

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

## DEVELOPMENT REVIEW COMMISSION STAFF REPORT

## SPECIAL EXCEPTION PUBLIC HEARING

According to Planning & Development Services Department records, no **Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **Wednesday**, **June 2**, **2021 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at <a href="https://www.stpete.org/meetings">www.stpete.org/meetings</a> for up-to-date information.

CASE NO.: 21-32000006 PLAT SHEET: H-1

REQUEST: Approval of a Special Exception and related Site Plan for an outdoor

performing arts venue, consisting of an outdoor drive-in theater in

the IT Zoning District.

OWNER: Tricera Nitneil Venture Proper

80 Southwest 8th Street, Suite 2100

Miami, Florida 33130

AGENT: Joseph Furst

13949 Riverside Drive

Sherman Oaks, California 91423

ADDRESS: 2100 3<sup>rd</sup> Avenue South

PARCEL ID NO.: 24-31-16-00000-320-0200

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

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SITE AREA TOTAL: 128,620 square feet or 2.95 acres

**GROSS FLOOR AREA:** 

Existing: 0 square feet

Proposed: 2,844 square feet 0.02 F.A.R. Permitted: 96,465 square feet 0.75 F.A.R.

**BUILDING COVERAGE:** 

Existing: 0 square feet

Proposed: 4,844 square feet 4% of Site MOL

Permitted: NA

**IMPERVIOUS SURFACE:** 

Existing: 3,490 square feet 3% of Site MOL Proposed: 8,866 square feet 7% of Site MOL Permitted: 122,189 square feet 95% of Site MOL

**OPEN GREEN SPACE:** 

Existing: 125,130 square feet 97% of Site MOL Proposed: 119,754 square feet 93% of Site MOL

**PAVING COVERAGE:** 

Existing: 3,490 square feet 3% of Site MOL Proposed: 3,490 square feet 3% of Site MOL

**PARKING:** 

Existing: 0;

Proposed: 154; including 0 handicapped spaces Required 5; including 1 handicapped spaces

**BUILDING HEIGHT:** 

Existing: 0 feet
Proposed: 47.5 feet
Permitted: 50 feet

### **APPLICATION REVIEW:**

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for an outdoor performing arts center which is a permitted use within the IT Zoning District.

### II. DISCUSSION AND RECOMMENDATIONS:

### **The Request:**

The applicant seeks approval of a Special Exception and related site plan for an outdoor performing arts center, consisting of an outdoor drive-in theater. The subject property is located at the southeast corner of 3<sup>rd</sup> Avenue South and 22<sup>nd</sup> Street South. The subject property is currently vacant.

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### **History:**

On February 21, 2019, the City Council unanimously approved amendments to the Comprehensive Plan and the Land Development Regulations (LDRs) to allow outdoor performing arts venues as a Special Exception use in the Industrial Traditional (IT) zoning district. These changes were found to be consistent with the Countywide Rules. The changes to the LDRs also included the adoption of use specific development standards for an outdoor performing arts center.

On July 10, 2019, the Development Review Commission (DRC) approved the first Special Exception and related site plan for an outdoor performing arts center in the IT zoning district.

### **Current Proposal:**

The applicant is proposing an outdoor drive-in theater. The screen will consist of multiple-storage containers that will be assembled along the east side of the subject property to create a 47.5-foot-tall structure that will support a 32 x 64-foot screen. To the east and north of the proposed screen will be storage facilities, a first aid station, concessions, bar, bathrooms, generator, and seating area. A generator and projector booth will be located along the west side of the property near 22nd Street South. The viewing area will be located between the screen and 22<sup>nd</sup> Street South. The viewing area will accommodate 154 vehicles. Vehicular drive-aisles will be located along the north, south and east sides of the viewing area to provide vehicular access. Vehicular access to the property will be from 22<sup>nd</sup> Street South and 3<sup>rd</sup> Avenue South.

### Use Specific Development Standards

The following are the five use specific development standards and a staff summary of the applicant's responses to those criteria. Attached to the report are the responses provided by the applicant.

1. A noise mitigation and monitoring plan shall be prepared by a professional acoustical consultant or certified audio engineer and provided to the POD to demonstrate how the operation will comply with the noise ordinance and shall include the number and orientation of speakers, noise mitigation methods, operating hours, location of stage(s) and performing areas and monitoring requirements.

The applicant has stated that a noise mitigation and monitoring plan is not required due to the nature of how the proposed business will operate: only headphones for all events/movies will be used, there is no additional noise other than normal talking amongst the patrons. Currently, there are no plans for any live events or concerts, only on-screen movies. There are no speakers.

2. An operating plan shall be provided to the POD which shall include the frequency of events, projected number of attendees, days and hours of operation, and whether alcohol will be served.

The applicant anticipates the operating hours will begin at dusk and end at Midnight, 7 days per week, March through December 1. The applicant is on a short-term lease with the landlord, thereby activating this site for the community until such time as the developer/landlord is ready to implement their future development plans.

3. An outdoor lighting (photometric) plan shall be provided to the POD which shall depict all outdoor security lighting, pedestrian lighting and event lighting. Lights shall be directed away from

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adjacent residential uses. The use of flashing, blinking, fluttering, strobe, laser beam lighting or lighting devices shall be prohibited if visible from any adjacent rights of-way or adjacent properties.

The applicant will be consulting with their design professional to prepare such a study.

4. A traffic circulation plan shall be provided to the POD to demonstrate event drop-off pick up, site circulation, on-site parking, event loading, and pedestrian connections. Off-street loading for a minimum of one semi-tractor trailer shall be provided completely on the property. If off-site parking is proposed, the plan shall also demonstrate safe lighted pedestrian connections, and shall comply with off-site location requirements of this Code (currently, I6.40.090.3.2.C.2).

The applicant has stated that all parking will be on-site and there will not be any semi-tractor delivery service. The applicant is currently working with the City's Transportation Department in regard to on-site circulation. The business offers a web-based pre-event ticket sale and discourages any "walk-up" last minute ticket purchases. This will allow proper staffing prior to the start of each event.

5. These regulations are in addition to other regulations that may be applicable, including but not necessarily limited to, certificates of appropriateness, community redevelopment plan reviews, and public safety permits related to group assembly events.

This application has been routed to multiple City departments, including Transportation and Engineering.

### **Special Exception:**

An outdoor performing arts venue in the IT zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. The applicant will be responsible to comply with the City's noise ordinance, which does include hours that limit excessive noise generation. The outdoor drive-in is surrounded by indoor and outdoor industrial uses. Multiple conditions of approval have been added to the report to ensure minimal impacts for the surrounding properties.

### **Public Comments:**

No comments or concerns were expressed to staff at the time this report was prepared. The applicant has provided multiple letters of support. These letters are attached to the report.

### III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Special Exception and related site plan, subject to the Special Conditions of Approval.

### B. SPECIAL CONDITIONS OF APPROVAL:

1. The applicant shall submit a revised site plan to provide one handicap parking spaces on the subject property.

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2. All events are subject to the City's Noise Limitations, which limit sound between the hours of 11 p.m. and 8 a.m., and 12 midnight on Fridays and Saturdays.

- 3. The Event sponsor and property owner shall be responsible for any repair of public rights-of-way for damage resulting from the event (see City Code Section 16.70.030.1.11).
- 4. All food vendors shall be licensed and insured and shall have appropriate business tax receipt and state or county health certificates.
- 5. All trash and debris must be cleared within 24-hours of the event and all temporary buildings, vehicles, structures must be removed within 49-hours of the event. The applicant shall contact the Sanitation Department to arrange special pick-up prior to all events.
- 6. Permits are required for any temporary signage related to events and shall comply with the sign code.
- 7. An Alcohol Beverage permit is required to serve alcohol on the property and shall also be licensed by the State Division of Alcoholic Beverages. Any application(s) for temporary alcoholic beverages shall be submitted two-weeks prior to the event.
- 8. The applicant shall comply with the lighting section of the code, Section 16.40.070.
- 9. Plans shall be revised as necessary to comply with the Transportation and Parking Management Department's email dated May 21, 2021.
- 10. Plans shall be revised as necessary to comply with the Engineering Department's memorandum dated May 24, 2020.

### C. STANDARD CONDITIONS OF APPROVAL

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

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

### **Building Code Requirements:**

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

### **Zoning/Planning Requirements:**

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 The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.

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

### **Engineering Requirements:**

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

### **Landscaping Requirements:**

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1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

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

## IV. <u>CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW</u> (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

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

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

The land use of the subject property is: Industrial General

The land uses of the surrounding properties are:

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DATE

North: Industrial General
South: Industrial General
East Industrial General
West: Industrial General

**REPORT PREPARED BY:** 

/s/ Corey Malyszka 5/24/2021

Corey Malyszka, AICP Urban Design and development Coordinator DATE

REPORT APPROVED BY:

/s/ Jennifer Bryla 5/24/2021

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

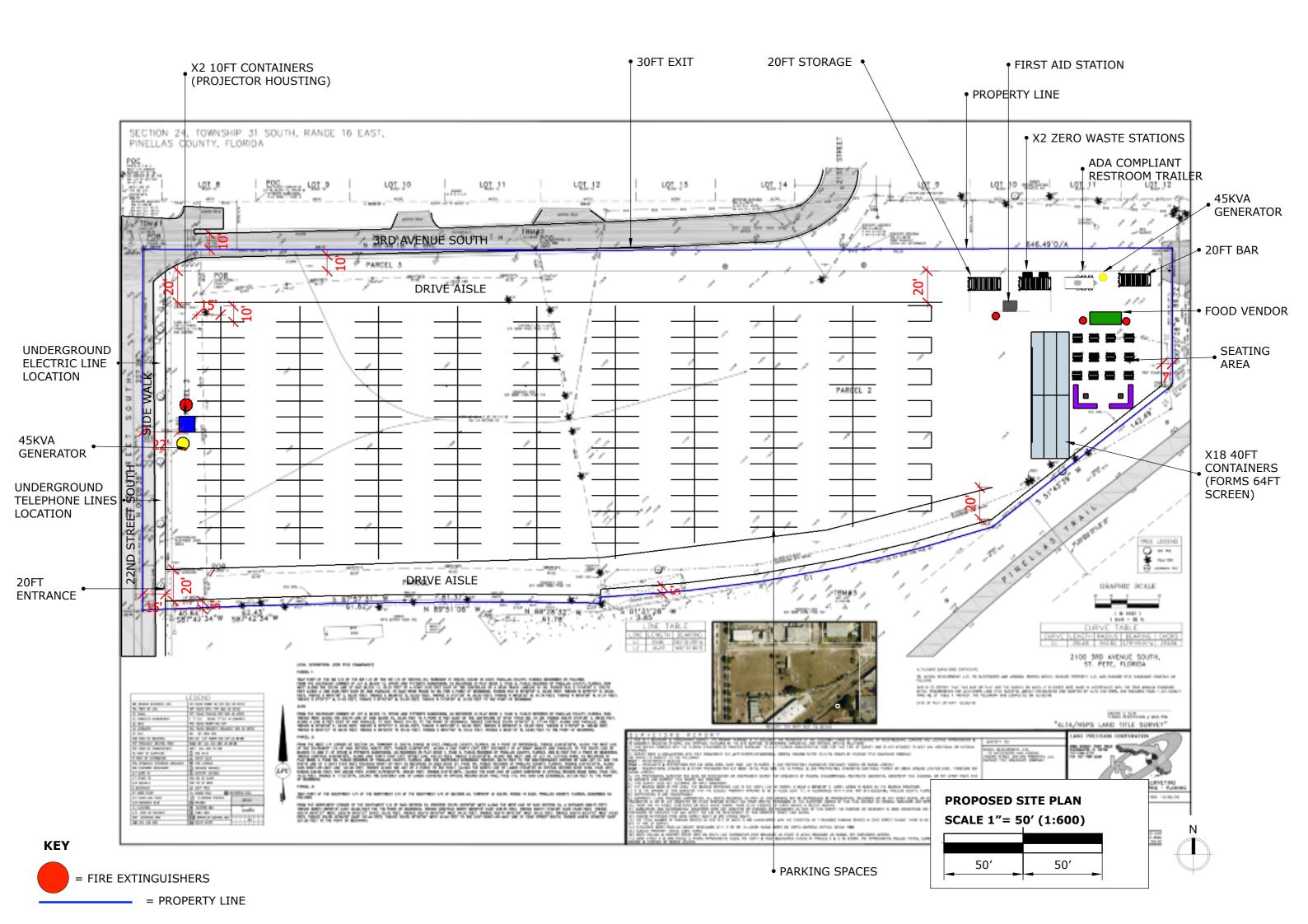


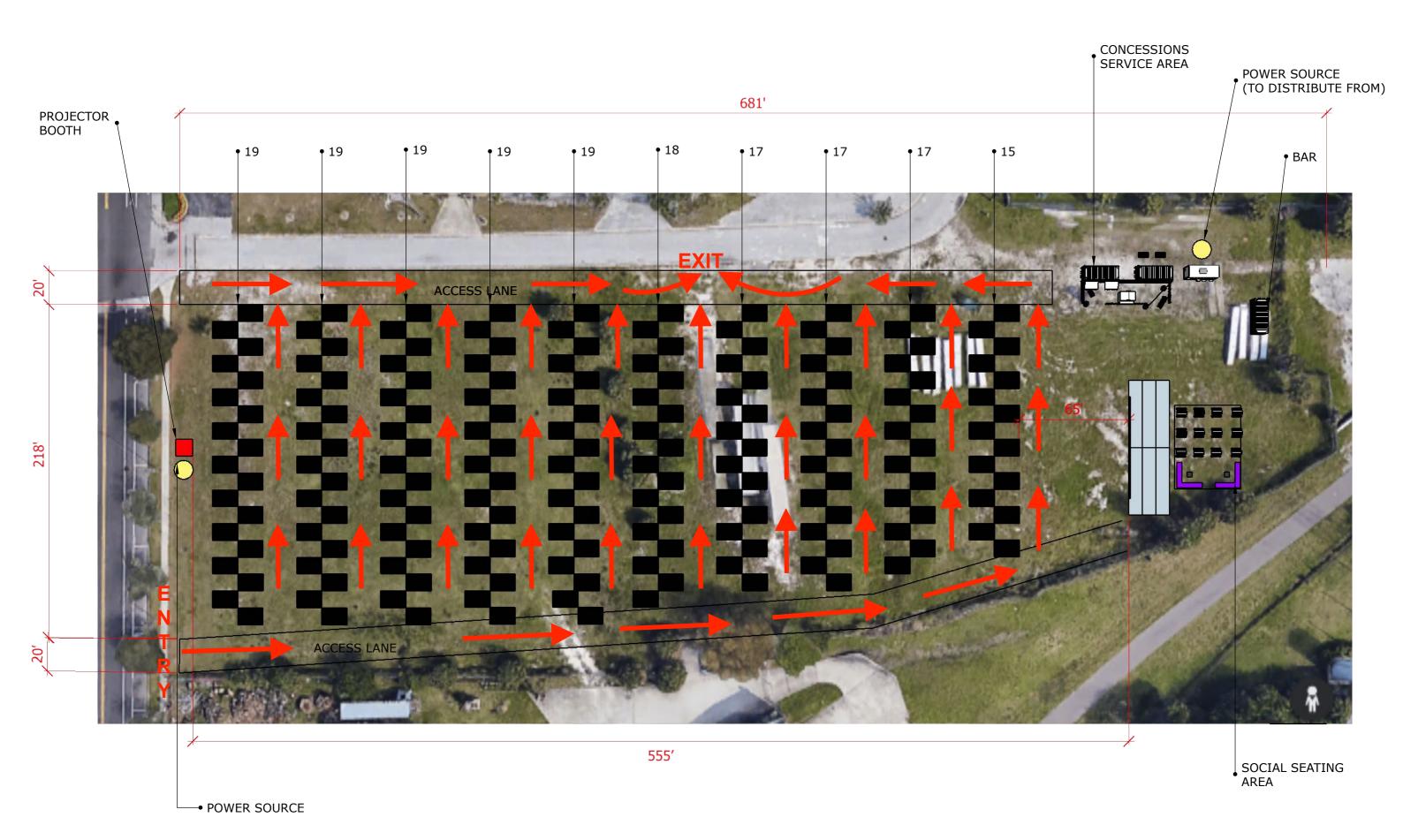


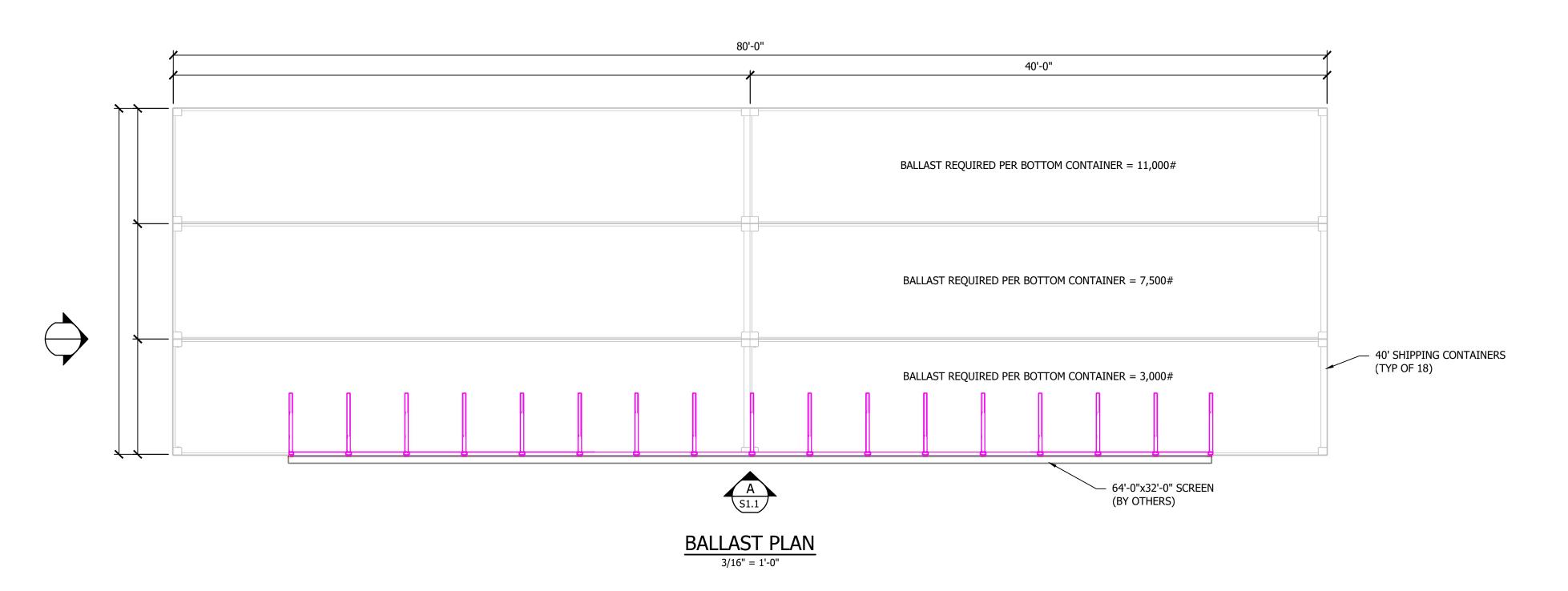
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department

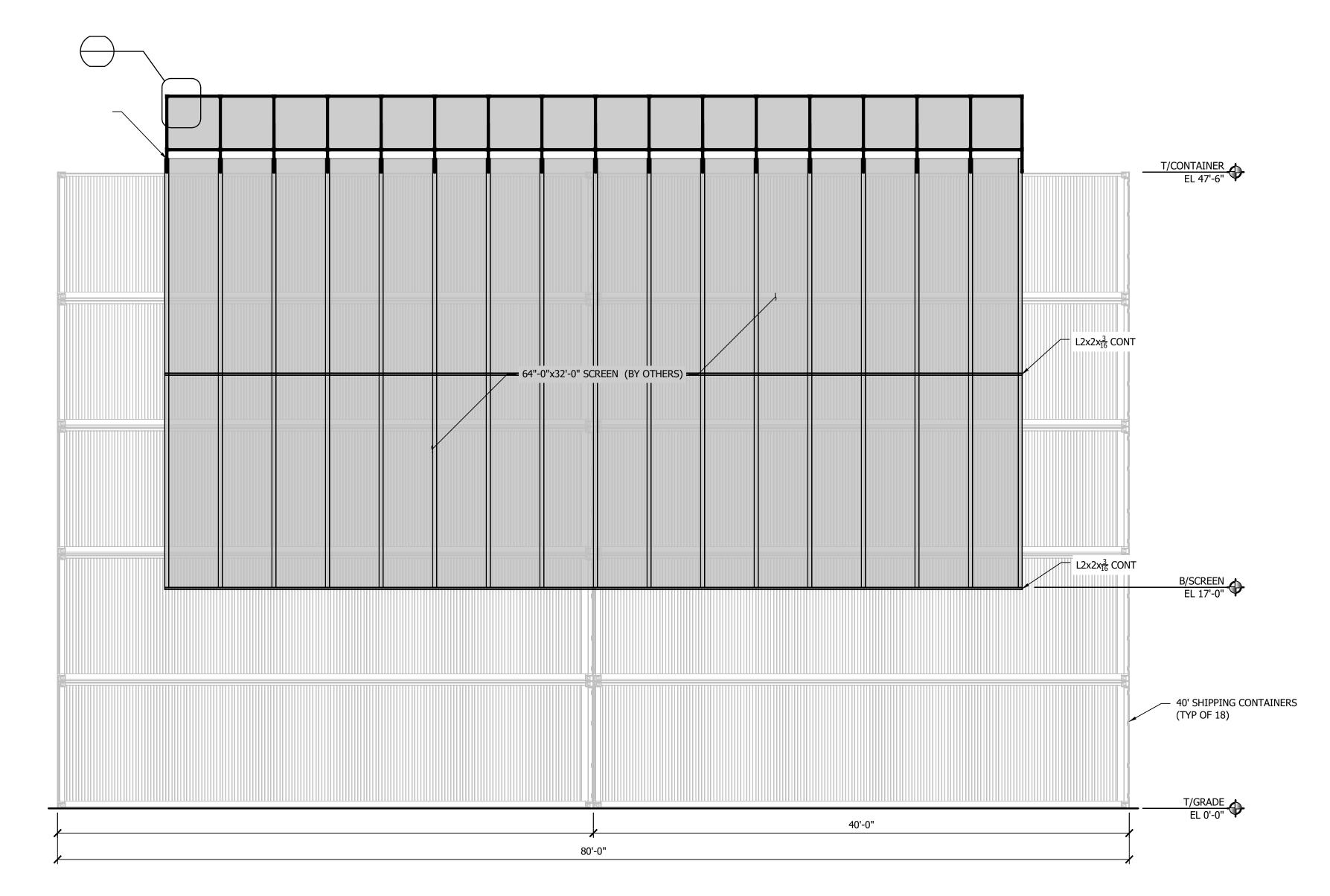
Case No.: 21-32000006 Address: 2100 3<sup>rd</sup> Avenue South











# **ELEVATION** A 3/16" = 1'-0" S1.1

### GENERAL STRUCTURAL NOTES

CODES

1. 2018 INTERNATIONAL BUILDING CODE

2. ASCE 7-16: MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES

3. ASCE 37-14: DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION

REFERENCES

1. ANSI E1.21-2013 ENTERTAINMENT TECHNOLOGY, "TEMPORARY GROUND-SUPPORTED OVERHEAD STRUCTURES USED TO COVER THE

STAGE AREAS AND SUPPORT EQUIPMENT IN THE PRODUCTION OF OUTDOOR ENTERTAINMENT EVENTS"

DESIGN LOADS

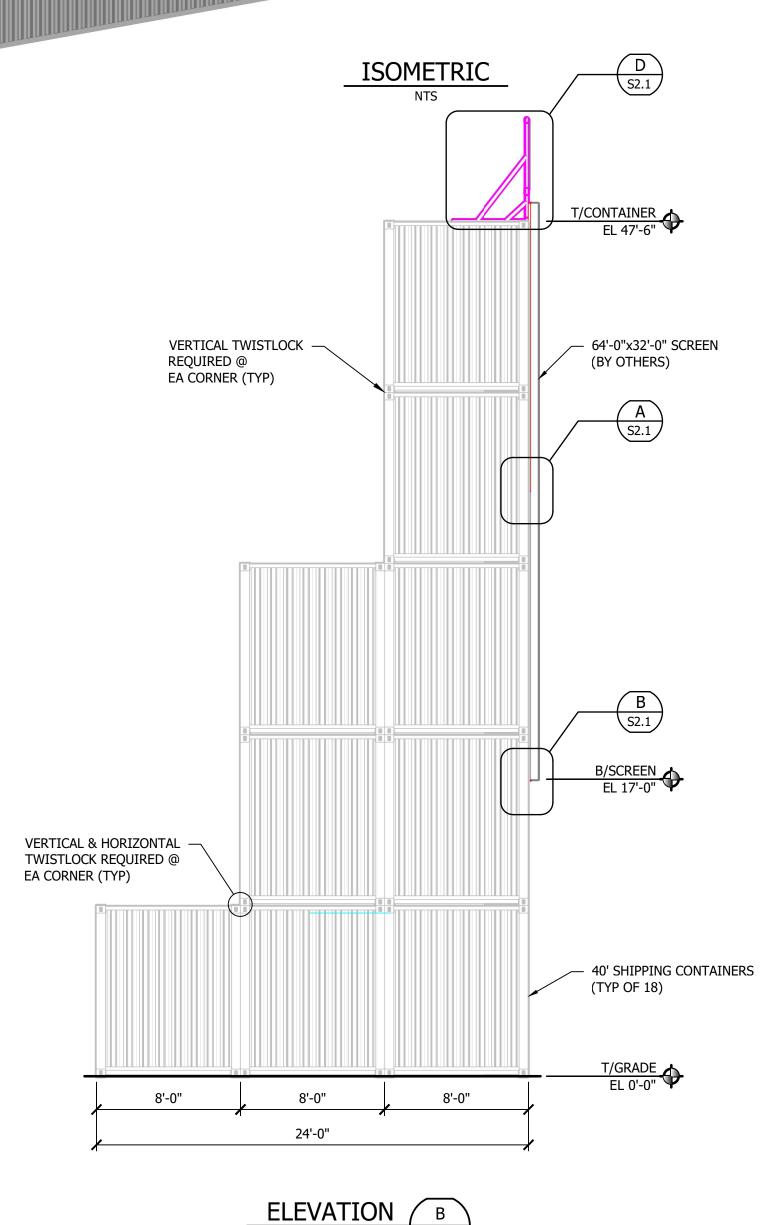
1. DEAD LOAD: SELF-WEIGHT OF STRUCTURE, 8,500# PER CONTAINER

2. WIND LOADS: A. WIND RISK CATEGORY: II

1. DESIGN SERVICE-LEVEL WIND SPEED: 115 MPH X 0.8 = 72 MPH

a. REQUIRED WIND SPEED HAS BEEN REDUCED IN ACCORDANCE WITH ASCE 37-14 DUE TO THE TEMPORARY NATURE OF

2. EXPOSURE: B
B. SITE ELEVATION: 0 FT C. REFERENCE THE HIGH WIND ACTION PLAN FOR SPECIFIC ACTIONS THAT SHALL BE TAKEN TO ENSURE STABILITY OF THE TEMPORARY STRUCTURE IN HIGH WINDS. 3. SEISMIC LOADS DO NOT CONTROL THE DESIGN OF THIS STRUCTURE.

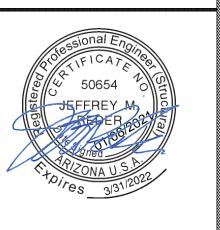






10091 Mosteller Lane West Chester, OH 45069 513 851 1223

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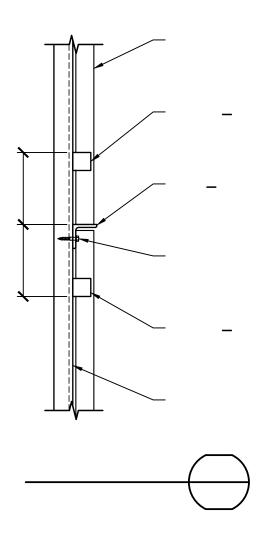
UOE SCREEN SUPPORT 64'x32' SCREEN HOUSTON, TX

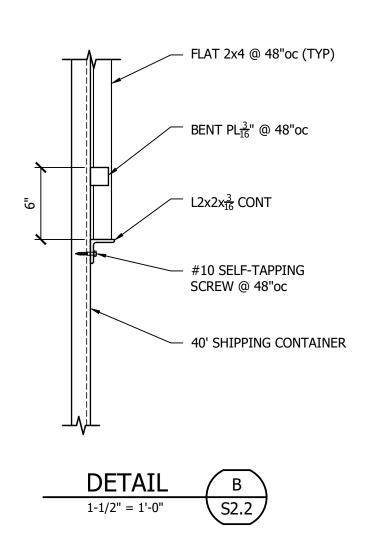
ISSUE/REVISIONS

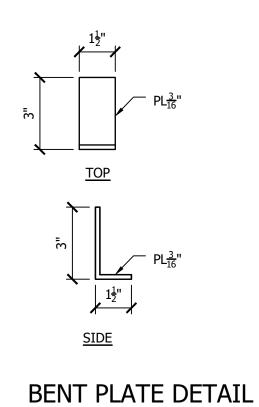
REVISION DESCRIPTION - DATE

DATE: 01/08/2021 CRE PROJECT NO: 21.920.01 DRAWN BY: JMR/MAL

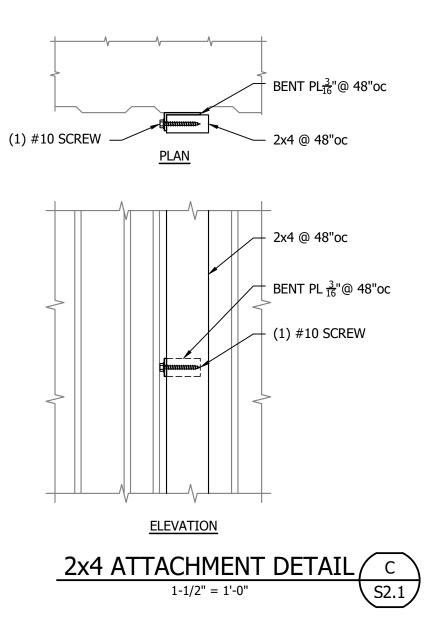
NOTES, BALLAST PLAN, ISO & ELEVATIONS

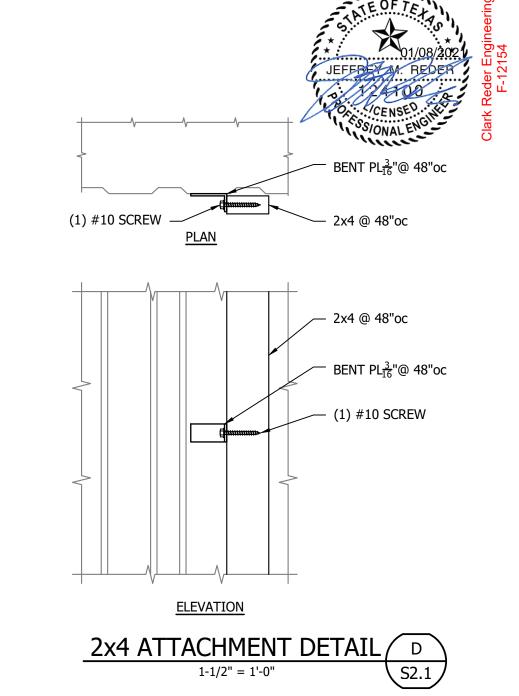


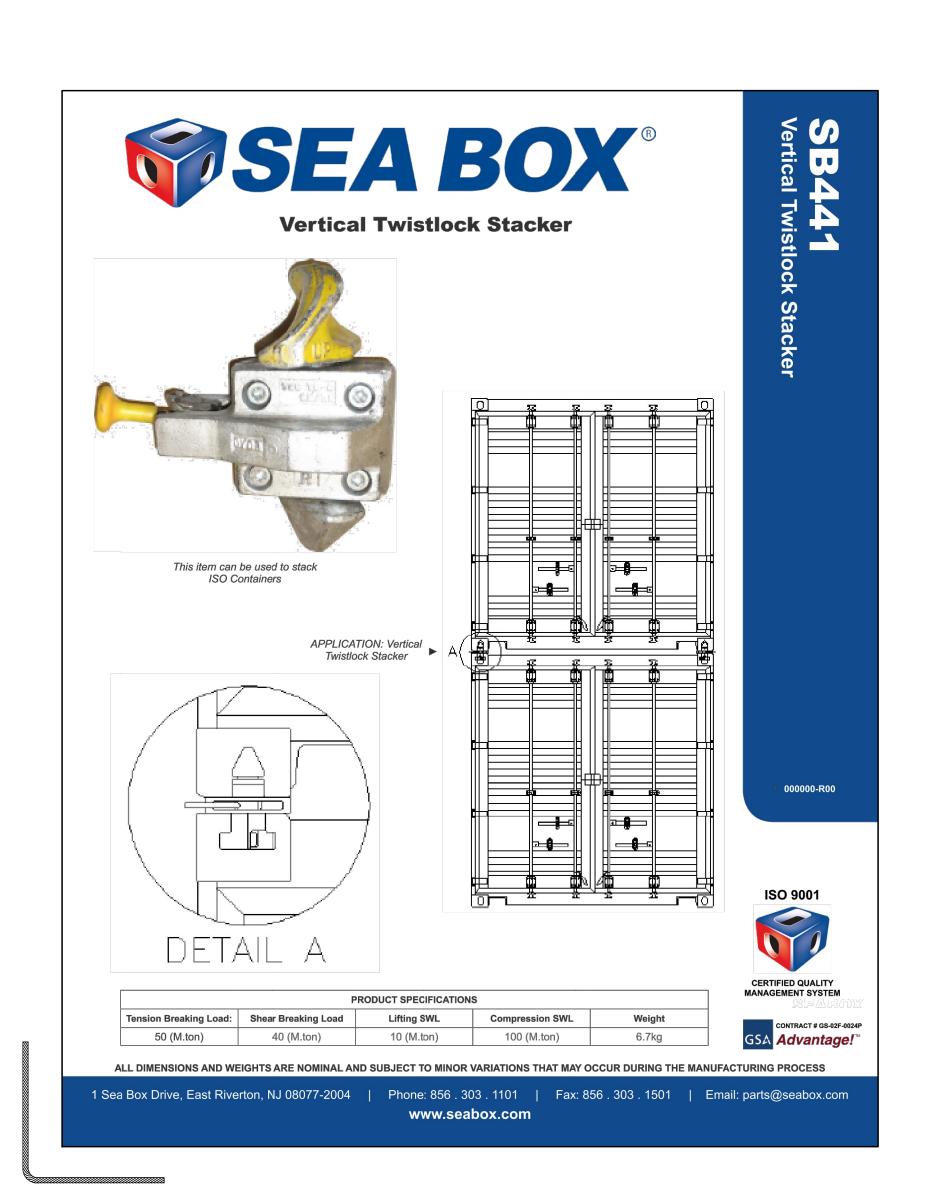


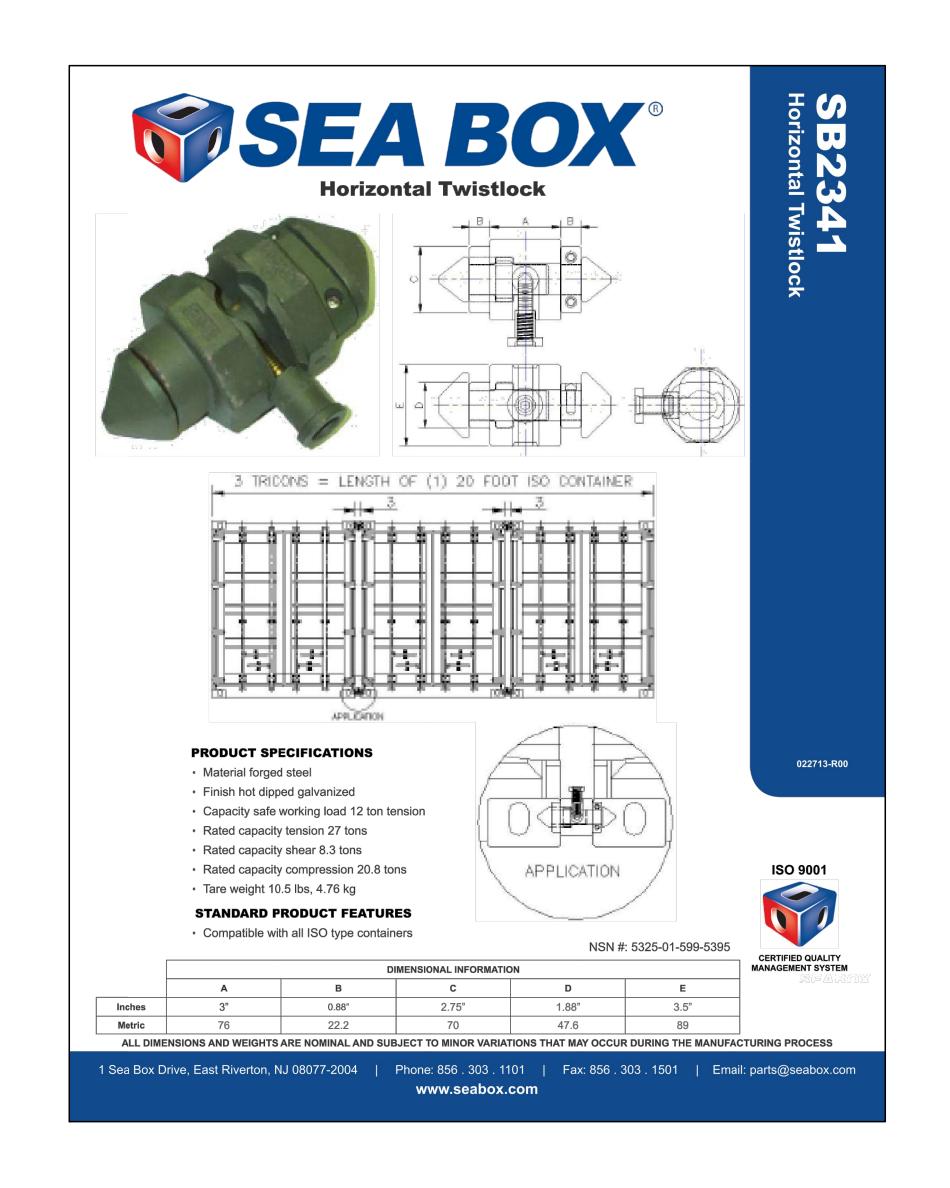


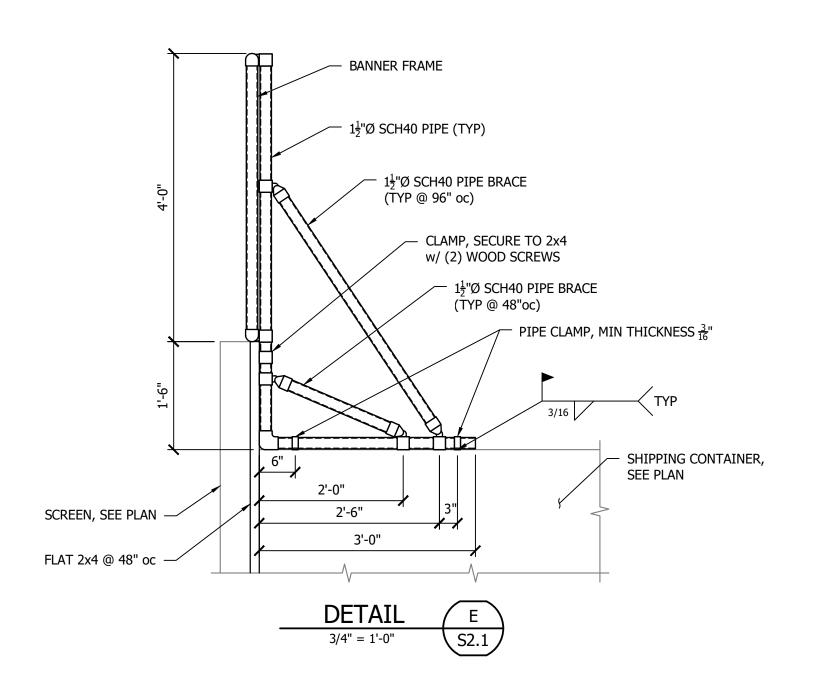
3" = 1'-0"

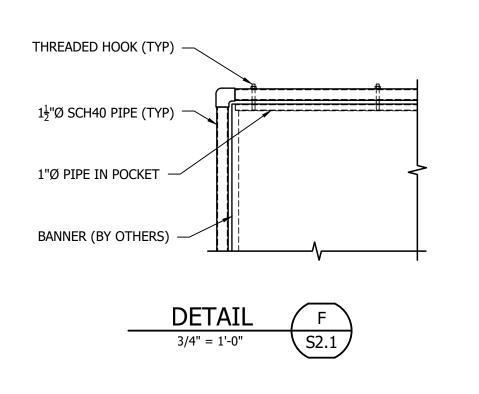












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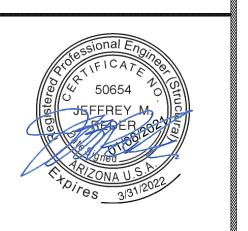
10091 Mosteller Lane
West Chester, OH 45069

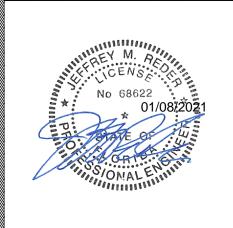
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UOE SCREEN SUPPORT
64'x32' SCREEN
HOUSTON, TX

ISSUE/REVISIONS EVISION DESCRIPTION - DATE

REVISION DESCRIPTION - DATE

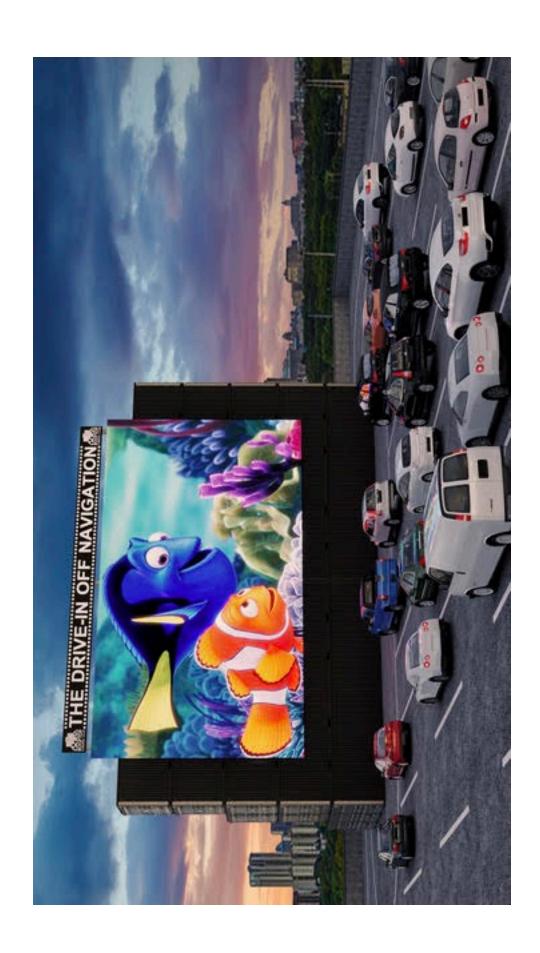
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CRE PROJECT NO: 21.920.01

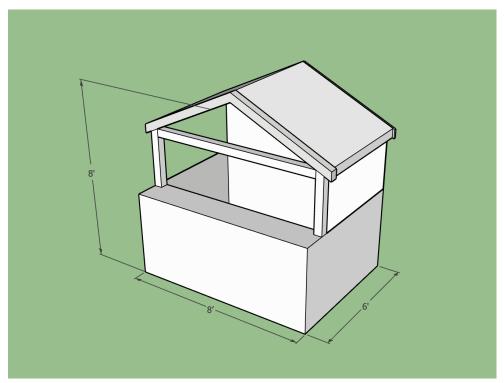
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DETAILS

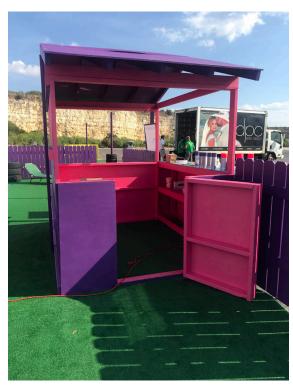
S2.1



## **DRIVE-IN - INFORMATION HUT**



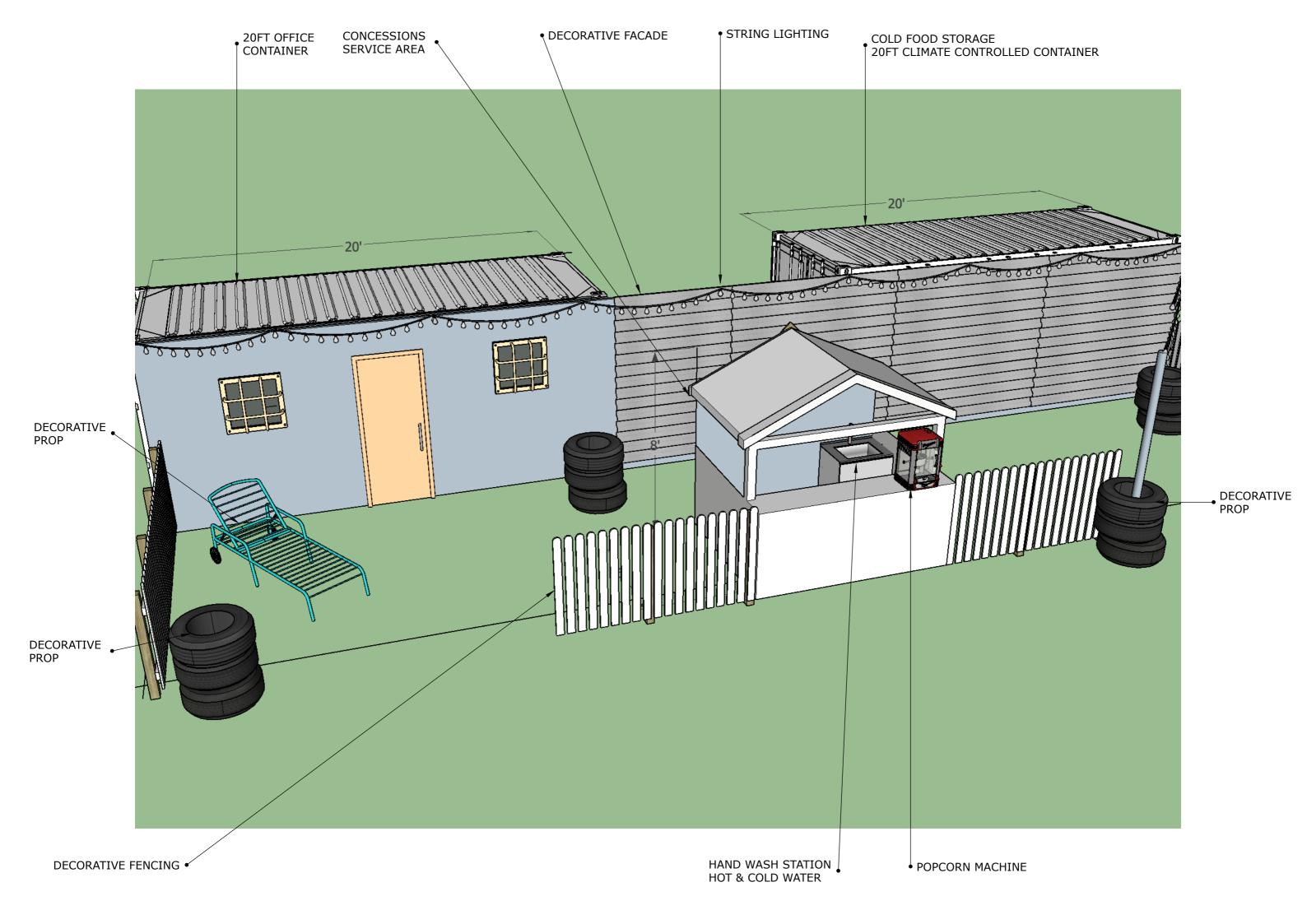












To Whom It May Concern:

We are writing to secure permits and permissions for the property at 2100 3rd Ave S St. Petersburg, FL St. Pertersburg. Rooftop Cinema Club ("RCC") plans on operating a Drive-In Movie Theater on the property. The proposed hours of operation are 4pm-1am, 7 days per week. There is NO amplified sound.

I have attached a site plan that includes event elements & traffic flow. I have also attached the schematics (Florida engineer stamped) in the event the building department needs to review for approval. There is one, 64ft container-based screen.

The proposed launch date of this Drive-In Theater is March, 4 2021 and we hope to receive approval to continue a longer-term residency.

I have also attached a rendering of how the screen will look, several photos from other events we have running with the same elements, our Covid Safety Protocols Manual. Please let us know if there are additional requirements we must provide.

### **Event Description:**

Enjoy movies under the stars in the age of social distancing! We've reimagined our approach to ensure guests have a safe "away from home" experience, from the security of their own vehicles.

Our Drive-In Theater can accommodate up to 179 vehicles. We estimate 600-800 people per day in attendance over 3 screenings. The event space will contain toilets (trailers or portopotties) with ADA compliant unit(s). There is a contactless Box Office and Information Point on site. RCC will operate a Concessions Stand serving fresh popped corn and pre-packaged candy. RCC will partner with a local food vendor (TBD) to provide additional food. Additionally, RCC plans to properly permit for and operate a Bar. There will also be a socially distanced seating area on site.

We have successfully launched and operated multiple Drive-Ins since the beginning of the Covid 10 pandemic safely and successfully. Please take a moment to look at our website: <a href="https://rooftopcinemaclub.com">https://rooftopcinemaclub.com</a> We are extremely excited to bring our events to your city and can't wait to begin bringing it to life in St. Petersburg!

All the Best, Rooftop Cinema Club

Contact: Jeff Sperber / 917-826-5830

From:

David Pettengill

To:
Corey D. Malyszka

Cc:
jeff sperber; Rodrigo B Calvo

Subject:
Re: Email 2 drive-in theater

Date:
Monday, May 17, 2021 3:06:53 PM

Attachments: <u>image002.png</u>

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.

### Dear Corey,

Thank you for the email. I will tackle all of this in this email, and if the City still requires specific documents/plans/reports, please let me know ASAP. (My comments in **RED**)

1.A noise mitigation and monitoring plan shall be prepared by a professional acoustical consultant or certified audio engineer and provided to the POD to demonstrate how the operation will comply with the noise ordinance and shall include the number and orientation of speakers, noise mitigation methods, operating hours, location of stage(s) and performing areas and monitoring requirements. We don't believe this is required under our form of operation: We only use headphones for all events/movies, so there is no additional noise other than normal talking amongst the patrons. We don't currently have any plans for any live events/concerts, only on-screen movies. There won't be any noise mitigation unless required by the City. There are no speakers and the screen is depicted on the initial design plan (if you don't have it let me know).

2.An operating plan shall be provided to the POD which shall include the frequency of events, projected number of attendees, days and hours of operation, and whether alcohol will be served. Operating hours are generally dusk until Midnight, 7 days per week, March through December 1. We will be on a short-term lease with the landlord, thereby activating this site for the community until such time as the developer/landlord is ready to perform their future development plans.

3.An outdoor lighting (photometric) plan shall be provided to the POD which shall depict all outdoor security lighting, pedestrian lighting and event lighting. Lights shall be directed away from adjacent residential uses. The use of flashing, blinking, fluttering, strobe, laser beam lighting or lighting devices shall be prohibited if visible from any adjacent rights-of-way or adjacent properties. I will have our architect prepare this, but we have not engaged them yet so this may take a little time.

4.A traffic circulation plan shall be provided to the POD to demonstrate event drop-off pick-up, site circulation, on-site parking, event loading, and pedestrian connections. Off-street loading for a minimum of one semi-tractor trailer shall be provided completely on the property. If off-site parking is proposed, the plan shall also demonstrate safe lighted pedestrian connections, and shall comply with off-site location requirements of this Code (currently, 16.40.090.3.2.C.2).

All parking will be on-site, there won't be any semi-tractor delivery service required, and I will have the architect prepare the access/egress/emergency, and circulation plan. We offer web-based pre-event ticket sales and discourage any "walk-up" last minute ticket purchases. This allows us to fully prepare for F&B and staffing prior to the movie showings.

5. These regulations are in addition to other regulations that may be applicable, including but not necessarily limited to, certificates of appropriateness, community redevelopment plan reviews, and public safety permits related to group assembly events.

All the best

### **David Pettengill**

Chief Development Officer david.p@rooftopcinemaclub.com

### www.rooftopcinemaclub.com

Rooftop Cinema Club | Love, Peace & Great Film

Web | Facebook | Instagram | Twitter

From: "Corey D. Malyszka" < Corey. Malyszka@stpete.org>

**Date:** Monday, May 17, 2021 at 8:24 AM

**To:** David Pettengill <david.p@rooftopcinemaclub.com>

**Cc:** jeff sperber <jeffsperbersfv@gmail.com>

Subject: FW: Email 2 drive-in theater

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

David.

Have you had a chance to review the below. I need to finalize my report by Wednesday and need responses to the five development standards.

Corey

From: Corey D. Malyszka

**Sent:** Wednesday, May 12, 2021 10:54 AM **To:** jeff sperber <jeffsperbersfv@gmail.com>

**Subject:** Email 2 drive-in theater

Jeff.

Can you also respond to the following use specific regulations. Some of these may not apply. If they do not apply please explain why.

### 16.50.235.3. - Development standards.

## SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION

1.A noise mitigation and monitoring plan shall be prepared by a professional acoustical consultant or certified audio engineer and provided to the POD to demonstrate how the operation will comply with the noise ordinance and shall include the number and orientation of speakers, noise mitigation methods, operating hours, location of stage(s) and performing areas and monitoring requirements.

2.An operating plan shall be provided to the POD which shall include the frequency of events, projected number of attendees, days and hours of operation, and whether alcohol will be served.

3.An outdoor lighting (photometric) plan shall be provided to the POD which shall depict all outdoor security lighting, pedestrian lighting and event lighting. Lights shall be directed away from adjacent residential uses. The use of flashing, blinking, fluttering, strobe, laser beam lighting or lighting devices shall be prohibited if visible from any adjacent rights-of-way or adjacent properties.

4.A traffic circulation plan shall be provided to the POD to demonstrate event drop-off pickup, site circulation, on-site parking, event loading, and pedestrian connections. Off-street loading for a minimum of one semi-tractor trailer shall be provided completely on the property. If off-site parking is proposed, the plan shall also demonstrate safe lighted pedestrian connections, and shall comply with off-site location requirements of this Code (currently, 16.40.090.3.2.C.2).

5. These regulations are in addition to other regulations that may be applicable, including but not necessarily limited to, certificates of appropriateness, community redevelopment plan reviews, and public safety permits related to group assembly events.

Corey Malyszka

Urban Design and Development Coordinator
Planning and Development Services Department
City of St. Petersburg
727.892.5453
<a href="mailto:corey.malyszka@stpete.org">corey.malyszka@stpete.org</a>

Your Sunshine City

RCC Proposed Drive-In Theater SQFT of all proposed site elements:

- 1)20ft dry storage L20xW8ft = 160SFT (shipping container)
- 2)20ft wet storage L20xW8ft = 160SFT (shipping container)
- 3)Projector Booth L10xW10ft = 100SFT (shipping container)
- 4)20ft Bar L20xW8ft = 160SFT (shipping container)
- 5) Concessions hut = L8xW6ft = 48SFT
- 6) 64ft Screen Structure = L80x W24ft = 1920SFT (shipping container)
- 7) Pergola which sits over the picnic benches (for social seating area) L50xW40ft = 2000SFT
- 8)x12 Picnic Benches L6xW5ft = 30SFT each there are 12 benches = 360SFT
- 9) x2 Pallet bench seating made in sections (12x2ft = 24SFT and 15x2ft = 30SFT = 42SFT) 84SFT for both
- 10) Food Vendor (likely a trailer they bring in) L20xW8ft = 160SFT
- 11) Restroom Trailer L17xW8ft = 136SFT
- 12) x2 Zero waste station L8xW4ft = 32SFT = 64SFT for 2
- 13) x2 Generator L6xW2ft = 12SFT = 24SFT for 2

**TOTAL USE: 5376 SFT** 

**TOTAL SQFT of PROPERTY: 128,620** 



## NEIGHBORHOOD WORKSHEET

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

	NEIGHBORHOOD WORKSHEET
Street Address: 2100 3rd Ave S	Case No.:
Description of Request:	
Roottop Cinema Club plans on operating a Drive-in Movie T	eater on the property located at 2100 3rd Ave South.
The undersigned adjacent prope	ty owners understand the nature of the applicant's request and do not
object (attach additional sheets i	necessary):
<ol> <li>Affected Property Address</li> </ol>	
Owner Name (print): 800 Be	emain
Owner Signature:	& harmon
7,000	
<ol><li>2. Affected Property Address</li></ol>	s:
Owner Name (print):	
Owner Signature:	
<ol><li>Affected Property Address</li></ol>	S:
Owner Name (print):	
Owner Signature:	
4. Affected Property Addres	s;
Owner Name (print):	
Owner Signature:	
<ol><li>Affected Property Address</li></ol>	s:
Owner Name (print):	
Owner Signature:	
<ol><li>Affected Property Address</li></ol>	S:
Owner Name (print):	
Owner Signature:	
<ol><li>7. Affected Property Address</li></ol>	s:
Owner Name (print):	
Owner Signature:	
<ol><li>8. Affected Property Addres</li></ol>	s:
Owner Name (print):	
Owner Signature:	

February 2021

City Council

City of St. Petersburg

PO Box 2842

St. Petersburg, FL 33731

RE: Rooftop Cinema Club//22nd Street Corridor//2100 3rd Avenue S (the "Property")

Dear City Councilmembers,

Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. I own the property located at 2043 - 4th Ave So. and I fully support RCC's approval for a Special Exception. We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.

The Warehouse Arts District and Deuces Live Main Street is currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Peterburg, Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.

Thank you for considering my support for the Rooftop Cinema Club on the 22<sup>nd</sup> Street S Corridor.

Sincerely,

Name: Bob Beaman
Address: 2043-444 Aue So.



## **NEIGHBORHOOD WORKSHEET**

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

NEIGHBORHOOD WORKSHEET		
Street Address: 2100 3rd Ave S Case No.:		
Description of Request:	<del></del>	
Rooftop Cinema Club plans on operating a Drive-In Movie Theater on the property located at 2100 3rd Ave South.		
The undersigned adjacent property owners understand the nature of the applicant's request an object (attach additional sheets if necessary):	d do not	
1. Affected Property Address: 2383 2nd Wes		
Owner Name (print): Kate M Thorpe		
Owner Signature: ( 14)		
2. Affected Property Address: 2535 2nd aJe 5	· · · · · · · · · · · · · · · · · · ·	
Owner Name (print): Kate M TNO Me		
Owner Signature:		
2. Afforded Droposty, Address.		
3. Affected Property Address: Owner Name (print):		
Owner Signature:	·	
Owner dignature.		
4. Affected Property Address:		
Owner Name (print):		
Owner Signature:		
5. Affected Property Address:		
Owner Name (print):		
Owner Signature:		
6. Affected Property Address:	<del></del>	
Owner Name (print): Owner Signature:		
Owner Signature.		
7. Affected Property Address:		
Owner Name (print):		
Owner Signature:		
8. Affected Property Address:		
Owner Name (print):		
Owner Signature:		



## **NEIGHBORHOOD WORKSHEET**

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

NEIGHBORHOOD WORKSHEET		
Street Address: 2100 3rd Ave S Case No.:		
Description of Request:		
Rooftop Cinema Club plans on operating a Drive-In Movie Theater on the property located at 2100 3rd Ave South.		
The undersigned adjacent property owners understand the nature of the applicant's request and do not		
object (attach additional sheets if necessary):		
1 Affected Property Address: 2233 3rd Ave S. St. Petersburg, FL 33712		
The file of the first of the file of the f		
Owner Name (print):		
Owner Signature:		
2. Afforted Property Address:		
2. Affected Property Address: Owner Name (print):		
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Owner Name (print):		
Owner Signature:		
7. Affected Property Address:		
Owner Name (print):		
Owner Signature:		
O Affactad Dura arts Addus as		
8. Affected Property Address:		
Owner Name (print):		
Owner Signature:		



March 4, 2021

City Council City of St. Petersburg PO Box 2842 St. Petersburg, FL 33731

RE: Rooftop Cinema Club//22<sup>nd</sup> Street Corridor//2100 3<sup>rd</sup> Avenue S (the "Property")

Dear City Council Members,

The Morean Arts Center is writing this letter in support of the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. The Morean owns the property located at 420 22<sup>nd</sup> Street S., St. Petersburg, FL 33712, and supports RCC's approval for a Special Exception.

The Warehouse Arts District and Deuces Live Main Street is currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the Morean is excited about the possibility of bringing in more family-oriented experiences to this wonderful neighborhood on the 22<sup>nd</sup> Street S. Corridor.

Sincerely,

Namai

Roger F. Ross, Jr

Address: 420 22ml Street, S., St. P.t., b., fl 33712



## NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET		
Stree	t Address: 2100 3rd Ave s Case No.:	
Desci	ription of Request:	
Rooftop Cir	nema Club plans on operating a Drive-in Movie Theater on the property located at 2100 3rd Ave South,	
	ndersigned adjacent property owners understand the nature of the applicant's request and do not	
object	(attach additional sheets if necessary):	
1.	Affected Property Address: 420 22nd Street South, St. Petersburg, FL 33712	
	Owner Name (print): Roger F. Boss, Jr	
	Owner Signature: (Self)	
2.	Affected Property Address:	
	Owner Name (print):	
	Owner Signature:	
3.	Affected Property Address:	
	Owner Name (print):	
	Owner Signature:	
	AV 1 Bernardinger 11	
4.	Affected Property Address:	
	Owner Name (print):	
	Owner Signature:	
	Affected Disease Address	
5.	Affected Property Address:	
	Owner Name (print):	
	Owner Signature:	
6	Affected Property Address:	
0.	Owner Name (print):	
_	Owner Signature:	
	Owner organization.	
7.	Affected Property Address:	
	Owner Name (print):	
	Owner Signature:	
8.	Affected Property Address:	
	Owner Name (print):	
	Owner Signature:	



## **NEIGHBORHOOD WORKSHEET**

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

NEIGHBORHOOD WORKSHEET		
Street Address: 2100 3rd Ave S Case No.:		
Description of Request:		
Rooftop Cinema Club plans on operating a Drive-In Movie Theater on the property located at 2100 3rd Ave South.		
The undersigned adjacent property owners understand the nature of the applicant's request and do not		
object (attach additional sheets if necessary):		
1 Affected Property Address: 2233 3rd Ave S. St. Petersburg, FL 33712		
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Owner Name (print):		
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Owner Name (print):		
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Owner Name (print):		
Owner Signature:		
O Affactad Dura arts Addus as		
8. Affected Property Address:		
Owner Name (print):		
Owner Signature:		

February 2021

City Council

City of St. Petersburg

PO Box 2842

St. Petersburg, FL 33731

RE: Rooftop Cinema Club//22<sup>nd</sup> Street Corridor//2100 3<sup>rd</sup> Avenue S (the "Property")

Dear City Councilmembers,

Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. I own the business located at  $\underline{222\ 22\text{nd}\ St\ S,\ St.\ Pete,\ FL\ 33712}$  and I fully support RCC's approval for a Special Exception. We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.

The Warehouse Arts District and Deuces Live Main Street is currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Peterburg. Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.

Thank you for considering my support for the Rooftop Cinema Club on the 22<sup>nd</sup> Street S Corridor.

Sincerely,

Name: Mike Harting, 3 Daughters Brewing

Address: 222 22nd St. S, St. Pete, FL 33712



February 24, 2021

City Council City of St. Petersburg PO Box 2842 St. Petersburg, FL 33731

RE: Rooftop Cinema Club//22<sup>nd</sup> Street Corridor//2100 3<sup>rd</sup> Avenue S (the "Property")

501c 3 Non-Profit 833B 22<sup>nd</sup> St. South St. Petersburg, FL 33712

Phone: (727)4Deuces (727)433-8237

Board President Tony Macon

Vice President Jon Talon

> Secretary Misty Mack

Treasurer Antwaun Wells

Executive Director Veatrice Farrell Dear City Councilmembers:

Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. The Deuces has an office at 833 22<sup>nd</sup> Street South, and is a Florida certified Main Street on the historic 22<sup>nd</sup> Street South corridor. The Deuces Board of Directors supports a temporary permit for a drive-in theater for a one year period.

We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.

The Deuces Live Main Street and the Warehouse Arts District is currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Peterburg. Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.

Thank you for considering the Deuces Live Board of Directors support for the Rooftop Cinema Club on the  $22^{nd}$  Street South Corridor.

Sincerely,

Veatrice Farrell, Executive Director

Name:

Address:

2233 3rd Ave S. St. Petersburg, FL 33712

February 2021
City Council
City of St. Petersburg
PO Box 2842
St. Petersburg, FL 33731
RE: Rooftop Cinema Club//22 <sup>nd</sup> Street Corridor//2100 3 <sup>rd</sup> Avenue S (the "Property")
Dear City Councilmembers,
Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. I own the property located at <a href="https://example.com/2233-3rd-Ave_SStPetersburg">2233-3rd-Ave_SStPetersburg</a> , FL 33712 and I fully support RCC's approva for a Special Exception. We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.
The Warehouse Arts District and Deuces Live Main Street is currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Peterburg. Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.
Thank you for considering my support for the Rooftop Cinema Club on the 22 <sup>nd</sup> Street S Corridor
Sincerely,
DocuSigned by: 3534974D7978425
Jonathan Daou

<b>February</b>	2	02	21
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City Council

City of St. Petersburg

PO Box 2842

St. Petersburg, FL 33731

RE: Rooftop Cinema Club//22<sup>nd</sup> Street Corridor//2100 3<sup>rd</sup> Avenue S (the "Property")

Dear City Councilmembers,

Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. I own the property located at \_\_2535 2<sup>nd</sup> Ave South and 2383 2<sup>nd</sup> Ave South \_\_\_\_\_ and I fully support RCC's approval for a Special Exception. We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.

The Warehouse Arts District and Deuces Live Main Street is currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Peterburg. Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.

Thank you for considering my support for the Rooftop Cinema Club on the 22<sup>nd</sup> Street S Corridor.

Sincerely,			
K.ate M Thorpe-EddIeman			
	g.		
	Kate M Thorpe-Eddleman		
	·		
Name:			
	2535 2 <sup>nd</sup> Ave South and		
	2383 2 <sup>nd</sup> Ave South		
Address.	St Petersburg, FL 33712		

### WAREHOUSE ARTS LAND, LLC

515 22<sup>nd</sup> Street South St. Petersburg, FL 33712

March 4, 2021

City Council City of St. Petersburg PO Box 2842 St. Petersburg, FL 33731

Re: Rooftop Cinema Club//22nd Street Corridor//2100 3rd Avenue S. (the "Property")

Dear City Councilmembers:

Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. Warehouse Arts Land, LLC owns property located at 6th Avenue and 23rd Street South and fully supports RCC's approval for a Special Exception. We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.

The Warehouse Arts District and Deuces Live Main Street are currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Petersburg. Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.

Thank you for considering our support for the Rooftop Cinema Club on the 22nd Street S. Corridor.

Sincerely,

WAREHOUSE ARTS LAND, LLC

Robert Kapusta, Jr.

Manager

RK/jm

### ST. PETERSBURG WAREHOUSE ARTS DISTRICT, INC.

515 22<sup>nd</sup> Street South St. Petersburg, FL 33712

March 4, 2021

City Council City of St. Petersburg PO Box 2842 St. Petersburg, FL 33731

Re: Rooftop Cinema Club//22nd Street Corridor//2100 3rd Avenue S. (the "Property")

Dear City Councilmembers:

Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. St. Petersburg Warehouse Arts District, Inc. owns the properties located at 515, 525 and 535 22nd Street South and fully supports RCC's approval for a Special Exception. We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.

The Warehouse Arts District and Deuces Live Main Street are currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Petersburg. Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.

Thank you for considering our support for the Rooftop Cinema Club on the 22nd Street S. Corridor.

Sincerely,

ST. PETERSBUG WAREHOUSE ARTS DISTRICT, INC.

Robert Kapusta, Jr. Vice President

RK/jm

### ARTSXCHANGE PROPERTY, LLC

515 22<sup>nd</sup> Street South St. Petersburg, FL 33712

March 4, 2021

City Council City of St. Petersburg PO Box 2842 St. Petersburg, FL 33731

Re: Rooftop Cinema Club//22nd Street Corridor//2100 3rd Avenue S. (the "Property")

Dear City Councilmembers:

Please accept this letter of support for the Rooftop Cinema Club's ("RCC") application to operate a drive-in movie theater at the property located at the above-mentioned Property. ArtsXchange Property, LLC owns the properties located at 2209 6th Avenue South and 593 22nd Street South and fully supports RCC's approval for a Special Exception. We are excited by the possibility of bringing a drive-in movie theater to the neighborhood.

The Warehouse Arts District and Deuces Live Main Street are currently home to a diverse group of property owners, businesses, artists, and community-based organizations and the RCC will build upon the eclectic mix that is already present here. RCC's drive-in theater will offer a fun, family-friendly, and inexpensive recreation option to all residents of St. Petersburg. Furthermore, a drive-in theater will allow for easy and effective social-distancing which is especially important during this COVID-19 pandemic.

Thank you for considering our support for the Rooftop Cinema Club on the 22nd Street S. Corridor.

Sincerely,

ARTSXCHANGE PROPERTY, LLC

Robert Kapusta, Jr.

Manager

RK/jm

### CITY OF ST. PETERSBURG MEMORANDUM ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Review Services

Jennifer Bryla, Planning & Development Services Department, Zoning Official

Corey Malyszka, AICP, Urban Design and Development Coordinator

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: May 24, 2021

FILE: 21-32000006

LOCATION 2100 3<sup>rd</sup> Avenue South AND PIN: 24/31/16/00000/320/0200

ATLAS: H-1

PROJECT: Special Exception

**REQUEST:** Approval of a Special Exception and related Site Plan for an outdoor performing arts venue, consisting of an outdoor drive-in theater in the IT Zoning District.

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

### **SPECIAL CONDITIONS:**

- 1. The land is unplatted. If a replat is required, additional right-of-way will be required along the 3<sup>rd</sup> Avenue South and 22<sup>nd</sup> Street South sides of the property. The right-of-way request will impact the proposed plan.
- 2. A site modification of 3000 sf will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

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

- 3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the IT zoning district, a minimum 4-foot wide public sidewalk is required along the south side of the 3<sup>rd</sup> Avenue South right-of-way and within the eastern parkway of 22<sup>nd</sup> Street South.
- Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.
- 4. This site is located within the Warehouse Arts District Association (WADA) and is directly adjacent to the Deuces Live Business District both of which have specialized action plans. During site plan development, please coordinate any specialty streetscape, landscape, or art requirements for this project with the City's Zoning division (contact Corey.Malyszka@stpete.org).
- 5. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.
- 6. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.
- 7. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public

easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. City standard details are available on the City's website at the following link:

https://www.stpete.org/city\_departments/engineering\_and\_capital\_improvements/facility\_design\_and\_development.php

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

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

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email WRD\_UtilityReviewRequest@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

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

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "<u>Uniform Traffic Control Devices for Streets and Highways</u>" and "<u>Roadways and Traffic Design Standards</u>" for submittal to City ECID for approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas

Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

\*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

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

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

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

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

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

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas

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County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh pc: Adam Iben, Water Resources Correspondence File

From: <u>Kyle Simpson</u>
To: <u>Corey D. Malyszka</u>

Cc: Thomas M Whalen; Michael J. Frederick

 Subject:
 RE: Routing 21-32000006

 Date:
 Friday, May 21, 2021 1:25:05 PM

### Corey,

The Transportation and Parking Management has reviewed the case and has the following comments. Based on St. Petersburg Municipal Code Section 16.20.100.7. and the Warehouse Arts District Deuces Live Joint Action Plan, all vehicular access for the site shall be provided from the secondary street, 3<sup>rd</sup> Avenue South, not 22<sup>nd</sup> Street. All driveways shall meet the requirements of St. Petersburg Municipal Code Section 16.40.160. The subject parcel is located within the Warehouse Arts District Deuces Live Joint Action Plan study area. The applicant should ensure their development supports the goals and objectives of the Action Plan, particularly those related to 22<sup>nd</sup> Street South. Kyle Simpson, AICP

Planner I, Transportation and Parking Management City of St. Petersburg (727) 893-7151

Kyle.simpson@stpete.org

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

Sent: Wednesday, May 12, 2021 10:08 AM

**To:** Kyle Simpson < Kyle.Simpson@stpete.org>; Thomas M Whalen < Tom.Whalen@stpete.org>; Michael J. Frederick < Michael.Frederick@stpete.org>; Mark Riedmueller

<Mark.Riedmueller@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Martha Hegenbarth

<Martha.Hegenbarth@stpete.org>; WRD-UtilityReviewRequest <WRD-</pre>

UtilityReviewRequest@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Troy D. Davis <Troy.Davis@stpete.org>; vacate@duke-energy.com

Cc: Iris L. Winn < Iris. Winn@stpete.org>

**Subject:** Routing 21-32000006

Please review the attached and provide any comments by May 21, 2021. Thank you.

Corey Malyszka

Urban Design and Development Coordinator
Planning and Development Services Department

City of St. Petersburg

727.892.5453

corey.malyszka@stpete.org