



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SPECIAL EXCEPTION  
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, March 3, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> 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](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.: 21-32000001 PLAT SHEET: F-7

REQUEST Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residentially zoned lot to construct a 45,000 square-foot office in the CCT-1 and NSM-1 zoning district.

OWNER: Pinellas County  
c/o Andrew W. Pupke – Division Director, Facilities and Real Property Division  
315 Court Street  
Clearwater, Florida 33756

AGENT: VHB, Inc.  
c/o Neale Stralow  
501 East Kennedy Boulevard, Suite 1010  
Tampa, Florida 33602

ADDRESSES AND PARCEL ID NOS.: 1101 4<sup>th</sup> Street South; 30-31-17-77400-000-0010  
416 11<sup>th</sup> Avenue South; 30-31-17-77418-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)  
Neighborhood Suburban Multi-Family (NSM-1)

**SITE AREA TOTAL:** 112,527 square feet or 2.58 acres

**GROSS FLOOR AREA:**

Existing:	0 square feet	
Proposed:	45,000 square feet	0.62 F.A.R.
Permitted:	72,931 square feet	1.0 F.A.R.

**BUILDING COVERAGE:**

Existing:	0 square feet	
Proposed:	25,162 square feet	22% of Site MOL
Permitted:	N/A	

**IMPERVIOUS SURFACE:**

Existing:	0 square feet	
Proposed:	72,314 square feet	64% of Site MOL
Permitted:	95,022 square feet	84% of Site MOL

**OPEN GREEN SPACE:**

Existing:	112,527 square feet	100% of Site MOL
Proposed:	40,213 square feet	36% of Site MOL

**PAVING COVERAGE:**

Existing:	0 square feet	
Proposed:	47,152 square feet	42% of Site MOL

**PARKING:**

Existing:	0;
Proposed:	99; including 4 handicapped spaces
Required	97; including 4 handicapped spaces

**BUILDING HEIGHT:**

Existing:	0 feet
Proposed:	42 feet
Permitted:	42 feet

**APPLICATION REVIEW:**

**I. PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for an accessory surface parking lot on a residentially zoned lot which is a Special Exception use within the NSM-1 Zoning District.

**II. DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a Special Exception and the related site plan to construct an accessory surface parking lot on a residentially zoned lot. The subject property consists of both commercial and residential zoning. The commercial zoned portion is approximately two-thirds of the eastern portion of the subject property and the residential zoned portion is the remaining western one-third of the subject property. Booker Creek borders the subject property along

western and southern property lines. The subject property is located at the southwest corner of 4<sup>th</sup> Street South and 11<sup>th</sup> Avenue South.

**Current Proposal:**

The applicant is seeking to construct a 2-story, 45,000 square foot business incubator, accelerator and coworking center (Center). The Center will provide space for industries in the field of research, innovation and entrepreneurial activity in technology, life sciences, marine sciences, and manufacturing sectors. Programs and services will be provided at the new facility and will include business mentoring and coaching, education, idea validation, strategy development, assistance with access to capital, access to business schools and interns, and standard office solutions. The building will also have a ground floor café, which will also be open to the public.

The proposed 2-story building will be located along 4<sup>th</sup> Street South. The proposed building will be elevated above design flood elevation, except the lobby entrance and required exits, to meet current FEMA regulations. A portion of the required parking will be placed underneath the building. The remaining portion of the parking will be located west of the proposed building. Vehicular access will be from a 4<sup>th</sup> Street South and 11<sup>th</sup> Avenue South. The subject property has approximately 263 inches (DBH) of existing specimen trees. The applicant is required to preserve 25% or 66 inches of specimen trees. The applicant is proposing to preserve 75 inches of specimen trees. There is an existing 30-inch Southern Red Cedar, proposed to be removed (refer to #51 on landscape plan) that will be located in a terminal island in the parking lot. The location of the existing tree in the proposed terminal island in the parking lot should allow for the tree to be preserved. A condition of approval has been added to the report to address this issue.

**Special Exception:**

As mentioned above, the parking spaces on the NSM-1 zoned parcel is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code Section 16.70.040.1.4(D.), with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. There will be a total of 99 parking spaces that will serve the building, with 19 of these spaces be located on the NSM-1 zoned portion of the property. City Code requires 97 parking spaces for this use.

The properties to the north, south and west of the subject property are developed with residential uses. These uses are buffered from the proposed parking lot by Booker Creek and a 70-foot-wide street right-of-way. The proposed commercial parking lot is compatible with the existing development pattern and character of the neighborhood. If the DRC recommends approval; Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses.

**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 Special Exception and related site plan, subject to the Special Conditions of Approval.**

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for restricting vehicular use of the portion of the parking lot zoned NSM-1 between the hours of 10:00 p.m. and 7:00 a.m. The parking spaces shall be blocked-off by method of signage or mechanisms such as bollards and chains. The method to block the parking spaces shall be noted on the site plan submitted for permitting and shall be subject to review and approval by the Fire Department.
2. The applicant shall be responsible for ensuring that the NSM-1 portion of the parking lot is not utilized for any sales or service activities, long term parking, storage of dumpsters, heavy vehicles or similar equipment.
3. When the principal use is not open for business, the parking lot shall not be used for parking.
4. A Unity of Title shall be record with the Circuit Court of Pinellas County securing the continued availability of the three off-site parking spaces that are required to serve the proposed building as long as those parking spaces are required by Code.
5. A six (6)-foot high fence or wall shall be installed along the north, south and west sides of the NSM-1 zoned portion of the property.
6. The proposed fence or wall shall be located a minimum of 20 feet back from the northern property line.
7. The 30-inch (DBH) Southern Red Cedar tree (referred to as No. 51 on the landscape plan) shall be preserved unless the City's Arborist permits the removal.
8. The existing Mahoe Tree that is not in decline should be preserved.
9. Retention areas shall not be located in the exterior green yard.
10. Evergreen trees shall be installed around the exterior perimeter of the parking lot.
11. Exterior lighting shall comply with Section 16.40.070.
12. Bicycle parking shall comply with Section 16.40.090.4.1.
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 February 19, 2021.

**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 FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

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

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


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

The land use of the subject property is: **Planned Redevelopment Mixed-use/ Residential Medium**

The land uses of the surrounding properties are:

- North: **Planned Redevelopment Mixed-use and Planned Redevelopment Residential**
- South: **Planned Redevelopment Mixed-use, Planned Redevelopment Residential and Residential Medium**
- East: **Community Redevelopment District**
- West: **Residential Medium**

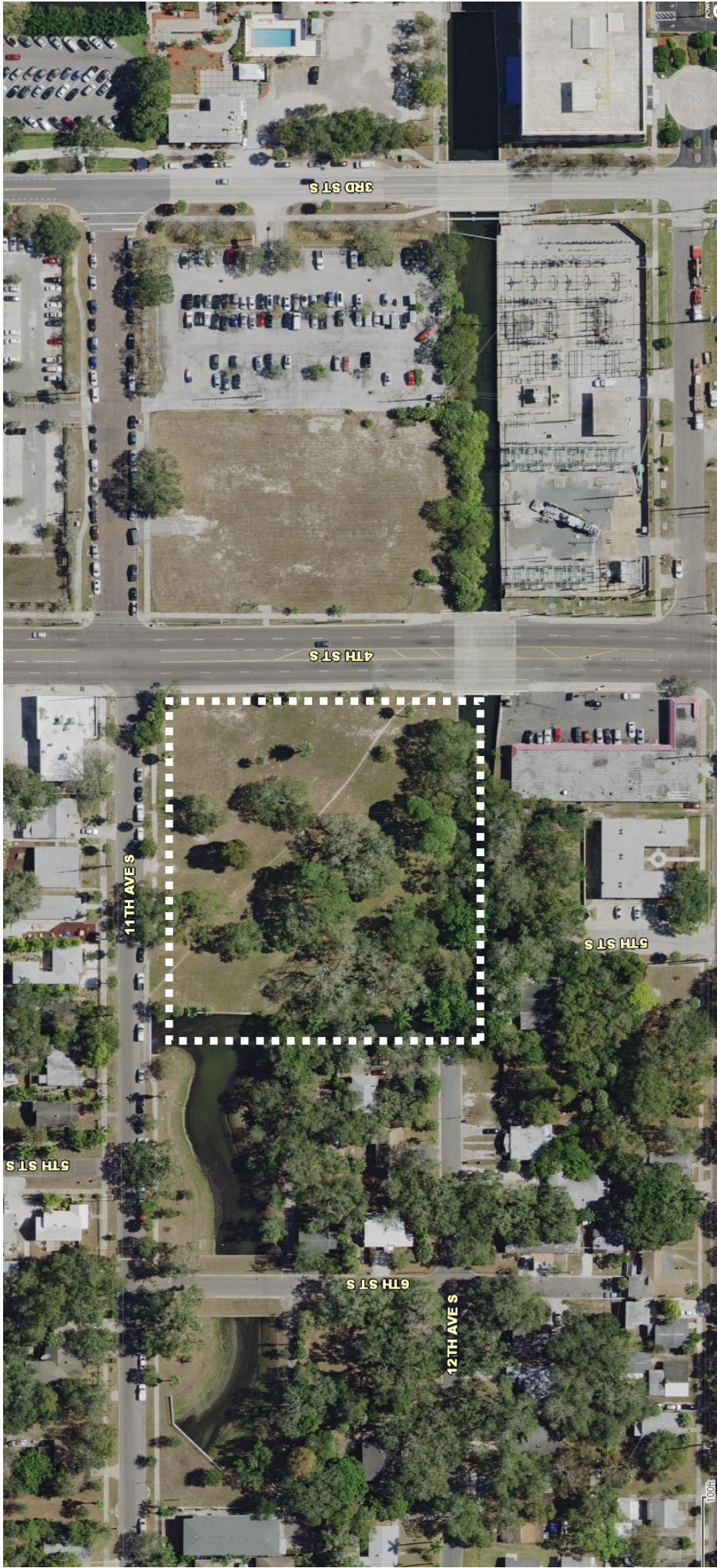
REPORT PREPARED BY:

  
\_\_\_\_\_  
Corey Malyszka, AICP, Urban Design and Development Coordinator      2.24.21  
Development Review Services Division      DATE  
Planning and Development Services Department

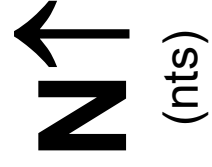
REPORT APPROVED BY:

  
\_\_\_\_\_  
Jennifer Bryla, AICP, Zoning Official (POD)      2.24.2021  
Development Review Services Division      DATE  
Planning and Development Services Department





Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 21-32000001  
Address: 1101 4<sup>th</sup> Street South and  
416 11<sup>th</sup> Avenue South



CURRENT SUBMISSION:

#	DATE	SUBMISSION

Legend

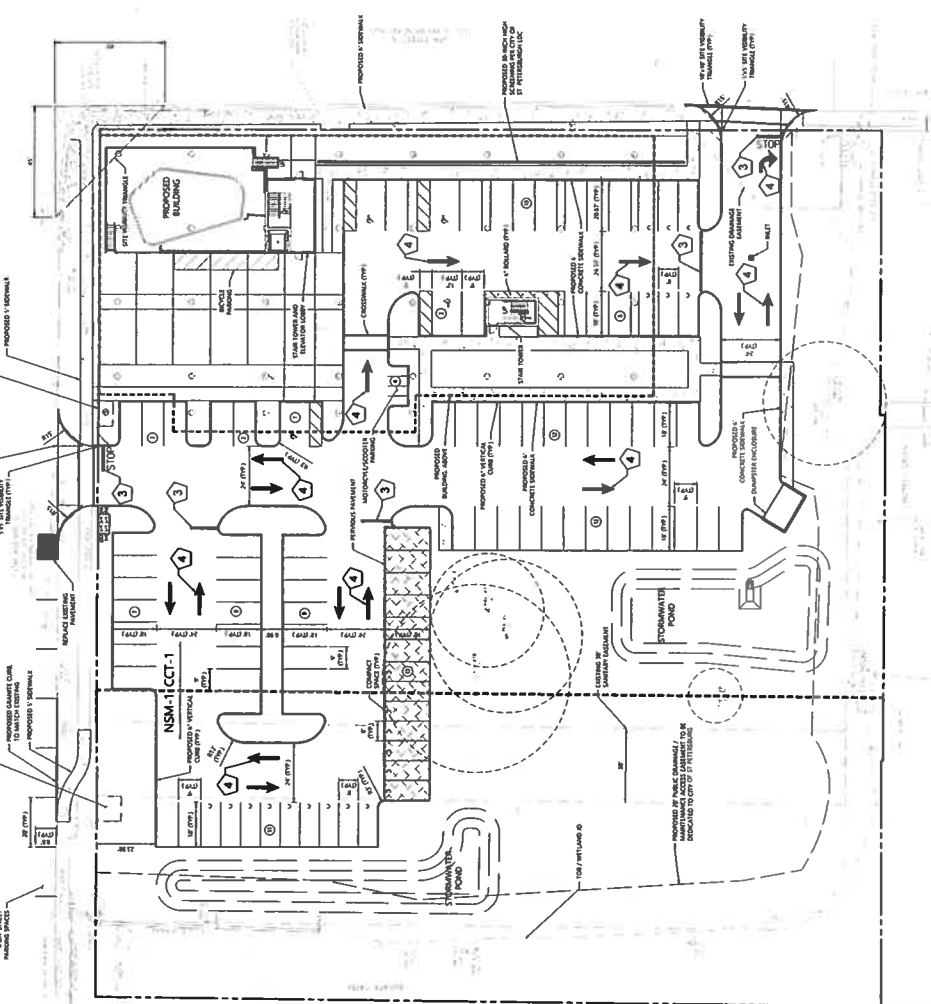
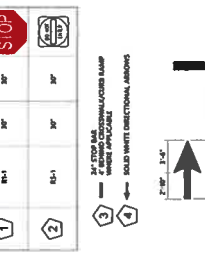
(Symbol)	PROJECT BOUNDARY
(Symbol)	PERMITS COURT
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED PAVEMENT
(Symbol)	PROPOSED PARKING

Signage & Striping Summary

Item #	MULTI CD	Number	Width	Height	Desc.
1	8-1	20	30"	30"	STOP SIGN
2	8-1	20	30"	30"	STOP SIGN
3	3	4	30"	30"	STOP SIGN
4	4	2	30"	30"	STOP SIGN

**Site Data**

SITE LOCATION: ST. PETERSBURG, FLORIDA  
 PROPERTY OWNER: COMMERCIAL TRANSITWAY 1, LLC (T1)  
 PROJECT USE: COMMERCIAL TRANSITWAY 1, LLC (T1)  
 EXISTING ZONING: COMMERCIAL TRANSITWAY 1, LLC (T1)  
 ADJACENT STREET: MOUNTAIN VIEW RD. (SR 56)  
 ADDRESS: 1111 EAST MOUNTAIN VIEW RD.  
 PLAT: 11/11/11  
 FLOOR AREA: 640 SQ. FT. (APPROX.)  
 BUILDING HEIGHT: 4'-0" PLUS 2' FEET FINISH  
 BUILDING SETBACKS:  
 FRONT: 5'-0" OR 10' FROM CURB  
 SIDE: 5'-0" OR 10' FROM CURB  
 REAR: 5'-0" OR 10' FROM CURB  
 TOTAL PERMITTED IMPROVEMENTS: 815  
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**Signage & Striping Notes**

- ALL STOP SIGNS SHALL BE PLACED AT ALL STOP LOCATIONS AND THE CITY OF TAMPA SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL STOP SIGNS.
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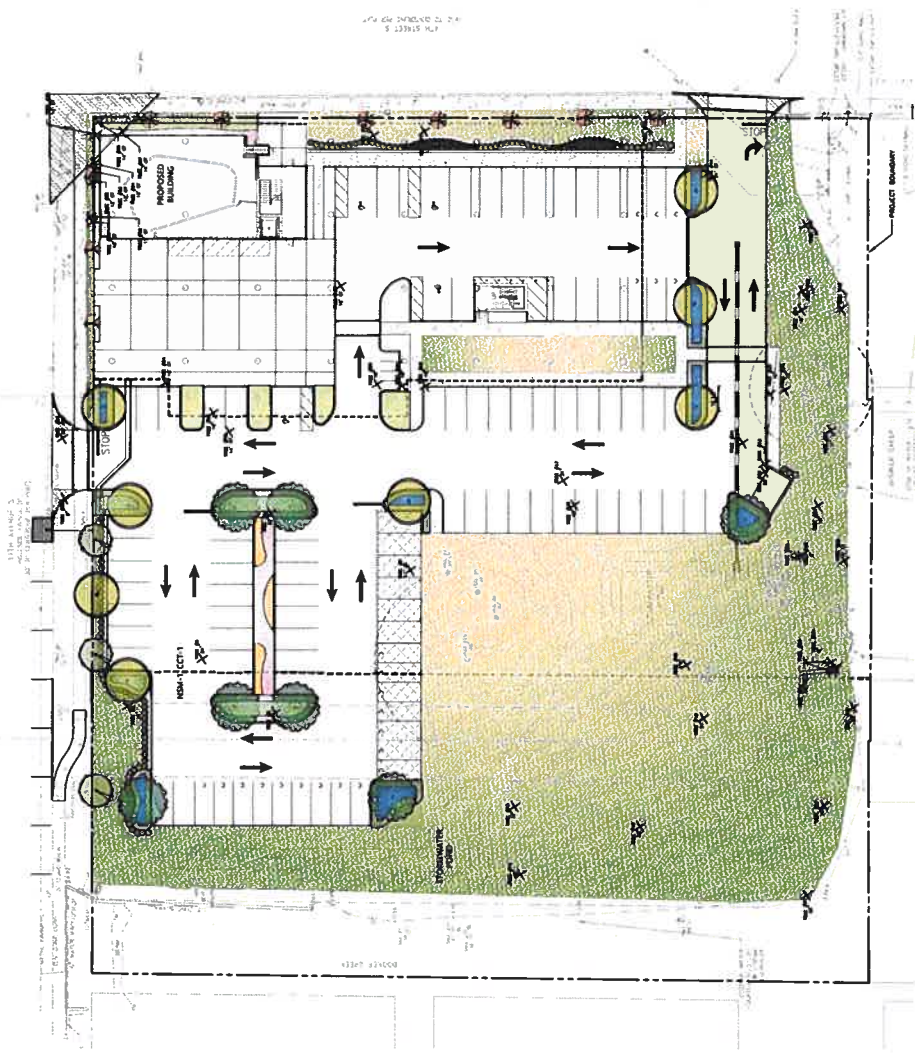
### PLANT SCHEDULE

TREES	SCALES	SIZE	COMMENTS
(Symbol)	10'	3"	Plant Street Tree Planes
(Symbol)	10'	10"	Plant Street Tree Planes
(Symbol)	10'	7"	Plant Street Tree Planes
(Symbol)	10'	8"	Plant Street Tree Planes
(Symbol)	10'	40"	Plant Street Tree Planes
(Symbol)	10'	45"	Plant Street Tree Planes
(Symbol)	10'	101"	Plant Street Tree Planes
(Symbol)	10'	112"	Plant Street Tree Planes
(Symbol)	10'	144"	Plant Street Tree Planes
(Symbol)	10'	423"	Plant Street Tree Planes
(Symbol)	10'	67"	Plant Street Tree Planes
(Symbol)	10'	68"	Plant Street Tree Planes
(Symbol)	10'	68"	Plant Street Tree Planes
(Symbol)	10'	68"	Plant Street Tree Planes

EXISTING TREE LEGEND

- (Symbol) EXISTING TREES PER SURVEY
- (Symbol) CANT TREES PER SURVEY
- (Symbol) PALM TREES PER SURVEY
- (Symbol) TREES TO REMAIN
- (Symbol) TREES TO BE REMOVED

NOTES: ALL EXISTING TREES AND SHRUBS DETERMINED ARE TO BE REPLACED IN KIND WITH PROPOSED SIZES

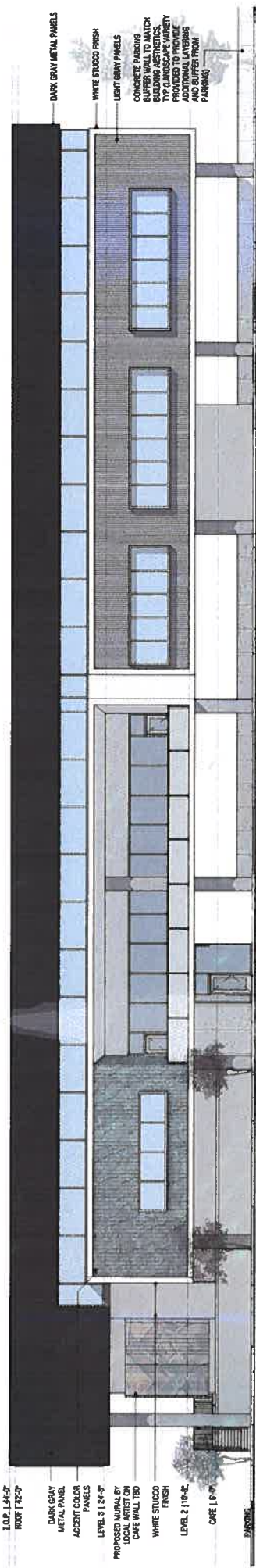


CONTRACT SUBMISSION

DATE	SUBMISSION



**EXTERIOR ELEVATIONS** NORTH ELEVATION SCALE: 1/16" = 1'-0"



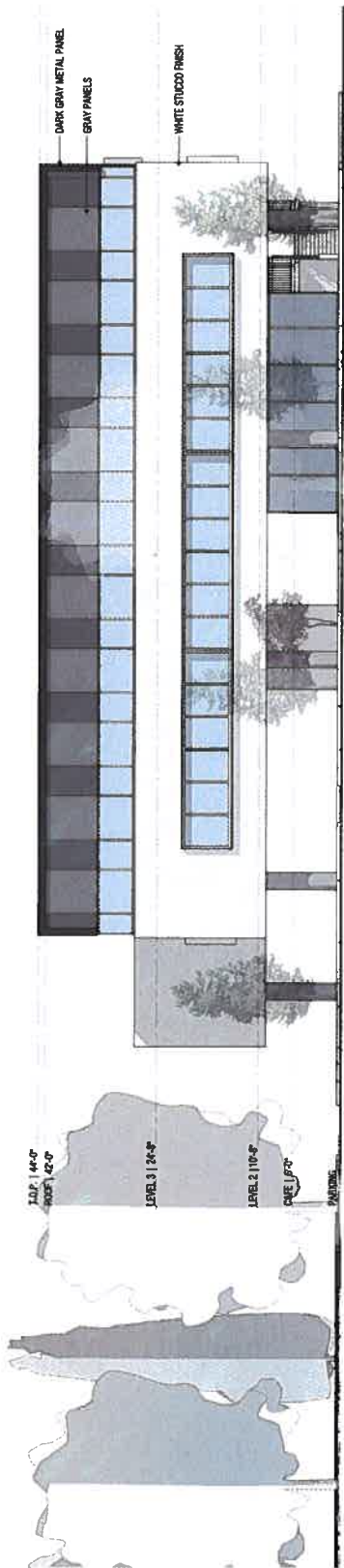
TOP | 14'-0"  
 ROOF | 12'-0"  
 DARK GRAY METAL PANEL  
 ACCENT COLOR PANELS  
 LEVEL 3 | 24'-0"  
 PROPOSED MURAL BY LOCAL ARTIST ON CAPE WALL TBD  
 WHITE STUCCO FINISH  
 LEVEL 2 | 10'-0"  
 CAPE | 6'-0"  
 PARKING

DARK GRAY METAL PANELS  
 WHITE STUCCO FINISH  
 LIGHT GRAY PANELS  
 CONCRETE PARKING  
 CONCRETE FINISH  
 SUBMIT WITH ARCH TYP LANDSCAPE VARIETY PROVIDED TO PROVIDE ADDITIONAL LAYERS OF FINISH PARKING

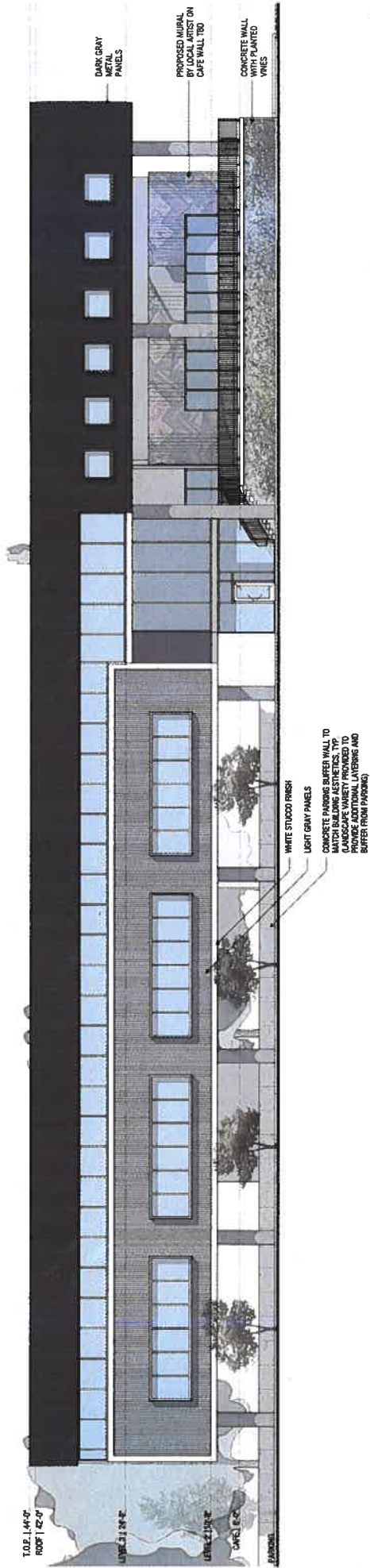
**EXTERIOR ELEVATIONS WEST ELEVATION SCALE: 1/16" = 1'-0"**

TAMPA BAY INNOVATION CENTER INCUBATOR - DEVELOPMENT REVIEW COMMISSION 01.11.2021





**EXTERIOR ELEVATIONS** SOUTH ELEVATION SCALE: 1/16" = 1'-0"



**EXTERIOR ELEVATIONS EAST ELEVATION SCALE: 1/16" = 1'-0"**

## **PROJECT NARRATIVE:**

### **TAMPA BAY INNOVATION CENTER – INCUBATOR BUILDING**

#### **Section 1: General Project Information**

##### **1.0 Project Overview**

The Tampa Bay Innovation Center, which is a business incubator, accelerator and coworking entrepreneurial center has been operating in Pinellas County for the past 16 years. The organization offers programs that are tailored to the innovator/entrepreneur and address business intelligence, planning and business information, strategy execution and technology transition. The offices are currently located at 501 1<sup>st</sup> Avenue North inside a county owned judicial building. By way of acceleration to program, this project represents the third cohort of such.

The Tampa Bay Innovation Center's new facility (Project) will support targeted industry clusters of research, innovation and entrepreneurial activity in the technology, life sciences, marine sciences, and/or advanced manufacturing sectors. Programs and services offered at the new facility will include business mentoring/coaching, education, idea validation, strategy development, assistance with access to capital, access to business schools and interns, and standard office resources.

The Project includes the construction of an approximate 45,000 S.F., two-story building with parking below the building and along the west side, and vehicular access from 4th Street S and 11<sup>th</sup> Avenue S. The building will be a Pinellas County (Owner) led Project, that will become a business incubator, accelerator and coworking entrepreneurial center in the heart of the St. Pete Innovation District.

##### **1.1 Location**

The proposed Project location is an undeveloped, approximate 2.58-acre grouping of parcels (Parcel ID#s: 30-31-17-77400-000-0010 and 30-31-17-77418-000-0010) at the southwest corner of the intersection of 4th Street S and 11th Avenue S, in a neighborhood of St. Petersburg, Florida known as Bartlett Park.

##### **1.2 Proposed Use**

While the owner will remain Pinellas County and in association with University of South Florida St. Petersburg (USFSP) represents institutional/governmental use – the incubator program itself will be a private application process administrated through Pinellas County and therefore Office and Café are the designated use for the Project.

The subject site contains two zoning districts, Commercial Corridor Traditional 1 (CCT-1) along the east side of the site and Neighborhood Suburban Multi-Family 1 (NSM-1) along the west side. The CCT-1 portion of the site measures 1.67-acres (72,931 SF) and NSM-1 portion of the site 0.91-acres (39,596 SF). The proposed Office and Café building is located within the CCT-1 district limits. The NSM-1 portion of the site contains associated parking, stormwater, and open space.

During a pre-application meeting, City staff confirmed that a Special Exception approval is required for the proposed uses in the NSM-1 district.

##### **1.3 Existing Conditions**

The Site borders 11<sup>th</sup> Avenue S to the north, 4<sup>th</sup> Avenue S to the east, and Booker Creek to the south and west.

There is a platted alley r/w that runs north/south and currently bifurcates the two parcels (east and west). There are existing Duke overhead power and City underground sanitary sewer utilities located in the alley. Pinellas County and the City have previously agreed to vacate the alley r/w (see attached correspondence dated February 20, 2015, regarding Ordinance 1066-V). However, this action has not yet been completed to date and the Owner requests extension of the existing approval to corelate with the Project's development timing.



There is another easement on the property, within the western parcel that contains a large City of St. Petersburg sanitary sewer main that will need to remain and be protected. No vertical development will take place within that easement.

The Site is located adjacent to Booker Creek on the west and south sides, which discharges directly to Bayboro Harbor, the Port of St. Petersburg, then eventually to Tampa Bay. Booker Creek is considered a wetland. It has been delineated at the top of bank, and required setbacks shown.

The Site has several existing trees located throughout the parcel(s), mostly oaks, pines and palms, and mostly concentrated along the south and west sides of the property. An Arborist Report was completed and included in the application. The proposed site design preserves quality trees as possible.

#### **1.4 Design Intent**

The basis of design for this project originates and correlates to the intention of uses proposed within the new program and building use. One of the key components driving this design is circulation. There will be ample users for this site daily and they will need to be able to circulate in an orderly fashion throughout the site. Our design showcases two curb cuts, on the north west side of the site and on the south east side of the site. These access points connect through the site with no dead ends which allows users with ample opportunity to find a parking spot and ingress/egress in an appropriate un-stagnated manor. The proposed design utilizes the entire site while delicately meandering around large oaks and other trees in an effort to save as many well rated trees as possible. In turn, this will allow the parking lot to be well covered, utilizing several of the existing canopies for shade and reduction of overall solar reflection into the proposed building. In addition, the design showcases a mix of compacted spaces, regular spaces, and ADA spaces all within the requirements put forth by the city but also to allow for a mix of users to park in appropriated spots. Starting at the northwest side of the site and continuing south the design also provides ample room to accommodate the site for the required amount of storm water desired.



# Memorandum

To: City of St. Petersburg  
Planning and Development Services  
Department  
Development Review Services  
Division

Date: December 17, 2020

Project #: 66399.00

From: Brent A. Lacy, AICP  
Principal Transportation Planner

Re: Tampa Bay Innovation Center: Trip Generation and Parking  
Evaluation

## Project Description

The proposed development, the Tampa Bay Innovation Center, is located at the southwest corner of 4<sup>th</sup> Street S and 11<sup>th</sup> Avenue S in St. Petersburg, Florida. The subject property has two zoning district designations, CCT-1 and NSM-1. For purposes of this memo, it is assumed the parking requirements for the CCT-1 will apply to the site. The proposed development program includes 43,200 square feet of office and 1,800 square feet of café use within the footprint but with separate outside access than the office building.

## Trip Generation

Trips expected from the proposed development were estimated using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10<sup>th</sup> Edition. Based on the land use descriptions in the ITE Trip Generation Manual, the 43,200 square feet of office and 1,800 square feet of café were categorized together (for a total of 45,000 square feet) under ITE Land Use Code 710: General Office Building. The description of this Land Use Code includes consideration of all the mixture of uses contained within an office building, including tenant services, like banks and restaurants. The estimated trip generation from the proposed project is shown in **Table 1** below. The proposed development is anticipated to generate a total of 439 daily trips, with 53 occurring in the AM peak hour and 52 occurring in the PM peak hour.

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
			Total	In	Out	Total	In	Out
710: General Office Building	45,000 SF	439	53	46	7	52	8	44

Source: ITE Trip Generation Manual, 10<sup>th</sup> Edition

## Parking Requirements

The calculation of minimum parking requirements for the subject site was based on requirements and procedures codified in the City of St. Petersburg's Land Development Regulations (LDR). First, parking requirements for each of the individual uses were calculated using parking rates presented in Section 16.10.020.1 of the LDR. In order to avoid providing an oversupply of parking, the parking requirements for each of the individual uses were included in a shared parking analysis to account for the synergies that exist when different land uses, with different peaking characteristics,

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## Memorandum

share parking facilities. This analysis was conducted using the methods and data presented in Section 16.40.090.3.2 of the LDR. Finally, using the peak demand of the shared parking facility, reductions provided for in Section 16.40.090.3.2 of the LDR were calculated for tree preservation, the provision of motorcycle/scooter parking and bicycle parking, and the site's proximity to high-frequency transit service.

### Parking Rates

Per Section 16.10.020.1 of the LDR, in the Traditional Tier, 1 parking space is required for every 400 square feet of general office use and 1 parking space is required for every 150 square feet of indoor restaurant and bar use. As presented in **Table 2**, these rates were applied to the square footages proposed for the site. Without consideration of the shared parking and policy reductions, the office use would require 108 parking spaces and the restaurant use would require 12 parking spaces.

*Table 2: Parking Requirement Calculations by Individual Land Use*

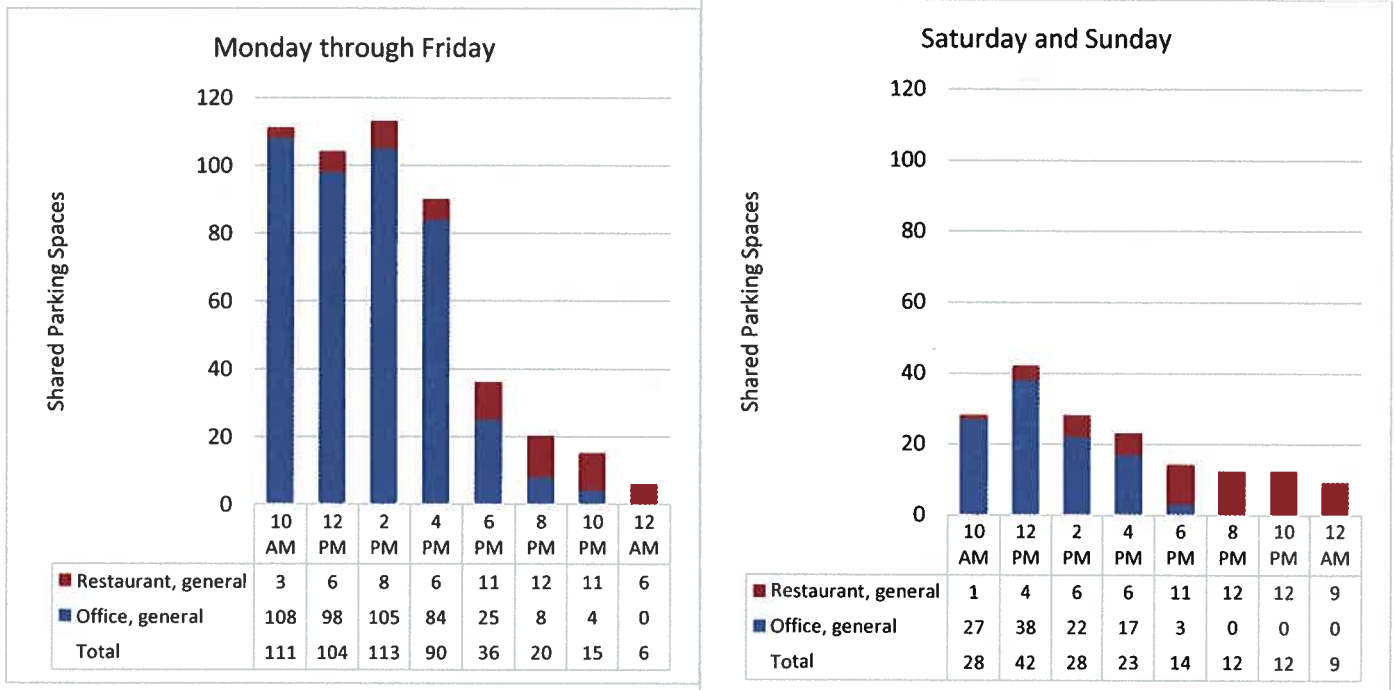
<b>Use</b>	<b>Intensity (SF)</b>	<b>Required Rate</b>	<b>Required Parking Spaces</b>
Office, general	43,200	1 per 400 sf gfa	108
Restaurant and Bar, Indoor	1,800	1 per 150 sf gfa	12

### Shared Parking Analysis

The required parking spaces calculated for each use separately were factored by the time of day percentages provided in 16.40.090.3.2 of the LDR for Restaurant, general (café) and Office, general (office). This analysis, performed for both weekday (Monday through Friday) and weekend (Saturday and Sunday) periods, is presented in **Figure 1**. This analysis shows that the peak parking demand for the shared parking facility would be 113 spaces and would occur at 2:00 PM on a weekday.



Figure 1: Shared Parking Analysis



### Parking Reductions

Parking reductions were calculated based on guidance in Section 16.40.090.3.2 of the LDR. The following reductions were applied to the peak parking demand for the shared parking facility (113 spaces).

- 5% reduction for tree preservation
- Substitution of four (4) motorcycle/scooter parking spaces for one (1) automobile parking space
- Substitution of an additional 30 bicycle parking spaces (above the minimum required) for five (5) automobile parking spaces
- 10% reduction for proximity to high-frequency transit

The calculation of these reductions and resulting parking requirement is presented in **Table 3** on the next page. These calculations indicate that 91 automobile parking spaces would be needed to meet LDR requirements. Additionally, four (4) motorcycle/scooter parking spaces, and 30 bicycle parking spaces in excess of the required minimum bike parking per Section 16.40.090.4.1 of the LDR would be required to qualify for the reductions considered in this analysis.

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Table 3: Parking Reduction Calculations

Peak Shared Parking	113
<b>Reductions</b>	
<i>Tree Preservation Reduction (5%)</i>	-5.7
<i>Motorcycle/Scooter Parking Reduction (1 space)</i>	-1.0
<i>Bicycle Parking Reduction (5 spaces)</i>	-5.0
<i>Proximity to High-Frequency Transit Routes Reduction (10%)</i>	-11.3
<b>Total</b>	<b>91</b>

# ARBORIST'S REPORT

**December 14, 2020**

**Location:** Tampa Bay Innovation Center  
SW corner of 4<sup>th</sup> St S and 11<sup>th</sup> Ave S  
St. Petersburg, FL

**Prepared for:** Alex DeYoung, PE, ENV SP, LEED Green Associate  
Project Manager, Site/Civil Engineering

VHB

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## Urban Forestry Solutions, llc

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ISA Certified Arborist, SO-0989A  
ISA Tree Risk Assessment Qualified (TRAQ)



## Tree Inventory

The following Arborist's Report is a Level 2, Basic Assessment, submitted by Urban Forestry Solutions, LLC, and includes findings that I believe are accurate based on my over 30 years of education, experience and knowledge in the field of Arboriculture. I have no interest personally or financially in this property and my report is factual and unbiased.

The following Tree Inventory Report will identify each tree by its size, species and overall condition rating with accompanying notes justifying the Condition Rating. The Tree Survey indicates the location of the tree on the site by the tree identification number. This tree identification number corresponds to the number on the Tree Inventory Report.

## Methodology

Tree evaluations can be performed at different levels of intensity:

**Level 1: Limited Visual Assessment** – A visual assessment performed, typically on foot, to identify obvious defects.

**Level 2: Basic Assessment** – A detailed visual inspection of a tree and the surrounding site. This assessment may include the use of simple tools. A Level 2 Assessment requires the tree risk assessor to walk completely around the tree trunk, to exam any surface roots above ground, the trunk, and the branches.

**Level 3: Advanced Assessment** – An assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

## Arboricultural Glossary

The following are arboricultural terms used in tree inventories. A basic understanding of these terms will help the reader understand a tree problem.

**Co-dominant trunks or branches:** A condition when two or more trunks or branches emanate from the same position and are essentially the same size.

**Included bark:** This condition occurs when the bark in the crotch of a co-dominant stem grows inward and becomes embedded in the crotch and prevents the formation of a branch bark ridge. This condition is a structural defect and may lead to failure.

**Dieback:** Dieback is a descriptive term used to describe branches and twigs that are dying or dead at the tips. This typically indicates decline from root loss, damage and/or disease.

**Pseudobark:** To the outside of the central cylinder of a palm tree is a region of sclerified tissue known as the cortex and a very thin epidermis, which are sometimes collectively referred to as the "pseudobark."

**Crown density:** A description of the density of the foliage (from completely opaque to very sparse). A good dense canopy is considered desirable as it is an indicator of good systemic health.

**Live crown ratio:** A measurement of the percentage of live foliage measured vertically. Typically caused by over elevating the tree.

**Structural root plate:** Basically, it is the pedestal on which the tree sits on to insure structural stability of the tree. The general rule for determining the size of the root plate is by multiplying the trees DBH by 5.5. Severing or restricting structural roots within this distance may dispose the tree to failure.

**Girdling root:** A girdling root grows around the base of a trunk and causes a disruption of the tree's vascular system. Some girdling roots can be easily removed while others may be too deeply embedded to remove.

**Phototropism:** The growth of a plant in the direction of its light source. This typically occurs when younger trees grow under the canopy of a larger older tree. These younger trees typically do not form scaffold branches and are a leggy single stem tree with poor Live crown ratio and poor crown density.

**Chlorotic foliage:** Foliage that is yellowing. Yellowing foliage typically indicates a nutrient deficiency such as iron. In many instances the iron is in the soil but not available to trees due to soil pH problems.

**Water Sprouts:** Water sprouts are weakly attached vigorous growth which often are produced due to stress. Typically, after storm related branch breakage; lion-tail pruning; over-pruning and/or improper thinning. The structure of water sprout regrowth does not have as strong of an attachment as natural tree growth and the shoots are more subject to diseases, pests and failure during wind events.

### **Tree Inventory Data**

A tree inventory is a written record of a tree's condition at the time of inspection. Problems not apparent upon visual observations from the ground cannot be noted and were not noted. A tree inventory is also a valuable tool to prioritize tree maintenance and/or removal of trees with problems that could lead to failure and cause personal injury or property damage. The following is an explanation of the data used in the inventory:

**Tree# - location** - Each tree is assigned a number for reference in the inventory that corresponds with a number on the Tree Survey that identifies the location of the tree in the field.

**Size** – Diameter at breast height (DBH) is the size of the tree's trunk measured at 4.5' above grade. If there is a fork in the trunk at that point, the diameter is measured at the narrowest area below the fork. Palm trees are measured in feet of Clear Trunk (CT).

**Species** – Each tree is listed by its common and botanical name the first time it is listed in the inventory. For simplicity, the tree is listed by its common name thereafter. Only Sabal and royal palm trees 4' CT or greater are protected by the City of St. Petersburg.

**Condition Rating** – The Condition Rating is an assessment of the tree's overall structural strength and systemic health.

**Elements of structure include:** 1) the presence of cavities, decayed wood and/or split, cracked, or rubbing branches etc., 2) branch arrangements and attachments (i.e., well-spaced branches vs. several branches emanating from the same area on the trunk; co-dominant trunks vs. single leader trunks; presence of branch collars vs. included bark).

**Elements of systemic health** relate to the tree's overall energy system measured by net photosynthesis (food made) vs. respiration (food used). A tree with good systemic health will have a vascular system that moves water, nutrients and photosynthate around the tree as needed. If a tree is said to be Chlorotic (yellowing) it is lacking nutrients or fertilizer. Indicators of a healthy systemic system used in the overall condition rating include: 1) Live crown ratio (the amount of Live crown a tree has relative to its mass), 2) crown density (density of the foliage). Poor density typically indicates a declining tree and/or the tree's crown does not have adequate space to develop, generally due to competition from adjacent trees, 3) tip growth (shoot elongation is a sign that the tree is making and storing energy.) The overall condition rating also takes into consideration the species, appearance and any unique features. The rating



scale is 0-6 with 0 being a dead tree and 6 a specimen. Increments of 0.5 are used to increase accuracy. Examples of the tree rating system are as follows:

EXEMPT- Not protected by the City of St. Petersburg.

0- A dead tree.

1- A tree that is dying, severely declining, hazardous, harboring a communicable disease. A tree with a rating of #1 should be removed as it is beyond treatment and is a threat to cause personal injury or property damage.

2 – A tree exhibiting serious structural defects such as: co-dominant stems with included bark at or near the base; large cavities; large areas of decayed wood; extreme crown dieback; cracked/split scaffold branches; etc. Also included is a tree with health issues (low energy, low Live crown ratio, serious disease or insect problems, nutritional deficiencies or soil pH problems). A tree with a rating of #2 or 2.5 should be removed unless the problem(s) can be treated. A tree with a #2 Condition Rating will typically require a considerable amount of maintenance to qualify for an upgrade of the Condition Rating.

3- A tree with average structure and systemic health, minor crown dieback and problems that can be corrected with moderate maintenance. A tree with a co-dominant stem not in the basal area that can be subordinated, cabled and braced or a co-dominant stem that will soon have included bark can be included as a #3. A tree with a rating of #3 has average appearance, crown density and Live crown ratio and should be preserved if possible.

4- A tree with a rating of #4 has good structure and systemic health with minor problems that can be easily corrected with minor maintenance. The tree should have an attractive appearance and be essentially free of any debilitating disease or insect problem. The tree should also have above average crown density and Live crown ratio. Mature trees exhibiting scars, old wounds, small cavities or other problems that are not debilitating can be included in this group particularly if they possess unique form or other aesthetic amenities relating to their age. A tree with a rating of #4 is valuable to the property and should be preserved.

5 – A tree with very high Live crown ratio and exceptional structure and systemic health and virtually free of insect or disease problems or nutritional deficiencies. A tree in this category should have a balanced crown with exceptional aesthetic amenities. A tree in this category should be of a species that possess characteristics inherent to longevity and withstanding construction impacts. A tree with a #5 rating lends considerable value to the site and should be incorporated into the site design. A tree with a #5 rating is worthy of significant site plan modification to ensure its preservation.

6 – A specimen tree. A specimen tree is a tree that possesses a combination of superior qualities regarding systemic health, structural strength, crown density, Live crown ratio, form (balanced crown), overall aesthetic appeal, size, species, age and uniqueness. A great effort should be made to preserve a specimen tree including shifting structures that would adversely impact the tree. A specimen tree should have an undisturbed growth area equal to its drip line (equal to the branch spread). Only an experienced and competent International Society of Arboriculture (I.S.A.) Certified Arborist should be allowed to perform maintenance work on a specimen tree.

## TREE INVENTORY REPORT

Please note: Trees are living organisms, and with all living organisms, certain degrees of stress may be experienced when they are disturbed in any way. It must be pointed out that it is not humanly possible to entirely ascertain the full extent of stress that the tree may experience. Nor is it possible to assure with 100% probability that the trees will survive. However, with professional arboricultural consulting, it is hoped that the stress factors can be held to a minimum and that the trees will continue to thrive during and following construction.

TREE #	SIZE	SPECIES	RATING
1	25' CT	Chinese fan palm ( <i>Livistona chinensis</i> )	Exempt
Note: Chinese fan palm trees are on the Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category II, and is recommended for removal by the FLEPPC.			
2	16"	Laurel Oak ( <i>Quercus laurifolia</i> )	0.5
		<ul style="list-style-type: none"> <li>• Severe dead wood.</li> <li>• Severe decline.</li> </ul>	
3	24"	Slash Pine ( <i>Pinus elliottii</i> )	1.5
		<ul style="list-style-type: none"> <li>• Large dead and decaying lateral branches and stubs.</li> <li>• Severe dieback.</li> <li>• Poor crown density.</li> <li>• Poor live crown ratio.</li> </ul>	
4	31"	Sand Live Oak	3.0
		<ul style="list-style-type: none"> <li>• Restricted structural root plate. Asphalt roadway and curb 2' to the north and sidewalk 3' to the south.</li> <li>• Cracking the adjacent sidewalk.</li> <li>• Dead and decaying lateral branches and stubs.</li> <li>• Minor tip dieback.</li> </ul>	
5	20"	Live Oak ( <i>Quercus virginiana</i> )	3.5
		<ul style="list-style-type: none"> <li>• Mechanical damage to the tops of the exposed surface roots.</li> <li>• Severely restricted canopy on the east side.</li> <li>• Minor tip dieback.</li> </ul>	
6	11' CT	Sabal Palm ( <i>Sabal palmetto</i> )	3.0
		<ul style="list-style-type: none"> <li>• Moderate damage to the pseudobark on the lower trunk.</li> <li>• Minor nutrient deficiencies.</li> </ul>	
7	20' CT	Sabal Palm	3.5
		<ul style="list-style-type: none"> <li>• Minor damage to the pseudobark on the lower trunk.</li> </ul>	
8	22"	Slash Pine	3.0
		<ul style="list-style-type: none"> <li>• Slight phototropic lean to the northeast.</li> <li>• Severely restricted canopy on the southwest side.</li> <li>• Dead and decaying lower lateral branches and stubs.</li> <li>• Poor live crown ratio.</li> <li>• Poor crown density.</li> </ul>	

9	30"	Slash Pine	3.0
		<ul style="list-style-type: none"> <li>• Co-dominant trunk with 2' of included bark 16' above grade.</li> <li>• Dead and decaying lower lateral branches and stubs.</li> <li>• Poor live crown ratio.</li> <li>• Poor crown density.</li> </ul>	
10	35"	Sand Live Oak	3.5
		<ul style="list-style-type: none"> <li>• Slight developed lean to the west.</li> <li>• Severely restricted canopy on the east side.</li> <li>• Large dead and decaying lateral branches and stubs.</li> <li>• Poor crown density.</li> </ul>	
11	18"	Laurel Oak	3.0
		<ul style="list-style-type: none"> <li>• Restricted structural root plate. Creek to the west.</li> <li>• Moderate developed lean to the west.</li> <li>• Large dead and decaying lateral branches and stubs.</li> <li>• Moderate tip dieback.</li> </ul>	
12	21' CT	Sabal Palm	3.5
		<ul style="list-style-type: none"> <li>• Slight developed lean to the west.</li> <li>• Restricted structural root plate. Creek to the west.</li> </ul>	
13	35' CT	Royal Palm ( <i>Roystonea spp.</i> )	4.0
		<ul style="list-style-type: none"> <li>• Restricted structural root plate. Creek to the west.</li> </ul>	
14	30"	Sand Live Oak	2.0
		<ul style="list-style-type: none"> <li>• Very large cavity in the lower trunk on the west side.</li> <li>• Large dead and decaying lateral branches and stubs.</li> <li>• Severely restricted canopy on the east side.</li> </ul>	
15	37"	Sand Live Oak	1.0
		<ul style="list-style-type: none"> <li>• Very large dead and decaying lateral branches and stubs.</li> <li>• Severe dieback.</li> <li>• Severe decline.</li> </ul>	
16	38"	Live Oak	2.5
		<ul style="list-style-type: none"> <li>• Large cavity in the upper trunk on the south side.</li> <li>• Small wound on the trunk on the north side.</li> <li>• Severely restricted canopy on the north side.</li> <li>• Severe tip dieback.</li> <li>• Poor crown density.</li> </ul>	
17	26' CT	Royal Palm ( <i>Roystonea spp.</i> )	4.0
		<ul style="list-style-type: none"> <li>• Restricted structural root plate. Creek to the west.</li> </ul>	
18	21"	Live Oak	2.5
		<ul style="list-style-type: none"> <li>• Mechanical damage with decay to the tops of the exposed surface roots.</li> <li>• Girdling roots.</li> <li>• Slightly restricted canopy on the north side.</li> </ul>	

- Crossing lateral branches with included bark.
- Moderate tip dieback.

19                    6",6"                    Mimosa (*Albizia julibrissin*)                    Exempt

Note: Mimosa trees are on the Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category I, and is recommended for removal by the FLEPPC.

20                    25' CT                    Sabal Palm                    3.5

21                    53"                    Seaside Mahoe (*Thespesia populnea*)                    Exempt

Note: Seaside Mahoe trees are on the Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category I, and is recommended for removal by the FLEPPC.

22                    16"                    Laurel Oak                    2.5

- Mechanical damage to the exposed root flare.
- Moderate tip dieback.
- Poor live crown ratio.
- Poor crown density.

23                    36"                    Seaside Mahoe                    Exempt

24                    4"                    Seaside Mahoe                    Exempt

25                    6"                    Seaside Mahoe                    Exempt

26                    6"                    Seaside Mahoe                    Exempt

27                    6"                    Seaside Mahoe                    Exempt

28                    21"                    Sand Live Oak                    2.5

- Large cavities in the upper trunk.
- Large dead and decaying lateral branches and stubs.
- Severely restricted canopy on the east side.
- Poor crown density.
- Minor tip dieback.

29                    6"                    Mimosa                    Exempt

30                    6' CT                    Senegal date palm (*Phoenix reclinata*)                    Exempt

Senegal date palms are on the Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category II, and is recommended for removal by the FLEPPC.

31                    18"                    Myrtle Ok (*Quercus myrtifolia*)                    0.5

- Large cavities in the trunk.
- Very large dead and decaying lateral branches and stubs.
- Poor live crown ratio.
- Severely restricted canopy on the north, south, east and west sides. side.

32                    20"                    Slash Pine                    3.0

- Slight phototropic lean to the west.
- Severely restricted canopy on the east side.
- Dead and decaying lower lateral branches and stubs.
- Poor live crown ratio.

		<ul style="list-style-type: none"> <li>• Poor crown density.</li> </ul>	
33	24"	Slash Pine	3.5
		<ul style="list-style-type: none"> <li>• Severely restricted canopy on the west side.</li> <li>• Dead and decaying lower lateral branches and stubs.</li> <li>• Poor live crown ratio.</li> </ul>	
34	21"	Slash Pine	3.0
		<ul style="list-style-type: none"> <li>• Moderate phototropic lean to the east.</li> <li>• Severely restricted canopy on the west side.</li> <li>• Dead and decaying lower lateral branches and stubs.</li> <li>• Poor live crown ratio.</li> </ul>	
35	15"	Live Oak	2.5
		<ul style="list-style-type: none"> <li>• Severely restricted canopy on the east and west side.</li> <li>• Dead and decaying stub on the upper trunk.</li> <li>• Poor live crown ratio.</li> <li>• Girdling roots.</li> </ul>	
36	12"	Laurel Oak	3.0
		<ul style="list-style-type: none"> <li>• Moderate water sprout growth on the trunk.</li> <li>• Severely restricted canopy on the west side.</li> </ul>	
37	11"	Mimosa	Exempt
38	23"	Live Oak	3.0
		<ul style="list-style-type: none"> <li>• Moderate phototropic lean to the east.</li> <li>• Severely restricted canopy on the west side.</li> <li>• Dead and decaying lateral branches and stubs.</li> </ul>	
39	12' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Restricted structural root plate. Creek to the south.</li> </ul>	
40	13"	Laurel Oak	2.5
		<ul style="list-style-type: none"> <li>• Severe developed lean to the south.</li> <li>• Restricted structural root plate. Creek to the south.</li> <li>• Severely restricted canopy on the north side.</li> <li>• Moderate tip dieback.</li> <li>• Chlorotic foliage.</li> </ul>	
41	8"	Laurel Oak	2.5
		<ul style="list-style-type: none"> <li>• Severely restricted canopy on the east and west sides.</li> <li>• Poor live crown ratio.</li> <li>• Mechanical damage on the lower trunk.</li> </ul>	
42	17"	Live Oak	3.0
		<ul style="list-style-type: none"> <li>• Co-dominant scaffold branches with 3' of included bark 6' above grade.</li> <li>• Severely restricted canopy on the west side.</li> </ul>	
43	24"	Live Oak	3.0
		<ul style="list-style-type: none"> <li>• Minor tip dieback.</li> </ul>	

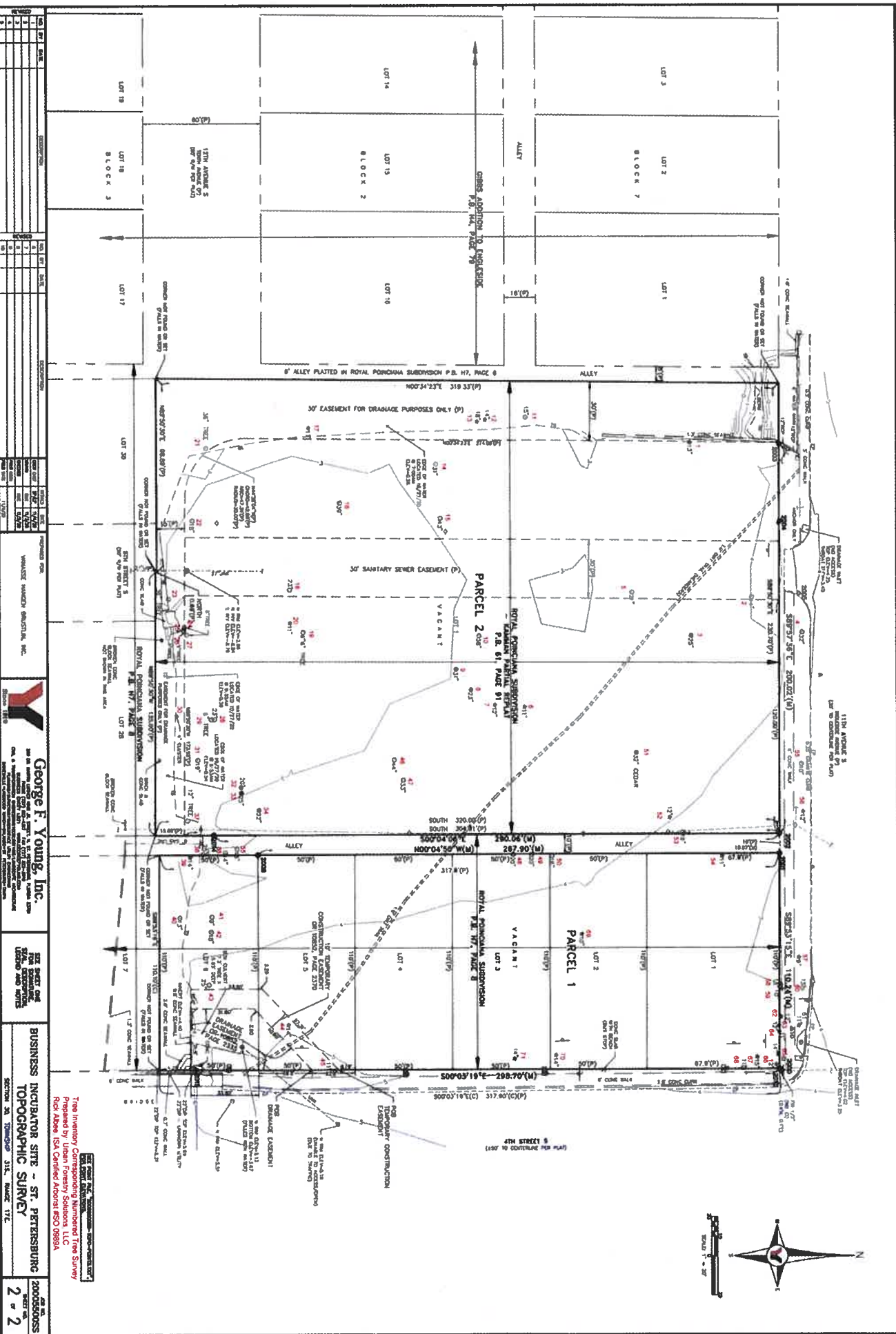
			<ul style="list-style-type: none"> <li>• Minor water sprout growth on the trunk.</li> </ul>	
44	21' CT	Sabal Palm		4.0
			<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
45	10"	Sand Live Oak		3.5
			<ul style="list-style-type: none"> <li>• Minor water sprout growth on the trunk.</li> </ul>	
46	42"	Sand Live Oak		2.5
			<ul style="list-style-type: none"> <li>• Co-dominant trunk without included bark 6' above grade. Large pocket cavity below the union.</li> <li>• Mechanical damage to the exposed root flare.</li> <li>• Moderate phototropic lean to the southwest.</li> <li>• Severely restricted canopy on the northeast side.</li> <li>• Poor wound closure.</li> <li>• Minor tip dieback.</li> <li>• Poor crown density.</li> </ul>	
47	31"	Sand Live Oak		3.0
			<ul style="list-style-type: none"> <li>• Co-dominant trunk without included bark 6' above grade.</li> <li>• Large cavities in the upper trunk.</li> <li>• Poor crown density.</li> <li>• Dead and decaying lateral branches and stubs.</li> </ul>	
48	19"	Live Oak		3.0
			<ul style="list-style-type: none"> <li>• Moderate phototropic lean to the southwest.</li> <li>• Severely restricted canopy on the northeast side.</li> </ul>	
49	19"	Live Oak		3.0
			<ul style="list-style-type: none"> <li>• Mechanical damage to the tops of the exposed surface roots.</li> <li>• Moderately restricted canopy on the southwest side.</li> <li>• Large wound on a lateral branch in the upper canopy.</li> <li>• Minor tip dieback.</li> </ul>	
50	16"	Live Oak		3.0
			<ul style="list-style-type: none"> <li>• Severe phototropic lean to the north.</li> <li>• Severely restricted canopy on the south side.</li> <li>• Minor tip dieback.</li> </ul>	
51	30"	Southern Red Cedar ( <i>Juniperus virginiana</i> )		3.0
			<ul style="list-style-type: none"> <li>• Multi-dominant scaffold branches with 3' of included bark 4' above grade.</li> <li>• Large wound on the lower trunk on the east side.</li> <li>• Minor tip dieback.</li> </ul>	
52	14' CT	Sabal Palm		2.5
			<ul style="list-style-type: none"> <li>• Severely restricted lower trunk.</li> <li>• Moderate damage to the pseudobark on the upper trunk.</li> <li>• Minor nutrient deficiencies.</li> </ul>	
53	16"	Live Oak		3.0
			<ul style="list-style-type: none"> <li>• Slight phototropic lean to the north.</li> </ul>	

		<ul style="list-style-type: none"> <li>• Severely restricted canopy on the south side.</li> <li>• Moderately center pruned for utility wires.</li> </ul>	
54	15' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
55	9"	Sand Live Oak	3.5
56	20' CT	Sabal Palm	2.5
		<ul style="list-style-type: none"> <li>• Moderate nutrient deficiencies.</li> <li>• Moderately restricted lower trunk.</li> </ul>	
57	15' CT	Sabal Palm	2.5
		<ul style="list-style-type: none"> <li>• Severely restricted lower trunk.</li> <li>• Moderate nutrient deficiencies.</li> </ul>	
58	16' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
59	11' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
60	13"	Live Oak	3.0
		<ul style="list-style-type: none"> <li>• Restricted structural root plate. Asphalt roadway and curb 3' to the north and sidewalk 3' to the south.</li> <li>• Uplifting the adjacent sidewalk.</li> </ul>	
61	16' CT	Sabal Palm	3.0
		<ul style="list-style-type: none"> <li>• Slightly restricted lower trunk.</li> <li>• Minor nutrient deficiencies.</li> </ul>	
62	12' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
63	12' CT	Sabal Palm	3.5
		<ul style="list-style-type: none"> <li>• Moderate nutrient deficiencies.</li> </ul>	
64	12' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
65	12' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
66	14' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
67	14' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> <li>• Minor nutrient deficiencies.</li> </ul>	
68	11"	Sand Live Oak	3.0
		<ul style="list-style-type: none"> <li>• Moderately restricted canopy on the east side.</li> <li>• Poor live crown ratio.</li> <li>• Minor tip dieback.</li> </ul>	

69	16' CT	Sabal Palm	3.0
		• Moderate nutrient deficiencies.	
70	11' CT	Sabal Palm	4.0
		• Minor nutrient deficiencies.	
71	12' CT	Sabal Palm	4.0
		• Minor nutrient deficiencies.	

**This Completes the Report.**





NO.	DATE	DESCRIPTION	BY	SCALE
1	11/11/11	INITIAL SURVEY	J. W. HARRIS	AS SHOWN
2	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
3	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
4	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
5	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
6	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
7	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
8	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
9	11/11/11	REVISION	J. W. HARRIS	AS SHOWN
10	11/11/11	REVISION	J. W. HARRIS	AS SHOWN



**George F. Young, Inc.**  
 1118 AVONDA S  
 RICH ALBERTA T5A 0R8A  
 CANADA  
 TEL: (403) 242-1111  
 FAX: (403) 242-1112  
 WWW.GEORGEFYOUNG.COM

**BUSINESS INCUBATOR SITE - ST. PETERSBURG**  
 TOPOGRAPHIC SURVEY  
 SECTION 24, TOWNSHIP 31E, RANGE 17E

2000050005  
 2 of 2

## Corey D. Malyszka

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**From:** Shane P. Largent  
**Sent:** Tuesday, February 23, 2021 2:15 PM  
**To:** Corey D. Malyszka  
**Subject:** Re: Case No 21-21000001 - Tampa Bay Innovation Center Incubator

Corey,

As discussed, I visited the subject property yesterday to re-assess the Mahoe Trees in question. I did speak with another neighbor over the phone previously and indicated that while the Mahoe species is classified as Invasive, I have not personally experienced aggressive or problematic growth locally. The neighbors to the subject property appreciate the aesthetics of the flowers, the screening the trees provide and correctly describe that the trees appear to be stabilizing the banks of the waterway.

I intended to confirm that while not protected by City Code, removal of the Mahoe trees isn't necessary, especially when considering the benefits the trees are providing to the site. Both of the trees are located along the creek bank.

Unfortunately, the Mahoe tree located at the southwest corner contains significant visible hollowing within the basal area of the primary trunk. (Daylight is visible on the other side) There are multiple cavities and decay occurring. The significant decline of the tree does not otherwise support successful preservation efforts.

The remaining Mahoe tree, located farther to the east, appears to be in better condition at this time. There is significant decay occurring within the stump of what appears to have previously been part of a co-dominant structure of the tree. The decay seems localized to the area described and the remaining tree appears to be in good condition at this time. There is a more sustainable option to preserve this tree if desired.

I hope this helps. I spoke with another of the neighboring residents while on site yesterday. If anyone involved with the project has any additional questions hoping forward. I'm happy to assist.

Thanks.

-Shane

Shane Largent  
Urban Forester, ISA Certified Arborist  
ISA Tree Risk Assessment Qualified  
City of St Petersburg  
Planning and Development Services  
P.O. Box 2842, St. Petersburg, FL 33731-2842  
727-893-4249  
Mobile 727-463-5680

Outlook for iOS

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**From:** Corey D. Malyszka <Corey.Malyszka@stpete.org>  
**Sent:** Thursday, February 18, 2021 8:30:04 AM  
**To:** Shane P. Largent <Shane.Largent@stpete.org>  
**Subject:** FW: Case No 21-21000001 - Tampa Bay Innovation Center Incubator

Please read email below and provide comment on the two Mahoe trees, highlighted in yellow. Thanks

**From:** Joey Mingione <joeymingione@aol.com>

**Sent:** Thursday, February 18, 2021 7:04 AM

**To:** Corey D. Malyszka <Corey.Malyszka@stpete.org>

**Cc:** Gina L. Driscoll <Gina.Driscoll@stpete.org>

**Subject:** Case No 21-21000001 - Tampa Bay Innovation Center Incubator

**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.

Corey,

We live at 508 12th Avenue S, directly across from the new Incubator Project. This has the potential to have a very positive impact on our neighborhood but there is an environmental impact that must also be addressed.

We have had an opportunity to review both the site plan and landscaping plan thanks to earlier communication with the project chief architect, Joe Harrington. We were also able to speak with the project manager, Neale Stralow via email and a zoom call on February 3rd. Everyone involved is aware of our concerns.

We are very blessed to have our home sit at the edge of Booker Creek and look out over this beautiful green space that will soon be home to the Innovation Center. We are actually supportive of this project and are pleased that the building will be at the eastern edge of the lot allowing for the preservation of some of the green space at the southwest corner. The initial landscape plan doesn't do enough for the space left behind especially the area along the creek. The plan basically calls for the removal of nearly all the trees and vegetation from the creek's bank labeling some of them invasive. The Mahoe trees that sit directly across from our home and just to the east along the creek ( there are only two) are beautiful flowering trees that provide shade to the creek, stabilize the bank and are home to many birds. Our neighbor spoke with a city arborist about these trees and they are not considered to be invasive or at risk of doing any harm to the environment. We believe these trees should be saved. If this is completely out of the question, then consideration should be given to replacing them with native species in the general vicinity and ensuring the creek bank isn't completely devoid of trees and vegetation. I would encourage you or anyone on the board to visit the end of 12th Avenue S and look out at the creek and imagine it without all its current vegetation. The landscaping plan gave no consideration to the creek bank which is a missed opportunity for the occupants and visitors of the Innovation Center and a disservice to the residents who live along the creek and, most importantly, it's inhabitants which include otters, manatees, eagle, herons and countless other wildlife species.

Our other issue is that there needs to be a vegetative screen around the south side of the parking lot. It seems the 11th Avenue side is fine but little thought put into the area facing our homes to the south that will be most affected by the traffic and lights of the parking lot. We ask that more vegetation be added to this side of the lot and around the dumpster area. Lastly, there are two dry stormwater ponds designated that are just big ditches. Is it possible to consider just one large wet pond area similar to the ones at USF St Pete or the Pier that would provide some habitat for the wildlife that is going to be displaced from the loss of all the trees that are being removed? If not that, please require the developer to add more vegetation around those areas as well.

In our conversation with the developer we heard about meeting code requirements but you are impacting one of the few natural habitats left near downtown that should do a little better than meeting code. The city and county have an opportunity here to do better than just a code-meeting parking lot, but to preserve and enhance the area around it. I know we would be grateful and I'm sure the occupants and visitors of the center would be as well.

While not related to the application, please ask the city to add a traffic light to 11th Avenue S and 4th St S. The sight lines there are already challenging and we have a lot of families that cross there daily to get to the waterfront. Improving the sidewalk along 11th Avenue with safe connection to the other side is extremely important to all of us.

Thank you for your time and consideration.

Respectfully,

Joey and John Mingione

508 12th Avenue S

**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

---

**TO:** Iris Winn, Administrative Clerk, Development Review Services  
Jennifer Bryla, Planning & Development Services Department, Zoning Official  
Corey Malyszka, AICP, Urban Design and Development Coordinator

**FROM:** Nancy Davis, Engineering Plan Review Supervisor

**DATE:** February 19, 2021

**FILE:** 21-3200001

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**LOCATION** 1101 4<sup>th</sup> Street South; 30/31/17/77400/000/0010  
**AND PIN:** 416 11th Avenue South; 30/31/17/77418/000/0010  
**ATLAS:** F-7  
**PROJECT:** Special Exception

**REQUEST:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residentially zoned lot to construct a 45,000 square-foot office in the CCT-1 and NSM-1 zoning district.

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

**SPECIAL CONDITIONS OF APPROVAL:**

1. 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.
  - a. The applicant shall coordinate the site plan with the City's Transportation department as may be necessary to facilitate the installation of the 10-foot wide Historic Booker Creek Trail along with a 4-foot wide recovery zone adjacent to the trail. Please coordinate with the City Transportation Department for any special requirements regarding the future trail.
2. The applicant must dedicate a minimum 20-foot wide Public Drainage Easement upland of the top of the creek bank which crosses along the west and southern property boundary.
  - a. The proposed Public Drainage Easement shall be extended from 20-foot upland of the top of the creek bank to the northern and western boundary of the existing drainage easement to assure that no areas along the creek are not covered by public easement. Based on the plan included in this application, there is a small area at the southwest corner of the property where the proposed easement to be dedicated *upland* of the top of the creek bank does not extend all the way to the existing creek drainage easement boundary.
  - b. A continuous 15-foot wide level unobstructed path must be identified on the construction plans (within the Public Drainage Easement) to show that there is a drivable path suitable for maintenance equipment to traverse along the top of the ditch bank from 4<sup>th</sup> Street to 11<sup>th</sup> Avenue North. The drivable path may not be obstructed with trees or other above grade features. The easement area per City Code can be used for flat improvements such as parking provided it is drivable for City maintenance crews.

3. Retention ponds and retention systems may not encroach into any portion of existing or proposed public easement area. Per City Code 16.40.140.4.4, "no building or other structure 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 POD. All costs involving repairing of hard surfaces, removal and replacement of fences, walls, trees, shrubbery, and hedges shall be the responsibility of the property owner".

- a. Per City Code 25 Article VII, a Minor Easement Permit is required for any private encroachment into a public easement area or right of way which does not impact the intended purpose of the easement and therefore can be approved by the City.

4. Please initiate the vacation of the north /south alley through the city zoning division. ECID conditions of vacation approval will include the following:

- a. The 8" VCP sanitary sewer extending between the north property boundary and existing public sanitary sewer manhole F7-175 shall be abandoned and removed during construction or filled with grout by the applicant. The remainder of the north/south main within 11th Ave South may be used for connection *if* the VCP main condition is verified as adequate for connection.
- b. If the 8" north/south VCP main is approved by the City to be used for connection, a new terminal manhole will be required to be constructed within the right of way at the southern right of way boundary of 11<sup>th</sup> Avenue South.
- c. If the existing 8" VCP is not of adequate condition to use for connection, the applicant shall provide a net new PVC service lateral shall extending to existing public manhole structure F5-485 within 11<sup>th</sup> Avenue South right-of-way.
- d. All required work shall be performed to meet current City ECID standards and specifications and shall be designed, permitted, and constructed by and at the sole expense of the applicant.

5. City Code 16.40.160.1 indicates that the visibility at intersections regulations do not apply in DC and CCT-2 zoning districts. Since the building is shown to encroach into the visibility triangle at the intersection of 4<sup>th</sup> Street & 11<sup>th</sup> Avenue South and this site is zoned as CCT-1 and NSM-1, we request that zoning consider the need to include a variance to this code section or the applicant may need to relocate the building outside the visibility triangle.

6. It appears that the proposed driveway onto 4<sup>th</sup> Street South is too close to the bridge structure to allow for a proper curb and sidewalk transition to be constructed. Construction plans shall show the adjustment of this driveway location as necessary to allow the public sidewalk and curb to be constructed to meet City standards without the driveway encroaching onto the bridge approach. Detailed plan review will occur with plan submittal for construction permits.

7. A striping plan shall be prepared by the Engineer of Record must be included with the construction plan submittals for any roadway/on-street striping modifications required. Design and installation of all striping and pavement markings shall comply with FDOT and MUTCD Standards. Final striping for all projects shall comprise of thermoplastic installed per FDOT Standards and shall comply with FDOT SSRBC for application and acceptance.

8. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. 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 per current City Engineering Standards and Specifications.

9. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume

of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. 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.

10. 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](mailto:newconstruction@duke-energy.com).

11. 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.

12. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path

13. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements.

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

14. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. City standard details are available on the City's website at the following link:

[https://www.stpete.org/city\\_departments/engineering\\_and\\_capital\\_improvements/facility\\_design\\_and\\_development.php](https://www.stpete.org/city_departments/engineering_and_capital_improvements/facility_design_and_development.php)

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

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email [WRD.UtilityReviewRequest@stpete.org](mailto:WRD.UtilityReviewRequest@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.).

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.

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.

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. Form available upon request via email to [Lori.Smith@stpete.org](mailto:Lori.Smith@stpete.org).

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:** February 23, 2021

**SUBJECT:** Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residentially zoned lot to construct a 45,000 square-foot office in the CCT-1 and NSM-1 zoning district.

**CASE:** 21-32000001

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The Transportation and Parking Management Department has reviewed the site plan for the proposed Tampa Bay Innovation Center located in the southwestern quadrant of 4<sup>th</sup> Street and 11<sup>th</sup> Avenue South. We have several comments on the case.

The Transportation Department has reviewed the Trip Generation and Parking Evaluation Memorandum produced by the applicant. The applicant provided daily trip, AM peak hour and PM peak hour trip generation projections. The projected PM peak hour trip generation is 52 trip ends (8 trips in and 44 trips out). According to the Forward Pinellas "2020 Level of Service Report," 4<sup>th</sup> Street from 9<sup>th</sup> Avenue South to 18<sup>th</sup> Avenue South functions at a level of service D in the PM peak hour and has a volume-to-capacity ratio of 0.209. There is excess roadway capacity on 4<sup>th</sup> Street, classified as a City collector road, to accommodate the additional trips that are projected to be generated by the proposed development.

The required number of off-street parking spaces is 120. The applicant is proposing 99 off-street parking spaces. The applicant utilized several provisions in Section 16.40.090.3.2 to reduce the required number of off-street parking spaces to 91. We concur with the applicant's parking analysis to justify the amount of off-street parking provided on the site plan.

It is noted on the site plan states that 36 bicycle parking spaces will be provided. The applicant is providing 30 bicycle parking spaces above the Code requirement as a substitute for 5 motor vehicle parking spaces. The applicant has provided a rectangular area west of the proposed building for bicycle parking. This area is too small to meet the physical spacing requirements for bicycle racks in Section 16.40.090.4.2.C. To ensure that bicycle travel is a viable alternative to motor vehicle travel,

the storage area for bicycles needs to be sufficient in size and designed according to Code requirements. It is difficult to tell if the bicycle parking is visible to 11<sup>th</sup> Avenue South. The applicant does not distinguish between short-term bicycle parking and long-term bicycle parking. The applicant needs to identify where the long-term bicycle parking will be built and ensure that it is designed according to Section 16.40.090.4.2.B.

The northeastern corner of the proposed building is located slightly inside the site triangle of the intersection of 4<sup>th</sup> Street and 11<sup>th</sup> Avenue South as shown on the site plan. To meet the requirements of Section 16.40.160, the building location or design will need to be adjusted.

The sidewalk along 4<sup>th</sup> Street is adjacent to the curb. We recommend that it be moved as far away from the curb as possible to provide increased safety for pedestrians. The driveway on 4<sup>th</sup> Street is located very close to the bridge over Booker Creek. The driveway may need to be moved slightly north to ensure that the southern driveway radius and sidewalk facility can be constructed according to the City's engineering design standards.

The existing bus stop on 4<sup>th</sup> Street is identified on the site plan but no improvements are indicated. The existing stop consists of a bench, small bench pad, trash receptacle and sign. The applicant needs to identify the location of the bench and sign. We recommend that the applicant contact Mike Hetrick at the Pinellas Suncoast Transit Authority (PSTA) at [MHetrick@psta.net](mailto:MHetrick@psta.net) to discuss what is needed to ensure that the transit stop complies with federal and state requirements for accessibility. We anticipate that a 5-foot by 8-foot boarding and alighting area will be needed. The applicant is utilizing the provision in the Code to reduce off-street parking by 10% because of its proximity to a high-frequency transit route (Route 4). Route 4 is one of PSTA's most popular routes and most frequent routes, with a 15-minute headway between buses. PSTA may be interested in improving the facilities at this stop, such as installing a shelter, to better serve existing riders and potential riders from the new office development.

The St. Petersburg Complete Streets Implementation Plan includes a planned trail that will provide for two-way bicycle traffic with physical separation from travel lanes along 11<sup>th</sup> Avenue South adjacent to the subject property. We recommend that the applicant continue to work with the Transportation and Parking Management Department and Engineering and Capital Improvements Department to examine options that would enable the City of St. Petersburg to construct a trail adjacent to their property or through their property on the proposed 20-foot wide public drainage/maintenance easement that will be dedicated to the City. The planned Joe's Creek Greenway Trail provides an example of how a public drainage/maintenance easement can also be used for a multi-use path. The proposed trail will connect to an existing trail on 3rd Street north of 11th Avenue South and the planned extension of the 3rd Street trail to areas further south. The trail crossing on 4th Street could be accomplished by installing a new traffic signal at 11th Avenue South if the southern side of 11th Avenue South is the preferred trail alignment or installing a median refuge and rapid rectangular flashing beacon further south in the vicinity of Booker Creek if the public drainage/maintenance easement along Booker Creek is the preferred alignment. The City will design and construct the trail and trail crossing at a later date, however in coordination with the permitting and construction of the Tampa Bay Innovation Center. The construction of the trail adjacent to or through the subject property and trail crossing will enable bicyclists and pedestrians to travel to and from the site in a safe and efficient manner. If you have any questions about this memorandum, please contact me at (727) 893-7883 or [Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org).

## Corey D. Malyszka

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**From:** Joey Mingione <joeymingione@aol.com>  
**Sent:** Thursday, February 18, 2021 7:04 AM  
**To:** Corey D. Malyszka  
**Cc:** Gina L. Driscoll  
**Subject:** Case No 21-21000001 - Tampa Bay Innovation Center Incubator

**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.

Corey,

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We are very blessed to have our home sit at the edge of Booker Creek and look out over this beautiful green space that will soon be home to the Innovation Center. We are actually supportive of this project and are pleased that the building will be at the eastern edge of the lot allowing for the preservation of some of the green space at the southwest corner. The initial landscape plan doesn't do enough for the space left behind especially the area along the creek. The plan basically calls for the removal of nearly all the trees and vegetation from the creek's bank labeling some of them invasive. The Mahoe trees that sit directly across from our home and just to the east along the creek ( there are only two) are beautiful flowering trees that provide shade to the creek, stabilize the bank and are home to many birds. Our neighbor spoke with a city arborist about these trees and they are not considered to be invasive or at risk of doing any harm to the environment. We believe these trees should be saved. If this is completely out of the question, then consideration should be given to replacing them with native species in the general vicinity and ensuring the the creek bank isn't completely devoid of trees and vegetation. I would encourage you or anyone on the board to visit the end of 12th Avenue S and look out at the creek and imagine it without all its current vegetation. The landscaping plan gave no consideration to the creek bank which is a missed opportunity for the occupants and visitors of the Innovation Center and a disservice to the residents who live along the creek and, most importantly, it's inhabitants which include otters, manatees, eagle, herons and countless other wildlife species.

Our other issue is that there needs to be a vegetative screen around the south side of the parking lot. It seems the 11th Avenue side is fine but little thought put into the area facing our homes to the south that will be most affected by the traffic and lights of the parking lot. We ask that more vegetation be added to this side of the lot and around the dumpster area.

Lastly, there are two dry stormwater ponds designated that are just big ditches. Is it possible to consider just one large wet pond area similar to the ones at USF St Pete or the Pier that would provide some habitat for the wildlife that is going to be displaced from the loss of all the trees that are being removed? If not that, please require the developer to add more vegetation around those areas as well.

In our conversation with the developer we heard about meeting code requirements but you are impacting one of the few natural habitats left near downtown that should do a little better than meeting code. The city and county have an opportunity here to do better than just a code-meeting parking lot, but to preserve and enhance the area around it. I know we would be grateful and I'm sure the occupants and visitors of the center would be as well.

While not related to the application, please ask the city to add a traffic light to 11th Avenue S and 4th St S. The sight lines there are already challenging and we have a lot of families that cross there daily to get to the waterfront. Improving the sidewalk along 11th Avenue with safe connection to the other side is extremely important to all of us.

Thank you for your time and consideration.

Respectfully,

Joey and John Mingione  
508 12th Avenue S

## Corey D. Malyszka

---

**From:** Kongsiri R <r\_kongsiri@yahoo.com>  
**Sent:** Wednesday, February 17, 2021 1:33 PM  
**To:** Corey D. Malyszka  
**Subject:** Re: Case No 21-32000001

**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.

Thank you for forwarding my concern to the Transportation Department.

Please share what type of services the County will be providing at the new facility, if the city is privy to the information.

Thanks again!

On Wednesday, February 17, 2021, 01:07:47 PM EST, Corey D. Malyszka <corey.malyszka@stpete.org> wrote:

Renee,

I was referring to 11<sup>th</sup> Ave in regards to my comments about the fencing/wall and landscaping.

The City's Transportation Dept. regulates on-street parking. You can talk with Michael Frederick, who is cc'd on this email

Corey

**From:** Kongsiri R <r\_kongsiri@yahoo.com>  
**Sent:** Wednesday, February 17, 2021 1:02 PM  
**To:** Corey D. Malyszka <Corey.Malyszka@stpete.org>  
**Subject:** Re: Case No 21-32000001

**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.

Thank you for quick response.

Just to clarify, the 11th Ave S elevation is the side parking lot, not rear. Will the privacy fence and landscaping with hedges be along the 11th Ave S elevation as well? I think this may be what you meant, but I have learned never assume!

Regarding the parking, it is re-assuring to here the development will have the requisite parking. However, no one can control where the visitors park and we do not know what the intended use, so there is no way for us to gauge the impact.

461 11th Ave S

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## Corey D. Malyszka

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**From:** Russ Root <russroot@me.com>  
**Sent:** Wednesday, February 17, 2021 1:52 PM  
**To:** Corey D. Malyszka  
**Cc:** Joey; Perry Martino; Lexi Floyd- Nye; John Osbourn; Tonya Floyd-Nye; Ross Gaylord  
**Subject:** Re: Case No. 21-3200001 ; 1101 4th St S. & 416 11th Ave S.

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Thank you for the quick and thorough response Corey.  
Very much appreciated.

I would love to see the staff report when it's made available.  
Please send the site plan you have.  
We have received several differing plans and I'm not sure what is real and what is not.

The developer has specified removing the 2 mojo trees at the creeks edges that we would love to have protected instead of removed. They are home to a multitude of local birds and critters and are healthy and shields us terrifically from the site.

Looking forward to see how this project comes together.

Take care,  
Russ Root

> On Feb 17, 2021, at 1:43 PM, Corey D. Malyszka <Corey.Malyszka@stpete.org> wrote:  
>  
> Russ,  
>  
> Thank you for your comments. The city code requires landscaping, buffering and shielding of exterior lighting that will address your concerns. Further, staff is working on the staff report for the proposed project and will include Special Conditions of Approval that will reiterate code requirements and provide additional requirements to mitigate for any impacts.  
>  
> Code does require landscaping including: trees and hedging around the exterior perimeter of the parking lot, landscaping in the parking lot, foundation landscaping, and fencing around the exterior perimeter of the parking lot to shield vehicle lights. City Code also requires exterior lighting to be oriented down to the ground and light poles that are located near residential properties to include shields. The applicant will be preserving some of the existing trees near the center of the site.  
>  
> The staff report will be made available next week if you would like to see it. Also, we can send you the site plan if you would like to see it.  
>  
>  
> Corey Malyszka  
> Urban Design and Development Coordinator Planning and Development

> Services Department City of St. Petersburg

> 727.892.5453

> corey.malyszka@stpete.org

>

>

>

> -----Original Message-----

> From: Russ Root <russroot@me.com>

> Sent: Wednesday, February 17, 2021 1:20 PM

> To: Corey D. Malyszka <Corey.Malyszka@stpete.org>

> Cc: Joey <joeymingione@aol.com>; Perry Martino

> <perrymartino@icloud.com>; Lexi Floyd- Nye <Lexi.floydnye@gmail.com>;

> John Osbourn <Ozzy386@hotmail.com>; Tonya Floyd-Nye

> <Tonya.floydnye@gmail.com>; Ross Gaylord <ross.gaylord@g2tech-llc.com>

> Subject: Case No. 21-32000001 ; 1101 4th St S. & 416 11th Ave 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.

>

>

> Hello Corey,

>

> We are in receipt of your 2/16 announcement of the subject request to pave over a residentially zoned lot.

>

> As neighbors to the overall development site, we are supportive of the development in general however, we would like to seek the city's help to increase the requirements of the developer to make sure neighboring residential properties are effected as little as possible by the upcoming changes.

>

> We would like the city to require the developer to;

>

> 1. Require Vehicle light mitigation in their build to shield the neighbors from parking lot vehicle lights. This is already required by the city in the EAST side parking spots but NOT required for the WEST or South side spots which would effect the west and south side neighbors. So we would request the city to require an equivalent shielding to the south and west facing parking spots that they already do for the east facing spots.

> 2. Require Consideration for parking lot lighting mitigation to shield the neighbors from the hardscape lights. I believe the style of the lights do shine down but and not out but would like the city to review this item stringently.

> 3. Require Enhanced landscaping along the south and west creek area of the development to shield the neighbors as much as possible.

>

> As neighbors, I would only support the parking lot paving of the residentially zoned lot if these city requirements on the developer are included with the allowed change.

> I have cc'd some of my neighbors in this email in case they would like to submit comments as well.

>

> Please advise if you need any additional information or have any questions.

>

> Thank you for you time and efforts making St Pete better for us all.

>

> Take care,

> Russ Root

> 519 12th Ave S.

>

>



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

## Corey D. Malyszka

---

**From:** Tony Mullersman <tony.mullersman@gmail.com>  
**Sent:** Friday, February 19, 2021 9:08 AM  
**To:** Corey D. Malyszka  
**Subject:** Re: Case No 21-21000001 - Tampa Bay Innovation Center Incubator

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Thank you sir!

On Fri, Feb 19, 2021 at 8:26 AM Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)> wrote:

Tony,

Code does require landscaping including hedging and trees around the exterior perimeter of the parking lot. I also spoke with Shane about the trees. I will be letting the applicant know that those Mahoe trees can remain.

Corey

**From:** Tony Mullersman <[tony.mullersman@gmail.com](mailto:tony.mullersman@gmail.com)>  
**Sent:** Thursday, February 18, 2021 5:03 PM  
**To:** Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>  
**Subject:** Case No 21-21000001 - Tampa Bay Innovation Center Incubator

**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.

Hey Corey,

I hope you're doing well.

I live at 1200 5th Street South which abuts Booker Creek directly across from the Innovation Center development.

I've exchanged several emails about this project with Joe Harrington at Beck Architecture. Overall it's a great project and I look forward to seeing it come to fruition.

I do have several comments I wanted to share with you:

1. The landscape plan submitted proposes the removal of a number of healthy trees along the creek bank without any replacement trees. I was told the city was requiring removal of these trees because they're invasive. However, I spoke with Shane Largent about this and he said while the mahoe ("sea hibiscus") trees are technically on a list of invasive species, they're not actually invasive in this environment and the city would not require their removal. I understand they are not regulated and the applicant has the right to remove them. However, I would like to see them left unless they're going to plant something equal or better.
2. The landscape plan submitted does a nice job of screening the parking lot with vegetation along 11th Avenue South. I would like to see the same vegetative buffer along the west and south sides of the parking lot, drive aisles, and around the dumpster enclosure. I'm not too familiar with this section of the code but hopefully it requires buffers between parking lots and adjacent residential uses.

I've shared these comments with Joe Harrington at Beck. In response, he sent me an updated landscape plan which had significantly more vegetation along the creek (where the mahoe trees are being removed), but was still lacking vegetation along the west and south sides of the parking lot. I'm hopeful they will incorporate that into the final design. Unfortunately the adjacent residential uses will be looking at the rear end of this development as is often the case. A little additional landscaping will go a long way.

Best,

Tony Mullersman

(352) 281-5441

[Your Sunshine City](#)

## Corey D. Malyszka

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**From:** DeYoung, Alex <adeyoung@vhb.com>  
**Sent:** Friday, February 19, 2021 5:01 PM  
**To:** Corey D. Malyszka; Stralow, Neale  
**Subject:** RE: [External] FW: Case No 21-21000001 - Tampa Bay Innovation Center Incubator

**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.

Corey,

In response to the comments below:

We understand the neighbors concerns with the vegetation along the creek and are currently working with the Owner to enhance the proposed landscape in the area. It is possible the Mahoe trees can/will be saved but as noted in my email earlier today, we request an onsite meeting with the City arborist to discuss the current condition of these two trees.

Unfortunately, a wet pond requires much more land than dry ponds as it needs to have proper side slopes and be deep enough to sufficient depths of water even in the dry season. Providing a wet pond would require almost the entire southwest corner of the property. The owner would like to retain as much open space as possible onsite as an amenity to the occupants of the building. We are looking at shallowing up the dry ponds even more and spreading out the pond footprint so they look like shallow grassed areas instead of ditches. We will also explore increasing the landscaping around the stormwater ponds.

Please let me know if you need any further information from us.

Thank you and have a good weekend!

**Alex DeYoung, PE, ENV SP, LEED Green Assoc.**  
Project Manager, Site/Civil Engineering



501 East Kennedy Blvd  
Suite 1010  
Tampa, FL 33602-5200  
P 813.327.5446 | M 813.767.7070  
adeyoung@vhb.com

**From:** Corey D. Malyszka <Corey.Malyszka@stpete.org>  
**Sent:** Thursday, February 18, 2021 8:28 AM  
**To:** Stralow, Neale <nstralow@vhb.com>; DeYoung, Alex <adeyoung@vhb.com>  
**Subject:** [External] FW: Case No 21-21000001 - Tampa Bay Innovation Center Incubator

Some additional comments

**From:** Joey Mingione <[joeymingione@aol.com](mailto:joeymingione@aol.com)>  
**Sent:** Thursday, February 18, 2021 7:04 AM  
**To:** Corey D. Malyszka <[Corey.Malyszka@stpete.org](mailto:Corey.Malyszka@stpete.org)>



February 18, 2021

RE: Tampa Bay Innovation Center Incubator Project - Case No 21-3200001

Development Review Commission Members,

Historic Roser Park Neighborhood Association members have reviewed the preliminary site and landscaping plans for the Innovation Center with both the primary architect, Joe Harrington, Beck Architecture and Neale Stralow, Senior Project Manager, VBH. This has included emails with residents located near the project as well as a Zoom meeting with VBH representatives and interested residents on Wednesday, February 3, 2021.

These conversations and meetings have brought forth overall support for the project but with two concerns that we would like to see addressed before the final plan is approved. The concerns are as follows:

- **Landscaping.** The initial landscape design was lacking appropriate plantings around the parking lot facing to the south and west, the greenspace on the southwest corner as well as along Booker Creek. The plan called for the removal of several trees that have been deemed to be in decline or invasive and no plan to replace them. While the architect and project manager have shared some possible landscape enhancements, we want to ensure that these make it into the final design. This section of Booker Creek is home to otters, manatees, alligators, eagles, osprey, herons, and a host of other wildlife so it would be a missed opportunity to not incorporate the natural beauty of the creek and its surroundings into the project. We ask that additional landscaping be added to the greenspace near and along the creek to offset and enhance any loss and that the dry stormwater "ponds" be considered for a large wet pond area (similar to ones at USF St Pete and the Pier). At a minimum the storm water "ponds" should have landscaping placed around them. Consideration should also be given for a vegetative "screen" along the south side of the parking lot and around the dumpster area to serve as an additional buffer to car noise and headlights at the project site to the homes to the south that are adjacent to these areas. We understand that there is a 20 ft wide maintenance easement along the top embankment of the creek but that should not preclude additional landscaping in pockets to maintain and improve the existing environment.

- **Traffic Control.** The other major concern is the additional traffic that the Center will create. The intersection of 11<sup>th</sup> Avenue South and 4<sup>th</sup> Street South should have a traffic light installed to coincide with the opening of the project. The sight lines here are already limited and adding a large building at the corner is only going to make it more dangerous. Installation of a traffic light and pedestrian crossing will resolve this. The sidewalk along 11<sup>th</sup> Avenue South should also be widened to accommodate the bike and pedestrian route already planned by the city. This, coupled with a traffic light and pedestrian crossing, will improve our neighborhood's connection to the waterfront at USF and into downtown and allow for safer crossings for our residents and families. It will also be important for the center's occupants and visitors.

In conclusion, we are pleased to see this project finally come to fruition and believe that it will be an asset to our community. However, we respectfully ask that the areas of concern that we have brought forward be given serious consideration in the final project design. We believe making these changes will create goodwill from our membership moving forward in mitigating the impact of increased traffic and enhance and preserve the greenspace and creek area.

Thank you for your time and consideration.  
Sincerely,

A handwritten signature in black ink that reads "Stephanie Smart". The signature is written in a cursive style with a large, sweeping initial 'S'.

Stephanie Smart  
President  
Historic Roser Park Neighborhood Association