



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
REDEVELOPMENT REQUEST
PUBLIC HEARING

According to Planning & Development Services Department records, **Commission member Darren Stowe** 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, May 5, 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.:	21-51000003	PLAT SHEET:	F-46
REQUEST:	Approval of a Redevelopment Plan with the associated site plan to replace 112-Mobile Home units with a 112-unit Multi-Family Development including variances to 1) front yard setback 2) rear yard setback 3) interior setback, between buildings & 4) impervious surface ratio for the site.		
OWNERS:	B D G Lamplight Village, LLC B D G 8700, LLC 6654 78 th Avenue North Pinellas Park, Florida 33781		
AGENT:	Carlos Yepes, Belleair Development, LLC 6654 78 th Avenue North Pinellas Park, Florida 33781		
ADDRESSES AND PARCEL ID NOS.:	420 87 th Avenue North; 19-30-17-25434-012-0010 429 87 th Avenue North; 19-30-17-25434-011-0010 644 87 th Avenue North; 19-30-17-25434-013-0010 647 87 th Avenue North; 19-30-17-25434-010-0010 8700 4 th Street North; 19-30-17-25436-001-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Suburban Multi-Family (NSM-1) Corridor Commercial Suburban (CCS-1)		

SITE AREA TOTAL: 298,821 square feet or 6.86 acres

GROSS FLOOR AREA: *Only applicable in CCS-1 not NSM-1*

Existing:	2,452 square feet	.08 F.A.R.
Proposed:	9,267 square feet in CCS-1	.31 F.A.R.
Permitted:	16,599 square feet in CCS-1	.55 F.A.R in CCS-1

DENSITY:

Existing:	112 Mobile Home Units
Permitted:	15 units per acre /NSM-1
Proposed:	112 Grandfathered Units

BUILDING COVERAGE:

Existing:	2,452 square feet
Proposed:	171,615 square feet

IMPERVIOUS SURFACE:

Existing:	N/A	
Proposed:	232,319 square feet	78% of Site MOL
Permitted:	194,234 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	N/A	
Proposed:	43,665 square feet	15% of Site MOL

PAVING COVERAGE:

Existing:	N/A	
Proposed:	60,704 square feet	20% of Site MOL

PARKING:

Existing:	N/A
Proposed:	429 spaces, including 9 handicapped space
Required:	327 spaces, including 8 handicapped space

BUILDING HEIGHT:

Existing:	N/A	
Proposed:	35 feet	3 Stories
Permitted:	36 feet	

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.15 of the Municipal Code for site plan review to determine compliance with the criteria for redevelopment.

II. DISCUSSION AND RECOMMENDATIONS:

Background: The subject property is part of the El Centro Subdivision of 1929 and was formerly known as Lamplight Mobile Home Park (MHP). Property was previously zoned Neighborhood Suburban Mobile Home but went thru a re-zoning and was changed to Neighborhood Suburban Multi-family (NSM-1) and Corridor Commercial Suburban (CCS-1) in early 2020. The development includes 6 parcels. Most of the parcels (4) are Zoned NSM-1, one parcel has split zoning between NSM-1 & CCS-1 and the last parcel is zoned CCS-1. Per Zoning letter 19-42000124, the MHP had 112 units which were grandfathered prior to demolition and can be applied to this multi-family proposal. The Code provides for the redevelopment of properties, subject to the Commission's approval of a redevelopment plan.

The Request: Approval of a Redevelopment Plan with the associated site plan to replace 112-Mobile Home units with a 112-unit Multi-Family Development including variances to 1) front yard setback 2) rear yard setback 3) interior setback, between buildings & 4) impervious surface ratio for the site.

Current Proposal: The proposed plan is for 19 multi-family structures consisting of a total of 112 units. The majority of the structures (18) will consist of 4-unit buildings. These buildings are 2-story units with parking on the ground level. The remaining structure is a 3-story building housing the remaining 40 units. The first floor is dedicated for parking and the upper two floors will have 20 units each. Primary entrance to the project is proposed at the intersection of 4th Street and 87th Avenue North.

Redevelopment Criterion: Pursuant to Code 16.70.040.1.15 an application for redevelopment must be reviewed for compliance with the criterion. An analysis follows, based on the City Code criterion to be considered by the Commission.

- 1. Building Type.** *Structures shall be required to match the predominate building type in the block face across the street.*

The subject property fronts on 4th Street North and spans to 7th Street N. The property is divided by 87th Ave N. There are also alleys along the north and south property lines. The majority of the structures (18) proposed will be 2 story quad-plex. The other proposed structure is a 3 story 40-unit building. Surrounding Building types include single story retail/office uses, restaurants and 3 story multi-family buildings.

2. Building Setbacks. *Structures shall be required to match the predominate building setbacks in the block face across the street.*

Applicant is requesting some variances to setbacks. The first request is to expand the existing alley from 16' existing to 20-feet proposed. The alley is to remain as a public ROW and not a private road and needs to be expanded for Fire access. This Alley expansion plus 3' of green yard will require that the structures be moved closer to the front property line. The applicant is requesting a 5-foot setback instead of the 20-foot required setback. The second request is for a rear yard setback variance from 20-foot required to 13' proposed. These requests are allocating space for retention ponds and to allow for 8th street ROW to remain at 60' when only 50' is required. Staff finds that these requests demonstrate hardship and can, based on the evidence, be supported. The last request is for a variance to the interior setback between buildings. The required setback between buildings is 15'. The applicant is proposing 10' between buildings. The structures will be constructed as individual buildings connected by a gate and this space will serve as private green space for the residents. Staff finds that there is insufficient evidence for hardship to support this request. During the Pre-application meeting a reduced number of units was proposed, staff finds the criteria of the code can be met.

3. Building Scale. *Structures shall be required to match the predominate building type, setbacks and scale in the block face across the street.*

The site currently is vacant. The surrounding buildings scale from single story commercial uses to 3 story multi family structures. Staff believes that the height of the proposed two and three-story structures which are consistent with surrounding neighborhood pattern.

4. Site Development. *Structures shall be required to match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.*

The proposed structures appear to be consistent with surrounding areas development pattern. The applicant has designed the structures to appear to be townhomes with their own garages. These characteristics compliment the Single-Family residences in the area. Alley access exists around perimeter and the redevelopment plan which includes parking underneath the building. There are sidewalks being provided around all structures to increase walkability and pedestrian access to the site including an internal pedestrian network. The applicant has requested a variance to increase the impervious surface ratio from 65% allowed to 78% proposed to accommodate this improvement. This percentage includes the commercial properties along 4th street and are as part of this unified development plan. Staff finds that due to the allowable grandfathered units per acre, as well as ample vehicle and pedestrian connections this request can be supported. The project is designed to minimize the impact of the vehicle

in the street scape and to increase the pedestrian connectivity of the development.

- 5. Building Mass.** *Building Mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater.*

Floor area ratio only applies to a portion of the site located within the CCS-1 Zoning district since NSM-1 does not have an FAR requirement. This application is not requesting any FAR bonuses for the portion within the CCS-1 district. The existing FAR for that portion of the development is .31 and .55 is allowed.

- 6. Building Height.** *Residential structures for a project less than a city block shall comply with the following building height and roof design requirements: i. The maximum height shall not exceed 24 feet to the eave line and 36 feet to the peak of the roof for primary structures, ii. The maximum height shall not exceed 20 feet to the eave line and 32 feet to the peak of the roof for secondary or accessory structures, iii. The maximum slope of any roof angle shall not exceed 12/12. iv. Dormers shall not exceed 50-percent of any roof surface.*

The proposed structures are in compliance with the applicable building height regulations for structures in the NSM-1 zoning district and for redevelopment projects as noted above. The proposed buildings have flat roofs with parapet walls. The height to the top of the parapet wall is 35-feet tall, where 36-feet is the maximum height allowed.

- 7. Development Across Multiple Lots.** *Structures shall be separated by zoning district setbacks, however, if not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line which shall be equal to or greater than the combined side yard setbacks that would be required for each lot.*

The development includes four parcels consisting of multiple lots. These four parcels have been combined into individual blocks. These parcels are separated by 60' public ROW.

- 8. Single Corner Lots.** *Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.*

This criterion is not applicable for the proposed redevelopment

- 9. Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, extensions of the traditional grid roadway network which 1) about the perimeter of the project area and 2) would be logically extended through the project area shall be required. Compliance with applicable subdivision and public improvement regulations shall be required.*

This criterion is met for the proposed redevelopment. The proposed development will maintain and improve upon the traditional grid roadway. The development includes the extension of 87th Avenue N and provides alley ways on both side of the property. The intersection at 5th Street North and 87th Avenue North is also being incorporated into the site layout.

10. Non-Traditional Grid Roadway Network. *For projects equal to or greater than a city block, roadway and pedestrian networks shall meet the following requirements: i. There should be at least two (2) points of entry into the project, ii. Sidewalk connections shall be made to surrounding streets, homes and businesses, iii. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or are anticipated to be redeveloped in the future.*

Applicant is providing internal pedestrian walkways as well as perimeter sidewalks. Applicant is also maintaining the existing 60' ROW on site and not reducing it to 50' as permitted by subdivisions regulations. The applicant is also improving the existing alleyways to current code standards.

11. Density and Intensity. *For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home spaces(lots) within the park prior to redevelopment, or 140-percent of the maximum density of the future land use designation assigned to the property, whichever is less.*

The subject property has 112-units grandfathered units available to use. These units are vested since existing the MHP had 112 units on site prior to demolition.

FAR Bonuses: The criteria for Floor Area Ratio bonuses are set forth under Subsection 16.70.040.1.15.

FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonus and shall be developed following the development across multiple lots criteria indicated in section 16.70.040.1.15. If bonuses are required, please complete the following questions:

- a. *An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.*

This criterion is not applicable for the proposed redevelopment

- b. *An FAR bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.*

This criterion is not applicable for the proposed redevelopment.

Public Comments: The Neighborhood Association and all property owners within 300 feet of the subject property were notified of the request. Staff received several inquiries for copies of the application and plans. The applicant provided staff with several letters in support. Staff did not receive any formal letters objecting to the development.

STAFF RECOMMENDATION: Based on a review of the redevelopment application according to the stringent evaluation criteria contained within the City Code, the Development Services Department Staff recommends **APPROVAL** of the following:

- A variance to the front yard setback;
- A variance to the rear yard setback;
- A variance to the impervious surface ratio for the site; and
- A Redevelopment Plan with associated site plan

All APPROVALS shall be subject to the conditions listed below.

Staff recommends **DENIAL** of the variance request for a reduced interior setback, between buildings.

SPECIAL CONDITIONS OF APPROVAL: If the application is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following conditions:

1. The plans submitted for permitting shall substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing.
2. The plans shall indicate the location, height, and size of any proposed signage for the development. Freestanding signage shall be architecturally compatible with the design of the proposed buildings.
3. The plans submitted for permitting shall depict sight triangle requirements prescribed by Municipal Code section 16.40.160. The landscaping plan shall be modified as necessary to eliminate any conflicts.
4. The site plan submitted for permitting shall depict all proposed ancillary equipment, such as garbage cans, air conditioning and irrigation equipment. These items shall

be provided within interior yards and shall be screened with finished walls and perimeter landscaping.

5. The plans submitted for permitting shall depict all necessary information to demonstrate compliance with the landscaping, irrigation and tree preservation requirements set forth under Code Subsection 16.40.060.2.1.3. and 16.40.060.2.1.4., as applicable.
6. Applicant shall comply with Municipal Code section 16.70.010.12 and provide a unity of title.
7. Development is located in a Coastal High Hazard Area and will need to follow regulations for compliance.
8. This approval shall be valid through May 5, 2024. Substantial construction shall commence prior to this expiration date. The applicant may request up to two two-year extensions from the POD prior to the expiration. Requests for extension must be filed in writing to the POD prior to the expiration date.

REPORT PREPARED BY:

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

4/28/21
DATE

REPORT APPROVED BY:

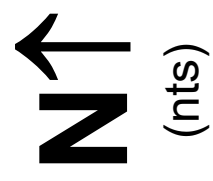
/s/ Jennifer Bryla
Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

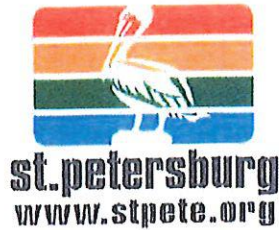
4/28/21
DATE

Attachments: aerial, application, plans, elevation, zoning letter, property card, survey, landscape plan, renderings, project cross section, project narrative and support letters.



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-51000003
Address: 420, 429, 644, 647 87th Avenue
North, and 8700 4th Street North





REDEVELOPMENT

Application No. 21-51000003

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

GENERAL INFORMATION	
NAME of PROPERTY OWNER: BDG Lamplight Village, LLC	
Street Address: 420 87th Ave N	
City, State, Zip: St Petersburg, Florida 33781-	
Telephone No: 727-536-8686	Email Address: Carlos@BDGFL.com
NAME of AGENT or REPRESENTATIVE: Carlos Yepes Belleair Development, LLC	
Street Address: 6654 78th Ave. N	
City, State, Zip: Pinellas Park, Florida 33781	
Telephone No: 727-536-8686	Email Address: Carlos@BDGFL.COM
PROPERTY INFORMATION:	
Street Address or General Location: 420 87th Ave. N St	
Parcel ID#(s): See attached list	
DESCRIPTION OF REQUEST: Plan redevelopment of the former Lamplight Mobile Home Park which contained 112 mobile home units	
PRE-APPLICATION DATE:	PLANNER:

FEE SCHEDULE

Redevelopment Plan Review \$500.00
Variance - First Variance \$350.00
Each additional Variance \$100.00
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 redevelopment. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

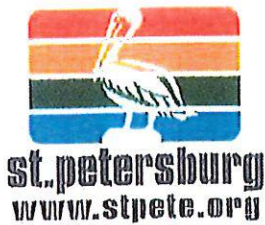
The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands 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*: [Signature] Date: 1-28-21

Printed Name: Carlos Yepes, manager of BDG Lamplight Village, LLC.

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



REDEVELOPMENT

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: BDG Lamplight Village, LLC

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

Property Address: See attached Exhibit "A".

Property ID No.: See attached Exhibit "A"

Request: Redevelopment of the former Lamplight Village Mobile Home Park, which contained 112
units.

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): Carlos Yepes

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

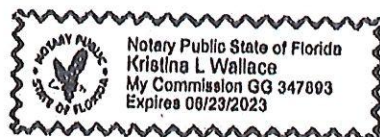
I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature] Carlos Yepes
Printed Name

Sworn to and subscribed on this date 11/28/21

Identification or personally known: _____

Notary Signature: [Signature] Date: 11/28/21
Commission Expiration (Stamp or date): Kristina L. Wallace



REDEVELOPMENT

NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. A separate letter addressing each of the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 420, 429, 674, 644 87th Ave. N.	Case No.:
Detailed Description of Project and Request:	
<p>1. Building Type. Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.</p> <p>The proposed buildings will contain 4 units per building and each building will have a ground level entry with a garage for each unit, except the buildings at 429 87th Ave will have 40 units with 2 parking spaces per unit and storage areas on the ground level</p>	
<p>2. Building Setbacks. Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.</p> <p>In order to expand the existing alleyways (86 Terrace and 87th Terrace) from 16 feet to 20 feet and create a landscaping buffer on the south of 86 Terrace Alley and on the north side of 87 Terrace Alley we are proposing to give the City a 7 foot easement for ingress and egress to make the road way 20' feet. This will require us to move the buildings closer to 87th Ave, therefore, we are asking for front set back to be 5 feet, instead of 20' as there are 18' feet of green between the property line and 87th Ave paving on both sides of the road. In the rear set back we need it to be 13' vs 20'.</p>	
<p>3. Building Type. Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.</p> <p>As we own the property on both sides of 87th Avenue N., this should not be an issue and will ensure a more cohesive look to the community.</p>	



REDEVELOPMENT

NARRATIVE (PAGE 2)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
4. Site Development and Orientation. Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.	
	We are trying to develop this project to look more like a townhome development and each unit will have its own garage
5. Floor area Ratio Bonuses. FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:	
a. <u>FAR Bonus of 0.10</u> – An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.	
	N/A
b. <u>FAR Bonus of 0.05</u> – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.	
	N/A

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

DATA TABLE

1.	Zoning Classification: NSM-1/CCS-1				
2.	Existing Land Use Type(s): Vacant Commercial/Commercial and RM				
3.	Proposed Land Use Type(s): Residential/commercial				
4.	Area of Subject Property: 6.86 ac OR 298,821 SQ/FT which .69 acreage is zoned CCS1 or 30,180 Sq./ft.				
5.	Variance(s) Requested: We are requesting a variance for the front set back and rear set back, as we want to make the existing 16' foot alley ways (on the north and the south), as a 20 foot roads, by providing the City an ingress/ egress easement over 7 feet of our property. This will also allow us to improve the area on each alley way, by adding a 3' foot landscaping on the north and south of each Alley way. This will also allow us to place the power poles within the 3 feet along the north and south portion of the Alley ways. We are also asking for an impervious ratio variance up to 13%.				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	.31%	Sq. ft.	2452	
	Proposed:	9,267 in CCS1	Sq. ft.	2452 for the existing Verizon store and a 6,815 sq./ft retail store	
	Permitted:	for CCS1 55% NSM1 N/A	Sq. ft.	16,599	
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	.08%	Sq. ft.	2452	
	Proposed:	171,615	Sq. ft.	9,267	
	Permitted:	in CCS1 55% NSM1 N/A	Sq. ft.	16,599 in CCS1 in NSM1 N/A	
8.	Building Coverage (first floor square footage of building(s))				
	Existing:	2452	Sq. ft.	2,452	% of site
	Proposed:	171,615	Sq. ft.	77.7%	% of site 77.7%
	Permitted:	In CCS1=9,267 NSM1	Sq. ft.	16,599	% of site .55
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:		Sq. ft.		% of site
	Proposed:	43,665	Sq. ft.	14.6%	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:		Sq. ft.		% of vehicular area
	Proposed:	6,966	Sq. ft.	14%	% of vehicular area

DATA TABLE (continued page 2)					
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:		Sq. ft.		% of site
	Proposed:	60,704	Sq. ft.	20%	% of site
12.	Impervious Surface Coverage (total square feet of all paving, building footprints and other hard surfaced areas)				
	Existing:		Sq. ft.		% of site
	Proposed:	232,319	Sq. ft.	77.7%	% of site
	Permitted:	194,234	Sq. ft.	65%	% of site
13.	Density (units per acre)				
	<u>Sq. Ft. or Acre(s)</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:	112 mobile homes	Existing:		Existing:
	Proposed:	18 units/acre	Proposed:	n/a	Proposed:
	Permitted:	112 Grandfather units			
14 a.	Parking (Vehicle) Spaces				
	Existing:		includes		disabled parking spaces
	Proposed:	429 (incl garages)	includes	9	disabled parking spaces
	Required:	327	includes	8	disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	n/a	Spaces	n/a	% of vehicular parking
	Proposed:	10	Spaces	n/a	% of vehicular parking
	Required:	10	Spaces		% of vehicular parking
15.	Building Height				
	Existing:		Feet		Stories
	Proposed:	35	Feet	3	Stories
	Permitted:	36	Feet		Stories 1 and 2 stories above the flood plain
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ 30,000,000.00				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If applicable, 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>				

REDEVELOPMENT

GENERAL INFORMATION (PAGE 1)

Pre-application Meeting

All applicants are required to schedule a pre-application meeting. Meetings may be held by phone or via email. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please call to schedule: 727-893-7471.

Process

If the request is for redevelopment of one (1) accessory residential unit without Variances, the application may be reviewed and approved administratively by staff with or without conditions. If the request is for redevelopment of more than one (1) accessory residential unit, or the request includes Variances, then Commission review shall be required.

Public Participation Report (for public hearing cases)

For cases requiring public hearing applicants are required to contact the applicable Neighborhood Association President and complete the Public Participation Report prior to submittal of an application. Public hearing applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting.

Application Submittal

Only complete applications will be accepted. Complete applications must be filed by 2:00 p.m. on the application deadline date.

Site Plan, Floor Plans, and Elevation Drawings

All applications require a detailed, accurate site plan or survey, floor plans, and elevation drawings. If the redevelopment application requests modification to existing landscaping or installation of new landscaping then landscaping plans shall be required. Staff strongly encourages applicants to retain the services of a design professional to prepare the required plans. The City is unable to accept site plans, floor plans, elevation drawings, or landscape plans that are incomplete, illegible, unclear, or do not meet the criteria listed on the "List of Required Submittals." Such determinations are made at the discretion of the City.

Commission Review

By applying to the Commission, the applicant grants permission for staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Variances

If Variances are requested as part of the redevelopment, the Variance application, narrative, and fee must be included at the time of application.

REDEVELOPMENT

GENERAL INFORMATION (PAGE 2)

Legal Notification

All applications requiring Commission review are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send via the U.S. Postal Service by "Certificate of Mailing" notification letters to all property owners within 200 feet of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing returned to staff within seven (7) days of the meeting date.

Public Hearing

Applications which require public hearing will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Approvals

Permits, inspections, business taxes, and certificates of occupancy may be required. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

Standards for Approval per Section 16.70.040.1.15

E. Standards for Review. In addition to the standards of review for a zoning and planning decision generally, a decision rendered under this section shall be guided by the following factors:

1. *Criteria.* Redevelopment plans shall be reviewed for compliance with the criteria set forth in the following chart:

REDEVELOPMENT PLAN		
Criterion	Project less than a city block	Project equal to or greater than a city block
Building Type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) ----- Building Scale (e.g. one-story or two-story principal structures) ----- Building Setbacks (including both perimeter and interior setbacks)	Structures shall be required to match the predominant building type, setbacks and scale in the block face across the street or abutting residential uses.	Structures on the perimeter of the project shall be required to match the predominant building type, setbacks, and scale in the block face across the street or abutting residential uses. Structures on the interior of the project shall comply with the requirements of the zoning district.
Site Development and Orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions)	Structures shall be required to match the predominant pattern in the block face across the street or abutting residential uses. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.	Structures on the perimeter of the project shall be required to match the predominant development pattern in the block face across the street or abutting residential uses. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use. Structures on the interior of the project shall comply with requirements of the zoning district.
Additional criterion for all projects		
Building Mass	Building mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be the existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater or the FAR plus bonuses allowed in the zoning district. Bonuses to this FAR are listed below. FAR shall include all enclosed space, including garage and storage space, except that open porches (not screened) and the first 300 square feet of garage space shall be excluded from the existing FAR for each unit.	
Building Height	Residential structures for: (1) a project less than a platted block, or (2) on the perimeter of a project equal to or greater than a platted block shall comply with the building height and roof design requirements of the zoning district.	
Development Across Multiple Lots (for redevelopment containing more than two lots and having structures constructed across platted lot lines, the original lot lines shall be respected through building articulation)	1. Structures should be separated by zoning district setbacks; however, if the structures are not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line, equal to or greater than the combined side yard setbacks that would be required for each lot; 2. Both the width and depth of the break shall be equal to or greater than the dimension of the combined side yard setbacks.	

Additional criterion for all projects	
Single Corner Lots	Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.
Traditional Grid Roadway network	For projects equal to or greater than a platted block, extensions of the traditional grid roadway network which: (1) abut the perimeter of the project area; or (2) would logically be extended through the project are required. Compliance with applicable subdivision and public improvement regulations is required.
Non-Traditional Roadway Network	For projects equal to or greater than a platted block, roadway and pedestrian networks shall meet the following requirements: <ol style="list-style-type: none"> 1. There shall be at least two points of entry into the project; 2. Sidewalk connections shall be made to surrounding streets; 3. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or anticipated to be redeveloped in the future.
Density and Intensity	<p>Redevelopment projects shall not exceed the legally grandfathered number of units or intensity of use (e.g. if the use is office, it cannot change to a more intensive grandfathered use such as retail).</p> <p>For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal home unit spaces (lots) within the park prior to redevelopment, or 140 percent of the maximum density of the future land use designation assigned to the property, whichever is less. No variance from this requirement shall be approved.</p>

2. *Perimeter.* Perimeter requirements shall not apply on portions of the property that abut or across the street from a nonresidential use or a water body greater than 150 feet wide.
3. *Floor Area Ratio Bonus.* FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonus and shall be developed following the Development across Multiple Lots criteria indicated in the chart above.
 - a. An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.
 - b. An FAR Bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured , or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.



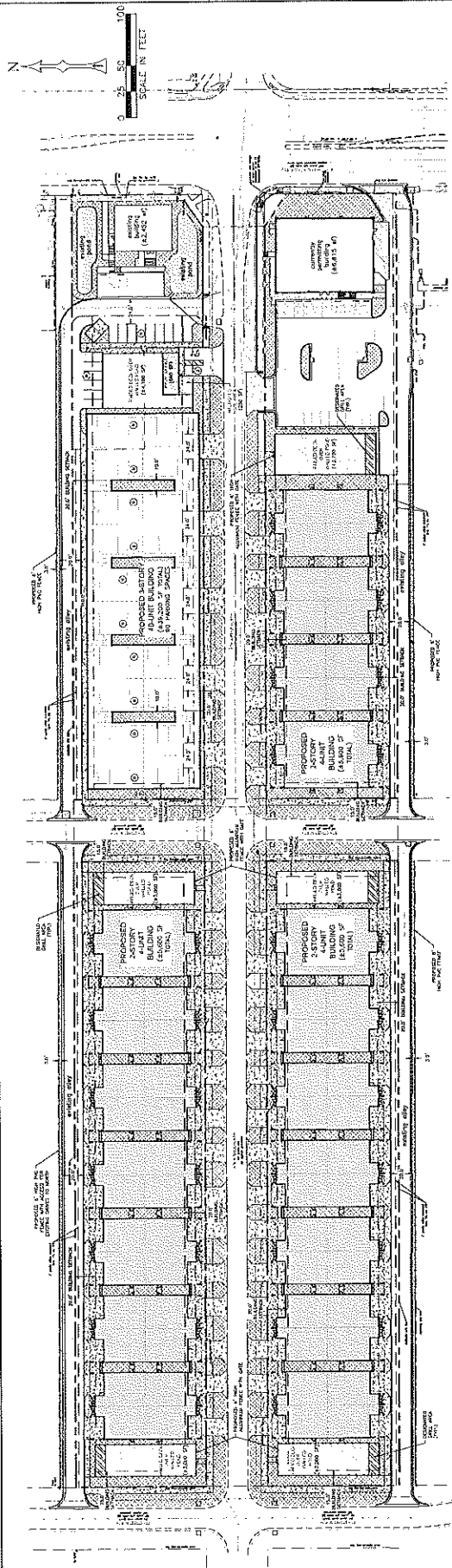
REDEVELOPMENT

PUBLIC PARTICIPATION REPORT

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@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th 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: _____	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

[illegible]

OVERALL SITE DATA

INTERPOLATED SURFACE

BUILDINGS: 17,616 SF
"RESIDENTIAL CONCRETE: 10,652 SF
"OFFICE USE CONCRETE: 1,412 SF
"VEHICLE USE CONCRETE: 5,552 SF

PERIOD: 23,310 SF = 53.35 AC (77,772)
TOTAL: 23,310 SF = 53.35 AC (77,772)

DATA CHANGES: NONE
TOTAL: 23,310 SF = 53.35 AC (77,772)

CONCRETE F.A.R.: 2,267 SF/AC (1.01) SF = 0.14
NOT INCLUDING INTERPOLATED INSIDE THE PLANT - 0.04

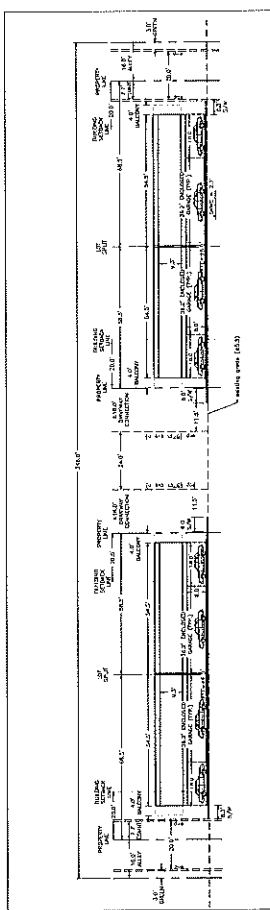
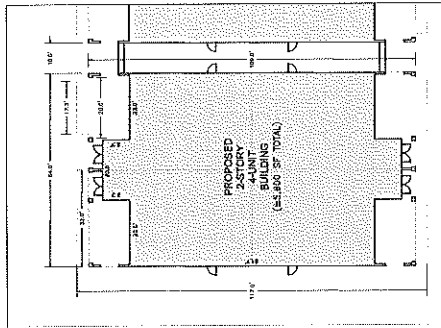


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Lots 1 to 12, Inclusive, Block 10; and Lots 1 to 12, inclusive, Block 13 (being all of Blocks 10 and 13); Lots 1 to 6 inclusive, the South 51.70 feet of the West 23.50 feet of Lot 9; Lot 7, less the North 75.30 feet of the East 25.80 feet thereof, Lot 8, less the North 75.30 feet thereof, all in Block 11; Lots 1 to 9, inclusive, Block 12, all in EL CENTRO, according to plat thereof recorded in Plat Book 14, Page 37, of the Public Records of Pinellas County, Florida.

TOGETHER WITH those parts of Lots 7, 8 & 9, Block 11, in El Centro Subdivision as recorded in Plat Book 14, Page 37 of the Public Records of Pinellas County, Florida. Being further described as follows:

- 1) The West 3.00 feet of the East 26.80 feet of the North 70.30 feet and the South 5.00 feet of the North 75.30 feet of Lot 7;
- 2) The South 5.00 feet of the North 75.30 feet of Lot 8;
- 3) The South 5.00 feet of the North 75.30 feet of the West 23.50 feet of Lot 9.

AND

TOGETHER WITH


Lot 1, Block 1, El-Centro Savage Replat, according to the map or plat thereof, as recorded in Plat Book 75, Page(s) 32, of the Public Records of Pinellas County, Florida, being more particularly described as follows:

PARCEL LIST

PARCEL ID	ADDRESS
19-30-17-25434-012-0010	420 87 th Ave N.
19-30-17-25434-011-0010	429 87 th Ave N.
19-30-17-25434-013-0010	644 87 th Ave N.
19-30-17-25434-010-0010	647 87 th Ave N.
19-30-17-25436-001-0010	8700 4 th Street N.



This User has been electronically signed by Donald J. Lyons, RA on the Date and/Time 11-11-2020. The signature is a digital signature and is not a physical signature. Printed copies of this document are not considered signed and the signature must be verified on any electronic copies.



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St. Petersburg, FL 33713 (727) 822-7100 Fax 822-7111
www.jovanovitylions.com

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NEW CONSTRUCTION FOR
BELLEAIR DEVELOPMENT GROUP
8600 4TH, ST. N.
ST. PETERSBURG, FLORIDA

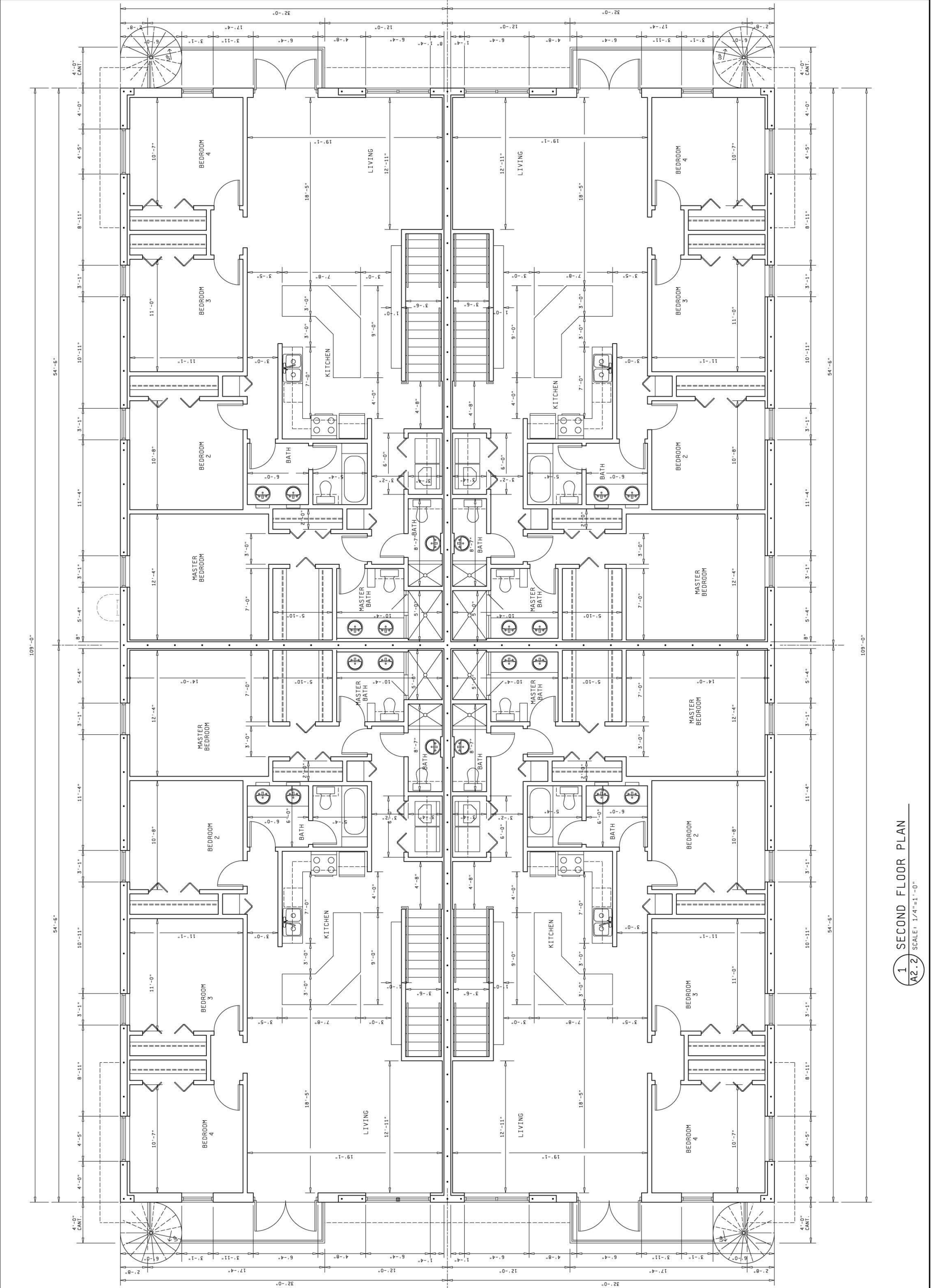
Revisions:

SECOND FLOOR
PLAN

Project Number
202002

Date
11-11-20

Sheet Number
A2.2



1 SECOND FLOOR PLAN
A2.2 SCALE: 1/4"=1'-0"



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NEW CONSTRUCTION FOR
BELLEAIR DEVELOPMENT
GROUP
8600 41H, ST. N.
ST. PETERSBURG, FLORIDA

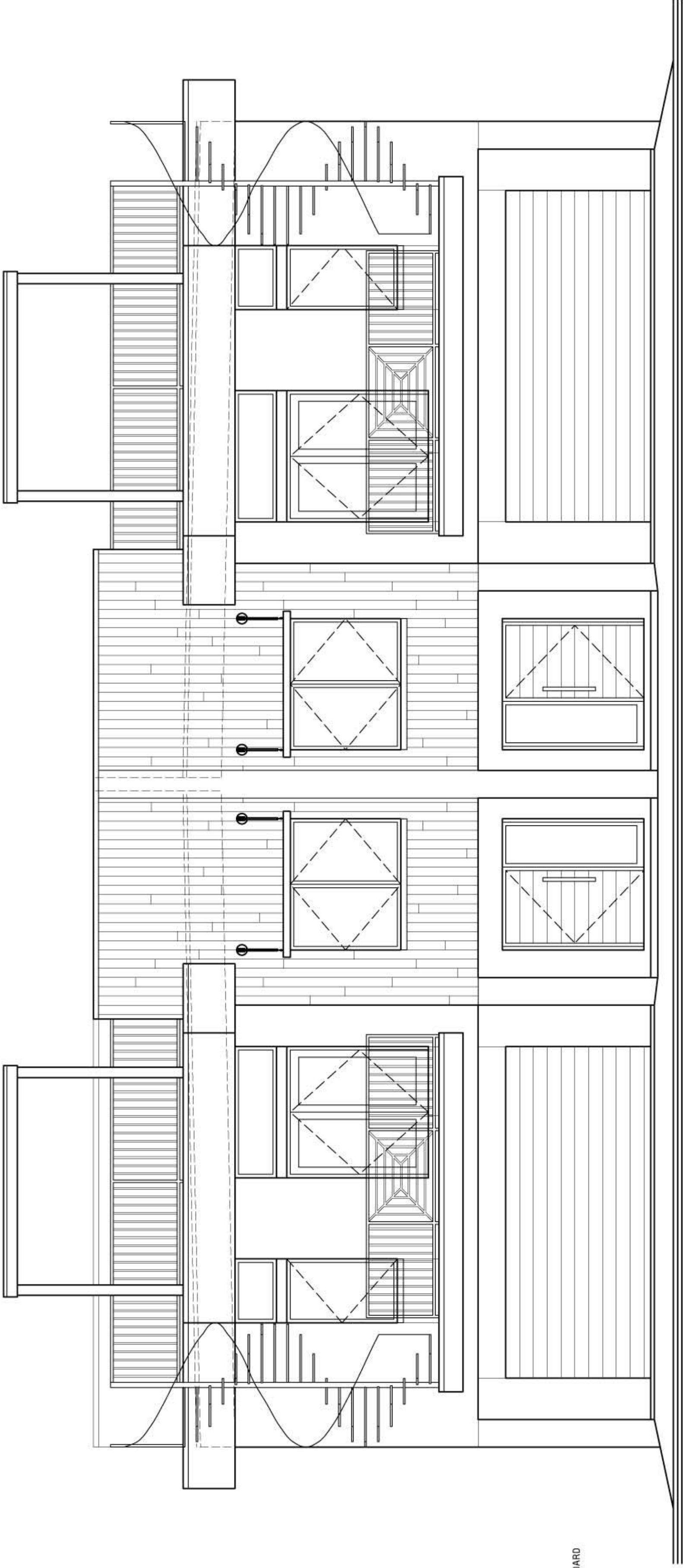
Revisions:

EXTERIOR
ELEVATIONS

Project Number
202002

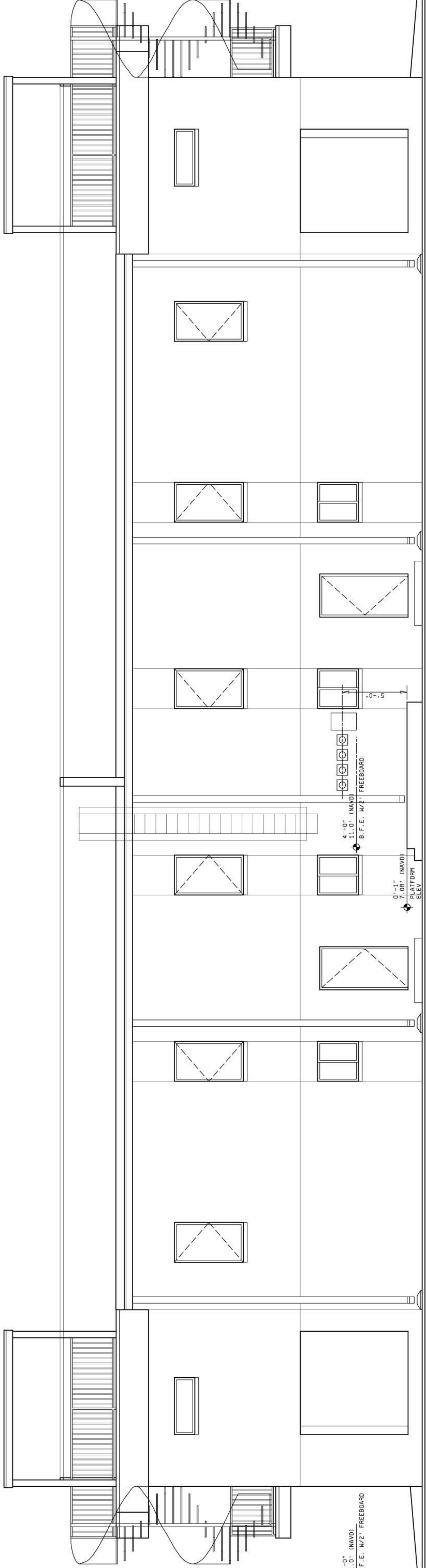
Date
11-11-20

Sheet Number
A3.1



1 FRONT ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

- 20'-0 3/4" (NAVD) 600" BEARING ELEV.
- 10'-8 3/4" (NAVD) 11.73' F.F.E.
- 4'-0" (NAVD) 11.0' F.F.E. W/2' FREEBOARD
- 9'-0" (NAVD) 9.0' F.F.E.
- 0'-4" (NAVD) 7.33' F.F.E. Foyer F.F.E.
- 0'-0" (NAVD) 7.0' F.F.E. W/2' FREEBOARD
- 5'-91" (NAVD) EXIST. GRADE
- 7'-0" (NAVD) 0.0' F.F.E.



2 SIDE ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

- 7'-0" (NAVD) 0.0' F.F.E.
- 0'-1" (NAVD) 7.08' PLATFORM ELEV
- 4'-0" (NAVD) 11.0' F.F.E. W/2' FREEBOARD
- 4'-0" (NAVD) 11.0' F.F.E. W/2' FREEBOARD




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NEW CONSTRUCTION FOR
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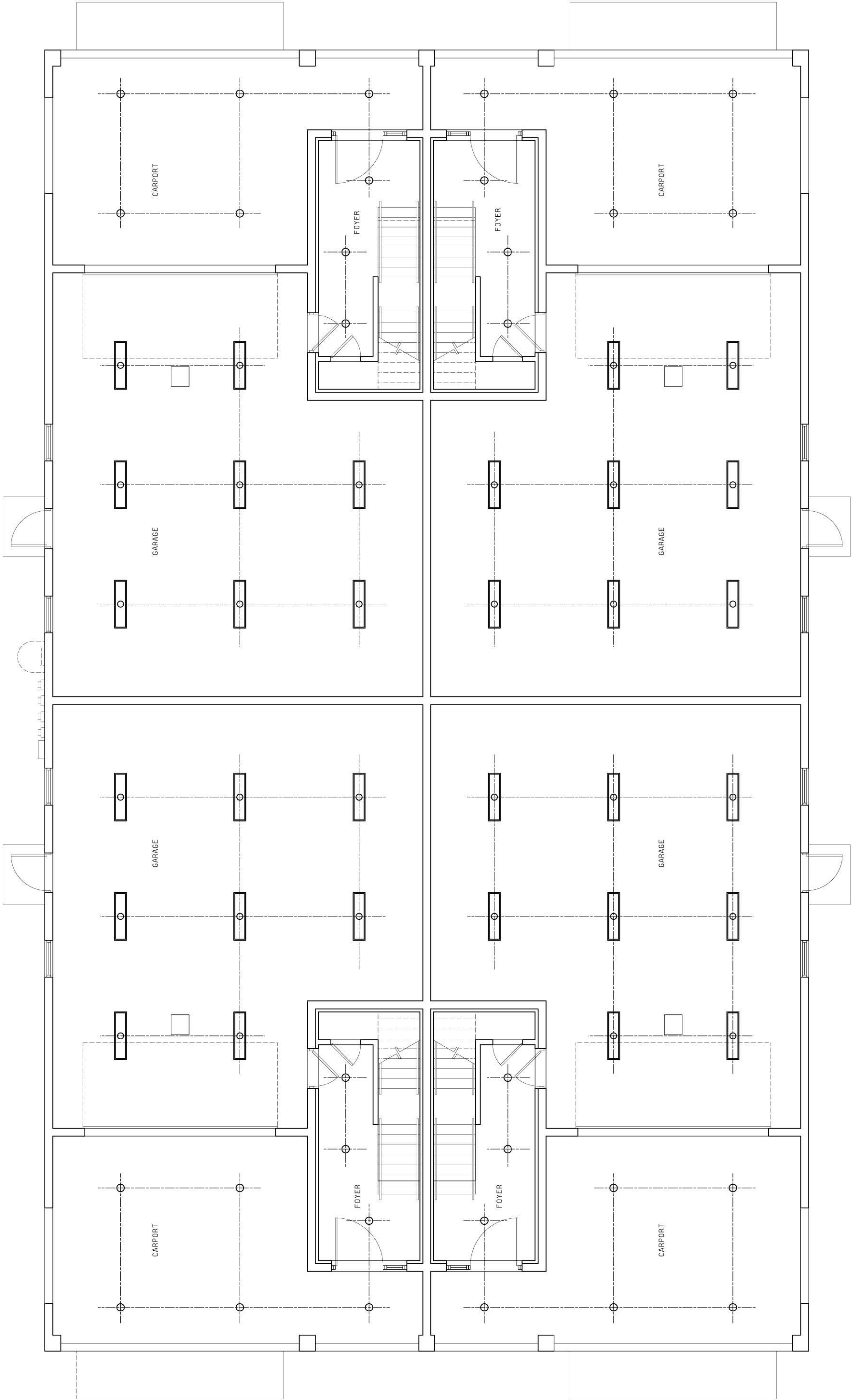
Revisions:

FIRST FLOOR
REFLECTED
CEILING PLAN

Project Number
202002

Date
11-11-20

Sheet Number
A5.1



1 FIRST FLOOR REFLECTED CEILING PLAN
A5.1 SCALE: 1/4"=1'-0"

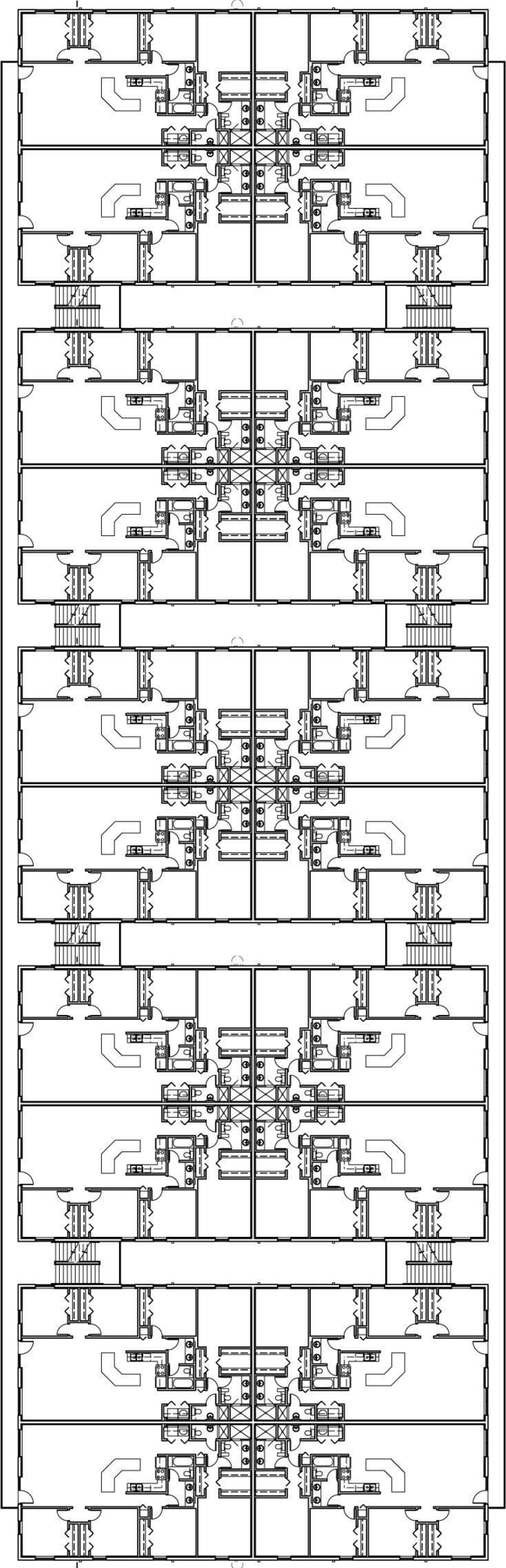
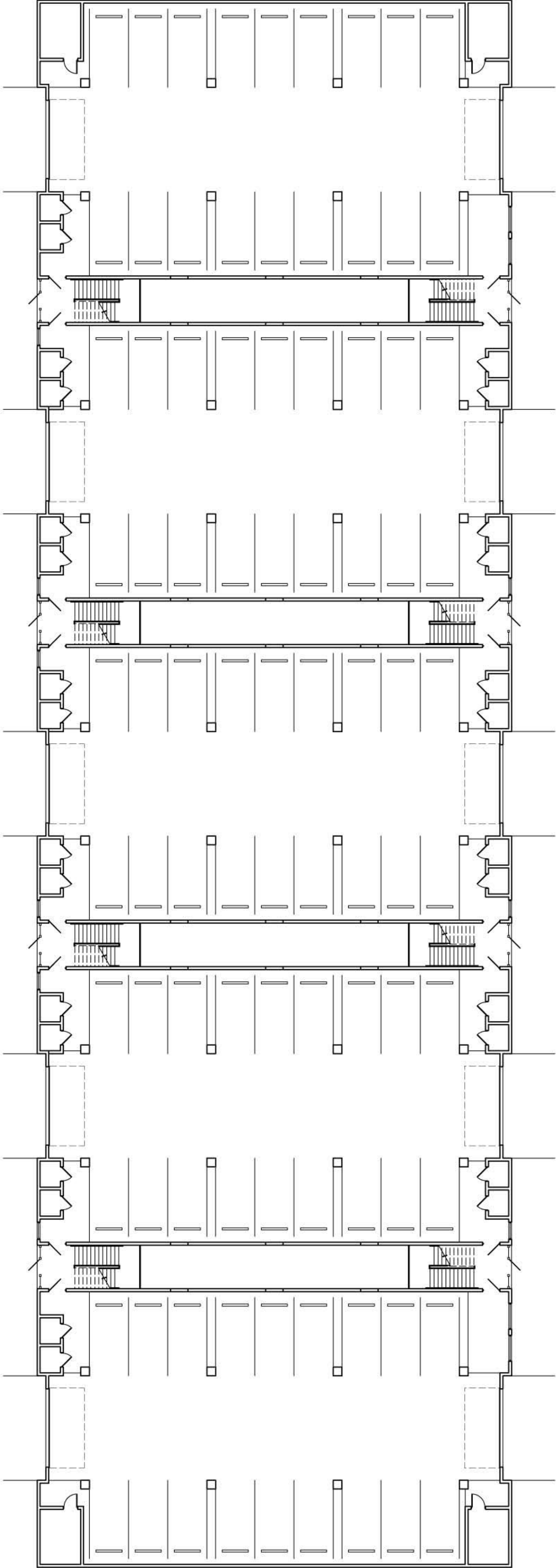
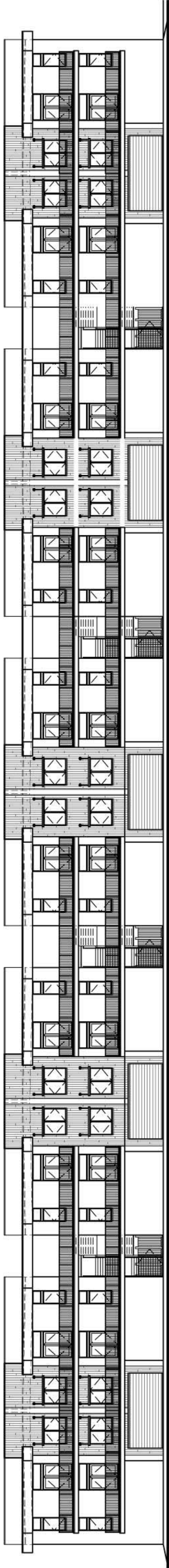
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October 11, 2019

B D G Lamplight Village LLC
6654 78th Avenue North
Pinellas Park, FL 33781-2053

Re: Zoning Letter: 19-42000124
Address: 8624 4th Street North
Parcel ID: 19-30-17-25434-012-0010
19-30-17-25434-011-0010
19-30-17-25434-010-0100
19-30-17-25434-012-0100
19-30-17-25434-013-0010

Request: Zoning Verification Letter

Dear Applicant:

A Zoning Verification Letter has been completed for these properties. The subject properties are zoned NMH (Neighborhood Suburban Mobile Home) except for 19-30-17-25434-012-0100 which is zoned CCS-1 (Corridor Commercial Suburban). The NMH properties have an underlying future land use of RM (Residential Medium) and the CCS-1 property has an underlying future land use of PR-MU (Planned Redevelopment Mixed-Use). Generally, NMH zoning districts intend to regulate the location of mobile homes in mobile home parks and to provide an adequate amount of space for each mobile home. Generally, CCS-1 allows for zoning districts to improve the appearance of "big box" retailers, drug stores and apartments while also improving connections between retail, vehicles, and pedestrians. Use permissions may be referenced using the "Use Permissions, Parking Requirements, and Zoning Matrix", section 16010.020.1 of the Land Development Regulations available at www.stpete.org/ldr.

Per Section 16.20.040.4 of the Land Development Regulations, the current Development Potential for the NMH district is as follows: minimum lot area is 15 acres and maximum residential density is 8 mobile home spaces per acre. In total, the combined parcels have a lot area of 6 acres which would allow for a maximum of 48 mobile homes. The property card for the subject parcel(s) cites 112 mobile homes being situated on the parcel(s) and 112 mobile homes having an electrical hook-up. The grandfathered status of this increased maximum residential density is accepted.



P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7111

This determination is effective as of the date of this letter. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes.

If you have any additional questions, please contact Daniel Sobczak at (727) 892-5978.

Sincerely,



Jennifer Bryla, AICP
Zoning Official
Development Review Services



ZONING LETTER

Application No. 19-42000124

Zoning letters identify the legal zoning classification for the requested property. Additional applications are required for questions related to lawful uses/grandfather status, rebuildable status of buildings, and buildable status of a parcel. All applications are to be filled out completely and correctly. Applications are submitted to the City of St. Petersburg, Development Review Services, located on the 1st floor of the Municipal Services Building, One 4th Street North, St. Petersburg, Florida.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): BDD CAMPBELL, LLC	
Street Address: 6654 78TH AVE N.	
City, State, Zip: PINEHURST PARK FL 33781	
Telephone No: 727-463-8686 Email Address: CYEPES@BELLEAIRGROUP.COM	
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	
PROPERTY INFORMATION:	
Street Address or General Location: 012-010	
Parcel ID#(s): 19-30-17-25434-012-0100	
011-0010	
010-0010	
013-0010	
Special instructions such as inside address, salutation, or courtesy copy may be attached.	
Vest Density 117	

FEE SCHEDULE

The fee for a zoning letter: \$40.00
Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

Signature of Owner / Agent*: 

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

Date: 10-11-19.

UPDATED 04-24-19

SUBDIVISION		LAMPLIGHT VILLAGE TRAILER PARK		LOT 1 thru 9		BLOCK 11	
Card #16	BUILDING	Sub: St. Peter's Terr. ELECTRICAL	1 thru 9	19-30-17	PLUMBING	12	F-46
<p>Location: 8624 - 4 Street North #41971-R4 - 7/27/76 - \$1050 Owner E McAnniny - Install aluminum sun roof over mobile home roof - (Type IV) Crown Awning & Screening Inc., Contr (462 - 87 Ave No) #52363- MHP - 1/26/78 - \$150 Owner Erwin - REPLACEMENT mobile home w/10 minuteman anchors (Type IV) Ericson Mobile Home Sales, Contractor (454- 87 Avenue North) #52726 - MHP - 2/15/78 - \$150 Owner Ludlow - replacement mobile home w/10 minuteman anchors (Type IV) Ericson Mobile Home Sales, Contr., (561 - 86th Terr N) #6574A-11/7/78--MHP--\$5800 Owner John-A-Romeo-Breet-nen-111-double-face-wood-prime-187-sign #69712-MHP- 2/19/80- \$3100 Owner J F Allen- Alterations to existing mobile home; install glass awnings windows;insulate and panel under existing roof; jalouise door elec as per code (Type IV) Clear-Vue Inc, Contr (426- 87 Ave No)</p>	<p>#E869G - 1/27/78 - Erwin Electrical Enter - hook-up mobile home (454 - 87th Ave N) #E1049G- 2/17/78 - Ludlow - Electrical Enterprises Inc - trailer hook up - 3ws 150-amps 1-phase 1-meter 4/0 al. wire (lot:561-- 86 Terr No) #E97H - 3/26/80 - J. F. Allen-Hammond Elec - 1-circuit (426 - 87 Ave No)</p>	<p>#P6722G- 2/17/78 - Ericson Mobile Home - John Hay & Son Inc - mobile home hook-up for replacement trl vac.brkr. - wtr srv - sewer insp (lot:561- 86 Terrace North)</p>	<p>2 + 15 + 29 + 32 + 31 + 3 <u>112</u></p>				

SUBDIVISION	EL CENTRO REPLAT ST. PETERSBURG TERRACE	LOT	1 thru 9 1 thru 9	BLOCK	11 12
Card #17	BUILDING LAMPLIGHT VILLAGE TRAILER PRELECTICAL	MHP	19-30-17 PLUMBING	F-46	
Location: 8624 - 4 Street North #73653-MHP-9/19/80- \$2065 Owner Eohn Romeo-roeroof existing K-Club House only, asbestos roof, removed & hauled away, replace bad lumber, dry in 2-15# felt lapped 18", new alum. eave drip, pastel green, fiberglass shingles with 4- 1" lock nails to each shingle-1 1/2" on hip & ridge cap shingles. (Type V) Robert A. Ames, Contractor #75187-MHP- 12/19/80- \$120 Owner Lee Hutchinson- Install 10 hurricane anchors on replacement mobile home (Type VI) Ericson Mobile Home Sales Inc, Contractor (652 - 87 Ave No) #75974-MHP- 2/9/81- \$150 Owner Edward P or Brlmira Deliz- Install 8 hurricane anchors on re- placement mobile home (Type VI) Ericson Mobile Home Sales Inc, Contractor (645 - 87 Ave No) #76093-MHP-2/17/81-\$250. Owner: Knight's Trailer Center- Replacement mobile home-set & tie down (Type IV)By Owner (439-87 Ave. North) #75974-C.O. TO FLA.POWER 2/18/81	#E2426H-1-2-81-Lee Hutchinson Electrical Enterprises Inc.-trailer hook-up-1-serv-100amps-phase-3-#1A1 1-meter (652) #E2770H-2-10-81-Edward P Belmira Deliz M & J Ele-increase serv-150amps-1- meter-trailer hook-up(645 87th Ave North) #E2770H-2-12-81-Edward Deliz B & D Engineering-1-3ton A/C-10KW str-1-circuit(645 87th Ave N) #E2905H-2-25-81-Knight Allcorn Brinson Ele-increase serv- 100amps-1-ph-1-meter-1-trailer hook up(XXX 439 87th Ave N)	#P4597D-12/31/80-Hutchenson John Hay & Sons Inc-1-vacc bkr-1- wtr serv-1-sewer insp-1-mobile hook #P4877D-2-11-81-Deliz John Hay & Sons-mobile hook-up (645-87th Ave N) #P4936D-2-19-81-Knight Gilson Plbg-mobile home hook-up (439 87th Ave N) #P5714D-6-29-81-Laurent John Hay & Sons-1-vac bkr-1-ws-1- mobile home hook up(524 87th A/N)			

SUBDIVISION EL CENTRO REPLAT

CARD #13A BUILDING LAMPLIGHT VILLAGE MOBILE ELECTRICAL
 LOCATION: 8624 - 4th Street N.

St. Petersburg Terrace

LOT 1 thru 9
 1 thru 9

BLOCK

11
 12

VILLAGE MOBILE ELECTRICAL		PLANNING ELECTRICAL	
#9579H - 1/14/66 - Lamplight Village Allcorn - 100amp 3w 1-meter (Lot 6A)		#9610H - Lot 8B - Same as 9579H	"
#9580H - Lot 7A - Same as 9579H		#9611H - Lot 9B -	"
#9581H - Lot 8A - Same as 9579H		#9612H - Lot 10B	"
#9582H - Lot 9A	"	#9613H - Lot 11B	"
#9583H - Lot 10A	"	#9614H - Lot 12B	"
#9584H - Lot 11A	"	#9615H - Lot 13B	"
#9585H - Lot 12A	"	#9616H - Lot 14B	"
#9586H - Lot 13A	"	#9617H - Lot 15B	"
#9587H - Lot 14A	"	#9618H - Lot 16B	"
#9588H - Lot 15A	"	#9619H - Lot 17B -	"
#9589H - Lot 16A	"	#9620H - Lot 18B	"
#9590H - Lot 17A	"	#9621H - Lot 19B	"
#9591H - Lot 18A	"	#9622H - Lot 20B	"
#9592H - Lot 19A	"	#9623H - Lot 21B	"
#9593H - Lot 20A	"	#9624H - Lot 22B	"
#9594H - Lot 21A	"	#9625H - Lot 23B	"
#9595H - Lot 22A	"	#9626H - Lot 24B	"
#9596H - Lot 23A	"	#9627H - Lot 25B	"
#9597H - Lot 24A	"	#9628H - Lot 26B	"
#9598H - Lot 25A	"	#9629H - Lot 27B	"
#9599H - Lot 26A	"	#9630H - Lot 28B	"
#9600H - Lot 27A	"	#9631H - Lot 29B	"
#9601H - Lot 28A	"	#9632H - Lot 1C	"
#9602H - Lot 29A	"	#9633H - Lot 2C	"
#9603H - Lot 1B	"	#9634H - Lot 3C	"
#9604H - Lot 2B	"	#9635H - Lot 4C	"
#9605H - Lot 3B	"	#9636H - Lot 5C	"
#9606H - Lot 4B	"	#9637H - Lot 6C	"
#9607H - Lot 5B	"	#9638H - Lot 7C	"
#9608H - Lot 6B	"	#9639H - Lot 8C	"
#9609H - Lot 7B	"	#9640H - Lot 9C	"
	"	#9641H - Lot 10C	"
	"	OVER	"

20 (31)

(32)

33

INSTALLATION ELECTRICAL	EXISTING ELECTRICAL	SEWER
#9642H -- 1/14/66 - Lamplight Village Allcorn - 3w 100amp 1-meter (Lot 11C)	#9671H -- Lot 14D - Same as 9642H	
#9643H -- Lot 12C - Same as 9642H	#9672H -- Lot 15D -- " "	
#9644H -- Lot 13C -- " "	#9673H -- Lot 16D -- " "	
#9645H -- Lot 14C -- " "	#9674H -- Lot 17D -- " "	
#9646H -- Lot 15C -- " "	#9675H -- Lot 18D -- " "	
#9647H -- Lot 16C -- " "	#9676H -- Lot 19D -- " "	
#9648H -- Lot 17C -- " "	#9677H -- Lot 20D -- " "	
#9649H -- Lot 18C -- " "	#9678H -- Lot 21D -- " "	
#9650H -- Lot 19C -- " "	#9679H -- Lot 22D -- " "	
#9651H -- Lot 20C -- " "	#9680H -- Lot 23D -- " "	
#9652H -- Lot 21C -- " "	#9681H -- Lot 24D -- " "	
#9653H -- Lot 22C -- " "	#9682H -- Lot 25D -- " "	
#9654H -- Lot 23C -- " "	#9683H -- Lot 26D -- " "	
#9655H -- Lot 24C -- " "	#9684H -- Lot 27D -- " "	
#9656H -- Lot 25C -- " "	#9685H -- Lot 28D -- " "	
#9657H -- Lot 26C -- " "	SEWER ELECTRICAL	SEPTIC TANK
#9658H -- Lot 27C -- " "	#75J - 2/8/66 - Lamplight Village Allcorn - 3ws 100amp 1-meter (Recreation Hall)	
#9659H -- Lot 28C -- " "	#921E-3/14/73 - Oliver Nye	
#9660H -- Lot 29C -- " "	Keesler Electric 1-A/C - 1 1/2 hp (rm.)	
#9661H -- Lot 4D - " "	#E4710E - 10/11/73 - Ryyle	
#9662H -- Lot 5D -- " "	Conover-Hobbs Elec. - (1) LHP-wind.	
#9663H -- Lot 6D -- " "	A/C - (604 - 87th Ave. No.)	
#9664H -- Lot 7D -- " "		
#9665H -- Lot 8D -- " "		
#9666H -- Lot 9D -- " "		
#9667H -- Lot 10D -- " "		
#9668H -- Lot 11D -- " "		
#9669H -- Lot 12D -- " "		
#9670H -- Lot 13D -- " "		

22 (62)

Carlos Yepes

From: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Sent: Friday, May 29, 2020 1:48 PM
To: Carlos Yepes
Cc: Jennifer C. Bryla; Corey D. Malyszka
Subject: RE: Lamplight Village Demo

Carlos,

We have confirmed that you may voluntarily demo the grandfathered units, and you will then have until February 13, 2021 (one year from the rezoning approval) to submit the redevelopment plan for the new residential use, as noted in the code language below.

Best Regards,
Elizabeth Abernethy, AICP
Director, Planning & Development Services
City of St. Petersburg
O: 727-893-7868
E: Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Friday, May 29, 2020 1:35 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: RE: Lamplight Village Demo

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

Good Afternoon, did you hear back from legal confirming that we are preserving our grandfather status of the 112 units, as we are a mobile home park converting to another use; therefore, we have until a year from the effective date of the rezoning to submit the redevelopment plan approval. As per the code exception below. We are literally ready to demo, with machines on site and permit ready to be picked up. Can you please confirm via e-mail that the exception applies to us. Thank you for all of your work and assistance with this property. Feel free to call me to my cell should you have any questions 727-463-8686.

"In cases involving voluntary demolition of a grandfathered use, a redevelopment plan shall be approved prior to the demolition. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located, except when the demolition involves a mobile home park and conversion to another residential use; in that situation, the redevelopment plan shall be submitted within one year of the effective date of the zoning allowing the new residential use. The term "voluntary demolition" means any demolition which is not necessary because of damage to a structure as the result of an unforeseen event (fire, hurricane, etc.) and shall include structures subject to City-initiated demolition cases

Carlos Yepes
Belleair Development Group
6654 78th Ave. N.
Pinellas Park, FL 33781
Ph: 727-536-8686
Fax: 727-536-4356
Cell: 727-463-8686
Carlos@bdgfl.com
www.bdgfl.com

From: Elizabeth Abernethy [<mailto:Elizabeth.Abernethy@stpete.org>]
Sent: Wednesday, May 27, 2020 4:54 PM
To: Carlos Yepes
Subject: RE: Lamplight Village Demo

We are confirming with legal and will get back to you ASAP regarding demo permit, and whether you need a letter for uninhabitable to proceed ahead of an approved Redevelopment plan, or if you only must submit the Redevelopment plan by February 13, 2021

If CHHA is approved, it will allow you to file for a comp plan amendment and rezoning to increase the density, It will not affect the current grandfathered status or the requirement for a Redevelopment plan

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Wednesday, May 27, 2020 4:29 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: RE: Lamplight Village Demo

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

Thank you for the clarification. It will seem to me that as we have rezoned the entire park and have received the letter of the 112 units, that we have a year from the effective date of the rezoning, right?
Therefore, we do not need the letter from the building official declaring the units uninhabitable in order to preserve the 112 units of density, correct?
One more question, once the new CHHA is approved, then do we get any benefit from the grandfather units or is the calculation of the units done via the new CHHA rules?
Carlos Yepes

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Carlos@bdgfl.com
www.bdgfl.com

From: Elizabeth Abernethy [<mailto:Elizabeth.Abernethy@stpete.org>]
Sent: Wednesday, May 27, 2020 4:12 PM
To: Carlos Yepes
Subject: RE: Lamplight Village Demo

Carlos,

To clarify,
You have a year **from the approval of the zoning change** to file the Redevelopment application:
(February 13, 2021)

16.70.040.1.15. - Redevelopment of grandfathered uses.

Under subsection D

A redevelopment plan for a structure which had been destroyed (excluding voluntary demolition) shall be filed not more than one year from the event that caused the destruction of the structure (e.g., the date of the fire, hurricane, etc.);

In cases involving voluntary demolition of a grandfathered use, a redevelopment plan shall be approved prior to the demolition. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located, **except when the demolition involves a mobile home park and conversion to another residential use; in that situation, the redevelopment plan shall be submitted within one year of the effective date of the zoning allowing the new residential use.** The term "voluntary demolition" means any demolition which is not necessary because of damage to a structure as the result of an unforeseen event (fire, hurricane, etc.) and shall include structures subject to City-initiated demolition cases;

Only property that has a grandfathered use shall be the subject of an application for a redevelopment plan. No property which does not have a grandfathered use may be included in an application for a redevelopment plan;

I'll review with Jenni

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Wednesday, May 27, 2020 4:03 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: RE: Lamplight Village Demo

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

We have set up a fence to keep any debris from flying away and we monitor it twice a day.

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Cell: 727-463-8686
Carlos@bdgfl.com
www.bdgfl.com

From: Elizabeth Abernethy [<mailto:Elizabeth.Abernethy@stpete.org>]
Sent: Wednesday, May 27, 2020 4:01 PM
To: Carlos Yepes
Subject: RE: Lamplight Village Demo

If you want the keep the grandfathered density, you should get the Redevelopment plan filed ASAP
You cannot demo until the plan is approved by DRC, unless the building official condemns the unit, such that they are uninhabitable
I will discuss with Don.

You can certainly pick up all the stray debris without a demo permit...

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Tuesday, May 26, 2020 9:19 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: RE: Lamplight Village Demo

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.

Yes, I know that the permit is ready, but I can not start according to Corey until the Building official gives me the letter stating that the units are uninhabitable. I was trying to preserve the density and file for redevelopment plan, even though I have the attached density letter for 112 units. Corey still wants me to receive the letter from the building official stating that the units are uninhabitable before I can demo in order to keep the density. What do you think?

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Carlos@bdgfl.com
www.bdgfl.com

From: Elizabeth Abernethy [<mailto:Elizabeth.Abernethy@stpete.org>]
Sent: Tuesday, May 26, 2020 4:58 PM
To: Carlos Yepes
Subject: RE: Lamplight Village Demo

I'll check with Don,
It looked like everything was ready for your contractor to pick-up the permits in our system...

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Carlos Yepes <Carlos@bdgfl.com>
Sent: Tuesday, May 26, 2020 4:52 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: Linnie A. Randolph <linnie.randolph@stpete.org>
Subject: RE: Lamplight Village Demo

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.

Yes, I am waiting for the Building official to issue the letter that the units are uninhabitable.

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Pinellas Park, FL 33781
Ph: 727-536-8686
Fax: 727-536-4356
Cell: 727-463-8686
Carlos@bdgfl.com
www.bdgfl.com

From: Elizabeth Abernethy [<mailto:Elizabeth.Abernethy@stpete.org>]
Sent: Tuesday, May 26, 2020 1:29 PM
To: Carlos Yepes
Subject: FW: Lamplight Village Demo

See below

I responded that the demo permit has been ready for pick up as of May 13th
If there is anything further you want to share, feel free to respond back to me and or Linnie directly.

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Linnie A. Randolph <linnie.randolph@stpete.org>
Sent: Tuesday, May 26, 2020 12:37 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: Brandi J. Gabbard <Brandi.Gabbard@stpete.org>
Subject: Lamplight Village Demo

Hi Liz,
CM Gabbard asked that I follow up with you on the progress on Lamplight Village demo.
Can you please provide any information on the timeline, progress and any issues regarding the removal of the old homes and clean up on the site?
Thank You,
Linnie

Linnie A. Randolph
Legislative Aide, District 2
Council Member Brandi Gabbard
St. Petersburg City Council
Direct: (727) 551-3528
Council Office: (727) 893-7117
Linnie.Randolph@stpete.org

The information in this email and any attachment(s) is intended only for the addressee(s) listed and may be subject to public disclosure.

Carlos Yepes

From: Carlos Yepes
Sent: Friday, January 29, 2021 6:18 PM
To: 'dwooldridgejr@tampabay.rr.com'
Subject: Lamplight Village Mobile Home Park Redevelopment Notice to Fosil Park Association
Attachments: Application.pdf; Elevations 4th and 87th townhomes.pdf; General Site Plan Exhibit #2 (3).pdf; Green Space Exhibit.pdf; Letter to Fosil Park Association.pdf

Carlos Yepes

Please accept this e-mail as notification of our intent to file for a redevelopment plan for the Lamplight Village Mobile Home Park. You will find attached our letter, site plans and elevations of the proposed redevelopment. Should you have any questions, please do not hesitate to call me to my cell 727-463-8686.

Thank you

Carlos Yepes
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Ph: 727-536-8686
Fax: 727-536-4356
Cell: 727-463-8686
Carlos@bdgfl.com
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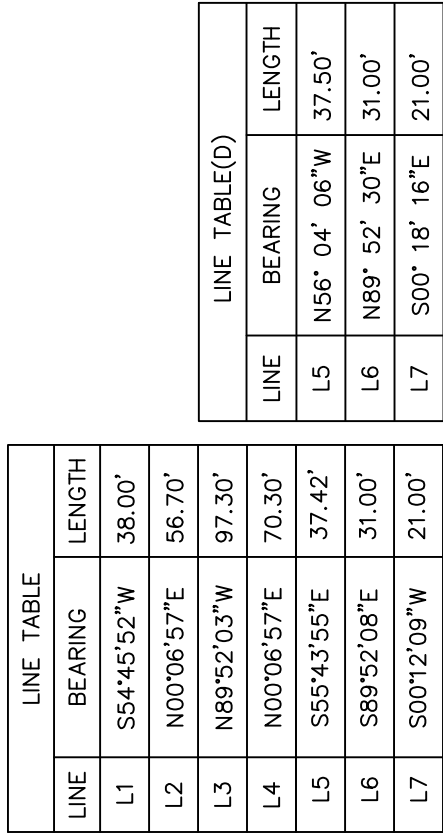
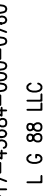
Carlos Yepes


From: Carlos Yepes
Sent: Friday, January 29, 2021 6:23 PM
To: 'vickifour@yahoo.com'
Subject: Lamplight Village Mobile Home Park Redevelopment Notice to Riviera Bay Civic Association
Attachments: Application.pdf; Elevations 4th and 87th townhomes.pdf; General Site Plan Exhibit #2 (3).pdf; Green Space Exhibit.pdf; Letter to Riviera Bay.pdf

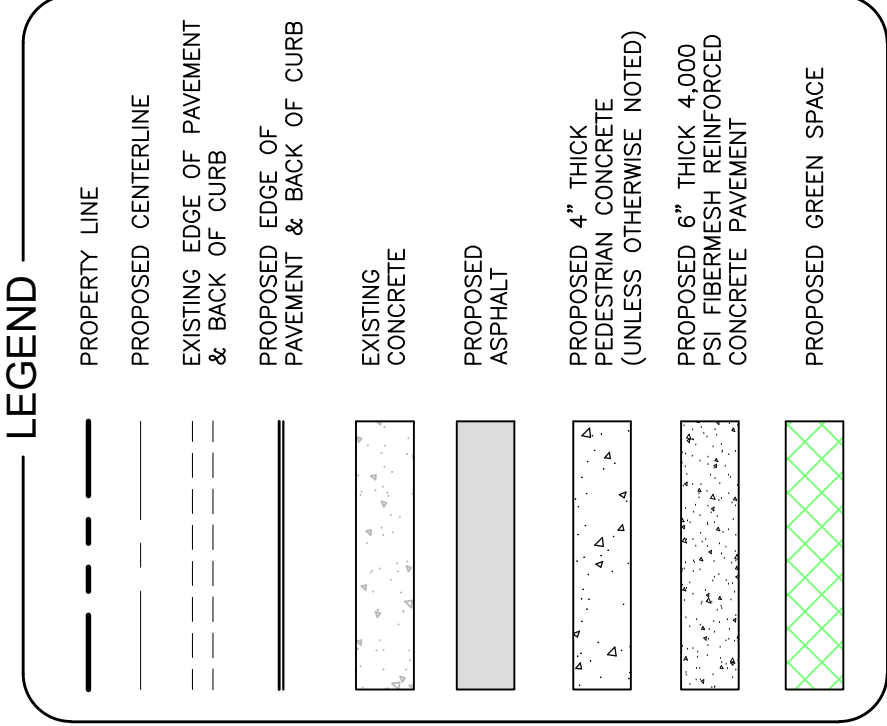
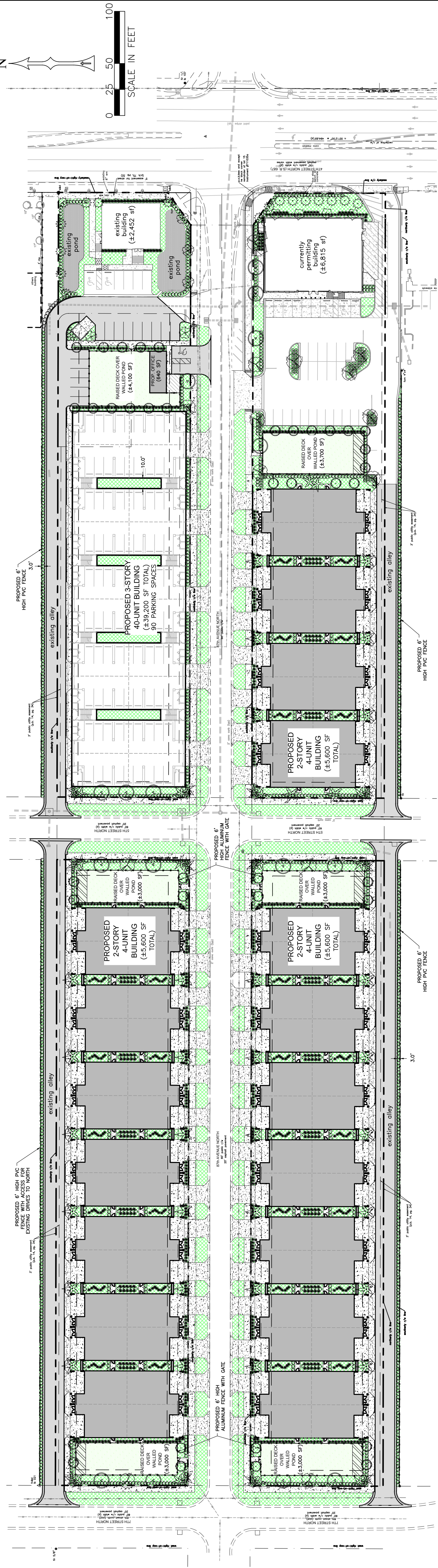
Please accept this e-mail as notification of our intent to file for a redevelopment plan for the Lamplight Village Mobile Home Park. You will find attached our letter, site plans and elevations of the proposed redevelopment. Should you have any questions, please do not hesitate to call me to my cell 727-463-8686.

Thank you

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AMERICAN SURVEYING INC.  L.B. #7168 4847 NORTH FLORIDA AVENUE TAMPA, FLORIDA 33603 TELEPHONE (813)234-0103 • FAX (813)234-0108		Field Date 08-09-17 Crew Chief JS Dwn. By LCN Apprvd. By RJB Dwg. No. 07003317B Scale 1"=30'		1 <input type="text"/> TITLE COMMITMENT 10 <input type="text"/> PARKING NOTES 2 <input type="text"/> LEGAL DESCRIPTION 11 <input type="text"/> SURVEYORS CERTIFICATION 3 <input type="text"/> SCHEDULE B-H ITEMS 12 <input type="text"/> BEARING DATA 4 <input type="text"/> SURVEYORS NOTES 13 <input type="text"/> BUILDING AREA 5 <input type="text"/> INFORMATION BOX 14 <input type="text"/> BUILDING HEIGHT 6 <input type="text"/> FLOOD/ZONE INFORMATION 15 <input type="text"/> PROPERTY AREA 7 <input type="text"/> CEMETERY NOTE 16 <input type="text"/> LEGEND 8 <input type="text"/> ZONING INFORMATION 17 <input type="text"/> UTILITY MAP 9 <input type="text"/> POSSIBLE ENCROACHMENT 18 <input type="text"/> DRAWING SCALE	
Section 19 Township 30S Range 17E		County, State PINELLAS COUNTY, FLORIDA		DATE REVISONS 08/17 UTILITY & LEGAL DESC. 09/05 CLIENTS COMMENTS 01/04 CLIENTS COMMENTS	
Prepared For: BELEAIR DEVELOPMENT, LLC		Project Name LAMPLIGHT VILLAGE		Project Address 8624 4th STREET NORTH	
Order		Project Location			



MATERIALS SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SPECS	CAL. NATIVE	PLANT TOTAL
TREES						
QVI	14	Live Oak	Quercus virginiana 'Boardwalk'	10' HT, 5" SPR	Yes	Yes
PPA	16	Longleaf Pine	Pinus palustris	10' HT, 5" SPR	Yes	Yes
LJA	39	Ligustrum	Ligustrum japonicum	8' HT, 6" SPR	2"	No
IVO	9	Yaupon Holly	Ilex vomitoria	8' HT, 6" SPR	2"	Yes
LIN	6	Crape Myrtle	Lagerstroemia indica X fauriei	8' HT, 6" SPR	No	Yes
WBI	13	Foxtail Palm	Wodyetia bifurcata	3 TRUNK, 1" CAL PER B&B	10'-12' O.A. DOUBLE	Yes
REL	32	Royal Palm	Roystonea elata	10' CLEAR TRUNK B&B	Yes	No
SHRUBS						
VOB	1,477	Walter's Viburnum	Viburnum obtatum	36" TALL; 7 GAL O.C.	Yes	Yes
MFR	144	Simpson's Stopper	Myrsine fragrans	24" TALL; 7 GAL O.C.	Yes	Yes
GRASSES						
MCA	909	Pink Muhlygrass	Muhlenbergia capillaris	24" TALL; 7 GAL O.C.	Yes	Yes

- NOTES:
- CONTRACTOR TO CONFIRM ALL PLANT COUNTS FROM DRAWING PRIOR TO INSTALLATION.
 - ALL SPECIFICATIONS ARE MINIMUMS FOR EACH PART OF THE SPECIFICATION.
 - TURF FOR STORMWATER PONDS SHALL BE BAHAGRASS 'ARGENTINE' AS PER CIVIL PLANS.
 - ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL WITHIN 6 MONTHS BE SUITABLE FOR SOIL STABILIZATION. SOILS MUST BE PROTECTED FROM EROSION PRIOR TO VEGETATION. ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
 - FOR ALL PERSONAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (LESS THAN 18" DEEP) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.
 - SHRUBBERY USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 36 INCHES, SPACED A MAXIMUM 3 FEET ON CENTER AND BE INSTALLED AT AN ELEVATION EQUIVALENT TO THE PROPOSED ADJACENT FINISHED ELEVATION. NO PLANTING SHALL BE INSTALLED IN THE EASEMENT AREAS UNLESS THE PLANTING IS SPECIFICALLY IDENTIFIED FOR EASEMENT PURPOSES WHICH INCLUDES THE MAINTENANCE AND REPLACEMENT OF UNDERGROUND UTILITIES.
 - EASEMENT SHALL BE HERBACEOUS VEGETATION AND SHALL NOT INTERFERE WITH THE USE OF THE EASEMENT FOR UTILITY PURPOSES WHICH INCLUDES THE MAINTENANCE AND REPLACEMENT OF UNDERGROUND UTILITIES.

[illegible]

TREE PROTECTION DETAIL

CLEAR SIGHT TRIANGLE

PROTECTIVE BARRIER NOTES

LANDSCAPE CONSTRUCTION NOTES

SPECIFICATIONS

CONCRETE WALK OVER CRITICAL ROOT ZONE DETAIL

TYPICAL PALM TREE PLANTING

TYPICAL MULTI-TRUNK TREE PLANTING

TYPICAL SHRUB BED PLANTING

TYPICAL SHRUB PIT PLANTING

[illegible]

TYPICAL SINGLE TRUNK TREE PLANTING

[illegible] $(\gamma$

A SHRUBS & GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS & GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE.

(c)

Diagram illustrating the cross-section of a shrub pit, showing the following components and dimensions:

- ROOTBALL TO BE 1'-2" ABOVE FINISH GRADE.**
- 3" MULCH (TYP.) (KEEP 3" AWAY FROM BASE OF SHRUB)**
- 4" EARTHEN WATER SAUCER**
- FINISH GRADE**
- EXISTING SOIL**
- 6" MIN.** (Vertical dimension for the water saucer layer)
- 6" MIN.** (Vertical dimension for the mulch layer)
- 6" MIN.** (Vertical dimension for the soil layer above the saucer)
- 1'-6" (MIN.)** (Total vertical dimension for the pit)
- SHRUB PIT 2X** (Label for the pit structure)
- SAUCER W/ WATER** (Label for the water saucer)
- OWN SHRUB** (Label for the shrub being planted)
- PROVED PLANTING** (Label for the planting area)
- SOIL BACKFILL** (Label for the soil backfill)

 $($

PRUNE FRONDS BELOW HORIZONTAL. TIE FRONDS TOGETHER DURING TRANSPORTING WITH BIODEGRADABLE TWINE (MINIMUM 6-8 FRONDS). REMOVE FRONDS AND TWINE BEFORE PLANTING OR AS DIRECTED BY OWNER'S REPRESENTATIVE.

5 LAYERS OF BURLAP (WRAPPED AT POINT OF SUPPORT)

2" x 4" WOOD CLEATS (5) WITH METAL BAND STRAPPING

2" x 4" WOOD BRACES 120" APART LENGTH AS REQUIRED

6" DEEP WATER SAUCER WITH 3" MULCH LAYER (KEEP 6" FROM TRUNK)

2" x 4" x 30" WOOD STAKES (3) SECURELY ATTACHED TO WOOD BRACES.

CLEAR TRUNK

1/2" HEIGHT OF TRUNK

FINISH GRADE

75% SILICA SAND/25% NATIVE SOIL BACK FILL EVENLY MIXED. SAND SHALL MEET STANDARD SPECIFICATION 902-2.

EXISTING SOIL

12" MIN.

12" MIN.

5" (MIN.) EARTHEN SAUCER DIAMETER

6" (MIN.) TRFC 6" DIAMETER

NOTE: WASHINGTON PALMS SHALL BE 14" - 16" CLEAR OF ALL OBSTACLES AND 1" GRADE OR BETTER.

⑦

(L)

[illegible][illegible]

SUBSTRATES. TREES' HEIGHTS SHALL BE MEASURED FROM THE AVERAGE BRUSH HEIGHT OF CANOPY. SPREADS SHALL BE MEASURED TO THE END OF BRANCHING EXPOSED TO THE WIND AND GROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SPREADS' HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE HIGHEST POINT WHERE MATURE PLANT GROWTH STOPS. SPREADS SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHIRTS MASS. MEASUREMENT SHALL NOT BE TAKEN FROM THE GROUND TO THE AVERAGE FROND HEIGHT IN THE INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION

PLANTING. PLANT POTS SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARVESTED WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRABLE NATIVE SOIL WITHOUT MATURE OF SUBSOIL MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIMBS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GASES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES OR CHEMICALS. PLANTING SOIL SHALL BE TESTED BY AN ACCREDITED LABORATORY FOR PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, BORON, ZINC, COBALT, IRON, AND MANGANESE. RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON THE PLANTING CONDITIONS ARE REQUIRED TO BE PROPERLY ADJUSTED TO A 1-2 RANGE.

WEED CONTROL: WEED CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT. WEEDS SHALL BE REMOVED AS THEY APPEAR. WEEDS SHALL BE REMOVED COMPLETELY. SOIL RELEASE FERTILIZER SHALL BE APPLIED TO ALL PLANTING LOCATIONS.

MANUFACTURER'S LABEL: FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICROELEMENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL EXPOSED SURFACES AND WASHED THOROUGHLY BY PRESSURE WASHING METHODS. TREES AND SHRUBS MUST NOT BE PLANTED OR WATERED UNTIL THERE IS A MINIMUM OF 10% COVER. FERTILIZER SHALL CONSIST OF A SLOW RELEASE FORMULATION OF ALL NUTRIENTS REQUIRED FOR PLANT GROWTH. FERTILIZER SHALL BE APPLIED AT A RATE OF 4-6 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY / FIRM BASK TO OBTAIN ONE PPM OF AVAILABLE NITROGEN PER MANUFACTURER'S RECOMMENDATION. SOIL FERTILIZER SHALL BE TURF FERTILIZER FOR ESTABLISHING NEW LAWNS AND BEDS / PER MANUFACTURER'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB. OF ACTUAL NUTRIENT PER 100 SQ. FT. OF BEDS / PER MANUFACTURER'S RECOMMENDATION. (NOTE: BANJA TURF SHOULD FERTILIZATION AT A HALF RATE OF THE ABOVE TURF PER 2' OF HEIGHT). FERTILIZER SHALL BE APPLIED AT A RATE OF 1 LB. OF ACTUAL NUTRIENT PER 100 SQ. FT. OF BEDS / PER MANUFACTURER'S RECOMMENDATION. (NOTE: BANJA TURF SHOULD FERTILIZATION AT A HALF RATE OF THE ABOVE TURF PER 2' OF HEIGHT).

ALL SOIL SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY FREE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. SOIL SHALL BE SOAKED IN WATER FOR 24 HOURS PRIOR TO USE. THE SOIL SHALL BE FREE OF ALL PLANT MATTER, STICKS, TWIGS, AND OTHER FOREIGN MATERIAL. THE SOIL SHALL BE ROLLED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION TO ENSURE PROPER GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, TAMING SHALL BE REQUIRED. SOIL SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

MODIFICATIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM NATIVE ENGINEERING, INC. ANY/ALL AUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING/REWORKING AT THE CONTRACTOR'S EXPENSE AT NATIVE ENGINEERING, PLLC'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND NATIVE ENGINEERING, INC. ANY UNHEALTHY, NON-COMFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR JOHNSON ENGINEERING, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND MANADISM, NEGLIGENCE, AND THEFT BY OTHERS.

ITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH EFFECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS EXPERIENCE.

PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PREVENT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE. PROTECTIVE BARRIERS MUST BE LOCATED AROUND TREES TO BE RETAINED WHEN LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR, AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE CANOPY OF A PROTECTIVE BARRIER:

- THE CANOPY OF A PROTECTIVE BARRIER IS THE CANOPY OF THE TREE OR A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPOSED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPE.

THE ABOVE INFORMATION IS BEING FURNISHED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE DISCLOSED TO ANY OTHER PERSON OR ENTITY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED.

2. NATURAL AREAS.—TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS:
 UPRIGHT STAKES OF NO LESS THAN 1" x 1" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5'-10'. FIG. 10.
 OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.

WHY A BARRIER
 1. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.
 2. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM FIRE.
 3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

1. ALL EXOTIC SPECIES, I.E. BRAZILIAN PEPPER (*SCHINUS TEREBINTHIFOLIUS*), PINK TREES (*MEALACAIA QUINQUELOBERNA*), AND CHINESE TALLOW (*SAPIUM SEBIFERUM*), MUST BE REMOVED AS A PRECAUTIONARY MEASURE TO PREVENT THE SPREAD OF THESE PESTAL. HAND REMOVAL WILL BE REQUIRED, SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED FOR THE AFFECTED AREA.
2. ALL TRIMMING OPERATIONS ON TREES MUST BE RESTRICTED WITH SUITABLE MATERIAL.
3. ALL TRIMMING OPERATIONS ON TREES PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
4. DURING LAND ALLOCATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM THE CITY ENGINEER PRIOR TO COMMENCING ANY WORK.
2. ALL LANDSCAPE AREAS EXCEPT FOR PLANTING BEDS SHALL BE SOURED UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM THE CITY ENGINEER PRIOR TO COMMENCING ANY WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM THE CITY ENGINEER PRIOR TO COMMENCING ANY WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM THE CITY ENGINEER PRIOR TO COMMENCING ANY WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM THE CITY ENGINEER PRIOR TO COMMENCING ANY WORK.

1. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
3. NO EQUIPMENT SHALL OPERATE INSIDE THE
4. PROTECTIVE FENCING INCLUDING DURING FENCE
5. INSTALLATION AND REMOVAL.

TREE PROTECTION
FENCE: HIGH DENSITY
POLYETHYLENE FENCING
WITH 3.5" X 1.5"
OPENINGS; COLOR-
INSTALLED, COLOR-
ORANGE, STEEL POSTS
INSTALLED AT 8' O.C.

2" X 6" STEEL POSTS
OR APPROVED EQUAL.

5" THICK
LAYER OF MULCH.

MAINTAIN EXISTING
GRADE WITH THE TREE
PROTECTION FENCE
UNLESS OTHERWISE
INDICATED ON THE
PLANS.

N.T.S.

N.T.S.

N.T.S.

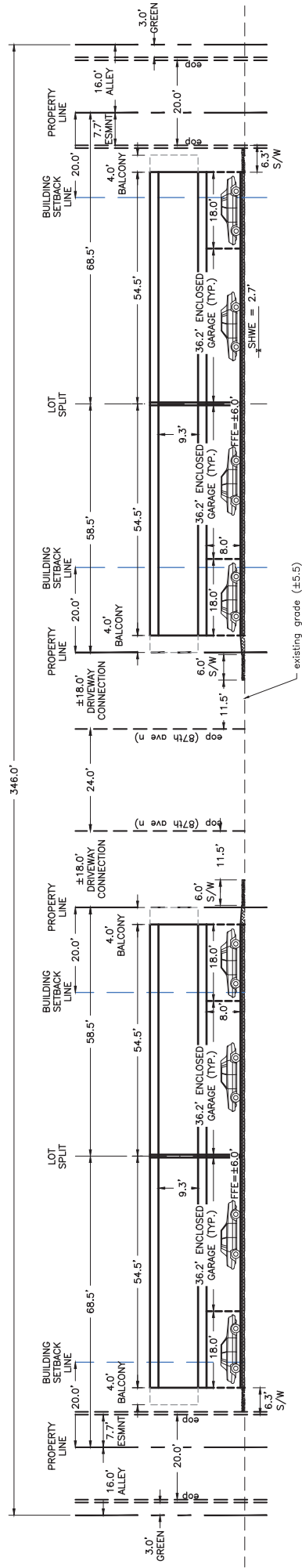
N.T.S.











CROSS-SECTION 32'x54.5' 4-UNITS (TYP.)

SCALE: 1"=25'

BDG LAMPLIGHT VILLAGE, LLC

6654-78th Avenue North
Pinellas Park, FL 33781
Phone: 727-536-8686
Fax: 727-536-4356

February 8, 2021

City of St. Petersburg
Zoning Department
One Fourth Street North, 1st Floor
St. Petersburg, Florida 33701

Re: Application for Redevelopment (Former Lamplight Village Mobile Home Park)
420, 429, 644 and 647 87th Avenue N. and 8700 4th Street N.- St. Petersburg

JUSTIFICATION STATEMENT FOR REDEVELOPMENT APPLICATION

To Whom it May Concern:

Applicant is proposing to redevelop the former 112-unit mobile home park known as "Lamplight Village" for a 112-unit multi-family townhome development on the property as more particularly described on Exhibit "A" attached hereto (the "Property"), and as depicted on the site plan attached as Exhibit "B" (the "Site Plan").

The townhomes will have two types of buildings. A portion of the development will be two-story units with 4 units per building and each building will have a ground entry level with a garage for each unit; and the other portion of the development will have 40 units with the living area on the top floor and a storage area with two parking spaces on the ground level.

In order to expand the existing alleyways on 86th and 87th Terrace N. from 16 feet to 20 feet and create a landscape buffer along the alleyways, we are proposing to grant the City a 7 foot ingress/egress easement over our Property. Additionally, we will add a 3-foot landscape buffer along the new roadways, which area will include the relocated power lines for the development. As the expansion of the alleyways will require Applicant to move the buildings closer to 87th Avenue, we are requesting the following variances: (i) a 15-foot variance (from 20 feet to 5 feet) on the front yard setback, (ii) a 7-foot variance (from 20 feet to 13 feet) on the rear setback, and (iii) 13% variance to increase the impervious surface ratio from 65% to 77.7%. With these variances, Applicant will still be providing 18 feet of green space between the front property line and 87th Avenue N. on both sides of the road. As we own the Property on both sides of 87th Avenue N., this should not be an issue and will ensure a more cohesive look to the community.

City of St. Petersburg
February 8, 2021
Page 2.

Additionally, as the Property is located in a flood zone, Applicant will be constructing the units 5 feet above the base flood elevation level.

We respectfully request the City's approval of this Redevelopment Application, and hereby authorize Carlos A. Yepes and/or Christian A. Yepes of BDG Lamplight Village, LLC to represent Applicant in applying for any and all permits and approvals necessary for the proposed redevelopment of the Property.

Sincerely,



Carlos A. Yepes
Manager

Attachments

March 1st, 2021

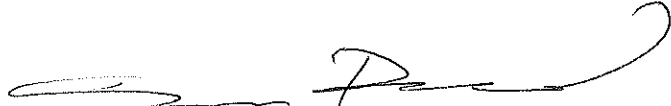
City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,



Print Name: Sanja Behremovic
Address: 729 86th Ave N
St. Pete FL 33702
Phone: 727-239-3938

March 24, 2021


City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,


Print Name: Clint Brady
Address: 474 88th Ave
St. Pete, FL 33702
Phone: 727-420-7006

March 25 2021

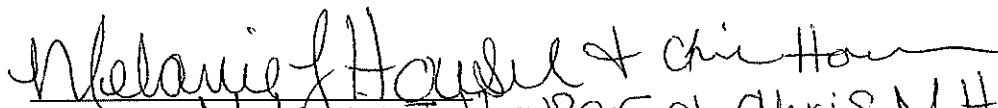
City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,


Print Name: Melanie J. Hauser & Chris M. Hauser
Address: 8520 7th St N
St. Petersburg, FL 33702
Phone: 727-590-8292

March __, 2021

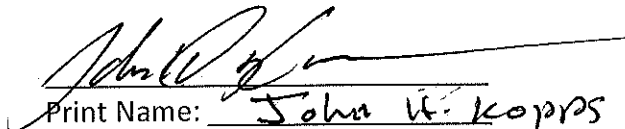
City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,


Print Name: John W. Kopps
Address: 8250 21st St.
N. St. Petersburg FL 33702
Phone: 727-890-4428

March 29, 2021

City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704


Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,

85204th S, LLC



Print Name: LARRY LANG, MANAGING MEMBER
Address: 295 GRANDE WAY, #206
NAPLES, FL 34110
Phone: 239 572 3311

March 24, 2021


City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,


Print Name: Morgan Pollack
Address: 486 88th Ave N.
St. Petersburg FL 33702
Phone: 516-356-0988

March __, 2021

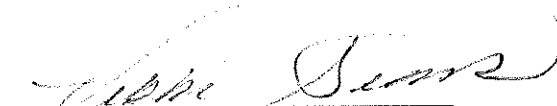
City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,


Print Name: YIKKI SEARS
Address: 711 86th AVE N
ST PETERSBURG FL 33702
Phone: 727-452-0068

March 25, 2021

City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

Re: Redevelopment Plan - Lamplight Village Mobile Home Park

Dear Distinguished Members:

I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,

Print Name: CAROL Millet-Stephenson

Address: 728 87th Ave N

Phone: 727-289-9476

March 24, 2021

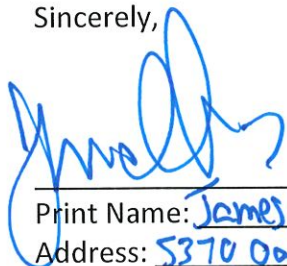
City of St. Petersburg City Council
DRC Members
City Council Chambers
175 5th Street North
St. Petersburg, Florida 33704

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I am submitting this letter in support of BDG Lamplight Village, LLC's redevelopment plan for the former Lamplight Village Mobile Home Park located on 87th Avenue N., St. Petersburg, as submitted to the City for the proposed townhome development.

Sincerely,



Print Name: James C. Wallace III - Walco Investments, LP
Address: 5370 Oakdale Rd
Smyrna, GA 30082
Phone: 404-879-1400