



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** resides or has a 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). Commissioner Clemmons has declared a conflict. 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 REVIEW SERVICES 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.: 22-31000004 **PLAT SHEET:** H-1

REQUEST: Approval of a site plan to construct a 24-story building with 204-dwelling units, 6,000 sq. ft. of commercial space and a 300-space parking garage, located at 155 17th Street South. The applicant is requesting floor area ratio bonuses.

OWNER: St Pete 18th Street Warehouse LLC
155 17th St. S.
St. Petersburg, FL 33712

APPLICANT: Apogee Real Estate Partners
John Stadler
615 Dr. MLK St. N.
St. Petersburg, FL 33701

ADDRESS: 155 17th Street South

PARCEL ID NO.: 24-31-16-63985-000-0020

LEGAL DESCRIPTION: On File

ZONING: Downtown Center 2 (DC-2)

SITE AREA TOTAL: 33,653 square feet or 0.77 acres

GROSS FLOOR AREA:

Existing:	31,979 square feet	0.95 F.A.R.
Proposed:	235,500 square feet	7.0 F.A.R.
Permitted:	235,571 square feet	7.0 F.A.R.

BUILDING COVERAGE:

Existing:	31,979 square feet	95% of Site MOL
Proposed:	28,081 square feet	83% of Site MOL
Permitted:	31,970 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	33,653 square feet	100% of Site MOL
Proposed:	32,663 square feet	97% of Site MOL
Permitted:	NA	

OPEN GREEN SPACE:

Existing:	0 square feet	0% of Site MOL
Proposed:	990 square feet	3% of Site MOL

PAVING COVERAGE:

Existing:	1,674 square feet	5% of Site MOL
Proposed:	4,582 square feet	14% of Site MOL

PARKING:

Existing:	1; including 0 handicapped spaces
Proposed:	300; including 7 handicapped spaces
Required	210; including 5 handicapped spaces

BUILDING HEIGHT:

Existing:	36 feet
Proposed:	299 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 24-story building with 204-dwelling units, 6,000 sq. ft. of commercial space and a 300-space parking garage, located at 155 17th Street South. The applicant is requesting floor area ratio bonuses

Proposal:

The property is located 155 17th Street South in the DC-2 zoning district. The single parcel has an area of 33,653 square feet (0.77 acres) and is developed with a single-story warehouse building. The development has frontage on 17th Street South to the east and the Pinellas Trail to the south. Adjacent to the site, there is an existing one-story building to the west and a two-story building to the northwest.

According to City permitting records, the existing building was built in the 1970s as a lighting industrial-warehouse building. The applicant proposes to demolish the existing one-story warehouse building on the site to construct the development.

The proposed building will be 23-stories. The ground floor will consist of the residential lobby, commercial space, amenity space, bike storage, leasing office, back-of-house facilities and vehicle entrance to the parking garage. Floors two through five will consist of parking with a residential liner building located on the east side that will screen the parking garage from 17th Street South. The sixth floor will include residential units and amenity areas. Floors seven through 22 will consist of residential units. The 23rd floor will consist of indoor and outdoor amenity areas.

The parking garage entrance will be from 17th Street South. The dumpster will be located on the first floor of the building, with trash pickup occurring along 17th Street South. Pedestrian access to the residential lobby will be from 17th Street South and the Pinellas Trail. Pedestrian access to the commercial space will be from the Pinellas Trail.

As described by the project architect, the proposed building design is contemporary and inspired by traditional urban brick industrial buildings, paying homage to the Warehouse Arts District. The ground floor of the building will have large glass storefront windows along the Pinellas Trail and 17th Street south and be finished in a brick veneer. The tower will include a significant amount of glazing, projecting glass and metal balconies and be finished with stucco. The top floor of the building is recessed from the lower portion of the tower on the east and west sides and will also have a greater floor to ceiling height. The building is then capped with a butterfly styled roof providing for a distinctive roofline to call out this building as the western edge of downtown.

Building Height:

The height of the proposed building will be 299 feet above grade. Buildings with a height greater than 375-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.

Staff Analysis:

With respect to compliance with the Land Development Code, the subject property is located in the DC-2 zoning district. Multi-family uses with a floor area ratio of up to 7.0 are allowed. The proposed development has a proposed FAR of 7.0. Bonus approval over 5.0 FAR requires review by the Development Review Commission for compliance with zoning district standards.

The subject property is located within the Intown West Community Redevelopment Area. Procedural changes for the CRA adopted by City Council on December 16, 2021 (Ordinance 748-L) now stipulate that CRA approval occur prior to DRC review. The Intown West Redevelopment Plan (IWRP) requires the Community Redevelopment Agency (CRA) to

evaluate a development proposal to ensure its proposed use and design are consistent with the Plan.

The proposed building will fit in with both older and newer developments in the IWRP. The proposed building height, placement and massing are consistent with other existing and proposed developments in the immediate area. Site improvements will include a 10-foot-wide sidewalk, street trees and landscaping, open green space, bicycle parking and a new drainage system. The pedestrian improvements will contribute to a pleasurable walking experience by providing wide, shaded sidewalks.

The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The building form and the relationship of the building are consistent with other development projects in the IWRP. Other multi-story residential developments within the immediate area and the IWRP include: 201 17th Street South a 20-story mixed-use building, Fusion 1560, 1560 Central Avenue, a 5-story mixed-use building, Vantage, 160 16th Street North, a 11-story mixed-use building, Artistry, 1601 Central, a 6-story mixed-use building, 1701 Central Avenue and a 5-story mixed-use building. The building design took into consideration the relationship with the adjacent buildings and the Pinellas Trail, by creating a continuous street edge, integration of open space and landscaping, providing direct connects from the trail to the building and concealing the parking garage.

The CRA found this development to be consistent with the IWRP by a vote of 7 to 0 at the April 21, 2022 meeting.

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. In addition, this development qualifies for a 1.0 FAR exemption because the residential liner units on the east façade, floors 2 – 5, screen the parking from view on 17th Street.

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 \$49,000,000. Use of this bonus for 1.0 FAR will require the applicant 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 \$245,000 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.

1.0 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 1.0. To qualify for the bonus, the applicant will be required to purchase 33,653 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.

1.0 FAR – Achieve LEED certification or equivalent.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 1.0. To qualify for the bonus, applicant shall submit the LEED Silver Project Checklist or equivalent documentation prior to building permit issuance and post of a bond at permitting equal to the equivalent FAR bonus for Workforce Housing.

Public Comments:

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

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. Floor area ratio bonuses; and
2. The site plan subject to the Special Conditions of Approval.

B. 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 HCIP Trust Fund. The funds shall be provided to the City prior to the release of building permits.
3. The applicant shall purchase 33,653 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. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
5. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
6. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
7. The final design of the parking garage screening shall be approved by staff.
8. 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.
9. Bicycle parking shall be provided as required by Section 16.40.090.
10. Exterior lighting shall comply with Section 16.40.070.
11. Mechanical equipment shall be screened from the abutting rights-of-way.
12. 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.
13. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
14. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum

dated April 20, 2022, or as amended at a future date by the Transportation and Parking Management Department.

15. The site plan shall be modified as necessary to comply with the comments in the Engineering and Capital Improvement Department's Memorandum dated April 14, 2022, or as amended at a future date by the Engineering and Capital Improvement Department.
16. 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.

IV. 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 Concurrency by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Warehouse**

The land uses of the surrounding properties are:

North: **Commercial**
South: **Industrial**
East: **Vacant**
West: **Industrial** (across Highway 275)

REPORT PREPARED BY:

s/ Adriana Puentes Shaw

04/27/22

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

DATE

REPORT APPROVED BY:

/S/ Dave Goodwin

04/27/22

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

DATE



SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. _____

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): ST. PETE 10TH ST. WAREHOUSE LLC	
Street Address:	157 S. WHITE HORSE PIKE
City, State, Zip:	AVDODON NJ 08106
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE: APOGEE REAL ESTATE PARTNERS IV	
Street Address:	615 DR. M.L. KING, JR. ST. N.
City, State, Zip:	ST. PETERSBURG, FL 33701
Telephone No:	727-388-9500
Email:	JSTADLER@APOGEEPROP.COM
NAME of ARCHITECT or ENGINEER:	
Company Name:	PLACE ARCHITECTURE PC
Contact Name:	TIM CLEMMONS
Telephone No:	727-687-5970
Website:	PLACEARC.COM
Email:	TIM.C@PLACEARC.COM
PROPERTY INFORMATION:	
Address/Location:	155 17TH ST. S.
Parcel ID#(s):	24-31-16-03985-000-0020 23
DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR A NEW 3-STORY BUILDING WITH 204 APARTMENTS AND 6,000 S.F. OF RETAIL SPACE	
PRE-APP MEETING DATE: 2.10.22 STAFF PLANNER: CORBY MALYSZKA	

FEE SCHEDULE

	<u>SPECIAL EXCEPTION (SE)</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*: _____ Date _____
 *Affidavit to Authorize Agent required, if signed by Agent.



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: DC-2			
2.	Existing Land Use Type(s): WAREHOUSE			
3.	Proposed Land Use Type(s): MULTI-FAMILY RESIDENTIAL/RETAIL			
4.	Area of Subject Property: 33,053 S.F. (0.77 ACRES)			
5.	Variance(s) Requested: NONE			
6.	Gross Floor Area (total square feet of building(s))			
	Existing:	31,979	Sq. ft.	
	Proposed:	235,500	Sq. ft.	
	Permitted:	235,571	Sq. ft.	
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	0.95	Sq. ft.	
	Proposed:	7.00	Sq. ft.	
	Permitted:	7.00	Sq. ft.	
8.	Building Coverage (first floor square footage of building)			
	Existing:	31,979	Sq. ft.	95.0 % of site
	Proposed:	20,081	Sq. ft.	83.4 % of site
	Permitted:	31,970	Sq. ft.	95.0 % of site
9.	Open Green Space (include all green space on site; do not include any paved areas)			
	Existing:	0	Sq. ft.	0.0 % of site
	Proposed:	990	Sq. ft.	2.9 % of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)			
	Existing:	-	Sq. ft.	% of vehicular area
	Proposed:	-	Sq. ft.	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:	1,674	Sq. ft.	5.0 % of site
	Proposed:	4,582	Sq. ft.	13.6 % 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:	33,053	Sq. ft.	100.0	% of site
	Proposed:	32,663	Sq. ft.	97.1	% of site
	Permitted:	32,812	Sq. ft.	97.5	% of site
13.	Density / Intensity				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:	0	Existing:		Existing:
	Proposed:	204	Proposed:		Proposed:
	Permitted:	-			
14 a.	Parking (Vehicle) Spaces				
	Existing:	1	includes	0	disabled parking spaces
	Proposed:	300	includes	7	disabled parking spaces
	Permitted:	210	includes	5	disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	0	Spaces		% of vehicular parking
	Proposed:	222	Spaces	74	% of vehicular parking
	Permitted:	222	Spaces	106	% of vehicular parking
15.	Building Height				
	Existing:	36	Feet	1	Stories
	Proposed:	299	Feet	23	Stories
	Permitted:	300	Feet		Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ 49 MILLION				
	<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>				



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name:

ST PETE 18TH STREET WAREHOUSE LLC

"This property constitutes the property for which the following request is made

Property Address: 155 17TH ST S, ST PETERSBURG, FL 33712

Parcel ID#: 24-31-16-63985-000-0020

Request: SITE PLAN REVIEW/SPECIAL EXCEPTION

SITE PLAN REVIEW/SPECIAL EXCEPTION

"The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): JOHN W. STADLER

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

I (we), the undersigned authority, hereby certify that the foregoing is true and correct

Signature (owner):

Printed Name

Joseph Caruso

Sworn to and subscribed on this date

Identification or personally known:

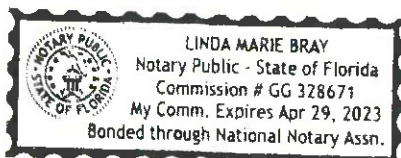
Notary Signature:

Linda Marie Bray

Date:

March 4, 2022

Commission Expiration (Stamp or date):



Project Narrative
155 17th Street South Apartments
March 25, 2022

The proposed project consists of the redevelopment of a single parcel located at 155 17th Street South. The site has an area of 33,653 square feet (0.77 acres). The site is zoned DC-2.

The site has frontage on 17th Street South to the east and the Pinellas Trail to the south. There is an existing one-story building immediately adjacent to the site on the west and a two-story building to the northwest. An existing one-story warehouse building on the site will be demolished.

The project consists of a new 23-story building with 204 apartments and 6,000 square feet of retail space. It includes 300 parking spaces in a five-level garage. The new building has a total of 235,500 square feet for a proposed FAR of 7.0. The building height is 299 feet. The project is designed to be consistent with the zoning regulations and no variances are being requested.

The project has a 18-story tower above a 5-story podium. The first floor has the entry and lobby, garage entry, retail spaces and utility spaces. Fifty percent of the first floor is occupied by the parking garage and bicycle parking. The main entry is at the southeast corner of the building with access to both 17th Street and the Pinellas Trail. The retail space fronts onto the Pinellas Trail with the goal of activating this portion of the trail as a gateway into downtown from the west.

Floors 2 through 5 are occupied by the parking garage with a row of liner apartments along the east end of the building facing onto 17th Street. The 6th floor is the lowest floor of the tower. In addition to apartments there are amenity spaces plus a roof terrace with swimming pool at the west end of the building. The apartment tower continues up to the 22nd floor. The 23rd floor is a full amenity floor with a large clubroom and east and west facing terraces providing extensive views over the city.

As an homage to the Warehouse Arts District immediately to the west, the design of the 5-story podium has been inspired by traditional urban brick industrial buildings. The tower is setback on all four sides and is designed in a contemporary architectural style with a distinctive roofline to call out this building as the western edge of downtown.

The project complies with all setback requirements for the podium up to 62 feet, for the portion of the tower below 200 feet, and the portion of the tower above 200 feet. The podium has a footprint of approximately 29,000 square feet. The lower portion of the tower has a footprint of 12,000 square feet and the upper portion of the tower has a footprint of 9,500 square feet.

Because the project has an FAR of 7.0 it will be required to go to public hearing before the Development Review Commission. The following FAR bonuses will be pursued:

Provide financial support to the HCIP trust fund: 1.0 FAR

Use of TDRs from a local historic landmark: 1.0 FAR

Achieve NGBS Silver green certification: 1.0 FAR

In addition, the project qualifies for a 1.0 FAR exemption with residential liner units on the east end of floors 2 – 5 which makes parking not visible from 17th Street.

Sidewalk level public art with a value of \$100,000 will be provided on site.

The project will have a construction cost of \$49 million.

End of narrative.



Pre-Application Meeting Notes

Meeting Date: 2/16/22 Zoning District: dc.2

Address/Location: 155 17th ST S

Request: SPR w/ bonuses for F.A.R.

Type of Application: SPR Staff Planner for Pre-App: cdm

Attendees: TIM, GREG, JOHN

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
dna	Keren Carmichael	president @stpetedna.org	
Grand Central	DAVID FOOTE	gcda @ grandcentraldistrict.org	

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

WAD MARK Aeling mark@mapsculpture.com

Notes: F.A.R. 7.0 204sqfts, 5000 MOL Commercial space, 23 floors

require CPA approval prior to SPR approval

BASE FAR 3.0.

BONUSES ↓

1.0 ~~bonus~~ - WFH

.5 Historic TDR

CAN USE 1.0 FAR TO SCREEN GARAGE w/ Liner

NATIONAL GREEN Building Council → 1.0 → Silver

TREAT 17th - ACTIVITY SPACE - screen mechanical

ISSUE w/ setback on S. Side above 50' : 200' - ~~can~~ Can do unified site plan, purchase land or modify design.



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

EMAILS WERE SENT ON FEBRUARY 25, 2022 TO CONA, DNA, GRAND CENTRAL AND WAREHOUSE ARTS DISTRICT. MAILING WAS SENT ON FEBRUARY 25, 2022 TO FICO. EMAIL WAS SENT TO OWNERS OF VERTICAL VEATERS

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

EMAILS AND MAILING INDICATED NOTICE OF INTENT TO FILE. PACKAGE INCLUDED DATA SHEETS, PROJECT NARRATIVE, SITE PLAN, EXTERIOR ELEVATIONS AND 3D PERSPECTIVES.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

2. Summary of concerns, issues, and problems expressed during the process

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: FEB. 25, 2022
 Attach the evidence of the required notices to this sheet such as Sent emails.

Tim Clemmons

From: Tim Clemmons
Sent: Friday, February 25, 2022 5:25 PM
To: pyost@compasslandandtitle.com; hal@verticalventures.com;
christian@verticalventures.com
Subject: 155 17th Street South Apartments
Attachments: 4 155 17th Street South Apartments Neighborhood Information.pdf

Good afternoon,

This is to notify you that on March 7, 2022, we intend to submit an application for site plan approval for a new 24-story apartment building to be located at 155 17th Street South. Enclosed is information about the project including a project narrative providing a brief description, the completed data sheets from the application, site plan, exterior elevations, and perspective views.

If you have any questions or would like additional information, we will be happy to meet with you or speak with you by phone at your convenience.

TIM CLEMMONS AIA LEED AP
Principal



PLACE ARCHITECTURE
P 727.399.6980 x13
C 727.687.5970
33 6th Street S, Suite 400
St Petersburg, FL 33701

E: tim.c@placearc.com

W: www.placearc.com

Tim Clemmons

From: Tim Clemmons
Sent: Friday, February 25, 2022 5:20 PM
To: DAVID FOOTE
Subject: 155 17th Street South Apartments
Attachments: 4 155 17th Street South Apartments Neighborhood Information.pdf

Hi David,

This is to notify you that on March 7, 2022, we intend to submit an application for site plan approval for a new 24-story apartment building to be located at 155 17th Street South. Enclosed is information about the project including a project narrative providing a brief description, the completed data sheets from the application, site plan, exterior elevations, and perspective views.

If you have any questions or would like additional information, we will be happy to meet with you or speak with you by phone at your convenience.

TIM CLEMMONS AIA LEED AP
Principal



PLACE ARCHITECTURE
P 727.399.6980 x13
C 727.687.5970
33 6th Street S, Suite 400
St Petersburg, FL 33701

E: tim.c@placearc.com
W: www.placearc.com

Tim Clemmons

From: Tim Clemmons
Sent: Friday, February 25, 2022 5:18 PM
To: mark@mgasculpture.com
Subject: 155 17th Street South Apartments
Attachments: 4 155 17th Street South Apartments Neighborhood Information.pdf

Hi Mark,

This is to notify you that on March 7, 2022, we intend to submit an application for site plan approval for a new 24-story apartment building to be located at 155 17th Street South. Enclosed is information about the project including a project narrative providing a brief description, the completed data sheets from the application, site plan, exterior elevations, and perspective views.

If you have any questions or would like additional information, we will be happy to meet with you or speak with you by phone at your convenience.

TIM CLEMMONS AIA LEED AP
Principal



PLACE ARCHITECTURE
P 727.399.6980 x13
C 727.687.5970
33 6th Street S, Suite 400
St Petersburg, FL 33701

E: tim.c@placearc.com
W: www.placearc.com

Tim Clemmons

From: Tim Clemmons
Sent: Friday, February 25, 2022 5:17 PM
To: SPDNA President
Subject: 155 17th Street South Apartments
Attachments: 4 155 17th Street South Apartments Neighborhood Information.pdf

Hi Karen,

This is to notify you that on March 7, 2022, we intend to submit an application for site plan approval for a new 24-story apartment building to be located at 155 17th Street South. Enclosed is information about the project including a project narrative providing a brief description, the completed data sheets from the application, site plan, exterior elevations, and perspective views.

If you have any questions or would like additional information, we will be happy to meet with you or speak with you by phone at your convenience.

TIM CLEMMONS AIA LEED AP
Principal



PLACE ARCHITECTURE
P 727.399.6980 x13
C 727.687.5970
33 6th Street S, Suite 400
St Petersburg, FL 33701

E: tim.c@placearc.com
W: www.placearc.com

Tim Clemmons

From: Tim Clemmons
Sent: Friday, February 25, 2022 5:10 PM
To: variance@stpetecona.org
Subject: 155 17th Street South Apartments
Attachments: 4 155 17th Street South Apartments Neighborhood Information.pdf

Dear Ms. Landon,

This is to notify you that on March 7, 2022, we intend to submit an application for site plan approval for a new 24-story apartment building to be located at 155 17th Street South. Enclosed is information about the project including a project narrative providing a brief description, the completed data sheets from the application, site plan, exterior elevations, and perspective views.

If you have any questions or would like additional information, we will be happy to meet with you or speak with you by phone at your convenience.

TIM CLEMMONS AIA LEED AP
Principal



PLACE ARCHITECTURE
P 727.399.6980 x13
C 727.687.5970
33 6th Street S, Suite 400
St Petersburg, FL 33701

E: tim.c@placearc.com
W: www.placearc.com

February 25, 2022

Ms. Kimberly Frazier-Leggett
FICO
3301 24th Avenue South
St. Petersburg, Florida 33712

RE: 155 17th Street South Apartments
St. Petersburg, Florida

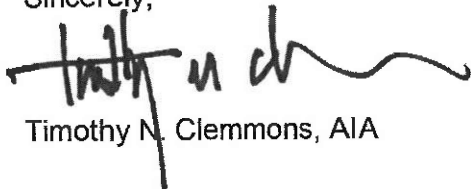
Dear Ms. Kimberly Frazier-Leggett,

This is to notify you that on March 7, 2022, we intend to submit an application for site plan approval for a new 24-story apartment building to be located at 155 17th Street South. Enclosed is information about the project including a project narrative providing a brief description, the completed data sheets from the application, site plan, exterior elevations, and perspective views.

If you have any questions or would like additional information, we will be happy to meet with you or speak with you by phone at your convenience.

Thank you for taking the time to review our application.

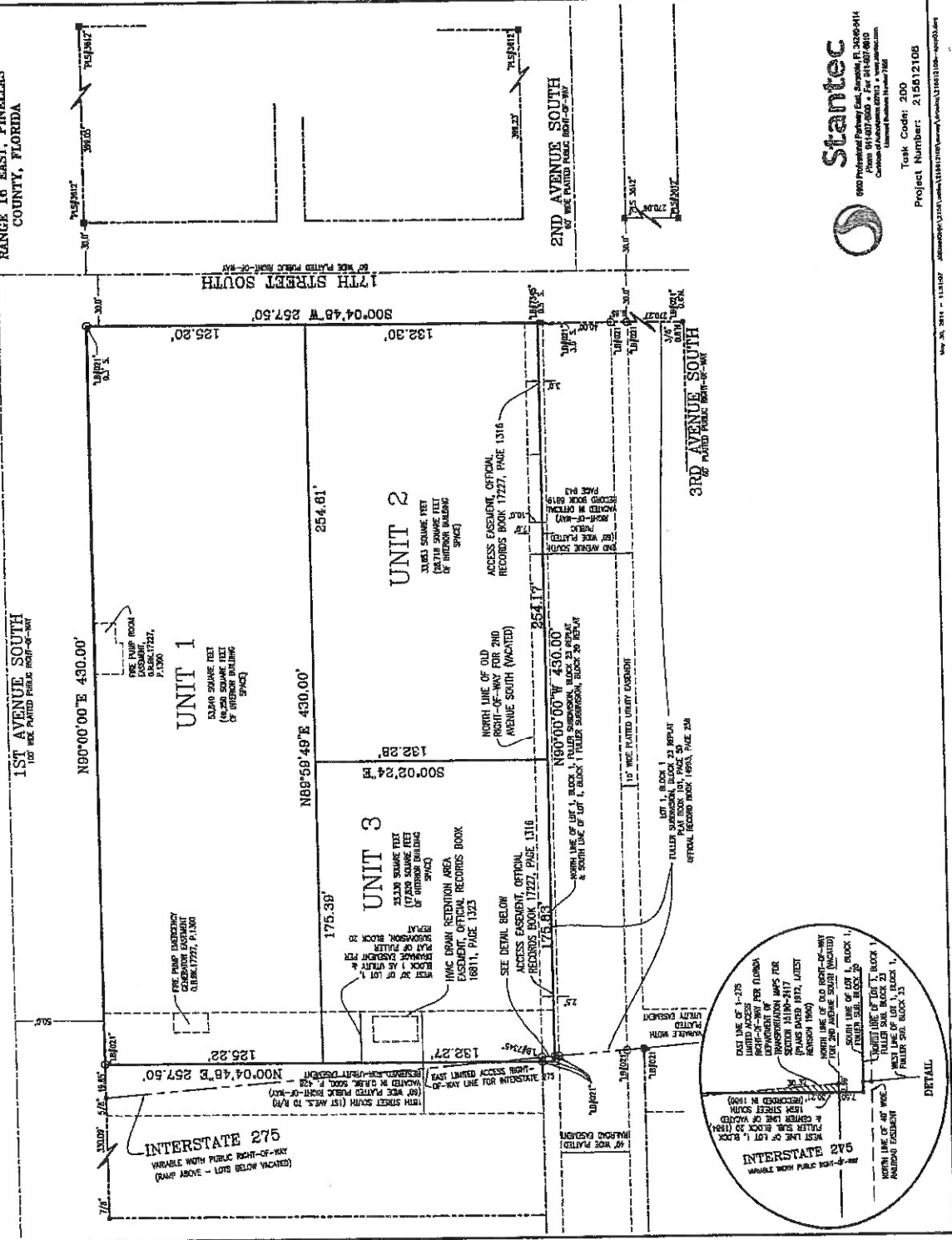
Sincerely,



Timothy N. Clemmons, AIA

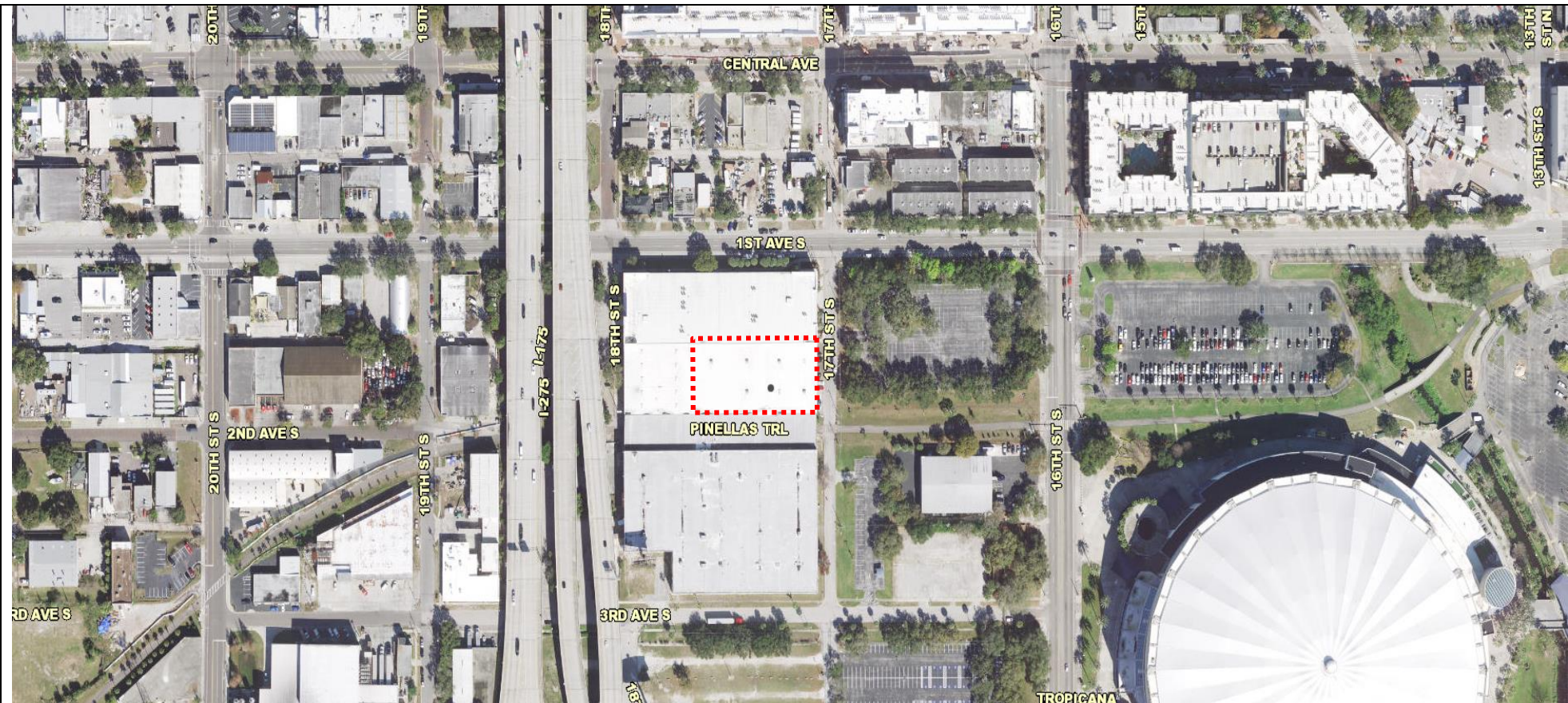
**118 18TH STREET
SOUTH REVISED
A COMMERCIAL LAND
CONDOMINIUM**
AS RECORDED IN CONDOMINIUM
BOOK 159, PAGE 67, LYING IN
SECTION 24, TOWNSHIP 31 SOUTH,
RANGE 16 EAST, PINELLAS
COUNTY, FLORIDA

- NOTES:
1. Bearings shown are based on the south right-of-way line of 1st Avenue South, having a bearing of N 90°00'00" E.
 2. All easements are Private unless otherwise designated.

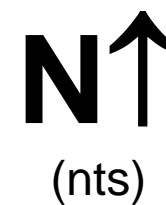


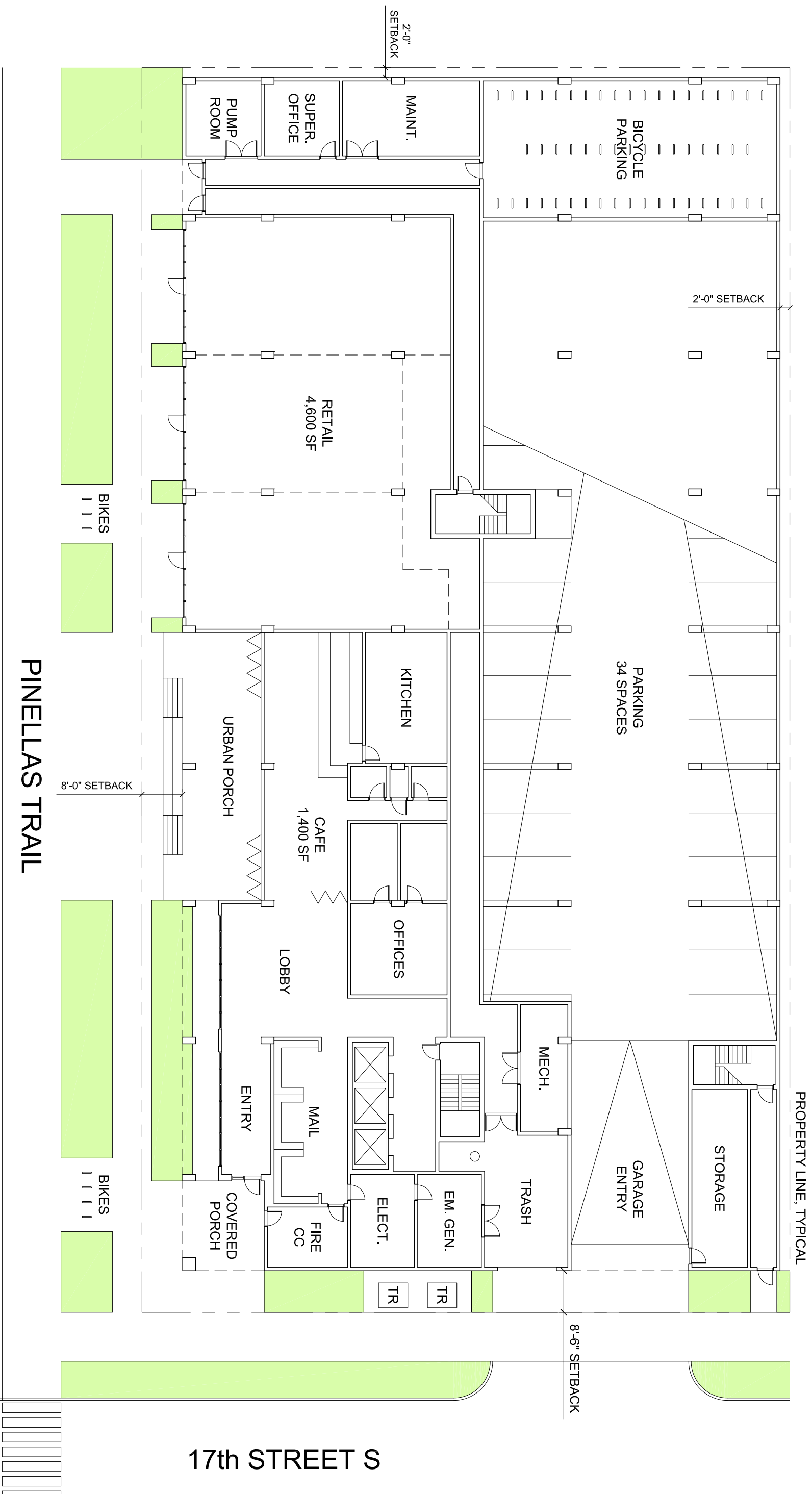
9800 Professional Parkway East, St. Petersburg, FL 34716
 Phone: 727.326.8000
 Fax: 727.326.8001
 Website: www.stantec.com

Task Code: 200
 Project Number: 215912108



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-31000004
Address: 155 17th St. S.





PINELLAS TRAIL

SITE PLAN

SCALE: 1" = 20'-0"

NO.	REVISIONS	DATE	BY

150 SW 4th Ave, Suite 1000, Ft. Lauderdale, FL 33301
 PHONE: 774-547-3989
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

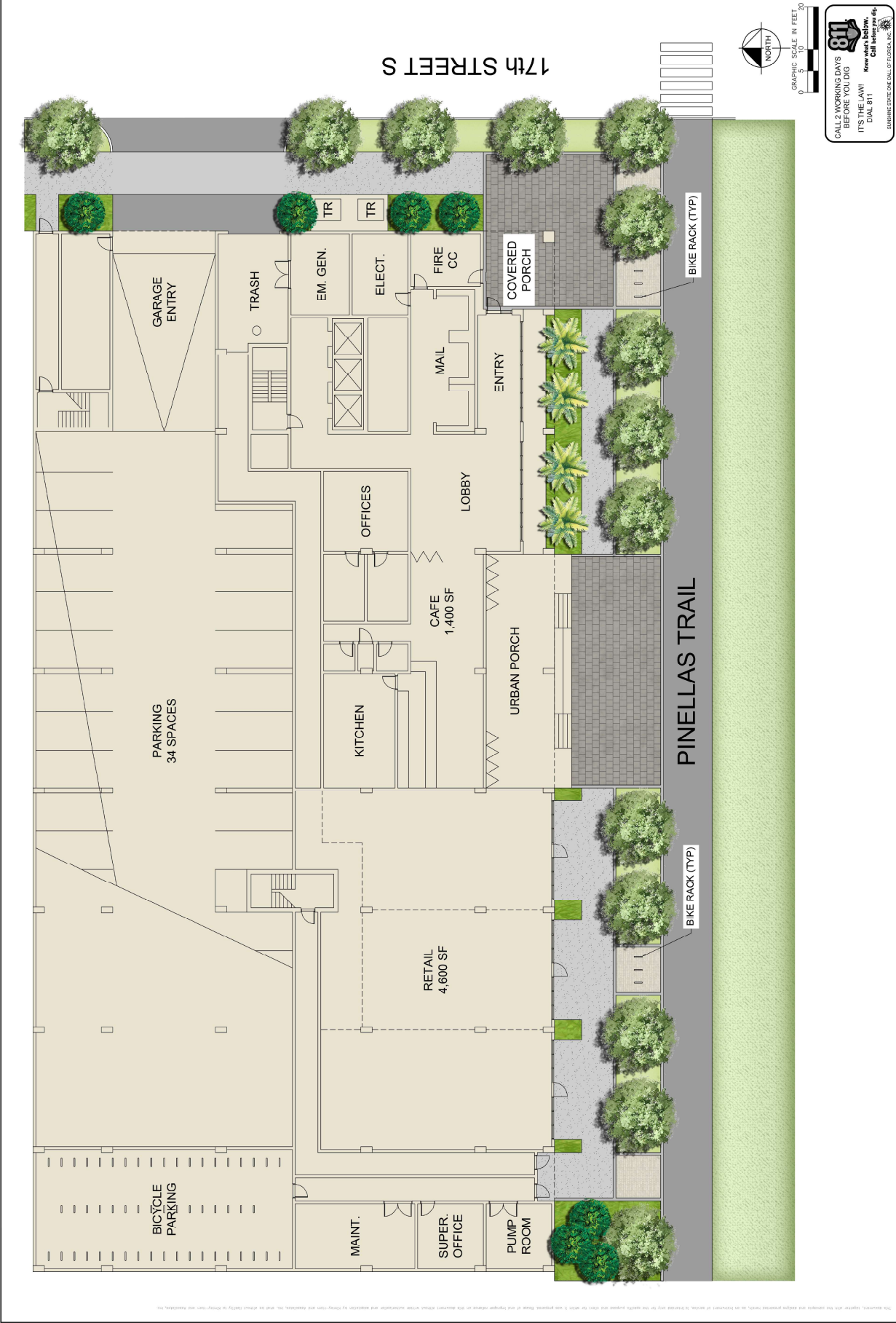
Kimley-Horn

DATE: 03/04/2023

KHA PROJECT
 DATE: MARCH 2022
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: D.F.

17TH STREET APARTMENTS
 PREPARED FOR: PLACE ARCHITECTURE
 CITY OF ST. PETERSBURG, FLORIDA

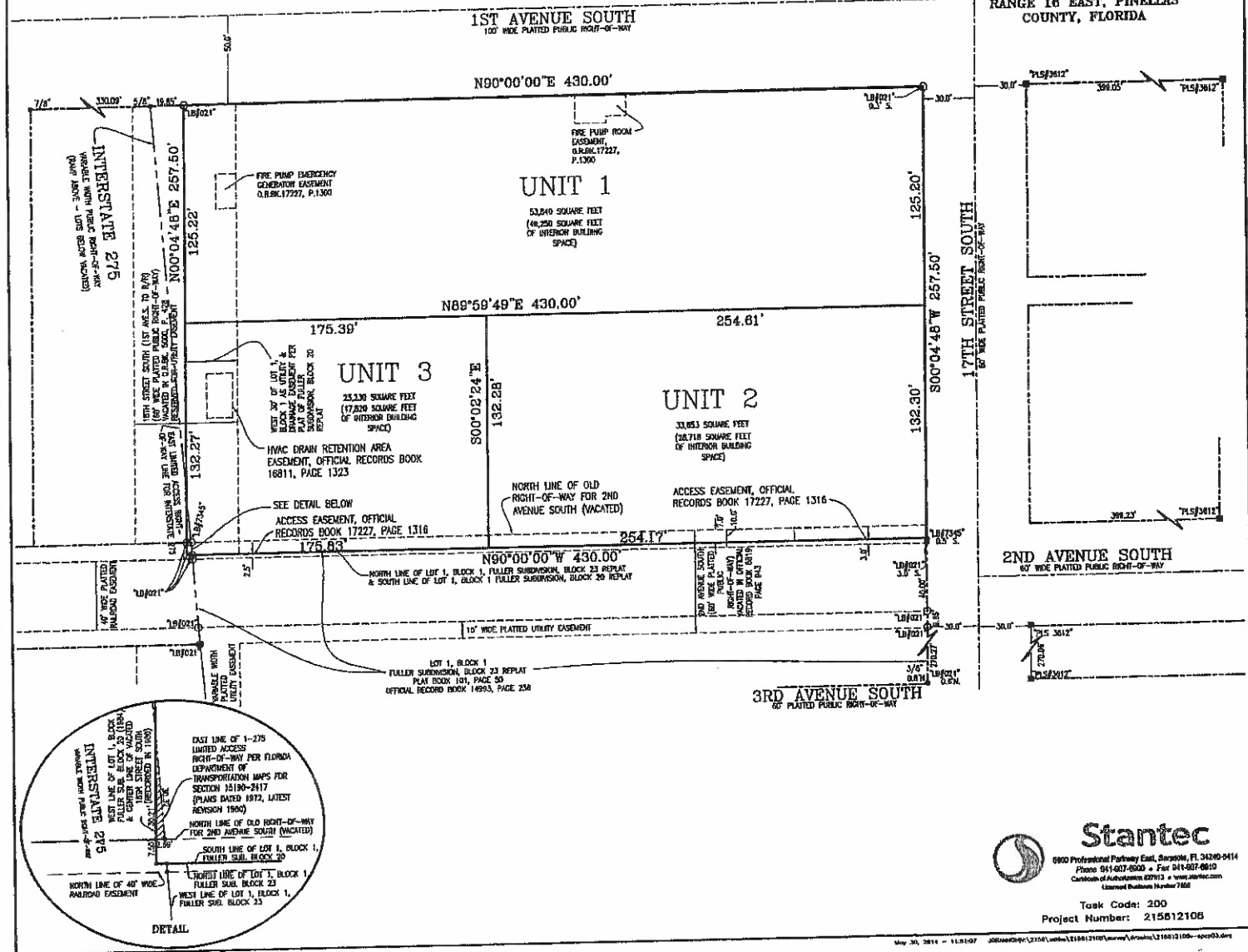
SHEET NUMBER
L-2



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**118 18TH STREET SOUTH REVISED
A COMMERCIAL LAND
CONDOMINIUM**
AS RECORDED IN CONDOMINIUM
BOOK 153, PAGE 67, LYING IN
SECTION 24, TOWNSHIP 31 SOUTH,
RANGE 16 EAST, PINELLAS
COUNTY, FLORIDA

- NOTES:
1. Bearings shown are based on the south right-of-way line of 1st Avenue South, having a bearing of N.90°00'00"E.
 2. All easements are Private unless otherwise designated.

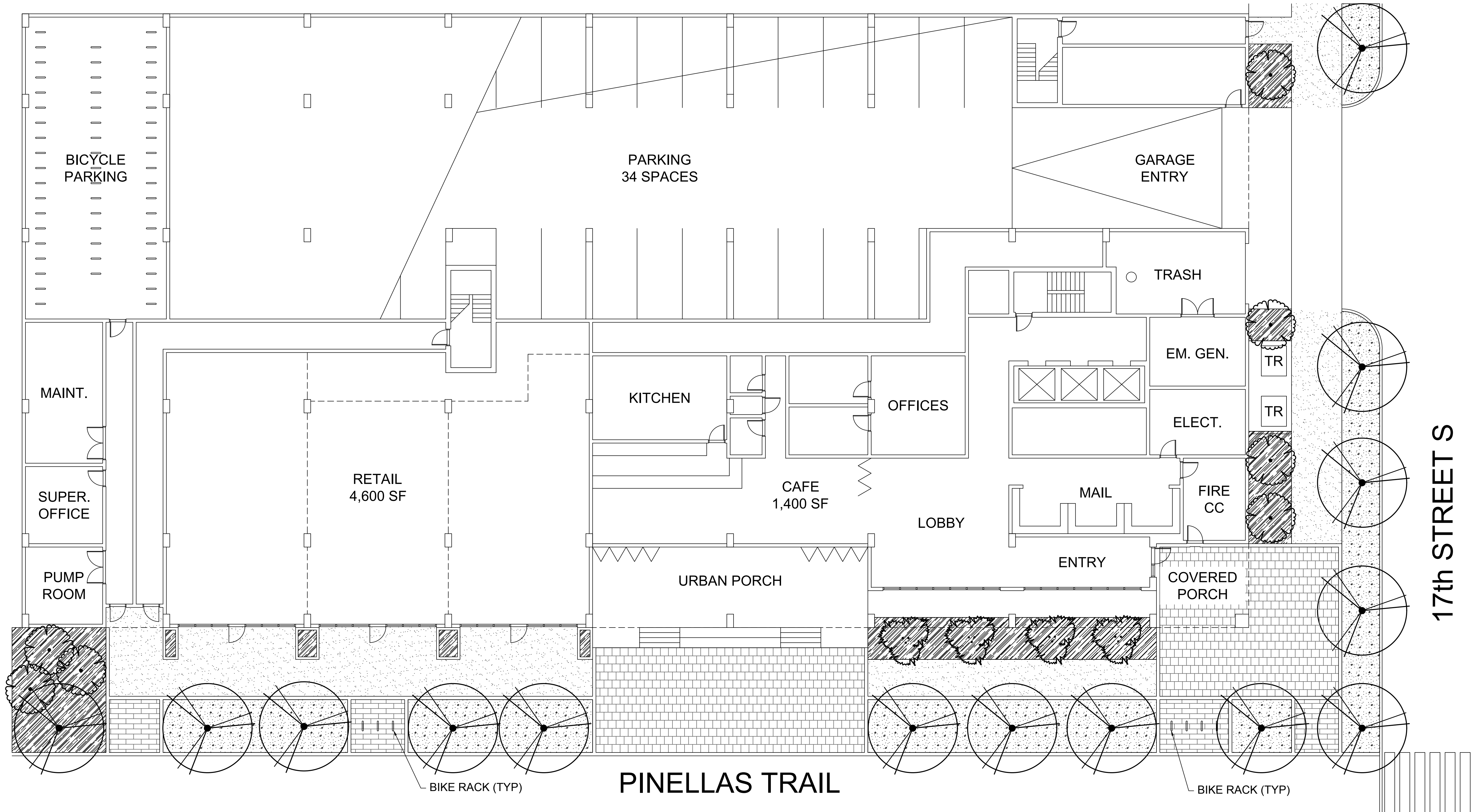


Stantec
6900 Professional Parkway East, Sarasota, FL 34236-0414
Phone: 941-557-8020 • Fax: 941-557-8810
Certificate of Accreditation 627613 • www.stantec.com
Licensed Business Number 7668

Task Code: 200
Project Number: 215612108

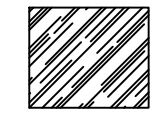
Plotted By: Green, B.J. Sheet Set: ## Layout: Landscape Plan March 04, 2022 08:39:27am K:\STP_LALP\145162 - Place Architecture\003 - 155 17TH Street Apartments\DRCLandscape Plan_DRCL.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



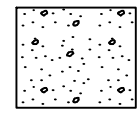
CONCEPT PLANT SCHEDULE

	STREET TREE MINIMUM 10 FOOT HEIGHT, 3-4 INCH CALIPER QUERCUS VIRGINIANA / SOUTHERN LIVE OAK QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK ULMUS ALATA / WINGED ELM	14
	SPECIMEN PALM 2 OR 3 TRUNK ADONIDA MERRILLII / CHRISTMAS PALM	4
	FOUNDATION TREE JATROPHA HASTATA / JATROPHA TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA RAVENALA MADAGASCARIENSIS / TRAVELER'S PALM	7



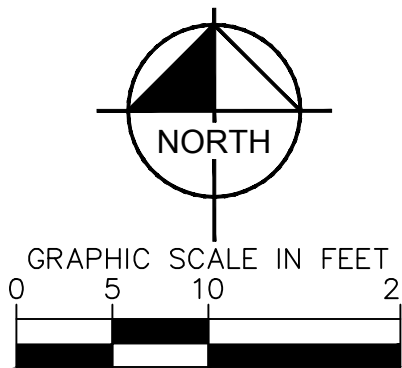
FOUNDATION PLANTING
 GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING
 SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING
 ACALYPHA WILKESIANA / WILKES' COPPERLEAF
 CANNA X GENERALIS / CANNA
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY
 DURANTA ERRECTA 'GOLD MOUND' / GOLD MOUND DEWDROPS
 EVOLVULUS GLOMERATUS / BRAZILIAN DWARF MORNING GLORY
 HAMELIA PATENS / FIREBUSH
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 IXORA COCCINEA / RED IXORA
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF
 MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
 PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
 PHILODENDRON SELLOUM 'XANADU' / XANADU PHILODENDRON
 RHAPIS EXCELSA / LADY PALM
 STRELITZIA NICOLAI / GIANT BIRD OF PARADISE
 TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE
 TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS
 VIBURNUM AWABUKI / EVERGREEN SWEET VIBURNUM
 ZAMIA FLORIDANA / COONTIE PALM
 ZAMIA FURFURACEA / CARDBOARD PALM

1,172 SF



STREETSCAPE
 CANNA X GENERALIS / CANNA
 CARISSA MACROCARPA NANA / DWARF NATAL PLUM
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 STRELITZIA REGINAE 'DWARF' / DWARF BIRD OF PARADISE
 TRACHELOSPERMUM ASIATICUM 'VARIEGATA' / VARIEGATED ASIATIC JASMINE
 ZAMIA FURFURACEA / CARDBOARD PALM
 ZAMIA PUMILA / COONTIE

1,986 SF



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811
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 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

17th STREETS

No.	REVISIONS	DATE	BY

Kimley»Horn
 100 2ND AVE., SOUTH, SUITE 100N, ST. PETERSBURG, FL 33701
 PHONE: 727-547-3999
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

PROJECT: 17TH STREET APARTMENTS
 DATE: MARCH 2022
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: DJF
 DATE: 03/04/2022

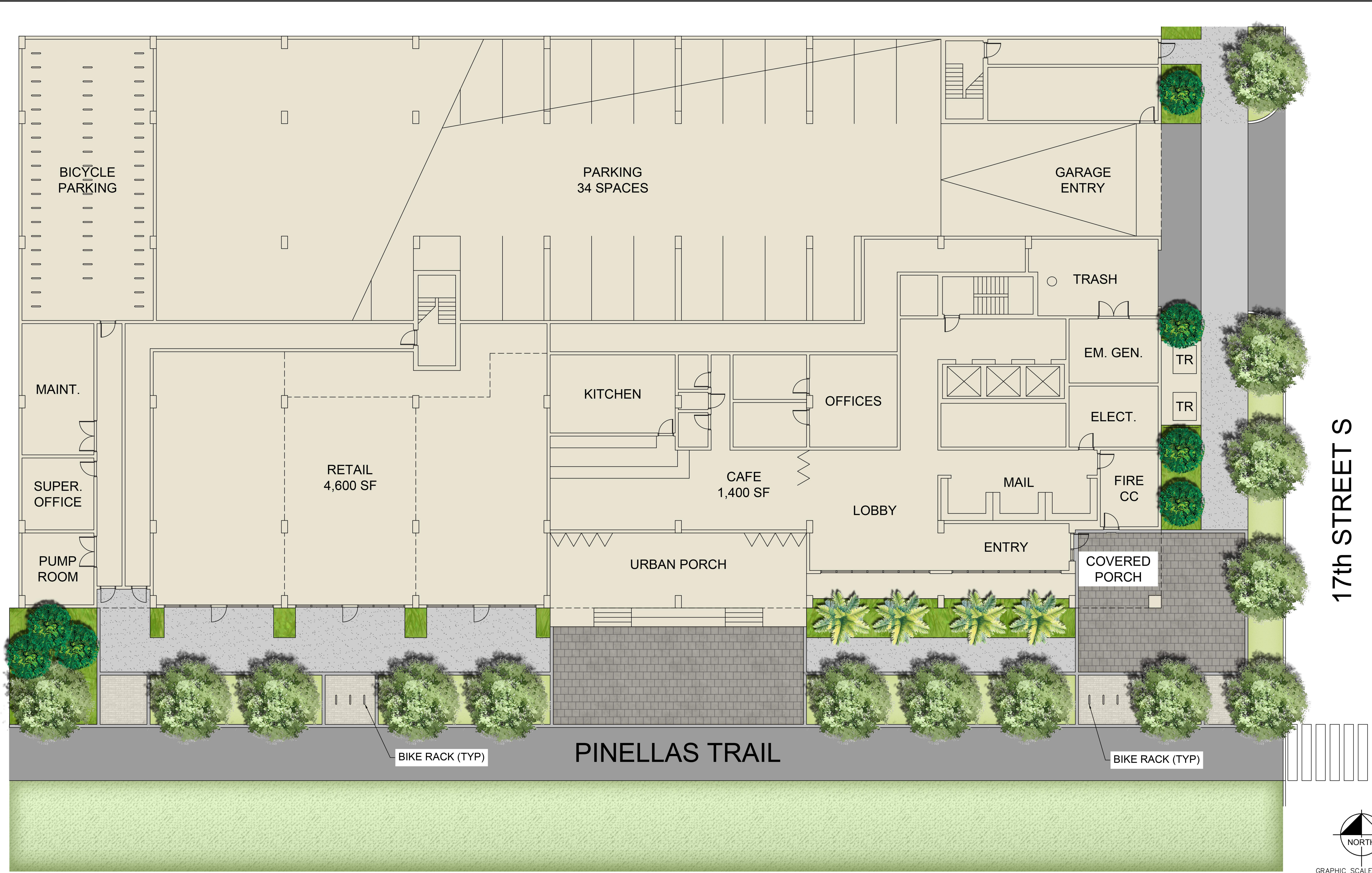
LANDSCAPE PLAN

17TH STREET APARTMENTS
 PREPARED FOR
PLACE ARCHITECTURE
 CITY OF ST. PETERSBURG FLORIDA

SHEET NUMBER
L-1

Plotted By: Green, B.J. Sheet Set: ## Layout: Rendering Linework March 04, 2022 08:07:28am K:\STP_LALV\45162 - Place Architecture\003 - 155 17TH Street Apartments\CADD\PlanSheets\DRG\Landscape Plan_DRG.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, in testimony of which it was prepared. Review of and approval of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

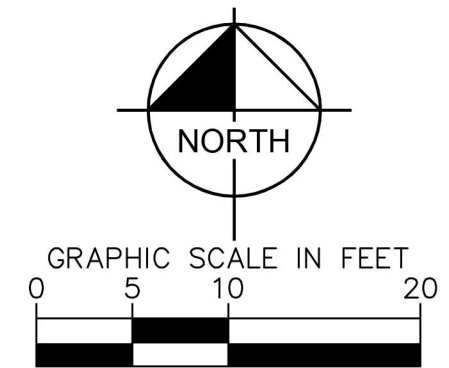


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No.	REVISIONS	DATE	BY

Kimley»Horn

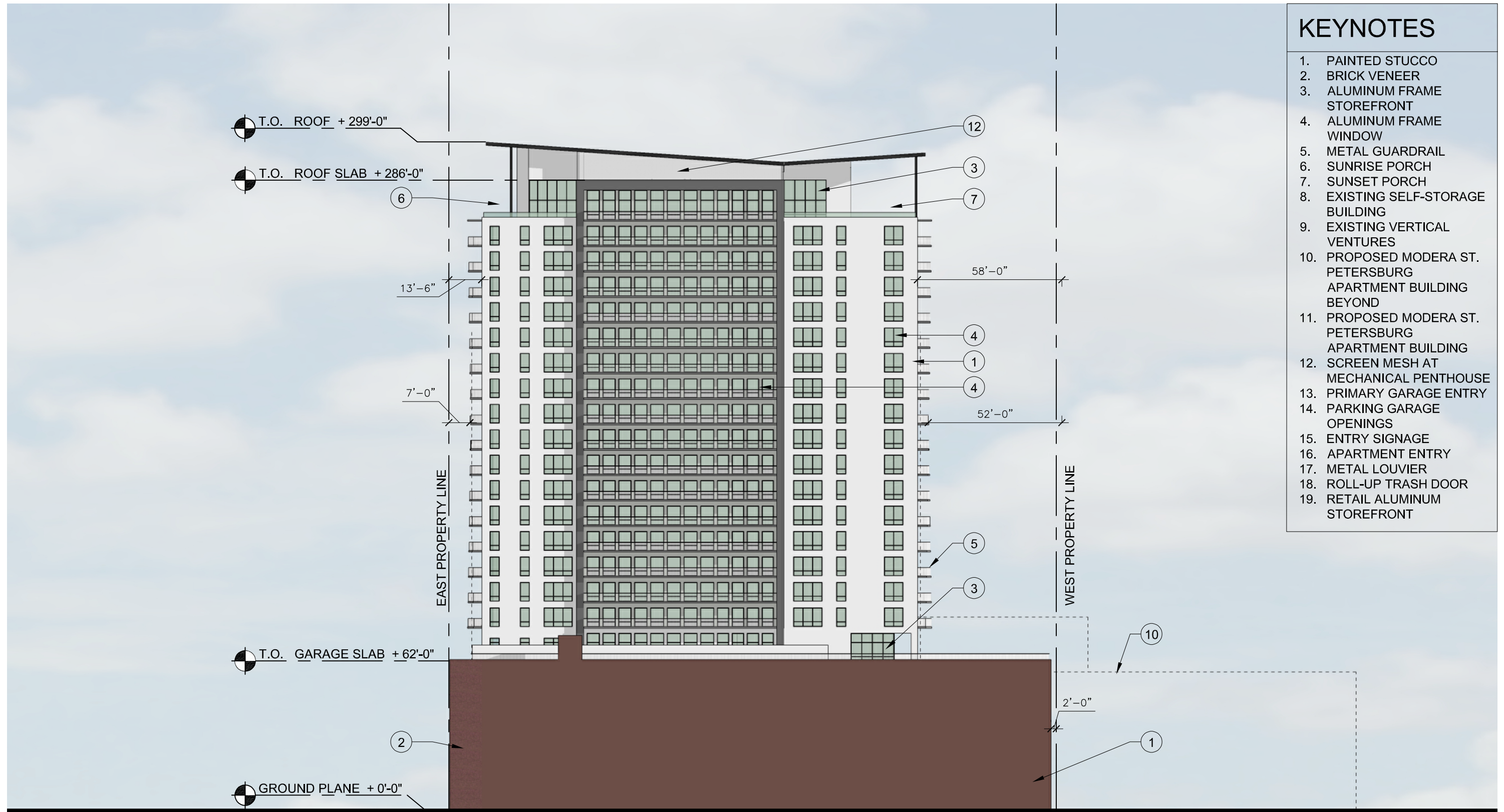
100 2ND AVE. SOUTH, SUITE 100N, ST. PETERSBURG, FL 33701
 PHONE: 727-547-3999
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

KHA PROJECT	03/04/2022
DATE	DATE
MARCH 2022	03/04/2022
SCALE AS SHOWN	DATE
DESIGNED BY KHA	DRAWN BY KHA
CHECKED BY DJF	DATE

RENDERED SITE PLAN

17TH STREET APARTMENTS
 PREPARED FOR
PLACE ARCHITECTURE
 CITY OF ST. PETERSBURG FLORIDA

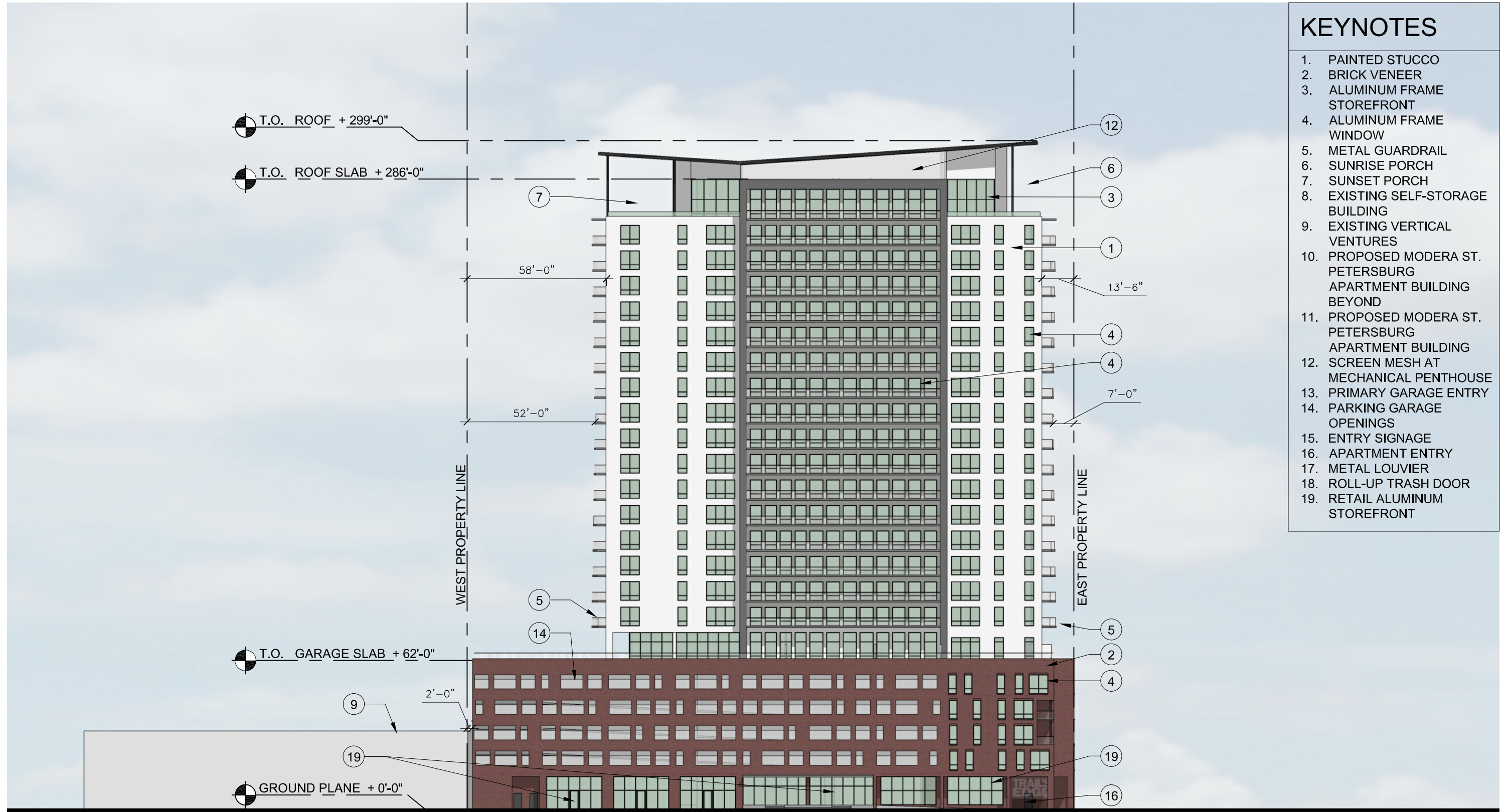
SHEET NUMBER
L-2



KEYNOTES	
1.	PAINTED STUCCO
2.	BRICK VENEER
3.	ALUMINUM FRAME STOREFRONT
4.	ALUMINUM FRAME WINDOW
5.	METAL GUARDRAIL
6.	SUNRISE PORCH
7.	SUNSET PORCH
8.	EXISTING SELF-STORAGE BUILDING
9.	EXISTING VERTICAL VENTURES
10.	PROPOSED MODERA ST. PETERSBURG APARTMENT BUILDING BEYOND
11.	PROPOSED MODERA ST. PETERSBURG APARTMENT BUILDING
12.	SCREEN MESH AT MECHANICAL PENTHOUSE
13.	PRIMARY GARAGE ENTRY
14.	PARKING GARAGE OPENINGS
15.	ENTRY SIGNAGE
16.	APARTMENT ENTRY
17.	METAL LOUVIER
18.	ROLL-UP TRASH DOOR
19.	RETAIL ALUMINUM STOREFRONT

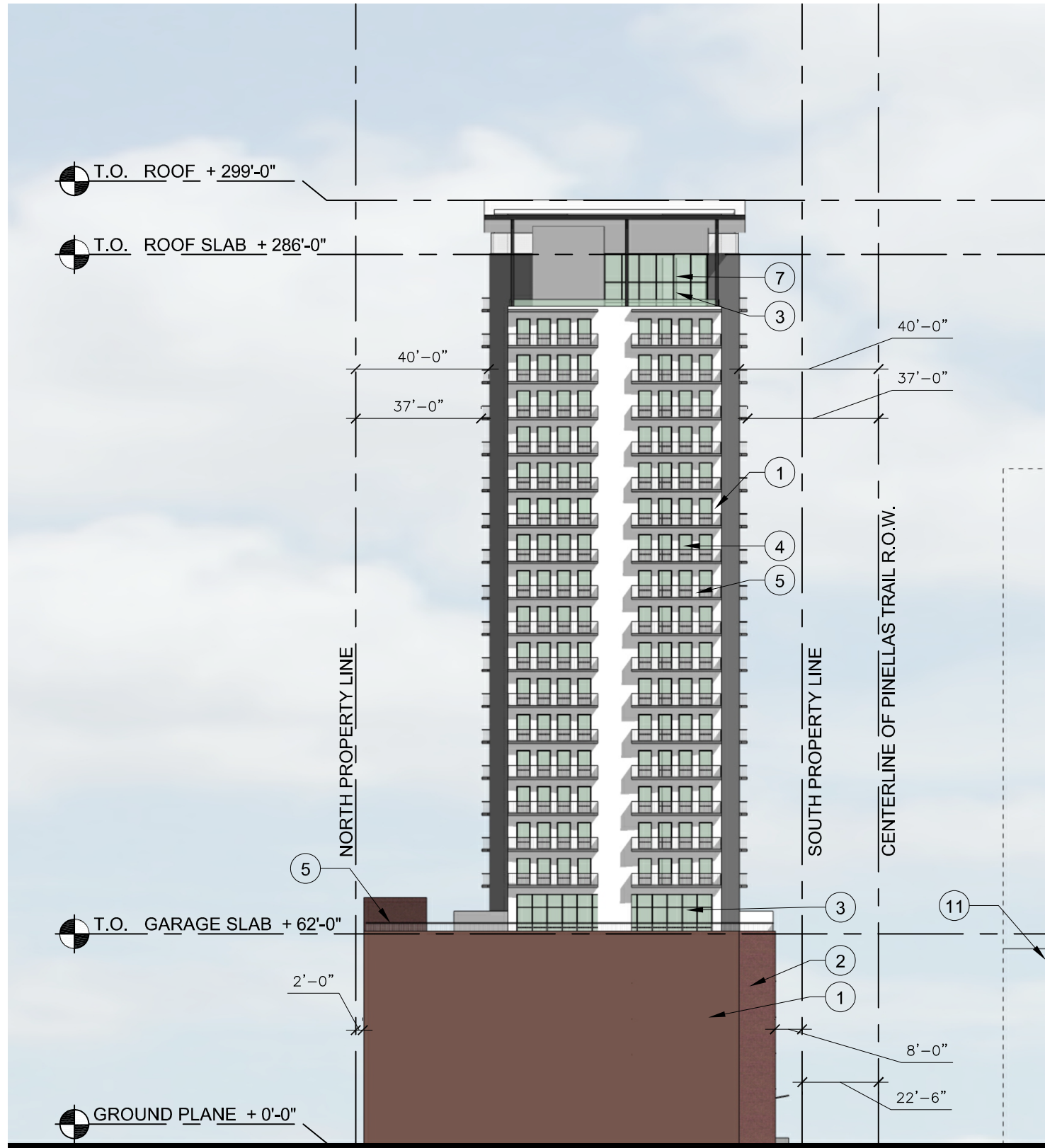
North Elevation

SCALE: 1" = 40'-0"



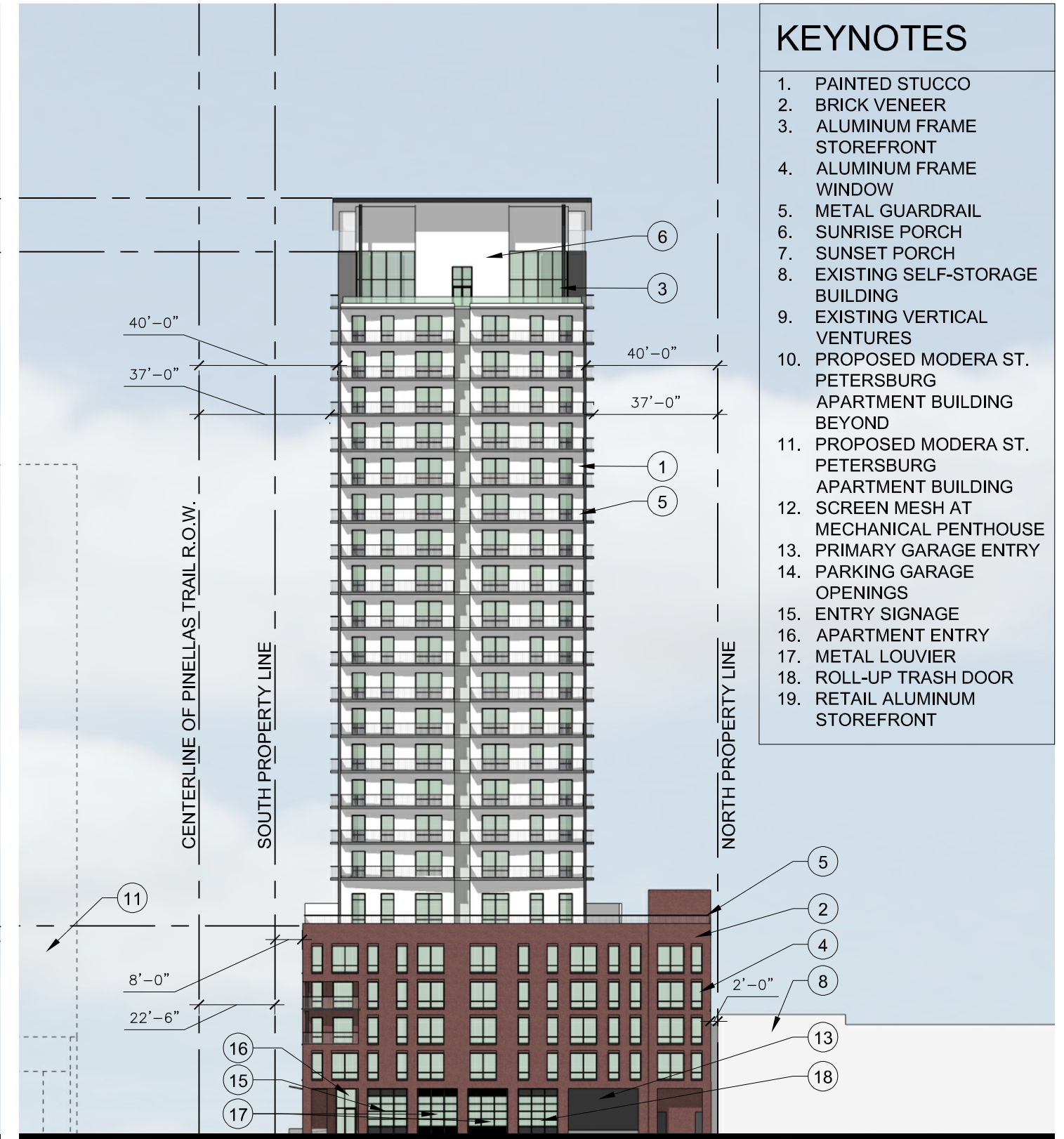
South Elevation

SCALE: 1" = 40'-0"



West Elevation

SCALE: 1" = 40'-0"



East Elevation

SCALE: 1" = 40'-0"

KEYNOTES

1. PAINTED STUCCO
2. BRICK VENEER
3. ALUMINUM FRAME STOREFRONT
4. ALUMINUM FRAME WINDOW
5. METAL GUARDRAIL
6. SUNRISE PORCH
7. SUNSET PORCH
8. EXISTING SELF-STORAGE BUILDING
9. EXISTING VERTICAL VENTURES
10. PROPOSED MODERA ST. PETERSBURG APARTMENT BUILDING BEYOND
11. PROPOSED MODERA ST. PETERSBURG APARTMENT BUILDING BEYOND
12. SCREEN MESH AT MECHANICAL PENTHOUSE
13. PRIMARY GARAGE ENTRY
14. PARKING GARAGE OPENINGS
15. ENTRY SIGNAGE
16. APARTMENT ENTRY
17. METAL LOUVIER
18. ROLL-UP TRASH DOOR
19. RETAIL ALUMINUM STOREFRONT



View from North East



View from South East



View from South West

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

TO: Adriana Shaw, Planner 2
Dave Goodwin, Interim Zoning Official
Elizabeth Abernathy, Planning and Development Director

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: April 14, 2022

SUBJECT: Site Plan

FILE: 22-31000004

LOCATION 155 17th Street South

PARCEL ID: 24-31-16-63985-000-0020

ATLAS: H-1 **ZONING:** DC-2

REQUEST: Approval of a site plan to construct a new 24 story building with 204 apartments and 6000 square feet of retail space.

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

SPECIAL CONDITIONS OF APPROVAL:

1. Along the southern edge of the property exists a private access easement per OR BK 17227, pg 1316. Since it appears the applicant proposes some limited improvements within the easement areas it is the responsibility of the applicant to coordinate any necessary approvals for that work with the adjacent property owner.
2. The applicant is required to provide sanitary sewer service to the proposed development. A main extension may be required. With development or redevelopment plans, the applicants Engineer shall provide sanitary sewer service plans to City ECID and for City WRD for approval.
3. 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.

4. Upon redevelopment, utility profiles shall be required and must be included within the construction plan set for all underground excavations which occur within the public right of way.
5. The applicant is required to coordinate with the City WRD for necessary water and fire service to the site. A water main extension may be required. Please coordinate through WRD-UtilityReviewRequest@stpete.org. You will be asked to provide written evidence of this coordination during EICD plan review for construction permit application.
6. This site is located within the Warehouse Arts District Association (WADA) and within the Grand Central Business district both of which have specialized action plans. During site plan development, please coordinate any specialty streetscape, landscape, or art requirements for this project with the City's Zoning division (contact Corey.Malyszka@stpete.org). You will be asked to provide written evidence of this coordination during EICD plan review for construction permit application.
7. 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.

Also assure that the building design has provided adequate space per land development code 16.20.120.8, for any Duke Energy equipment necessary to service the site. Per city code, accessory equipment necessary to accommodate the building power needs shall be placed on private property and screened from view. The location of the transformers needs to be adjusted on the construction plan submittal set to be located on private property and screened from view. 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 should be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All 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.

8. 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 zoning district, a 10-foot wide public sidewalk is required along the 17th Street frontage. 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 ADA compliant public sidewalk to access any on-street parking within the public right of way.

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.

9. 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.

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.

10. 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%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.
11. 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 travel lane. 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.

12. 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 prior to causing any impact to the traveling public. Travel lane closures 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 other TTC requirements in the standard comments below.
13. 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.

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in

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

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

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.

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: mk

cc: Sean McWhite – City WRD
Kayla Eger – Development Review Services and Permitting Division



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Adriana Shaw, AICP, Planner II, Planning and Development Services Department

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

DATE: April 20, 2022

SUBJECT: Approval of a site plan to allow for a 204-unit multifamily development with 6,000 square feet of retail space

CASE: 22-31000004

The Transportation and Parking Management (“Transportation”) Department has reviewed the site plan application for the proposed 204-unit multifamily development with 6,000 s.f. of retail space in the northwestern corner of the Pinellas Trail at 17th Street. 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 projected number of trips from the proposed residential units. The proposed 204-unit high-rise multifamily development is projected to generate 40 p.m. peak hour trips. This is based on trip generation data for high-rise multifamily developments located in dense multi-use urban areas. ITE does not have extensive data for commercial uses in dense multi-use urban settings. Typically, commercial uses such as restaurant and retail establishments in dense multi-use urban settings will attract a high percentage of their trips from modes other than personal vehicles, such as walking, bicycling and transit. The previous use on the site was a 31,979 s.f. warehouse. The projected number of p.m. peak hour trips for a warehouse of this size in a general urban/suburban location is 30. Trip generation data is not available for warehouses in dense multi-use urban areas, where trip generation rates for land uses are generally lower than general/suburban areas. In summary, the anticipated number of new p.m. peak hour trips from the proposed development is relatively low.

Site Plan

The applicant is proposing 300 parking spaces, which exceeds the Code requirement of 210 spaces by 90 spaces. Based on data in the ITE’ “Parking Generation Manual” (5th Edition), the peak parking demand for a 204-unit high-rise multifamily development is 200 spaces in a general urban/suburban

location. The peak parking demand for a 204-unit high-rise multifamily development is 112 spaces in a dense multi-use urban area, but this is based on only two studies. More data is available for high-rise multifamily developments in center city core locations (15 studies) such as the downtown core of St. Petersburg. The peak parking demand for a 204-unit high-rise multifamily development in a center city core location is 94 spaces. In summary, the amount of parking provided for the proposed development exceeds the Code requirement and peak parking demand for high-rise multifamily developments studied in three different geographic locations.

The applicant has shown a “street tree” located at the southeast corner of the development. The tree should be moved or relocated to ensure sight lines are maintained between eastbound Pinellas Trail users and southbound 17th Street drivers.

Concurrent with the Coast to Coast Trail Crossings Traffic Control Assessment Final Report dated 9-15-2021 published by the FDOT, traffic control at the intersection of the Pinellas Trail and 17th Street will be changed. Stop control shall be removed from the trail and installed on the roadway (17th Street) with W4-4P (Trail Traffic Does Not Stop) plaques. The crosswalk pavement markings shall be refreshed following FDOT Standard Plans 711-001 Special Emphasis Crosswalk standards.

PSTA’s SunRunner service, expected to begin operations in the late summer or early fall of 2022, will have stations near the site on 1st Avenue South 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 South at 16th Street and 19th Street with 20-minute peak headways. PSTA’s Central Avenue Trolley has stops on Central Avenue at 16th Street and 19th 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.