



**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, April 7, 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.: 21-32000003 PLAT SHEET: G-12

REQUEST: Approval of a Special Exception Private School Use with a variance to reduce the minimum required front yard setback from 35-feet to 25-feet to allow for the construction of a walkway canopy in the NT-2 Zoning District.

OWNER: Diocese of St Petersburg
PO Box 40200
Saint Petersburg, Florida 33743-0200

AGENT: Jonathan Gotwald
1900 12th Street North
Saint Petersburg, Florida 33704

ADDRESS: 1900 12th Street North

PARCEL ID NO.: 13-31-16-00000-120-0100

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

SITE AREA TOTAL: 362,478 square feet or 8.32 acres

GROSS FLOOR AREA:

Existing:	86,346 square feet	0.24 F.A.R.
Proposed:	86,346 square feet	0.24 F.A.R.
Permitted:	181,239 square feet	0.50 F.A.R.

BUILDING COVERAGE:

Existing:	52,307 square feet	14.4 % of Site MOL
Proposed:	52,307 square feet	14.4 % of Site MOL
Permitted:	N/A	N/A

IMPERVIOUS SURFACE:

Existing:	165,253 square feet	45.6 % of Site MOL
Proposed:	166,812 square feet	46.0 % of Site MOL
Permitted:	199,362.9 square feet	55 % of Site

OPEN GREEN SPACE:

Existing:	197,212 square feet	54.4 % of Site MOL
Proposed:	195,653 square feet	54.0 % of Site MOL

PAVING COVERAGE:

Existing:	108,279 square feet	29.9 % of Site MOL
Proposed:	109,848 square feet	30.3 % of Site MOL

PARKING:

Existing:	146; including 6 handicapped spaces
Proposed:	146; including 6 handicapped spaces
Required:	113; including 6 handicapped spaces

BUILDING HEIGHT:

Existing:	Varies, maximum existing building is 50 feet
Proposed:	14 feet (proposed canopy structure)
Permitted:	24 feet to roofline, 36 feet maximum overall to peak

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.5 of the Municipal Code for a Private School use which is a Special Exception use within the NT-2 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request: The applicant seeks approval of a special exception for a private school use with a variance to the minimum required front setback for a special exception use from 35-feet to 25-feet to allow for the construction of an aluminum canopy walkway cover to replace the current cover structure.

History: The subject property is located in the Euclid-St. Paul neighborhood and is the site of St. Paul's Catholic School owned by the Diocese of St. Petersburg. Records show that

the School was built on the site in the 1930's. The School encompasses the entirety of the block from 17th Terrace North to the south to 20th Avenue North to the north and 12th Street North to the east to 14th Street North to the west (see Attachment A). The property has not applied for any variances or other Zoning-related applications since the establishment of the School.

Current Proposal: This application seeks to establish the Special Exception use as a private school in the NT-2 Zoning District as well as request a front yard setback variance for the proposed cover structure. The courtyard area where the project is proposed is currently enclosed by a metal fence with an existing covered walkway and surrounded by two-story masonry school buildings. The proposed project also includes renovations to landscape, fire safety, security, and hardscape upgrades for ADA compliance. The property use as a private school never received the benefit of a Special Exception application nor approval pre-dated by the development of the property.

The variance requested is to reduce the minimum required front yard setback for a Special Exception Use in the NT-2 Zoning District from 35-feet to 25-feet for the covered walkway structure.

VARIANCE:

- 1) Front Yard Setback for a Special Exception Use in the NT-2 Zoning District.

Required:	35-feet
Proposed:	25-feet
Variance:	10-feet (28.6% magnitude)

Public Comments: At the time of this report, Staff has not received comment from the Public regarding this request.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of the Special Exception Private School Use with the variance to the front setback to allow for the construction of an aluminum covered walkway.
- B. SPECIAL CONDITIONS OF APPROVAL:
 1. This Special Exception/Site Plan approval shall be valid through April 7, 2024. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
- C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

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

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.5 (D)):

- A. The use is consistent with the Comprehensive Plan. The Private School use is an allowable Special Exception Use in the NT-2 Zoning District.
- B. The subject property has valid and appropriate land use and zoning designations for the Private School use.
- C. Automotive and pedestrian safety is either unaffected or improved by the proposed project.
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping have been reviewed and no adverse impacts have been identified.

- E. A traffic impact report is not required for the scope of this project as identified by the City's Transportation & Parking Department.
- F. No adverse drainage impacts were identified by the City's Engineering Department. Final engineered plans and permits will be required to ensure compliance with all required codes.
- G. Signs, if presented by the applicant, are required to comply with the City's Sign Regulations.
- H. Orientation and location of the buildings, improvements, and open space have been evaluated in relationship to the neighborhood and the characteristics of the site. The courtyard area in which the covered walkway structure is proposed is existing and its size and configuration will remain largely unchanged.
- I. The use of the property as a private school is compatible with the natural environment and neighborhood as it has existed as such since the 1930's.
- J. There is no identifiable concentration of similar uses within the immediate vicinity and therefore no detrimental effects on nearby property values.
- K. The courtyard area is surrounded on three of four sides by existing two-story masonry school buildings. These buildings, the location and configuration of the courtyard adequately preserve external harmony and compatibility with uses outside of the development.
- L. Land area is sufficient to accommodate the proposed use without the creation of identifiable adverse impacts.
- M. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation are considered and protected in the proposed project.
- N. 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).
- O. The request does not affect the availability or capacity of hurricane evacuation facilities.
- P. 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: Institutional

The land uses of the surrounding properties are:

North: Residential (Planned Redevelopment – Residential)
South: Residential (Planned Redevelopment – Residential)
East: Residential (Planned Redevelopment – Residential)
West: Residential (Planned Redevelopment – Residential)

Report Prepared By:



3/23/2021

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

Date

Report Approved By:



3.23.21

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

Date

Attachments: A – Location Map; B – Application including Data Sheet, Narrative, Photographs, Conceptual Designs, Construction Drawings, Site Plans, and Elevations



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-3200003
Address: 1900 12th Street North





SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. 21-32000003

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): Catholic Diocese of St. Petersburg	
Street Address: 5363 9th Ave N	
City, State, Zip: St Petersburg, FL 33710	
Telephone No: 727 344 1611	Email:
NAME of AGENT OR REPRESENTATIVE: Gregory L. Parkes, as Bishop of the Diocese of St Petersburg, a corporation sole and the Diocese of St Petersburg, Inc.	
Street Address: 1900 12th St N, St Petersburg, FL 33704	
City, State, Zip: 1900 12th St N, St Petersburg, FL 33704	
Telephone No: 727 344 1611	Email:
NAME of ARCHITECT or ENGINEER: Osborn Engineering/Engineer (ARC 3 /Architect)	
Company Name: Osborn Engineering	Contact Name: Jonathan Gotwald
Telephone No: 727 209 0436 x6305 jgotwald@osborn-eng.com	
Website: www.osborn-eng.com	Email:
PROPERTY INFORMATION:	
Address/Location: 1900 12TH ST. N	Email: figlbbons@stpaulstpete.com
Parcel ID#(s): 13-31-16-00000-120-0100	
DESCRIPTION OF REQUEST: Request for Variance of 10 feet to the Front Yard setback of 35 ft for proposed covered walkway canopy.	
PRE-APP MEETING DATE: 12/21/2020	
STAFF PLANNER: Mike Larimore	

FEE SCHEDULE

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

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 2/8/2021

*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:

The Diocese of St Petersburg, Inc.

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

Property Address: 1900 12th St N

Parcel ID#: 13-31-16-00000-120-0100

Request: Special Exception for School use in an NT-2 Zoning District.

Special Exception for School use in an NT-2 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): Frank V. Murphy

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): _____

Gregory L. Parkes, as Bishop of the Diocese of St Petersburg

Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: _____ Date: _____

Commission Expiration (Stamp or date): _____

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: NT-2				
2.	Existing Land Use Type(s): Institutional - Church/Church School				
3.	Proposed Land Use Type(s): Institutional - Church/Church School				
4.	Area of Subject Property: 362,475 SF = 8.32 AC				
5.	Variance(s) Requested: 10 foot Variance to 35' Setback				
6.	Gross Floor Area (total square feet of building(s)) (Based on Property Appraiser Property Record Card information)				
	Existing:	86,346	Sq. ft.	Parish Center, Education Building, Convent, Sanctuary, Rectory, and ancillary buildings, Not Including Bell Tower	
	Proposed:	0	Sq. ft.	Canopies for covered walkway do not increase Floor Area	
	Permitted:	181,237	Sq. ft.	Total Building Floor Area (Not Including Bell Tower or Canopy)	
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.24	Sq. ft.	86,346 / 362,465 FAR Proposed does not include Bell Tower	
	Proposed:	0.24	Sq. ft.	FAR Proposed does not include Bell Tower or Proposed Canopy	
	Permitted:	181,237 (.50 FAR - Non residential)	Sq. ft.	86,346 < 181,237 allowed	
8.	Building Coverage (first floor square footage of building)				
	Existing:	52,307 (Includes Bell Tower)	Sq. ft.	14.4 %	% of site
	Proposed:	584 (Covered walkway Canopy only)	Sq. ft.	0.16%	% of site
	Permitted:	181,237	Sq. ft.	55%	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	197,212	Sq. ft.	54.4%	% of site
	Proposed:	195,653	Sq. ft.	54.0%	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	6348	Sq. ft.	10.53	% of vehicular area
	Proposed:	6348	Sq. ft.	10.53	% of vehicular area
	The proposed canopy is replacing an existing canopy in approximately the same location therefore new landscaping is not proposed since this is a safety upgrade, general maintenance and overall aesthetic improvement.				
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	108,279	Sq. ft.	27.42	% of site <small>Paving includes tennis courts, courtyard</small>
	Proposed:	109,848	Sq. ft.	27.42	% 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:	165,253	Sq. ft.	45.6%	% of site
	Proposed:	166,812	Sq. ft.	46.0%	% of site (Added proposed Canopy and Paver courtyard)
	Permitted:	199,356	Sq. ft.	55	% of site
13.	Density / Intensity (Not Applicable)				
	<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 Parking not affected by proposed improvements. No interior building spaces are being added or altered. Existing paved and grass overflow parking meet the needs of the uses.				
	Existing:	146	includes	6	disabled parking spaces
	Proposed:	0	includes		disabled parking spaces
	Permitted:	Existing meets needs	includes		disabled parking spaces
14 b.	Parking (Bicycle) Spaces Proposed improvements do not impact bicycle parking requirements				
	Existing:	n/a	Spaces		% of vehicular parking
	Proposed:	0	Spaces		% of vehicular parking
	Permitted:	n/a	Spaces		% of vehicular parking
15.	Building Height Various EXISTING Buildings: Education 2-Story: 31.5' to peak, Sanctuary 50' to peak, Bell Tower: 45.0', Rectory: 30.0', Convent: 30.0'				
	Existing:	See above, Maximum is 50.0' to peak	Feet	1 and 2 stories EXI +	Stories Maximum of 2 Stories - see Above
	Proposed:	14.0'	Feet	1	Stories Canopy only.
	Permitted:	24/36 Begin Roof/Roof Peak	Feet		Stories
16.	Construction Value \$250,000				
	What is the estimate of the total value of the project upon completion? \$				
	\$250,000 to construct the Pavers Courtyard, Covered Walkway Canopy, drainage improvements and stormwater management				
	<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>				



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: 1900 12th Street N, St Petersburg FL 33704	Case No.:
Description of Request:	
<small>Special Exception for Institutional School Use in NT-2 Residential Zone</small>	
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:	



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www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F, "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a 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:	1900 12th St N, St Petersburg FL 33704
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	
<small>A request has been sent to the Euclid - St Paul community association to hold a public neighborhood meeting to explain the proposed improvements. A Public Participation Report will be amended to this application upon completion of this meeting.</small>	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
<small>Email request fro Meeting 02/05/2021</small>	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
<small>Surrounding the St Paul's Catholic School property along 12th Street, 14th Street, 20th Ave N, and 17th Terr N</small>	
2. Summary of concerns, issues, and problems expressed during the process	
<small>Will be included in Report when complete</small>	
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	Euclid - St Paul Community Neighborhood Association
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

Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

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

(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

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@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____
- Attach the evidence of the required notices to this sheet such as Sent emails.



Notification of Variance

to Property Owners and Associations within 1000 feet
Euclid-St Paul c/o Chris Sconce, president@espna.org

and

Council of Neighborhood Associations (CONA) c/o Tom Laly at
variance@stpetecon.org

Federation of Inner-City Community Organizations (FICO) c/ Kimberly Frazier-Leggett
3301 24th Ave S, St Petersburg FL 33712

February 8, 2021

Subject: St. Paul's Catholic School and Church
1900 12th Street North Saint Petersburg, FL 33704
Property ID#\$ 13-30-16-00000-012-0100
ARC3 Project No.:19002

Dear Property Owner:

Please be advised that the sender has made a formal application to City of Saint Petersburg for a variance from the requirements of the zoning regulations as they apply to the following described property:

North East Entrance to School located on 20th Avenue North.
1900 12th Street North Saint Petersburg, FL 33704

It is our intent to ask the City to allow us to perform an alteration within the 35 ft front setback on the North side for reasons of enhancement to comply with Accessible Disability Act, improve egress, and aesthetic improvements on the as forementioned property. In order to provide you an opportunity to become fully aware of our intention, please see attached Exhibit A & B exemplifying a before and after of the proposed work. Exhibit C includes partial construction documents. **Please fill and sign the compliance letter and send back if you support the project. If you have any questions or concerns about the project, please contact our office on January 30, 2021 from 10:30 AM – 12:00 PM.** In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Steven J Vinci, AIA
Principal

Exhibit A- Existing Building (BEFORE)



1. North Façade Eastern Entrance



2. North Façade West Entrance



3. South East Courtyard



4. South West Courtyard



5. Breeze way Facing West.

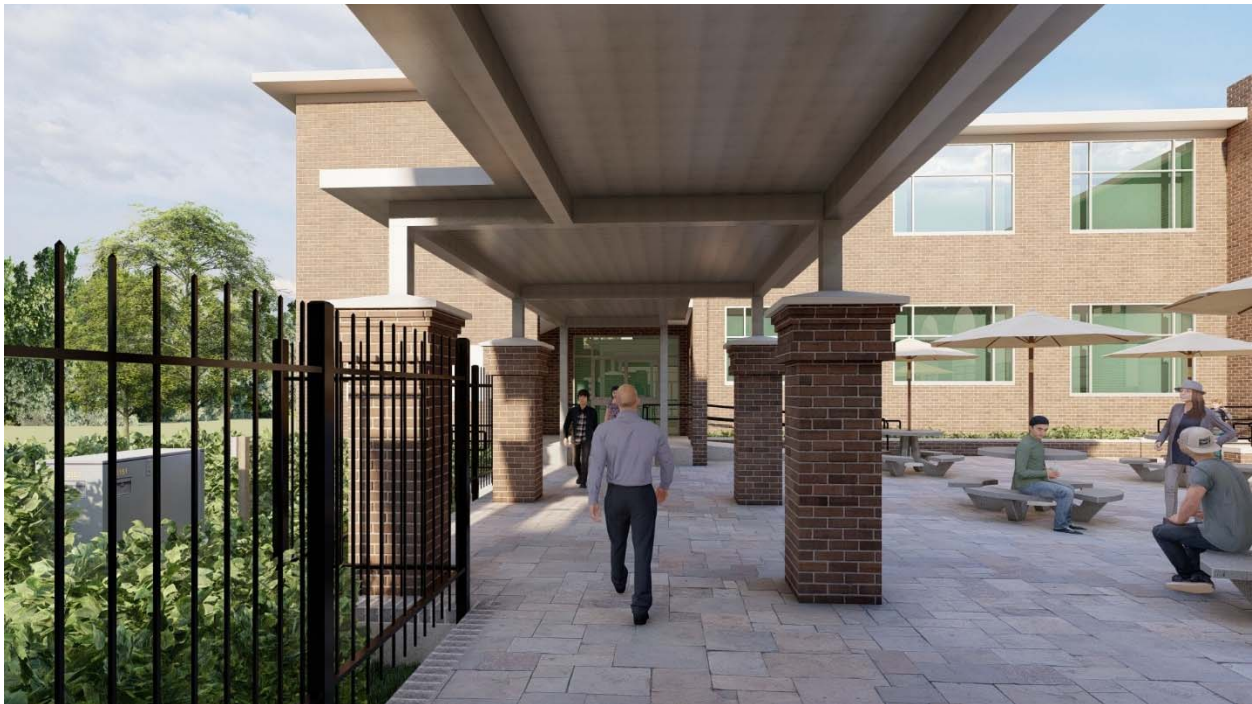


6. Breeze Way Facing East

Exhibit B Proposed (AFTER)



1. North Entrance



2. North Entrance Breezeway/ Courtyard



3. Breeze Way Facing West



4. Courtyard Facing East

Exhibit C Construction Drawings

1 Floor Plan
SCALE: 1/8" = 1'-0"

MATCH LINES

KEY NOTES

1. REFER TO SHEET A100 FOR FINISHES
2. REFER TO SHEET A100 FOR FINISHES
3. REFER TO SHEET A100 FOR FINISHES
4. REFER TO SHEET A100 FOR FINISHES
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18. REFER TO SHEET A100 FOR FINISHES
19. REFER TO SHEET A100 FOR FINISHES
20. REFER TO SHEET A100 FOR FINISHES

KEY

[Hatching Pattern]	CONCRETE
[Hatching Pattern]	BRICK
[Hatching Pattern]	ASPHALT PAVEMENT
[Hatching Pattern]	GRAVEL
[Hatching Pattern]	WOOD
[Hatching Pattern]	STEEL
[Hatching Pattern]	GLASS
[Hatching Pattern]	ROOFING
[Hatching Pattern]	MECHANICAL
[Hatching Pattern]	ELECTRICAL
[Hatching Pattern]	PLUMBING
[Hatching Pattern]	MECHANICAL
[Hatching Pattern]	ELECTRICAL
[Hatching Pattern]	PLUMBING

REVISIONS

NO.	DATE	REVISION

Construction Documents

Project: St. Paul's Catholic School Courtyard
Location: St. Petersburg, FL 33710
Scale: 1/8" = 1'-0"

ARC3 architecture

1100 13th Avenue North, Suite 4A
St. Petersburg, FL 33710
Phone: 727.381.5220 | Fax: 727.381.0052 | Email: info@arc3.com

A1 South Elevation

SCALE: 1/4" = 1'-0"

B1 West Elevation

SCALE: 1/4" = 1'-0"

C1 North Elevation

SCALE: 1/4" = 1'-0"

D1 East Elevation

SCALE: 1/4" = 1'-0"

ATCH LEGEND

- EXTERIOR MASONRY (SEE SPEC SECTION 0500)
- CONCRETE
- METAL CLADDING
- GLASS
- ALUMINUM CLADDING
- BRICK
- STONE

KEY NOTES

1. REFER TO SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. REFER TO SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.
3. REFER TO SPECIFICATIONS FOR ROOFING SYSTEMS.
4. REFER TO SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
5. REFER TO SPECIFICATIONS FOR INTERIORS.
6. REFER TO SPECIFICATIONS FOR EXTERIORS.
7. REFER TO SPECIFICATIONS FOR SIGNAGE.
8. REFER TO SPECIFICATIONS FOR FURNITURE.
9. REFER TO SPECIFICATIONS FOR EQUIPMENT.
10. REFER TO SPECIFICATIONS FOR UTILITIES.
11. REFER TO SPECIFICATIONS FOR SPECIALTIES.
12. REFER TO SPECIFICATIONS FOR PAINTS AND COATINGS.
13. REFER TO SPECIFICATIONS FOR ACCESSIBILITY.
14. REFER TO SPECIFICATIONS FOR SAFETY.
15. REFER TO SPECIFICATIONS FOR SECURITY.
16. REFER TO SPECIFICATIONS FOR SUSTAINABILITY.
17. REFER TO SPECIFICATIONS FOR ENERGY EFFICIENCY.
18. REFER TO SPECIFICATIONS FOR GREEN BUILDING.
19. REFER TO SPECIFICATIONS FOR QUALITY MANAGEMENT.
20. REFER TO SPECIFICATIONS FOR RISK MANAGEMENT.

REVISIONS

No.	Date	Description

Construction Documents

Project: St. Paul's Catholic School Courtyard

Location: 13th Avenue North, St. Petersburg, FL 33710

Architect: ARC3 architecture

Scale: 1/4" = 1'-0"

Sheet: A200



Date: _____

Subject: St. Paul's Catholic School and Church
1900 12th Street North Saint Petersburg, FL 33704
ARC3 Project No.:19002

Please Check Box:

I support the above-mentioned Project and the allowance for variance request.

I do not support the above-mentioned Project and the allowance for variance request.

Name: _____

Address: _____

City/ State/ Zip: _____

Please mail with paid provided postage.

To ARC-3 Response Mail
6699 13th Avenue North, Suite 4A
Saint Petersburg, FL 33710



**OSBORN
ENGINEERING**

360 Central Ave. - Suite 1150 | St. Petersburg, FL 33701
(727) 209-0436 www.osborn-eng.com
FL COA 27387

Construction Documents

Firm Registration AA-26000510
Steven J. Vinci, AIA AR-0017036

Signature _____ Date _____

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with 110.8.4.4 and F.S. Ch. 633

St. Paul's Catholic School Courtyard

Project Location:
1900 12th Street North
St. Petersburg, FL 33704

REVISIONS

No.	Date	Revision

Drawn By: JVC
Checked By: JJG

Site Plan

C100

Project: 19002
Date: February 8, 2021

SITE DATA

PARCEL ID	13-31-16-00000-120-0100	
PROPERTY AREA	8.32 ACRES	
SITE ADDRESS	1900 12 STREET N, ST. PETERSBURG, FL 33704	
ZONING	NT-2 (SPECIAL EXCEPTION REQUEST FOR SCHOOL)	
MINIMUM LOT AREA	ALLOWED 25,400 SF	PROVIDED 362,475 SF
MINIMUM LOT WIDTH	200 FT	599.97 FT
MAXIMUM NON-RESIDENTIAL INTENSITY (F.A.R.)	0.40	0.24
MAXIMUM IMPERVIOUS SURFACE (SURFACE AREA RATIO)	0.55	0.46
IMPERVIOUS AREA	PRE DEVELOPMENT 165,253 SF	POST DEVELOPMENT 166,745 SF
SURFACE AREA RATIO	0.46	0.46
REFER TO THE IMPERVIOUS AREAS CHRONOLOGY OF IMPROVEMENTS BELOW		
MAXIMUM BUILDING HEIGHT	ALLOWED 35 FT	PROVIDED SEE BUILDING AREA SUMMARY BELOW
MINIMUM BUILDING SETBACK	ALLOWED 35 FT	PROVIDED SEE SETBACK EXHIBIT
FRONT	16 FT	SEE SETBACK EXHIBIT
STREET SIDE	N/A	SEE SETBACK EXHIBIT
REAR	N/A	N/A
PARKING REQUIREMENTS		
CODE REQUIRED:	WEEKDAYS	
SCHOOL: 2/CLASSROOM	56	
GYM: 1/150 SF	30	
	OFFICES: 1/400 SF	23
	RESIDENCES:	4
	TOTAL	113
	WEEKENDS	
CHURCH: 1/150 SF	83	
	OFFICES: 1/400 SF	23
	RESIDENCES:	4
	TOTAL	110
TOTAL PROVIDED	146 INCLUDES 6 DISABLED PARKING SPACES	

IMPERVIOUS AREAS CHRONOLOGY OF IMPROVEMENTS

	BUILDING*	VEHICULAR USE ASPHALT	PEDESTRIAN USE/PAVERS/ COURTS	TOTAL IMPERVIOUS
PRE 2014	56296	85311	29918	171525
2014 PARKING				
PRE IMPROVEMENT TOTAL	56296	85311	29918	171525
AREA REMOVED	0	-16439	0	-16439
AREA ADDED	0	1875	8809	10684
NET MODIFICATION	0	-14564	8809	-5755
NEW TOTAL	56296	70747	38727	165770
2014 S. COURT				
PRE IMPROVEMENT TOTAL	56296	70747	38727	165770
AREA REMOVED	0	-8544	-1752	-10296
AREA ADDED	115	0	9664	9779
NET MODIFICATION	115	-8544	7912	-517
NEW TOTAL	56411	62203	46639	165253
2021 N. COURT				
PRE IMPROVEMENT TOTAL	56411	62203	46639	165253
AREA REMOVED	-31	0	-388	-419
AREA ADDED	584	0	1501	2085
NET MODIFICATIONS	553	0	1113	1666
NEW TOTAL	56964	62203	47752	166919

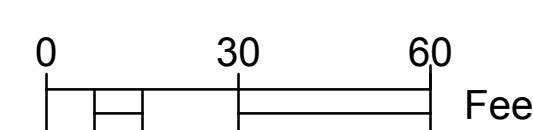
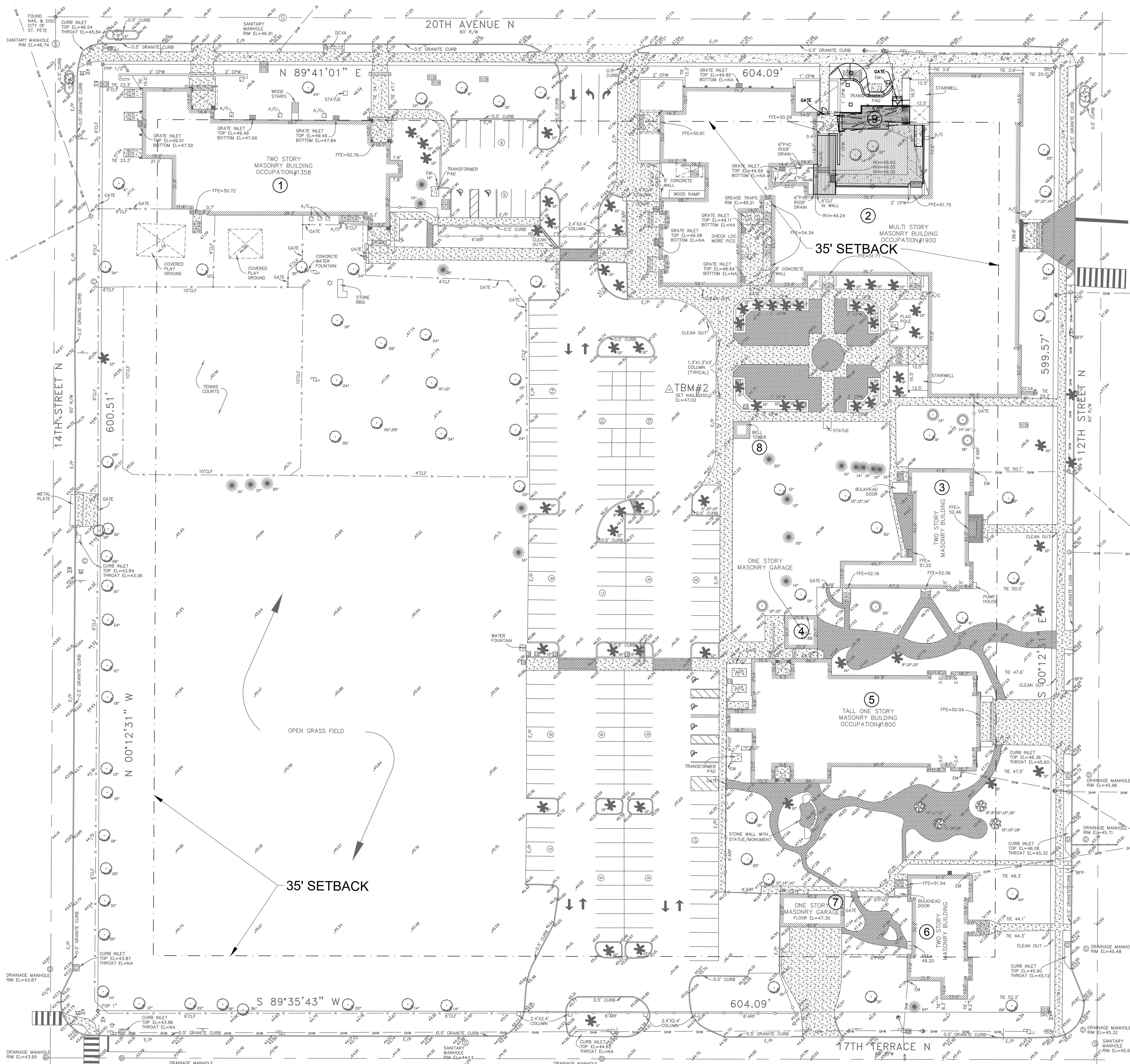
NET CREDIT FOR REDUCTION OF IMPERVIOUS SURFACES
171,525 SF - 166,919 SF = 4,616 SF
*GROSS BUILDING AREAS TAKEN FROM SURVEY LIMITS OF ALL STRUCTURES ON CAMPUS.

ST PAUL'S CATHOLIC SCHOOL / SANCTUARY - BUILDING AREA SUMMARY

BUILDING NUMBER	NAME	DESCRIPTION	GROSS FLOOR AREA (SF) *			BUILDING HEIGHT	
			1ST	2ND	TOTAL	PRIMARY	ANCILLARY
1	PARISH CENTER	PRE-K CLASSROOMS KINDERGARTEN CLASSROOMS OFFICES MEETING ROOMS	9,218	9,218	18,436	31.5 FT	
2	EDUCATION BUILDING	CAFETERIA GYMNASIUM LOCKERS / RESTROOMS CLASSROOMS	23,289	19,346	42,635	31.5 FT (MAX)	EXISTING
3	CONVENT	ONSITE HOUSING	3,625	3,625	7,250	**33 FT TO PEAK	
4	CONVENT GARAGE	UTILITY / STORAGE	170		170	**24 FT TO PEAK	
5	SANCTUARY	SANCTUARY	11,797		11,797	**47 FT TO PEAK	
6	RECTORY	ONSITE HOUSING / OFFICES	2,549	2,549	5,098	**32 FT TO PEAK	
7	RECTORY GARAGE	GARAGE / PARKING	960		960	**14 FT TO PEAK	
8	MISC.	BELL TOWER	115		115	**45 FT EXISTING	
9	MISC.	COVERED WALKWAY	584		584	11.0 FT PROPOSED	
TOTAL FLOOR AREAS			52,307	34,738	87,045		

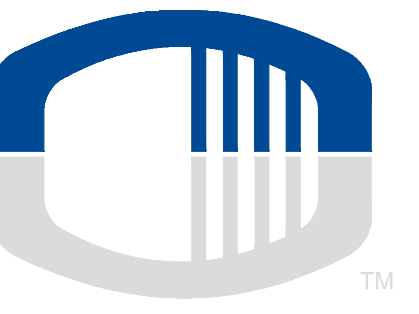
* FLOOR AREAS FOR BUILDINGS 1 - 7 WERE TAKEN FROM PINELLAS COUNTY PROPERTY APPRAISERS PROPERTY RECORD CARD 13-31-16-00000-120-0100

** ROOF HEIGHT ELEVATIONS HAVE BEEN APPROXIMATED UTILIZING GOOGLE EARTH FOR EXISTING BUILDINGS



1 Site Plan
SCALE: 1"=30'-0"

REDUCED DRAWING SCALE 1"=100'-0"



OSBORN ENGINEERING

360 Central Ave. - Suite 1150 | St. Petersburg, FL 33701
(727) 209-0436 www.osborn-eng.com
FL COA 27367

Construction Documents

Firm Registration AA-26000510
Steven J. Vinci, AIA AR-0017036

Signature _____ Date _____

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with 110.8.4.4 and F.S. Ch. 633

St. Paul's Catholic School Courtyard

Project Location:
1900 12th Street North
St. Petersburg, FL 33704

REVISIONS

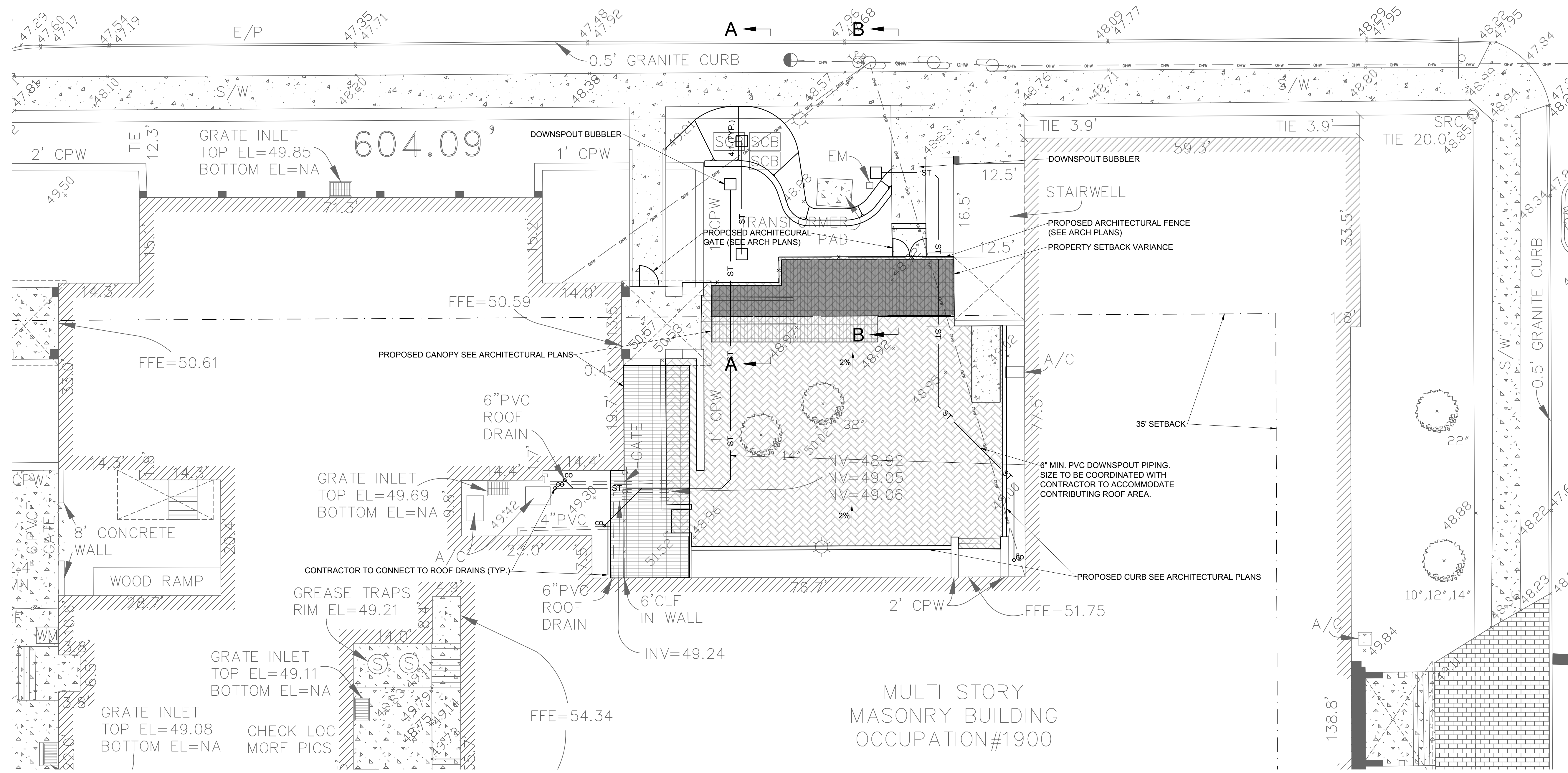
No.	Date	Revision

Drawn By: JVC
Checked By: JJC

Site Detail

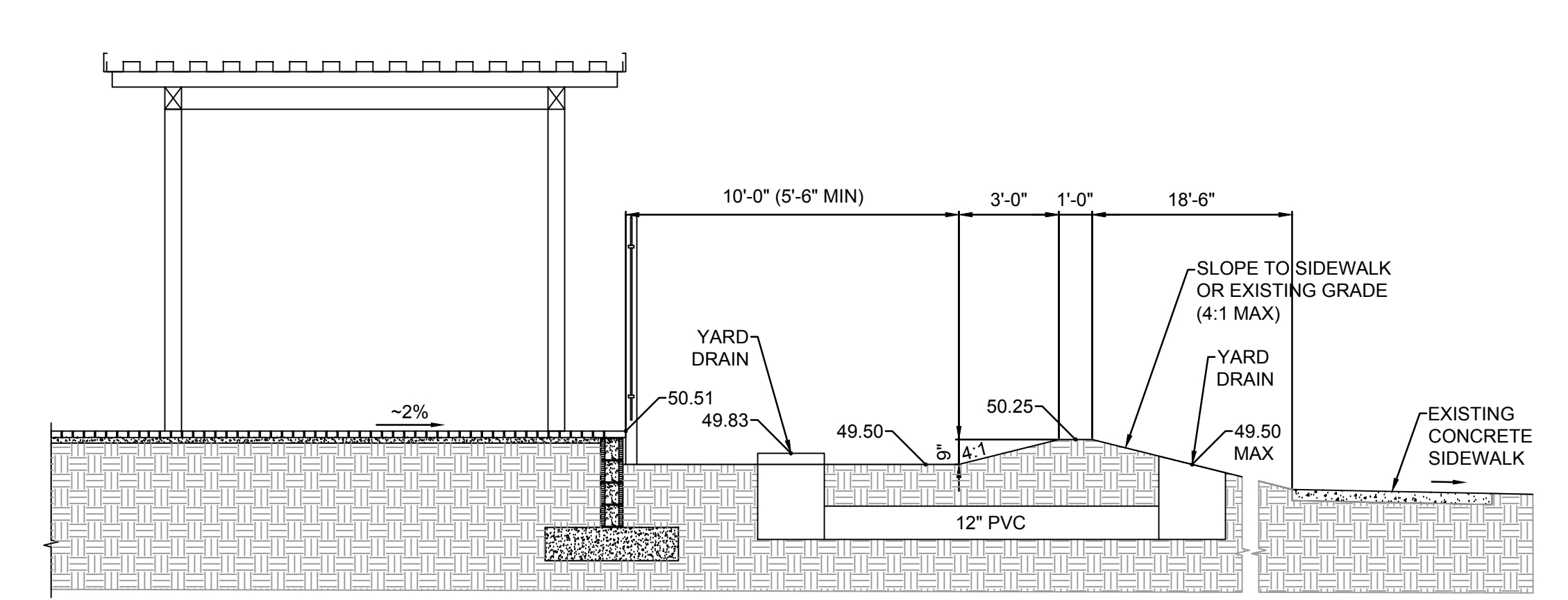
C101

Project: 19002
Date: February 8, 2021

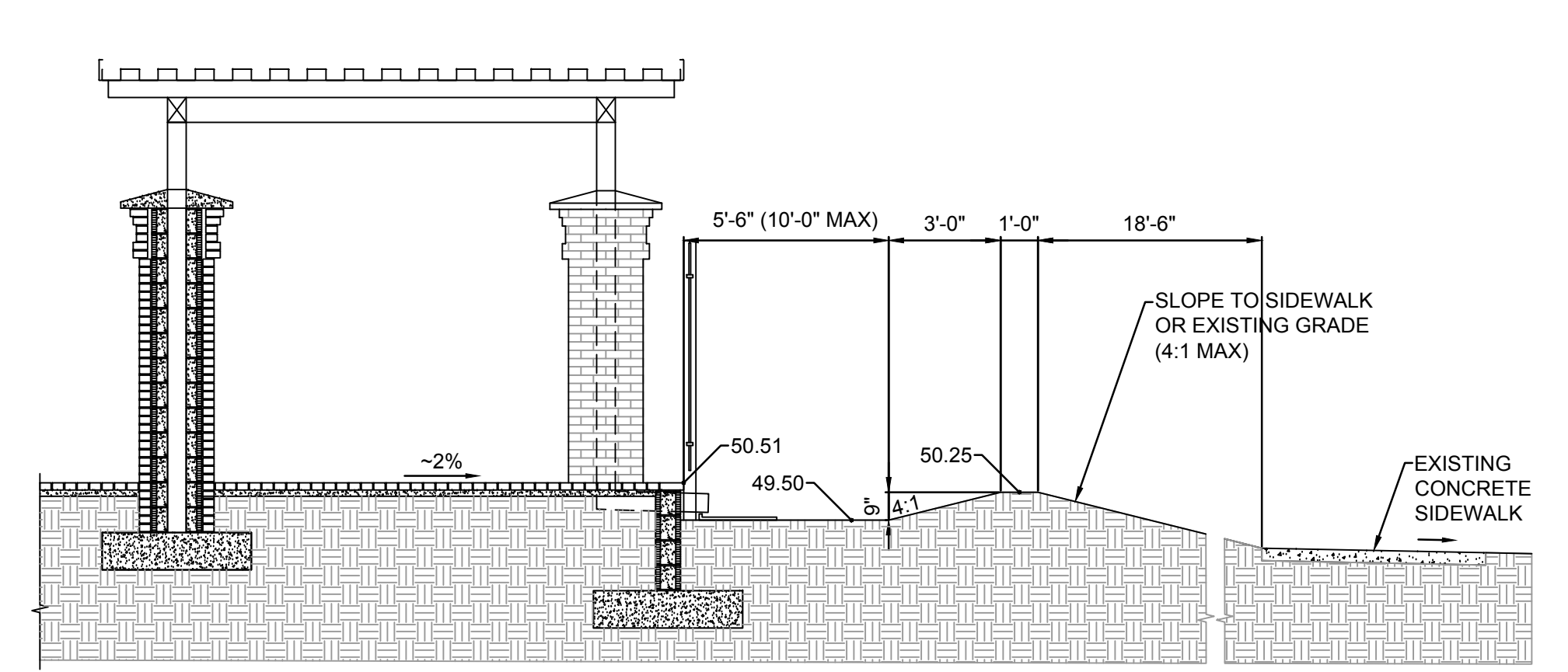


MULTI STORY
MASONRY BUILDING
OCCUPATION #1900

1 Site Detail
SCALE: 1"=10'-0"



2 Storage Swale Section A-A
SCALE: 1/4"=1'-0"



3 Storage Swale Section B-B
SCALE: 1/4"=1'-0"

REDUCED DRAWING SCALE 1"=60'-0"



**OSBORN
ENGINEERING**

360 Central Ave. - Suite 1150 | St. Petersburg, FL 33701
(727) 209-0436 www.osborn-eng.com
FL COA 2736

Construction Documents

Firm Registration AA-26000511
Steven J. Vinci, AIA AR-0017031

Signature _____ Date _____

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with 110.8.4.4 and F.S. Ch. 63

St. Paul's Catholic School Courtyard

Project Location:
1900 12th Street North
St. Petersburg, FL 33704

REVISIONS

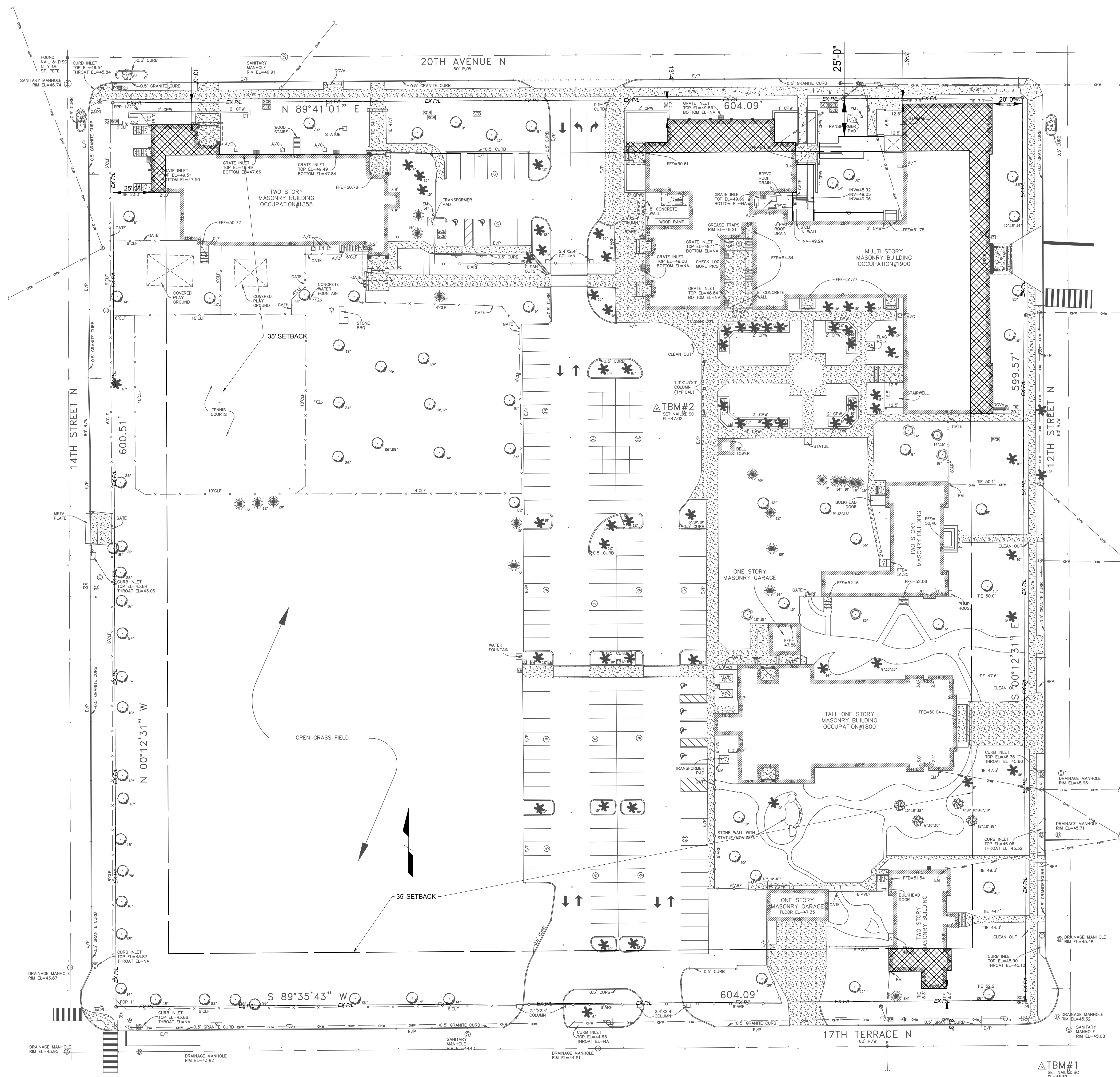
No.	Date	Revision

Drawn By: JVC
Checked By: JJC

Setback Exhibit

C102

Project: 19002
Date: February 8, 2021



1 Setback Exhibit
SCALE: 1"=30'-0"

REDUCED DRAWING SCALE 1"=100'

GENERAL NOTES

- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY OF THE CONTRACT DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH THAT OF OTHER SUBCONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND COORDINATION OF ALL WORK TO ENSURE COMPLETE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES OR POTENTIAL PROBLEMS TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. FAILURE TO DO SO SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS. IN THE EVENT THAT THERE ARE DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM, THE DRAWINGS OR SPECIFICATIONS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED TO PROVIDE A WRITTEN CLARIFICATION.
- ALL WORK UNDER THE CONTRACT IS TO BE PERFORMED TO PROVIDE A COMPLETE AND FINISHED PRODUCT, AND SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST ANY DEFECTS OR DEFICIENCIES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE EXECUTION OF WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, CONCERNS FIRE PROTECTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE ADJACENT PROPERTIES FROM INJURY OR LOSS ARISING IN CONNECTION WITH WORK. EXTREME CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO NEW AND EXISTING EQUIPMENT, STRUCTURES AND SERVICES.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD, CLEAN CONDITION AND SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF ALL DEBRIS.
- PENETRATIONS TO FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A U.L. APPROVED FIRE-STOP SYSTEM.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTING ANY BRACING, SHORING OR TEMPORARY SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF FINISH MATERIALS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES AND SEQUENCES OF THE PROJECT.
- THE CONTRACTOR SHALL RETAIN A CURRENT AND COMPLETE SET OF THE CONTRACT DOCUMENTS AT THE JOBSITE DURING ALL PHASES OF THE WORK. ALL REVISIONS SHALL BE RECORDED BY THE CONTRACTOR TO ESTABLISH A RECORD SET OF DOCUMENTS FOR THE PROJECT.
- THE CONTRACTOR SHALL RETAIN A CURRENT AND COMPLETE SET OF THE CONTRACT DOCUMENTS AT THE JOBSITE DURING ALL PHASES OF THE WORK. ALL REVISIONS SHALL BE RECORDED BY THE CONTRACTOR TO ESTABLISH A RECORD SET OF DOCUMENTS FOR THE PROJECT.
- FBC SECTION 110.3.4. TERMITES. BUILDING COMPONENTS AND BUILDING SURROUNDINGS REQUIRED TO BE PROTECTED FROM TERMITE DAMAGE IN ACCORDANCE WITH SECTION 1503.7, SECTION 2304.13 OR SECTION 2304.11.6, SPECIFICALLY REQUIRED TO BE INSPECTED FOR TERMITES IN ACCORDANCE WITH SECTION 2114, OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH SECTION 1916 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIAL HAS BEEN RECEIVED.

PLAN REVIEW DATA

PROJECT CRITERIA
 SCOPE OF WORK CONSISTS OF A RENOVATION OF THE EXISTING EXTERIOR COURTYARD. THE PROJECT CONSISTS OF THE DEMOLITION OF EXISTING SIDEWALKS, CANOPIES, ETC. AND REPLACEMENT WITH LOW SCREEN WALLS, PAVEMENT, CONCRETE RAMPS, DECORATIVE FENCING, PRE-ENGINEERED CANOPIES AND NEW LANDSCAPING.

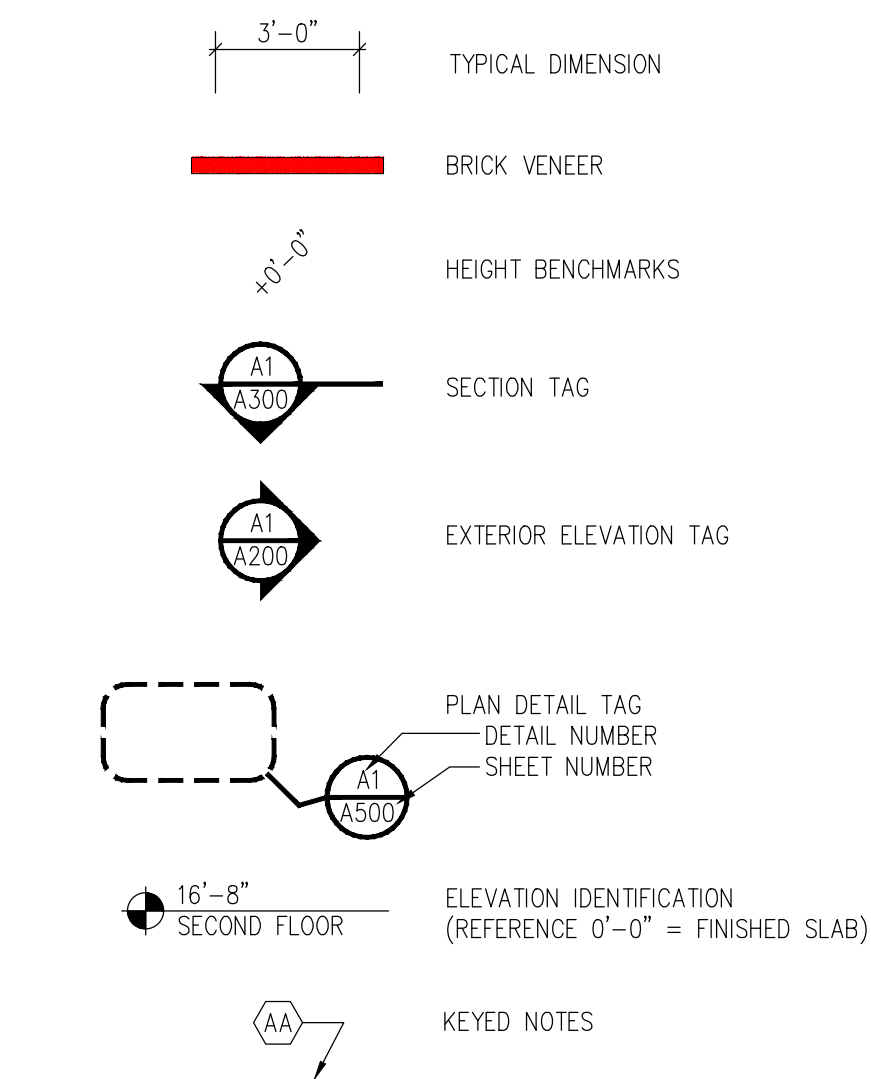
WIND LOAD DATA PER FBC CHAPTER 16
 ULTIMATE DESIGN WIND SPEED = 155 MPH
 WIND RISK CATEGORY = III
 WIND EXPOSURE = C

INDEX OF DRAWINGS

ARCHITECTURAL
 G000 COVER SHEET
 G100 LIFE SAFETY/EGRESS PLAN
 G101 LIFE SAFETY/EGRESS PLAN
 G102 LIFE SAFETY/EGRESS PLAN
 AD100 DEMO PLAN
 A100 FLOOR PLAN
 A101 ROOF PLAN
 A200 BUILDING ELEVATIONS
 A300 SECTIONS & DETAILS

STRUCTURAL
 S001 STRUCTURAL NOTES
 S100 FOUNDATION PLAN
 S200 SECTIONS AND DETAILS

GRAPHIC SYMBOLS

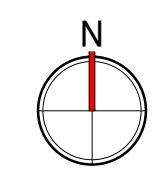


St. Paul's Catholic School Courtyard

1900 12th Street North
 St. Petersburg, FL 33704



LOCATION



CODE INFORMATION

CODES
 2017 FLORIDA BUILDING CODE (8th EDITION): BUILDING
 2017 FLORIDA BUILDING CODE (8th EDITION): EXISTING BUILDING
 2017 FLORIDA BUILDING CODE (8th EDITION): MECHANICAL
 2017 FLORIDA BUILDING CODE (8th EDITION): PLUMBING
 2017 FLORIDA BUILDING CODE (8th EDITION): FUEL GAS
 2017 FLORIDA BUILDING CODE (8th EDITION): ACCESSIBILITY
 2017 FLORIDA BUILDING CODE (8th EDITION): ENERGY CONSERVATION
 2017 FLORIDA BUILDING CODE (8th EDITION): TEST PROTOCOLS
 2017 FLORIDA FIRE PREVENTION CODE (8th EDITION)
 (NFPA 101, NFPA 1, FL 44 RULES, FSS 633)
 2014 NEC NATIONAL ELECTRIC CODE - NFPA 70

ABBREVIATIONS

A/C	AIR CONDITIONING	EXIST	EXISTING	LAM	LAMINATE(D)	SPEC	SPECIFICATION
ACT	ACOUSTICAL CEILING TILE	EXP	EXPANSION	LAV	LAVATORY	SQ	SQUARE
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	MAX	MAXIMUM	SST	STAINLESS STEEL
ALT	ALTERNATE	FE	FIRE EXTINGUISHER	MECH	MECHANICAL	STRUCT	STRUCTURAL
ALUM	ALUMINUM	FEQ	FIRE EXTINGUISHER CABINET	MTL	METAL	SUSP	SUSPENDED
APPROX	APPROXIMATE	FIN	FINISH	MFR	MANUFACTURER	TEMP	TEMPERED
BLDG	BUILDING	FLR	FLOOR	MIN	MINIMUM	THK	THICK(NESS)
BLKG	BLOCKING	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	TYP	TYPICAL
BOT	BOTTOM	FLUOR	FLOUORESCENT	MTD	MOUNTED	UNO	UNLESS NOTED OTHERWISE
CAB	CABINET	FOS	FACE OF STUD	NIC	NOT IN CONTRACT	VERT	VERTICAL
CC	CORNER GUARD	FOC	FACE OF CONCRETE	NTS	NOT TO SCALE	VEST	VESTIBULE
CLG	CEILING	FOF	FACE OF FINISH	OC	ON CENTER	VF	VERIFY IN FIELD
CLR	CLEAR	FT	FOOT/FEET	VP	WITHOUT VENEER	VNR	VENEER
COL	COLUMN	FURG	FURRING	WD	WOOD	W/O	WITHOUT
CONC	CONCRETE	GA	GAUGE	WB	WHITEBOARD	WT	WEIGHT
CONSTR	CONSTRUCTION	GALV	GALVANIZED	WV	WITHOUT VENEER		
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	WV	WITHOUT VENEER		
CORR	CORRIDOR	GLA	GLASS/GLAZING				
CTR	CENTER	GYP BD	GYP SUM BOARD				
DEMO	DEMOLITION	HCP	HANDICAP(PED)				
DF	DRINKING FOUNTAIN	HDR	HEADER				
DIA	DIAMETER	HDW	HARDWARE				
DIM	DIMENSION	HM	HOLLOW METAL				
DN	DOWN	HORIZ	HORIZONTAL				
DWG	DRAWING	HT	HEIGHT				
EJ	EXPANSION JOINT	HVAC	HEATING VENTILATION AIR CONDITIONING				
EJ	EXPANSION JOINT						
EL	ELEVATION	INSUL	INSULATION				
ELEC	ELECTRICAL						
EP	ELECTRICAL PANEL						
EQ	EQUAL						
EQUIP	EQUIPMENT						

Owner
 Robert N. Lynch
 Bishop of the Diocese of St. Petersburg
 A Corporation Sole
 6363 9th Avenue North
 St. Petersburg, FL 33710
 Contact: Richard Kolhoff (727) 341-6840

Architect
 ARC3 Architecture, Inc.
 6699 13th Avenue North, Suite 4A
 St. Petersburg, Florida 33710
 (727) 381-5220

Structural Engineer
 ACG Professional Engineering, Inc.
 16912 Melissa Ann Dr.
 Lutz, FL 33558
 (813) 963-1906



6699 13th Avenue North, Suite 4A
 St. Petersburg, FL 33710
 (727) 381-5220
 (727) 381-0052 fax

Construction Documents

Firm Registration AA-26000510
 Steven J. Vinci, AIA AR-0017036

Signature _____ Date _____

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St. Paul's Catholic School Courtyard

Project Location:
 1900 12th Street North
 St. Petersburg, FL 33704

REVISIONS

No.	Date	Revision

Drawn By: RS
 Checked By: EM

Cover Sheet

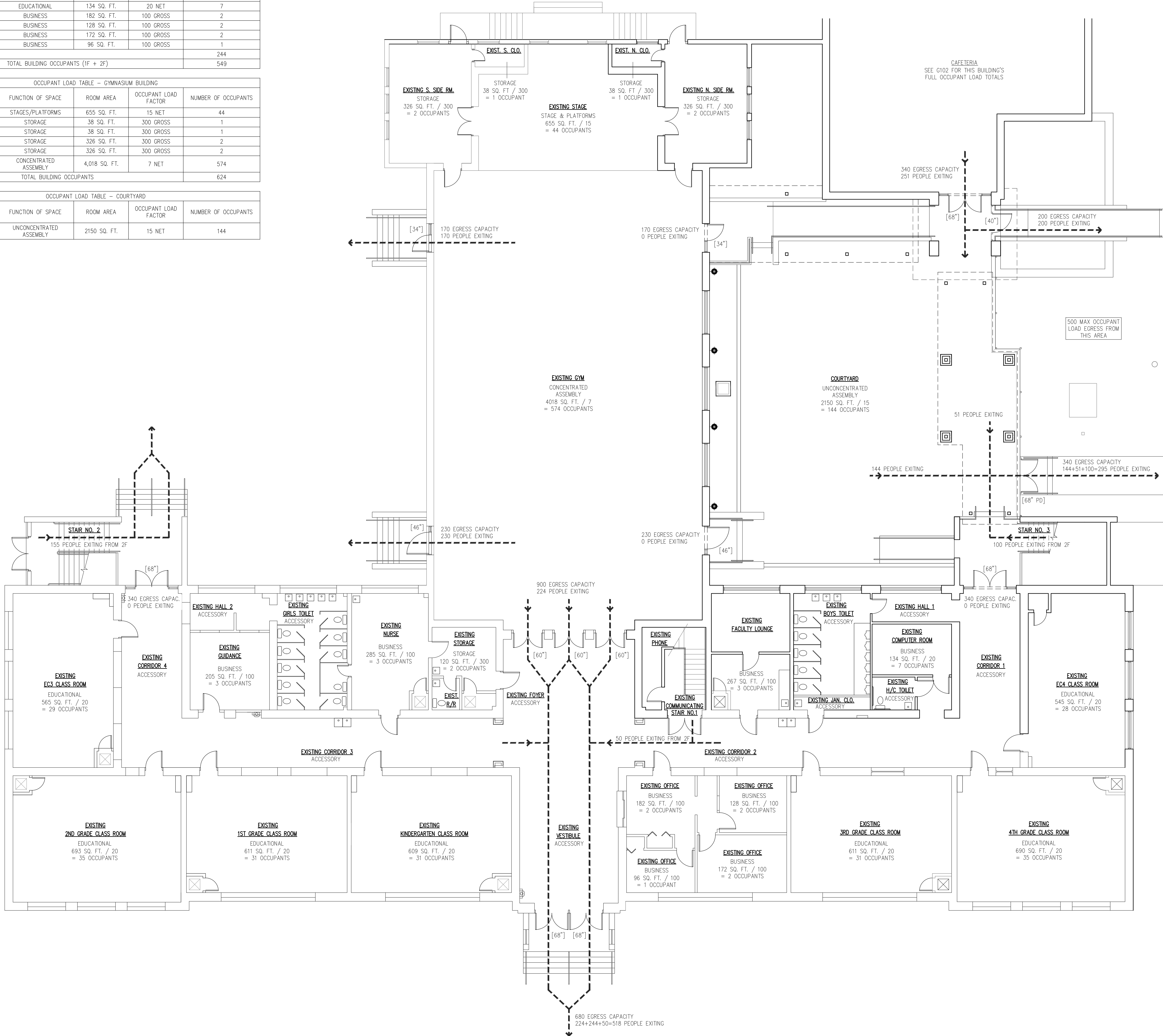
G000

Project: 19002
 Date: August 13, 2019

OCCUPANT LOAD TABLE - EDUCATION BUILDING				
ROOM NAME	FUNCTION OF SPACE	ROOM AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
1ST FLOOR				
KINDERGARTEN	EDUCATIONAL	609 SQ. FT.	20 NET	31
FIRST GRADE	EDUCATIONAL	611 SQ. FT.	20 NET	31
SECOND GRADE	EDUCATIONAL	693 SQ. FT.	20 NET	35
EC3 GRADE	EDUCATIONAL	565 SQ. FT.	20 NET	29
THIRD GRADE	EDUCATIONAL	611 SQ. FT.	20 NET	31
FOURTH GRADE	EDUCATIONAL	690 SQ. FT.	20 NET	35
EC4 GRADE	EDUCATIONAL	545 SQ. FT.	20 NET	28
GUIDANCE OFFICE	BUSINESS	205 SQ. FT.	100 GROSS	3
NURSE OFFICE	BUSINESS	285 SQ. FT.	100 GROSS	3
STORAGE	STORAGE	120 SQ. FT.	300 GROSS	1
FACULTY LOUNGE	BUSINESS	267 SQ. FT.	100 GROSS	3
COMPUTER ROOM	EDUCATIONAL	134 SQ. FT.	20 NET	7
SCHOOL OFFICE	BUSINESS	182 SQ. FT.	100 GROSS	2
SCHOOL OFFICE	BUSINESS	128 SQ. FT.	100 GROSS	2
SCHOOL OFFICE	BUSINESS	172 SQ. FT.	100 GROSS	2
SCHOOL OFFICE	BUSINESS	96 SQ. FT.	100 GROSS	1
TOTAL BUILDING OCCUPANTS (1F + 2F)				244

OCCUPANT LOAD TABLE - GYMNASIUM BUILDING				
ROOM NAME	FUNCTION OF SPACE	ROOM AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
STAGE	STAGES/PLATFORMS	655 SQ. FT.	15 NET	44
N. CLOSET	STORAGE	38 SQ. FT.	300 GROSS	1
S. CLOSET	STORAGE	38 SQ. FT.	300 GROSS	1
N. SIDE ROOM	STORAGE	326 SQ. FT.	300 GROSS	2
S. SIDE ROOM	STORAGE	326 SQ. FT.	300 GROSS	2
GYM	CONCENTRATED ASSEMBLY	4,018 SQ. FT.	7 NET	574
TOTAL BUILDING OCCUPANTS				624

OCCUPANT LOAD TABLE - COURTYARD				
ROOM NAME	FUNCTION OF SPACE	ROOM AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
COURTYARD	UNCONCENTRATED ASSEMBLY	2,150 SQ. FT.	15 NET	144



LIFE SAFETY LEGEND
 EGRESS CAPACITY [68"]
 EGRESS CAPACITY - PANIC DEVICE ON DOOR [68" PD]
 EGRESS TRAVEL PATH ----->

ARC³
 architecture
 6693 13th Avenue North, Suite 4A
 St. Petersburg, FL 33710
 (727) 381-5220
 (727) 381-0052 fax

Construction Documents

Firm Registration AA-26000510
 Steven J. Vinci, AIA AR-0017036

Signature _____ Date _____

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St. Paul's Catholic School Courtyard

Project Location:
 1900 12th Street North
 St. Petersburg, FL 33704

REVISIONS

No.	Date	Revision

Drawn By: RS
 Checked By: EM

Life Safety/Egress Plan

G100

Project: 19002
 Date: August 13, 2019

OCCUPANT LOAD TABLE - EDUCATION BUILDING				
ROOM NAME	FUNCTION OF SPACE	ROOM AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
2ND FLOOR				
SPANISH	EDUCATIONAL	620 SQ. FT.	20 NET	31
FIFTH GRADE	EDUCATIONAL	754 SQ. FT.	20 NET	38
SIXTH GRADE	EDUCATIONAL	754 SQ. FT.	20 NET	38
SEVENTH GRADE	EDUCATIONAL	790 SQ. FT.	20 NET	40
EIGHTH GRADE	EDUCATIONAL	790 SQ. FT.	20 NET	40
COMPUTER	EDUCATIONAL	618 SQ. FT.	20 NET	31
RELIGION	EDUCATIONAL	637 SQ. FT.	20 NET	32
SCIENCE	EDUCATIONAL	651 SQ. FT.	20 NET	33
LIBRARY	LIBRARY STACK AREA	1570 SQ. FT.	100 GROSS	16
TITLE 1	BUSINESS	189 SQ. FT.	100 GROSS	2
RESOURCE	BUSINESS	159 SQ. FT.	100 GROSS	2
RECORDS	BUSINESS	159 SQ. FT.	100 GROSS	2
				305

LIFE SAFETY LEGEND
 EGRESS CAPACITY [68"]
 EGRESS CAPACITY - PANIC DEVICE ON DOOR [68" PD]
 EGRESS TRAVEL PATH ----->

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REVISIONS

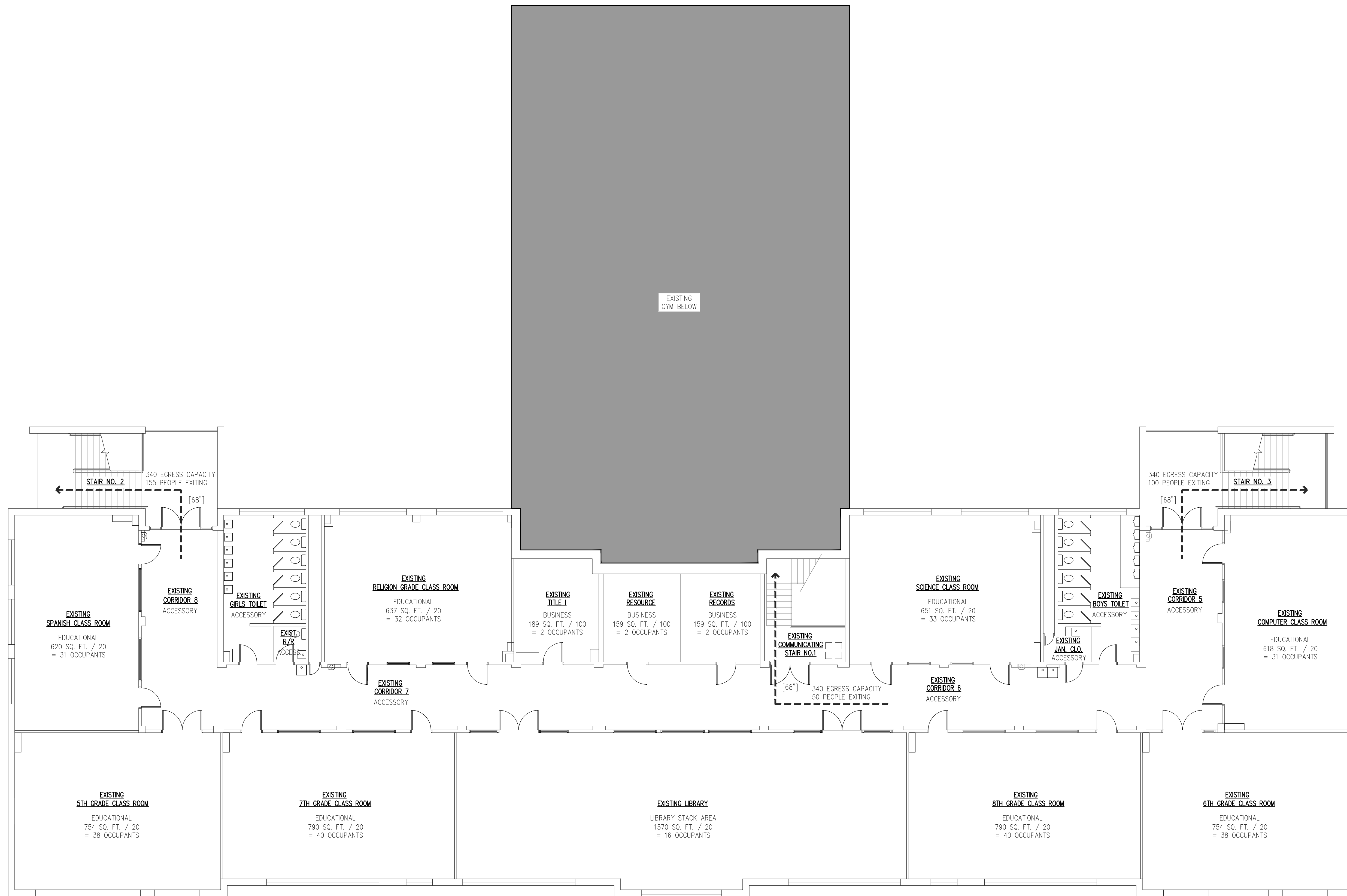
No.	Date	Revision

Drawn By: RS
 Checked By: EM

Life Safety/Egress Plan

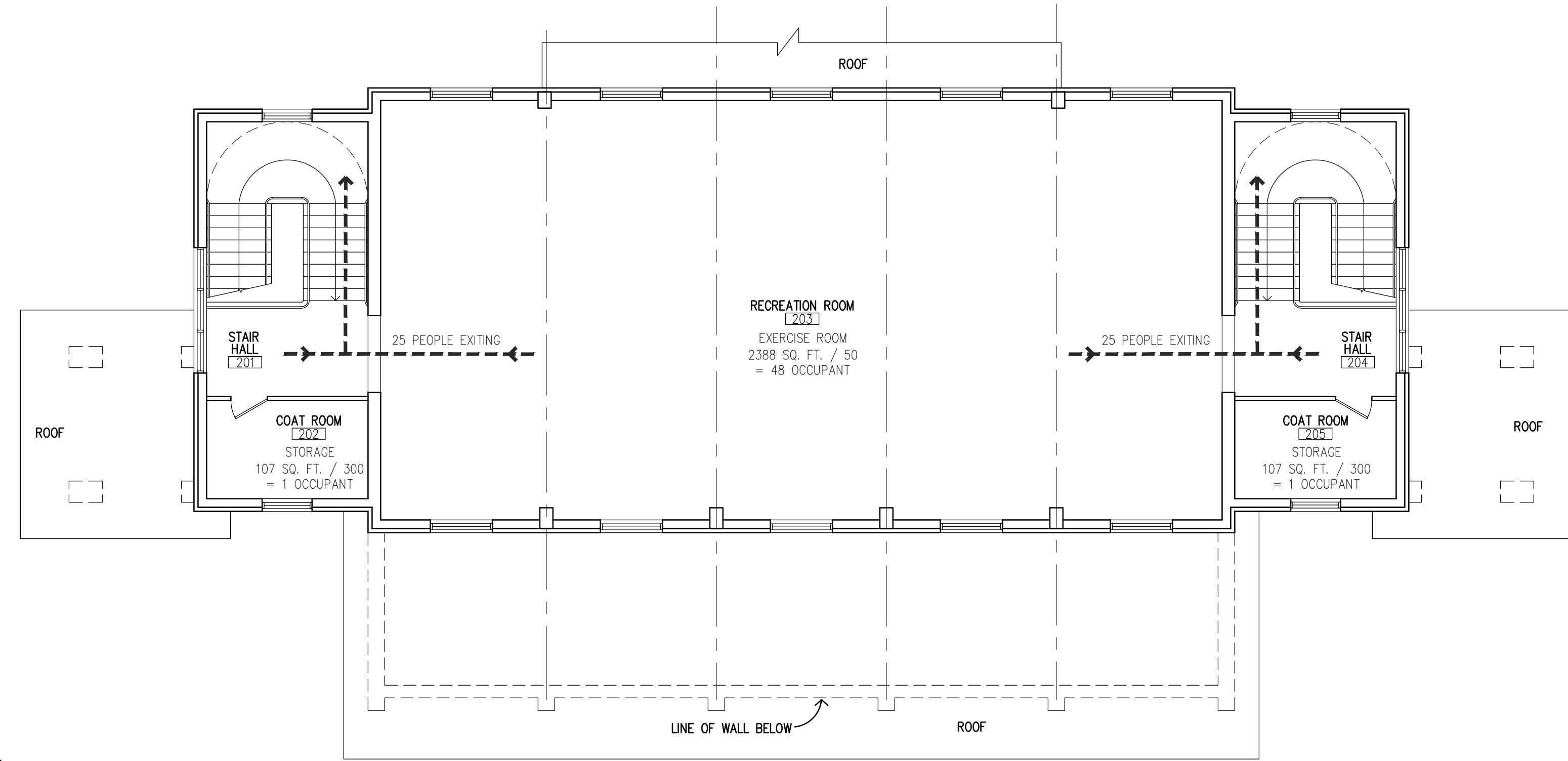
G101

Project: 19002
 Date: August 13, 2019

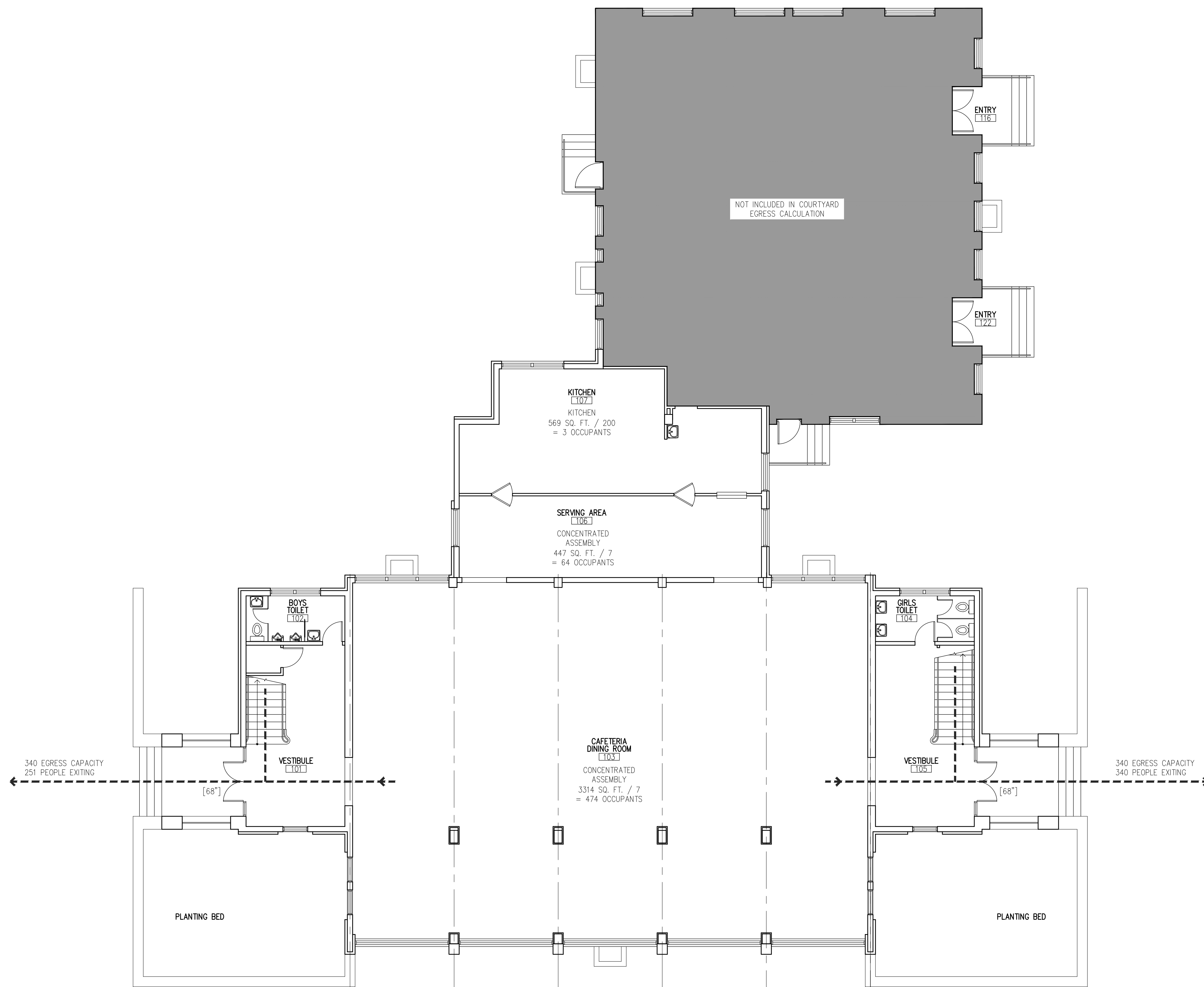


1 2nd Floor Life Safety/Egress Plan - Education Bldg
 SCALE: 1/8" = 1'-0"

OCCUPANT LOAD TABLE - CAFETERIA BUILDING				
ROOM NAME	FUNCTION OF SPACE	ROOM AREA	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
1ST FLOOR				
CAFE, DINING ROOM	CONCENTRATED ASSEMBLY	3,314 SQ. FT.	7 NET	474
SERVING AREA	CONCENTRATED ASSEMBLY	447 SQ. FT.	7 NET	64
KITCHEN	KITCHEN	569 SQ. FT.	200 GROSS	3
2ND FLOOR				
RECREATION ROOM	EXERCISE ROOM	2,388 SQ. FT.	50 GROSS	48
COAT ROOM	STORAGE	107 SQ. FT.	300 GROSS	1
COAT ROOM	STORAGE	107 SQ. FT.	300 GROSS	1
TOTAL BUILDING OCCUPANTS				591



2 2nd Floor Life Safety/Egress Plan - Cafeteria
SCALE: 1/8" = 1'-0"



1 1st Floor Life Safety/Egress Plan - Cafeteria
SCALE: 1/8" = 1'-0"

LIFE SAFETY LEGEND
 EGRESS CAPACITY [68"]
 EGRESS CAPACITY - PANIC DEVICE ON DOOR [68" PD]
 EGRESS TRAVEL PATH ----->

Construction Documents

Firm Registration AA-26000510
 Steven J. Vinci, AIA AR-0017036

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St. Paul's Catholic
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Project Location:
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REVISIONS

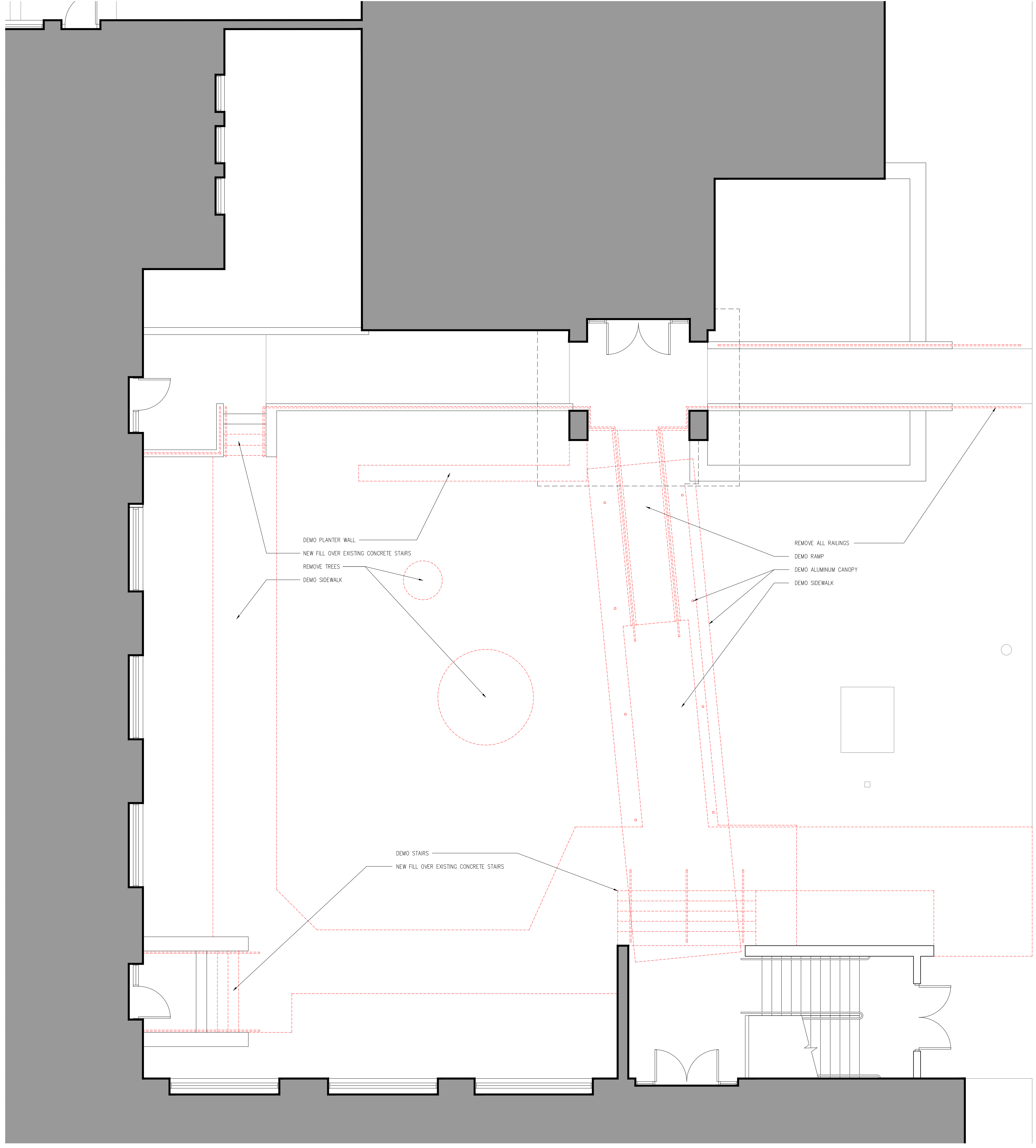
No.	Date	Revision

Drawn By: RS
 Checked By: EM


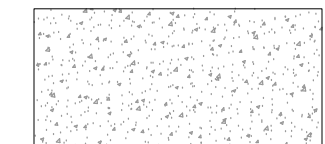
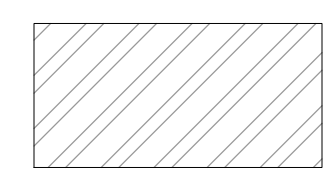
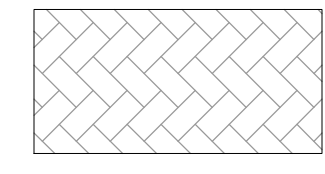
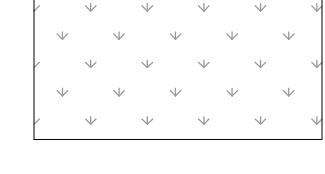
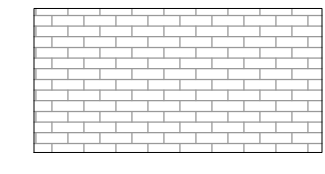

Life Safety/Egress Plan

G102

Project: 19002
 Date: August 13, 2019



HATCH LEGEND

-  EXISTING BUILDING (NOT IN SCOPE OF WORK)
-  CONCRETE
-  PRECAST CONCRETE
-  PAVERS
-  PLANTER LANDSCAPING
-  BRICK
-  BRICK VENEER

KEY NOTES

- A. EXISTING TO REMAIN.
- B. PRECAST CONCRETE COLUMN CAP, WHITE; REFER TO A301.
- C. PRECAST CONCRETE PLANTER WALL CAP, WHITE; REFER TO A301.
- D. BRICK CLAD PILASTERS.
- E. CONCRETE STATUE PEDIMENT, WHITE; REFER TO A301.
- F. PRE-ENGINEERED ALUMINUM CANOPY SYSTEM.
- G. 8" CMU STEM WALL W/STUCCO FINISH; REFER TO A301.
- H. NEW BLACK ALUMINUM SECURITY FENCE SYSTEM W/PANIC HARDWARE AT EXITS; SECURED TO CMU.
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- M. NEW PLANTER BED WITH IRRIGATION, BY OTHERS.
- N. NEW WALL SCONCES (ELECTRICAL BY OTHERS).
- O. TRAFFIC COATING OVER EXISTING CONCRETE.

Construction Documents

Firm Registration AA-26000510
 Steven J. Vinci, AIA AR-0017036

Signature _____ Date _____

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St. Paul's Catholic
 School Courtyard

Project Location:
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REVISIONS

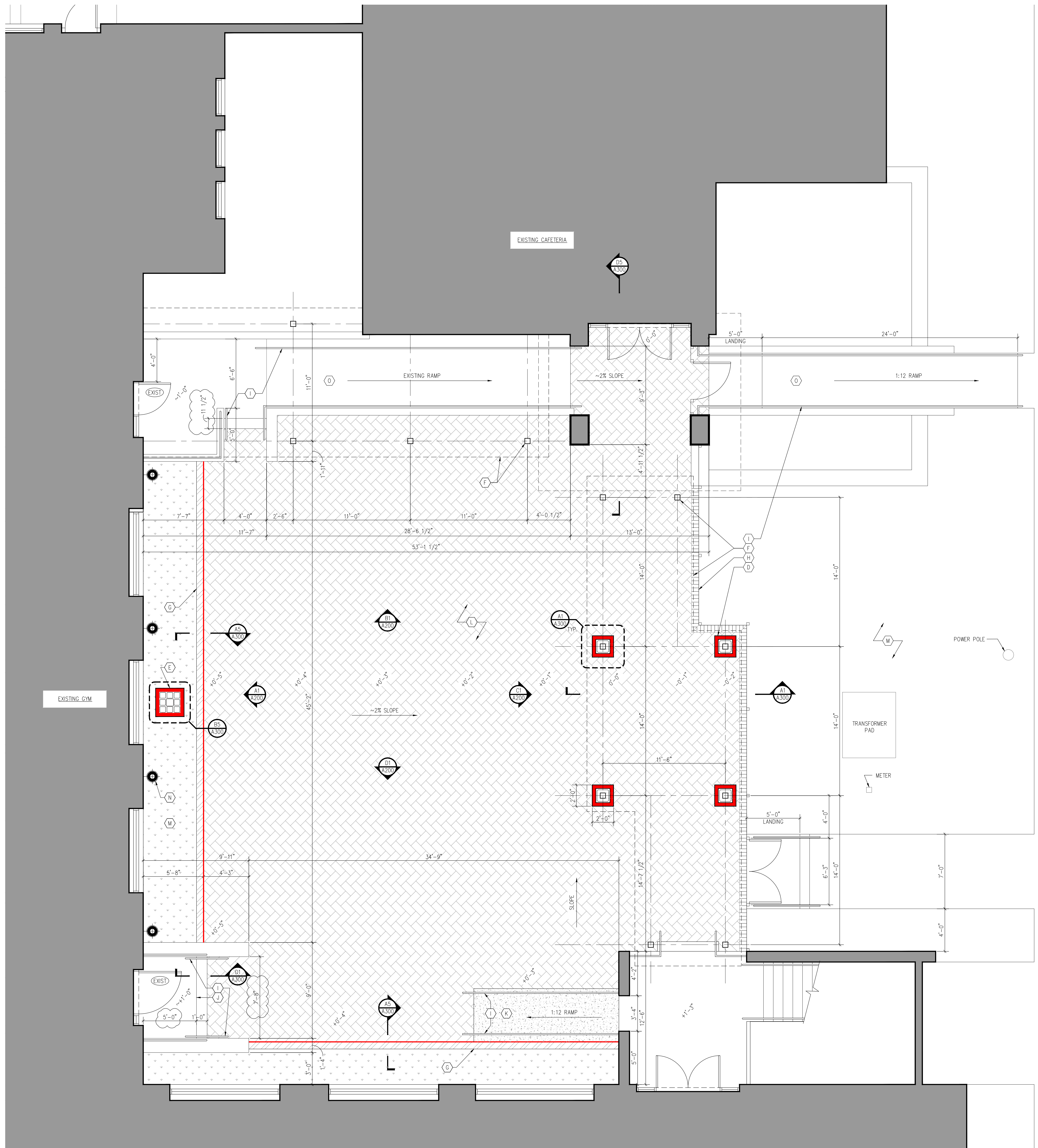
No.	Date	Revision

Drawn By: RS
 Checked By: EM


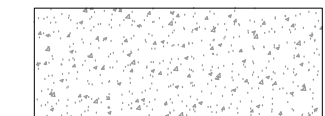



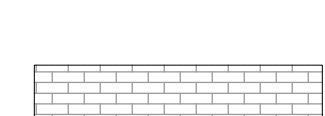

Demo Plan
AD100

Project: 19002
 Date: August 13, 2019

1 Demo Plan
 SCALE: 1/4" = 1'-0"



HATCH LEGEND

-  EXISTING BUILDING (NOT IN SCOPE OF WORK)
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Construction Documents

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St. Paul's Catholic School Courtyard

Project Location:
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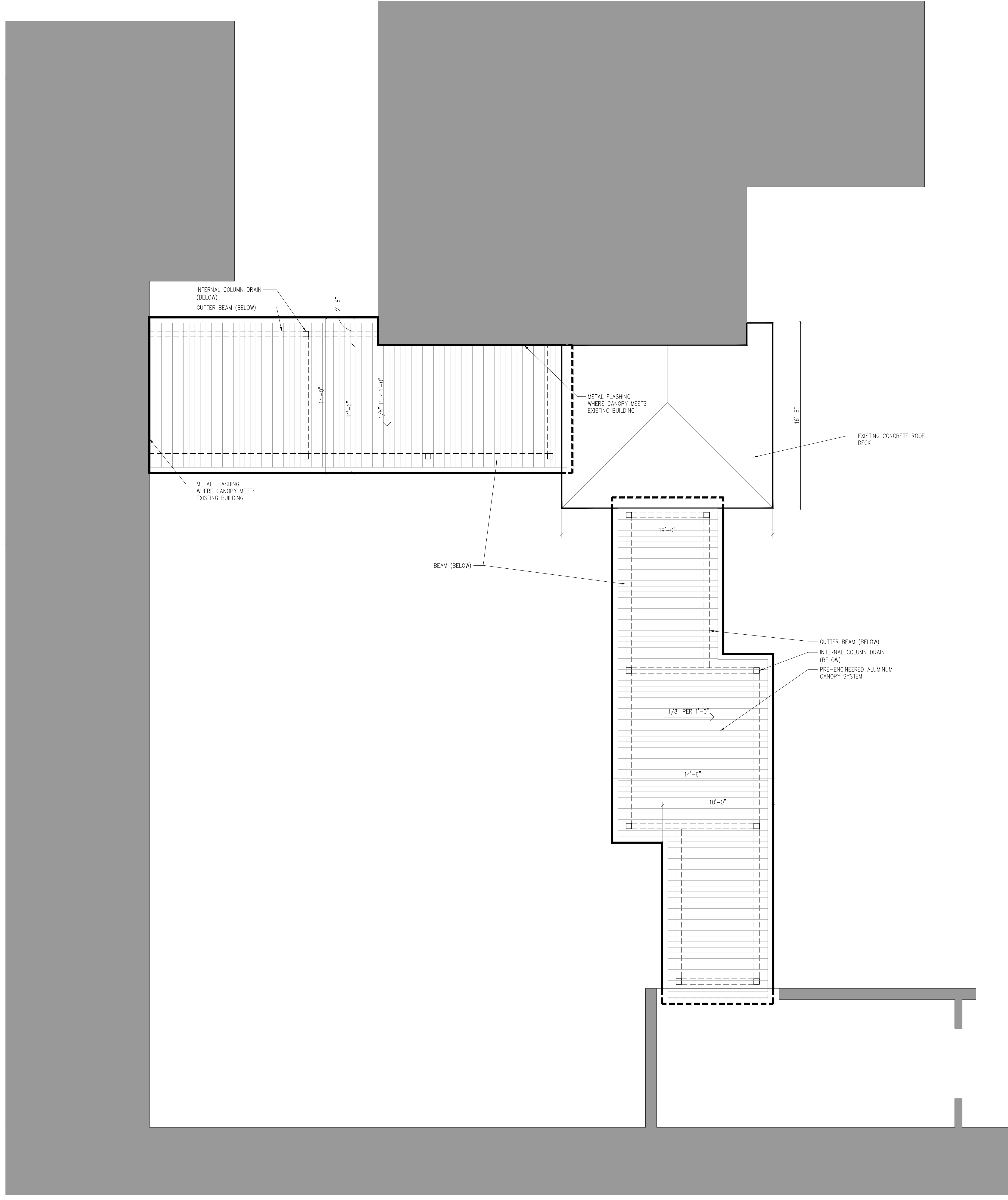
REVISIONS

No.	Date	Revision

Drawn By: RS
 Checked By: EM

Floor Plan
A100

1 Floor Plan
 SCALE: 1/4" = 1'-0"



HATCH LEGEND

- EXISTING BUILDING (NOT IN SCOPE OF WORK)
- CONCRETE
- PRECAST CONCRETE
- PAVERS
- PLANTER LANDSCAPING
- BRICK
- BRICK VENEER

KEY NOTES

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Construction Documents

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REVISIONS


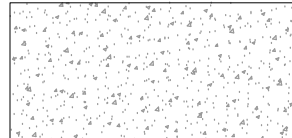

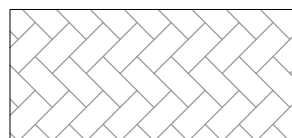
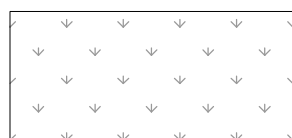
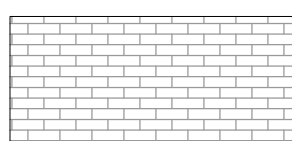

No.	Date	Revision

Drawn By: RS
 Checked By: EM

Roof Plan
A101

Project: 19002
 Date: August 13, 2019

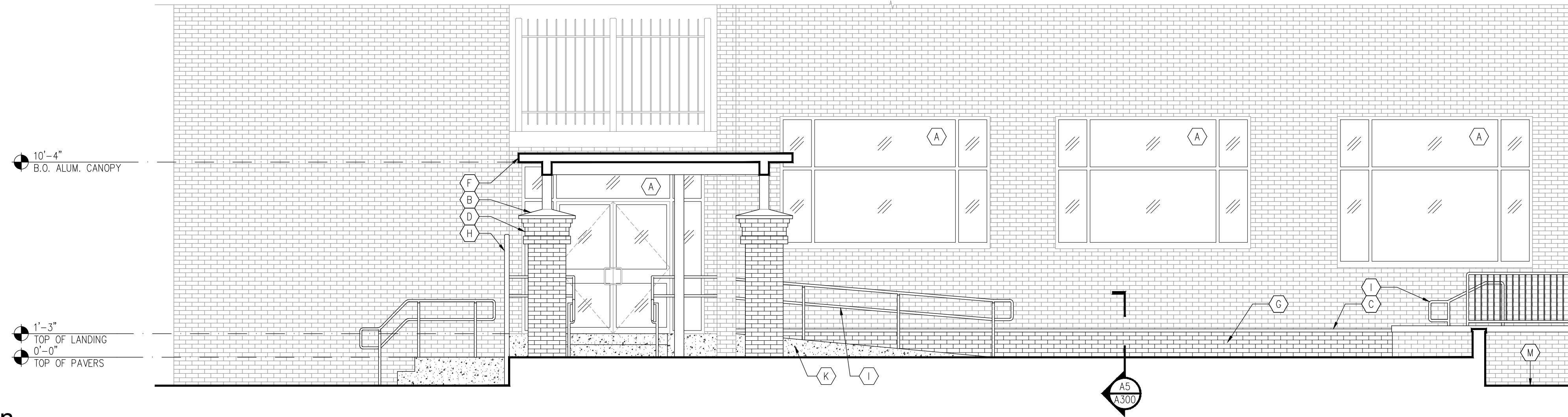
HATCH LEGEND

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-  PRECAST CONCRETE
-  PAVERS
-  PLANTER LANDSCAPING
-  BRICK
-  BRICK VENEER

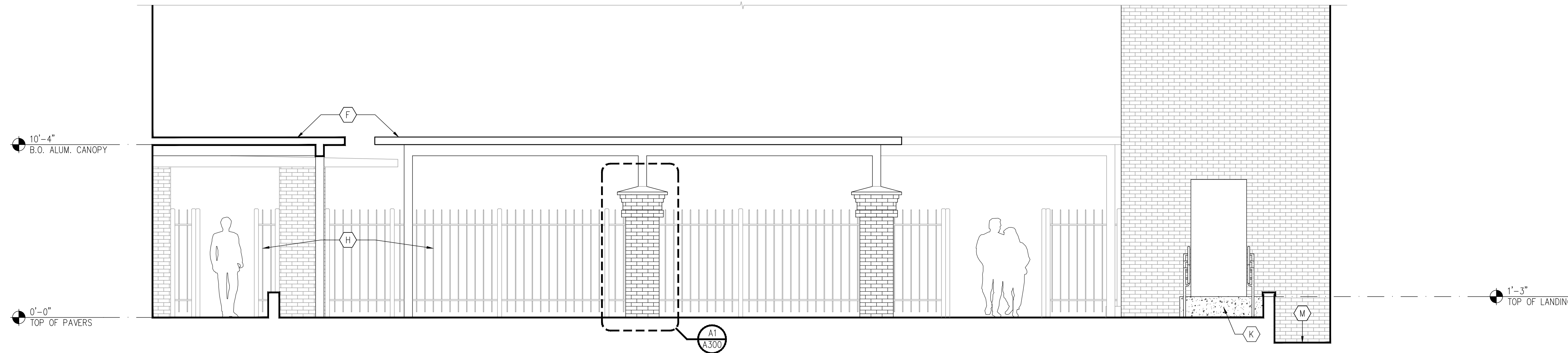
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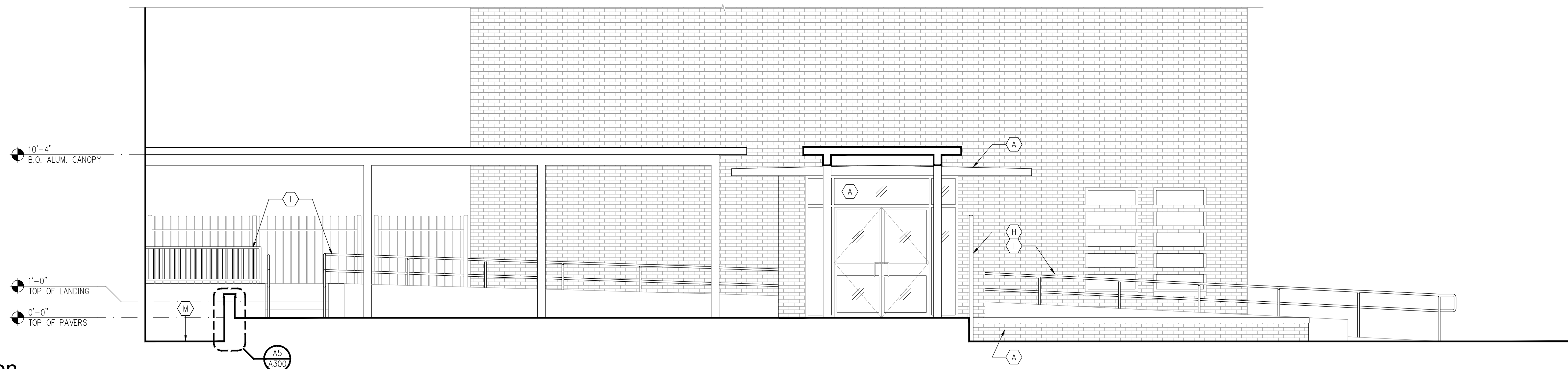
D1 East Elevation
 SCALE: 1/4" = 1'-0"



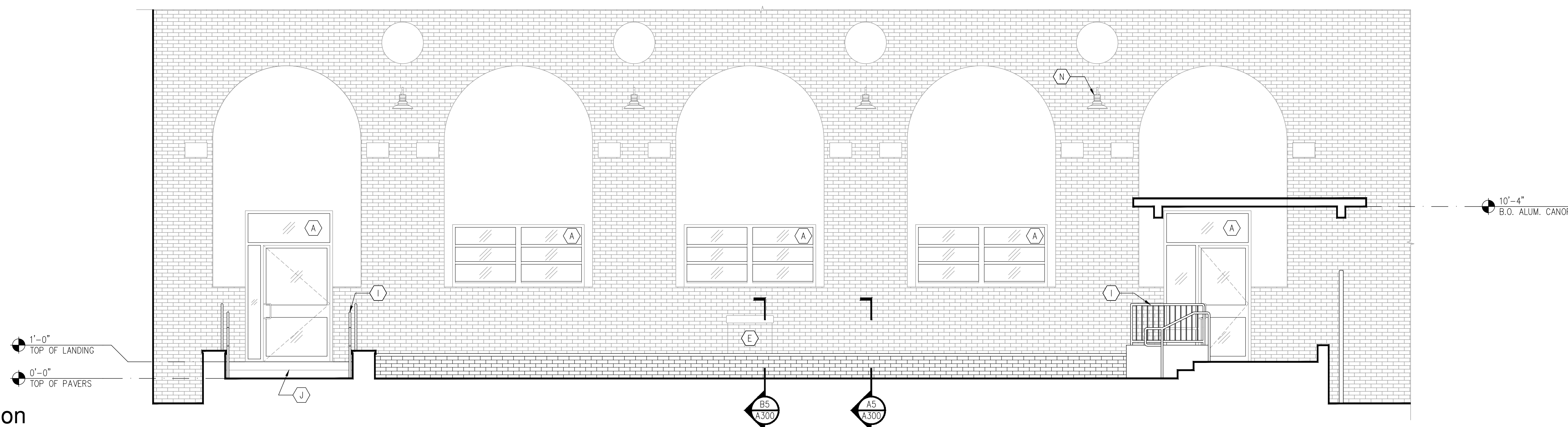
C1 North Elevation
 SCALE: 1/4" = 1'-0"



B1 West Elevation
 SCALE: 1/4" = 1'-0"



A1 South Elevation
 SCALE: 1/4" = 1'-0"



Construction Documents

Firm Registration AA-26000510
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**St. Paul's Catholic
 School Courtyard**

Project Location:
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REVISIONS

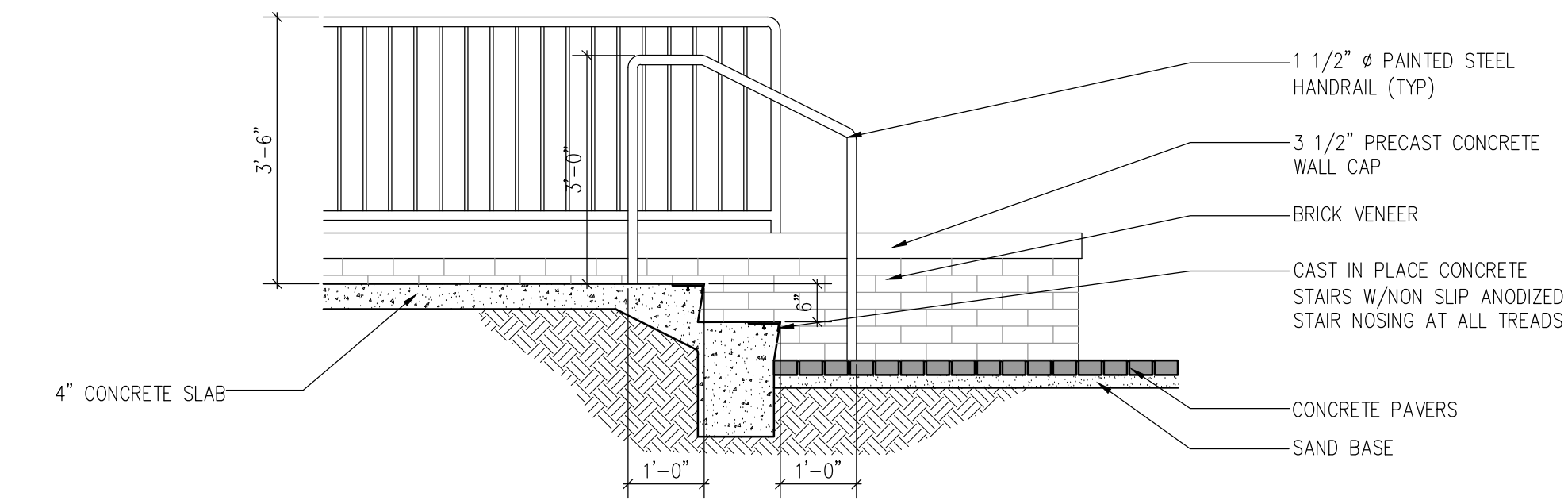
No.	Date	Revision

Drawn By: RS
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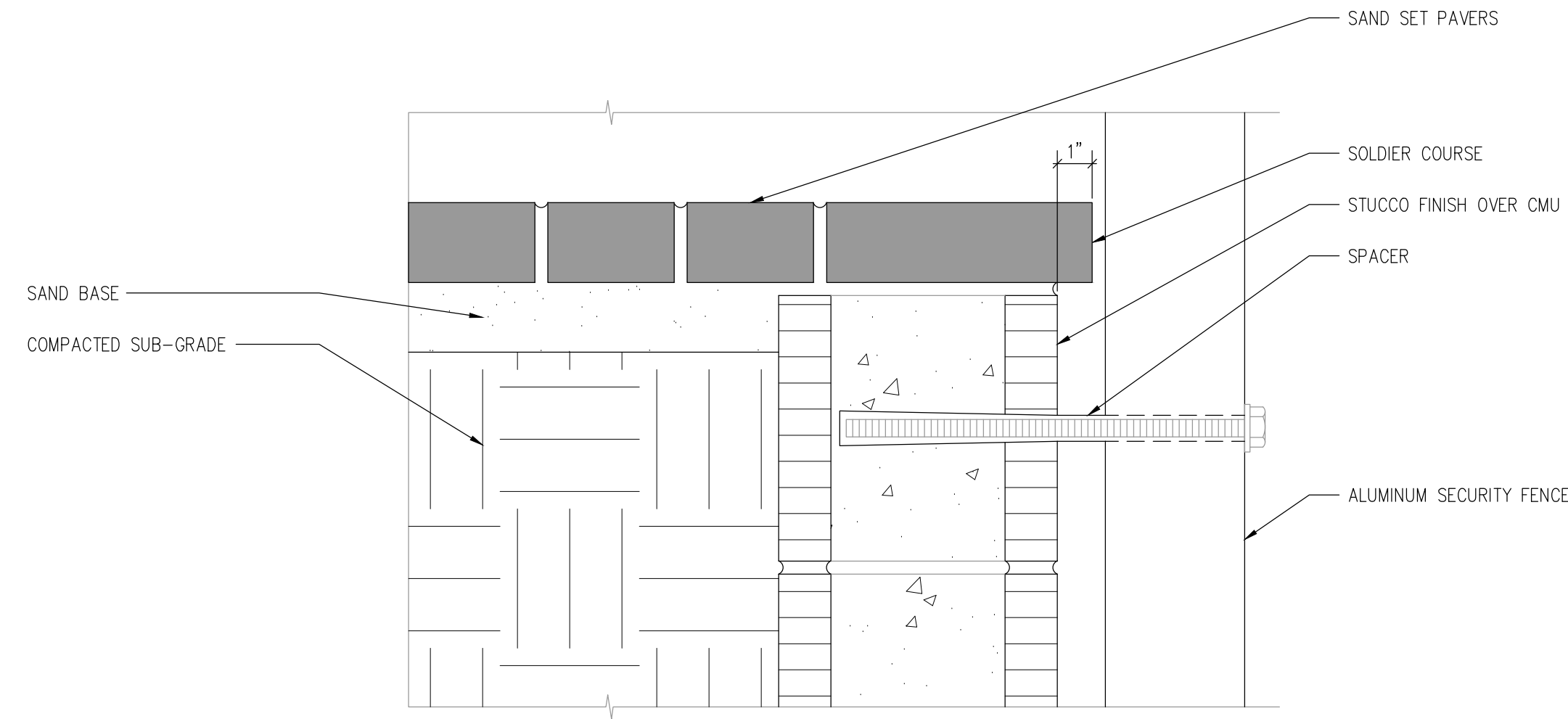
Building Elevations

A200

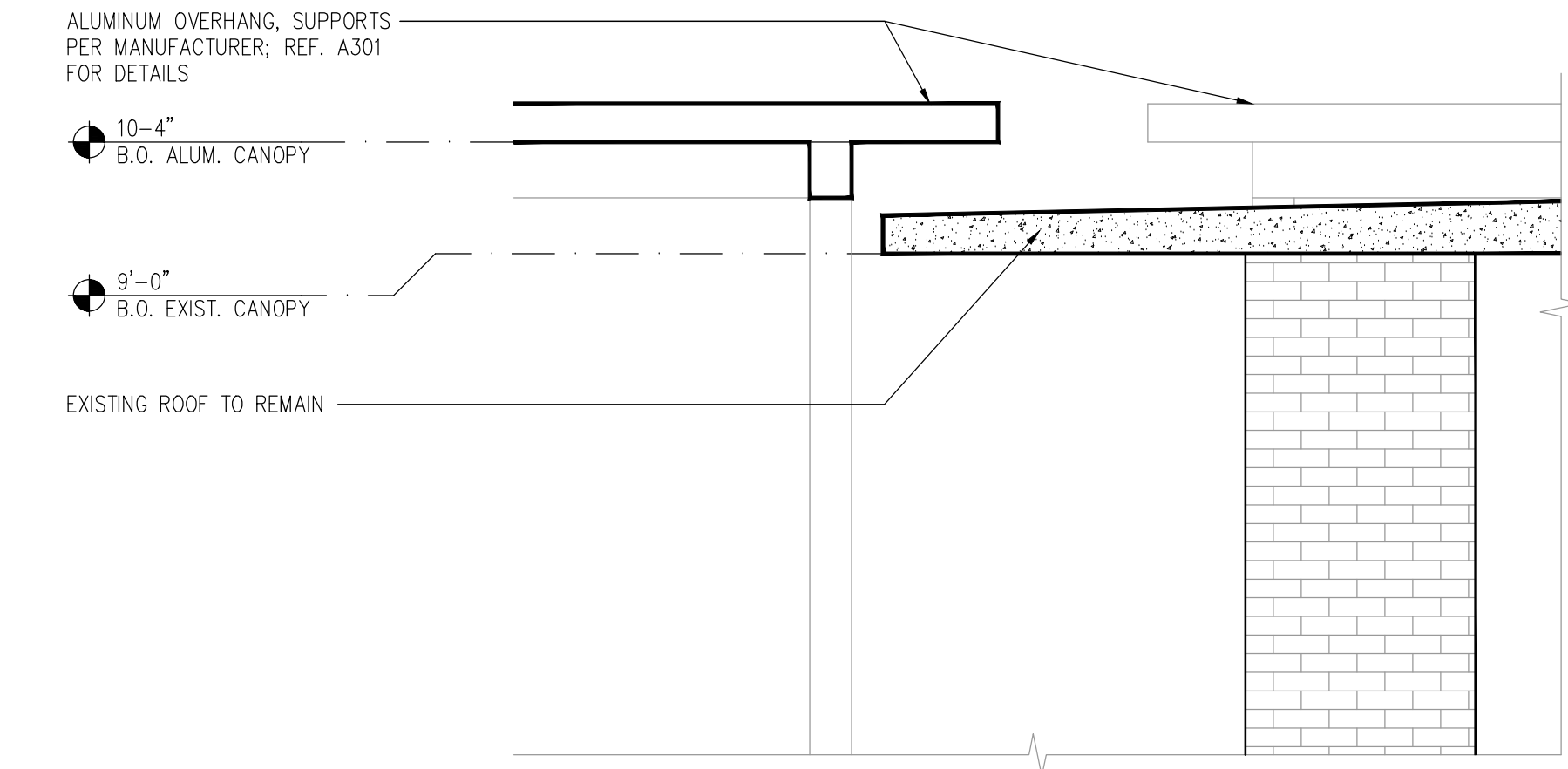
Project: 19002
 Date: August 13, 2019



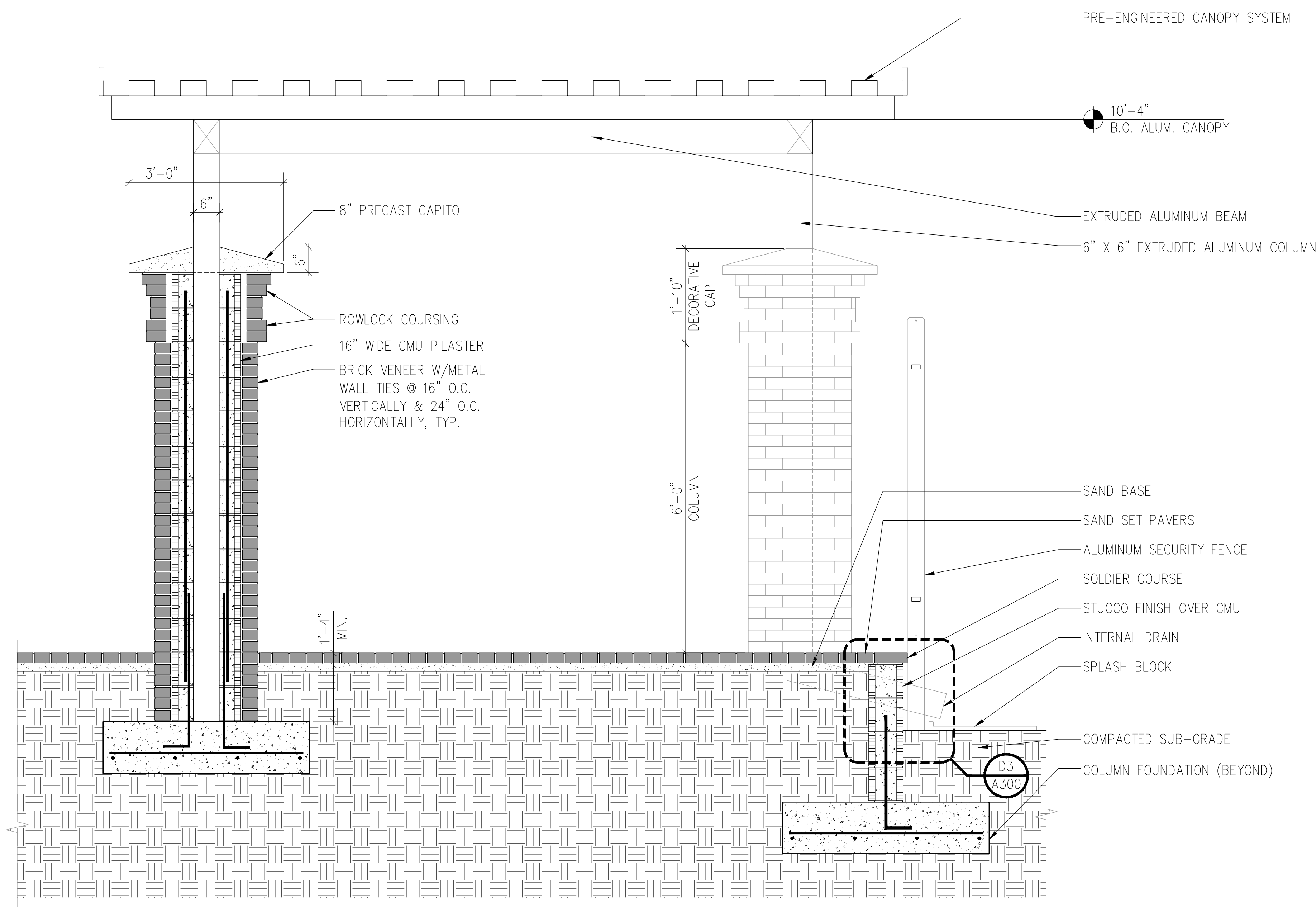
D1 Section
SCALE: 1/2" = 1'-0"



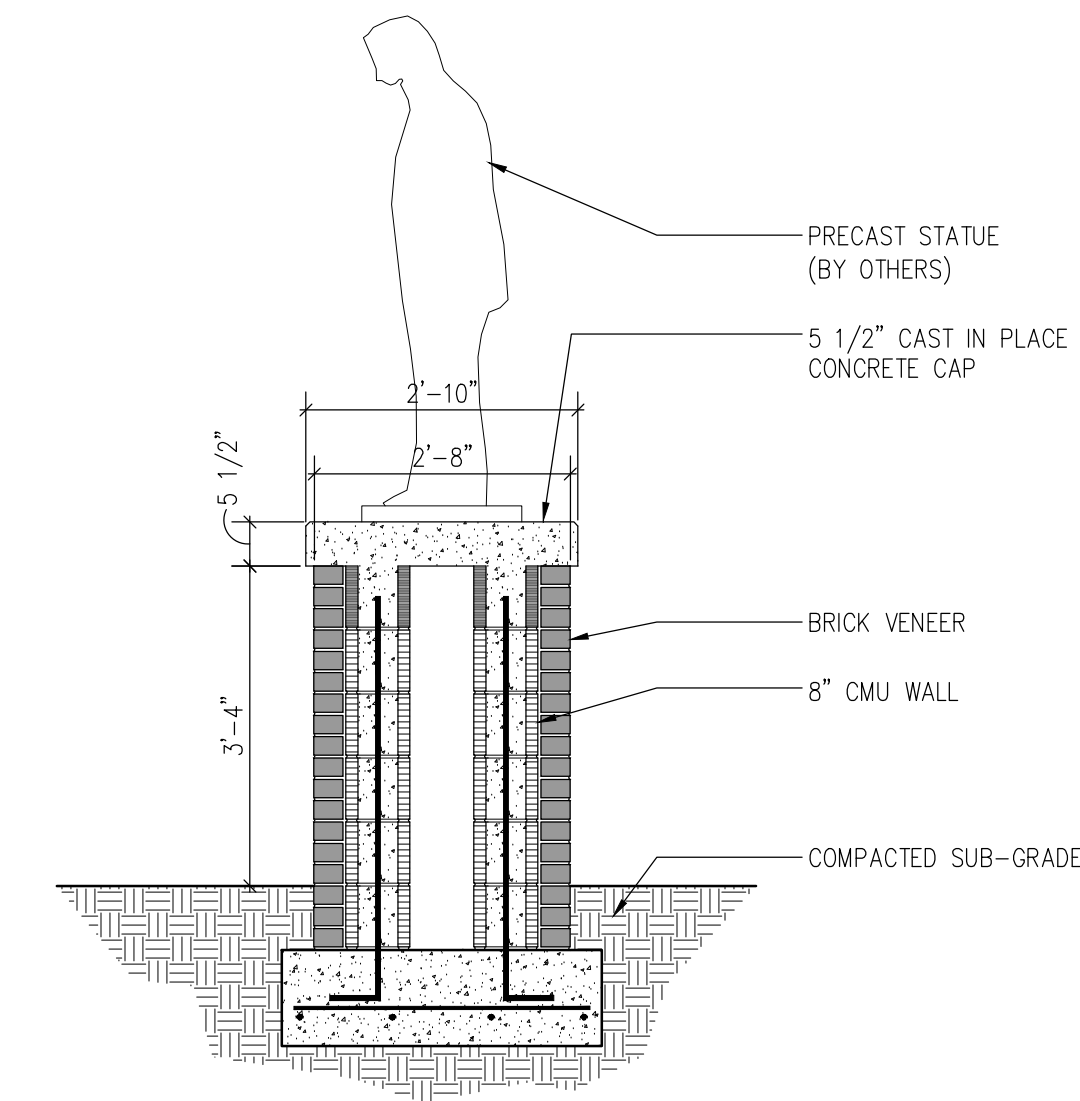
D3 Fence to Wall Connection
SCALE: 3" = 1'-0"



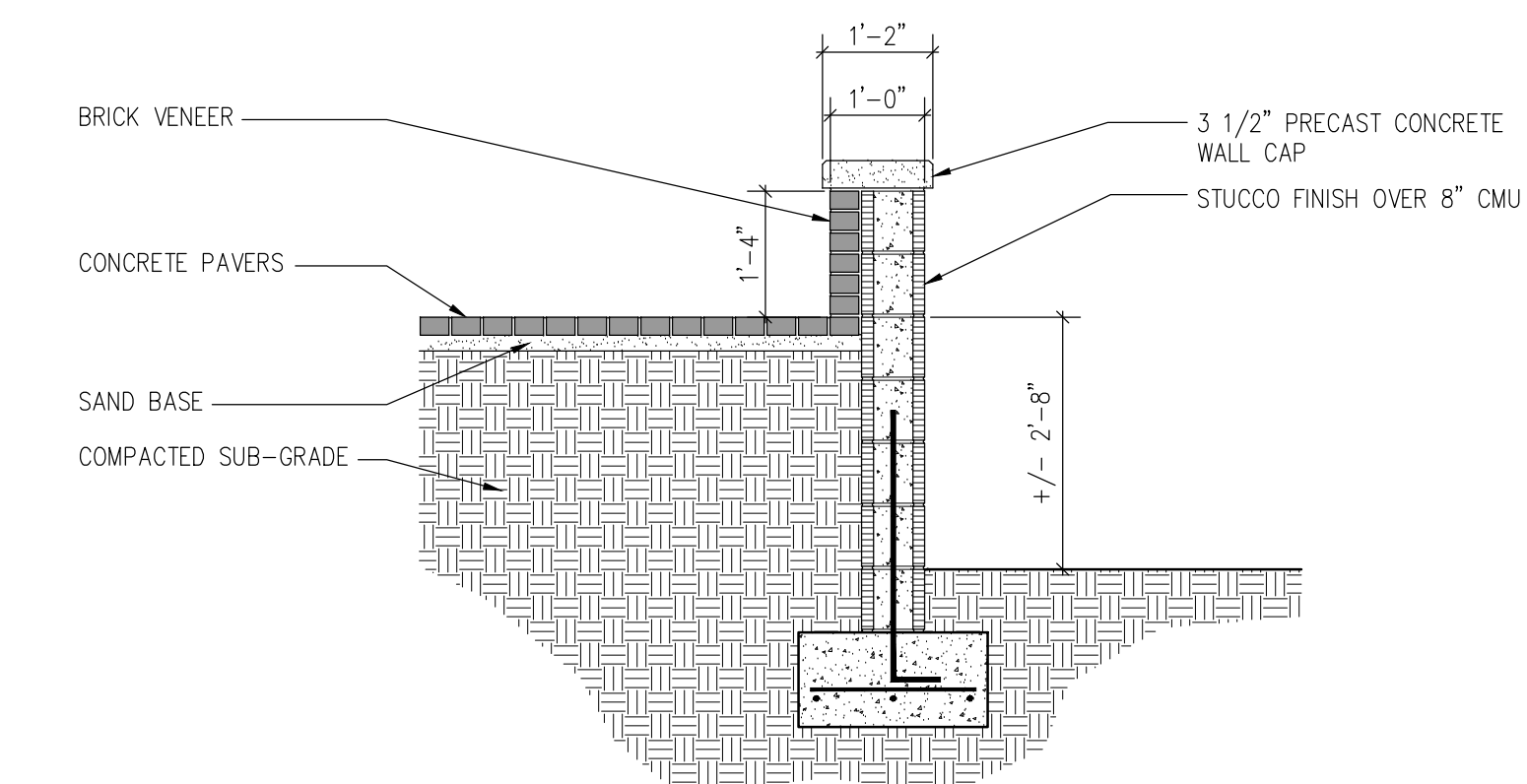
D5 Section | Canopy Overhang
SCALE: 1/2" = 1'-0"



A1 Building Section
SCALE: 3/4" = 1'-0"



B5 Section | Statue Pediment
SCALE: 1/2" = 1'-0"



A5 Section | Stem Wall
SCALE: 1/2" = 1'-0"

Construction Documents

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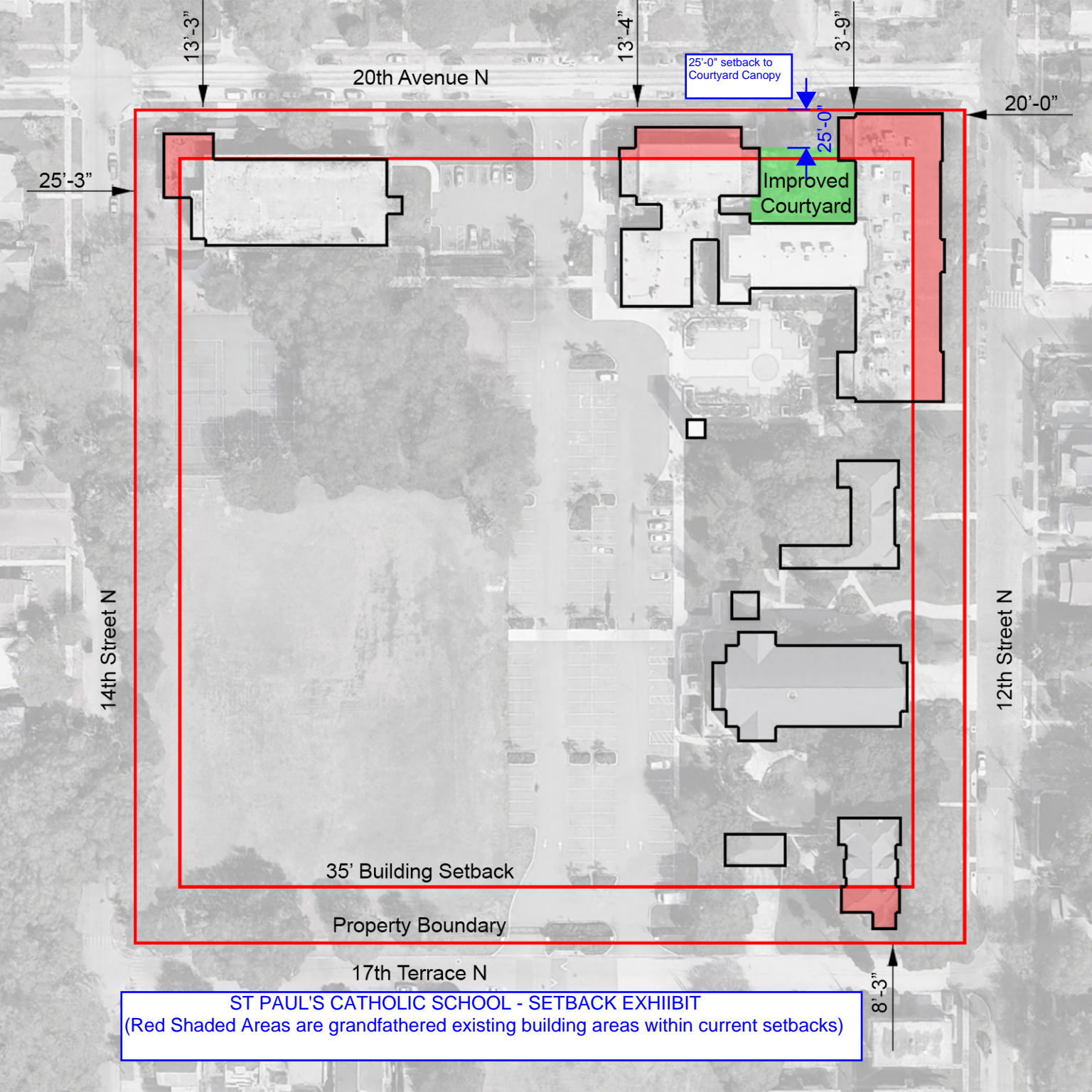
No.	Date	Revision

Drawn By: RS
Checked By: EM

Sections & Details

A300

Project: 19002
Date: August 13, 2019



20th Avenue N

25'-0" setback to
Courtyard Canopy

Improved
Courtyard

25'-3"

13'-3"

13'-4"

3'-9"

20'-0"

14th Street N

12th Street N

35' Building Setback

Property Boundary

17th Terrace N

8'-3"

ST PAUL'S CATHOLIC SCHOOL - SETBACK EXHIBIT
(Red Shaded Areas are grandfathered existing building areas within current setbacks)



Ohio | Florida | Michigan | Tennessee
(727) 209-0436

CANOPY VIEW
ST PAUL'S CATHOLIC CHURCH
SCHOOL COURTYARD
VARIANCE REQUEST

OSBORN PROJ: 20200345.000
 ISSUED BY:
 ISSUE NO.:

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