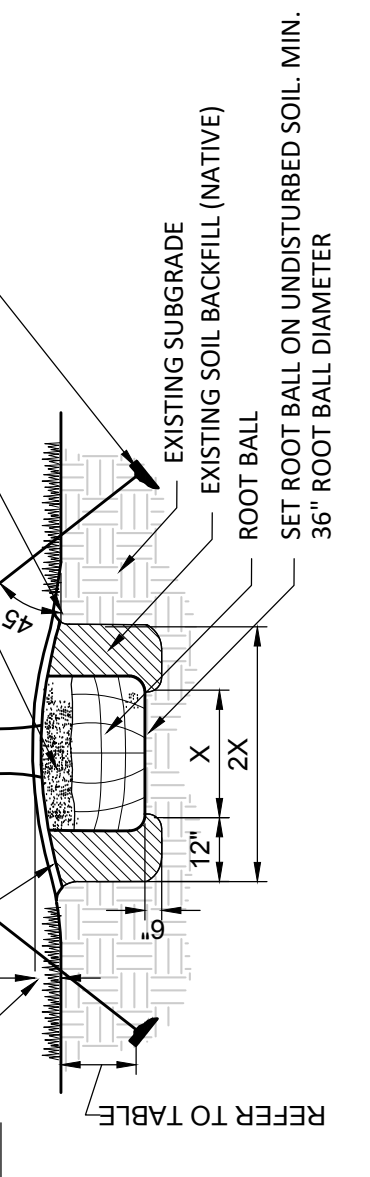


1 SINGLE TRUNK TYPICAL TREE PLANTING AT GRADE

RL-1.4 SECTION

NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.
2. DO NOT COVER CROWN OF ROOTBALL.
3. EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THE MULCHING IN HIS BED.)
4. TREES WHICH ARE LOCATED WITHIN 4' OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

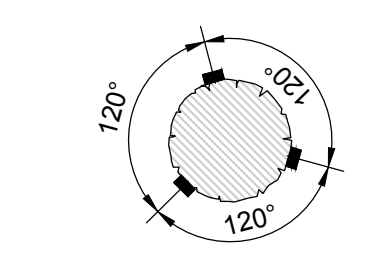
- FLEXIBLE TUBING TREE COLLAR (MAIN TRUNKS)
- (3) FLAGGING TUBING TAPE MARKERS
- 3/8" X 3' ZINC-PLATED TURNBUCKLE
- REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOTBALL
- 3" WATER RETENTION SAUCER
- FORESIGHT PRODUCTS DUCKBILL EARTH ANCHOR. REFER TO TABLE FOR MODEL SELECTION.



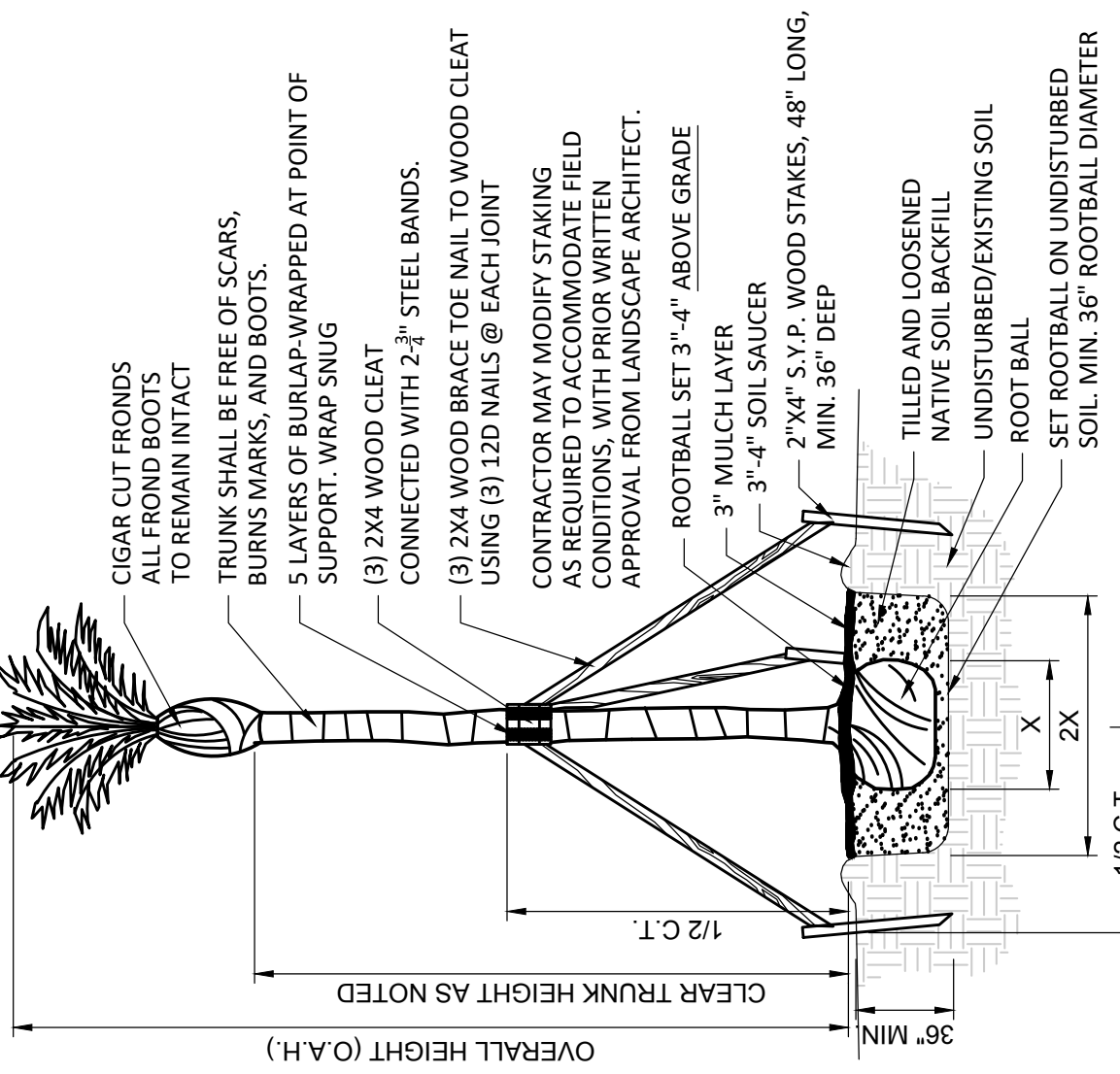
2 MULTI-TRUNK TREE PLANTING AT GRADE

RL-1.4 SECTION

NOTES:
1. ALL TREES SHALL BE WATERED THOROUGHLY WITH A HIGH PRESSURE WATER NOZZLE AND PACKED WITH SOIL TO REMOVE EXISTING AIR POCKETS AND TO PREVENT FURTHER TREE SETTLEMENT.
2. SET LEGS OF ROOTBALL 3"-4" ABOVE FINISHED GRADE. THE MIN. 7 FRONDS WITH HEMP TWINE UNTIL PALM TREE IS ESTABLISHED.
3. SET PALMS PLUMB AND TRUE TO GRADE.
4. TIE FRONDS DURING TRANSPORTATION TO PROTECT GROWING TIP. DO NOT TRIM ENDS. STAKE AND SECURE TO PROVIDE A SAFE CONDITION.
5. ALL PALMS ARE STAKED AND SECURED TO PROVIDE A SAFE CONDITION.
6. CONTRACTOR TO REMOVE TREE STAKES SIX MONTHS AFTER PLANTING UNLESS REMOVAL WILL CREATE AN UNSTABLE SITUATION. (NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY).



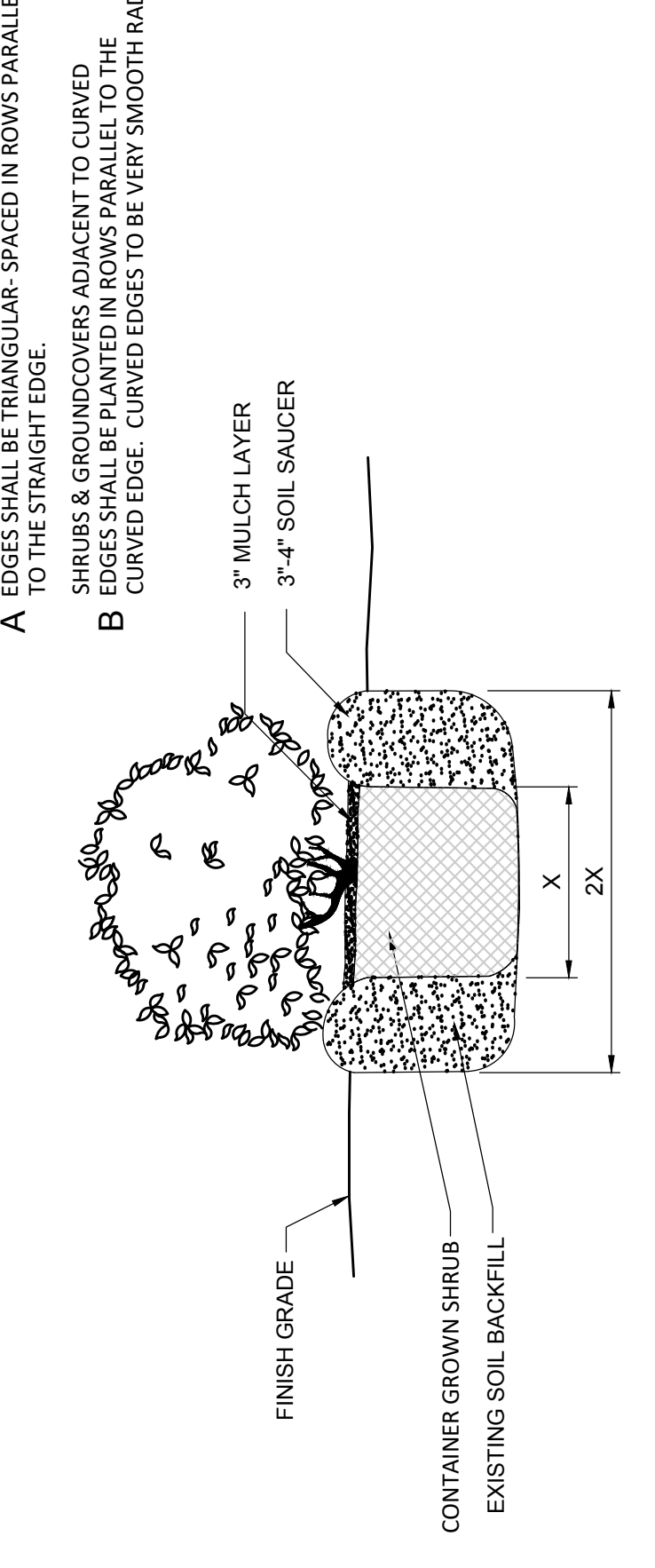
STAKING PLAN
NOT TO SCALE



3 PALM PLANTING

RL-1.4 SECTION

NOTES:
1. SPACING VARIES. SEE PLAN/SCHEDULE
2. PLANT SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE IN THE CONTAINER.
3. PLANTING HOLE SHALL HAVE VERTICAL SIDES.

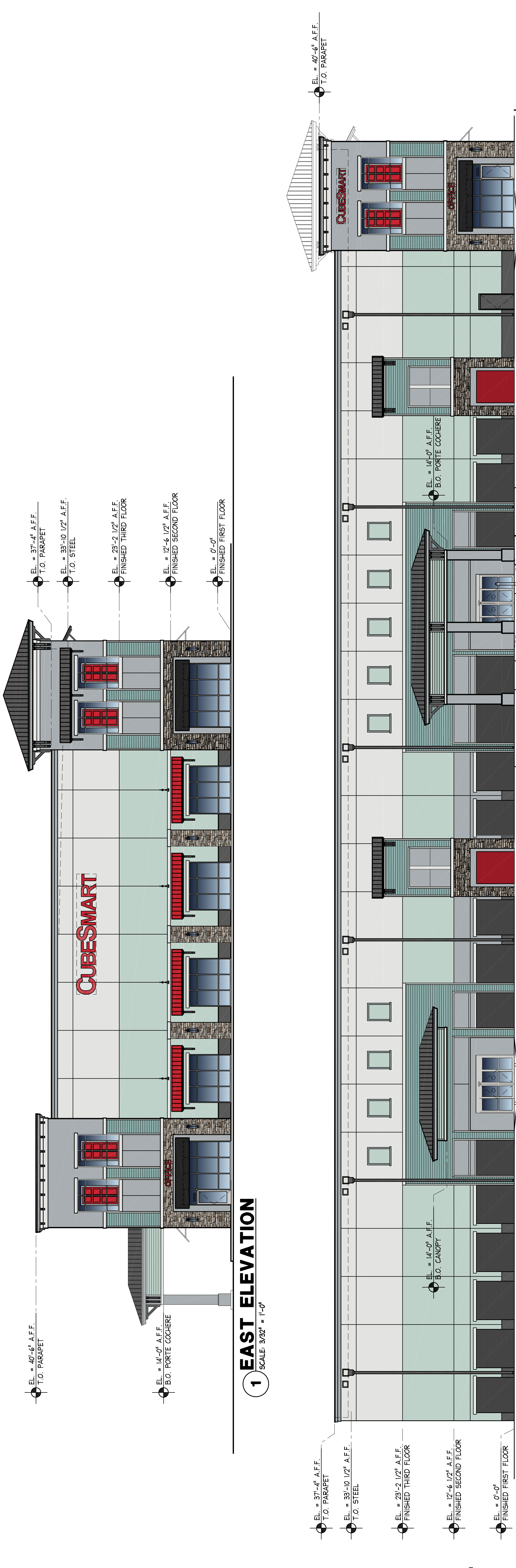


4 SHRUB PLANTING

RL-1.4 SECTION

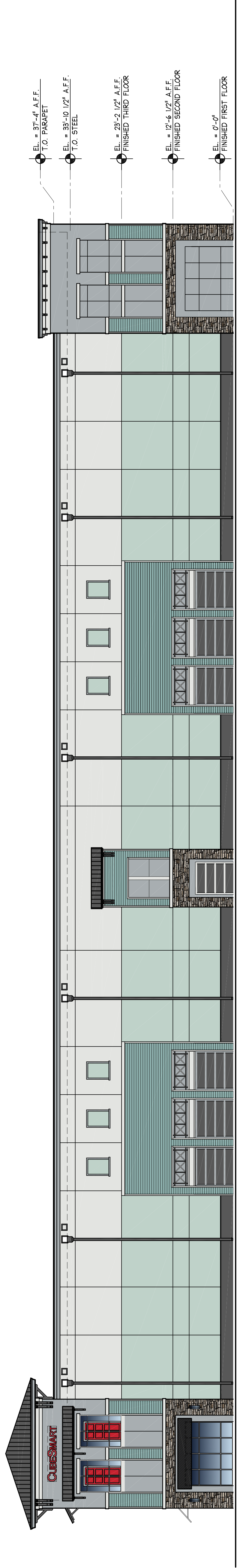
N.T.S.

no.	date	revision descriptions

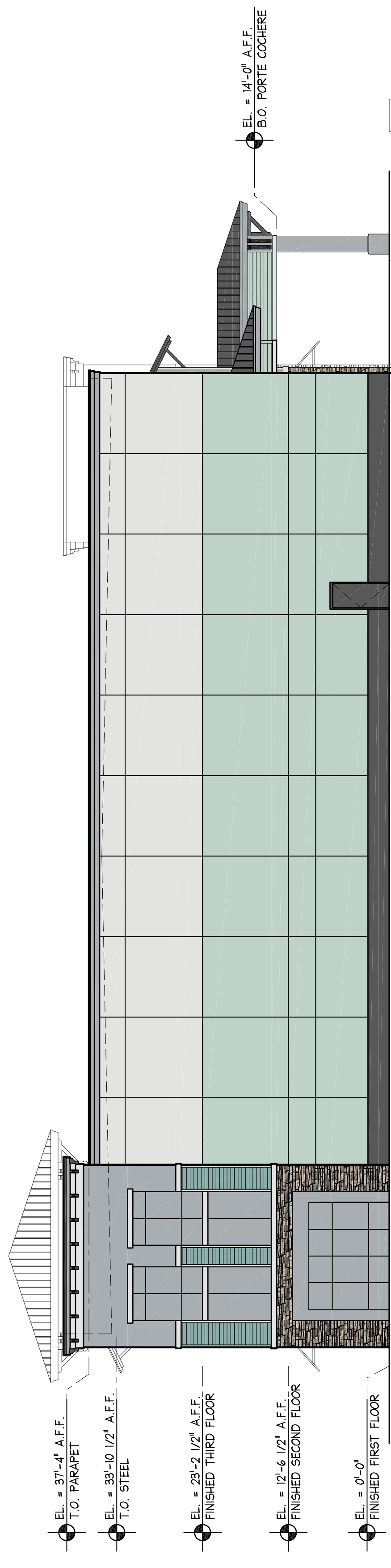


1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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

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	
<i>Virtual or in-person meetings were offered to the representative of the Clam Bayou Neighborhood Association, and to FICO and CONA.</i>	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
<i>Notice of Intent mailed to FICO, CONA, and Clam Bayou Neighborhood Association. These mailings included copies of the site plans.</i>	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
<i>Clam Bayou Neighborhood Association is in the near vicinity of the site. FICO and CONA are City-wide organizations.</i>	
2. Summary of concerns, issues, and problems expressed during the process	
<i>N/A</i>	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
<i>Associations/organizations did not respond to our letters.</i>	
Association Name	President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	



HILL WARD HENDERSON
ATTORNEYS AT LAW

SENDER'S DIRECT DIAL:
727-259-6791

SENDER'S E-MAIL:
Katie.Cole@hwlaw.com

October 29, 2020

Council of Neighborhood Associations (CONA)
C/O Judy Landon
P.O. Box 13693
St. Petersburg, FL 33733

VIA E-MAIL (variance@stpetecon.org)

**Re: Application for Special Exception, Site Plan Review / 4017 34th Street South,
St. Petersburg, FL**

Dear Ms. Landon:

We represent the developer (the "Applicant") of the above-referenced property, which is adjacent to an approved PD (18-31000015). The Applicant intends to apply for a modification to the existing PD site plan, in order to add the Applicant's property to the site plan, to construct a self-storage facility thereon.

The Applicant intends to submit this application in the future. Enclosed under cover of this letter is a copy of the proposed plans for this project. Please contact us with any questions or concerns you may have, and if you wish to hold a virtual meeting with us regarding this application.

Thank you.

Sincerely,

HILL WARD HENDERSON

Katherine E. Cole

Katherine E. Cole, Esq.

KEC/JRM



HILL WARD HENDERSON
ATTORNEYS AT LAW

SENDER'S DIRECT DIAL:
727-259-6791

SENDER'S E-MAIL:
Katie.Cole@hwlaw.com

October 29, 2020

Clam Bayou Neighborhood Association
C/O Schawn Weingart
St. Petersburg, FL

VIA E-MAIL (spw33711@yahoo.com)

**Re: Application for Special Exception, Site Plan Review / 4017 34th Street South,
St. Petersburg, FL**

Dear Mr. Weingart:

We represent the developer (the "Applicant") of the above-referenced property, which is adjacent to an approved PD (18-31000015). The Applicant intends to apply for a modification to the existing PD site plan, in order to add the Applicant's property to the site plan, to construct a self-storage facility thereon.

The Applicant intends to submit this application in the future. Enclosed under cover of this letter is a copy of the proposed plans for this project. Please contact us with any questions or concerns you may have, and if you wish to hold a virtual meeting with us regarding this application.

Thank you.

Sincerely,

HILL WARD HENDERSON

Katherine E. Cole

Katherine E. Cole, Esq.

KEC/JRM



HILL WARD HENDERSON
ATTORNEYS AT LAW

SENDER'S DIRECT DIAL:
727-259-6791

SENDER'S E-MAIL:
Katie.Cole@hwlaw.com

October 28, 2020

Federation of Inner-City Community Organizations
C/O Kimberly Frazier-Leggett
3301 24th Ave. South
St. Petersburg, FL 33712

VIA CERTIFIED MAIL

**Re: Application for Special Exception, Site Plan Review / 4017 34th Street South,
St. Petersburg, FL**

Dear Ms. Frazier-Leggett:

We represent the developer (the "Applicant") of the above-referenced property, which is adjacent to an approved PD (18-31000015). The Applicant intends to apply for a modification to the existing PD site plan, in order to add the Applicant's property to the site plan, to construct a self-storage facility thereon.

The Applicant intends to submit this application in the future. Enclosed under cover of this letter is a copy of the proposed plans for this project. Please contact us with any questions or concerns you may have, and if you wish to hold a virtual meeting with us regarding this application.

Thank you.

Sincerely,

HILL WARD HENDERSON

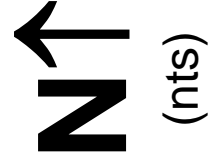
Katherine E. Cole

Katherine E. Cole, Esq.

KEC:jrm



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-31000018
Address: 4017 34th Street South



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
Adriana Shaw, Planner II, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: January 7, 2021

SUBJECT: Site Plan

FILE: 20-31000018

LOCATION 3951 34th Street South; 03/32/16/46925/001/0010
4017 34th Street South; 03/32/16/46925/001/0030

ATLAS: K-21 **ZONING:** Corridor Commercial Suburban (CCS-2)

REQUEST: Approval of a major modification to an approved site plan to include an adjacent property for the construction of a self-storage facility with three requested variances in CCS-2 Zoning District.

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

SPECIAL CONDITIONS OF APPROVAL:

1. Upon redevelopment of this site, to utilize the 8” sanitary sewer service which extends to the northeast corner of the Cube Smart property corner, the Engineer of record must provide verification of the location and slope of the pipe and clean-outs and show it on a survey labeled as a “*private sanitary sewer service lateral*”, tv the line to verify the condition is adequate for connection (all the way to the public manhole), verify that it meets the current plumbing code, and provide evidence that the property owner (of the Cube Smart property) will have a legal right to own and maintain this service which crosses Addison property.

If the existing 8” sanitary sewer service pipe extends within the Water Easement dedicated to the public on the plat, or within the 23’ public right of way easement (OR 4039, PG 254), the Cube Smart property owner must obtain a Minor Easement Permit approval to document and clarify private ownership and maintenance of all portions of the sanitary sewer service which is within either of the public easements. The only portion of the existing 8” sanitary sewer to be maintained by the City will be the portion between public manhole K21-10 and the western boundary of the street easement. A terminal manhole or clean out (at the option of City WRD) will be required just within the western boundary of the street easement (to be determined during plan review for construction permits).

2. 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.

It is noted that the “average road elevation” shown within this plan set is not the basis upon which the finish floor elevation must be set. The floor elevation must be based on an average road crown elevation as determined by the City Engineering & Capital Improvements department, not an average of road elevations across the road surface. The method used to determine the floor elevation shown within this plan set has resulted in a floor elevation that is too low.

- Projecting the north and south edge of the building to the road crown of 34th Street results in an average road crown elevation equal to 14.84’ in front of the building. This results in a required floor elevation @ 1-foot above the road crown = 15.84’.
- Floor elevations will be reviewed in detail at the time of construction permit submittal.

3. 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.

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.

5. 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.

6. Upon redevelopment of this site, the Engineer of Record shall provide to the City a copy of the private legal agreement which addresses future use and maintenance of all shared utility systems (stormwater, sanitary sewer) between the owner of this site and the owner of the Addison site.

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. Existing sidewalks must be removed and replaced to meet the width requirements of the City's code as may be applicable. Any sidewalk constructed directly adjacent to the road curb must be minimum 6-foot wide. The City Transportation Department has identified this location for a 10-foot wide Trail Sidewalk along the 34th Street frontage; therefore, sidewalk along the 34th Street frontage must be replaced to the 10-foot width. 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. 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.

9. 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.

10. 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.

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.

pc: Kelly Donnelly
Correspondence File

Adriana P. Shaw

From: Robert Bergin <lizzyanne@mac.com>
Sent: Friday, January 8, 2021 10:12 PM
To: DRC
Subject: Addison apts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No amendment to the original plan. No more storage facilities in the skyway district

Elizabeth Bergin
2525 Madrid Way S
33712

Sent from my iPad

Adriana P. Shaw

From: Beverly Bussinger <beverlybussinger@gmail.com>
Sent: Friday, January 8, 2021 3:42 PM
To: DRC
Subject: Amendment Storage Facility.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

35th st s I am opposed to a storage facility for Addison Apts.

Adriana P. Shaw

From: Jan Davidson <janlehman26@gmail.com>
Sent: Saturday, January 9, 2021 6:57 PM
To: DRC
Subject: Opposed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPad

Adriana P. Shaw

From: ED CALCATERRA <egcal@hotmail.com>
Sent: Sunday, January 10, 2021 9:18 AM
To: DRC
Subject: storage facilities

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not want the city to amend master plan to allow more storage facilities in south St. Pete

Adriana P. Shaw

From: Earline Gilbert <ergill7464@verizon.net>
Sent: Friday, January 8, 2021 6:38 PM
To: DRC
Subject: Opposition to Amendment for Adding Storage Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is to acknowledge that I am in opposition to the Amendment for the Addison Apartments to add a storage facility.

Earline Gilbert

Adriana P. Shaw

From: Sue Godfirnon <suegodfirnon1@yahoo.com>
Sent: Friday, January 8, 2021 2:22 PM
To: DRC
Subject: Addison storage facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of the skyway marina district I am opposed to a storage facility built on the Addison apartment property. There are already multiple facilities for storage between 22 ave and 54 ave s.
Sue Godfirnon
5340 Alcola way south
7274244732

Sent from my iPhone

Adriana P. Shaw

From: Dylan Habeeb <dhabeeb@yahoo.com>
Sent: Friday, January 8, 2021 2:43 PM
To: DRC
Subject: Addison apartments on 34th St

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I would like to state my opposition to Addison Apartments request to build storage units. Our neighborhood has plenty, and we're looking to increase the attractiveness of our neighborhood in order to generate commerce. This will do no such thing.

Thank you,

Dylan Habeeb

Adriana P. Shaw

From: Melanie Henson <melsmail70@gmail.com>
Sent: Saturday, January 9, 2021 10:19 AM
To: DRC
Subject: Addison Apts...

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am sending this email to express my opposition to allowing the builder of the Addison apts on 34th street to build a storage facility...

Melanie Henson
Lakewood Estates resident

Adriana P. Shaw

From: Janice Swartz <jbuchana@tampabay.rr.com>
Sent: Friday, January 8, 2021 4:04 PM
To: DRC
Subject: We Oppose!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We definitely are AGAINST adding more storage for the Addison Apts!!!

NOT needed.

Dr Janice and Rev James Swartz
Lakewood

Adriana P. Shaw

From: David Kraynak <dekraynak01@msn.com>
Sent: Saturday, January 9, 2021 4:01 PM
To: DRC
Subject: Addison apartments' Storage Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gentlemen:

As a Lakewood Estates resident for 40 years, I would like to add my disapproval to Addisons apartments on 34th St. S for an onsite Storage Facility.

We have all the storage facilities, and then some, that **any** neighborhood needs. They are not exactly attractive architectural elements designed to draw residents and businesses.

Thank you,
David E Kraynak
4610 Columbus Way S
Saint Petersburg, FL 33712-4131
727-433-1726

Adriana P. Shaw

From: Corey D. Malyszka
Sent: Monday, January 11, 2021 8:27 AM
To: Adriana P. Shaw
Subject: FW: Contravest proposal to amend master plan for Addison at Skyway Marina

From: DRC <DRC@stpete.org>
Sent: Friday, January 08, 2021 1:11 PM
To: LECA Mail <lecapresident@gmail.com>
Cc: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: RE: Contravest proposal to amend master plan for Addison at Skyway Marina

Ms. Ellis,

Thank you for your comments, as always. We will enter them into the record. I believe notice will be going out for the Feb. hearing. Hopefully you will be able to make the hearing.

Jennifer C. Bryla, AICP
Zoning Official
Development Review Manager
City of St. Petersburg, FL
Planning and Development Services Department
O: 727.892.5344 E: Jennifer.Bryla@stpete.org

From: LECA Mail <lecapresident@gmail.com>
Sent: Friday, January 8, 2021 1:03 PM
To: DRC <DRC@stpete.org>
Subject: Contravest proposal to amend master plan for Addison at Skyway Marina

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am hearing that the city is considering allowing Contravest to amend its master plan for Addison to include yet another storage facility. There are 2 issues here:

1. The last thing this area needs is yet another storage facility.
2. If we allow developers to randomly and without control amend their master plans, every builder in this area will want to add a storage facility.

We did not work for all those years to get the Skyway Marina District so we could turn it into a place for people to store their stuff when they go north for the summer.

Please do not allow Contravest to amend its master plan. Please

Judy Ellis

Lakewood Estates Civic Assn

Adriana P. Shaw

From: Anysia McDowall <anysiamcdowall@gmail.com>
Sent: Friday, January 8, 2021 2:25 PM
To: DRC
Subject: Opposition to Amendment to Addison Storage Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

As a concerned Lakewood Estates/Skyway Marina District resident, my family and I are very concerned and 100% opposed to the addition of a storage unit being added to the Addison at Skyway Marina residence.

We not only have enough storage facilities in our neighborhood, we want to lift our neighborhood, make it more desirable, bring in beautiful architectural elements, AND encourage our people to be more sustainable (and not hoard/store more things).

Thank you for attention to this matter.

Sincerely,
Anysia & Robin McDowall
Proud Lakewood Estates Resident &
Civic Association Members
2567 Madrid Way South

Adriana P. Shaw

From: Corey D. Malyszka
Sent: Monday, January 11, 2021 8:25 AM
To: Adriana P. Shaw
Subject: FW: Storage facility for Addison Apts on 34th St S

From: DRC <DRC@stpete.org>
Sent: Friday, January 08, 2021 1:51 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: FW: Storage facility for Addison Apts on 34th St S

FYI

Jennifer C. Bryla, AICP
Zoning Official
Development Review Manager
City of St. Petersburg, FL
Planning and Development Services Department
O: 727.892.5344 E: Jennifer.Bryla@stpete.org

From: Kathleen Neely <kjneely@gmail.com>
Sent: Friday, January 8, 2021 1:32 PM
To: DRC <DRC@stpete.org>
Subject: Storage facility for Addison Apts on 34th St S

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have enough storage facilities to accommodate this new apartment complex. I am vehemently against having another storage facility.

Thank you for taking the time to read my email.

Kathleen Neely

Adriana P. Shaw

From: Jimmy Newcomb <aquaholic266@yahoo.com>
Sent: Friday, January 8, 2021 2:18 PM
To: DRC
Subject: Master Plan Amendment requested by Contravest.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a tax paying resident of Lakewood Estates I want to register my opposition to the master plan amendment requested by Contravest for storage facilities.

Regards,

Jimmy L. Newcomb
2000 Caesar Way S.
St. Petersburg, FL 33712
727-643-6863
aquaholic266@yahoo.com

Adriana P. Shaw

From: Ivone Sennhauser <ivone.sennhauser@gmail.com>
Sent: Friday, January 8, 2021 2:36 PM
To: DRC
Subject: Addison apt. Storage master plan amendment on 34 str. St. Pete.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We as neighbors are completely against the amendment to the master plan to build a storage facility. The master plan has been approved and that is all what has been approved. There are enough storage facilities in the neighborhood and along 34 street brand new ones. The city also recognized that there are more than enough storage facilities at the moment and this also should be a reason to deny the request for an amendment to the Addison master plan.

E. & I. Sennhauser
1851 Juarez Way S, St. Petersburg, FL 33712

Sent from my Pixel 3

Adriana P. Shaw

From: Mj Sutcliffe <zom7124@gmail.com>
Sent: Friday, January 8, 2021 3:25 PM
To: DRC
Subject: Addison storage units

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Am against this idea. We already have too many in our area!
Regards,
mj sutcliffe
Lakewood Resident

Adriana P. Shaw

From: Corey D. Malyszka
Sent: Monday, January 11, 2021 8:25 AM
To: Adriana P. Shaw
Subject: FW: Storage Facility

-----Original Message-----

From: DRC <DRC@stpete.org>
Sent: Friday, January 08, 2021 1:52 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: FW: Storage Facility

FYI

Jennifer C. Bryla, AICP
Zoning Official
Development Review Manager
City of St. Petersburg, FL
Planning and Development Services Department
O: 727.892.5344 E: Jennifer.Bryla@stpete.org

-----Original Message-----

From: Alfred Williams jr. <ajwilliams52@aol.com>
Sent: Friday, January 8, 2021 1:51 PM
To: DRC <DRC@stpete.org>
Subject: Storage Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Opposed to the additional changes to the original building plans for a storage facility. St Pete had enough storage facilities already

Sent from my iPhone