



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**MODIFICATION
SITE PLAN REVIEW
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commission member Tim Clemmons** has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application . All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, June 1, 2022, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 22-31000005 PLAT SHEET: E-4

REQUEST: Approval of a site plan modification to amend the previously approved floor area ratio bonuses and special conditions of approval.

OWNER: DDA – 126, LLC
1215 Franklin Street
Tampa, Florida 33602

AGENT: Craig Taraszki, Johnson Pope
490 1st Avenue South, Suite 700
Saint Petersburg, Florida 33701

ADDRESS: 126 4th Avenue Northeast

PARCEL ID NO.: 19-31-17-77238-000-0080, 19-31-17-73432-001-0010 and 0011

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-3)

SITE AREA TOTAL: 23,991 square feet or 0.55 acres

GROSS FLOOR AREA:

Existing:	9,457 square feet	0.2 F.A.R.
Proposed:	95,964 square feet	4.0 F.A.R.
Permitted:	95,964 square feet	4.0 F.A.R.

BUILDING COVERAGE:

Existing:	4,675 square feet	20% of Site MOL
Proposed:	17,466 square feet	73% of Site MOL
Permitted:	22,791 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	16,303 square feet	68% of Site MOL
Proposed:	18,697 square feet	78% of Site MOL
Permitted:	NA	

OPEN GREEN SPACE:

Existing:	7,688 square feet	32% of Site MOL
Proposed:	5,294 square feet	22% of Site MOL

PAVING COVERAGE:

Existing:	11,628 square feet	48% of Site MOL
Proposed:	1,121 square feet	5% of Site MOL

PARKING:

Existing:	26; including 2 handicapped spaces
Proposed:	63; including 3 handicapped spaces
Required	32; including 2 handicapped spaces

BUILDING HEIGHT:

Existing:	30 feet
Proposed:	288 feet
Permitted:	300 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a mixed-use development which is a permitted use within the DC-3 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:

The applicant seeks approval of a site plan modification to amend the previously approved floor area ratio bonuses and the associated special conditions of approval related to the FAR bonuses. The subject property is located on the south side of 4th Avenue Northeast between Beach Drive Northeast and 1st Street North.

Background:

The subject property is currently developed with two structures and a surface parking lot. The building on the eastern side of the subject property operates as a bed and breakfast. The building was originally built as a single-family residence in 1912. The building is a locally designated structure in the Downtown St. Petersburg National Register Historic District. The building on the western side of the subject property operates as a hotel. The building was originally built as a single-family residence in 1910. On October 7, 2019, the Community Planning and Preservation Commission (CPPC) approved a certificate of appropriateness (COA) to relocate the existing locally designated structure. The other building is proposed to be demolished.

On September 5, 2019, staff approved a site plan to construct a 12-story building with 20-dwelling units. The applicant was approved for floor area ratio bonuses.

On August 3, 2021, staff approved a site plan to construct a 23-story, 31-unit multi-family development. The applicant was approved for floor area ratio bonuses.

Current Proposal

The proposed site plan and building have not been modified since the August 3rd approval. The proposed building will occupy a majority of the lot. The building will be set back off the front property line approximately nine feet to allow landscaping and green space between the building and the public sidewalk along 4th Avenue Northeast. The ground floor of the building will consist of a commercial space, residential lobby, back-of-house facilities, and enclosed parking. The second through third floor will be devoted towards parking. The fourth floor will have one residential unit, amenity space and outdoor amenity area. The fifth through 15th floor will have two residential units per floor and floors 16th through 23rd will have one residential unit per floor. Vehicular access to the parking garage will be from an existing driveway, formerly known as Rowland Court Northeast, that is located on the east side of the subject property and is shared with Rowland Place Condominiums. Pedestrian access to the building will be from the public sidewalk along 4th Avenue Northeast.

The proposed building is a contemporary style of architecture. The three-story base will be finished with coquina stone and include multi-story arched windows, an arched entryway to the residential lobby and a large arched opening with storefront glazing for the commercial space. The 20-story tower sits on top of the base, setback from the street and is finished in a smooth stucco, with bronze-colored accents on the windows and balconies. The tower design includes projecting balconies that are ringed with concrete beams that create a trellis pattern on the front and rear sides of the tower. The top of tower on the north elevation is capped with arched openings, that mimic the openings at the ground level.

FLOOR AREA RATIO BONUSES:

The base Floor Area Ratio (FAR) within the DC-3 district is 2.0. The applicant is requesting a bonus of 2.0 FAR for a total FAR of 4.0, which can only be granted by staff upon demonstration that the project qualifies for the bonuses.

1.5 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 1.5. The total construction cost of the project is approximately \$28,000,000. Since the applicant is seeking to utilize this

bonus to achieve a bonus of 1.0, the applicant will be required to provide 0.75 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of \$210,000 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.

0.5 FAR – Relocate historic landmark to a compatible site within two miles of a downtown center zoning district.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.5. The building on the eastern lot is designated as a locally designated landmark. The applicant was approved by the CPPC to relocate the existing locally designated landmark to a property at the northeast corner of 8th Avenue North and Dartmoor Street North. The property is less than one mile from the subject property.

The subject property is located within the Intown 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 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 October 21, 2021, meeting.

Public Comments:

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

I. RECOMMENDATION:

A. Staff recommends the following:

- 1. APPROVAL of the floor area ratio bonuses.**
- 2. APPROVAL of the site plan, subject to the conditions in the staff report.**

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. The applicant shall provide 0.75 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.**
- 2. 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.**
- 3. Prior to the demolition of 126 4th Avenue Northeast, the property owner should deconstruct by carefully removing the extant historic materials and making the window materials available for reuse by a qualified architectural salvage company, non-profit or museum. Salvaged historic materials may include but are not limited to windows and doors, siding, flooring, brick work, or any interior or exterior ornamentation.**

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. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
6. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
7. 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.
8. Bicycle parking shall be provided as required by Section 16.40.090.
9. Exterior lighting shall comply with Section 16.40.070.
10. Mechanical equipment shall be screened from the abutting rights-of-way.
11. 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.
12. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
13. The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated June 21, 2021.

C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).

3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

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

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

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

IV. 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: **Residential and Bed and Breakfast**

The land uses of the surrounding properties are:

North: **Residential and Commercial**
South: **Residential and Commercial**
East: **Residential**
West: **Residential and Commercial**

REPORT PREPARED BY:

/s/ Corey Malyszka

5/16/2022

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

DATE

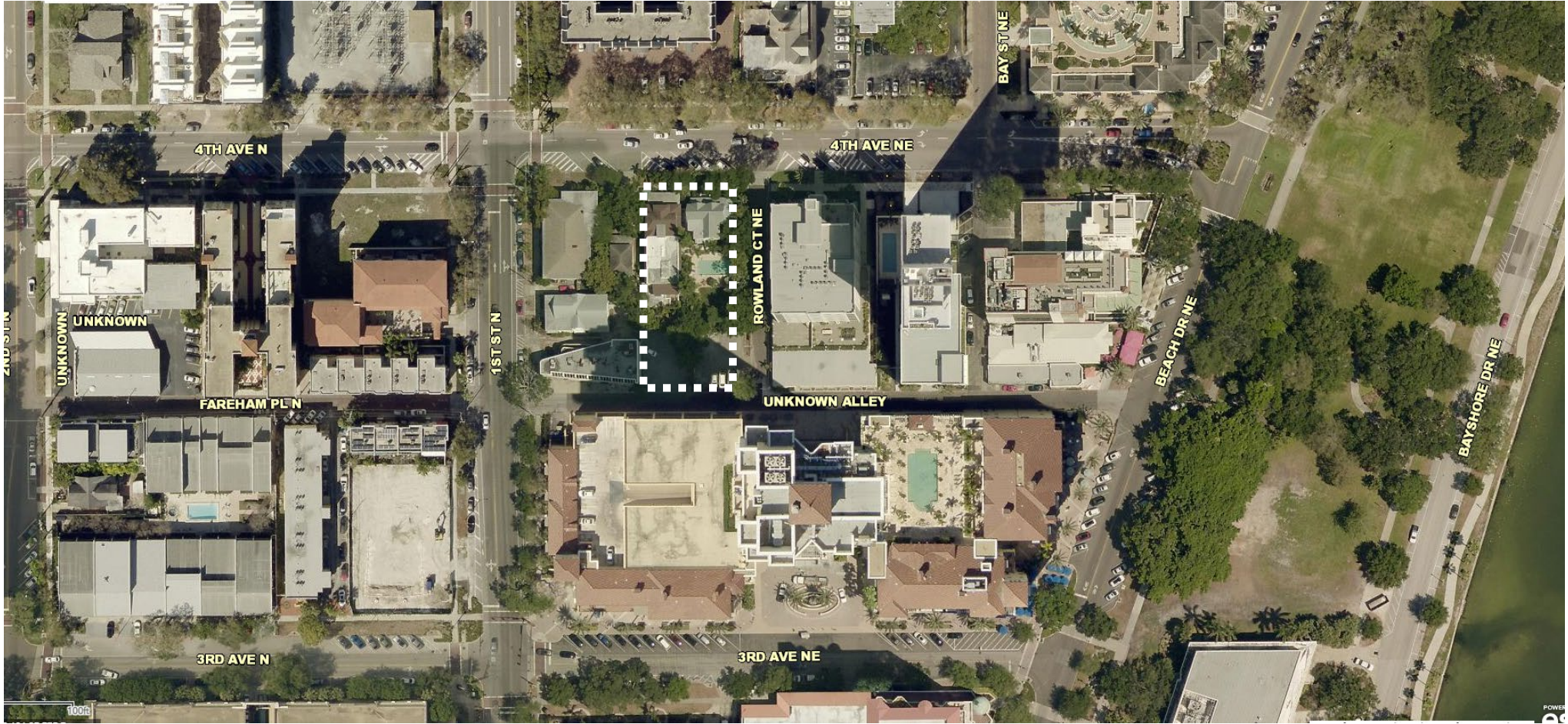
REPORT APPROVED BY:

Joe Moreda

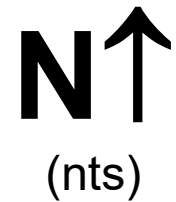
05/16/2022

Joe Moreda, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

DATE

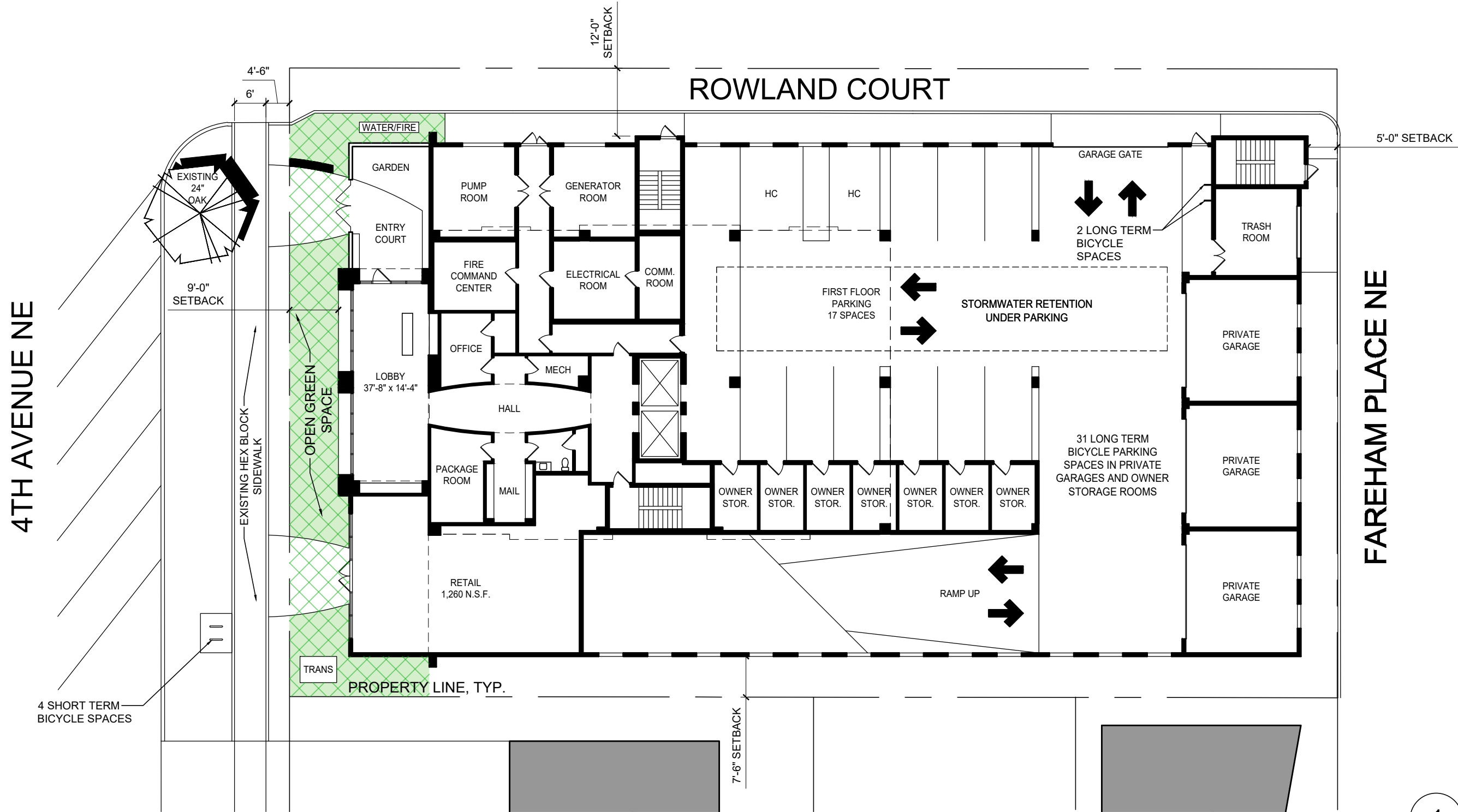


Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-3100005
Address: 126 4th Avenue Northeast





1 PERSPECTIVE VIEW FROM NORTHEAST



126 4th Ave Condo - SITE PLAN ANALYSIS

BUILDING USE: MULTIFAMILY - CONDO
RETAIL

ZONING

TOTAL SITE AREA: 23,991 S.F.
TOTAL BUILDING AREA: 95,964 G.S.F.
PROPOSED FAR: 4.0

PROPOSED (FRONT) NORTH SETBACK: 9'-0"
PROPOSED (REAR) SOUTH SETBACK: 5'-0"
PROPOSED (SIDE) EAST SETBACK: 12'-0"
PROPOSED (SIDE) WEST SETBACK: 7'-6"

BUILDING HEIGHT: 288'-0"
NUMBER OF STORIES: 23

REQ. GROUND LEVEL OPEN SPACE: 1196 S.F. (5%)
PROV. GROUND LEVEL OPEN SPACE: 1337 S.F. (5.6%)
REQ. GROUND LEVEL OPEN GREEN SPACE: 600 S.F. (2.5%)
PROV. GROUND LEVEL OPEN GREEN SPACE: 1025 S.F. (4.3%)

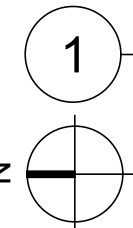
PARKING SPACES (LEVELS 1-3): 63
BICYCLE PARKING SPACES:
SHORT TERM: 4
LONG TERM: 33



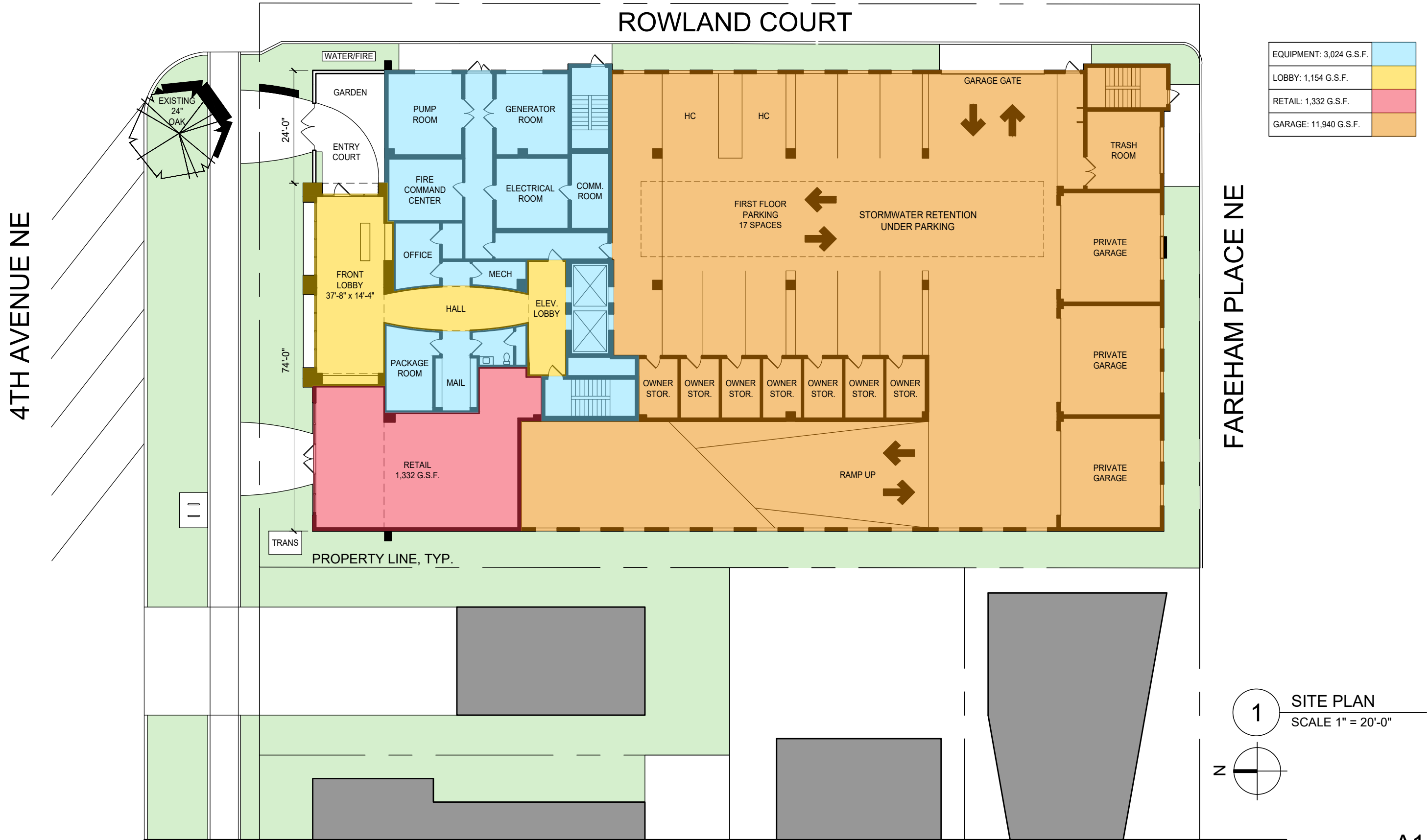
HATCH INDICATES OPEN SPACE

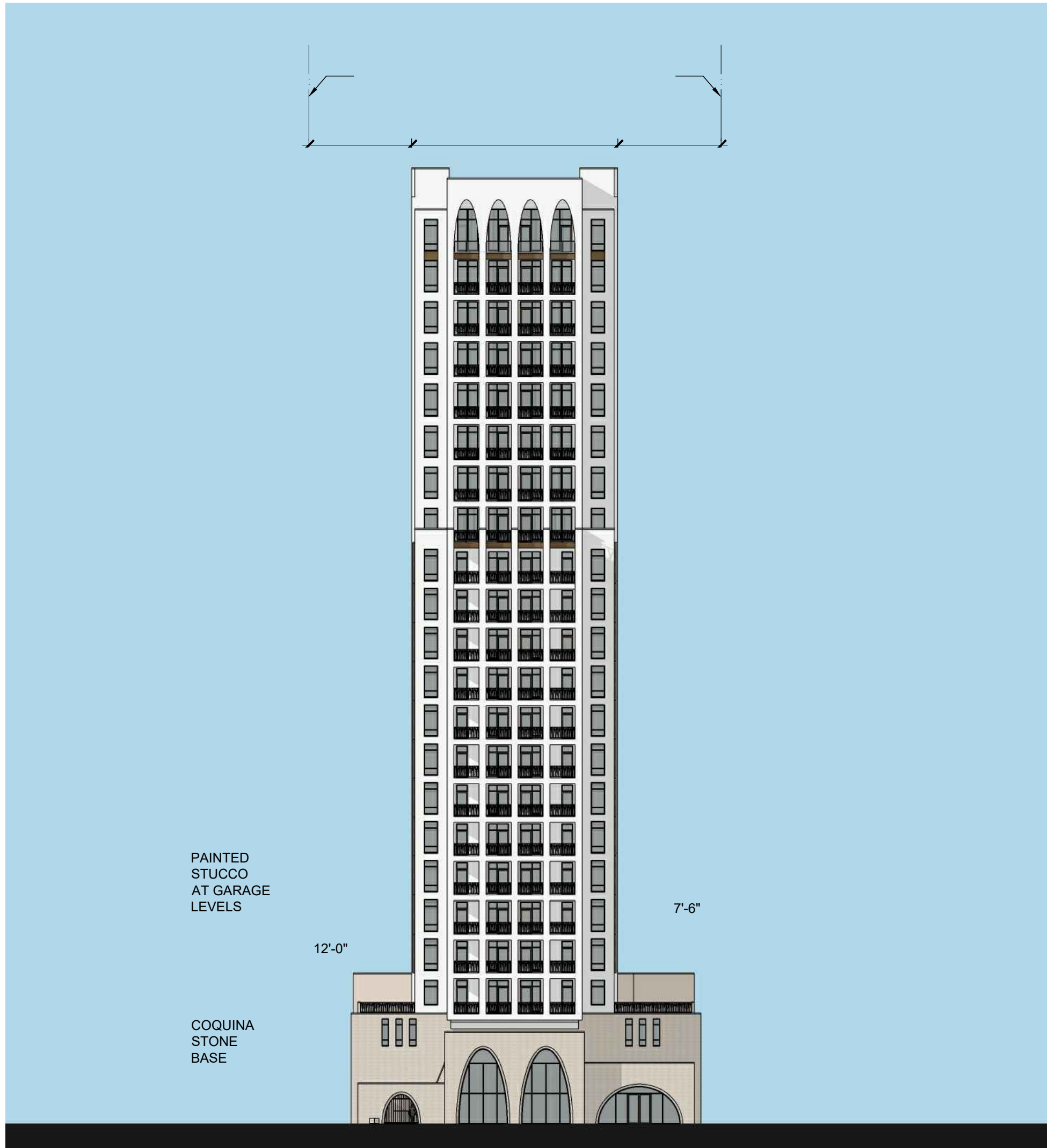


HATCH INDICATES OPEN GREEN SPACE

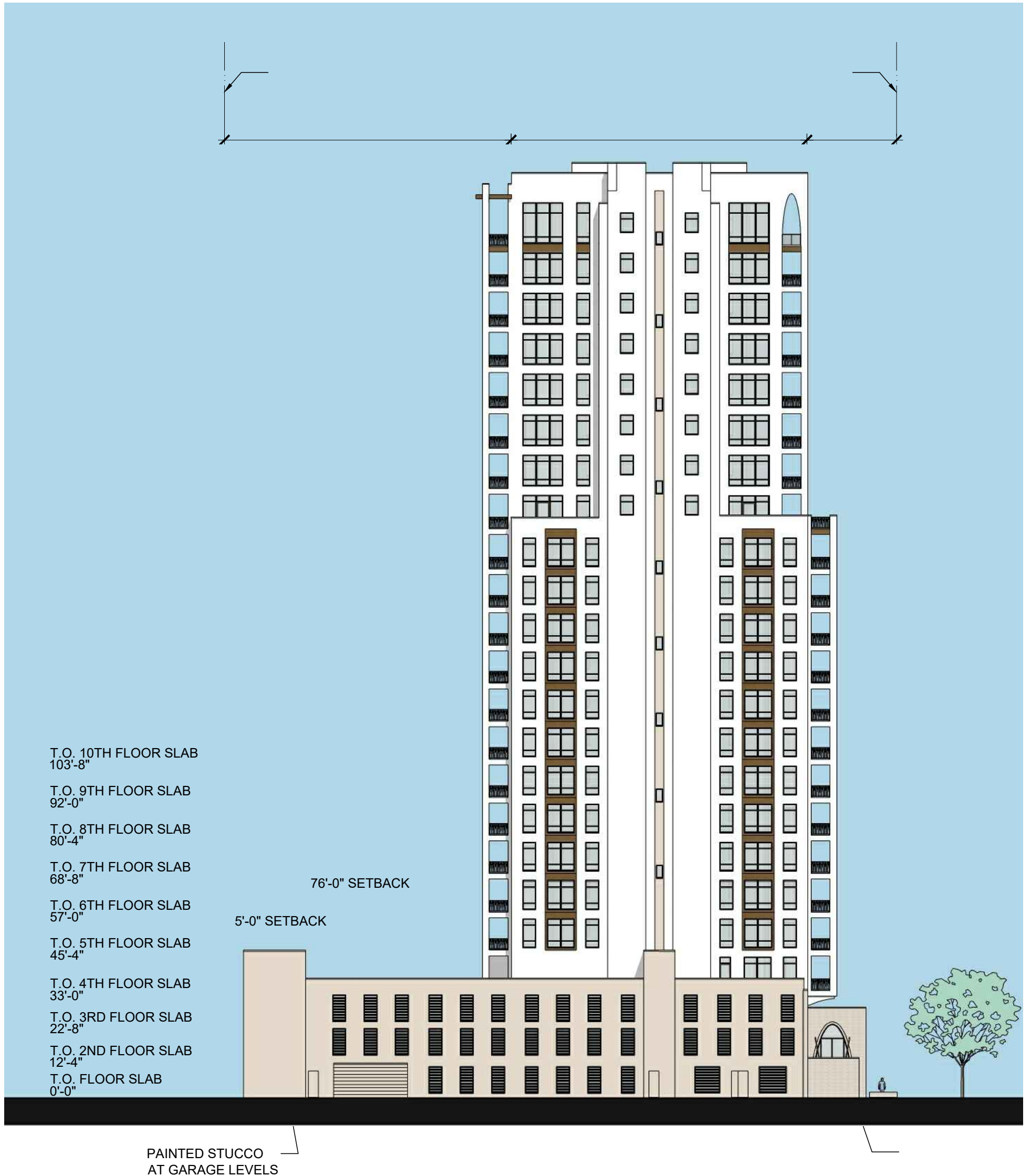


1 SITE PLAN
SCALE 1" = 20'-0"

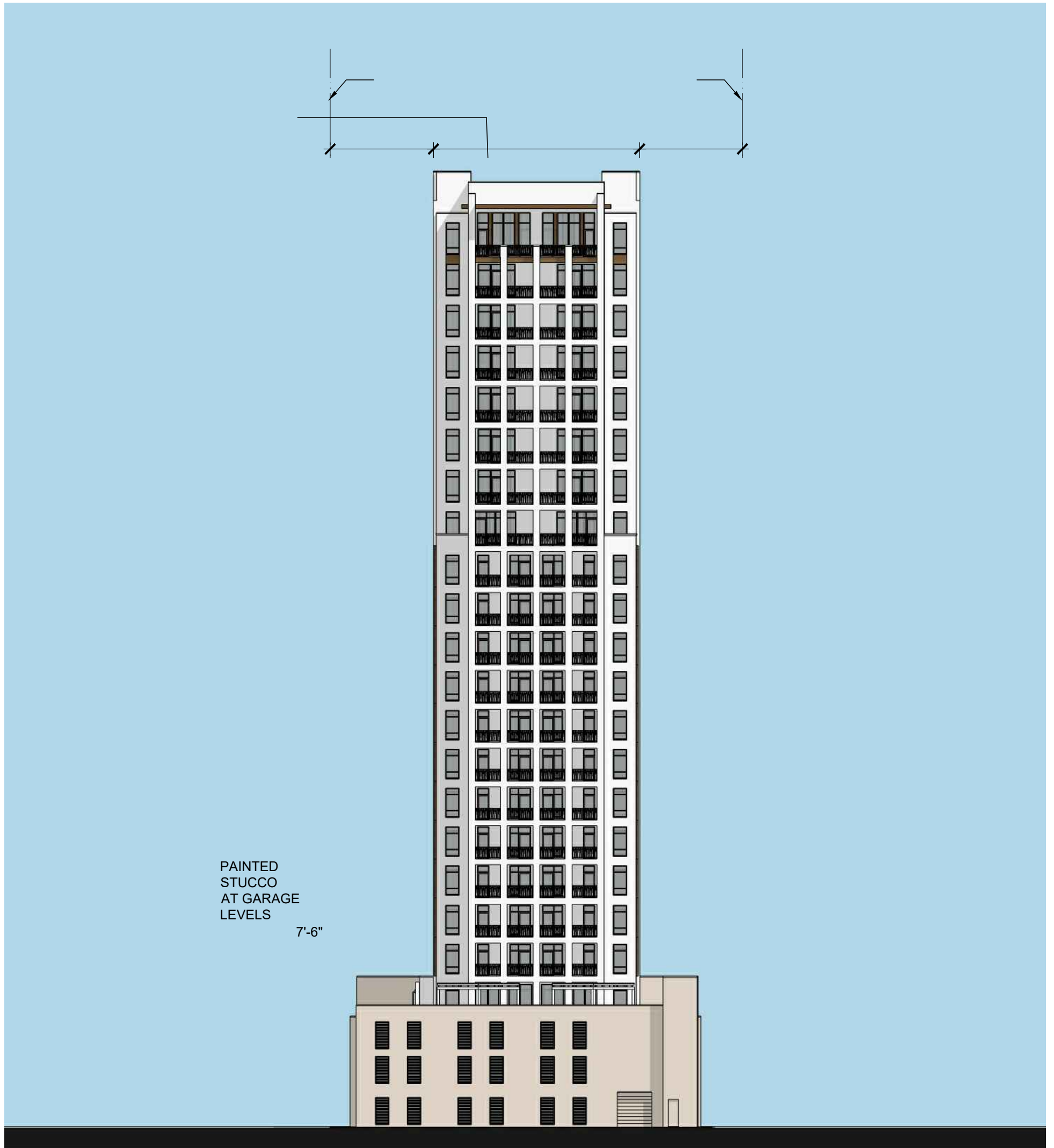




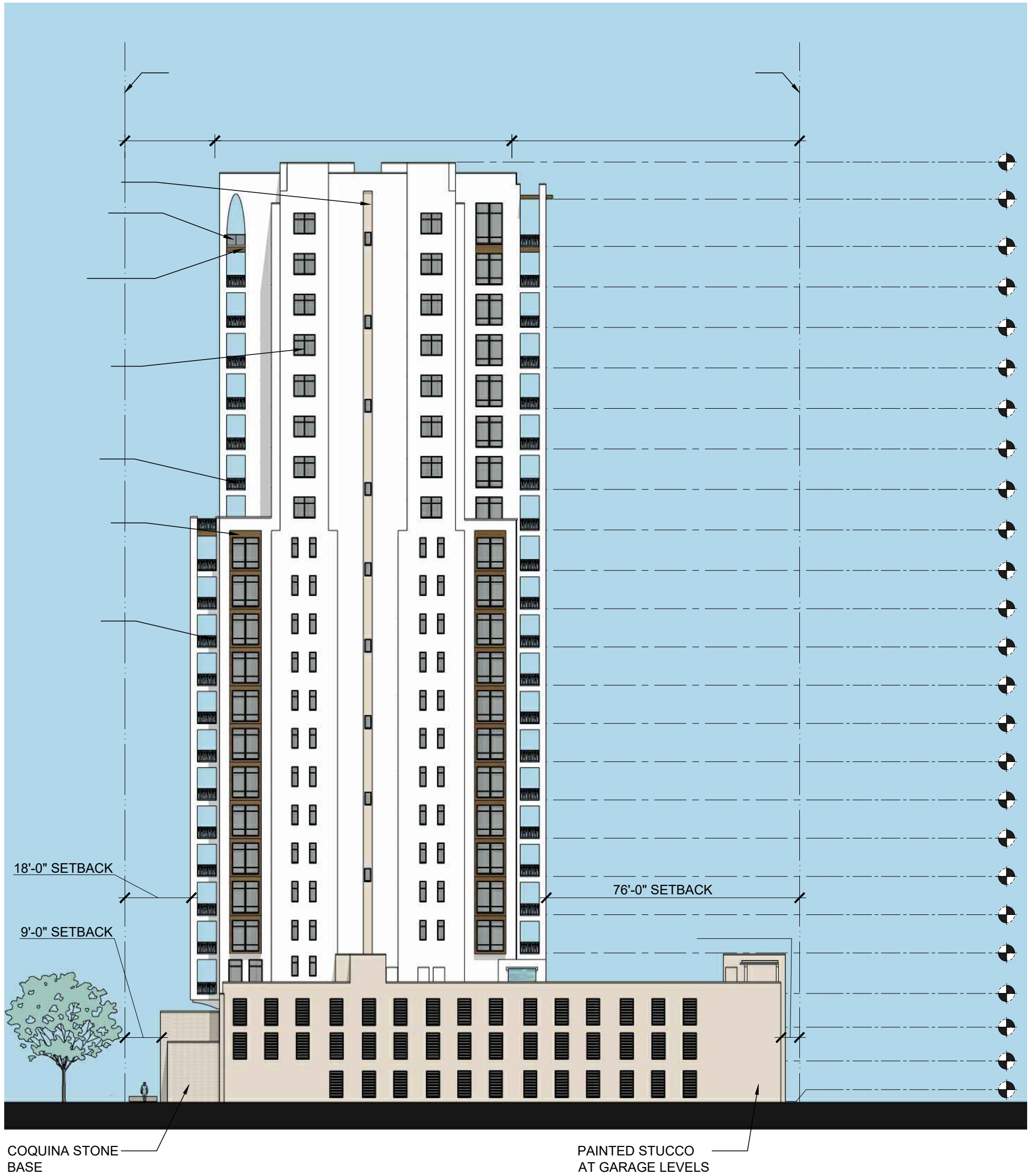
1 NORTH ELEVATION
SCALE 1" = 30'-0"



1 EAST ELEVATION
SCALE 1" = 30'-0"



1 SOUTH ELEVATION
SCALE 1" = 30'-0"



1 WEST ELEVATION
SCALE 1" = 30'-0"



1 AERIAL PERSPECTIVE FROM NORTHEAST



1 AERIAL PERSPECTIVE FROM SOUTHEAST

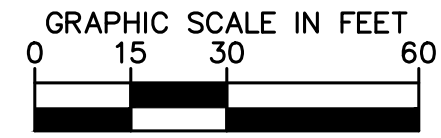
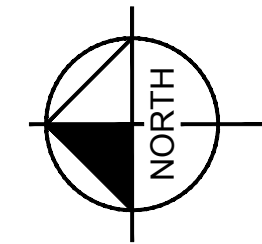
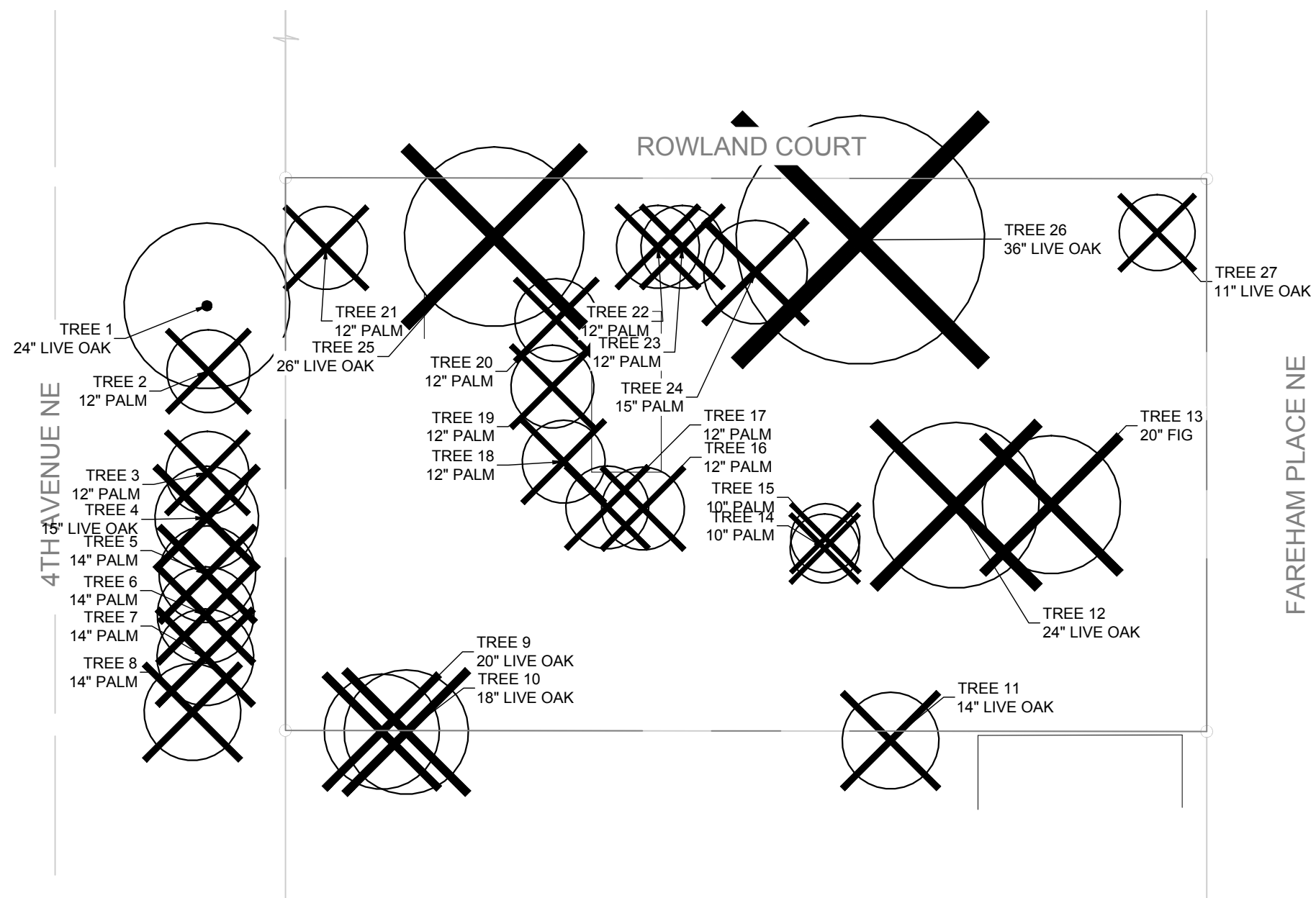


1 AERIAL PERSPECTIVE FROM SOUTHWEST



1 AERIAL PERSPECTIVE FROM NORTHWEST

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ST. PETE TREE MITIGATION CALCULATIONS			
PER CITY OF ST. PETERSBURG LDC - SECTION 16.40.060.2.1.3.D.8			
TREES PRESERVED			
DBH (inches)	# OF TREES	MULTIPLIER	TOTAL TREE CREDITS
12" - 18"	0	1	0
19" - 26"	1	2	2
27" - 36"	0	3	0
36" +	0	5	0
TOTAL			2

TREES REMOVED			
DBH (inches)	# OF TREES	MULTIPLIER	TOTAL TREE DEBITS
18"	18	1	18
19" - 26"	4	2	8
27" - 36"	0	3	0
36" +	1	5	5
TOTAL			31

REPLACEMENT PROVIDED	
TOTAL TREE PRESERVATION CREDITS	-29

TOTAL INCHES (DBH) OF EXISTING SPECIMEN TREES ON SITE	REQUIRED MINIMUM INCHES (DBH) OF SPECIMEN TREES TO PRESERVE (25%)	TOTAL INCHES (DBH) OF SPECIMEN TREES TO PRESERVE	TOTAL INCHES (DBH) OF SPECIMEN TREES TO BE REMOVED
388	97	24	364

No.	REVISIONS	DATE	BY

Kimley»Horn

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ST. PETERSBURG, FL 33701
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WWW.KIMLEY-HORN.COM CA 0000696
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KHA PROJECT
145162000
DATE
APRIL 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JD/JB
CHECKED BY DJF

126 CONDOMINIUMS

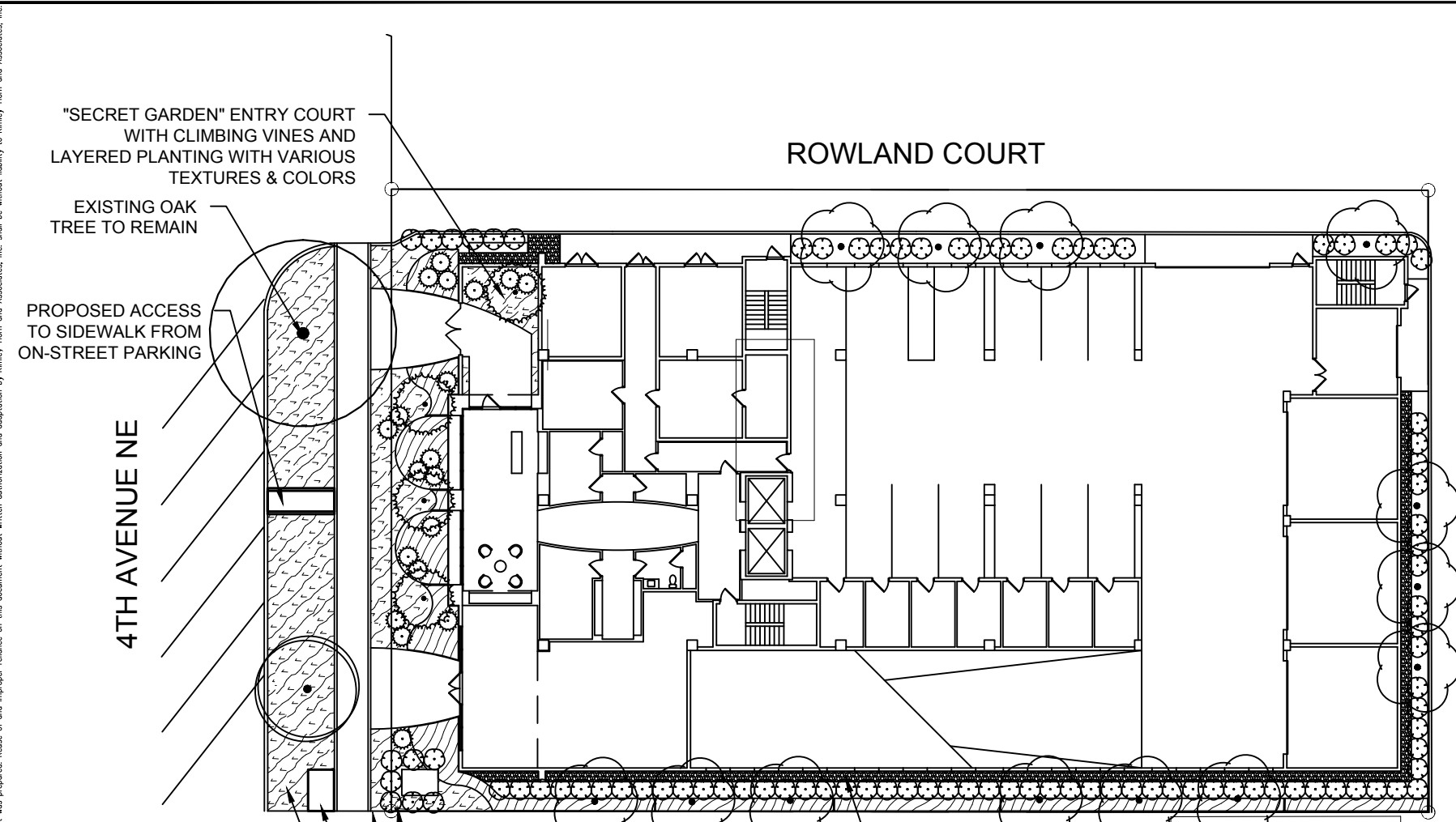
CITY OF ST. PETERSBURG

LICENSED PROFESSIONAL
DAVID J. FLANAGAN, P.L.A.
0001495

TREE REMOVAL & MITIGATION CALCULATIONS

SHEET NUMBER
TM1.00

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CONCEPT PLANT SCHEDULE

	<u>LIVE OAK</u>	1
	<u>UNDERSTORY TREE</u> ILEX CASSINE / DAHOON HOLLY MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	13
	<u>ORNAMENTAL TREE</u> LAGERSTROEMIA INDICA / CRAPE MYRTLE MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA	4
	<u>ACCENT PLANT</u> CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY PHILODENDRON SELLOUM / TREE PHILODENDRON RHAPIS EXCELSA / LADY PALM STRELITZIA NICOLAI / GIANT BIRD OF PARADISE	19
	<u>HEDGE PLANT</u> DYPSSIS LUTESCENS / ARECA PALM PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED PITTOSPORUM PODOCARPUS MACROPHYLLUS / YEW PINE VIBURNUM OBOVATUM / WALTER'S VIBURNUM	88
	<u>UNDERSTORY PLANTING</u> ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER ANTHURIUM ANDRAEANUM / FLAMINGO LILY ASPIDISTRA ELATIOR / CAST IRON PLANT NEPHROLEPIS EXALTATA / BOSTON FERN NERIUM OLEANDER / OLEANDER PHILODENDRON XANADU / XANADU PHILODENDRON PLUMBAGO AURICULATA / BLUE PLUMBAGO	913 SF
	<u>GROUNDCOVER PLANTING</u> CALADIUM X HORTULANUM / CALADIUM EVOLVULUS GLOMERATUS 'BLUE DAZE' / BRAZILIAN DWARF MORNING GLORY LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE	1,908 SF

"SECRET GARDEN" ENTRY COURT WITH CLIMBING VINES AND LAYERED PLANTING WITH VARIOUS TEXTURES & COLORS

EXISTING OAK TREE TO REMAIN

PROPOSED ACCESS TO SIDEWALK FROM ON-STREET PARKING

4TH AVENUE NE

ROWLAND COURT

FAREHAM PLACE NE

2' STONE MULCH

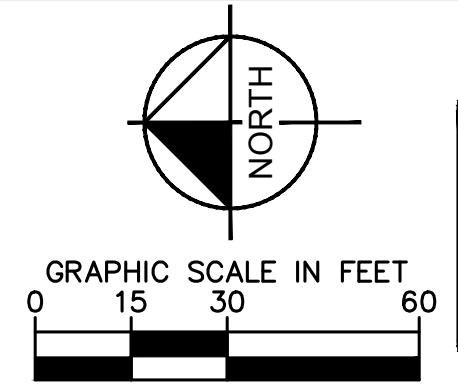
REQUIRED CONTINUOUS HEDGE TO SCREEN UTILITIES

PROPERTY LINE (TYP)

8'X6' CONCRETE PAD FOR BIKE PARKING

PROPOSED CANOPY TREE WITH UNDERSTORY PLANTING IN VERGE

126 CONDOMINIUMS PER CITY OF ST. PETERSBURG LDC		
	REQUIRED	PROVIDED
FOUNDATION REQUIREMENTS		
1 FOUNDATION PLANTS PER 1 LF AND 1 UNDERSTORY TREE PER 30 LF	433 LF = 433 PLANTS 433 LF / 30 LF = 15 UNDERSTORY TREES	17 UNDERSTORY TREES
SECTION 16.40.060.2.1.1.D.3		



CALL 2 WORKING DAYS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

100 SECOND AVENUE SOUTH, SUITE 105N
ST. PETERSBURG, FL 33701
PHONE: 727-547-3999
WWW.KIMLEY-HORN.COM CA 0000696
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KHA PROJECT 145162000
DATE APRIL 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY JD/JB
CHECKED BY DJF

126 CONDOMINIUMS

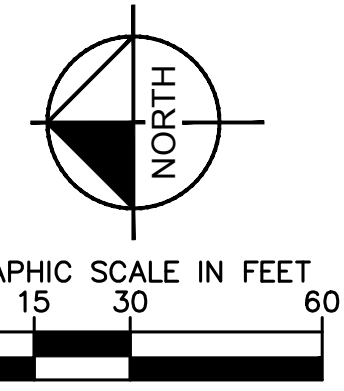
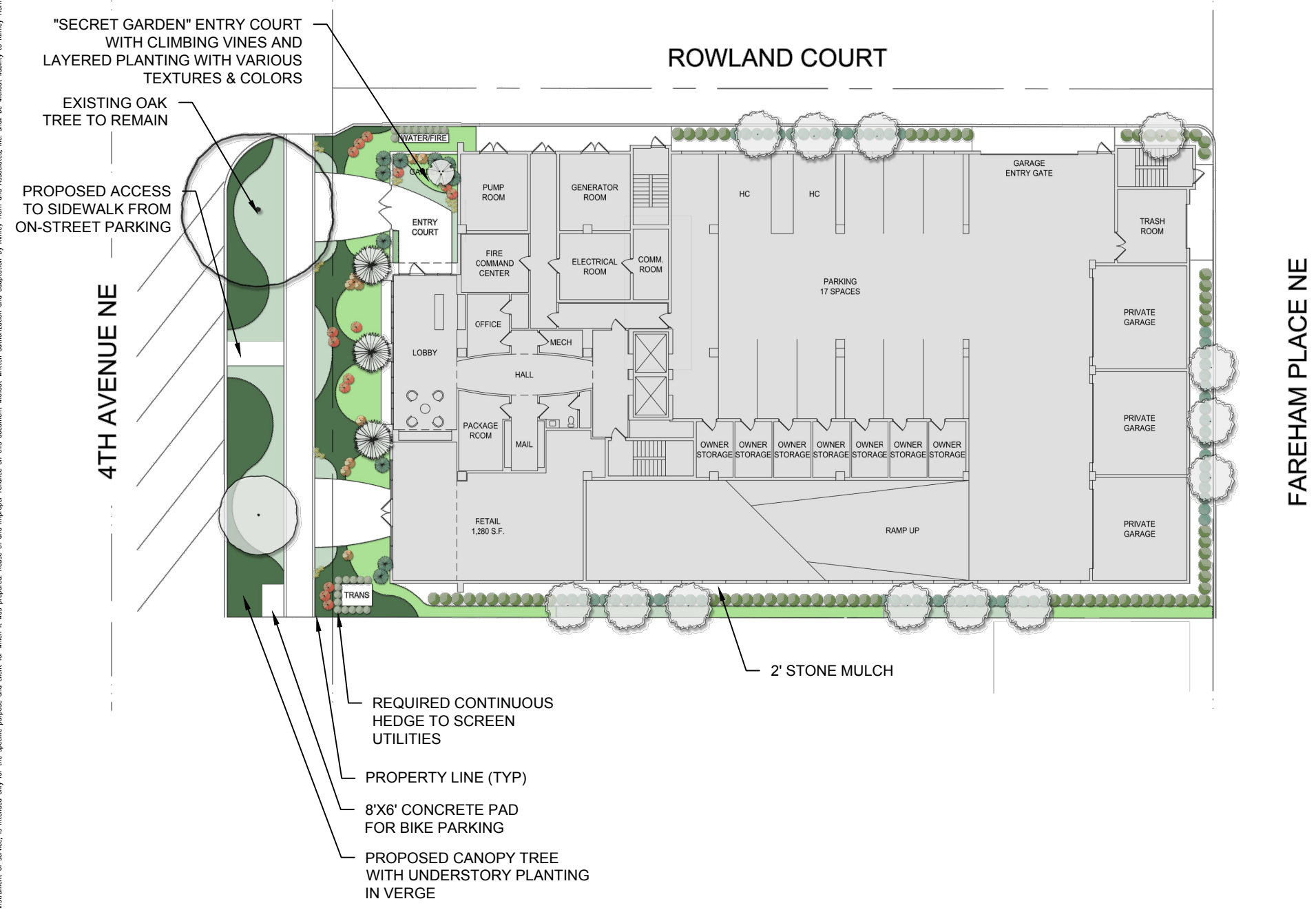
CITY OF ST. PETERSBURG

LICENSED PROFESSIONAL
DAVID J. FLANAGAN, PLA
0001495
FLORIDA DATE:

LANDSCAPE PLAN

SHEET NUMBER
L1.00

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CALL 2 WORKING DAYS BEFORE YOU DIG

811

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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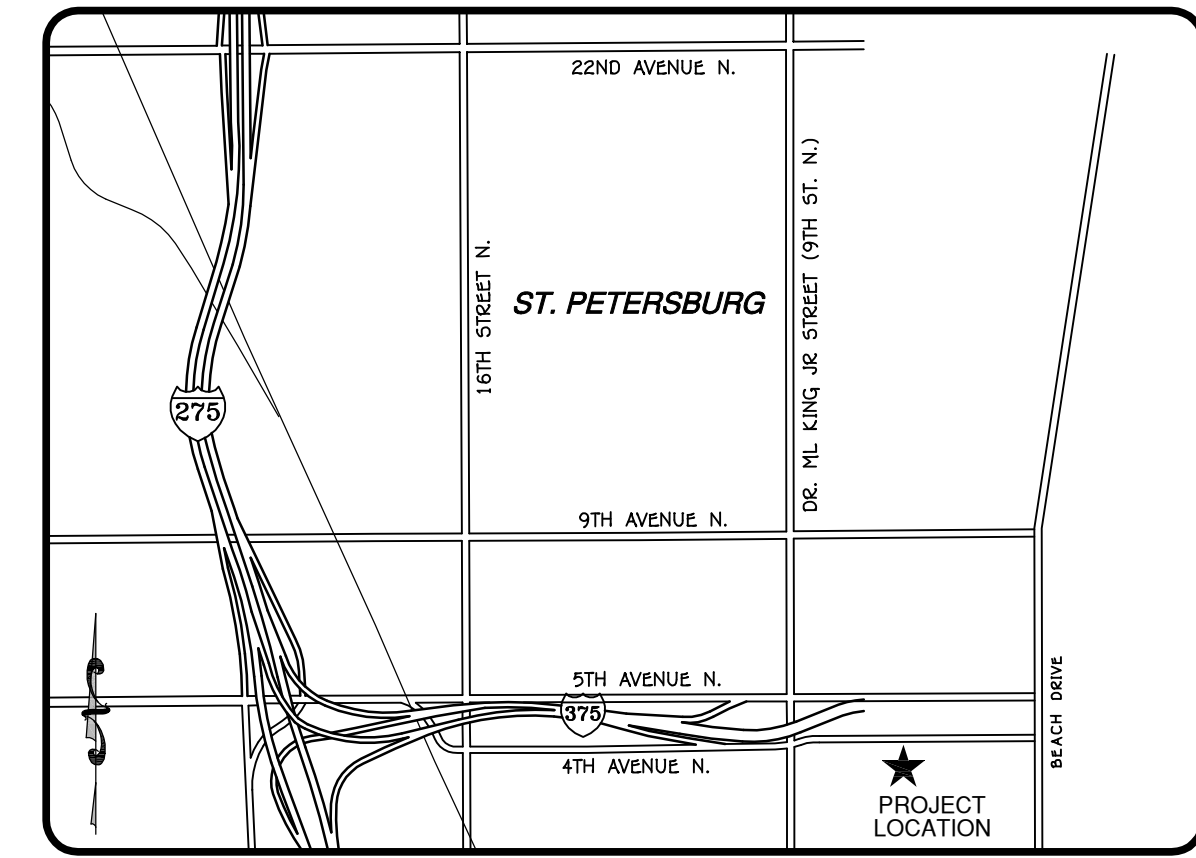
CITY OF ST. PETERSBURG

LICENSED PROFESSIONAL
DAVID J. FLANAGAN, PLA
0001495

SITE RENDERING

SHEET NUMBER
L2.00

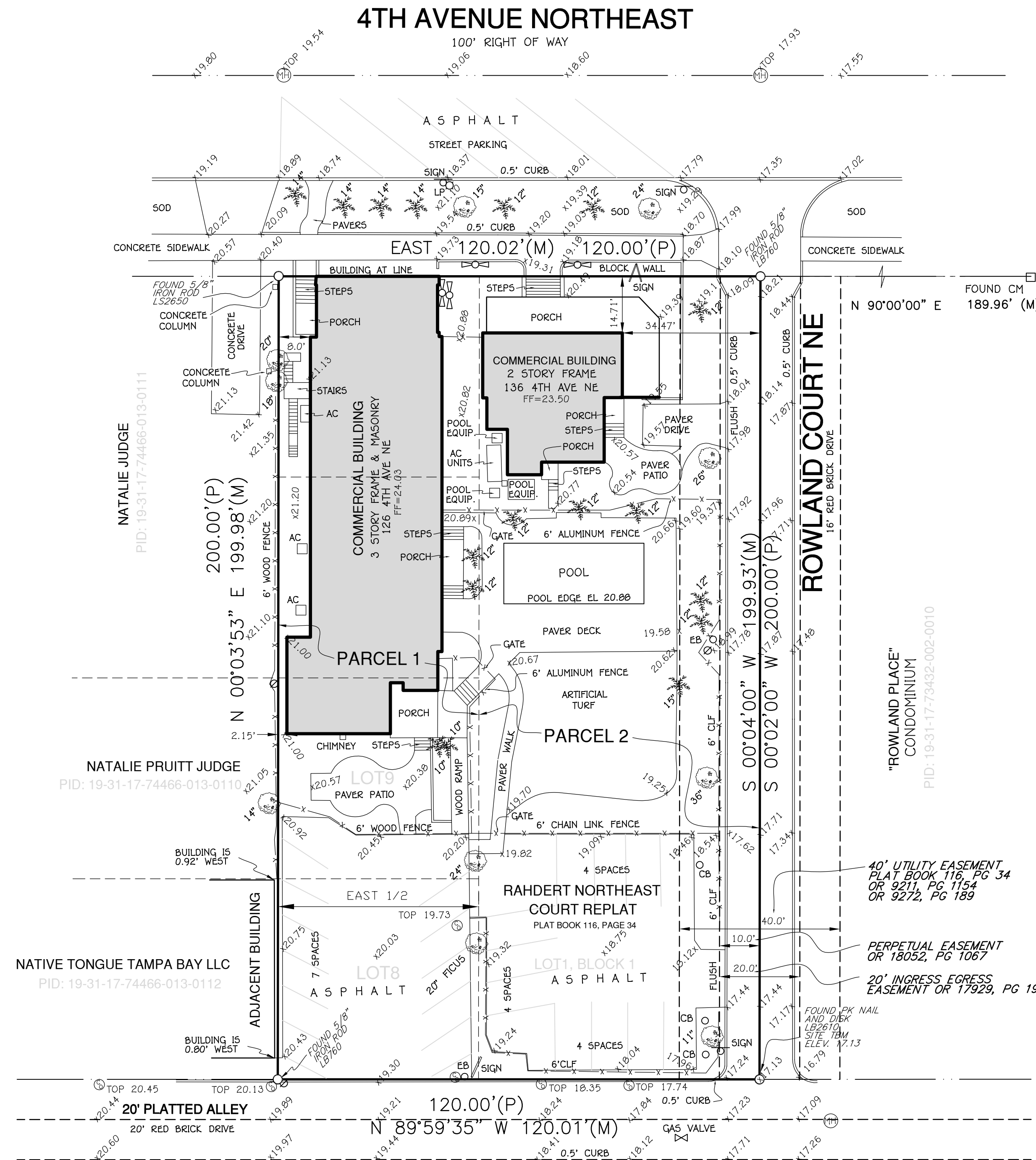
SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST
PINELLAS COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

EXCEPTIONS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A MATTER OF SURVEY**
- ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **ALL MATTERS OF SURVEY ARE SHOWN HEREON**
- ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
- ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **NOT A MATTER OF SURVEY**
- TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **NOT A MATTER OF SURVEY**
- INTENTIONALLY DELETED.
- TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
- DEVELOPMENT ORDER (ORDINANCE # 1072-F) ENACTED BY THE ST. PETERSBURG CITY COUNCIL ON DECEMBER 16, 1988, A NOTICE OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6900, PAGE 2224; NOTICE OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 6933, PAGE 78, NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 8053, PAGE 1395, AND NOTICE OF AMENDMENT OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 14067, PAGE 2203, AS TO PARCELS 1 AND 2. **AFFECTS SUBJECT PARCEL**
- EASEMENT FOR UTILITIES RESERVED OVER THE ENTIRE WIDTH OF THE VACATED ALLEY KNOWN AS ROWLAND COURT IN ORDINANCE NO. 723-V RECORDED IN OFFICIAL RECORDS BOOK 9211, PAGE 1154, AND OFFICIAL RECORDS BOOK 9272, PAGE 189, AND DEDICATED UPON THE PLAT OF RAHDERT NORTHEAST COURT REPLAT RECORDED IN PLAT BOOK 116, PAGE 34, AS TO PARCEL 2. **SHOWN HEREON**
- EASEMENT AGREEMENT BY AND BETWEEN G&T HOLDINGS OF PINELLAS LLC; BAY GABLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MORRISON HOTEL LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED MARCH 19, 2013 IN OFFICIAL RECORDS BOOK 17929, PAGE 1931, AS TO PARCELS 1 AND 2. **SHOWN HEREON**
- PERPETUAL EASEMENT IN FAVOR OF CITY OF ST. PETERSBURG, FLORIDA RECORDED JUNE 20, 2013 IN OFFICIAL RECORDS BOOK 18052, PAGE 1067, AS TO PARCEL 2. **SHOWN HEREON**
- COMMUNICATION EASEMENT IN FAVOR OF VERIZON FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JUNE 20, 2013 IN OFFICIAL RECORDS BOOK 18052, PAGE 2457, AS TO PARCEL 2. **BLANKET IN NATURE**
- DISTRIBUTION EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, INC., D/B/A DUKE ENERGY, A FLORIDA CORPORATION RECORDED NOVEMBER 5, 2013 IN OFFICIAL RECORDS BOOK 18216, PAGE 1756, AS TO PARCEL 2. **BLANKET IN NATURE**
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT A MATTER OF SURVEY**
- SURVEY PREPARED BY TERRAMETRIX LLC



LEGAL DESCRIPTION: PER TITLE COMMITMENT

PARCEL 1:
LOT 1, BLOCK 1, RAHDERT NORTHEAST COURT REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 116, PAGE 34, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THAT CERTAIN 40 FOOT WIDE STRIP OF LAND LYING WITHIN VACATED ROWLAND COURT ABUTTING SAID LOT ON THE EAST."

PARCEL 2:
LOT 1, BLOCK 1, RAHDERT NORTHEAST COURT REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 116, PAGE 34, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THAT CERTAIN 40 FOOT WIDE STRIP OF LAND LYING WITHIN VACATED ROWLAND COURT ABUTTING SAID LOT ON THE EAST."

CONTAINING 0.5508 ACRES MORE OR LESS

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY OF 4TH AVENUE NORTHEAST HAVING A BEARING OF EAST PER RECORD PLAT.
- UNDERGROUND IMPROVEMENTS, UTILITIES AND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS EMBOSSED WITH THE UNDERSIGNED SURVEYOR'S SEAL.
- FIELD WORK COMPLETED MARCH 11, 2021
- LEGAL DESCRIPTION SHOWN HEREON PER TITLE COMMITMENT.
- BASED ON AN INSPECTION OF FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12103C0219G, DATED , SEPTEMBER 3, 2003, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE X
- THIS SURVEY HAS BEEN PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO 2061-5221495, HAVING AN EFFECTIVE DATE OF FEBRUARY 15, 2021 @ 8:00AM AND IS INTENDED TO DEPICT ALL PLOTTABLE ITEMS IDENTIFIED IN SCHEDULE B, SECTION II. SEE EXCEPTIONS LIST SHOWN HEREON.
- NO ZONING REPORT PROVIDED BY CLIENT.
- ELEVATIONS SHOWN HEREON REPRESENT NAVD88 DATUM. SEE DRAWING FOR SITE TBM.

SURVEYOR'S CERTIFICATE:

TO:
BACKSTREETS CAPITAL, LLC.
FIRST AMERICAN TITLE INSURANCE COMPANY
JOHNSON POPE BOKOR RUPPEL & BURNS LLP

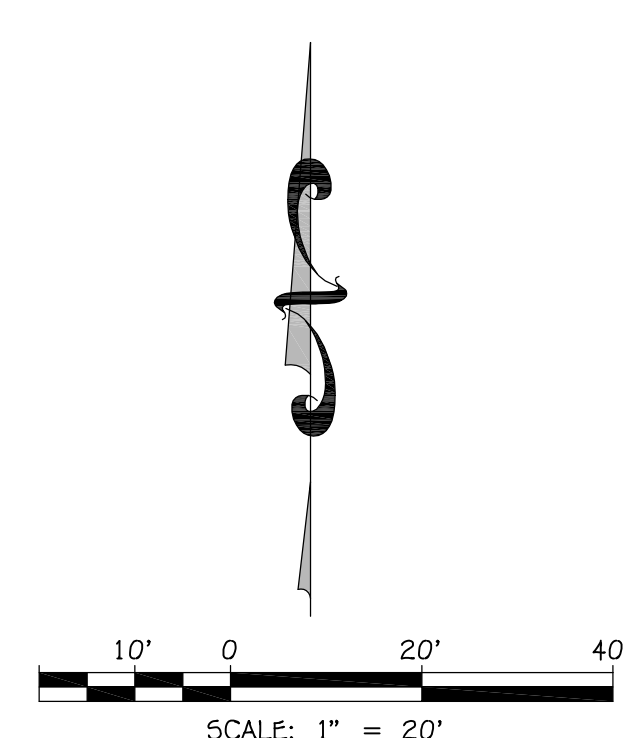
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA-NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7 (B)(1),(7) (C), 8, 9, 11,13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 11, 2021.

DRAFT 3-15-21

WILLIAM C. WARD
PROFESSIONAL LAND SURVEYOR NO. 4815
STATE OF FLORIDA

LEGEND:		SYMBOLS	
AC	AIR CONDITIONER	○	POWER POLE (UP)
BFP	BACKFLOW PREVENTER	○	FIRE HYDRANT (FH)
CC	CONCRETE CURB	○	GRATE INLET (GI)
CIP	CAPPED IRON PIPE	○	GUY WIRE (GW)
CIR	FOUND CAPPED IRON ROD	○	HANDICAPPED (HC)
○	CENTERLINE	○	LIGHT POLE (LP)
CCR	CERTIFIED CORNER RECORD	○	MITERED END SECTION
CLF	CHAIN LINK FENCE	○	SIGN
CM	CONCRETE MONUMENT	○	WATER ASSEMBLY
CMP	CORRUGATED METAL PIPE	○	WATER VALVE (WV)
CONC.	CONCRETE	○	IRRIGATION CONTROL VALVE (ICV)
D	DEED REFERENCE	○	
EB	ELECTRIC BOX	○	
EP	EDGE OF PAVEMENT	○	
FF	FINISHED FLOOR	○	
LL	LANDSCAPE LIGHT	○	
IE	INVERT ELEVATION	○	
IP	IRON PIPE	○	
IR	IRON ROD	○	
M	MEASURED	○	
ME5	MITERED END SECTION	○	
MH	MANHOLE	○	
MAG	MAGNOLIA TREE	○	
OHW	OVERHEAD WIRE	○	
O.R.	OFFICIAL RECORDS	○	
PB	PLAT BOOK	○	
PG	PAGE	○	
PE	PEDESTAL	○	
POB	POINT OF BEGINNING	○	
POC	POINT OF COMMENCEMENT	○	
PK	PARKER KALON NAIL	○	
PK&D	PARKER KALON NAIL AND DISK	○	
R	RECORDED INFORMATION	○	
RES	RAILROAD SPIKE	○	
S.R.	STATE ROAD	○	
T.B.	TOP OF BANK	○	
TOE	TOE OF SLOPE	○	
TYP	TYPICAL	○	
WV	WATER VALVE	○	
WM	WATER METER	○	
UGM	UNDERGROUND UTILITY MARKER	○	
○	FOUND MONUMENT (AS NOTED)	○	
○	SET CIR LB #6711	○	
○	FOUND C.M. (AS NOTED)	○	



TERRAMETRIX, LLC
SURVEYING - PLANNING - GEOMATICS
State of Florida, License No. 8168
5353 GULF BLVD., SUITE 204A, ST. PETE BCH., FL., 33706 727-289-2113

WINTER GARDEN INN AT THE BAY
126 AND 136 4TH AVENUE NORTHEAST
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
PREPARED FOR: BACKSTREETS CAPITAL, LLC.

DRAWN BY: AAW
CHECKED BY: WCV
DATE: 3-15-21
JOB NUMBER: 21014
FILE: 21014-ALTA.DWG

SHEET NO. 1 OF 1

NO. REVISION DATE BY

Project Narrative (revised)

The Nolen

126 4th Avenue NE

July 16, 2021

The proposed project consists of the redevelopment of two lots (126 and 136 4th Avenue NE) with a total of 23,991 square foot site. The site has frontage to 4th Avenue NE to the north, and Fareham Place NE, a 20' wide alley, to the south. A private drive, named Rowland Court, is shared between this property and the Rowland Place condominiums to the east.

Currently the site contains two two-story buildings, one of each lot. The building on 126 4th Avenue NE will be demolished. The building on 136 4th Avenue NE is Bay Gables, a designated local historic landmark. A Certificate of Appropriateness has been approved allowing it to be relocated.

The project is located within the DC-3 zoning district and is designed to be consistent with the goals of the Land Development Regulations and the Intown Redevelopment Plan. The project consists of a new 23-story mixed-use building. The building will have a lobby and one retail space on the ground floor, a three-level parking garage, and 31 residential units above. The fourth floor has one residential unit, amenity spaces for the residents and an amenity terrace over a portion of the parking garage. There will be two units per floor on the 5th – 15th floors, and one unit per floor on the 16th – 23rd floors.

Major exterior building materials consist of coquina stone on the first three floors of the front façade, painted stucco on concrete block for the parking garage and tower, and bronze-colored aluminum accents including window frames, balcony railings, and bay windows.

The parking garage has 63 parking spaces on three levels. Within the parking garage are eight private two-car garages. There are 23 additional storage units, each approximately 8 feet by 12 feet. The private garages and storage units provide long-term bicycle parking for the residential units. To alleviate traffic and stacking within Fareham Place NE, the garage entry fronts onto Rowland Court, the existing north-south private drive.

The base FAR in DC-3 is 2.0. The proposed project has an FAR of 4.0. It will have a bonus of 1.0 for providing financial support for the City's housing capital improvements projects; a bonus of 0.5 by relocating a historic landmark to a compatible site within two miles; and a bonus of 0.5 by

using transfer of development rights from a locally designated landmark. The project also utilizes exemption FAR for the parking garage, ground level retail space and ground level lobby.

Because the project has an FAR greater than 3.0, a public hearing is required for site plan approval. The project is therefore required to have a one-story liner at the base of the building. The entrance lobby and retail space have been located and designed as a liner masking the parking garage from public view from 4th Avenue NE. Together, the lobby and retail space occupy 75% of the building width. The northeast corner is designed as an open-air, landscaped, entry courtyard with stone walls and decorative gates.

The project complies with all setback and height requirements of the Land Development Regulations. The proposed ground level setbacks are 7.5 feet on the west side, 9 feet on the north side, 12 feet on the east side and 5 feet on the south side. Above 50 feet in height, the proposed setbacks are 30 feet on the west side, 26 feet on the north side, 30 feet on the east side and 85 feet on the south side. At more than 50 feet high, the building is 90 feet long in the north-south direction and 60 feet wide in the east-west direction.

The allowable building height is 300 feet, and the proposed building is 288 feet tall. The minimum required ground level open space is 1,196 square feet (5.0% of site area), of which at least 598 square feet (2.5% of site area) shall be landscaped. The proposed project has 1,337 square feet (5.6% of site area) of ground level green space, of which 1,025 square feet (4.3% of site area) is landscaped.

As is common on 4th Avenue NE between Beach Drive and 1st Street, the new building is setback from the north property line. This allows for more generous landscaping adjacent to the public sidewalk. The existing oak tree between the sidewalk and street curb at the northeast corner of the site will be maintained. The existing hex-block sidewalk will also be maintained.

End of narrative.

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

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

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: June 21, 2021

SUBJECT: Approval of a Site Plan to construct a 23-story, 31-unit multi-family development with 1,260 square-feet of commercial space in the DC-3 Zoning District. The applicant is requesting floor area ratio bonuses.

FILE: 21-31000010

LOCATION 126 4th Avenue Northeast; 19-31-17-77238-000-0080
0 4th Avenue Northeast; 19-31-17-73432-001-0010
136 4th Avenue Northeast; 19-31-17-73432-001-0011

ATLAS: E-4 **ZONING:** Downtown Center (DC-1)

REQUEST: Approval of a Site Plan to construct a 23-story, 31-unit multi-family development with 1,260 square-feet of commercial space in the DC-3 Zoning District. The applicant is requesting floor area ratio bonuses.

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

SPECIAL CONDITIONS OF APPROVAL:

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

2. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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

3. Site stormwater attenuation and treatment system discharges shall be piped to connect directly to a public underground stormwater conveyance system when a conveyance system is reasonably available. When a public stormwater conveyance system is not reasonably available for connection, a bubbler type overflow discharge may be considered; however, since the overflow to the surface of the right of way creates a point discharge which no longer mimics existing site discharge conditions, a more conservative drainage design which provides attenuation of the City's 10 year 1 hour design storm using a pre-development coefficient of runoff equal to 0.20 for entire site is required AND in no case shall an overflow discharge exceed 1 cfs during the City's 10 year 1 hour design storm. For a bubbler type overflow discharge to be approved, the Engineer of Record must provide adequate topographical information to verify a positive overland flow path to a public stormwater conveyance system. All bubbler type overflow structures shall be designed with an open bottom or other means to allow percolation of any standing water into the soil between storm events, shall be positioned to eliminate any flow of discharge over a public sidewalk, shall be located to avoid discharges over landscaped areas, shall not cause erosion to private property or to the public right of way, and shall not cause a public nuisance. Bubbler type overflow structures placed within the public right of way shall be traffic rated.

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 zoning district, a 10-foot wide public sidewalk is required 4th Avenue North. Since the existing public sidewalk is hexblock it must remain hexblock. However, the hexblock sidewalk must be widened to 10-feet per the sidewalk width requirements of the City Code. 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, ECID recommends that the streetscape design 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 sidewalk along the parking spaces.

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. Per City Council Resolution existing roadway granite curbing and road brick in the public right of way shall be preserved (not removed). Throughout the City of St. Petersburg, existing granite curb within the right of way MUST remain granite and cannot be replaced with concrete curb. Only radius granite curb may be restored with concrete curb. Granite curb may be adjusted and reset per City Engineering Standard Detail S20-25. Any road curb along 4th Avenue North with less than a 4" curb reveal shall be reset with a 6" curb reveal prior to new sidewalk construction.

6. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project redevelopment shall be removed as part of the project. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type.

7. 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.

8. 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).

9. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

10. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects and all City sponsored events in the vicinity of this site which occur during the time of construction.

11. 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 also be sent to all surrounding businesses, associations, and property owners, two weeks 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.

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

https://www.stpete.org/city_departments/engineering_and_capital_improvements/facility_design_and_development.php

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

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

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

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

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

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

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

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

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

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

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