



**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, July 7, 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.:	21-32000008	PLAT SHEET: F-38
REQUEST:	Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.	
OWNER:	4 th Street Storage Associates, LLC c/o Jonathan Dorman, Manager 8437 Tuttle Avenue, Unit 412 Sarasota, Florida 34243	
AGENT:	Akerman Law Firm c/o James Porter, Esq. 401 East Jackson Street, #1700 Tampa, Florida 33602	
ADDRESS:	7200 & 7220 4 th Street North	
PARCEL ID NO.:	30-30-17-21654-000-0040 30-30-17-40749-001-0010	
LEGAL DESCRIPTION:	On File	
ZONING:	Corridor Commercial Suburban (CCS-1)	

SITE AREA TOTAL: 124,733 sf or 2.86 Acres
(15,487 sf + 81,960 sf + 25,931 + 1,355 vacated alley)

GROSS FLOOR AREA:

Existing: 80,918 square feet 0.64 F.A.R.
(Existing Self Storage + Office+ Vacant Site)

Proposed: 93,548 square feet 0.75 F.A.R.
(Existing Self Storage + Office+ Additional Self Storage)

Permitted: 93,500 square feet 0.75 F.A.R.
(Allowable F.A.R. with TDR-H)

BUILDING COVERAGE:

Existing: 32,066 square feet 26 % of Site MOL
Proposed: 44,696 square feet 36 % of Site MOL
Permitted: 93,550 75 % of Site MOL

IMPERVIOUS SURFACE:

Existing: 70,529 square feet 57% of Site MOL
Proposed: 85,704 square feet 68 % of Site MOL
Permitted: 106,023 square feet 85 % of Site MOL

OPEN GREEN SPACE:

Existing: 54,204 square feet 43 % of Site MOL
Proposed: 39,659 square feet 32 % of Site MOL

PAVING COVERAGE:

Existing: 38,463 square feet 31 % of Site MOL
Proposed: 40,379 square feet 32 % of Site MOL

PARKING:

Existing: 44; including 0 handicapped spaces
Proposed: 47; including 4 handicapped spaces
Required 39; including 2 handicapped spaces

BUILDING HEIGHT:

Existing: 36 feet
Proposed: 36 feet (existing) & 15 feet (new structure)
Permitted: 36 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 self-storage which is a Special Exception use within the CCS-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

BACKGROUND:

The properties are in the Fossil Park Neighborhood Association between 72nd Avenue North and 73rd Avenue North, on the west side of 4th Street North. The northern property consists of an existing self storage and medical office building. This existing development was approved under cases 16-32000013 & 16-32000016. The additional self storage use, proposed on the vacant parcel to the south, was approved under case 21-32000002. The proposed single-story structure will operate in a supplemental capacity to the existing facility.

THE REQUEST:

The applicant seeks approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.

CURRENT PROPOSAL:

Based on some of the special conditions of approval from case 21-32000002, the applicant has proposed some site modifications including an alley vacation and site access relocation. This request is also to increase the previously approved new Self Storage structure on the vacant parcel from 11,600 square feet to 12,630 square feet of gross floor area. This additional square footage would allow the applicant to also increase the previously approved 100 self-storage units to 120 self-storage units. Due to these changes along with the use specific requirements of Section 16.50.400, the applicant has agreed to create a unified development plan for the two properties.

Despite the size increase of the building, the previously approved southern development will still provide the required landscape and street scape improvements and the enhanced elevations to create an enhanced pedestrian experience. There will be no exterior accessed storage doors facing the street or visible from residential properties. The proposed architectural style of the building is Masonry Vernacular and is compatible with the neighboring commercial fabric. The loading area will be located on the west side of the building. The single-story climate-controlled building is finished on all sides with stucco, pilasters and recesses and projections in the façade that will provide a unified architectural theme with standardized building materials, finishes, and color schemes with the adjacent property.

SPECIAL EXCEPTION:

A self-storage facility in the CCS-1 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. Staff has suggested special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact to the surrounding area.

FLOOR AREA RATIO:

The maximum Floor Area Ratio (FAR) within the CCS-1 district is 0.55. The applicant is requesting a transfer of intensity bonus of 0.20 FAR for a total FAR of 0.75, which requires approval of a site plan by the DRC.

To qualify for the bonus, the applicant will be required to purchase the required square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site who have TDRs available. Currently, there are six landmarks that the applicant can purchase TDRs from. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant, prior to building permit issuance.

PUBLIC COMMENTS:

Staff has not received any calls or emails regarding this Special Exception & related Site Plan.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of:

A Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development, subject to the special conditions of approval.

SPECIAL CONDITIONS OF APPROVAL:

1. The applicant shall comply with use specific regulations for self-storage facilities as outlined in Section 16.50.400 including the requirement that loading shall be prohibited between the hours of 9PM and 7AM.
2. The transfer of Historic Development Rights shall be approved by City Staff prior to the release of building permits.
3. The applicant shall install evergreen trees in the 10-foot green yards along 72nd Ave North and 4th Street N
4. The applicant shall construct an 8-foot-tall masonry wall on the western side of the re-located shared drive, per the plan. The wall shall architecturally be finished to match the building and be no less than 4-feet above crown of the road.
5. Plans shall comply with Section 16.40.070 Lighting.
6. Plans shall comply with Section 16.40.90.4 Bicycle parking.
7. This Special Exception approval shall be valid through July 07, 2024. Substantial construction shall commence by this expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.
8. The plans submitted for permitting shall comply with the Water Resources Department's Memorandum dated June 24, 2021.
9. The plans submitted for permitting shall comply with the Engineering Department's Memorandum dated June 24, 2021.

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.
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.
 - f. Mass transit.
 - g. Traffic.
 - h. School Concurrency

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

The land uses of the surrounding properties are:

North: **Planned Redevelopment Mixed-use**

South: **Planned Redevelopment Mixed-use**

East **Planned Redevelopment Mixed-use and Residential Medium**

West: **Planned Redevelopment Residential and Residential Medium**

REPORT PREPARED BY:

/s/ Adriana Puentes Shaw

06.17.21

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

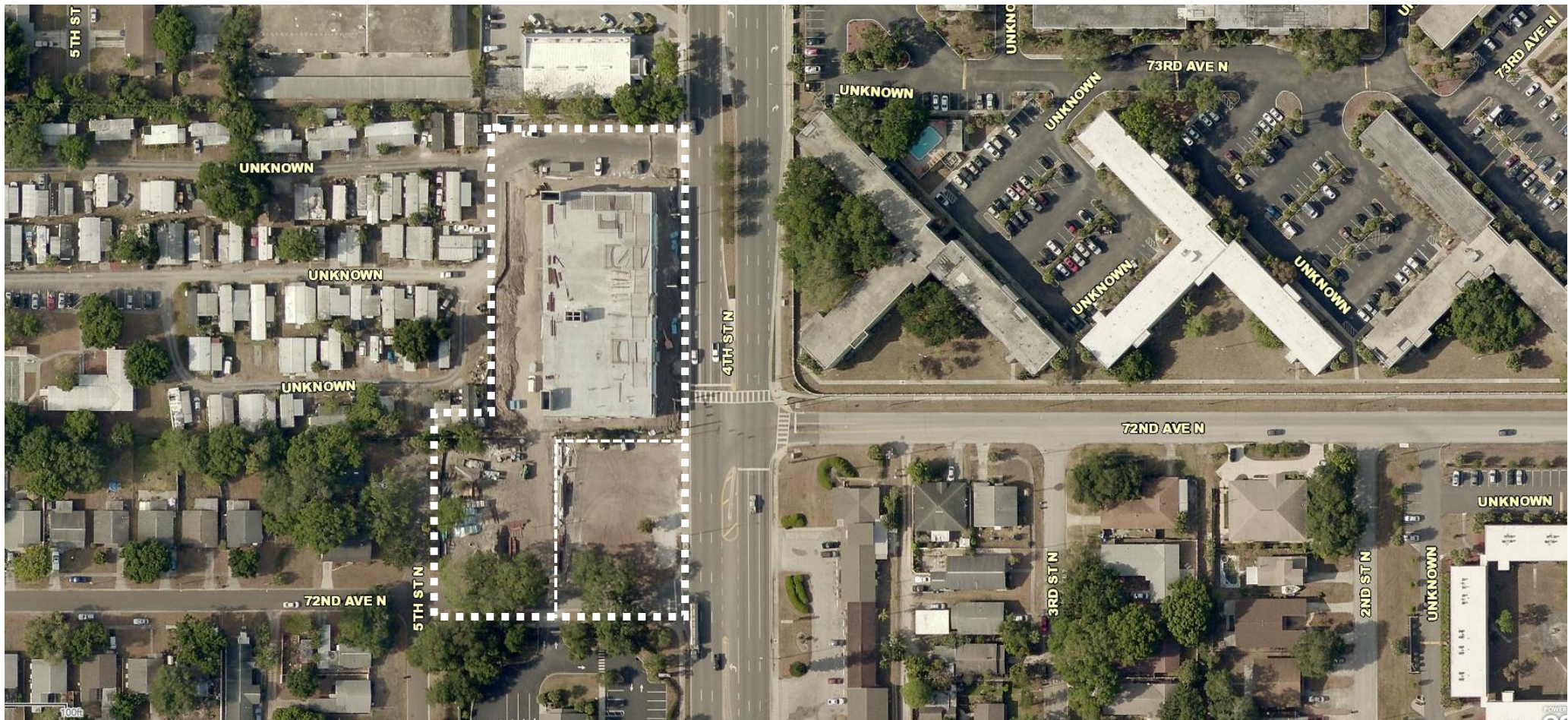
DATE

REPORT APPROVED BY:

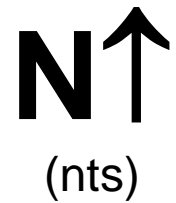
Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

DATE

ATTACHMENTS: Location Map, Application, Narrative, Survey, Site Plan, Elevations, Water Resources Memo, Engineering Memo.



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-32000008
Address: 7200 and 7220 4th Street North





Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- Data Sheet
- Traffic Input Report
- Neighborhood Worksheet
- Public Participation Report

**Planning and
Development Services
Department**

**Development Review
Services Division**

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731
727 / 893.7471

UPDATED: 12-17-2020



SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. #21-32000008

List of Required Submittals

Only complete applications will be accepted:

- ☒ **Completed SE & SPR application form**
- ☒ **Pre-Application Meeting Notes**
- ☒ **Application fee payment (Additional Fees required if variances are requested)**
- ☒ **Affidavit to Authorize Agent, if Agent signs application**
- ☒ **Data Sheet**
- ☒ **Traffic Impact Report (Methodology to be approved by Transportation and parking Management)**
- ☒ **Public Participation Report**
- ☒ **Site plan and survey of the subject property:**
 - Two (2) copies (please fold to 8 ½ x 11") & one reduced site plan 8 ½ x 11" to scale: black and white & color
 - Drawn to scale (engineers scale no smaller than 1" = 50'); North arrow
 - Phasing schedule, if applicable
 - Dimensions and exact locations of:
 - property lines, structures, internal walkways, pedestrian connections
 - vehicle use areas (driveways, parking spaces, curbing, wheel stops, ingress/egress, etc.)
 - utilities (overhead power lines, exterior lighting, easements, etc.)
 - buffer walls, fences with elevation and height and material indicated
 - solid waste disposal method and location
 - storm water retention, preservation areas
 - any other architectural or engineering features
- ☒ **Landscape plans:** Two (2) copies (please fold to 8 ½ x 11")
 - One reduced site plan 8 ½ x 11" to scale (black and white) & (color)
 - Legend identifying plants by scientific and common name, size, spacing & quantity
 - Location, type and size in diameter at breast height (d.b.h.) of all specimen trees indicated to be preserved or removed
- ☒ **Elevation drawings:** 8 ½ x 11" to scale (color), Depicts all sides of existing & proposed structure(s)
- ☒ **PDF of application documents (may be emailed to Staff Planner)**
- ☐ **Variance Narrative, if requesting, addressing application criteria**
- ☐ **Projects within the DC zoning district(s):** Digital 3D building models of the proposed building(s): CD-ROM or DVD; file format: 3DS, MAX – (.max, .3ds) or AutoCAD – (.dwg, .dxf). The file shall be organized so that the objects of the same material are on the same layer with each layer named appropriately (i.e. such objects as walls, framing, and structure should be grouped in separate layers). The building model to be placed in the correct orientation/direction within the file, with overhead view on screen as follows: North = Up, South = Down, East = Right, and West = Left.

A Pre-Application Meeting is Required Prior to Submittal.

To schedule, please call (727) 892-5498.

Completeness review by City Staff _____

☐ SPECIAL EXCEPTION ☒ SITE PLAN REVIEW

Application No. #21-32000008

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): 4th Street Storage Associates, LLC, attn: Jonathan Dorman	
Street Address: 8437 Tuttle Ave., #412	
City, State, Zip: Sarasota, Florida 34243	
Telephone No: 813-310-8520	Email: jon.dorman@hotmail.com
NAME of AGENT OR REPRESENTATIVE: James Porter, Esq. Akerman Law Firm	
Street Address: 401 E. Jackson St. #1700	
City, State, Zip: Tampa, FL 33602	
Telephone No: 813-209-5060	Email: jim.porter@akerman.com
NAME of ARCHITECT or ENGINEER:	
Company Name: Randolph C. Henning, Arch. Contact Name: Randy Henning	
Telephone No: 336-946-2445	
Website: N/A	Email: rch@rcharchitect.com
PROPERTY INFORMATION:	
Address/Location: 7200 +7220 4th St Email:	
Parcel ID#(s): 30-30-17-21654-000-0040	
DESCRIPTION OF REQUEST: Approval of a Site Plan consisting of two previously approved Special Exception relating to modifications of existing site conditions, increasing storage with an additional 20 units and creating a unified development in CCS-1	
PRE-APP MEETING DATE: 3/23/2021 STAFF PLANNER: Adriana Shaw	


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

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner/Agent*:  June 10, 2021
 *Affidavit to Authorize Agent required, if signed by Agent. Date

☐ SPECIAL EXCEPTION ☒ SITE PLAN REVIEW

DATA SHEET

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

DATA TABLE					
1.	Zoning Classification:				
	CCS-1				
2.	Existing Land Use Type(s):				
	1000 (Vacant Commercial Land) & 4842 (Mini-Storage Warehouse) & 1933 (Prof Office)				
3.	Proposed Land Use Type(s):				
	4842 (Mini-Storage Warehouse) & 1933 (Professional Office)				
4.	Area of Subject Property:				
	15,487 sf + 81,960 sf + 25,931 + 1,355 alley to be vacated = 124,733 sf (2.86 Ac)				
5.	Variance(s) Requested:				
	None				
6.	Gross Floor Area (total square feet of building(s))				
	Existing: Self Storage + office	Sq. ft.	73,287 + 7,631 = 80,918		
	Proposed: Self-storage+office	Sq. ft.	12,630 + 73,287 + 7,631 = 93,548		
	Permitted:	Sq. ft.	93,550 sf (0.75 FAR including TDR-H)		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing: 0.64	Sq. ft.	80,918 / 124,733		
	Proposed: 0.75	Sq. ft.	93,548 / 124,733		
	Permitted: 0.75	Sq. ft.	93,550 / 124,733		
8.	Building Coverage (first floor square footage of building)				
	Existing:	32,066	Sq. ft.	26%	% of site
	Proposed:	44,696	Sq. ft.	36%	% of site
	Permitted:	93,549	Sq. ft.	75%	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	54,204 sq ft	Sq. ft.	43%	% of site
	Proposed:	39,659 sq ft	Sq. ft.	32%	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	12,637 sq ft	Sq. ft.	36%	% of vehicular area
	Proposed:	12,637 sq ft	Sq. ft.	34% **	% of vehicular area
	(interior green space not required for proposed expansion)				
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	38,463 sq ft	Sq. ft.	31%	% of site
	Proposed:	40,379 sq ft	Sq. ft.	32%	% of site

☐ SPECIAL EXCEPTION ☒ SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)					
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	70,529 sq ft.	Sq. ft.	57%	% of site
	Proposed:	85,704 sq ft.	Sq. ft.	68%	% of site
	Permitted:	106,023 sq ft.	Sq. ft.	85%	% of site
13.	Density / Intensity N/A				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:		Existing:		Existing:
	Proposed:		Proposed:		Proposed:
	Permitted:				
14 a.	Parking (Vehicle) Spaces				
	Existing:	44 + 0	includes		disabled parking spaces
	Proposed:	44 + 3 = 47	includes	4	disabled parking spaces
	Permitted:	39 required	includes	2	disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	2 + 0	Spaces		% of vehicular parking
	Proposed:	2 + 0	Spaces	0	% of vehicular parking
	Permitted:	2 + 0	Spaces	0	% of vehicular parking
15.	Building Height				
	Existing:	36 ft & 0 ft	Feet	3 & 0	Stories
	Proposed:	36 ft & 15 ft	Feet	3 & 1	Stories
	Permitted:	36	Feet	---	Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$				
	\$750,000 construction cost, including site work, signage, and security system				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				

**City of St. Petersburg Application for Site Plan
for
4th Street Self Storage
7200 and 7220 4th Street North
(Case #21-32000008)**

PROJECT NARRATIVE

Introduction

This narrative is provided to support the requested for approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.

Existing Conditions

The subject property consists of an existing self storage facility and medical office building, combined with an abutting vacant parcel and adjacent 10-foot-wide alley to be vacated. The vacant parcel was previously approved for construction of a detached, single-story self storage building.

The existing self storage facility experienced a very rapid lease-up, and is currently 98% occupied. This successful operation, coupled with a strong surrounding population density and a trend of continued growth, demonstrates a strong unmet demand for self storage in the area, and the requested expansion will help to serve that need.

Proposed Development

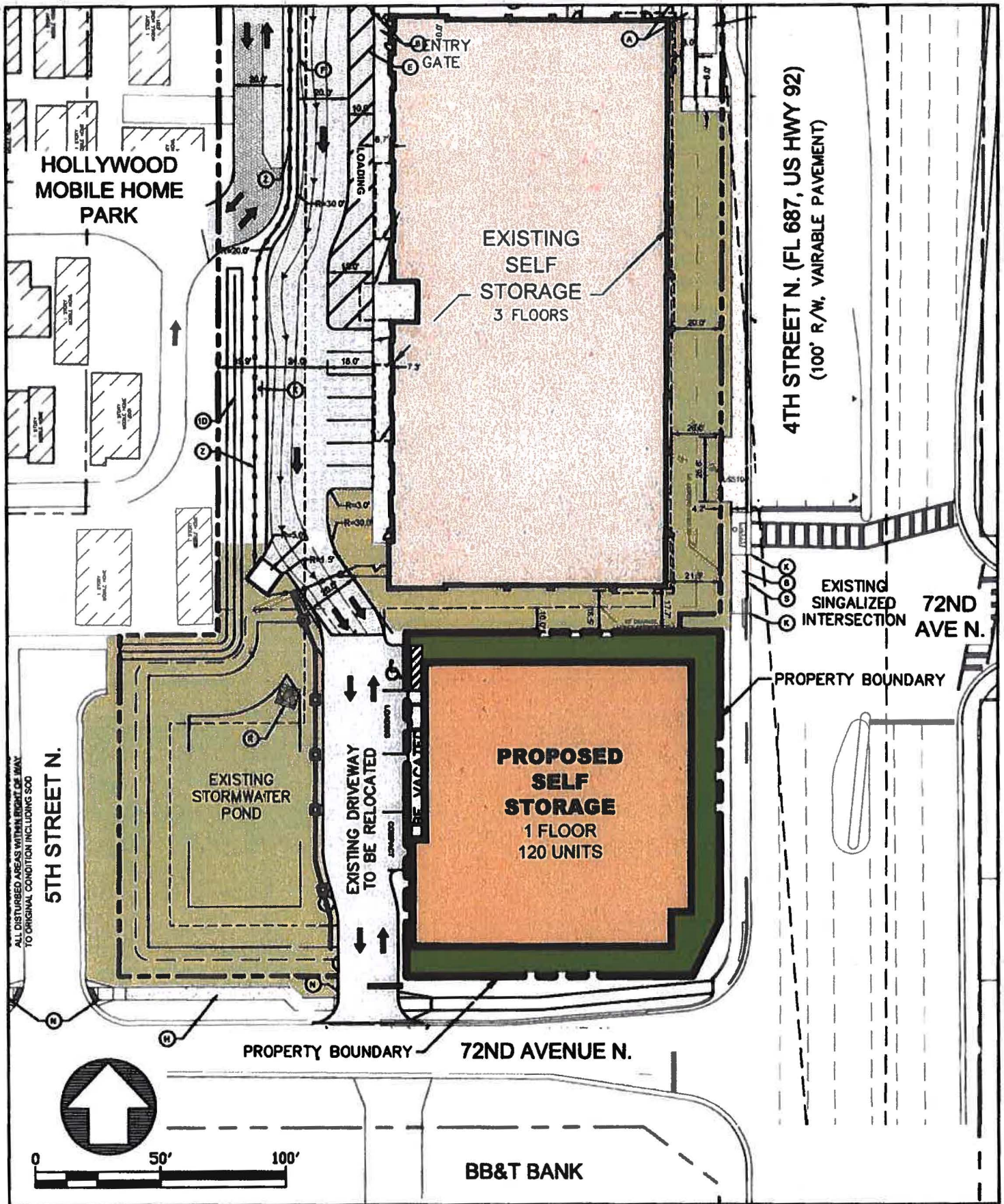
This request is to enlarge the proposed self storage building to be built on the vacant parcel. The increase will be from 11,600 square feet to 12,630 square feet of gross floor area, and 100 self storage units to 120 self storage units. All street frontages will remain as previously-approved, and it will continue to match the materials and architectural style of the existing adjacent self storage facility

Requested Variances

Based on the initial staff review of the proposed expansion, and the combination of the two special exceptions into a unified development, no variances are required.

Conclusion

The proposed development, as amended, shall meet the City's requirements to grant a Special Exception to allow self storage within the CCS-1 zoning district, while simultaneously creating an aesthetically pleasing development that is in harmony with the surrounding community.

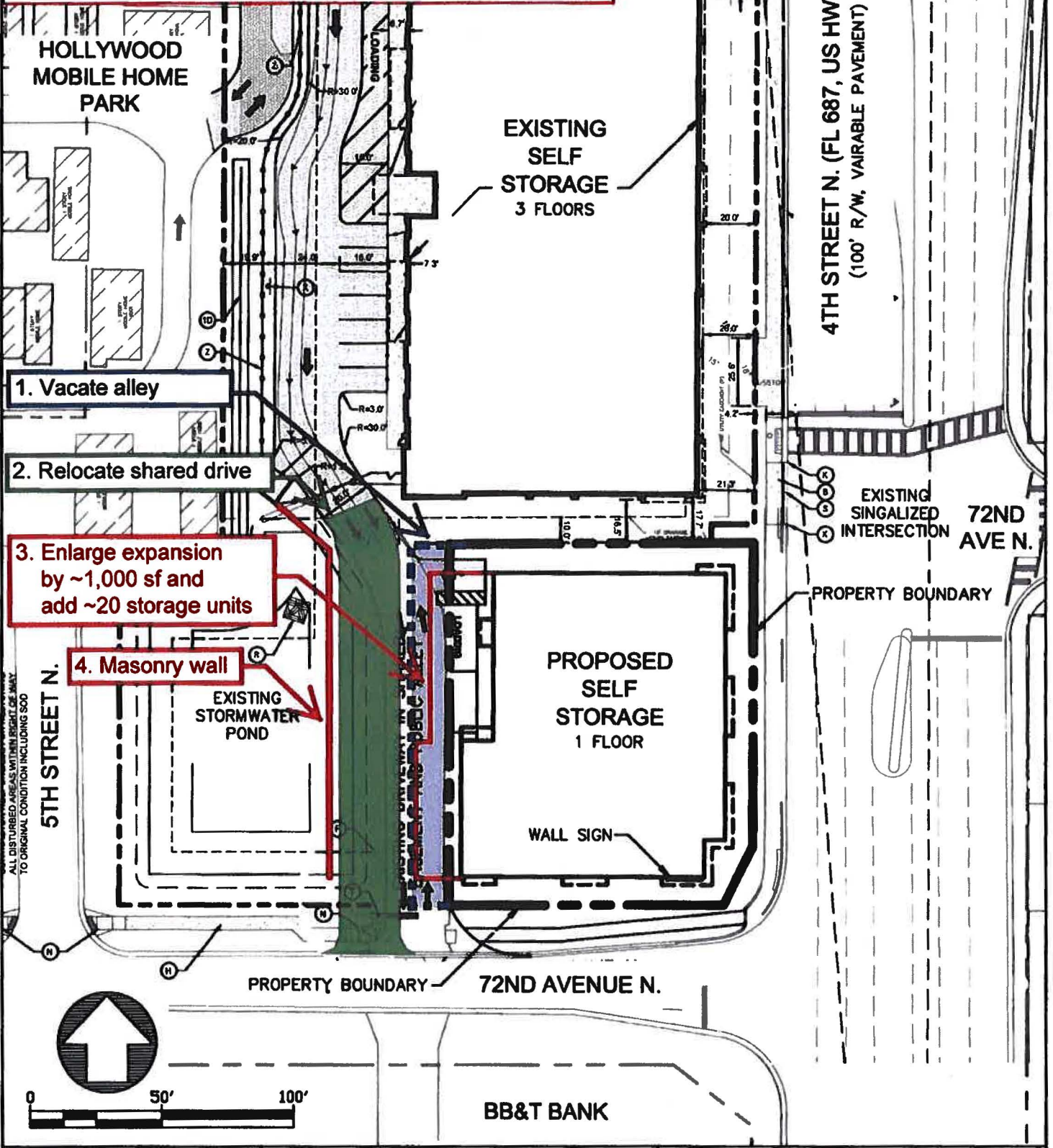


STORCON
DEVELOPMENT,
LLC
8437 TUTTLE AVE., #412
SARASOTA, FL 34243

SITE PLAN FOR
SPECIAL EXCEPTION
4/9/2021

4TH STREET SELF STORAGE

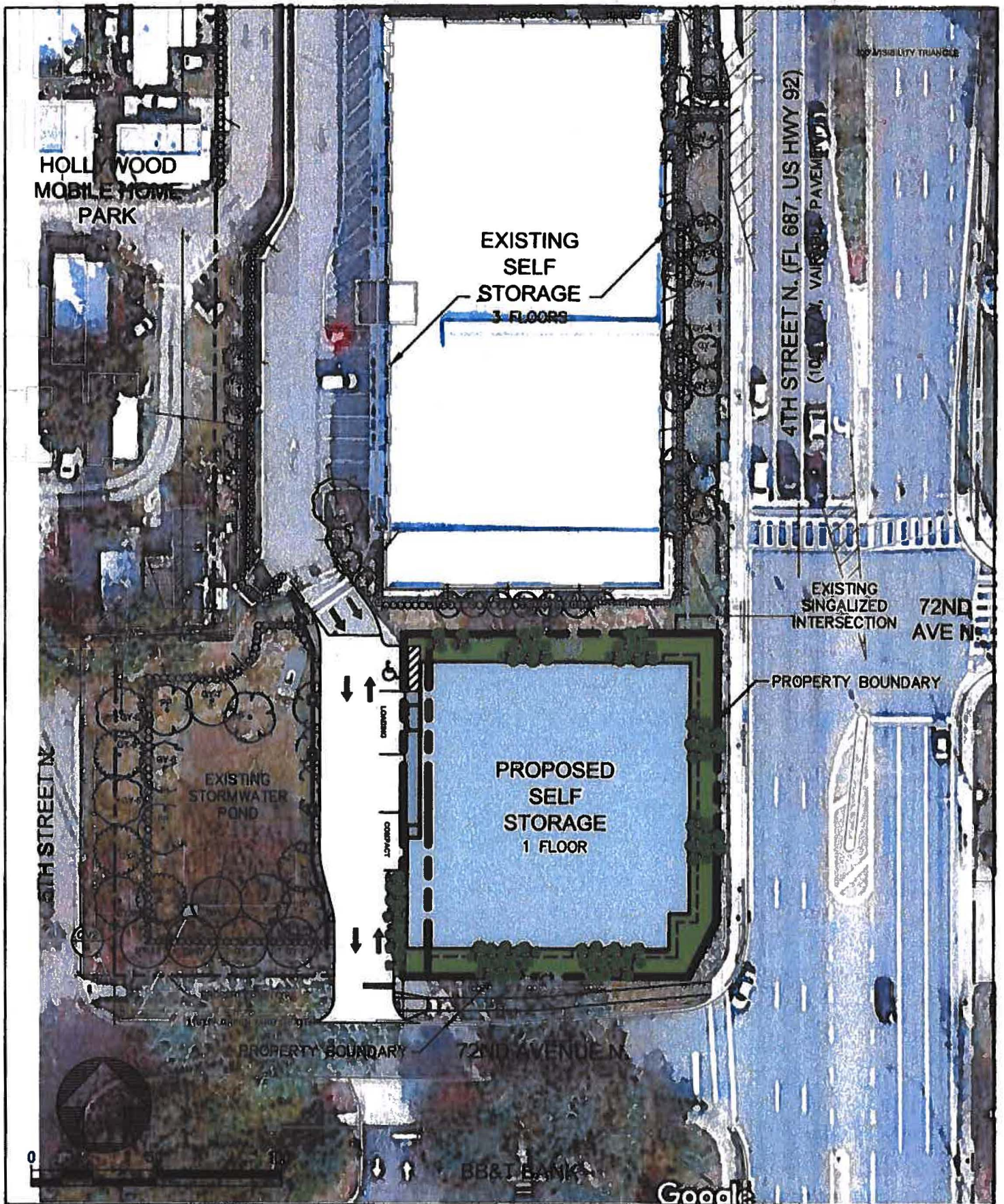
Proposed Revision
Special Exception #21-32000002
7200 4th Street North



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DEVELOPMENT,
LLC
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 SARASOTA, FL 34243

SITE PLAN FOR
SPECIAL EXCEPTION
1/4/2021

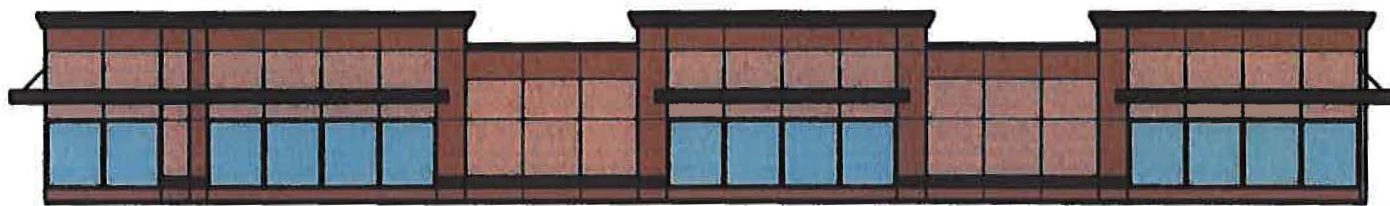
4TH STREET SELF STORAGE



8437 TUTTLE AVE., #412
SARASOTA, FL 34243

LANDSCAPE PLAN FOR
SPECIAL EXCEPTION
4/9/2021

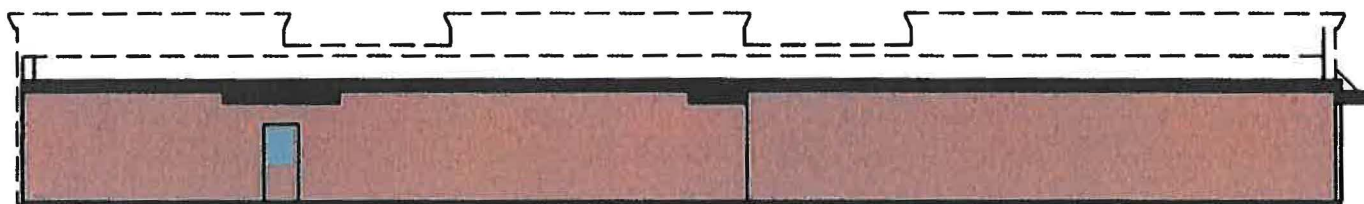
4TH STREET SELF STORAGE



EAST (4TH ST) ELEVATION



SOUTH (72ND AVE) ELEVATION



WEST (ALLEY) ELEVATION



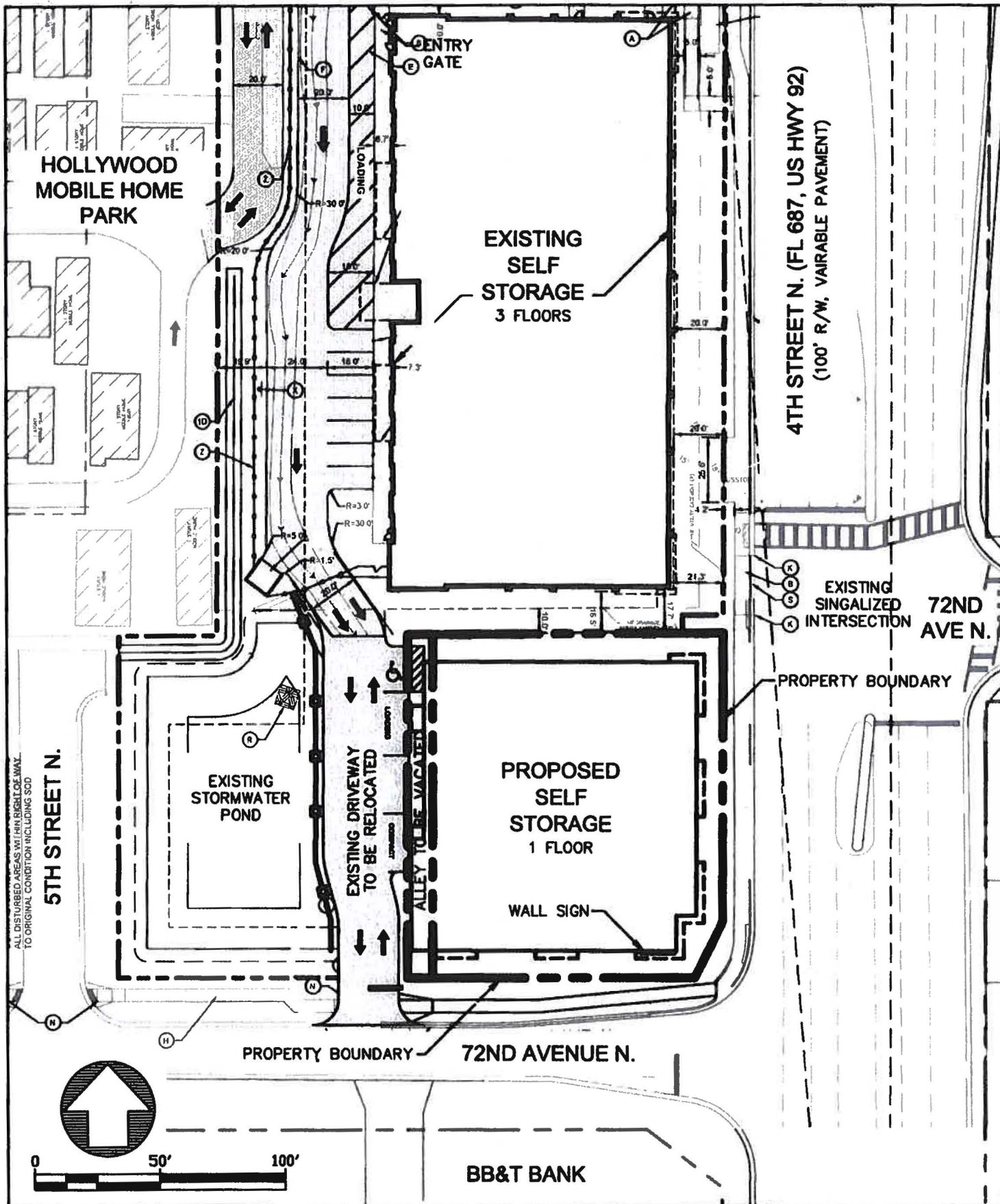
NORTH ELEVATION



8437 TUTTLE AVE., #412
SARASOTA, FL 34243

BUILDING ELEVATIONS FOR
SPECIAL EXCEPTION
4/9/2021

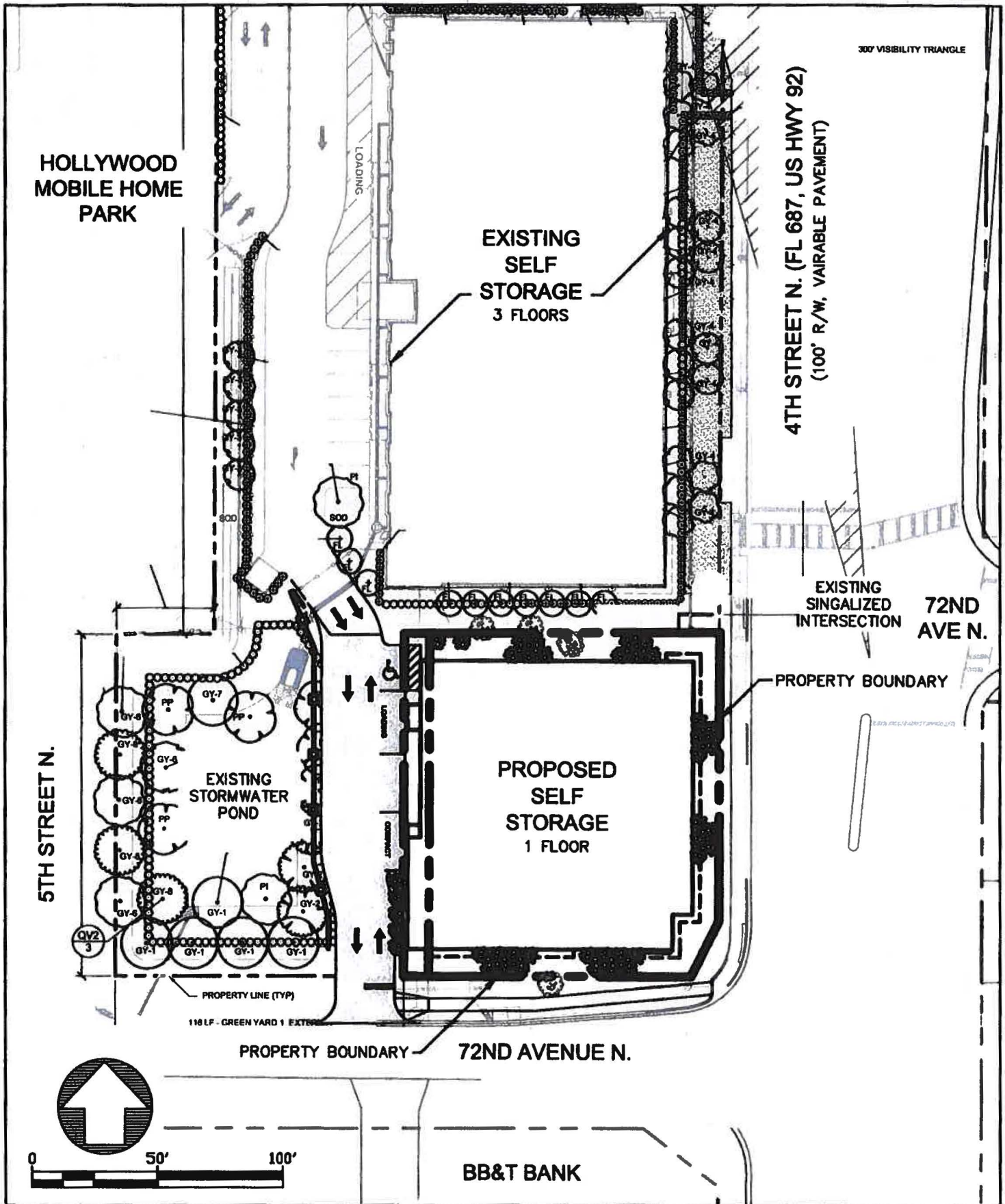
4TH STREET SELF STORAGE



8437 TUTTLE AVE., #412
SARASOTA, FL 34243

**SITE PLAN FOR
SPECIAL EXCEPTION
4/9/2021**

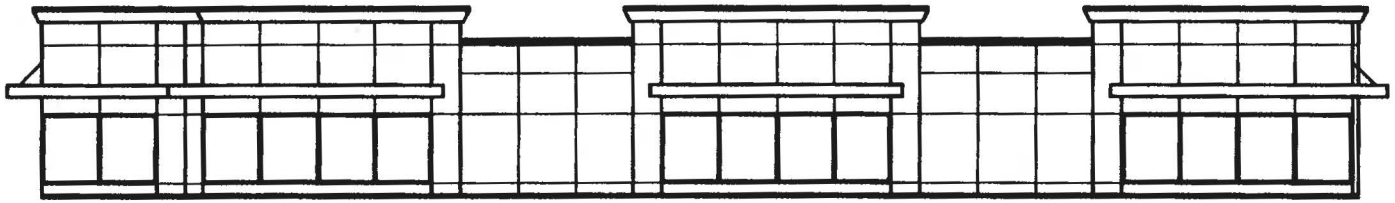
4TH STREET SELF STORAGE



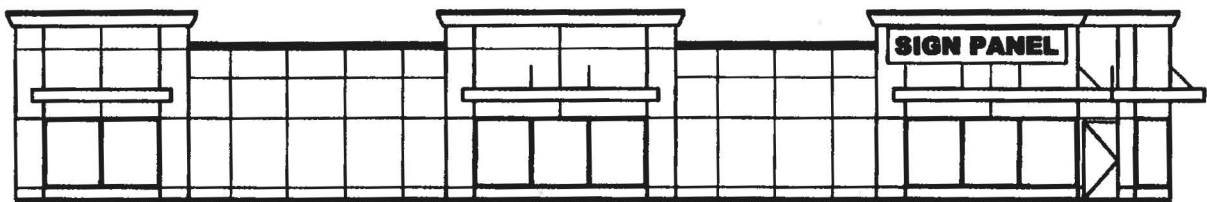
STORCON
DEVELOPMENT,
LLC
8437 TUTTLE AVE., #412
SARASOTA, FL 34243

LANDSCAPE PLAN FOR
SPECIAL EXCEPTION
4/9/2021

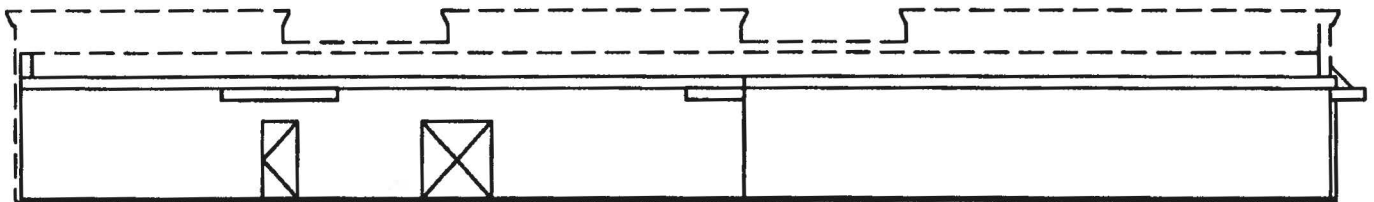
4TH STREET SELF STORAGE



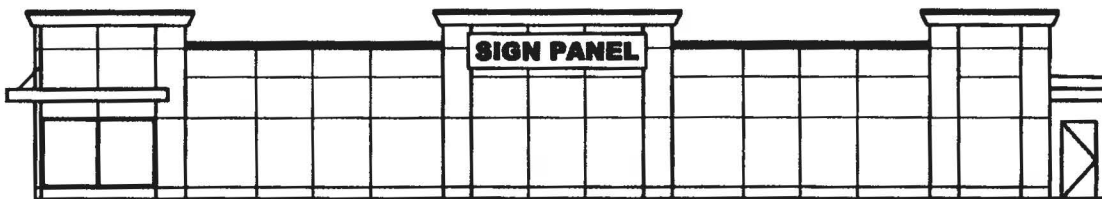
EAST (4TH ST) ELEVATION



SOUTH (72ND AVE) ELEVATION



WEST (ALLEY) ELEVATION



NORTH ELEVATION



8437 TUTTLE AVE., #412
SARASOTA, FL 34243

BUILDING ELEVATIONS FOR
SPECIAL EXCEPTION
4/9/2021

4TH STREET SELF STORAGE

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Jennifer Bryla, Zoning Official

FROM: Adam Iben, Designer II, Water Resources

DATE: June 24, 2021

SUBJECT: Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.

PLAT: F-38

CASE: 21-32000008

LOCATION: 7200 4th Street North; 30-30-17-21654-000-0040
7220 4th Street North; 30-30-17-40749-001-0010

REMARKS: Water Resources has no objection to the above referenced subject provided the following conditions are satisfied: 1.) All conditions of stipulated by ECID for easement vacation request file #21-33000006 have been met. 2.) Water Resources must receive a complete utility site plan.

Project file

**CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT**

TO: Iris Winn, Administrative Clerk, Development Review Services
Jennifer Bryla, Planning & Development Services Department, Zoning Official
Adriana Puentes Shaw, AICP, Planner II

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: June 24, 2021

FILE: 21-32000008

LOCATION 7200 4th Street North; 30-30-17-21654-000-0040

And PIN 7220 4th Street North; 30-30-17-40749-001-0010

ATLAS: F-38

PROJECT: Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.

REQUEST: Approval of a Site Plan consisting of two previously approved Special Exceptions relating to modifications of existing site conditions, increasing storage with an additional 20-units and creating a unified development in the CCS-1 Zoning District.

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

SPECIAL CONDITIONS OF APPROVAL:

1. The applicant must meet all conditions of approval for the alley vacation request Zoning file #21-33000006.

2. 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. 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. Per the Code a minimum 6' foot wide sidewalk is required within the 4th Street North right-of-way and a 4' foot wide sidewalk is required in the 72nd Avenue 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.

4. 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. 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.

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 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.

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 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