



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**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 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 21-32000002 PLAT SHEET: F-38

REQUEST: Approval of a Special Exception to construct an additional 100 unit storage facility in the CCS-1 zoning district.

OWNER: Calabash Sands, LLC
c/o Anthony Aboud
6104 Kipps Colony Drive West
Gulfport, Florida 33707

AGENT: StorCon Development, LLC
c/o Jonathan Dorman, Manager
8437 Tuttle Avenue, Suite #412
Sarasota, Florida 34243

AGENT: Akerman, LLP
James Porter, Esq.
401 East Jackson Street, Suite #1700
Tampa, Florida 33602

ADDRESS: 7200 4th Street North

PARCEL ID NO.: 30-30-17-21654-000-0040

LEGAL DESCRIPTON: On File

ZONING: Corridor Commercial Suburban (CCS-1)

SITE AREA TOTAL: 15,487 square feet or 0.36 acres

GROSS FLOOR AREA:

Existing: (Vacant)	0 square feet	0 F.A.R.
Proposed:	11,600 square feet	0.75 F.A.R.
Permitted:	11,600 square feet	0.75 F.A.R.

BUILDING COVERAGE:

Existing:	0 square feet	0 % of Site MOL
Proposed:	11,600 square feet	75 % of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	0 square feet	0 % of Site MOL
Proposed:	11,925 square feet	77 % of Site MOL
Permitted:	13,164 square feet	85 % of Site MOL

OPEN GREEN SPACE:

Existing:	15,487 square feet	100 % of Site MOL
Proposed:	3,600 square feet	23 % of Site MOL

PAVING COVERAGE:

Existing:	0 square feet	0 % of Site MOL
Proposed:	820 square feet	5.3 % of Site MOL

PARKING:

Existing:	0; including 0 handicapped spaces
Proposed:	2; including 1 handicapped spaces
Required	2; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	0 feet
Proposed:	15 feet
Permitted:	36 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a self-storage which is a Special Exception use within the CCS-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

Background:

The property is in the Fossil Park Neighborhood Association between 72nd Avenue North and 73rd Avenue North, on the west side of 4th Street North. The property is currently vacant. The subject project is adjacent to an existing self storage facility approved under cases 16-32000013 & 16-32000016. The proposed building will operate as an annex to the existing facility, even though it is seeking its own independent approval. According to the applicant's narrative, the existing self storage facility was rapidly leased up and is currently 98% occupied.

The Request:

The applicant seeks approval of a Special Exception and related site plan to construct a 100-unit self-storage facility. They are requesting the additional 100 units because their market study combined with the development in the area shows that there is a demand for additional self-storage units.

Current Proposal:

The single-story climate-controlled building is designed to match the materials and architectural style of the existing adjacent self storage facility. This new development provides the required landscape and street scape improvements and provides enhanced elevations to create an enhanced pedestrian experience. There will be no exterior accessed storage doors facing the street or visible from residential properties. The proposed architectural style of the building is a traditional style of architecture. The proposed building provides at least 50% of transparency on the street level elevations with glazing to enhances visual connections between activities inside and outside buildings. A loading area will be located on the west side of the building. The building is finished on all sides with stucco, pilasters and recesses and projections in the façade that will provide a unified architectural theme with standardized building materials, finishes, and color schemes with the adjacent property.

Special Exception:

A self-storage facility in the CCS-1 zoning district 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, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. 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. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

Floor Area Ratio Bonus:

The maximum Floor Area Ratio (FAR) within the CCS-1 district is 0.55. The applicant is requesting a transfer of intensity bonus of 0.20 FAR for a total FAR of 0.75, which requires approval of a site plan by the DRC.

To qualify for the bonus, the applicant will be required to purchase 3,082 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site who have TDRs available. Currently, there are six landmarks that the applicant can purchase TDRs from. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

Public Comments:

Staff received two phone calls requesting more information about the project, neither expressed opposition.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

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

B. SPECIAL CONDITIONS OF APPROVAL:

1. The applicant shall comply with use specific regulations for self-storage facilities as outlined in Section 16.50.400 including the requirement to construct a 6-foot-high wall architecturally finished to match the building. Loading shall be prohibited between the hours of 9PM and 7AM.
2. The transfer of Historic Development Rights shall be approved by City Staff prior to the release of building permits.
3. The applicant shall install evergreen trees in the 10 foot green yards along 72nd Ave North and 4th Street N
4. Plans shall comply with Section 16.40.070 Lighting.
5. Plans shall comply with Section 16.40.90.4 Bicycle parking.
6. This Special Exception approval shall be valid through March 3, 2024. Substantial construction shall commence by this expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.
7. The plans submitted for permitting shall comply with the Transportation and Parking Management Department's emailed comments attached to this report.
8. The plans submitted for permitting shall comply with the Engineering Department's Memorandum that is attached to this report.

B. STANDARD CONDITIONS OF APPROVAL

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of

Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.

2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable

ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **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.
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.
 - f. Mass transit.
 - g. Traffic.
 - h. School Concurrency.

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

The land uses of the surrounding properties are:

North: **Planned Redevelopment Mixed-use**

South: **Planned Redevelopment Mixed-use**

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

West: **Planned Redevelopment Residential and Residential Medium**

REPORT PREPARED BY:

/s/ Adriana Puentes Shaw

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

2/23/21

DATE

REPORT APPROVED BY:



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

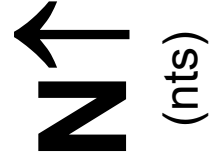
2.24.21

DATE

ATTACHMENTS: Location Map, Application, Narrative, Survey, Site Plan, Elevations,
Transportation & Parking Email Comments, Engineering Memo.



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-3200002
Address: 7200 4th Street North





SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. 21-3200002

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Calabash Sands, LLC, attn: Anthony Aboud, Manager	
Street Address: 6104 Kipps Colony Drive W.	
City, State, Zip: Gulfport, Florida 33707-3970	
Telephone No: 727-423-2825	Email: deltastar100@aol.com
NAME of AGENT OR REPRESENTATIVE: StorCon Development, LLC, attn: Jonathan Dorman, Mgr.	
Street Address: 8437 Tuttle Ave., #412 ALSO: Akerman, attn: James Porter, Esq.	
City, State, Zip: Sarasota, FL 34243 401 E. Jackson St. #1700, Tampa, 33602	
Telephone No: 813-310-8520	Email: jon.dorman@hotmail.com 813-209-5060
NAME of ARCHITECT or ENGINEER:	jim.porter@akerman.com
Company Name: Randolph C. Henning, Arch. Contact Name: Randy Henning	
Telephone No: 336-946-2445	
Website: N/A	Email: rch@rcharchitect.com
PROPERTY INFORMATION:	
Address/Location: 7200 4th Street N. Email:	
Parcel ID#(s): 30-30-17-21654-000-0040	
DESCRIPTION OF REQUEST: Special Exception for self storage within CCS-1 zoning district	
PRE-APP MEETING DATE: 12/14/2020 STAFF PLANNER: Jennifer Bryla, Corey Malyszka, Adriana Shaw	

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

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

AUTHORIZATION

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

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

Signature of Owner/Agent*:  _____ Date 1/4/2021

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



AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name:

Calabash Sands, LLC

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

Property Address: 7200 4th Street North, St. Petersburg, FL 33702

Parcel ID#: 30-30-17-21654-000-0040

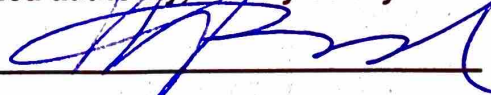
Request: Special exception for self storage within CCS-1 zoning district

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

Agent's Name(s): Jonathan Dorman, Manager of StorCon Development, LLC


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

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

Signature (owner):  Anthony A Boud
Printed Name

Sworn to and subscribed on this date

Identification or personally known: A130-281-67-081-0 (FL D.L.)

Notary Signature:  Date: January 5th, 2021

Commission Expiration (Stamp or date): 12/03/2022





AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name:

Calabash Sands, LLC

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

Property Address: 7200 4th Street North, St. Petersburg, FL 33702

Parcel ID#: 30-30-17-21654-000-0040

Request: Special exception for self storage within CCS-1 zoning district

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

Agent's Name(s): James Porter, Esq., Akerman

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

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

Signature (owner): [Handwritten Signature]

ANTHONY ABOLD
Printed Name

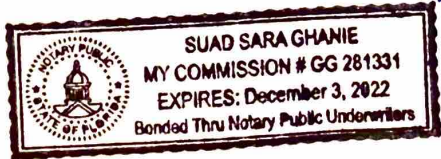
Sworn to and subscribed on this date

Identification or personally known: A 130-281-67-081-0 (FL D.L.)

Notary Signature: [Handwritten Signature]

Date: January 5th 2021

Commission Expiration (Stamp or date): 12/03/2022





SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

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

DATA TABLE					
1.	Zoning Classification:				
	CCS-1				
2.	Existing Land Use Type(s):				
	1000 (Vacant Commercial Land)				
3.	Proposed Land Use Type(s):				
	4842 (Mini-Storage Warehouse)				
4.	Area of Subject Property:				
	15,487 sf				
5.	Variance(s) Requested:				
	Uniform sign plan to reallocate allowable sign area among building faces.				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	Vacant	Sq. ft.	0	
	Proposed:	Self-storage	Sq. ft.	11,600 sf	
	Permitted:		Sq. ft.	11,600 sf (0.75 FAR including TDR-H)	
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	Vacant	Sq. ft.	0 / 15,525	
	Proposed:	0.75	Sq. ft.	11,600 / 15,487	
	Permitted:	0.75	Sq. ft.	11,600 / 15,487	
8.	Building Coverage (first floor square footage of building)				
	Existing:	0 sq ft.	Sq. ft.	0%	% of site
	Proposed:	11,600	Sq. ft.	75%	% of site
	Permitted:	11,600	Sq. ft.	75%	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	15,487 sq ft	Sq. ft.	100%	% of site
	Proposed:	3,600 sq ft	Sq. ft.	23%	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	0 sq ft	Sq. ft.	0%	% of vehicular area
	Proposed:	180 sq ft	Sq. ft.	22%	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	0 sq ft	Sq. ft.	0%	% of site
	Proposed:	820 sq ft	Sq. ft.	5.3%	% of site

SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)					
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	0 sq ft.	Sq. ft.	0%	% of site
	Proposed:	11,600	Sq. ft.	75%	% of site
	Permitted:	11,600	Sq. ft.	75%	% of site
13.	Density / Intensity N/A				
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>
	Existing:		Existing:		Existing:
	Proposed:		Proposed:		Proposed:
	Permitted:				
14 a.	Parking (Vehicle) Spaces				
	Existing:	0	includes		disabled parking spaces
	Proposed:	2	includes	1	disabled parking spaces
	Permitted:	2 required	includes	1	disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	0	Spaces		% of vehicular parking
	Proposed:	0	Spaces	0	% of vehicular parking
	Permitted:	0	Spaces	0	% of vehicular parking
15.	Building Height				
	Existing:	0	Feet		Stories
	Proposed:	15	Feet	1	Stories
	Permitted:	36	Feet	---	Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$				
	\$550,000 construction cost, including site work, signage, and security system				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				

**City of St. Petersburg Application for Special Exception
for
4th Street Self Storage
7200 4th Street North**

PROJECT NARRATIVE

Introduction

This narrative is provided to support the Special Exception application for “4th Street Self Storage”. The proposal is a self storage building on the subject property, which is zoned CCS-1. The subject property and proposed building lie adjacent to an existing self storage facility (Case #16-32000016). Although the proposed building will operate as an annex to the existing facility, the proposed Special Exception is intended to be an independent approval.

Existing Conditions

The subject property consists of a single vacant parcel.

The abutting self storage facility experienced a very rapid lease-up, and is currently 98% occupied. This successful operation, coupled with a strong surrounding population density and a trend of continued growth, demonstrates a strong unmet demand for self storage in the area, and the requested expansion will help to serve that need.

Proposed Development

This request consists of one single-story, climate controlled building with 11,600 square feet of gross floor area and approximately 100 self storage units. It is designed to match the materials and architectural style of the existing adjacent self storage facility

There will be no functional exterior storage doors facing the street or visible from residential properties. The development will include streetscape improvements and enhanced exterior façades in accordance with CCS-1 design requirements to provide an enhanced pedestrian experience in the project vicinity.

Conclusion

The proposed development shall meet the City’s requirements to grant a Special Exception to allow self storage within the CCS-1 zoning district, while simultaneously creating an aesthetically pleasing development that is in harmony with the surrounding community.

TRAFFIC INPUT REPORT

From: Corey D. Malyszka
Sent: Thursday, December 31, 2020 8:07 AM
To: 'Jonathan Dorman'; Adriana P. Shaw
Subject: RE: Zoning Pre-App Meeting 7200 4th St. N. (Special Exception)

Jon,

A traffic study/report is not required at this time. If the City's Transportation Dept. has any concerns staff will inform you.

Corey

From: Jonathan Dorman <jon.dorman@hotmail.com>
Sent: Wednesday, December 30, 2020 10:40 PM
To: Adriana P. Shaw <Adriana.Shaw@stpete.org>
Cc: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: Re: Zoning Pre-App Meeting 7200 4th St. N. (Special Exception)

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.

Hi Adriana, I hope your holidays are going well.

Thank you for the pre-application notes. As a follow-up, we intend to request a new special exception for only the parcel containing the proposed building. Also, incidentally it will have approximately 100 units, much fewer than I had mentioned on our call.

We plan to submit our application next week. I will email you PDF copies; should I also deliver hardcopies? If so, to whom / where? I assume the pandemic has changed a few policies.

On a related note, I see that some traffic information is required; however, I cannot find the traffic data form in the application packet. Can you please direct me on where to find that form?

Thank you, and happy new year!

Jon

Jonathan M. Dorman, PE

[813-310-8520](tel:813-310-8520) (cell)
[813-436-5466](tel:813-436-5466) (fax)

On Dec 15, 2020, at 4:42 PM, Adriana P. Shaw <Adriana.Shaw@stpete.org> wrote:



NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 7200 4th Street North	Case No.:
Description of Request: Special exception for self-storage within CCS-1 zoning	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

4th Street Self Storage
Application No. _____

In accordance with LDR Section 16.70.040.1.F, "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process.

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
12/3/2020: Teleconference with Carol Santure, secretary of Fossil Park N.A. Followed up with emailed materials	
12/24/2020: Teleconference with Tom Lally, incoming president of CONA. He confirmed receipt of emailed materials	
12/24/2020: Text exchange with Kimberly Frazier-Leggett of FICO.	
12/30/2020: Teleconference with Jerry Woodlridge, president of Fossil Park N.A. Followed up with emailed materials and offered to present our proposal to the association board and/or members.	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
12/4/2020: Emailed proposed color site plan and building elevations to Carol Santure, secretary of Fossil Park N.A.	
12/24/2020: Emailed proposed color site plan and building elevations to Tom Lally, incoming president of CONA.	
12/30/2020: Emailed proposed color site plan and building elevations to Jerry Woolridge, president of Fossil Park N.A.	
12/30/2020: Fed-Exed two copies of proposed color site plan and building elevations to Kimberly Frazier-Leggett of FICO.	
*** Copies of materials are attached ***	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
No concerns were expressed by the associations I contacted. Fossil Park was in support of our proposal, and CONA advised that they do not get very involved in proposals like mine.	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name	President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	



PUBLIC PARTICIPATION REPORT

4th Street Self Storage
 Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

12/3/2020: Teleconference with Carol Santure, secretary of Fossil Park N.A. Followed up with emailed materials

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12/30/2020: Fed-Exed two copies of proposed color site plan and building elevations to Kimberly Frazier-Leggett of FICO.

*** Copies of materials are attached ***

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

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

No concerns were expressed by the associations I contacted. Fossil Park was in support of our proposal, and CONA advised that they do not get very involved in proposals like mine.

NOTICE OF INTENT TO FILE

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

<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO:	12/4/2020 & 12/30/2020 (Fossil),
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	12/24/2020 (CONA), 12/30/2020 (FICO)

COPIES OF PUBLIC OUTREACH

From: Jonathan Dorman
Sent: Thursday, December 3, 2020 6:57 PM
To: santurecarol7@gmail.com
Subject: 7200 4th Street - Self Storage

Good evening Carol,

It was nice speaking with you yesterday... I appreciated the opportunity to chat with you about my self storage business on 4th Street. We have enjoyed serving the neighborhood and would like to grow our business with a new building on the property next door.

Enclosed for your information are a plan view and elevation view of our proposed building. Please look over these documents at your convenience, and call me any time at the number below should you have questions or wish for me to make a presentation to our Fossil Park association.

Thank you for your time and interest in this project.

Jon

Jonathan Dorman
813-310-8520 (cell)

COPIES OF PUBLIC OUTREACH

From: Jonathan Dorman
Sent: Wednesday, December 23, 2020 12:23 PM
To: president@stpetecona.org; tlally57@aol.com
Subject: FW: 7200 4th Street - Self Storage

Hi Tom,

I am writing you regarding a business that I own and operate at 7220 4th Street North. I had reached out last week (below), but I understand that currently you may be in a leadership transition at CONA.

Please call or email me at your convenience should you wish to discuss further.

Jon

Jonathan Dorman
[813-310-8520](tel:813-310-8520) (cell)

From: [Jonathan Dorman](#)
Sent: Wednesday, December 16, 2020 2:09 PM
To: president@stpetecona.org
Subject: 7200 4th Street - Self Storage

Good afternoon,

I own and operate a self storage business located at 7220 4th Street North. We have enjoyed serving the neighborhood and would like to grow our business with a new building on the property next door.

Enclosed for your information are a plan view and elevation view of our proposed building. Please look over these documents at your convenience, and call me any time at the number below should you have questions or wish for me to make a presentation to you or your board. We have also reached out to the Fossil Park association.

Thank you for your time and interest in this project.

Jon

Jonathan Dorman
[813-310-8520](tel:813-310-8520) (cell)

COPIES OF PUBLIC OUTREACH

From: Jonathan Dorman
Sent: Wednesday, December 30, 2020 11:24 AM
To: dwooldridgejr@tampabay.rr.com
Subject: 7200 4th St N. - Self Storage

Good morning Jerry,

Thank you for your time on the phone. As we discussed, I hope to expand my existing self storage business located at 7220 4th Street North, by approximately 100 units in a new one story building to be built on the vacant lot to the south. Enclosed are an updated site plan and building elevation for your information.

Also enclosed is a Neighborhood Worksheet from the City. If you would be so kind, can you please complete and sign it on behalf of the Fossil Park association? It will help things go smoothly with the City.

Thanks again for your time and support, and please contact me any time should you desire further information on this project. Happy New Year,

Jon

Jonathan Dorman
813-310-8520 (cell)

COPIES OF PUBLIC OUTREACH



Via Federal Express

~~March 5, 2018~~ Date is a typo. Actually sent on 12/30/2020 per attached Fed-Ex receipt.

Ms. Kimberly Frazier-Leggett
FICO
3301 24th Avenue South
St. Petersburg, FL 33712

Re: 4th Street Self Storage
Proposed Expansion

Dear Ms. Frazier-Leggett,

Thank you for exchanging text messages with me just before the Christmas holiday. As we discussed, I hope to expand my existing self storage business located at 7220 4th Street North, by approximately 100 units in a new one-story building to be built on the vacant lot to the south. Enclosed are a site plan and building elevation for your information.

Also enclosed is a Neighborhood Worksheet, issued by the City as part of my application for their approval. If you would be so kind, can you please complete and sign it on behalf of FICO? It will help things go smoothly with the City.

Thanks again for your time and support, and please contact me any time at jon.dorman@hotmail.com or 813-310-8520, should you desire further information on this project. Happy New Year!

Sincerely yours,

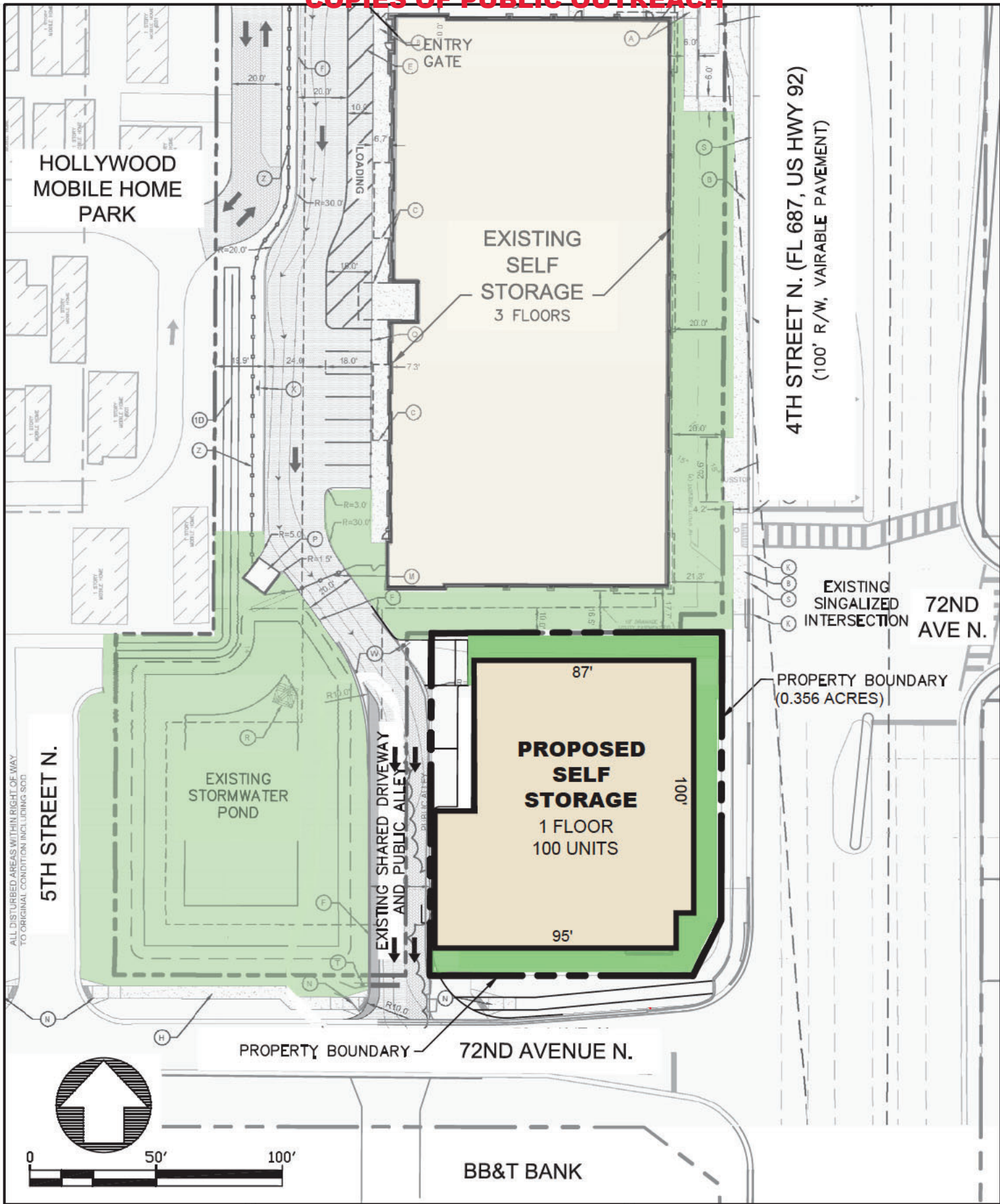
A handwritten signature in blue ink, appearing to read "Jonathan Dorman", with a long horizontal flourish extending to the right.

Jonathan Dorman

:jmd

Enclosure

TO	FICO Kimberly Frazier-Leggett 3301 24th Ave S. ST PETERSBURG, FL, US, 33712
REFERENCE	4th Street Storage Exhibits
SHIPPER REFERENCE	4th Street Storage Exhibits
SHIP DATE	Wed 12/30/2020 02:19 PM
DELIVERED TO	Residence
PACKAGING TYPE	FedEx Envelope
ORIGIN	Brandon, FL, US, 33510
DESTINATION	ST PETERSBURG, FL, US, 33712
SPECIAL HANDLING	Residential Delivery
NUMBER OF PIECES	1
TOTAL SHIPMENT WEIGHT	0.50 LB
SERVICE TYPE	FedEx Priority Overnight



8437 TUTTLE AVE., #412
SARASOTA, FL 34243

SITE PLAN FOR
SPECIAL EXCEPTION
1/4/2021

4TH STREET SELF STORAGE

COPIES OF PUBLIC OUTREACH

4TH STREET SELF STORAGE

1200 4TH STREET NORTH

ST. PETERSBURG, FL

STORCON DEVELOPMENT LLC

8451 TUTTLE AVENUE, #412

SARASOTA, FLORIDA

PROPOSED EXPANSION

EXISTING BUILDING



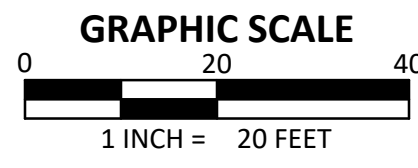
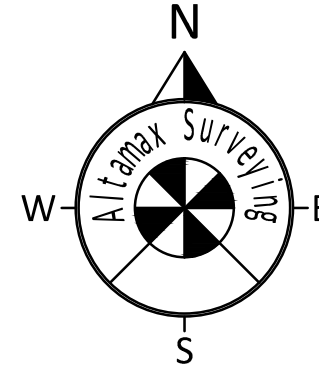
EXTERIOR ELEVATIONS

ONE EIGHTH INCH EQUALS ONE FOOT

NOTES:

- THIS BUILDING IS AN ANNEX TO, AND UNDER THE SAME MANAGEMENT AS, THE EXISTING SELF STORAGE OPERATION LOCATED TO THE NORTH
- NO DOORS SHALL FACE THE PUBLIC STREET
- NEW BUILDING AND LANDSCAPING SHALL MATCH THE COLOR, MATERIALS, AND ARCHITECTURAL THEME OF THE EXISTING BUILDING.

ALTA/NSPS LAND TITLE SURVEY



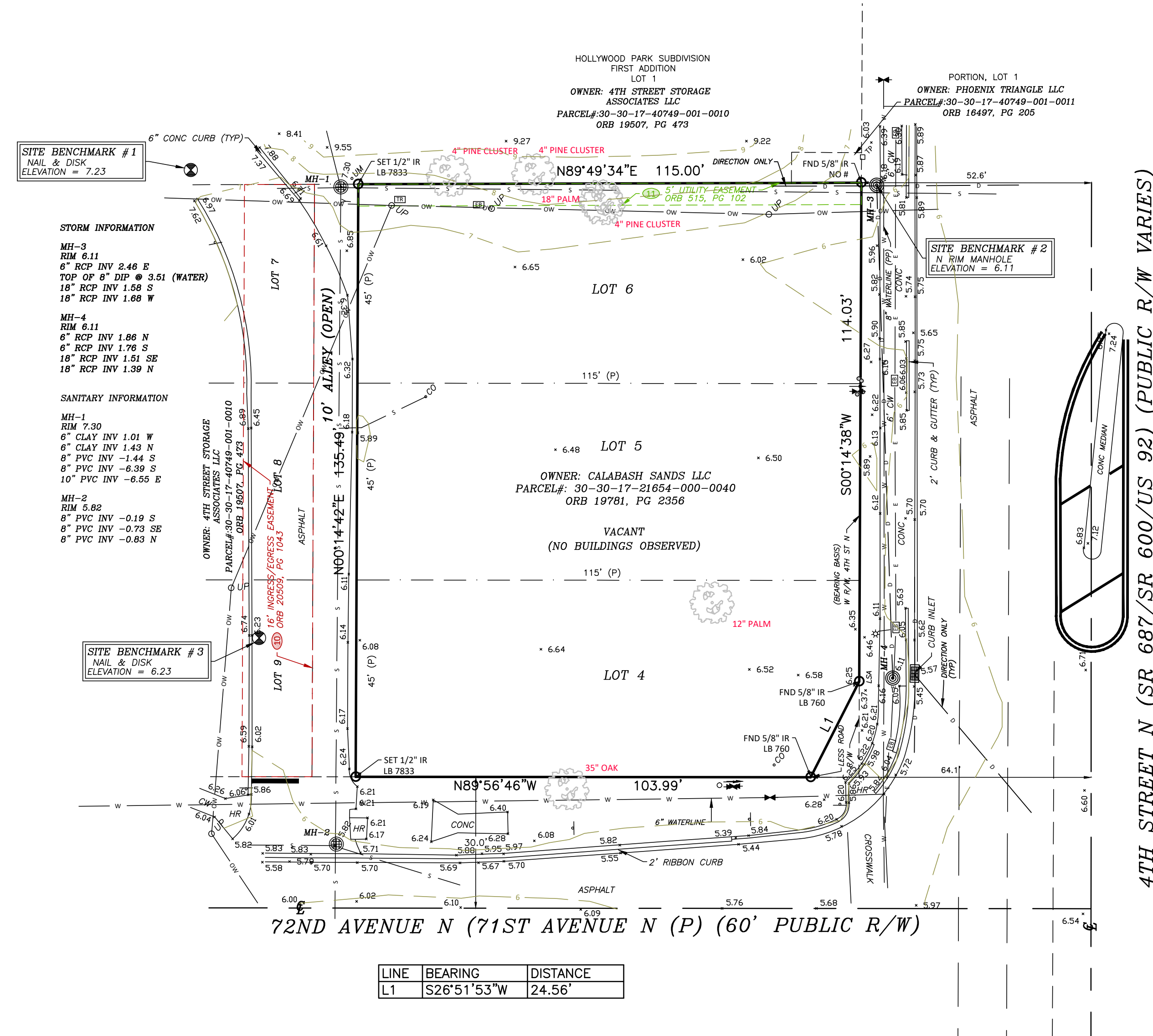
GENERAL SURVEY NOTES:

- BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST RIGHT OF WAY LINE OF 4TH STREET N, BEING S00°14'38"W PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF SR 687/SR 600/ U.S. 92 (4TH STREET N), SECTION 15090, WITH FED PROJ# 1501-026-P, DATED 04-01-2015.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12103C0209G, COMMUNITY NO. 125148, CITY OF ST. PETERSBURG, FLORIDA, HAVING AN EFFECTIVE DATE OF SEPTEMBER 3, 2003.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE FILE NO. 20173541 CS, EFFECTIVE: DECEMBER 9, 2020, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION SET FORTH IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON.
- THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
- THE PROPERTY HAS DIRECT ACCESS TO 4TH STREET N (SR 687/SR 600/US 92), A PAVED PUBLIC RIGHT-OF-WAY.
- OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
- ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
- NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION D 394, BEING: 3.56 FEET, (NAVD 88), PUBLISHED BY NATIONAL GEODETIC SURVEY.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.

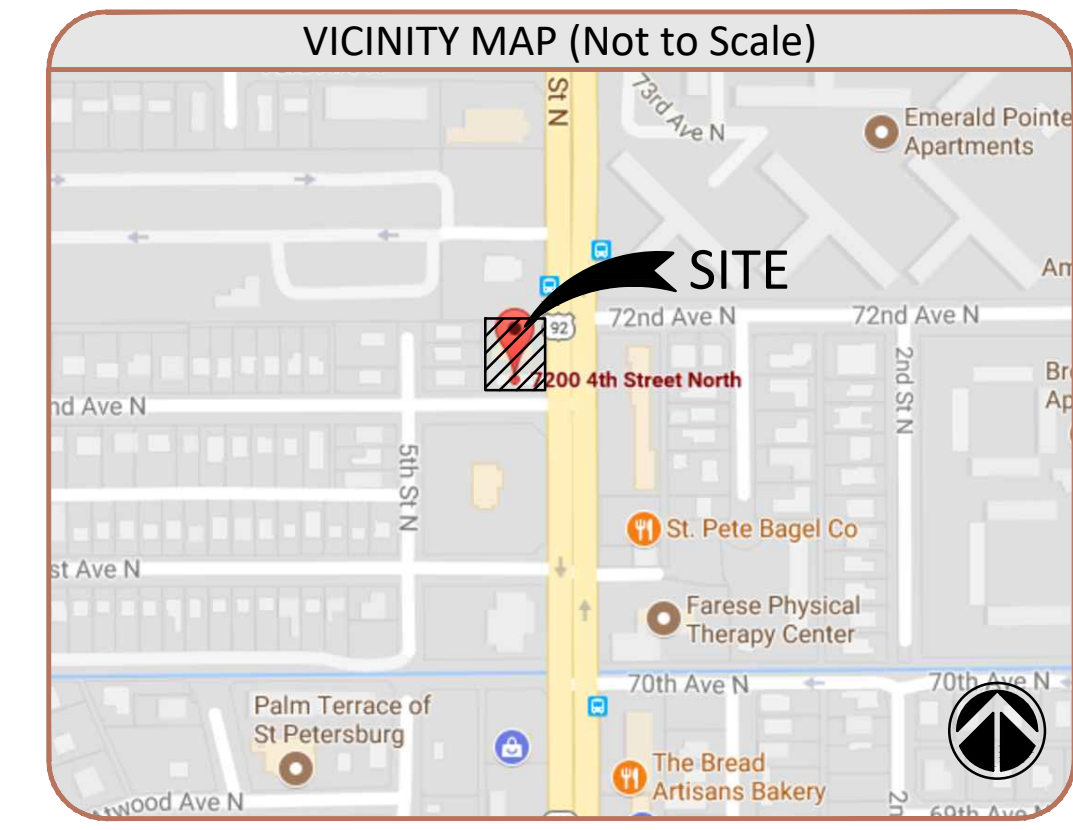
NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 16: NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WAS OBSERVED.

ITEM 17: SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



LINE	BEARING	DISTANCE
L1	S26°51'53"W	24.56'



LEGEND

- AC - AIR CONDITIONER
- AB - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BL - BACK-SLOPE MEASUREMENT
- B - BENCHMARK
- CB - CURBED ELECTRIC LINE
- CC - BURIED CABLE TELEVISION LINE
- CL - CALCULATED
- GM - CALCULATED & MEASURED
- CH - CONCRETE HEADWALL
- CK - CONCRETE CORNER RECORD
- CP - CONCRETE POST
- CHW - CONCRETE HEADWALL
- CF - CHAIN FENCE
- CM - CONCRETE CURB
- CMC - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COV - COVERED
- CP - CONCRETE PIPE
- CU - CURB INLET
- CU - CONCRETE CURB
- DF - DRAINAGE FACILITY
- DO - DRAINAGE OPENING
- DPI - DRIVEWAY
- EN - EASEMENT NUMBER
- EL - ELECTRIC LINE
- EL - ELEVATION
- EM - EASEMENT
- EP - EDGE OF PAVEMENT
- FD - FLORIDA DEPARTMENT OF TRANSPORTATION
- FR - FLORIDA FURNACE REFERENCE
- FR - FLOOD INSURANCE RATE MAP
- FH - FIRE HYDRANT
- FIS - FIBER OPTIC CABLE LINE
- FL - FLAG POLE
- F - FENCE
- FM - FLOOR FINISH
- G - GAS VALVE
- G - GAS METER
- G - GREASE TRAP MANHOLE
- G - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- H - HIGH DENSITY POLYETHYLENE PIPE
- INDC - INVERT ELEVATION
- I - IRON PIPE
- I - IRON ROD
- I - IRON FENCE
- LI - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- LI - LICENSED PROFESSIONAL
- M - METAL FENCE
- M - METERED SECTION
- M - MONITORING WELL
- N - NAIL & DISK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NS - NOT TO SCALE
- OR - OFFICIAL RECORD BOOK
- OV - OVERHEAD WIRE
- PL - PLAT BOOK
- P - POINT OF CURVATURE
- PCC - POINT OF COMPANION CURVATURE
- PI - PILE
- PI - POINT OF INTERSECTION
- PI - POINT OF BEGINNING
- PI - POINT OF COMMENCEMENT
- PI - POINT OF REVERSE CURVATURE
- PI - POINT OF TANGENCY
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PS - PROFESSIONAL SURVEYOR
- PV - POINT OF VANGUARD
- PVC - POLYETHYLENE GLYCOL PIPE
- R - RIBBON CURB
- R - REINFORCED CONCRETE PIPE
- R - REUSE WATER LINE
- R - REUSE WATER METER
- R - REUSE WATER VALVE
- R - RAMP
- R - RIGHT-OF-WAY
- S - SANITARY MANHOLE
- S - BURIED SANITARY LINE
- S - SQUARE FEET
- S - STATE PLAIN
- S - SHOWN FOR DIRECTION ONLY
- SI - SIGN
- SI - STOCK WIRE FENCE
- S - SEWER VALVE
- SI - SEWER INLET
- SI - STORM MANHOLE
- SI - BURIED TELECOMMUNICATIONS LINE
- SI - TELECOMMUNICATIONS MANHOLE
- SI - STORM INLET
- TI - TOP OF BANK
- TI - TRAFFIC SIGNAL POLE
- TI - TRAFFIC SIGNAL
- TI - TRANSFORMER/JUNCTION BOX
- TI - TELEPHONE RIB
- TI - TRAFFIC SIGNAL BOX
- TI - TRAFFIC SIGNAL WIRE
- TI - TELEVISION RIB
- TI - TYPICAL
- TI - UNKNOWNS/UTILITY
- TI - UTILITY EASEMENT
- TI - UTILITY POLE
- TI - UTILITY MARKER
- TI - UTILITY GUY WIRE
- TI - VINYL FENCE
- TI - BURIED WIRE LINE
- TI - WOOD FENCE
- TI - WOOD SHED
- TI - WATER VALVE
- TI - WATER METER
- TI - WAD GROUND

DESCRIPTION:

Lots 4, 5 and 6, of DIXIE TERRACE, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 83, of the Public Records of Pinellas County, Florida, LESS those parts deeded for road right-of-way.

SCHEDULE B-2 EXCEPTIONS NOTES:

- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 20563, PAGE 604. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT RECORDED IN O.R. BOOK 20509, PAGE 1043. (BENEFITS SUBJECT PROPERTY, AS SHOWN HEREON)
- EASEMENT GRANTED TO CITY OF ST. PETERSBURG, FLORIDA RECORDED IN BOOK 515, PAGE 102, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

SIGNIFICANT OBSERVATIONS:

NONE AT TIME OF SURVEY

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY

ALTA/NSPS Land Title Survey Certification

To: StorCon Development, LLC; Shutts & Bowen LLP; and Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 16, 17 and 20 of Table A thereof. The field work was completed on 12/09/2020.

Date: 12/09/2020

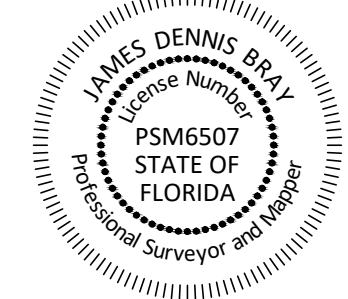
JAMES D. BRAY PSM 6507

PARKING COUNT:

REGULAR SPACES: NONE
HANDICAP SPACES: NONE
TOTAL SPACES: NONE

LAND AREA:

15,487 SQUARE FEET
0.3555 ACRES
MORE OR LESS.



This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamassurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

ADDRESS:
7200 4TH STREET N
ST. PETERSBURG, FL 32702

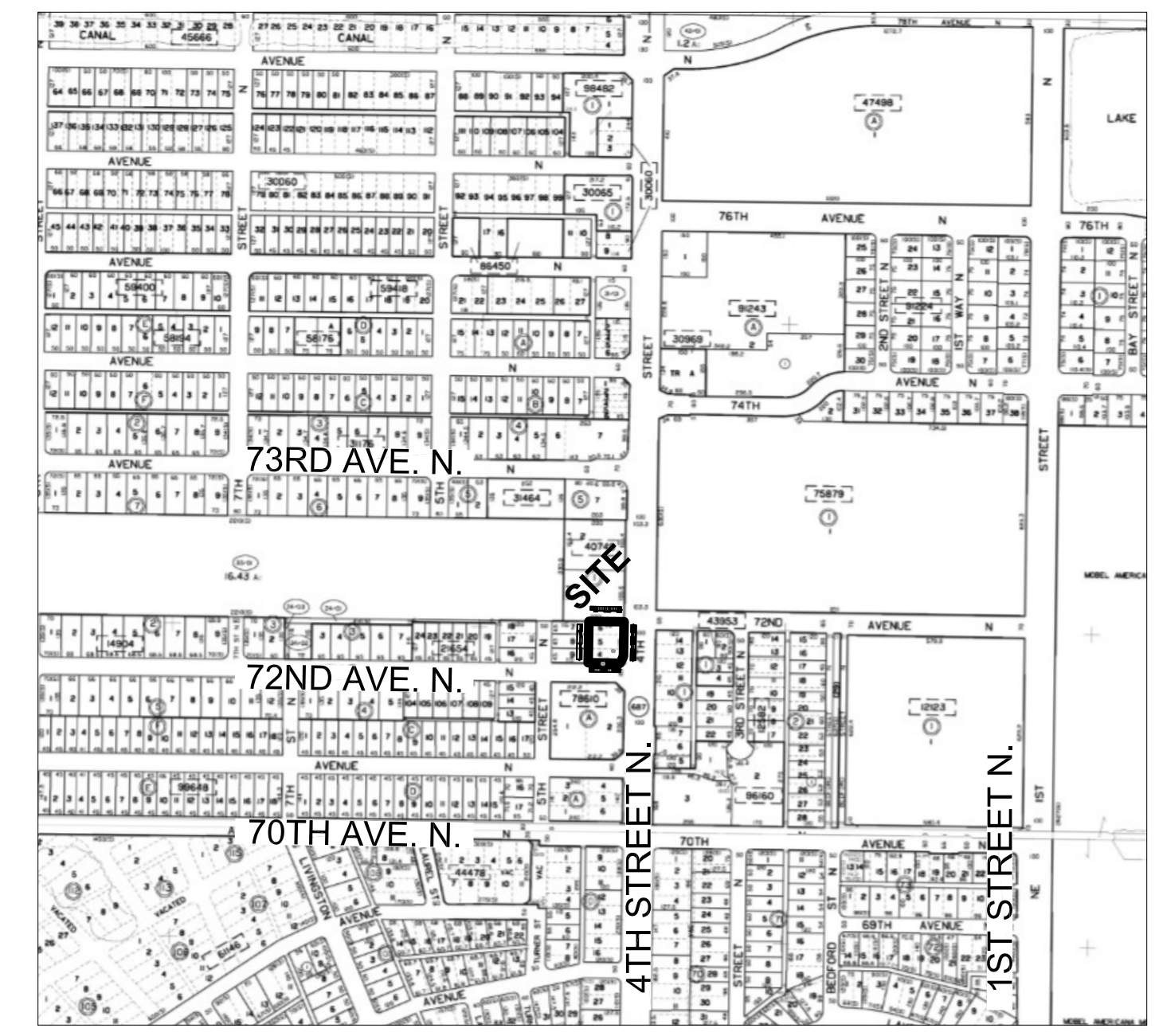
Job Information
JOB NO. 904031
CF NO. PIN-9-83-TOPO UPDATE
FIELD DATE: 12/09/2020
SCALE: 1" = 20'
DRAWN BY: PJT

Date:	Description	By:
12/21/2020	New Title Commitment	JB

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamassurveying.com

SITE PLAN FOR SPECIAL EXCEPTION

CASE # - - -



LOCATION MAP
SCALE 1" = 500'

PROJECT TEAM:

DEVELOPER: STORCON DEVELOPMENT, LLC
ATTN: JONATHAN M. DORMAN, PE
8437 TUTTLE AVE., #412
SARASOTA, FL 34243
(813) 310-8520 (PHONE)
(813) 436-4466 (FAX)
Jon.Dorman@storcon.com

ARCHITECT: RANDOLPH C. HENNING, A.L.A.
6285 SHALLOWFORD RD, STE. 130
WINSON-SALEM, NC 27203
(336) 946-2445 (PHONE)
(336) 499-4638 (FAX)
RCH@RCHARCHITECT.COM

ATTORNEY: AKERMAN, LLP
ATTN: JAMES J. PORTER
401 E. JACKSON STREET, STE. 1700
TAMPA, FL 33602
(813) 209-0560 (PHONE)
Jim.Porter@akerman.com

PROJECT DATA:

PROJECT NAME: 4TH STREET SELF STORAGE
PARCEL IDS: 30-30-17-21654-000-0040
S / T / R: S30, T30S, R17E
ADDRESSES: 7200 4TH STREET NORTH
CURRENT USE: VACANT
PROPOSED USE: SELF STORAGE
FUTURE LAND USE: PLANNED REDEVELOPMENT-MIXED USE (PR-MU)
EXISTING ZONING: COMMERCIAL CORRIDOR SUBURBAN 1 (CCS-1)
ZONING OVERLAY: NONE
FEMA FLOOD ZONE: AE-9 (FIRM #12103C02096 9/3/2003)
LAND AREA: 15,487 SQ. FT. (0.356 AC)
BUILDING AREA: 11,600 SQ. FT.
RESIDENTIAL DENSITY: NONE
F.A.R. ALLOWED: 0.75 (INCLUDING TDR-H CREDITS)
F.A.R. PROPOSED: 0.75
IMPERVIOUS COVER: 85% ALLOWED
77% PROPOSED
PARKING REQUIRED: 1 STALL / 300 SF OF OFFICE AREA (0 SF OFFICE PROPOSED)
PLUS 1 STALL / 50 STORAGE UNITS (100 STORAGE UNITS PROPOSED)
2 STALLS TOTAL REQUIRED
LOADING REQUIRED: 1 BERTH
PARKING PROVIDED: 1 STANDARD PLUS 1 HANDICAP
1 LOADING SPACE @ 10' x 25'
SETBACKS REQUIRED: 10'-30' 4TH STREET N.
10' NORTH (INTERIOR SIDE)
10' WEST (INTERIOR SIDE)
10'-30' 72ND AVENUE
BUILDING HEIGHT: 20' (36' ALLOWED)
REFUSE COLLECTION: PROVIDED NEXT DOOR

LEGEND:

- PROPERTY BOUNDARY
- OFF-SITE PROPERTY
- ZONING BOUNDARY
- BUILDING ENVELOPE
- CANOPY/HIDDEN WALL
- PAVEMENT STRIPING AND ARROWS
- OVERHEAD ELECTRIC

GENERAL NOTES:

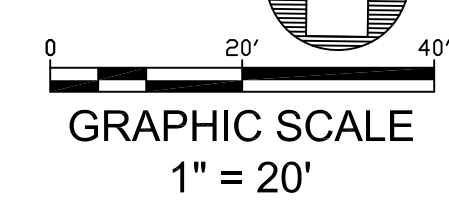
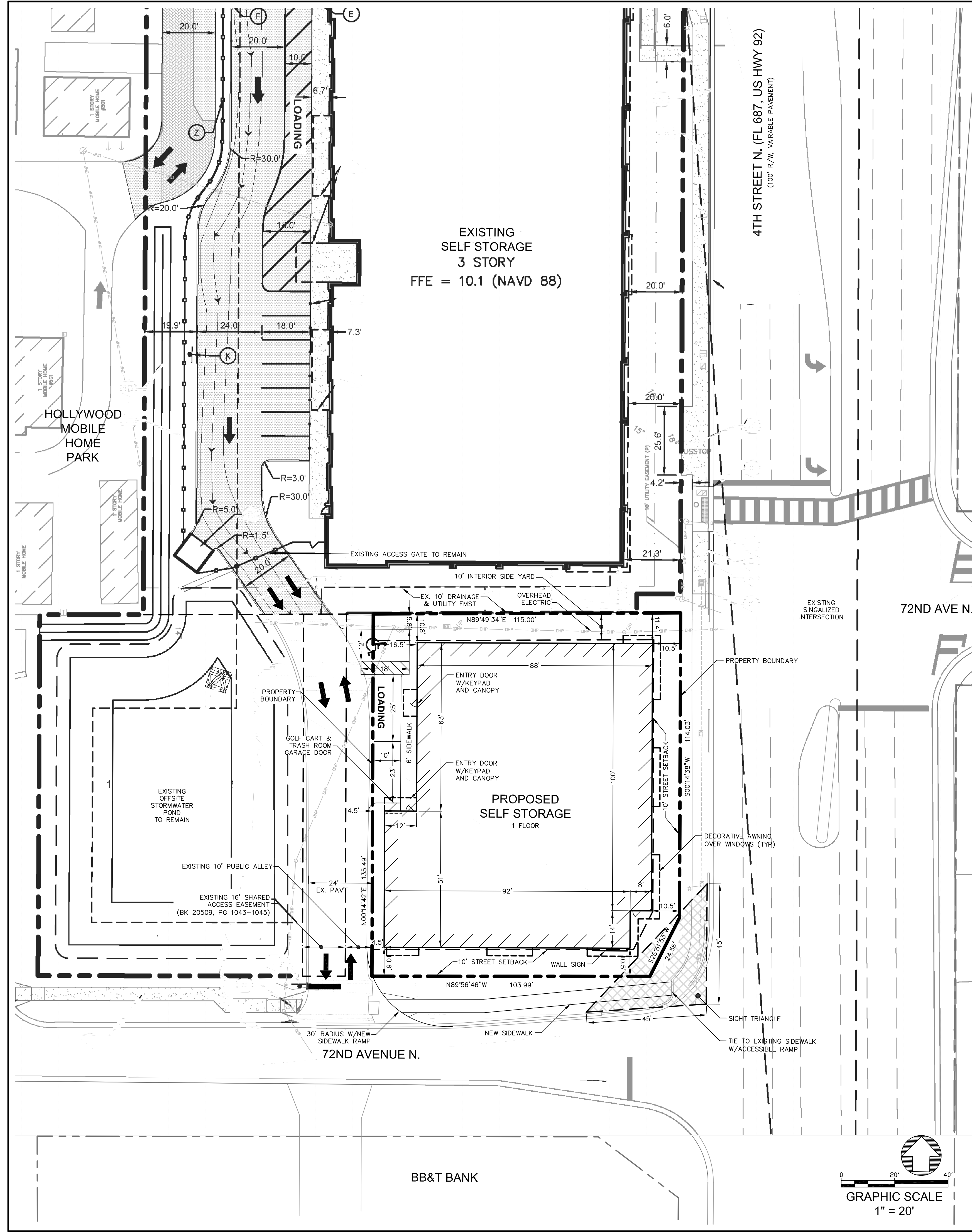
1. THE BOUNDARY AND ONSITE IMPROVEMENTS FOR THE SUBJECT PROPERTY WERE TAKEN FROM A SURVEY PREPARED BY ALTAMAX SURVEYING. OFFSITE IMPROVEMENTS AND LOT LINES WERE TAKEN FROM SUNCOAST LAND SURVEYING. PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., AND PINELLAS COUNTY GIS.
2. THE PROPOSED SELF STORAGE DEVELOPMENT SHALL COMPLY WITH CITY OF ST. PETERSBURG DEVELOPMENT REGULATIONS APPLICABLE TO THE PROJECT AT THE TIME OF PERMITTING.
3. STORMWATER MANAGEMENT WILL BE PROVIDED PER THE REQUIREMENTS OF SWFMD AND THE CITY OF ST. PETERSBURG.
4. THERE ARE NO KNOWN WETLANDS, CONSERVATION AREAS, OR OTHER VEGETATIVE COMMUNITIES ON OR NEAR THE PROPERTY.
5. THE SELF STORAGE DEVELOPMENT SHALL BE CONSTRUCTED IN A SINGLE PHASE.
6. SIGNAGE SHALL COMPLY WITH THE CITY OF ST. PETERSBURG REQUIREMENTS.
7. EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF ST. PETERSBURG REQUIREMENTS.
8. SOLID WASTE SHALL BE COLLECTED IN A TRASH ROOM AND DISPOSED OF VIA ROLL-OUT CONTAINER.

TRANSPARENCY CALCULATIONS

FACE	FLOORS	FRONTAGE	RATIO	TRANSP. REQUIRED	TRANSP. PROVIDED
NORTH	--	--	--	--	10 LF
EAST	1	114 LF	50%	57 LF	70 LF
SOUTH	1	103 LF	50%	52 LF	40 LF
WEST	--	--	--	--	--
TOTAL				109 LF	120 LF

SHEET INDEX:

- 1 SURVEY
 - 2 SITE PLAN
 - 3 LANDSCAPE PLAN
- BUILDING ELEVATIONS
(SEPARATE 8.5"x11")

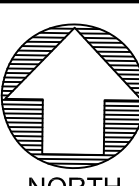


PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN

SPECIAL EXCEPTION
4TH STREET SELF STORAGE

8437 TUTTLE AVE., #412
SARASOTA, FL 34243
(813) 310-8520 (PH)
(813) 746-4663 (FAX)



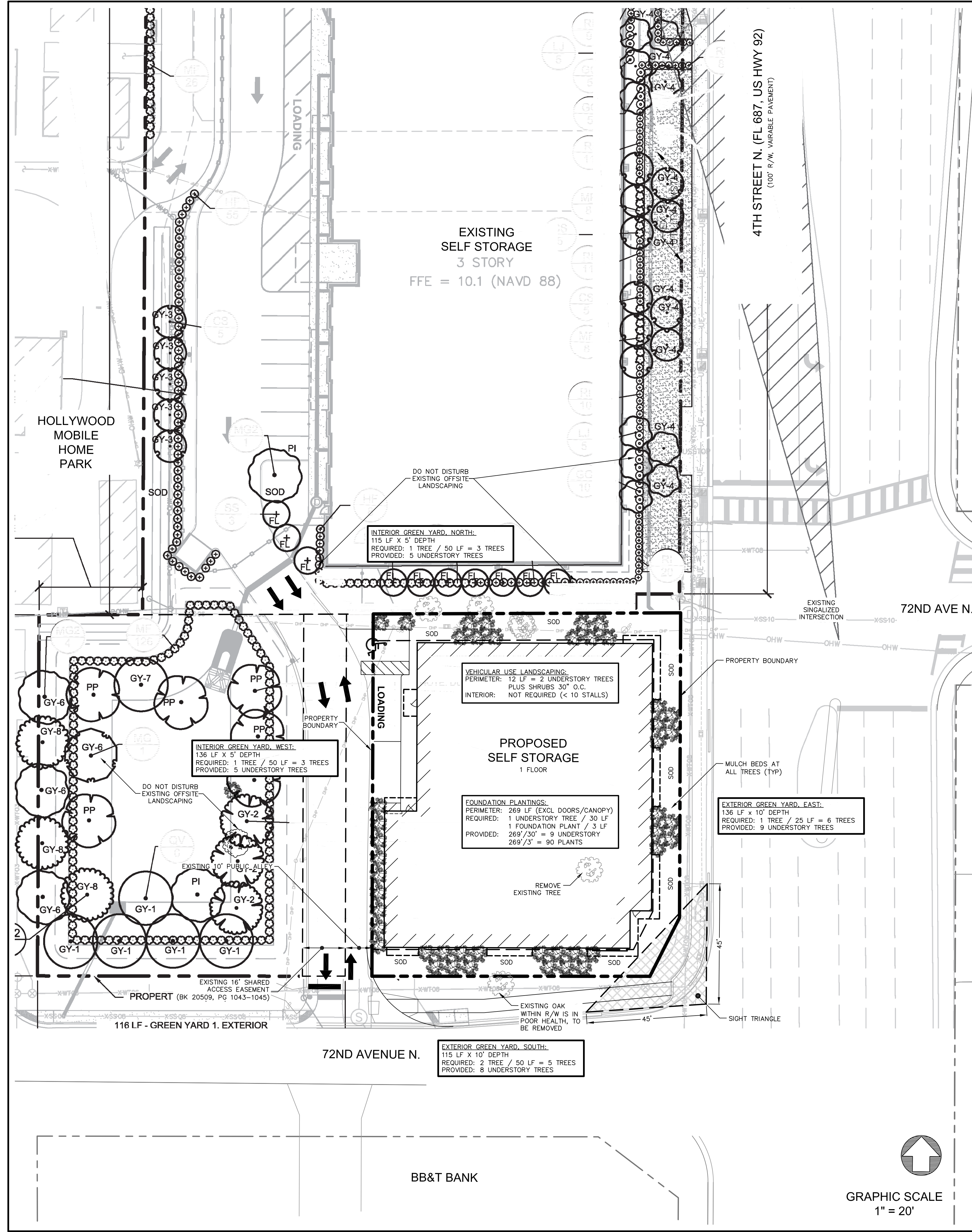
NORTH
SCALE:
1" = 20'
DATE:
01/04/2021
SHEET
2 OF 4

SITE PLAN FOR SPECIAL EXCEPTION

CASE # _____

LANDSCAPE NOTES:

1. THIS LANDSCAPE PLAN IS PRELIMINARY AND IS INTENDED TO SHOW GENERAL INTENT ONLY. FINAL LANDSCAPE CONSTRUCTION PLAN WILL BE DESIGNED TO SATISFY CITY OF ST. PETERSBURG LAND DEVELOPMENT REQUIREMENTS.
2. EXISTING TREES WHICH WILL REMAIN ON THE PROPERTY AND WHICH ARE IDENTIFIED ON THE FINAL LANDSCAPE PLAN MAY SATISFY SOME OR ALL OF THE REQUIRED LANDSCAPING PROVIDED THAT THE TREES MEET THE QUANTITY, APPLICABLE SPECIES AND SIZE REQUIREMENTS.



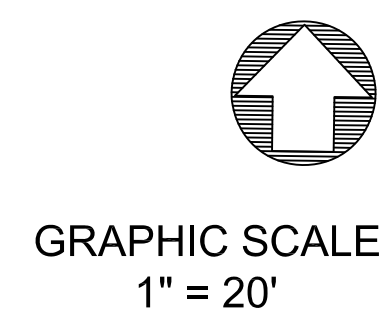
SITE LEGEND:

- PROPERTY BOUNDARY
- OFF-SITE PROPERTY
- ZONING BOUNDARY
- BUILDING ENVELOPE
- CANOPY/HIDDEN WALL
- PAVEMENT STRIPING AND ARROWS
- OVERHEAD ELECTRIC

LANDSCAPE LEGEND:

- CANOPY TREES:**
OAK, SLASH PINE, BALD CYPRESS (10' HT, 2" CAL)
- UNDERSTORY TREES:**
BUTTONWOOD, GRAPE, DWARF MAGNOLIA, HOLLY, LIGUSTRUM (8' HT, 1.5" CAL)
- SOD:**
ST. AUGUSTINE / BAHIA

GREEN YARD CALCULATIONS						
SIDE	TYPE	FRONTAGE	WIDTH REQ'D	AREA REQ'D	WIDTH PROVIDED	AREA PROVIDED
EAST	EXT.	136 LF	10'	1,360 SF	10'	1,430 SF
SOUTH	EXT.	115 LF	10'	1,150 SF	10'	820 SF
WEST	INT.	136 LF	5'	680 SF	VAR	240 SF
NORTH	INT.	115 LF	5'	575 SF	10'	870 SF
TOTAL				3,765 SF		3,460 SF

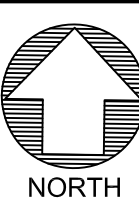


PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

SPECIAL EXCEPTION
4TH STREET SELF STORAGE

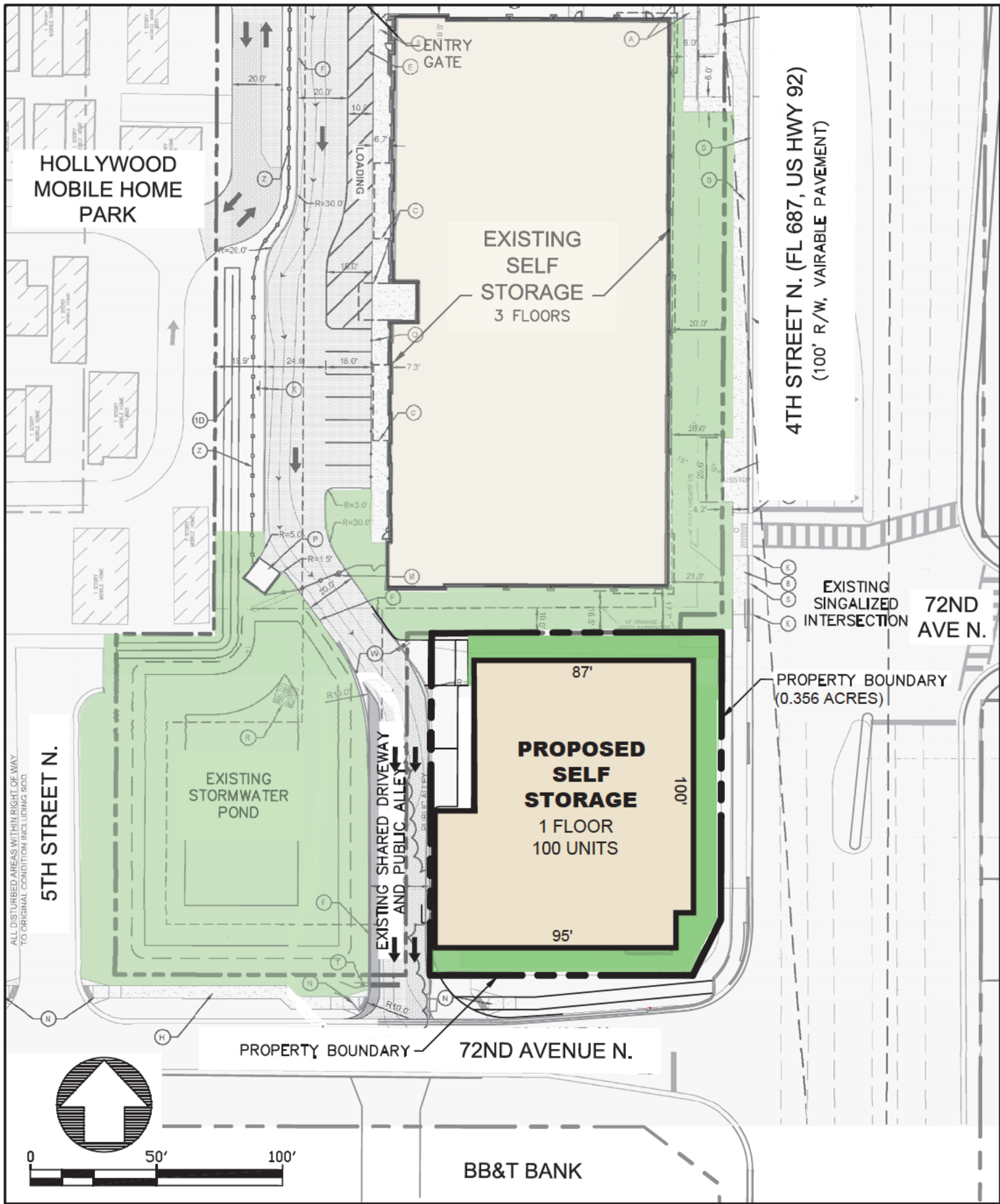
8627 TUTTLE AVE. #412
SARASOTA, FL 34243
(813) 310-8520 (PH)
(813) 746-6863 (FAX)



NORTH
SCALE:
1" = 20'

DATE:
01/04/2021

SHEET
3 OF 4



HOLLYWOOD
MOBILE HOME
PARK

EXISTING
SELF
STORAGE
3 FLOORS

4TH STREET N. (FL 687, US HWY 92)
(100' R/W, VAIRABLE PAVEMENT)

EXISTING
SIGNALIZED
INTERSECTION
72ND
AVE N.

87'
**PROPOSED
SELF
STORAGE**
1 FLOOR
100 UNITS
100'
95'

PROPERTY BOUNDARY
(0.356 ACRES)

ALL DISTURBED AREAS WITHIN RIGHT OF WAY
TO ORIGINAL CONDITION INCLUDING SO2

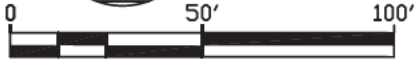
5TH STREET N.

EXISTING
STORMWATER
POND

EXISTING SHARED DRIVEWAY
AND PUBLIC ALLEY

PROPERTY BOUNDARY
72ND AVENUE N.

BB&T BANK



8437 TUTTLE AVE., #412
SARASOTA, FL 34243

SITE PLAN FOR
SPECIAL EXCEPTION
1/4/2021

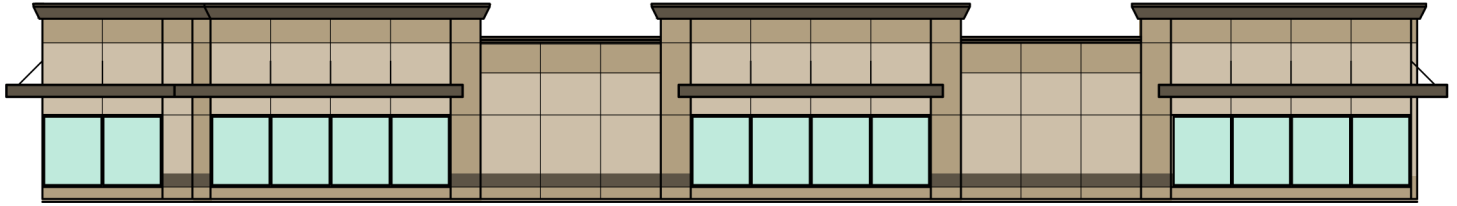
4TH STREET SELF STORAGE



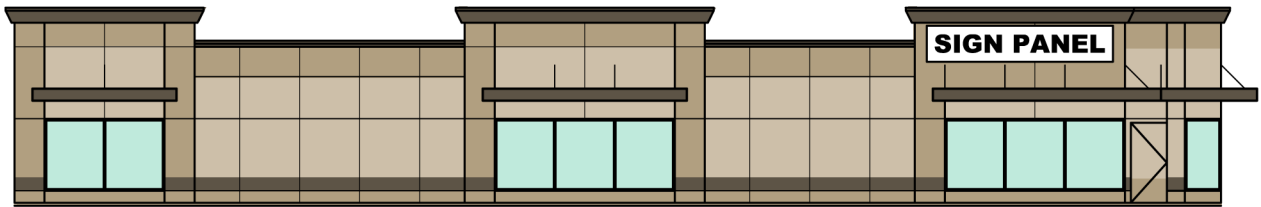
8437 TUTTLE AVE., #412
SARASOTA, FL 34243

LANDSCAPE PLAN FOR
SPECIAL EXCEPTION
1/4/2021

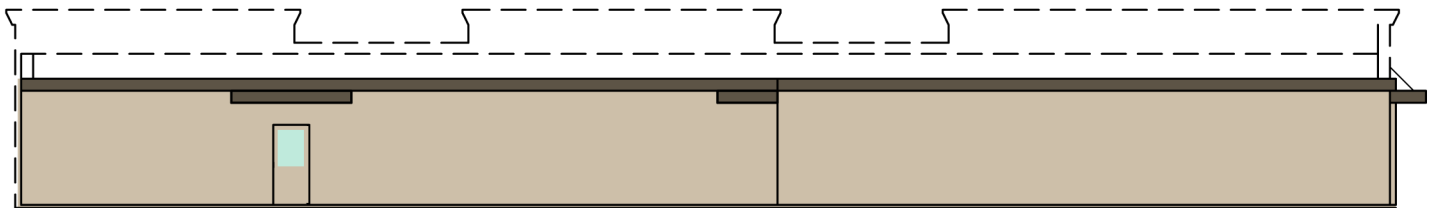
4TH STREET SELF STORAGE



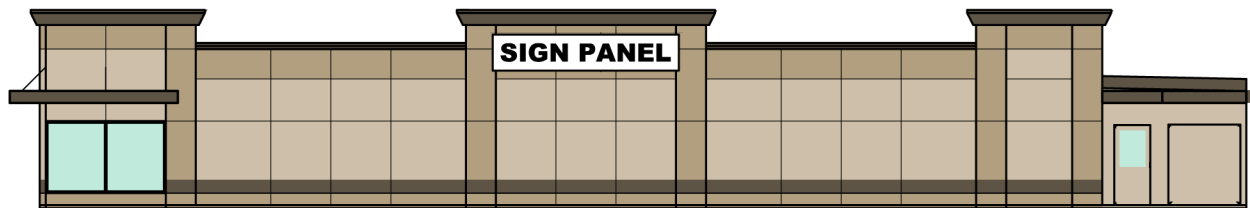
EAST (4TH ST) ELEVATION



SOUTH (72ND AVE) ELEVATION



WEST (ALLEY) ELEVATION



NORTH ELEVATION



8437 TUTTLE AVE., #412
SARASOTA, FL 34243

BUILDING ELEVATIONS FOR
SPECIAL EXCEPTION
1/4/2021

4TH STREET SELF STORAGE

Mayberry Tree Consulting
Tree Assessment Report
7200 4th. Street North, St. Petersburg

January 2, 2021

Prepared For: Mr. Jonathan Dorman

Prepared By: Alan Mayberry, ISA Certified Arborist #SO-0305
Tree Risk Assessment Qualification (TRAQ)

The following report is submitted by Alan Mayberry, Consulting Arborist, and includes findings that I believe are accurate based on my education, experience, and knowledge in the field of Arboriculture. My findings are diagnostic in nature and based on scientific research in the field of Arboriculture. In addition, my findings are based on personal observations of over 37 years of experience in the broad field of Arboriculture. I have no interest personally or financially in this property and I believe my report is factual and unbiased.

Statement of Purpose

The following report references an inspection I conducted on January 2, 2021 at 7200 4th. Street North, St. Petersburg, Florida. The purpose for the inspection was to assess the health and structure of the existing trees at this site in respect to their preservation potential.

Findings

The site trees include one live oak (*Quercus virginiana*), four arbor vitae (*Thuja occidentalis*) trees and one carrotwood (*Cupaniopsis anacardioides*) tree. The site survey shows a palm, but it has 3' of clear trunk and is exempt from tree ordinance requirements.

The live oak tree has a trunk diameter of 34" measured at 4.5' above grade with the face of the trunk 6.5' from the curb and it may be in the right of way for 72 Avenue. The structure of this tree is below average, and the health is poor. A resonance test on the trunk and root flare with a rubber mallet revealed minor decay. The trunk has a major girdling root on the west side and part of the north side which prohibited the development of a trunk flare and lateral roots in those areas. The overall stability of the tree is compromised due to the girdling root situation. The tree has surface roots to the east that have suffered at least a decade of lawnmower damage based on the patterns of woundwood development. The surface roots have advanced decay. The trunk has two large wounds from old pruning cuts located 12' above grade and opposite from each other on the north and south side, respectively. The decay may be coalescing within the trunk in this area. It appears that a cavity has developed above the wound on the north side as a strangler

fig (*Ficus aurea*) tree is growing out of the trunk and sending woody aerial roots into the soil. The health of this tree is poor as the tree has severe branch dieback to the extent that about 80% of the original canopy has died. The tree has used all its stored energy reserves and is in a mortality spiral as the decline is irreversible at this point. The ground beneath this tree is littered with dead twigs and branches. I recommend removal of this tree.

One of the arbor vitae trees is growing on the east side of the property. This tree has basal decay, and the trunk develops a codominant with included bark 1' above grade. The tree is healthy, but I recommend removal based on the basal decay and codominant included structure. Three multi-trunk arbor vitae trees are located near the north property line and all have included bark in the unions. The eastern most tree has average health while the remaining two trees are half dead. All three trees are growing beneath overhead power wires. I recommend removal of all three of these trees. The final tree is a Category One Invasive Exotic carrotwood tree and may be required to be removed by City Code and State Statute due to the invasive status.

In summary, the best tree related strategy for this site is to remove the existing trees and plant new trees with species characteristics that are compatible to the green space allocations for this site. If you have any questions regarding this report please contact me via my cell phone at (727) 735-8953 or email at amayberry@tampabay.rr.com. This concludes my report.

Adriana P. Shaw

Subject: FW: FOR REVIEW - routing DRC Case 21-32000002

From: Kyle Simpson <Kyle.Simpson@stpete.org>
Sent: Friday, February 19, 2021 1:25 PM
To: Adriana P. Shaw <Adriana.Shaw@stpete.org>
Subject: RE: FOR REVIEW - routing DRC Case 21-32000002

Adriana,

The Transportation and Parking Management Department has reviewed the case and has the following comments:

- Current FDOT standards require crosswalks on all legs of signalized intersections. Please provide a curb ramp for the southern east-west crossing at the signalized intersection of 72nd Avenue North at 4th Street.
- The existing curb cuts along 4th Street need to be removed.
- When the sidewalk along 4th Street is rebuilt after removal of the existing curb cuts, please place the new sidewalk as far off the back of curb as possible. Per Section 16.40.140.4.2. the sidewalk must be a minimum of 6' wide.
- The eastern radius for the existing shared driveway and public alley should mirror the western radius of 10' maximum.

Best,

Kyle Simpson, AICP
Planner I, Transportation and Parking Management
City of St. Petersburg
(727) 893-7151
Kyle.simpson@stpete.org

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

TO: Iris Winn, Administrative Clerk, Development Review Services
Jennifer Bryla, Planning & Development Services Department, Zoning Official
Adriana Puentes Shaw, Planner II, Planning & Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: February 23, 2021

FILE: 21-32000002

LOCATION 7200 4th Street South
AND PIN: 30/30/17/21654/000/0040
ATLAS: F-38
PROJECT: Special Exception

REQUEST: Approval of a Special Exception to construct an additional 200-300-unit storage facility in the CCS-1 zoning district.

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

SPECIAL CONDITIONS OF APPROVAL:

1. 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.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

2. A 10" VCP sanitary sewer exists within the N/S alley and within the 5-foot easement along the northern boundary of this site. The main in the alley is approximately 6-foot deep and the main along the northern site boundary is approximately 12.5 feet deep. Building foundations shall be designed at a depth to assure that no bearing pressure transfers to the VCP sewer main, and cross sections drawn to scale showing the building foundation and the sanitary sewer main shall be included in the constructure plan set. Additional trees or deep-rooted shrubs shall not be planted in the 5-foot public easement containing the sanitary sewer

main.

3. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

4. 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.

5. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the 4th Street North right-of-way a minimum 6' wide sidewalk is required. Within the 72nd Avenue North right-of-way a minimum 4' wide sidewalk is required. Sidewalk placed adjacent to the back of the road curb must be 6' wide regardless of the right-of-way width requirements for sidewalk.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed 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.

6. The existing sidewalk ramp at the 4th Street North and 72nd Avenue North intersection must be replaced to allow for the new sidewalk on the Avenue to connect to the 4th Street North sidewalk. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed 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.

7. If the north/south alley right of way is not vacated, the accessible parking space cannot extend into the

public alley.

8. The abandoned/redundant driveway apron(s) in the 4th Street North right-of-way must be removed and replaced with standard curb and sidewalk. FDOT approval and permit required for the driveway removal and replacement.

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

10. 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

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

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

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

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in

compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File