



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**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, August 4, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th 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 for up-to-date information.

CASE NO.: 21-31000011 PLAT SHEET: F-54

REQUEST: Approval of a Site Plan Modification to allow the following changes to eliminate the 150,000 square-feet of office space on Tract 1 and replace it with a stormwater retention area and eliminate the approved commercial use on Tract 2 and replace it with a 127-unit apartment complex in the CCS-2 Zoning District.

OWNER: TGM Ibis Land, LLC
1 N LA Salle Street, Suite 2100
Chicago, Illinois 60602

AGENT: David M. Smith
Stearns Weaver Miller
401 East Jackson Street., Suite 2100
Tampa, Florida 33602

ADDRESS: Dr Martin Luther King Jr. Street North

PARCEL ID NOS.: 18-30-17-41817-000-0010 and 18-30-17-41817-000-0020

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-2)

SITE AREA TOTAL: 956,549 square feet or 21.96 acres

GROSS FLOOR AREA:

Existing:	716,205 square feet	0.75 F.A.R.
Proposed:	889,191 square feet	0.93 F.A.R.
Permitted:	1,071,335 square feet	1.12 F.A.R.

BUILDING COVERAGE:

Existing:	263,847 square feet	27.5% of Site MOL
Proposed:	289,909 square feet	30% of Site MOL
Permitted:	NA	

IMPERVIOUS SURFACE:

Existing:	541,796 square feet	56.6% of Site MOL
Proposed:	623,469 square feet	65% of Site MOL
Permitted:	860,894 square feet	90% of Site MOL

OPEN GREEN SPACE:

Existing:	414,753 square feet	46% of Site MOL
Proposed:	306,227 square feet	32% of Site MOL

PAVING COVERAGE:

Existing:	277,949 square feet	29% of Site MOL
Proposed:	333,560 square feet	35% of Site MOL

PARKING:

Existing:	968; including 18 handicapped spaces
Proposed:	1138; including 24 handicapped spaces
Required	933; including 19 handicapped spaces

BUILDING HEIGHT:

Existing:	70 feet
Proposed:	84 feet
Permitted:	84 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.4 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 modification to eliminate the 150,000 square-feet of office space on Tract 1 and replace it with a stormwater retention area and eliminate the approved commercial uses on Tract 2 and replace it with a 127-unit apartment complex. The subject property is zoned CCS-2 (Commercial Corridor Suburban) and is located within the Gateway

Activity Center, just north of Gandy Boulevard between Dr. Martin Luther King, Jr. Street North and Roosevelt Boulevard North.

History:

The Site Plan for the subject property was originally approved on August 25, 2004, Case #04-31000009, with the following land use entitlements: 25,000 square feet of retail space, 13,000 square feet of restaurant use, 150,000 square feet of office use and 350 multi-family residential units. A modification to the approval, Case #10-31000028, was approved on September 1, 2010. The modification amended certain special conditions adopting a Master Sign Plan and increased the multi-family residential units to 410.

The first two phases of the mixed-use project have been completed. The first construction site plan approved by the Development Review Services Division on December 7, 2011, included two commercial buildings on the easterly portion of the site abutting Roosevelt Boulevard, totaling 28,440 SF GFA with 230 parking spaces. The second construction site plan approved by the Development Review Services Division on October 18, 2012, included 401 multi-family dwelling units with a 576-space parking garage located in the center of the site. Development to date includes 401 multi-family units and 28,440 square feet of retail/restaurant space.

On December 7, 2016, the applicant was approved for a site plan modification, Case #16-31000013, to allow changes to the phased master plan, modifications included: a 6,000 square foot childcare center on Tract 12; retail/restaurants with drive-thrus on Tract 2; and a future phase consisting of an additional 182,144 s.f. of commercial uses on Tracts 7-13 & 15, with structured parking.

Current Proposal:

The applicant seeks to make modifications to two areas within the master plan. The first modification is at the southwest corner of the subject property and includes replacing the previously approved commercial buildings with drive-thrus with a 127-unit multi-family development (Tract 2). The second modification is at the northwest corner of the subject property and includes replace the previously approved office building with a retention pond (Tract 1). The retention pond is already constructed.

The multi-family building will be centered on Tract 2 with access to the parking garage from the internal street network. Parking will occur on the first two floors of the building. A residential liner building will be located on the east side of the parking garage. A four-story "U" shaped building will sit on-top of the garage. An outdoor amenity area will be located on the roof of the garage. The exterior of the parking garage will be required to match the apartment building, this includes using the same materials, finishes and fenestration pattern.

Public Comments:

As of the date of the staff report, staff has not received any calls or emails regarding the proposed modification.

III. RECOMMENDATION:

- A. **Staff recommends APPROVAL of the Site Plan modification subject to the Special Conditions of Approval.**

B. SPECIAL CONDITIONS OF APPROVAL:

1. All future development shall comply with Special Conditions of Approval from cases 04-3100009, 10-3100028 and 16-3100013.
2. The exterior of the parking garage shall match the architectural style of the apartment building and be finished with the same materials and have the same fenestration pattern.
3. 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 July 1, 2021.
4. This Special Exception/Site Plan approval shall be valid through August 4, 2026. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

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

Engineering Requirements:

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

Landscaping Requirements:

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

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. 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 and Institutional**
South: **Planned Redevelopment-Commercial**
East: **Institutional**
West: **Industrial Limited**

REPORT PREPARED BY:

/s/ Corey Malyszka

7.21.2021

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

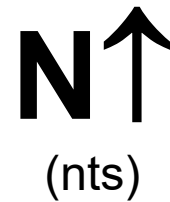
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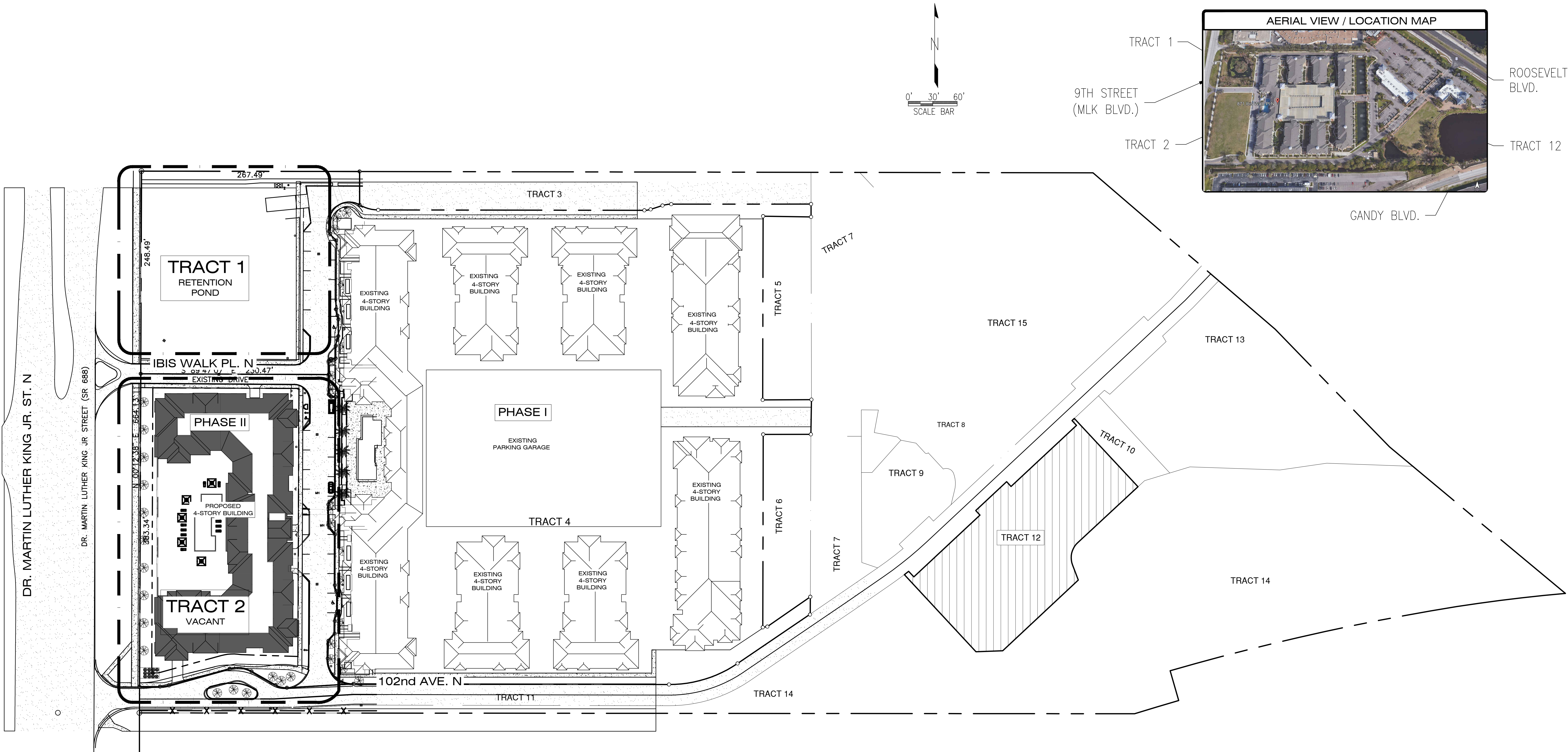
Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-31000011
Address: Dr. Martin Luther King Jr. Street North





SITE DATA	
<p>PARCEL ID NO(S): 18-30-17-41817-000-0020 & 18-30-17-41817- 000-0010</p> <p>ADDRESS = 871 IBIS WALK PLACE NORTH, ST. PETERSBURG, FL</p> <p>DESIGNATION: IBIS WALK TRACTS 1 & 2 PINELLAS COUNTY, FLORIDA</p> <p>SITE AREA: TRACT 1 = 1.36 ACRE (59,242 SF) TRACT 2 = 2.02 ACRE (87,913 SF)</p> <p>ZONING: CCS-2 (COMMERCIAL CORRIDOR SUBURBAN) COMPREHENSIVE PLAN DESIGNATION: PR-C GATEWAY ACTIVITY CENTER & GATEWAY TARGET EMPLOYMENT CENTER</p> <p>FUTURE LAND USE: PLANNED REDEVELOPMENT - COMMERCIAL (PR-C)</p> <p>PROPOSED ZONING: SITE PLAN MODIFICATION</p> <p>PROPOSED USES: RESIDENTIAL MULTI-FAMILY</p> <p>DENSITY: 127 APARTMENT UNITS</p> <p>MINIMUM PERIMETER BUILDING SETBACKS: ELEVATION SEL-BACK FRONT (WEST) 20 FT CORNER (NORTH) 10 FT SIDE (SOUTH) 10 FT REAR (EAST) 20 FT</p>	<p>PARKING: RESIDENTIAL UNITS GREATER THAN 750 SF = 1.25 SPACES PER 2-BEDROOM UNIT PLUS 0.50 SPACES FOR EACH ADDITIONAL BEDROOM.</p> <p>RESIDENTIAL UNITS 750 OR LESS = 0.75 SPACES PER UNIT LOADING AREA REQUIRED GREATER THAN 5 UNITS</p> <p>REQUIRED PARKING: MULTI-FAMILY RESIDENTIAL (2 BEDROOMS): 12 UNITS x 1.75 SPACES PER UNIT = 21.00 SPACES 56 UNITS x 1.25 SPACES PER UNIT = 70.00 SPACES 59 UNITS x 0.75 SPACES PER UNIT = 44.25 SPACES TOTAL = 135.25 SPACES REQUIRED</p> <p>TOTAL # OF SPACES REQUIRED = 135 SPACES REQUIRED</p> <p>PROVIDED PARKING: (172) 9'x18' STANDARD PARKING SPACES (6) 12'x18' ADA/ACCESSIBLE PARKING SPACES TOTAL # OF SPACES PROVIDED = 178 SPACES (1.40 / UNIT)</p> <p>MAX. BUILDING HEIGHT: = 84 FEET (CCS-2 - GATEWAY ACTIVITY CENTER)</p> <p>FLOOD ZONE AE(9) FEMA FLOOD MAP PANEL 12103 C 02079 (8/24/2021)</p>

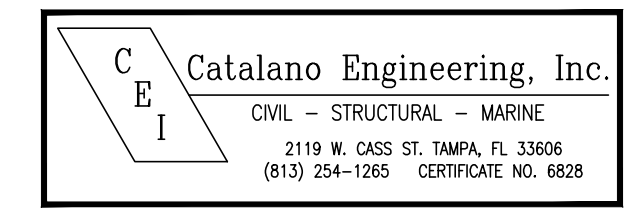
MASTER PLAN / ENTITLEMENTS
<p><u>CURRENT SITE PLAN APPROVAL:</u> TRACT 1 = 150,000 SQUARE FEET OF OFFICE/RETAIL TRACT 2 = NON-RESIDENTIAL USES (CASE# 16-31000013) PLAN A = 14,550 SF PHARMACY WITH A DRIVE-THRU ON TRACT 2 AND 7,000 SF OF COMMERCIAL USES ON TRACT 12</p> <p>PLAN B = 10,986 SF OF COMMERCIAL USES ON TRACT 2 AND 6,000 SF CHILD CARE FACILITY AND 4,740 SF OF COMMERCIAL USES ON TRACT 12.</p> <p><u>CURRENT ENTITLEMENTS (CASE #16-31000013):</u> SITE AREA = 21.96 ACRES (956,549 SF) APPROVED = 889,191 SF CURRENT DEVELOPMENT = 716,205 SF RESIDENTIAL DENSITY = 18.6 UNITS PER ACRES (410 UNITS+ 21.96 ACRES = 18.67)</p> <p>THE MAXIMUM FLOOR AREA RATIO = 1.12 (1,071,335 SF) AVAILABLE FOR FUTURE DEVELOPMENT = 182,144 SF</p> <p><u>MASTER PLAN ASSIGNMENTS & DESIGNATIONS:</u> TRACT 1 = 150,000 SF OFFICE/RETAIL TRACT 2 PLAN A = 14,550 SF PHARMACY TRACT 2 PLAN B = 10,986 SF COMMERCIAL</p> <p>MAXIMUM RESIDENTIAL DENSITY = 60 UNITS PER ACRE</p>

PROPOSED USES
<p><u>PROPOSED USES:</u> TRACT 1 = STORMWATER STORAGE AND TREATMENT TRACT 2 = 127 APARTMENT UNITS, ASSOCIATED AMENITIES & ENCLOSED PARKING TRACT 12 = NO FUTURE MULTI-FAMILY DEVELOPMENT</p>

REVISIONS

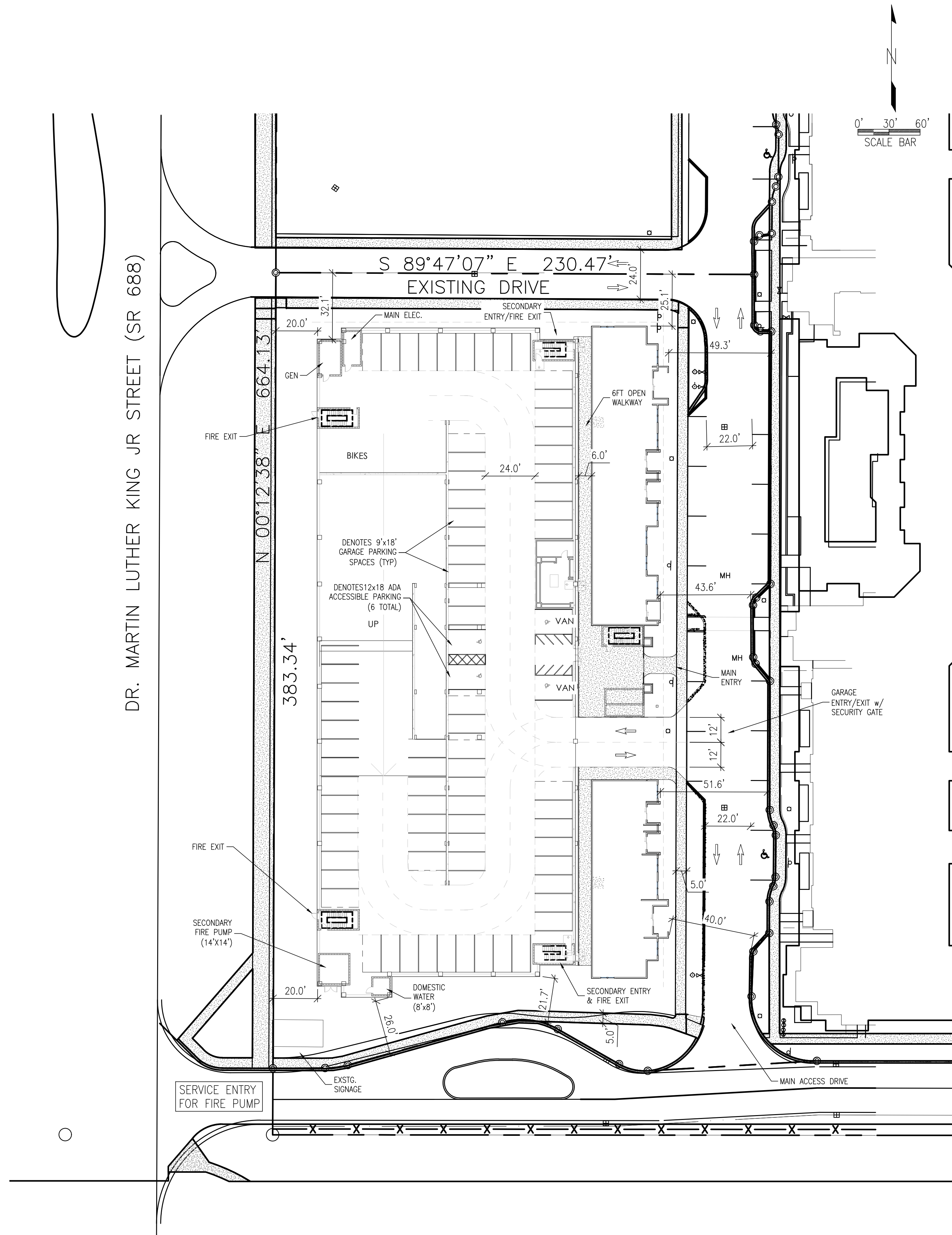
IBIS WALK APTS. PHASE II
871 IBIS WALK PL N
ST. PETERSBURG, FL

CONCEPTUAL SITE PLAN



PROJ. # -
IBIS WALK APTS.
NAME: PHASE II
DATE: 05/07/21
DRAWN BY: JR
PRIT. MNGR.: JC

SHEET #
C-1.0



IBIS WALK DEVELOPMENT ENTITLEMENTS

Ibis Walk Entitlements
5/5/2015
Revised 07/31/17

Use	DA	SPR		Constructed		Remaining	Plan A Proposed	Plan A Diff	Plan B Proposed	Plan B Diff
		04-31000008	10-31000028	10-06000522	12-08000285					
Multi-Family	410	350	410	401	401	9	401		401	
Retail	77,000	24,400	25,000	16,622	8,378	29,622	-4,622	39,608	14,608	
Office	150,000	150,000	150,000	0	150,000	150,000	0	150,000	0	
Retail Pharmacy	12,000	12,000	12,000	0	12,000	14,550	-2,550	0	-12,000	
Restaurant	13,000	13,000	11,642	1,358	11,642	1,358	11,642	11,642	-1,358	
Child Care								6,000	6,000	
Total Commercial	199,400	200,000	28,264	171,736	205,814	5,814	207,250	2,250	7,250	3.63%

Duration of Approval:
DA expired 12/27/14
16.70.010.9.A.4 Phased projects, must continue within 2-years of last C.O.
16.70.010.9A.1.a 5-years Amended SPR 09/01/10 = 09/01/15

Substantial construction means that all required permits for exterior work have been issued and continue to be valid.

Ibis Walk
Parking Analysis for Retail/Restaurants
10/29/2015

use	size	parking
retail	17265	86.33
	2013	10.07
	905	4.53
personal service	1100	5.50
	976	4.88
restaurant	2075	13.83
	1099	7.33
	1100	7.33
	1691	11.27
patio	525	3.50
	28224	154.56

Max. Density/Intensity Allowed
Zoning = CCS-2; FLU = PR-C

Use	CCS-2	Acres	Total	Approved	Modification Max.
Multi-Family*	60	21.96	1,317.60	410.00	410.00
Hotel	55	21.96	1,207.80		797.80
Non-res	2.5	21.96	2,391,444.00	200,000.00	2,191,444.00

* Allowable Hotel and Multi-Family are cumulative; therefore subtract approved MF

Ibis Walk Entitlements
5/5/2015
Revised 07/31/17

Use	DA	SPR		Constructed		Remaining	Plan A Proposed	Plan A Diff	Plan B Proposed	Plan B Diff
		04-31000008	10-31000028	10-06000522	12-08000285					
Multi-Family	410	350	410	401	401	9	401		401	
Retail	77,000	24,400	25,000	16,622	8,378	29,622	-4,622	39,608	14,608	
Office	150,000	150,000	150,000	0	150,000	150,000	0	150,000	0	
Retail Pharmacy	12,000	12,000	12,000	0	12,000	14,550	-2,550	0	-12,000	
Restaurant	13,000	13,000	11,642	1,358	11,642	1,358	11,642	11,642	-1,358	
Child Care								6,000	6,000	
Total Commercial	199,400	200,000	28,264	171,736	205,814	5,814	207,250	2,250	7,250	3.63%

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REVISIONS

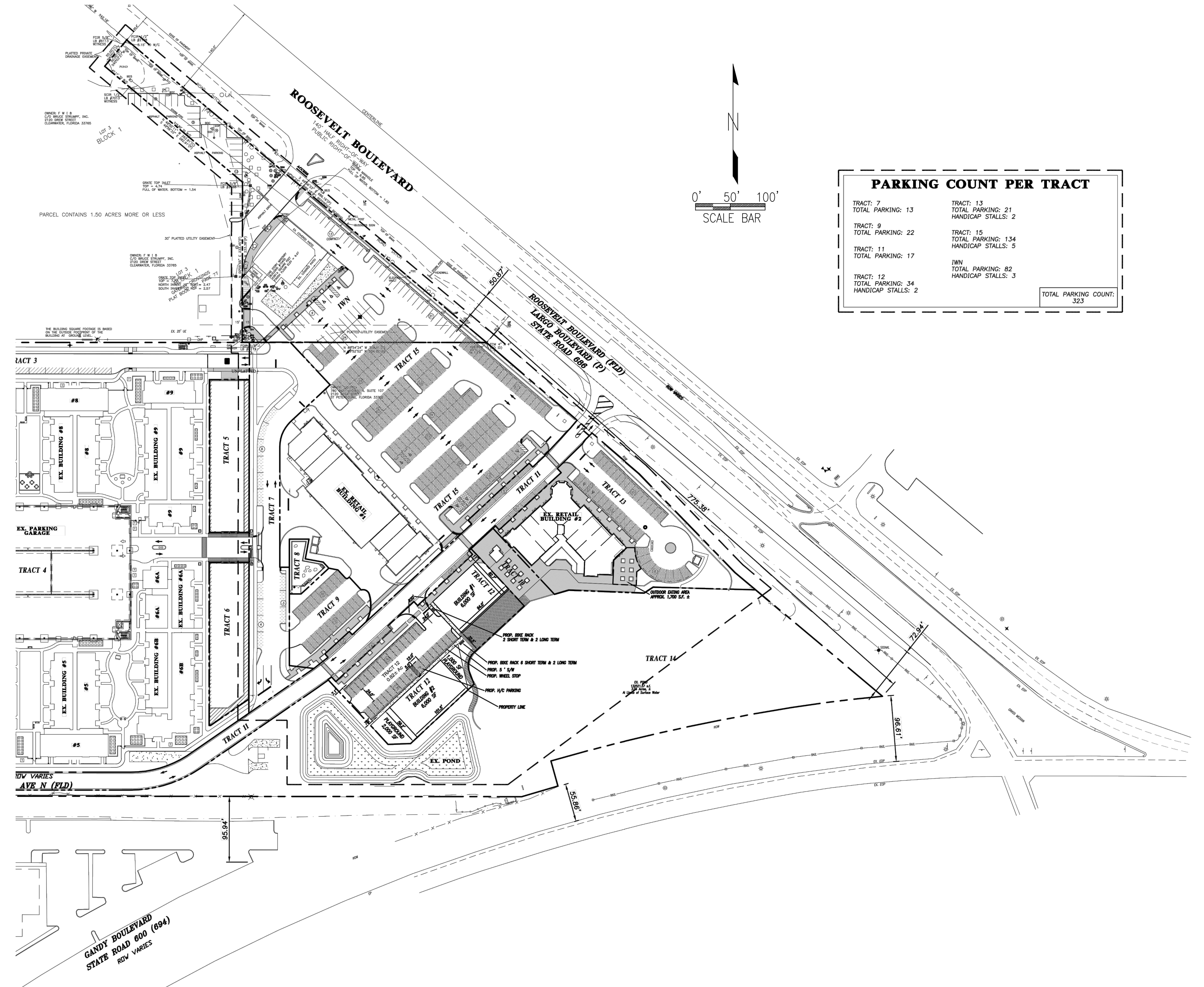
IBIS WALK APTS. PHASE II
871 IBIS WALK PL N
ST. PETERSBURG, FL

DIMENSIONAL SITE PLAN

Catalano Engineering, Inc.
CIVIL - STRUCTURAL - MARINE
2719 W. CASS ST. TAMPA, FL 33606
(813) 254-1265 CERTIFICATE NO. 6828

PROJ. # -
IBIS WALK APTS.
NAME: PHASE II
DATE: 05/07/21
DRAWN BY: JR
PRJ. MNGR.: JC

SHEET #
C-1.1



PARKING COUNT PER TRACT			
TRACT 7	TOTAL PARKING: 13	TRACT 13	TOTAL PARKING: 21
TRACT 8	TOTAL PARKING: 22	TRACT 14	TOTAL PARKING: 154
TRACT 9	TOTAL PARKING: 17	TRACT 15	TOTAL PARKING: 5
TRACT 10	TOTAL PARKING: 34	TOTAL HANDICAP STALLS: 2	
TRACT 11	TOTAL PARKING: 17	TOTAL HANDICAP STALLS: 5	
TRACT 12	TOTAL PARKING: 34	TOTAL HANDICAP STALLS: 3	
TRACT 13	TOTAL PARKING: 21	TOTAL HANDICAP STALLS: 2	
TRACT 14	TOTAL PARKING: 154	TOTAL HANDICAP STALLS: 5	
TRACT 15	TOTAL PARKING: 5	TOTAL HANDICAP STALLS: 3	
TOTAL PARKING COUNT:			323

OPTIONAL SITE PLAN: A OR B	
PLAN A	
TRACT 2 - 14,550 S.F. (PREVIOUSLY APPROVED), (RELOCATES 2,550 S.F. FROM EASTERLY TRACTS)	DRUG STORE W/ DRIVE THRU
TRACT 12 - 7,000 S.F. (PREVIOUSLY APPROVED) COMMERCIAL	
PLAN B	
TRACT 2 - 10,888 S.F. COMMERCIAL	
TRACT 12 - 4,700 S.F. COMMERCIAL	6,000 S.F. DAYCARE
OPTIONAL PLAN SHALL INCLUDE THE ABILITY TO CHOOSE PLAN IN EACH TRACT OR COMBINATION OF EACH.	

PREVIOUSLY APPROVED SITE DATA	
PROJECT AREA:	856,549 S.F. / 21.86 AC.
ZONING:	CC3-2
EXISTING LAND USE:	PR-C
MIXED USE, MULTI FAMILY, RETAIL & COMMERCIAL OFFICE	
BUILDING HEIGHT:	84 FT.
GROSS FLOOR AREA:	1,036,703 S.F.
OFFICE:	150,000 S.F.
APT. UNITS:	410
COMMERCIAL:	12,000 S.F. DRUG STORE
	13,000 S.F. RESTAURANT
	23,000 S.F. RETAIL
F.A.R.:	1.12
IMPERVIOUS AREA:	860,894 S.F. (90.0% OF SITE)
DENSITY:	18.6 U/AC. (401 UNITS)
PARKING SPACES:	1,070 (22 HANDICAP SPACES)
FLOOD ZONE:	AE - 5.0 (PANEL # 125148 0207 G)
POTABLE WATER:	CITY OF ST. PETERSBURG
SANITARY SEWER:	CITY OF ST. PETERSBURG
FIRE PROTECTION:	CITY OF ST. PETERSBURG
REFUSE COLLECTION:	DUMPSTER PICK-UP
ADDRESS:	871 IBIS WALK PLACE, ST. PETERSBURG, FL 33716

PARKING DATA	
TRACT 2:	
COMMERCIAL BLDG A	1,888 S.F. / 150 S.F. = 13 SPACES
COMMERCIAL BLDG B	6,000 S.F. / 200 S.F. = 30 SPACES
TOTAL PARKING REQUIRED	43 SPACES
PARKING PROVIDED	72 SPACES (+8 PERIMETER PARKING)
H/C PARKING PROVIDED	4 SPACES
BICYCLE PARKING REQUIRED	2 SHORT TERM & 2 LONG TERM
LONG TERM BICYCLE PARKING SHALL BE COVER AND SECURED BY CITY ST. PETERSBURG (L.D.C.)	

EX. PARKING DATA + TRACT 12	
REQUIRED PARKING:	
EX. RETAIL BUILDING #1	14,546 S.F. / 200 S.F. = 73 SPACES
RESTAURANT BUILDING #1	2,780 S.F. / 150 S.F. = 19 SPACES
EX. RETAIL BUILDING #2	2,076 S.F. / 200 S.F. = 10 SPACES
RESTAURANT BUILDING #2	8,882 S.F. / 150 S.F. = 59 SPACES
RETAL/OFFICE BUILDING #1	1 - 5,809 S.F. / 200 S.F. = 30 SPACES REQ.
BUILDING #2 (DAY CARE)	125 CHILDREN & 11 EMPLOYEES = 24 SPACES REQ.
TOTAL PARKING REQUIRED	215 SPACES
TOTAL PARKING PROVIDED	238 SPACES
TOTAL H/C PARKING PROVIDED	9 SPACES
ADDITIONAL OVER FLOW PARKING	13 SPACES
BICYCLE PARKING REQUIRED	8 SHORT TERM & 4 LONG TERM
LONG TERM BICYCLE PARKING SHALL BE COVER AND SECURED BY CITY ST. PETERSBURG (L.D.C.)	
EX. APARTMENTS	
GARAGE	758 GARAGE SPACES
APARTMENT PERIMETER PARKING	32 SPACES
TOTAL PARKING	788 SPACES

NOTE:
TRACTS 2 & 12 LANDSCAPE WILL MEET THE REQUIREMENTS OF THE CITY OF ST. PETERSBURG L.D.C. AND DEVELOPER AGREEMENT

ADDITIONAL ENTITLEMENTS:
5,999 S.F. - COMMERCIAL WITHIN TRACTS (1, 2, 8, 9, 10, 11, & 15) WITH THE EXCEPTION OF THE APARTMENT SITE & ASSOCIATION TRACT

REVISIONS

IBIS WALK APTS. PHASE II
871 IBIS WALK PL N
ST. PETERSBURG, FL

APPROVED SITE
PLAN 10/30/2017

Catalano Engineering, Inc.
CIVIL - STRUCTUR-L - M-RINE
2119 W. C-55 ST. TAMPA, FL 33606
(813) 254-1265 - CERTIFICATE NO. 6828

PROJ. # -
IBIS W-LK -PTS.
N-ME: PH-SE II
D-TE: 05/07/21
DR- N BY: JR
PRJT. MNGR: JC

SHEET #
C-1.2



75' - 4"
MAX BUILDING HEIGHT (ALLOWED 84')

ELEVATION -



ELEVATION -

Scale: 1/32" = 1'-0"



TGM IBIS WALK - PHASE TWO EXTERIOR ELEVATIONS

ST. PETERSBURG, FL

2021/06/04





ELEVATION - NORTH



ELEVATION - SOUTH

Scale: 1/32" = 1'-0"



TGM IBIS WALK - PHASE TWO EXTERIOR ELEVATIONS

ST. PETERSBURG, FL

2021/06/04



Scale: 1/32" = 1'-



TGM IBIS WALK - PHASE TWO

ELEVS - COURTYARD

ST. PETERSBURG, FL

2021/06/04



PERSPECTIVE - SOUTHEAST CORNER



PERSPECTIVE - WEST



PERSPECTIVE - NORTHEAST CORNER



PERSPECTIVE -

TGM IBIS WALK - PHASE TWO

PERSPECTIVES

ST. PETERSBURG, FL

2021/06/04



MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

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: July 23, 2021

SUBJECT: Site Plan Modification

FILE: 21-3100011

LOCATION 0 Dr. Martin Luther King Jr. Street North
18-30-17-41817-000-0010 and 18-30-17-41817-000-0020

ATLAS: F-54 **ZONING:** Corridor Commercial Suburban (CCS-2)

REQUEST: Approval of a Site Plan Modification to allow the following changes to eliminate the 150,000 square-feet of office space on Tract 1 and replace it with a stormwater retention area and eliminate the approved commercial use on Tract 2 and replace it with a 127-unit apartment complex in the CCS-2 Zoning District.

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. 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.

2. This project is located within a development that has a master planned storm drainage system; the applicant's engineer must submit the revised drainage calculations for the entire development, with this new project replacing the planned development. The SWFWMD permit for the development must be modified for this project. 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.

3. 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 #18097-111, for the refurbishment of City sanitary sewer lift station No. 42 (Jim Walters), is in design at this time. The applicant is advised to contact the City Design Manager Diana Smillova at Diana.Smillova@stpete.org to coordinate site plan development as may be to facilitate and coordinate with 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.

4. This project is part of a master planned private sanitary sewer collection system for the Ibis Walk development. The applicant's engineer must design the proposed project to connect to the existing development system as planned or revise the system as needed for the project. A City Wastewater Concurrency form and sewer flow calculations will be required for the project. 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.

5. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements, per the current City Floodplain Management regulations at the time of construction, and per FEMA regulations. 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. 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 in the public right of way at driveways and intersections, not mid-block in the main sidewalk path.

6. 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 in the parkway of Dr. ML King Jr. Street North right-of-way adjacent to the project.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

7. 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.

*Note that City Engineering Standard Details referenced in this review narrative are available on the City FTP site using the instructions below:

Using **File Explorer** path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd
Password = 4Engreads

Path to the **Engineering** folder, then to the **_DeptTemplates_Standards** folder, and finally to the **City Standard Details Updated**.

-OR- alternatively City Standard Details and Standard forms may be obtained upon request by contacting the City Engineering department, phone 727-893-7238, email Lori.Smith@stpete.org or Martha.Hegenbarth@stpete.org .

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

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's

Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email WRD_UTILITYREVIEWREQUEST@STPETE.ORG. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

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.

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

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

NED/MJR/meh

cc: Adam Iben – City WRD
Correspondence File