



**SITE PLAN REVIEW
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** resides or has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). 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 & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **May 4, 2022 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 22-31000002 PLAT SHEET: H-2

REQUEST: Approval of a site plan to construct a 19-story building with 244-dwelling units and a 256-space parking garage, located at 1641 and 1659 1st Avenue North. The applicant is requesting floor area ratio bonuses and building height bonus.

OWNER: HP Capital Partners, LLC
9800 4th Street North
Saint Petersburg, FL 33702

Tierre Verde Investments, Inc.
P.O. Box 2842
Saint Petersburg, Florida 33731

AGENT: R Donald Mastry | Trenam Law
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 1641 and 1659 1st Avenue North

PARCEL ID NUMBERS: 24-31-16-29718-012-0090; 0110; 0120; 0130
LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-2)

SITE AREA TOTAL: 31,713 square feet or 0.73 acres

GROSS FLOOR AREA:

Existing:	10,696 square feet	0.34 F.A.R.
Proposed:	221,991 square feet	7.0 F.A.R.
Permitted:	221,991 square feet	7.0 F.A.R.

BUILDING COVERAGE:

Existing:	6,328 square feet	20% of Site MOL
Proposed:	28,255 square feet	89% of Site MOL
Permitted:	30,127 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	23,533 square feet	74% of Site MOL
Proposed:	30,020 square feet	95% of Site MOL
Permitted:	NA	

OPEN GREEN SPACE:

Existing:	8,180 square feet	26% of Site MOL
Proposed:	1,693 square feet	5% of Site MOL

PAVING COVERAGE:

Existing:	17,205 square feet	54% of Site MOL
Proposed:	1,765 square feet	6% of Site MOL

PARKING:

Existing:	43; including 1 handicapped space
Proposed:	256; including 7 handicapped spaces
Required	154; including 6 handicapped spaces

BUILDING HEIGHT:

Existing:	20 feet
Proposed:	212 feet
Permitted:	212 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 multi-family development which is a permitted use within the DC-2 Zoning District.
- II. **DISCUSSION AND RECOMMENDATIONS:**

Request:

The applicant seeks approval of a site plan to construct a 19-story building with 244-dwelling units and a 256-space parking garage, located at 1641 and 1659 1st Avenue North. The applicant is requesting floor area ratio bonuses and building height bonus.

Proposal:

The subject property is currently developed with a surface parking lot, office building and apartments. These buildings and surface parking lot will be demolished to accommodate the new development.

The proposed building will be 19-stories. The ground floor will consist of the residential lobby, amenity space, bike storage, leasing office, back-of-house facilities and two entrances to the parking garage and parking spaces. Floors two through four will consist of parking. Floors five through 18 will consist of residential units. The 19th floor will consist of indoor and outdoor amenity areas.

Ground floor parking will be accessible from an entrance along the north-south alley that is located east of the subject property. The garage entrance to the upper floors of the parking garage will be from 17th Street North. The dumpster will be located on the first floor of the building, with trash pickup occurring along the east-west alley that is north of the subject property.

The proposed project will be designed in a modern architectural style. The building has been designed to have a distinctive base, middle and top sections. The top of the building will have a decorative crown element. The middle of the building will be recessed from the base of the building and will include floor to ceiling windows and projecting balconies with glass railings. The façade will have rectangular forms that are oriented vertically and that are applied at different depths, giving the visual appearance of a tall building, but also a building that appears to be smaller. The base of the building will occupy a majority of the site and will be finished with decorative metal tubing that is applied to the façade of the parking garage along with large storefront windows at the ground level.

Building Height

The height of the proposed building will be 212 feet above grade. The maximum building height for the subject property is 200 feet. Per Section 16.60.020, the applicant qualifies for an additional height bonus of 12-feet due to 50 percent of the first floor being devoted to parking. Buildings with a height greater than 150-feet above grade require approval by the Development Review Commission. Staff has reviewed the proposed building height and finds that it complies with all site plan review criteria as outlined in Section 16.70.040.1.1 (D). The height that is being requested by the applicant is also required to be approved by the F.A.A. City Code requires a decorative crown and crown lighting is encouraged for any project approved for additional building height.

FLOOR AREA RATIO BONUSES:

The base Floor Area Ratio (FAR) within the DC-2 district is 3.0. The applicant is requesting a bonus of 4.0 FAR for a total FAR of 7.0.

1.0 FAR – Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 1.0. The total construction cost of the project is approximately \$56,000,000. Since the applicant is seeking to utilize this bonus to achieve a bonus of 1.0, the applicant will be required to provide 0.5 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of \$280,000 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

3.0 FAR – Use transfer of development rights from a locally designated landmark or landmark site.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 3.0. To qualify for the bonus, the applicant will be required to purchase 95,139 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. 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.

The subject property is located within the Intown West Community Redevelopment Area. Procedural changes to the Community Redevelopment Area adopted by City Council on December 16, 2021 (Ordinance 748-L) now stipulate that Community Development Agency (CRA) approval occur prior to DRC review. The Intown West Redevelopment Plan requires the CRA to evaluate a development proposal to ensure its proposed use and design are consistent with the Plan. The CRA found this development to be consistent with the IWRP at the March 24, 2022 meeting.

Public Comments:

Staff has not received any comments at the time this report was prepared.

III. RECOMMENDATION:

B. Staff recommends APPROVAL of the following:

- 1. Bonus to building height;**
- 2. Floor area ratio bonuses; and**
- 3. The site plan subject to the Special Conditions of Approval.**

C. Special Conditions of Approval:

- 1. Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00.**
- 2. The applicant shall provide 0.50 of one percent or more of the total construction cost to the HICP Trust Fund. The funds shall be provided to the City prior to the release of building permits.**
- 3. The applicant shall purchase 95,139 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.**
- 4. The applicant shall install a decorative crown to receive the additional building height. The final design shall be subject to approval by staff.**
- 5. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.**
- 6. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.**
- 7. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.**
- 8. The final design of the parking garage screening shall be approved by staff.**

9. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
10. Bicycle parking shall be provided as required by Section 16.40.090.
11. Exterior lighting shall comply with Section 16.40.070.
12. Mechanical equipment shall be screened from the abutting rights-of-way.
13. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.
14. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
15. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated April 12, 2022, or as amended at a future date by the Transportation and Parking Management Department.
16. The site plan shall be modified as necessary to comply with the comments in the Engineering and Capital Improvement Department's Memorandum dated April 11, 2022, or as amended at a future date by the Engineering and Capital Improvement Department.
17. This Site Plan approval shall be valid through May 4, 2027. 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.

D. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

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 & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

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

IV. 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 **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence 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 existing land use of the subject property is: **Residential**

The existing land uses of the surrounding properties are:

North:	Residential
South:	Residential
East	Residential
West:	Recreation

REPORT PREPARED BY:

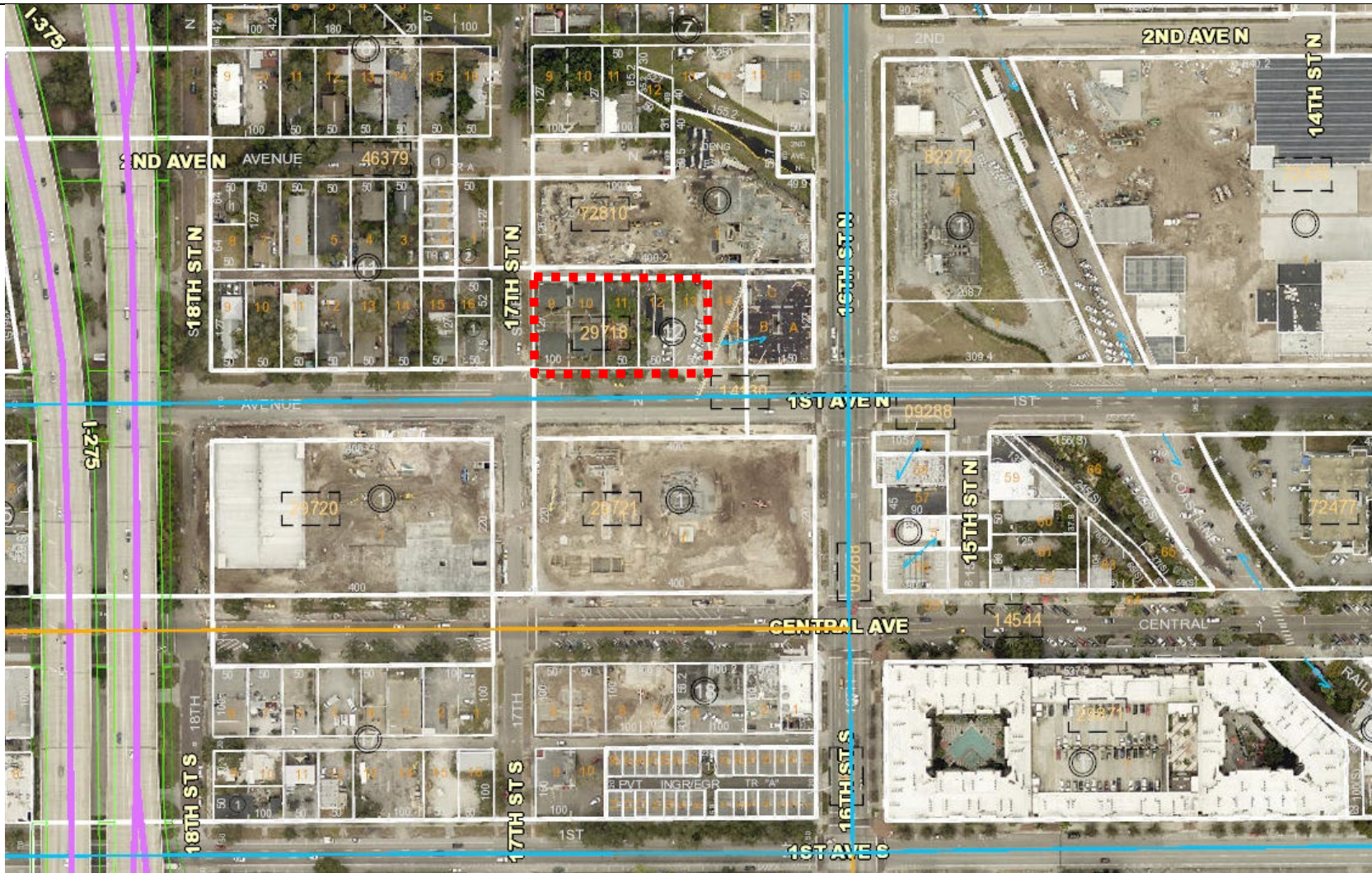
/s/ Corey Malyszka 4/25/22

Corey Malyszka, AICP, Urban Design and Development Coordinator DATE

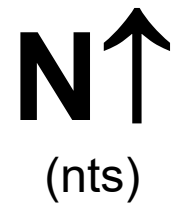
REPORT APPROVED BY:

/s/Dave Goodwin 4/25/22

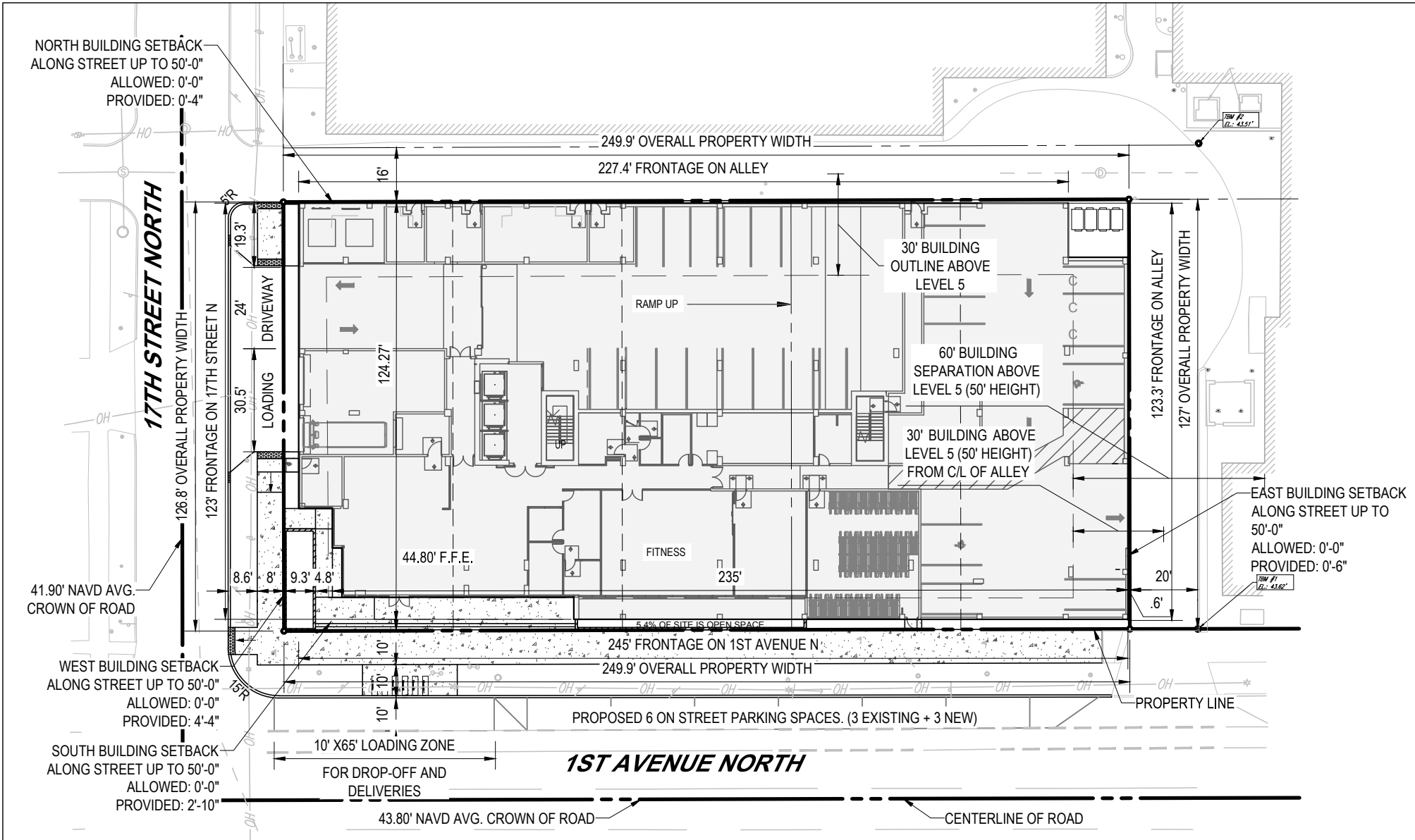
Dave Goodwin, Interim Zoning Official (POD) DATE
Development Review Services Division
Planning & Development Services Department



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Address: 1641 and 1659 1st Ave N



HI:2021\FLT210140\CAD\DRAWINGS\EXHIBITS\FLT210140 - SITE SPECIAL PLAN - LAYOUT - SITE PLAN



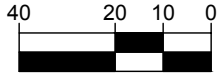
BOHLER //

3820 NORTHDAL BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
 Phone: (813) 812-4100
 Fax: (813) 812-4101

SITE PLAN
17TH/1ST AVE N ST.PETE TOWER

ST.PETERSBURG, FL 33713

MAR. 4, 2022 | PT | FLT210140 | Rev. 0



1" = 40'

LEGAL DESCRIPTION:

PARCEL 1:
 LOTS 9,10, AND 11, BLOCK 12, FULLER SUBDIVISION, ACCORDING TO THE
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC
 RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 2:
 LOTS 12 AND 13, BLOCK 12, FULLER SUBDIVISION, ACCORDING TO THE
 MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

TABULAR DATA SUMMARY

ZONE CODE	ST. PETERSBURG, LAND DEVELOPMENT REGULATIONS			
ZONING DISTRICT	DC-2 (DOWNTOWN CENTER)			
GROSS OVERALL LOT AREA	31,713 SQUARE FEET OR 0.73 ACRE			
DENSITY CALCULATION	EXISTING	ALLOWED	PROPOSED	
	16	NOT APPLICABLE (16.20.120.6)	224 UNITS	
FLOOR AREA RATIO	EXISTING	ALLOWED	PROPOSED	
BASE APPROVAL	N/A	3.0		
BONUS W STREAMLINE	N/A	5.0		
BONUS W PUBLIC HEARING	N/A	7.0	7.0	
BUILDING HEIGHT	EXISTING	ALLOWED	PROPOSED	
BASE HEIGHT	N/A	125'		
STREAMLINE HEIGHT	N/A	125' TO 150'		
PUBLIC HEARING HEIGHT	N/A	UP TO 212'-00"	212'-00"	
OVERALL HEIGHT (INCLUDE ILLUMINATED CROWN)			220'-4"	
ABOVE MEAN SEA LEVEL			265.13' (NAVD)	
SETBACKS ALONG STREETS	REQUIRED	REQUIRED	PROVIDED	PROVIDED
	0'-0" TO 50'-0"	ABOVE 50'-0"	0'-0" TO 50'-0"	ABOVE 50'-0"
1ST AVENUE N (SOUTH)	0'-0"	10'-0"	2'-10"	10'-0"
17TH STREET N (WEST)	0'-0"	10'-0"	4'-4"	10'-0"
ALLEY (EAST)	0'-0"	10'-0"	0'-6"	17'-0"
ALLEY (NORTH)	0'-0"	10'-0"	0'-4"	22'-0"
DISTANCE BETWEEN BUILDINGS	REQUIRED	REQUIRED	PROVIDED	PROVIDED
	0'-0" TO 50'-0"	ABOVE 50'-0"	0'-0" TO 50'-0"	ABOVE 50'-0"
ALLEY (EAST)	0'-0"	60'-0" (30'-0" FROM C/L OF ALLEY)	10'-6"	30'-0"
ALLEY (NORTH)	0'-0"	60'-0" (30'-0" FROM C/L OF ALLEY)	8'-4"	30'-0"

*200 FEET WITH AN ADDITIONAL 12 FT BONUS FOR MORE THAN 50% OF THE GROUND FLOOR CONSISTING OF VEHICULAR PARKING

F.A.R. CALCULATIONS

BASE APPROVAL	3.0	95,139 SF
BONUS W STREAMLINE	5.0	158,565 SF
BONUS W PUBLIC HEARING	7.0	221,991 SF
PROPOSED F.A.R.	7.0	221,991 SF

SURFACE AREA CALCULATIONS

LOT AREA PER SURVEY	31,713 SQUARE FEET	
	REQUIRED	PROVIDED
IMPERVIOUS AREA	-	30,020 SF
OPEN SPACE (RE:16.20.120.7.3)	1,586 SF (5%)	1,712 SF
TOTAL		31,713 SF

PARKING CALCULATION CALCULATIONS

REQUIRED	MORE THAN 750 SQUARE FEET: 1 PER UNIT; EQUAL TO OR LESS THAN 750 SQUARE FEET ZERO (0) PER UNIT	126 SPACES OF WHICH 5 ARE ACCESSIBLE PARKING SPACES
PROVIDED	-	252 SPACES OF WHICH 7 ARE ACCESSIBLE PARKING SPACES

BICYCLE PARKING CALCULATION CALCULATIONS

	SHORT TERM SPACES		LONG TERM SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
RESIDENTIAL	12 SPACES (1 PER 20 UNITS)	12 SPACES	224 SPACES (1 PER UNITS)	224 SPACES

ONE HUNDRED YEAR FLOOR PLAIN :

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125148, PANEL NUMBER 0219, SUFFIX G, EFFECTIVE 9/3/2003, FOR ST. PETERSBURG, FLORIDA. THE PROPERTY IS LOCATED IN ZONE X.

PROPOSED LOWEST FINISHED FLOOR ELEVATION :

- 1' ABOVE AVERAGE CROWN ELEVATION
- ±0'-0" = +44.80' N.A.V.D. (NATIONAL AMERICAN VERTICAL DATUM)

C:\PROGRAMDATA\BOHLER\C3D\2020\TEMP\AC\PUBLISH_21608\FLT210140 - SITE SPECIAL PLAN - LAYOUT: SITE DATA

SITE PLAN

17TH/1ST AVE N ST.PETE TOWER

MAR. 4, 2022 | PT | FLT210140 | Rev. 0



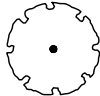


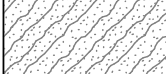


3820 NORTHDAL BLVD., SUITE 300B

TAMPA, FLORIDA 33624

Phone: (813) 812-4100

Fax: (813) 812-4101

ST.PETERSBURG, FL 33713

PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		
	QV	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5" CAL., 12-14' HT. X 6-8' SPRD.	B&B		
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		
	SP	10	SABAL PALMETTO	CABBAGE PALMETTO	12' GW	FG		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	
	BUF	466	BULBINE FRUTESCENS 'ORANGE'	ORANGE STALKED BULBINE	18" HT X 18" SPRD	3 GAL. POT	18" O.C.	
	JBR	293	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	24" HT X 24" SPRD	CONTAINER	24" O.C.	
	TDN	18	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	30" O.C.	3 GAL. POT	30" O.C.	
	ZAF	227	ZAMIA FLORIDANA	COONTIE PALM	24" HT X 24" SPRD	CONTAINER	24" O.C.	

BOHLER //

3820 NORTHDAL BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
 Phone: (813) 812-4100
 Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

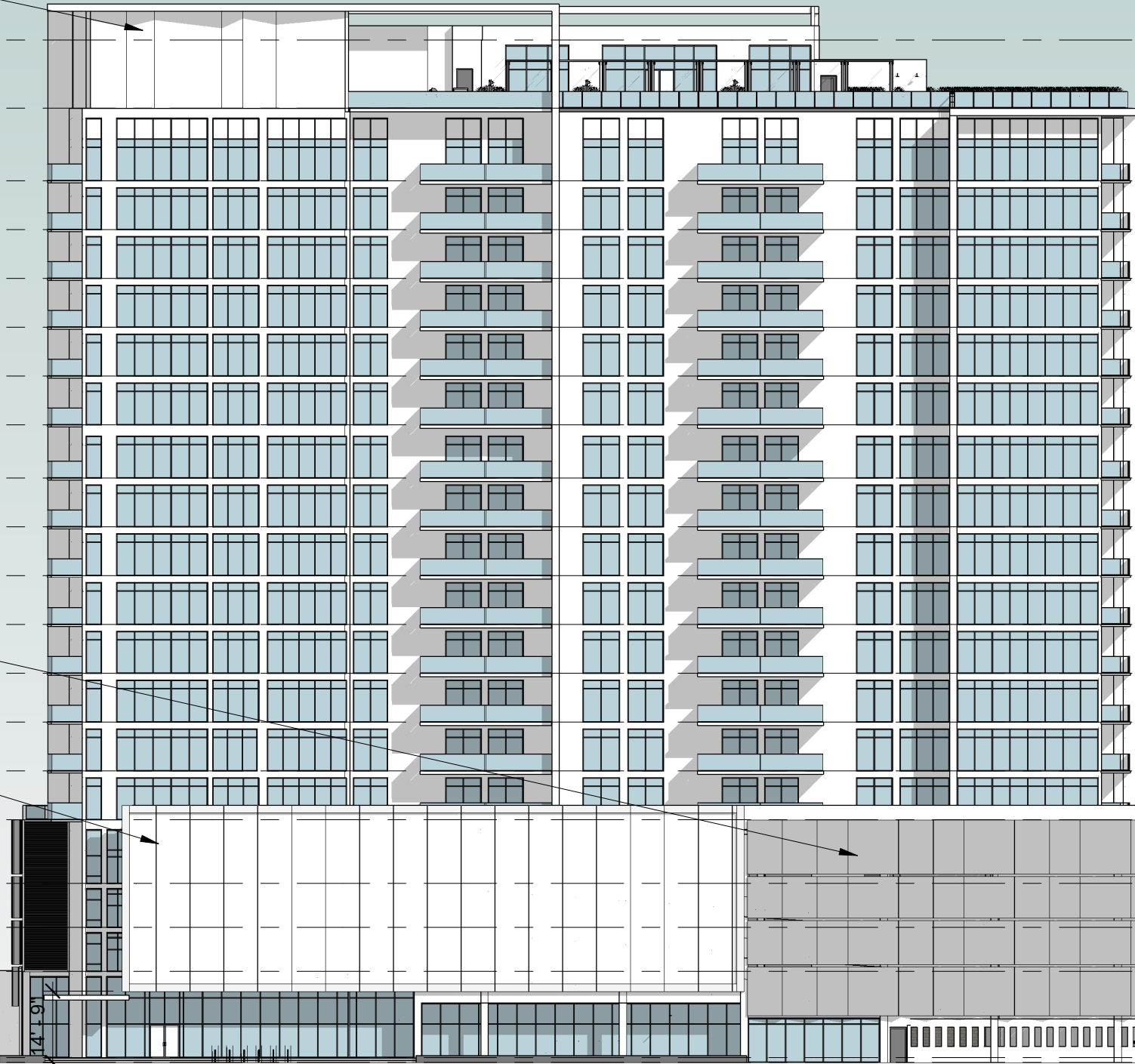
SITE PLAN
LANDSCAPE SCHEDULE
17TH/1ST AVE N ST.PETE TOWER
 ST.PETERSBURG, FL 33713

OPAQUE GLASS
ILLUMINATED CROWN.
T.B.D.

PERFORATED METAL
GARAGE SCREEN
SYSTEM T.B.D.

OPAQUE ILLUMINATED
GARAGE SCREEN
SYSTEM, MATERIAL
T.B.D.

EXISTING
ADJACENT
BUILDINGS



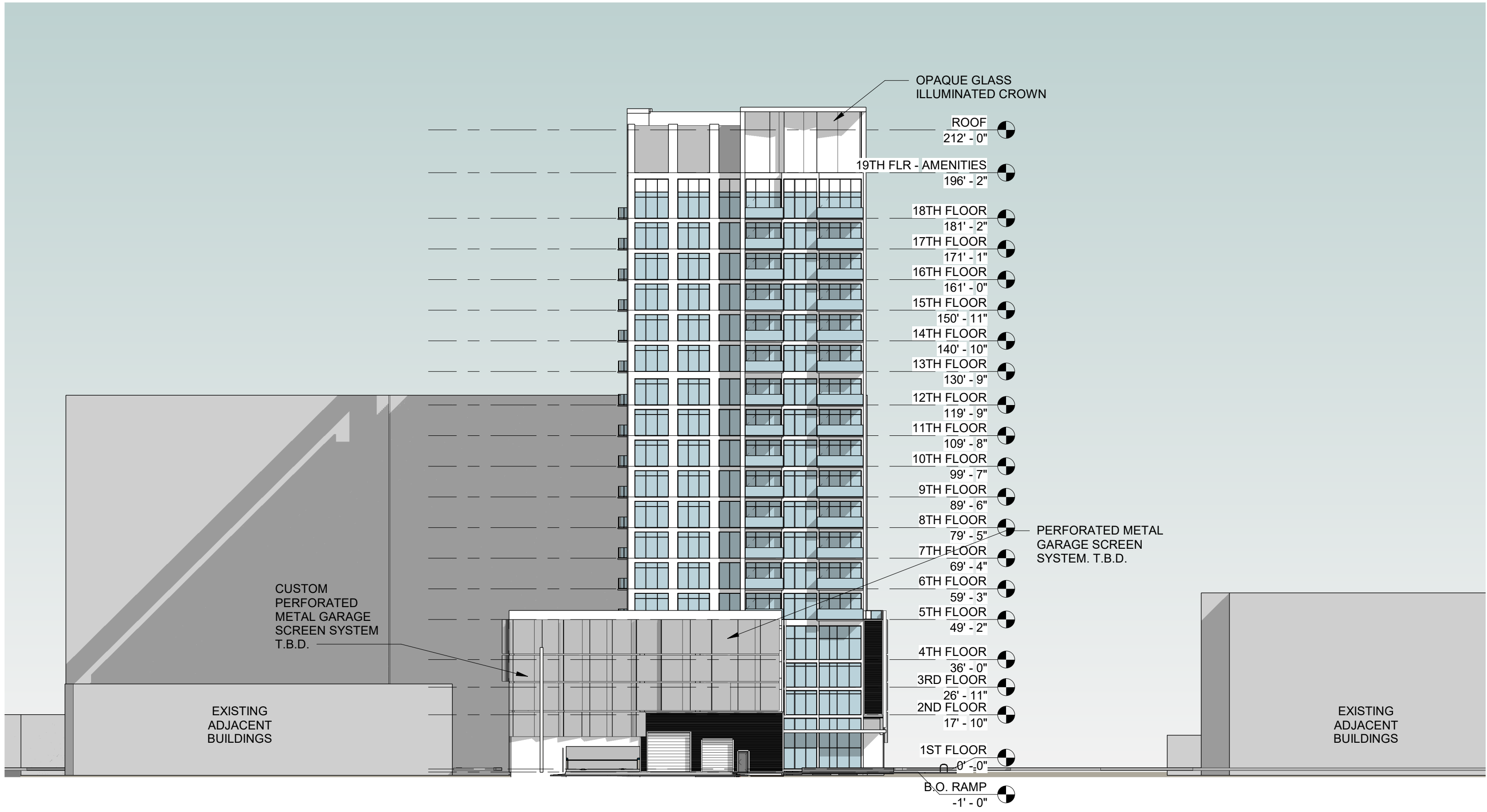
ROOF	212' - 0"
19TH FLR - AMENITIES	196' - 2"
18TH FLOOR	181' - 2"
17TH FLOOR	171' - 1"
16TH FLOOR	161' - 0"
15TH FLOOR	150' - 11"
14TH FLOOR	140' - 10"
13TH FLOOR	130' - 9"
12TH FLOOR	119' - 9"
11TH FLOOR	109' - 8"
10TH FLOOR	99' - 7"
9TH FLOOR	89' - 6"
8TH FLOOR	79' - 5"
7TH FLOOR	69' - 4"
6TH FLOOR	59' - 3"
5TH FLOOR	49' - 2"
4TH FLOOR	36' - 0"
3RD FLOOR	26' - 11"
2ND FLOOR	17' - 10"
B.O. RAMP	-1' = 0"

EXISTING
ADJACENT
BUILDINGS

17TH & 1ST REDEVELOPMENT

SOUTH ELEVATION

3/4/22



17TH & 1ST REDEVELOPMENT

WEST ELEVATION

3/4/22

EXISTING
ADJACENT
BUILDINGS

PERFORATED
METAL GARAGE
SCREEN SYSTEM
T.B.D.

OPAQUE ILLUMINATED
CROWN
(BEYOND)

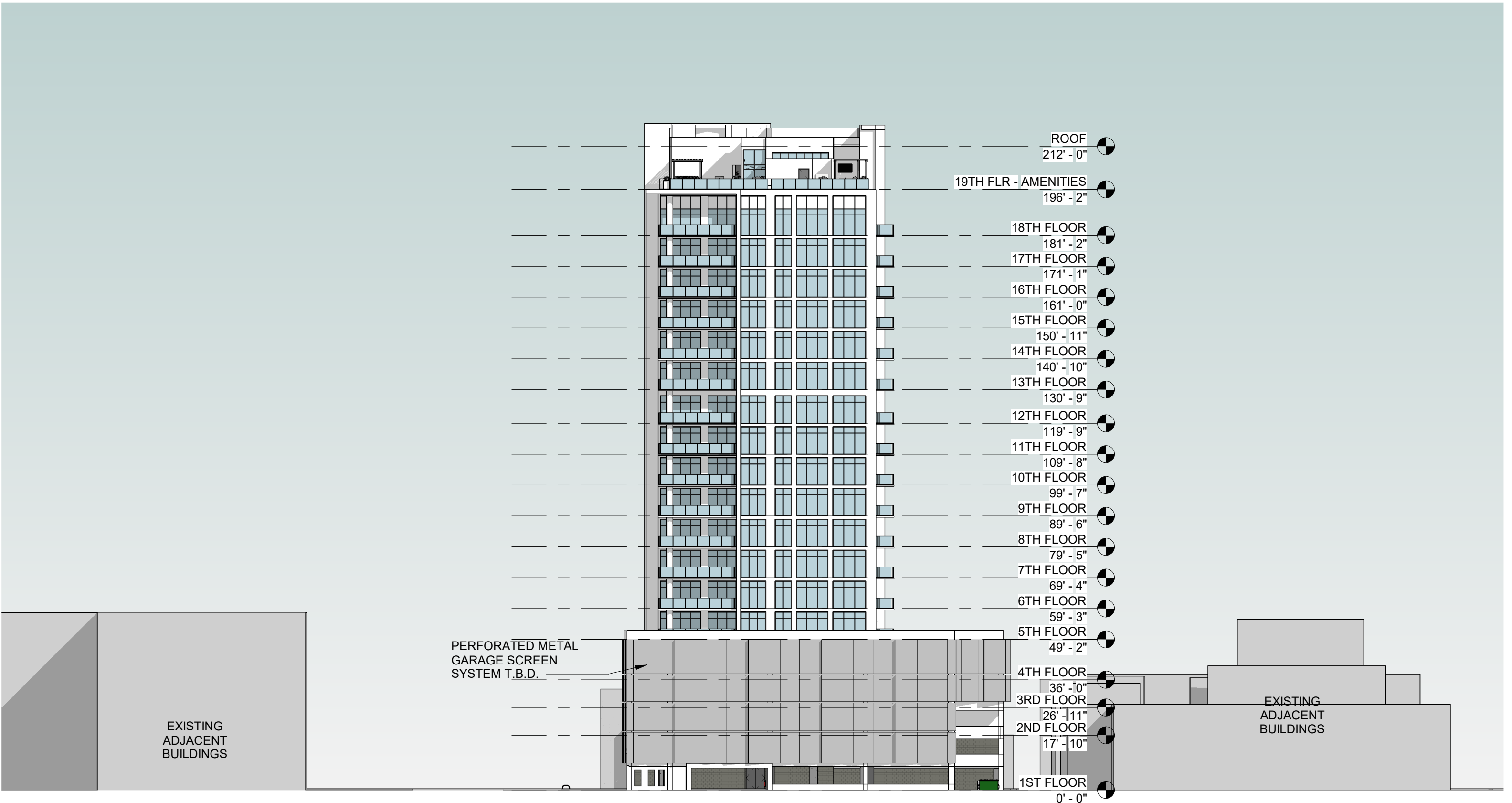
ROOF	212' - 0"
19TH FLR - AMENITIES	196' - 2"
18TH FLOOR	181' - 2"
17TH FLOOR	171' - 1"
16TH FLOOR	161' - 0"
15TH FLOOR	150' - 11"
14TH FLOOR	140' - 10"
13TH FLOOR	130' - 9"
12TH FLOOR	119' - 9"
11TH FLOOR	109' - 8"
10TH FLOOR	99' - 7"
9TH FLOOR	89' - 6"
8TH FLOOR	79' - 5"
7TH FLOOR	69' - 4"
6TH FLOOR	59' - 3"
5TH FLOOR	49' - 2"
4TH FLOOR	36' - 0"
3RD FLOOR	26' - 11"
2ND FLOOR	17' - 10"
1ST FLOOR	0' - 0"
B.O. RAMP	-1' - 0"

EXISTING
ADJACENT
BUILDINGS

17TH & 1ST REDEVELOPMENT

NORTH ELEVATION

3/4/22



17TH & 1ST REDEVELOPMENT

EAST ELEVATION

3/4/22



17TH & 1ST REDEVELOPMENT

AXONOMETRIC VIEW 1

3/4/22



17TH & 1ST REDEVELOPMENT

AXONOMETRIC VIEW 2

3/4/22







MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

TO: Corey Malyszka, Urban Design and Development Coordinator
Dave Goodwin, Interim Zoning Official
Elizabeth Abernathy, Planning and Development Director

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: April 11, 2022

SUBJECT: Site Plan

FILE: 22-31000002

LOCATION 1641 1st Avenue North
1659 1st Avenue North

PARCEL ID: 24-31-16-29718-012-0090
24-31-16-29718-012-0110
24-31-16-29718-012-0120
24-31-16-29718-012-0130

ATLAS: H-2 **ZONING:** DC-2

REQUEST: Approval of a site plan to construct an 18-story residential tower at the northeast corner of 1st Avenue North and 17th Street North

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed site plan provided that 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.

*Needs for on-street decorative lighting or street lighting must be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All necessary lighting shall be installed at the developer's expense. You will be asked to provide written evidence of this coordination during EICD plan review for construction permit application.

2. This site is located within the Grand Central Business District which has specialized action plans. During site plan development, please coordinate any specialty streetscape, landscape, or art requirements for this project with the City's Zoning division (contact Corey.Malyszka@stpete.org).
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.
 - a. This site is adjacent. This site is adjacent to the PSTA BRT (Sun runner) transit improvement project. Please coordinate with Kyle Simpson (Kyle.Simpson@stpete.org, phone 727-893-7151) to obtain the plans for the BRT project and be sure to show the roadway striping and lane widths and any street signage per the BRT project plans. You will be asked to provide written evidence of this coordination during EICD plan review for construction permit application.
 - b. This project is adjacent to City ECID project 22003-130, Citywide Street Milling & Resurfacing project and repaving of 1st Avenue North adjacent to this project is included in the scope of the work. Please coordinate with the City project manager Michael Gebler (Michael.Gebler@stpete.org, phone 727-893-7197) to obtain the project schedule. Impacts to newly paved roadway is highly discourages so any impacts should be coordinated with the City project manager. the developer may be held responsible for mill and overlay in full lane widths if any impacts are proposed. You will be asked to provide written evidence of this coordination during EICD plan review for construction permit application.
 - c. This project is in the vicinity of City ECID project 22061-112, Grand Central Painted Bulb Outs. Please coordinate with the City project manager Ziba Mahammadi (Ziba.Mahammidi@stpete.org, phone 727-892-5302). The developer will be responsible for the construction or reconstruction of any bulb outs which are adjacent to the project site and impacted by the site construction activity . You will be asked to provide written evidence of this coordination during EICD plan review for construction permit application.
4. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC-2 zoning district, a 10-foot wide public sidewalk is required along all right of way frontages. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. In addition to the required 10-foot wide sidewalk path, the streetscape design shall include an ADA compliant public sidewalk provided parallel and adjacent to the road curb to provide accessible access to all public parking spaces within the public right of way. At least one and preferably two, ADA compliant pathways shall be provided between the main 10-foot wide sidewalk and the auxiliary 3-foot wide sidewalk.

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.

5. 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 comingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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

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

6. The developers engineer/contractor must develop a detailed and site specific phased Temporary Traffic Control plan (TTC), proposed truck route, schedule, and narrative justification based on a construction need and not for materials storage or contractor convenience, for City ECID review and approval D prior to causing any impact to the traveling public. Travel lane closures, especially in 1st Avenue North, will be highly discouraged and only approved when an actual construction need can be justified. It is recommended that these discussions occur prior to initiating any construction activity on the site so that construction access can be adequately planned based on what can be approved by the City. Please coordinate directly with Jeffrey Rzewnicki (Jeffrey.Rzewnicki@stpete.org, phone 727-892-5384). You will be asked to provide written evidence of this coordination during EICD plan review for construction permit application. Also see below for further requirements for TTC.
7. Utility profiles shall be required and must be included in the construction plan set for all underground excavations which occur within the public right of way.
8. Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 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% with level landings. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path. Proposed floor elevations will be reviewed by the City upon submittal of the site construction plans.

9. Building projections over the alley right of way will require separate approval of an air rights vacation.
10. Parking garage entrances/exits shall meet requirements as mandated by the City of St. Petersburg Land Development Code Section 16.40.090.3.5. Garage security gates with controlled access must be designed to meet the minimum vehicle stacking requirements identified in Section 16.40.090.3.5(g) without encroachment into the public sidewalk or roadway. Any proposed card access readers shall be located within private property boundaries. An automatic warning system must be installed at the garage exit which activates an audible and visible signal sufficient to warn pedestrians of vehicles exiting the garage and to require vehicles to yield to pedestrians. The final plan must include adequate signage, warning lights and wiring as required for public safety.
11. 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 Ljudmila.Knezevic@stpete.org or Martha.Hegenbarth@stpete.org .

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.

12. Proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review via email to WRD-UtilityReviewRequest@stpete.org

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.).

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.

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.

City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of construction. Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule. The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department.

Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

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

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

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, mk

cc: Sean McWhite – Water Resources Department
Kayla Eger – Development Review Services



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: April 12, 2022

SUBJECT: Approval of a site plan to allow for a 224-unit multifamily development

CASE: 22-31000002

The Transportation and Parking Management (“Transportation”) Department has reviewed the site plan application for the proposed 224-unit multifamily development on the northern side of 1st Avenue North between 16th and 17th Streets. The Transportation Department has assessed the potential traffic impact of the project and reviewed the site plan.

Traffic Impact

A traffic impact study was not required for this development and was not provided by the applicant. The Transportation Department utilized the Institute for Transportation Engineers’ (ITE’) “Trip Generation Manual” (11th Edition) to determine the expected change in trip generation based on the sites most recent previous uses, which include 16 multifamily units and a 1,500 square-foot office. These previous uses are projected to generate 11 p.m. peak hour trips. Based on ITE data, the proposed 224-unit high-rise multifamily development is projected to generate 44 p.m. peak hour trips before a trip credit for the previous uses is considered. The proposed residential development is projected to generate 33 net new p.m. peak hour trips.

According to the 2021 Forward Pinellas Annual Level of Service (LOS) Report, this section of 1st Avenue North operates at a LOS “C” with a volume-to-capacity (V/C) ratio of 0.304. As part of the Pinellas Suncoast Transit Authority’s (PSTA’s) SunRunner Bus Rapid Transit (BRT) project that is currently under construction, the left lane on 1st Avenue North will become a Bus and Turn Lane (BAT) and will be dedicated to SunRunner buses and motorists making left turns at driveways and intersections. The Transportation Department recalculated the existing V/C ratio under BAT lane conditions, which resulted in a V/C ratio of 0.438 and a LOS of “D.” With the proposed development, the V/C ratio is expected to increase to 0.455 and the LOS will remain a “D”. Roadways are not considered heavily congested until their LOS become an “E” or “F” and/or their volume-to-capacity

ratio is 0.90 or higher. The Transportation Department does not believe the proposed multifamily development would degrade traffic conditions on the roadway network surrounding the site.

Site Plan

The applicant is proposing 256 parking spaces, which exceeds the Code requirement of 154 spaces by 102 spaces. Based on data in the ITE's "Parking Generation Manual" (5th Edition), the peak parking demand for a 224-unit high-rise multifamily development is 220 spaces in a general urban/suburban location.

A loading zone is shown on 1st Avenue North east of 17th Street. The City's Engineering and Capital Improvements Department's "FY22 Resurfacing Project No. 22003-130" plans show the removal of on-street parking 70 feet back from the intersection. The proposed new parking spaces further to the east may be feasible since the surface parking lot would be removed.

The applicant is not required to provide a public sidewalk neck-out (bulb out) under Section 16.20.120.8 of the City Code because the proposed development is less than half a block. The applicant will be required to pay a multimodal impact fee (MIF) if the development is approved and built. If the applicant chooses to construct a bulb out at the intersection of 1st Avenue North and 17th Street after further discussions with the Transportation Department, they would receive a MIF credit for the additional cost of constructing the bulb out in comparison to Code-required sidewalk and curb improvements. If a curb ramp is not provided on the northern side of 1st Avenue North for the eastern 17th Street crossing of 1st Avenue North, the existing ramp on the southern side of 1st Avenue North shall be removed.

Under Section 16.40.140.4.2 of the City Code, 10-foot-wide sidewalks are required on 1st Avenue North and 17th Street because the subject property is in a DC-2 zoning district. It is evident that the applicant has provided a 10-foot-wide sidewalk on 1st Avenue North but it is not evident that the sidewalk on 17th Street is 10 feet wide.

There is an existing bicycle lane on 1st Avenue North. The Complete Streets Implementation Plan calls for a trail on 1st Avenue North from 22nd Street to Bayshore Drive. PSTA's SunRunner service, expected to begin operations in 2022, will have stations near the site on 1st Avenue North at 13th Street and 22nd Street with 15-minute headways from 6 a.m. to 8 p.m. and 30-minute headways from 8 p.m. to 12 a.m. PSTA's Route 18 has stops on 1st Avenue North at 16th Street and 18th Street with 20-minute peak headways. If you have any questions about this memorandum, please call me at (727) 893-7883 or write to me at tom.whalen@stpete.org.