



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SITE PLAN REVIEW  
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, July 7, 2021 at 1:00 P.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 [www.stpete.org/meetings](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.:	21-31000009	PLAT SHEET:	K-23
REQUEST:	Approval of a Site Plan to construct an 8-story building with 400-dwelling units, a 2,400 square-foot bank with a drive-thru, a 4,500 square-foot restaurant with a drive-thru and a 95,000 square-foot self-storage facility in the CCS-2 Zoning District.		
OWNER:	Maximo Plaza, Inc. 1312 19 <sup>th</sup> Street, Apt. # 1 Santa Monica, California 90404		
AGENT:	Jack Dougherty 4601 34 <sup>th</sup> Street South Saint Petersburg, Florida 33711		
ADDRESS:	4311 34 <sup>th</sup> Street South		
PARCEL ID NO.:	03-32-16-11739-001-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Corridor Commercial Suburban (CCS-2)		



**SITE AREA TOTAL:** 342,641 square feet or 7.87 acres

**GROSS FLOOR AREA:**

Existing:	111,834 square feet	0.32 F.A.R.
Proposed:	383,757 square feet	1.12 F.A.R.
Permitted:	383,757 square feet	1.12 F.A.R.

**BUILDING COVERAGE:**

Existing:	111,834 square feet	32% of Site MOL
Proposed:	166,791 square feet	49% of Site MOL
Permitted:	NA	

**IMPERVIOUS SURFACE:**

Existing:	321,551 square feet	94% of Site MOL
Proposed:	307,865 square feet	90% of Site MOL
Permitted:	308,376 square feet	90% of Site MOL

**OPEN GREEN SPACE:**

Existing:	21,090 square feet	6% of Site MOL
Proposed:	34,776 square feet	10% of Site MOL

**PAVING COVERAGE:**

Existing:	209,717 square feet	61% of Site MOL
Proposed:	141,074 square feet	41% of Site MOL

**PARKING:**

Existing:	433; including 15 handicapped spaces
Proposed:	771; including 21 handicapped spaces
Required	661; including 13 handicapped spaces

**BUILDING HEIGHT:**

Existing:	25 feet
Proposed:	84 feet
Permitted:	84 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a mixed-use development which is a permitted use within the CCS-2 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a site plan to to construct an 8-story building with 400-dwelling units, a 2,400 square-foot bank with a drive-thru, a 4,500 square-foot restaurant with a drive-thru and a 95,000 square-foot self-storage facility in the CCS-2 Zoning District. The subject property is located at the southwest corner of 34<sup>th</sup> Street South and 42<sup>nd</sup> Avenue South and is within the Skyway Marina District Center Overlay.



**Current Proposal:**

The existing 111,834 square foot shopping center was built in 1979. Currently, the center is occupied by an 850-unit self-storage facility and commercial tenants. The applicant proposes to demolish the existing center to construct the new development.

The proposed bank with drive-thru will be situated towards the northeast corner of the subject property, the self-storage building will be located along the southern side of the subject property and the proposed restaurant will be situated between the bank and self-storage building. Surface parking for the commercial uses will be located adjacent to the buildings. The drive-thru for the bank will be at the rear of the building and the stacking for each drive-thru lane will exceed the minimum of three stacking spaces.

The loading area for the self-storage facility will be located along the southern side of the building. The loading area will be screened from the adjacent commercial property with an 8-foot-high fence. The apartment building is located along the west side of the subject property. The apartment building will sit on top of a two-story parking garage.

The apartment building is situated up towards 42<sup>nd</sup> Avenue South with one of the residential lobbies at the northeast corner of the building. A second residential lobby will be located along the center of the eastern façade.

Vehicular access for the development will be from 34<sup>th</sup> Street South and 42<sup>nd</sup> Avenue South. The primary vehicular access to the commercial uses and secondary access to the residential uses will be from 34<sup>th</sup> Street South. The vehicular access that is located south of the multi-family apartment building along 42<sup>nd</sup> Avenue will provide access to both the commercial and residential uses. The vehicular access along the western side of the property from 42<sup>nd</sup> Avenue South will only provide access to the residential parking garage. The vehicular access along 42<sup>nd</sup> Avenue South, south of the apartment building, will have angled parking that will provide parking for guests visiting residents of the development. The apartment building and restaurant will be placed close to the access drive. Sidewalks will be integrated throughout the project, connecting the apartment building to the commercial uses and to the abutting public rights-of-way. Pedestrian crosswalks are also integrated throughout the project interior.

The proposed buildings will be of a contemporary style of architecture. The structures will be finished with stucco, metal, block and hardie board siding. The buildings are simple rectangular forms that have been oriented horizontally, this horizontal form has been broken down by incorporating projecting rectangular forms that are oriented vertically. Open air balconies have been incorporated onto the façade of the apartment building. The buildings also incorporate a few different types of building finishes and textures to articulate the façades. The horizontal form is also broken down into smaller forms by utilizing altering roof lines, awnings and corner tower features.

**Public Comments:**

No comments or concerns were expressed to staff at the time this report was prepared.

**III. RECOMMENDATION:**

- A. Staff recommends APPROVAL of the site plan subject to the Special Conditions of Approval.**



**B. SPECIAL CONDITIONS OF APPROVAL:**

1. All buildings on-site shall be connected via a sidewalk network.
2. The sidewalks on private property shall connect to the public sidewalks in the abutting rights-of-way.
3. The crosswalks in the parking lot shall be constructed from a different material than the parking lot. The use of asphalt as part of the sidewalk or crosswalk shall not be permitted.
4. Pedestrian scale lighting shall be installed along the internal sidewalk network.
5. All buildings on-site shall comply with Section 16.20.150.7 Building Design.
6. The fenestration pattern on the apartment building shall be utilized on the facade of the parking garage.
7. The site and buildings should be designed to incorporate components of the Skyway Marina District Design Guidelines.
8. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
9. Mechanical Equipment shall be screened from the abutting rights-of-way with architectural features that match the building.
10. Exterior lighting shall comply with Section 16.40.070.
11. Bicycle parking shall comply with Section 16.40.090.4.1.
12. Plans shall be revised as necessary to comply with comments provided by the City's Transportation and Parking Management Department, comments are provided in the attached email dated June 17, 2021.
13. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated June 15, 2021.

**C. STANDARD CONDITIONS OF APPROVAL**

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

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

**Building Code Requirements:**

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



**Zoning/Planning Requirements:**

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

**Engineering Requirements:**

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

**Landscaping Requirements:**



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

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

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



systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

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

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

The land uses of the surrounding properties are:



North: **Planned Redevelopment-Commercial**  
South: **Planned Redevelopment-Commercial**  
East **Planned Redevelopment-Commercial**  
West: **Residential Medium**

REPORT PREPARED BY:

*/s/ Corey Malyszka*

*6/22/21*

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Corey Malyszka, AICP, Urban Design and Development Coordinator  
Development Review Services Division  
Planning and Development Services Department

DATE

REPORT APPROVED BY:

*/s/Jennifer C. Bryla*

*6.22.2021*

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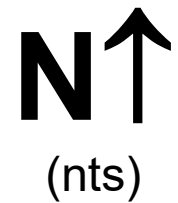
Jennifer Bryla, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

DATE

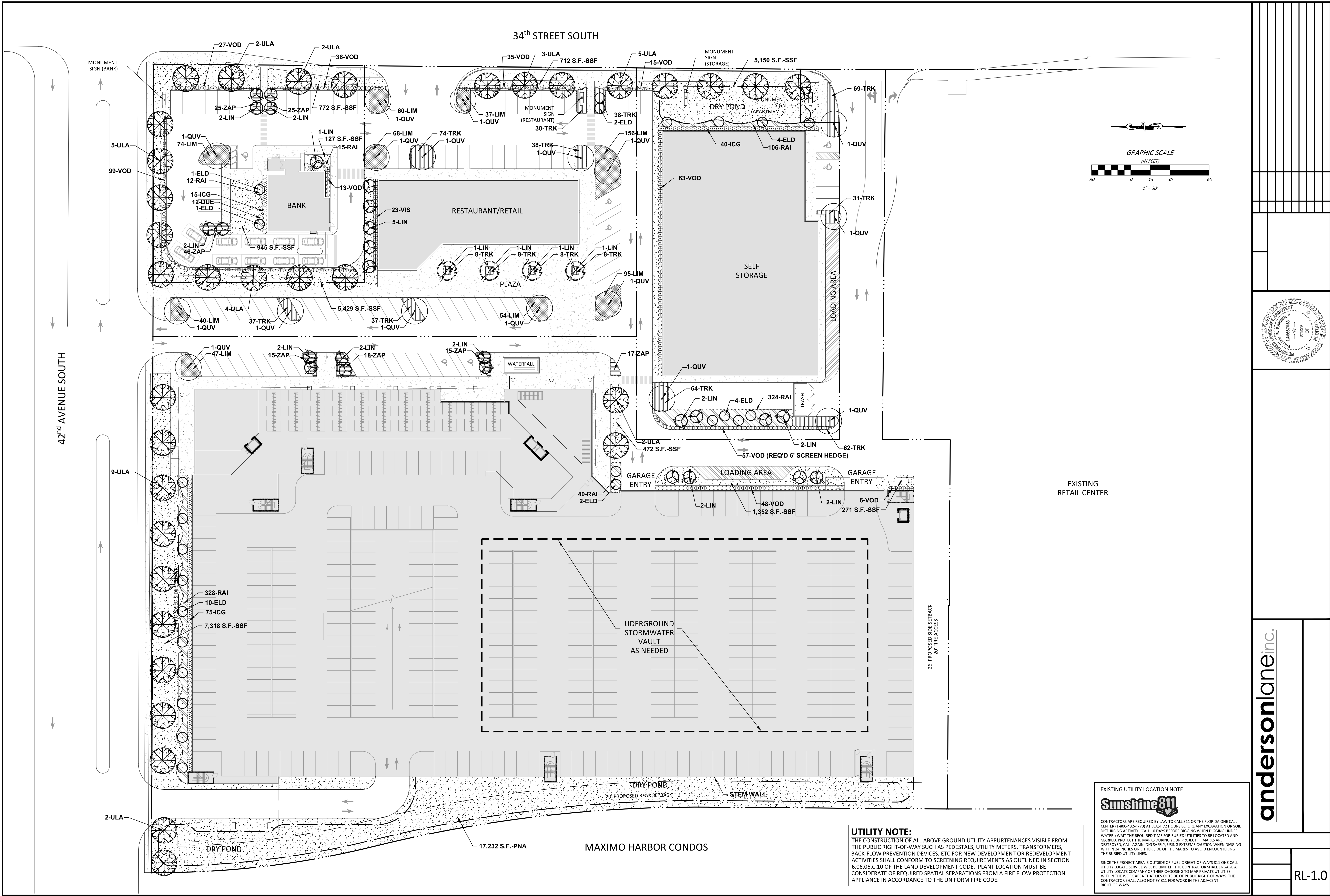




Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services  
 Department  
 Case No.: 21-31000009  
 Address: 4311 34<sup>th</sup> Street South











1 **EAST - FRONT ELEVATION**  
SCALE: 1/32"=1'-0" (IN FEET)  
0 16' 32' 64'



2 **WEST - REAR ELEVATION**  
SCALE: 1/32"=1'-0" (IN FEET)  
0 16' 32' 64'

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

**Marina Beach  
Apartments**  
(NEW CONSTRUCTION)

**ST. PETERSBURG  
FLORIDA**

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STATE OF FLORIDA  
MICHAEL ARRIGO  
REGISTERED ARCHITECT  
AR-0017335  
MICHAEL ARRIGO  
FL License #AR0017335

SHEET REVISIONS:	

PROJECT INFORMATION BLOCK  
Project No. **2020-046C**  
Date: **May 06, 2021**

SHEET TITLE  
**Elevations**

SHEET NUMBER  
**a2.1**



**Marina Beach  
Apartments**  
(NEW CONSTRUCTION)  
**ST. PETERSBURG  
FLORIDA**

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STATE OF FLORIDA  
MICHAEL ARRIGO  
FL License #AR0017335  
REGISTERED ARCHITECT

SHEET REVISIONS:	

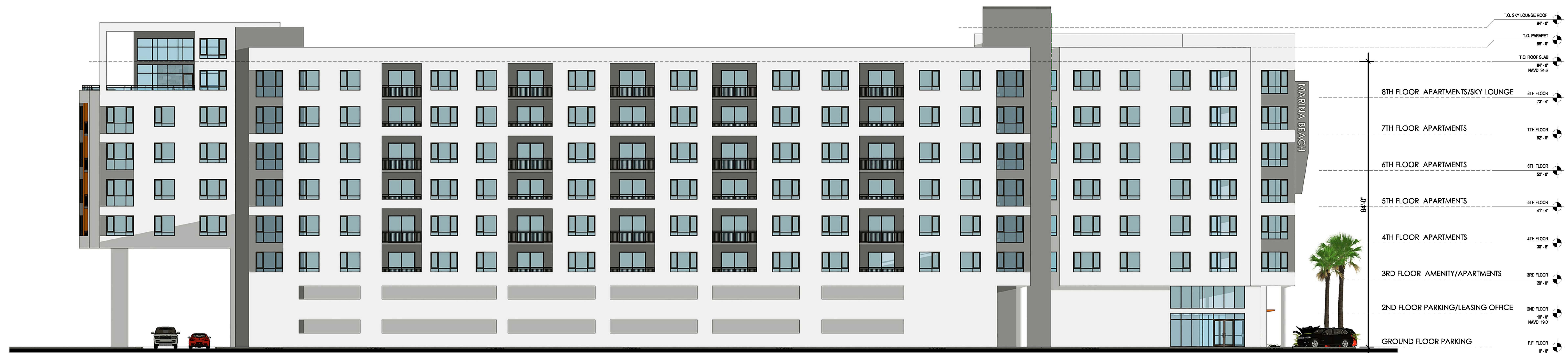
PROJECT INFORMATION BLOCK  
Project No. **2020-046C**  
Date: **May 06, 2021**

SHEET TITLE  
**Elevations**  
SHEET NUMBER

**a2.2**



**1 NORTH ELEVATION**  
SCALE: 1/16"=1'-0" (IN FEET)  
0 8' 16' 32'



**2 SOUTH ELEVATION**  
SCALE: 1/16"=1'-0" (IN FEET)  
0 8' 16' 32'

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.













MARINA BEACH

















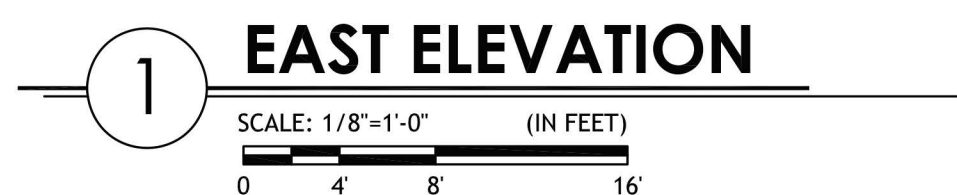
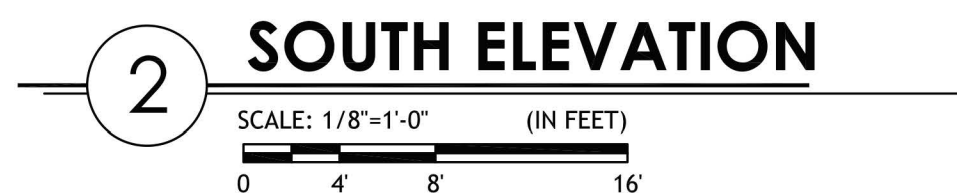








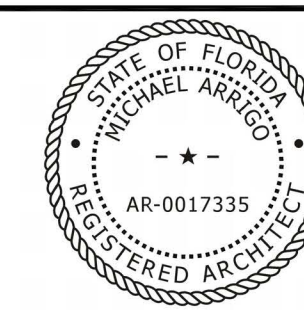




1. VERIFY WINDOW OPENING DIMENSIONS  
W/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC.  
ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

**ST. PETERSBURG  
FLORIDA**

[illegible]

MICHAEL ARRIGO  
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SHEET REVISIONS:


PROJECT INFORMATION BLOCK

Project No. **2021-0450**  
Date: **May 28, 2022**

SHEET TITLE

## Elevations

SHEET NUMBER

## a2.1





**1**

**WEST ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)

0 4' 8' 16'

T.O. LOWER PARAPET  
50'-0"

T.O. ROOF  
45'-4"

4TH FLOOR SLAB  
34'-0"

3RD FLOOR SLAB  
22'-8"

2ND FLOOR SLAB  
11'-4"

FINISH FLOOR SLAB  
0'-0"  
NAVD 8.0'

TRASH ENCLOSURE

**ELEVATION NOTES:**

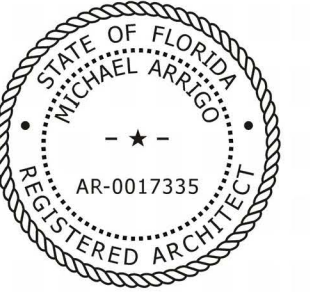
1. VERIFY WINDOW OPENING DIMENSIONS  
W/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC.  
ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.

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KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS  
COMPLY WITH THE MINIMUM BUILDING CODES.

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**LifeStorage  
at Maximo**  
(NEW CONSTRUCTION)

**ST. PETERSBURG  
FLORIDA**

[illegible]

MICHAEL ARRIGO  
FL License #AR0017335

SHEET REVISIONS:


PROJECT INFORMATION BLOCK

Project No. **2021-045C**  
Date: **May 28, 2021**

## SHEET TITLE

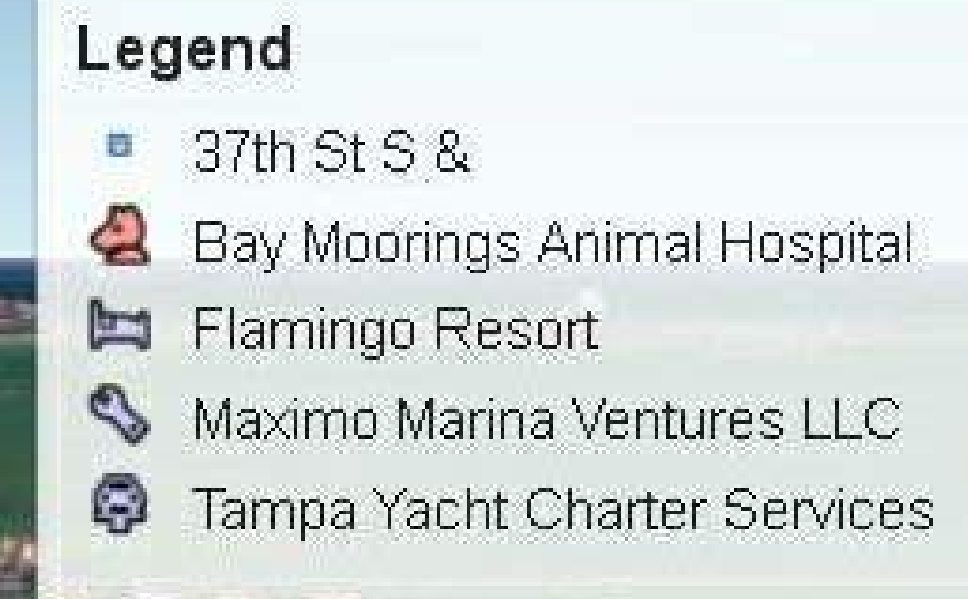
## Elevations

## SHEET NUMBER

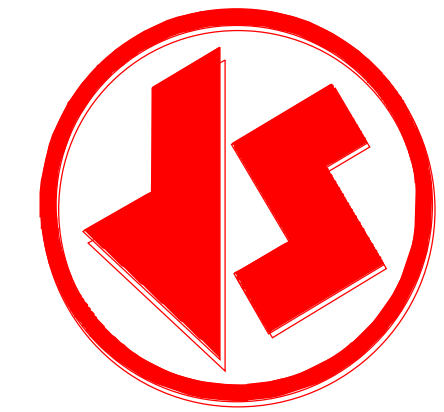
## a2.2



Northeast Perspective View  
Total Precast Structure  
DURA-STRESS Model 03/16/21



2550 University Ave. W.  
Suite 423-S  
St. Paul, MN 55114  
[www.eraeng.com](http://www.eraeng.com)



CA #6028

Phone (352) 787-1422  
Fax (352) 787-0080

[www.durastress.com](http://www.durastress.com)

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[illegible]

PROPOSED PRECAST STRUCTURE FOR:

## ST. PETERSBURG, FLORIDA

DS.00.1

Scale

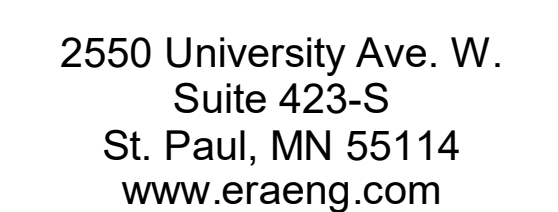
ER-POST-SYSTEM™  
U.S. PATENT NO. 7010890



Southeast Perspective View  
Total Precast Structure  
DURA-STRESS Model 03/16/21

Southeast Perspective View  
Total Precast Structure  
DURA-STRESS Model 03/16/21

- Bayway Inn
- Broadwater
- Maximo Marina Ventures LLC



Phone (352) 787-1422  
Fax (352) 787-0080

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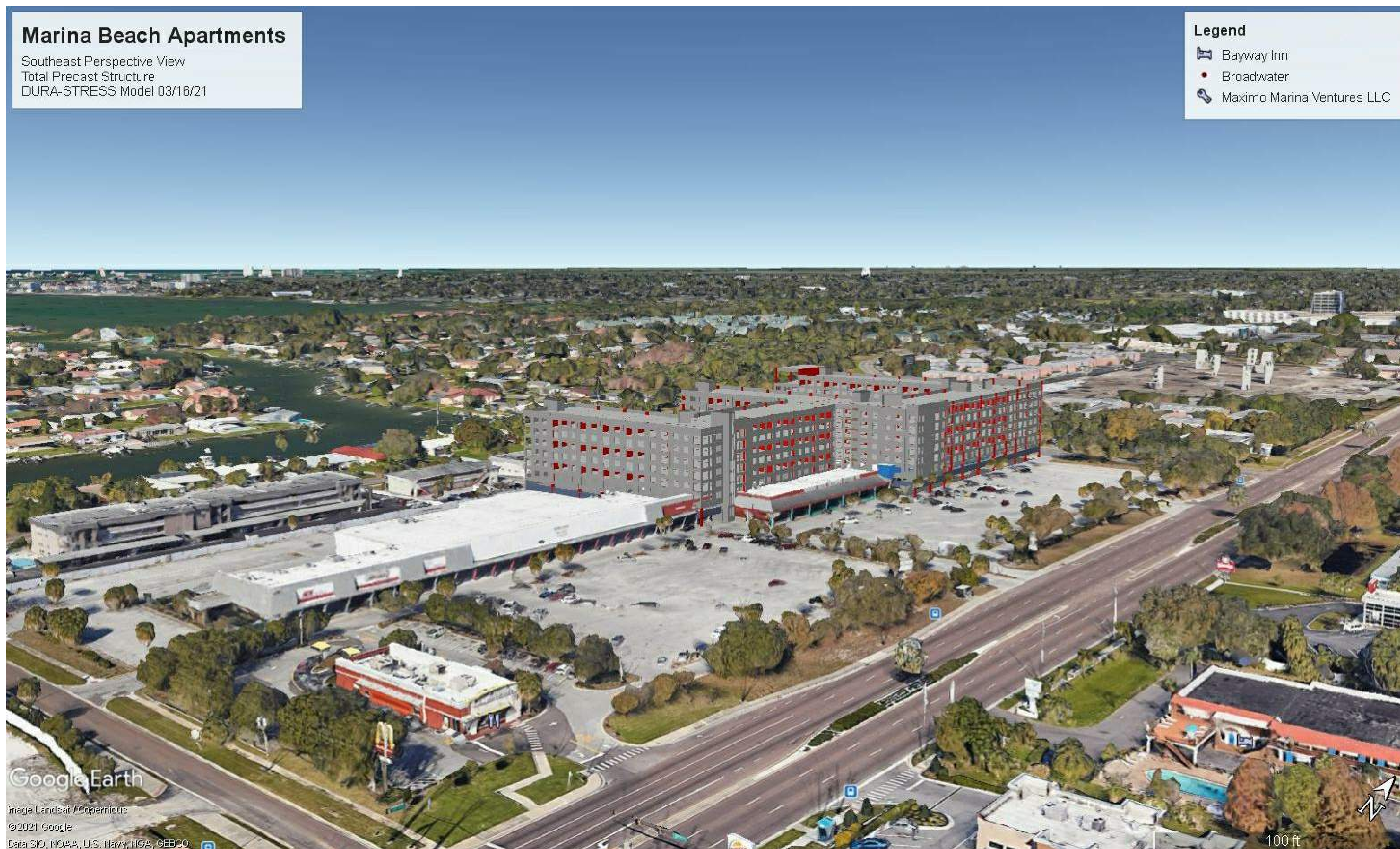
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PROPOSED PRECAST STRUCTURE FOR:

## ST. PETERSBURG, FLORIDA

DS.00.2

Scale

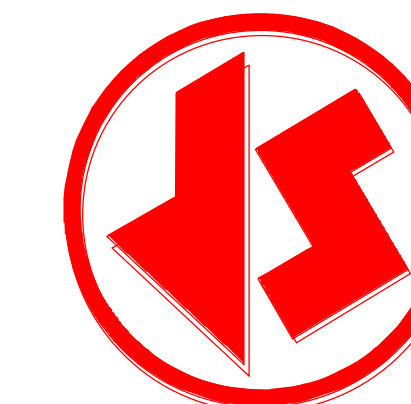




Southwest Perspective View  
Total Precast Structure  
DURA-STRESS Model 03/16/21

Southwest Perspective View  
Total Precast Structure  
DURA-STRESS Model 03/16/21

- Ave S
- 🏠 Bayway Inn
- 📦 Cash America Pawn
- 🍩 Dunkin' Donuts
- 🚚 Hide-Away Storage
- 🏰 Jehovah's Witnesses
- 🔑 Maximo Marina Ventures LLC
- 👍 Wendy's



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PROPOSED PRECAST STRUCTURE FOR:

## ST. PETERSBURG, FLORIDA

DS.00.3

Scale

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U.S. PATENT NO. 7010890





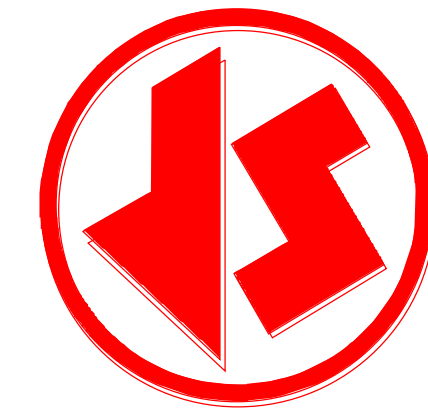
Northwest Perspective View  
Total Precast Structure  
DURA-STRESS Model 03/16/21

Northwest Perspective View  
Total Precast Structure  
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- Bay Moorings Animal Hospital
- Bayway Family Practice
- Beef 'O' Brady's
- Maximo Marina Ventures LLC
- Orvee's Pet Center
- Tampa Yacht Charter Services
- The UPS Store
- Wendy's
- Woody's Kitchens & More

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PROPOSED PRECAST STRUCTURE FOR:

## ST. PETERSBURG, FLORIDA

DS.00.4

[illegible]

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U.S. PATENT NO. 7010890



**Narrative**  
**4311 34<sup>th</sup> Street South**

Allied Group Holdings, III, LLC is the contract purchaser and developer (the “Developer”) of a parcel located at 4311 34<sup>th</sup> St. South, St. Petersburg (the “Property”). The Property is zoned CCS-2, and has a future land use designation of PR-C. It is in an Activity Center and is within the Skyway Marina Overlay district.

The Property is adjacent to a current development (Marina Walk) being completed by the same developer and directly adjacent to the new Senior Living Community being developed on the southern parcels of the old Skyway Mall Shopping Center. This proposed development is on the north 8 acre tract.

The Developer proposes to develop the Property as a 400 unit multi-family apartment development with views westerly overlooking Boca Ceiga Bay, an out parcel bank building on the Northeast corner of the property, a well known fast casual restaurant and a self-storage facility, which is allowed as an accessory use in the CCS-2 and Skyway Marina Overlay districts. The self-storage use will not exceed 25% of the floor area of the site. The Developer anticipates that residents of the apartment complex as well as the existing 800 storage tenants of the shopping center being displaced as a result of the redevelopment will be customers of the storage units. There will be a total of 750 storage units built to replace the 800 current units. This new building will have 900 square feet of office area.

The surrounding area has long been asking for the fast casual restaurant/retail being proposed for the property and the new bank will serve the newly arriving additional residents of the area.

The surrounding area is characterized by a mix of multi-family and retail/commercial uses, with multi-family uses directly to the south and west of the Property. To the north of the property is a IHOP restaurant strip center and 55+ condo buildings (Patriot Square). To the east of the Property is a Wendy’s Restaurant and the Bayway Inn Hotel.

The Property has direct frontage on 34<sup>th</sup> Street South / US Highway 19, which is a principal arterial road, and is a heavily-trafficked, commercial route.

The Developer has designed the proposed development in accordance with Section 16.70.040.1.4 of the City of St. Petersburg Land Development Code (the “Code”). Specifically, the proposal is in line with the standards for review, per subsection D.

1. The use is consistent with the City of St. Petersburg Comprehensive Plan (the “Plan”). The Plan requires the concentration of development into designated activity centers, such as the Skyway Marina district, and the Planned Redevelopment Commercial future land use designation contemplates a “full range of commercial and mixed uses”.
2. The Property will have the appropriate zoning (pursuant to this application), and already has an appropriate future land use designation, for the uses proposed.



3. The proposed development is designed to emphasize automotive and pedestrian safety, with a separate ingress/egress point from the apartment complex which reduces interaction between automobile customers of the retail/restaurant/storage uses and pedestrian/bicycle traffic at the apartment complex.
4. Parking and loading is designed with flow and safety in mind. There is sufficient room around the proposed retail/restaurant/storage facilities for loading and circulating space, and the plan proposes an excess of parking spaces to that required by Code.
5. The self-storage facility is a relatively low-impact use with respect to traffic generation. This allows the heavier uses of the multi-family development and restaurant to be partially offset by the more limited traffic generation of the self-storage and bank.
6. The Property will coordinate its drainage plans and system into the overall site plan, so as to avoid negative impacts to adjacent and nearby properties.
7. Any signage associated with the development, and all exterior lighting, will be designed to be compatible and safe for automobile and bicycle traffic and consistent with the surrounding area.
8. The proposed development will present an aesthetically pleasing image to the surrounding neighborhood both in building orientations, designs, and facade.
9. The proposed development is designed to be compatible with the environment of the surrounding area, which is already heavily developed. The Property itself is developed, and therefore there are no natural characteristics to preserve.
10. The current property has received numerous code complaints over the last decade and the developer believes the new development will significantly enhance the area and provide significant property tax revenue to the City.
11. The proposed use of the Property will not cause detriments to the area. The development will serve a pent up demand for retail and living facilities to serve the southern St. Petersburg market. The development will also provide needed support for the new residents moving into the area.
12. The Property will be appropriately landscaped. There are no significant manmade wetland, vegetation, or landscaping features on-site currently.
13. There are no nearby historic or archaeological resources to be impacted by the proposed use of the Property.
14. The development as proposed will meet adopted levels or service and requirements for concurrency.







MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

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

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

**DATE:** June 15, 2021

**SUBJECT:** Site Plan

**FILE:** 21-31000009

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**LOCATION** 4311 34<sup>th</sup> Street South  
03/32/16/11739/001/0010

**ATLAS:** K-23                      **ZONING:** Corridor Commercial Suburban (CCS-2)

**REQUEST:** Approval of a Site Plan to construct an 8-story building with 400-dwelling units, 2,400 square-foot bank with a drive-thru, a 4,500 square-foot restaurant with a drive-thru and a 95,000 square-foot self-storage facility in the CCS-2 Zoning District.

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The Engineering and Capital Improvements Department has no objection to the proposed site plan, provided the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. The applicant must complete all conditions of easement vacation request file #21-33000004.
2. Any construction or impacts within the right of way of 34<sup>th</sup> Street South will require permitting and approvals through FDOT. The applicant must comply with all conditions of the FDOT permit(s) required for the project. Provide a copy of the FDOT permits to City ECID prior to initiating construction within FDOT right of way and provide a copy of the FDOT acceptance of the work prior to applying for temporary or final certificates of occupancy from the City.
3. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall



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

4. 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. It is noted that City ECID project #18086-110 for the in-house design of storm drainage improvements at 37<sup>th</sup> Street S & 42<sup>nd</sup> Ave S is in process including hydrologic modeling of Basin U. The applicant is advised to contact the City project manager Michael Perry, [Michael.Perry@stpete.org](mailto:Michael.Perry@stpete.org) to coordinate site plan development as may be necessary to comply with the intent of this City project. The developer will be asked to provide evidence of coordination to the ECID civil plans examiner during ECID review of on-site construction permit application(s) submitted to the City's Construction Services and Permitting division.

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. 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 or a variance to sidewalk requirements is approved through the City's zoning division. The code requires a minimum 6-foot wide public sidewalk along the west parkway of 34<sup>th</sup> Street South, however, the required width may be increased to 10-feet if this area is identified as a future bike path/trail. Coordinate with City Transportation to determine the requirement for the sidewalk width ([Kyle.Simpson@stpete.org](mailto:Kyle.Simpson@stpete.org)).



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.

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

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

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

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

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

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

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

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has



sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

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

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

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

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

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

NED/MJR/meh  
ec: Adam Iben – City WRD  
Correspondence File





## **CITY OF ST. PETERSBURG**

### **Transportation and Parking Management Department**

#### **MEMORANDUM**

**TO:** Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services Department

**FROM:** Tom Whalen, Planner III, Transportation and Parking Management Department

**DATE:** June 17, 2021

**SUBJECT:** Approval of a Site Plan to construct a six-story multi-family building with 400-dwelling units, a 4,500 square-foot drive-through restaurant, 2,400 square-foot bank, and a 90,000 square-foot self-storage facility.

**CASE:** 21-31000009

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The Transportation and Parking Management Department has reviewed the site plan application for the proposed mixed-use development located at 4311 34<sup>th</sup> Street South. The Transportation Department has reviewed the Traffic Analysis Report for the project and has comments on the sidewalk width along 34<sup>th</sup> Street, right turn lane into the site from 34<sup>th</sup> Street, and vehicle and pedestrian connections through the site.

The traffic consultant estimated that the mixed-use project will generate 4,679 daily trips, 358 AM peak hour trips and 388 PM peak hour trips. A trip credit from existing and prior uses on the site was not subtracted from the projected trips from the proposed development. However, a lack of activity on the site due to underutilization of the shopping center is reflected in the traffic volumes on the surrounding roadways. The consultant assessed the impact of the projected trips on these roadways. The project is not anticipated to have a significant impact on the level of service (LOS) for 34<sup>th</sup> Street or 42<sup>nd</sup> Avenue South adjacent to the site (LOS C in the present and LOS C in the future for the AM and PM peak hours for both roads).

The intersections of roads and intersections of roads and driveways around the site are anticipated to operate at an acceptable level of service, except for the eastbound approach to the intersection of 34<sup>th</sup> Street and 42<sup>nd</sup> Avenue South, which will operate at a projected LOS F. The average delay is anticipated to be 119.1 seconds per vehicle. Under the existing conditions for the eastbound approach to this intersection, the level of service is C and the average delay per vehicle is 26.8. Located slightly south of the midpoint between the existing traffic signals at 38<sup>th</sup> Avenue South and 46<sup>th</sup> Avenue South, it is possible that the spacing from the other signals and projected increase in traffic on 42<sup>nd</sup> Avenue South may warrant a traffic signal at this intersection. As a condition of approval, we recommend



that the applicant pursue further communication with the Florida Department of Transportation (FDOT) and require that they comply with all FDOT permitting requirements, which may include but not be limited to signal installation if warranted. A pedestrian crossing is identified in the City's Complete Streets Implementation Plan at the intersection of 34<sup>th</sup> Street and 42nd Avenue South, so if a signal is not warranted it is anticipated that provisions for improving pedestrian travel across 34<sup>th</sup> Street will be implemented.

The City has partnered with Forward Pinellas and the FDOT to provide a 10-foot wide sidewalk along the western side of 34<sup>th</sup> Street as part of FDOT's Resurfacing, Restoration and Rehabilitation (RRR) project for 34<sup>th</sup> Street from 54th Avenue South to 22nd Avenue North. The construction of the project is programmed for FY 2022 in the FDOT's work program. The applicant needs to show the wide sidewalk on the site plan.

As part of FDOT's RRR project on 34<sup>th</sup> Street, Business Access and Transit (BAT) lanes will replace the outer northbound and southbound travel lanes from 22<sup>nd</sup> Avenue South to 54<sup>th</sup> Avenue South. The BAT lanes are restricted to buses and right turning vehicles only. Since the site will be served by the BAT lane, the existing right turn lane into the property at the two driveways on 34<sup>th</sup> Street needs to be removed.

Reestablishing the grid network is a priority in the Skyway Marina District Plan. We recommend that the applicant consider providing east-west vehicular and pedestrian connections through the site to connect 34<sup>th</sup> and 37<sup>th</sup> Streets. If you have any questions about this memorandum, please call me at (727) 893-7883.