



## SITE PLAN REVIEW PUBLIC HEARING

According to Planning and Development Services Department records, **no Commissioner** has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **Wednesday, July 6, 2022, at 1:00 PM** at Council Chambers, City Hall, located at 175 5<sup>th</sup> 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](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.: 22-3100012 PLAT SHEET: E-19

REQUEST: Approval of a major modification to a previously approved Site Plan to construct 13-town houses.

OWNER: Coquina Key Prop Owners Assn Inc  
3870 Pompano Dr SE  
St. Petersburg, FL 33705

DEVELOPER: Sight Development  
1925 E. 6<sup>th</sup> Ave.  
Tampa, FL 33605

AGENT: Anne Pollack, Fletcher Fisher Pollack P.L.  
433 Central Ave., Suite 400  
St. Petersburg, FL 33762

ADDRESS: 3850 Pompano Dr. SE

PARCEL ID NO.: 06-32-17-51444-017-0003

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-family (NSM-1)

**SITE AREA TOTAL:** 44,066 square feet or 1.01 acres

**GROSS FLOOR AREA:**

Existing:	2,535 square feet	0.06 F.A.R.
Proposed:	29,510 square feet	0.70 F.A.R.
Permitted:	N/A	

**BUILDING COVERAGE:**

Existing:	2,535 square feet	6% of Site MOL
Proposed:	14,365 square feet	33% of Site MOL
Permitted:	N/A	

**IMPERVIOUS SURFACE:**

Existing:	14,417 square feet	33% of Site MOL
Proposed:	26,364 square feet	60% of Site MOL
Permitted:	28,643 square feet	65% of Site MOL

**OPEN GREEN SPACE:**

Existing:	29,648 square feet	67% of Site MOL
Proposed:	17,701 square feet	40% of Site MOL

**PAVING COVERAGE:**

Existing:	11,883 square feet	27% of Site MOL
Proposed:	11,999 square feet	28% of Site MOL

**PARKING:**

Existing:	18 spaces
Proposed:	31 spaces
Required	16 spaces

**BUILDING HEIGHT:**

Existing:	20 feet
Proposed:	48 feet
Permitted:	48 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 Neighborhood Suburban Multi-family-1 (NSM-1) Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a major modification to a previously approved site plan to construct an additional 13-town houses.

**History:**

In 2002, the property received Special Exception approval to be developed as a 136-unit town home community with a 1-acre parcel at 3850 Pompano Dr SE for a clubhouse. The residential density for the development was calculated over the entire property as a unified site plan. This request is to modify the site plan related to the existing Special Exception approval (SE 02-036). The applicant seeks to re-develop the 1-acre clubhouse parcel with an additional 13-units.

Since the approval of the Special Exception in 2002, the zoning for the property has changed to NSM-1. This zoning designation allows parcels to be developed with a density of 15 units per acre. The density of the existing development was calculated under the previous zoning designation which allowed 12-units per acre. The increase in allowable density allows the subject parcel to be developed with an additional 13-units.

There are no variances being requested as part of this modification.

**Current Proposal:**

The applicant is seeking to demolish the existing clubhouse on the site and construct 13 new townhomes. The existing development will not be affected as part of the site plan modification. As illustrated by the site plan, the applicant is proposing 6 new buildings. Five of the buildings contain 2 residential units and one building contains 3 residential units. Currently vehicular access to the parcel is located through the town home development. The new development will provide two new ingress/egress access points directly from Pompano Drive and has been designed to ensure automotive and pedestrian safety. Vehicular parking for each unit is provided within a two-car garage on the first floor. Five guest parking spaces are also being provided on site. The pedestrian access points are directly from the public sidewalk for the 4 units that have frontage on Pompano Dr. SE. The other units will be accessed by internal walkways located off the drive aisles. As described by the development group, the proposed style of the building is costal modern, a Florida masonry vernacular style of architecture. The style of the proposed building will complement the existing development. The applicant has incorporated different materials, recesses and projections in the façade and roof design to break down the building into smaller masses and to create interest in the façade. The building locations are in harmony with the physical characteristics of the parcel and the surrounding landscape. Applicant has proposed attractive landscaping along Pompano Dr SE and is preserving existing natural features when possible.

**Public Comments:**

No comments or concerns were expressed to the author at the time this report was prepared. The applicant provided a Public Participation report outlining their outreach efforts, including discussions with the President of the Coquina Key Townhomes Association, attending a board meeting as well as mailing project information to all homeowners within the boundaries of the unified development.

**RECOMMENDATION:**

- A. Staff recommends APPROVAL of the site plan modification, subject to the Special Conditions of Approval.**
  
- B. SPECIAL CONDITIONS OF APPROVAL:**
  - 1. The plans and elevations submitted for permitting should resemble the plans and elevations submitted with this application.**

2. If the applicant intends to build and convey these as fee simple townhomes, an approved preliminary plat is required prior to the release of building permits.
3. Exterior lighting shall comply with Section 16.40.070.
4. Bicycle parking shall be provided as required by Section 16.40.090.
5. All ancillary equipment shall be screened from the abutting rights-of-way.
6. The dumpster shall be located in a dumpster enclosure that is finished to match the building.
7. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
8. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
9. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
10. The site plan shall be modified as necessary to comply with the comments and conditions in the Transportation and Parking Management Department's Memorandum dated June 22, 2021.
11. The site plan shall be modified as necessary to comply with the comments and conditions in the Engineering Department's Memorandum dated June 28, 2021.
12. This Site Plan shall be valid through July 6, 2025. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

### **C. STANDARD CONDITIONS OF APPROVAL**

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

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

#### **Building Code Requirements:**

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

#### **Zoning/Planning Requirements:**

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



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

**Engineering Requirements:**

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

**Landscaping Requirements:**

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

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

**IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):**

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the

neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
  - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
  - 2. The property is **within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
  - a. Water.
  - b. Sewer (Under normal operating conditions).
  - c. Sanitation.
  - d. Parks and recreation.
  - e. Drainage.

The land use of the subject property is: **Residential Medium**

The land uses of the surrounding properties are:

North:           **Residential**  
South:           **Residential**  
East              **Residential**  
West:            **Residential**

REPORT PREPARED BY:

/s/Adriana Puentes Shaw

06/29/2022

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

DATE

REPORT APPROVED BY:

/s/Joe Moreda

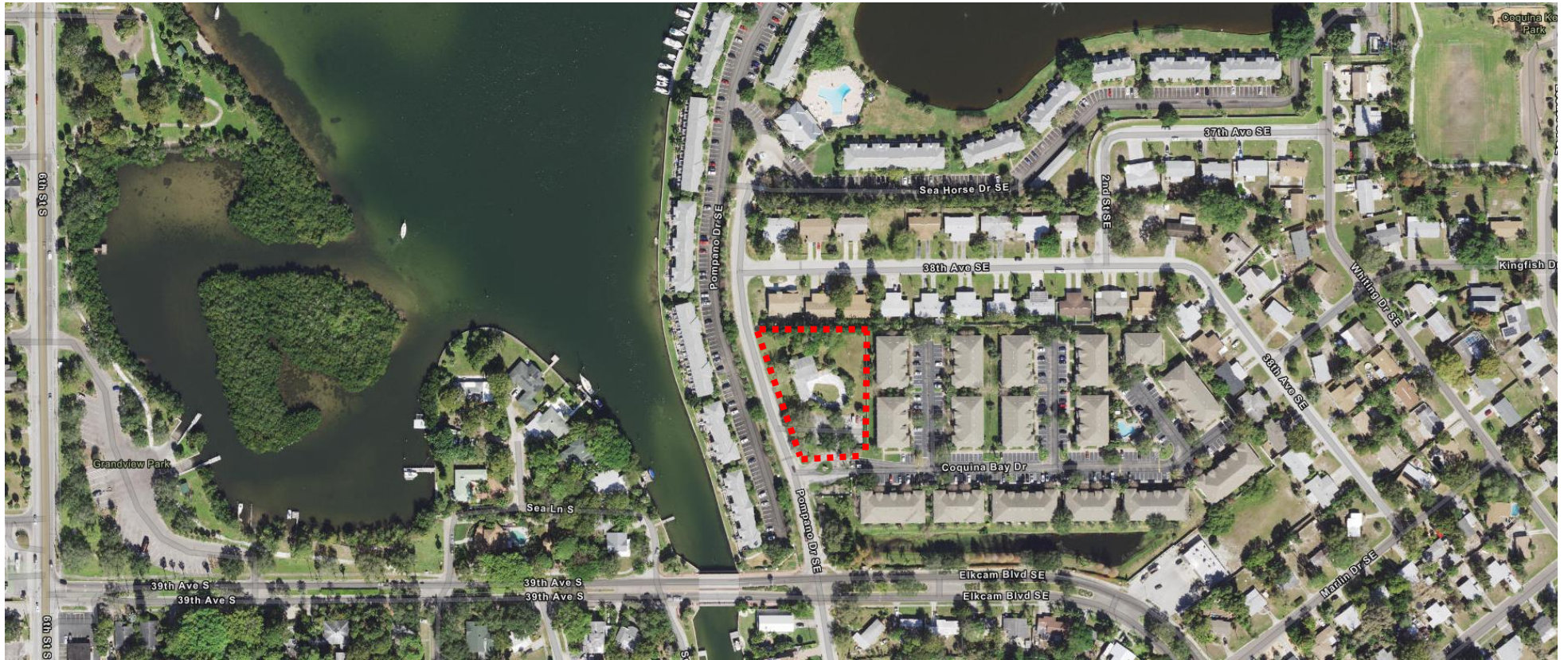
06/29/2022

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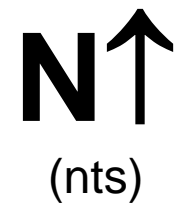
Joe Moreda, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

DATE

Attachments: Location Map, Application, Narrative, Site Plan, Landscape Plan, Elevations, Public Participation, Original Special Exception Approval, Transportation Email, Engineering Department Memo



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 22-3100012  
Address: 3850 Pompano Dr. SE.







**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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION		
<b>NAME of APPLICANT (Property Owner):</b> SIGHT DEVELOPMENT (appl) COQUINA KEY PROP OWNERS ASSN. (owner)		
Street Address:	1925 E. 6TH AVE.,	3870 POMPANO DR. SE,
City, State, Zip:	TAMPA, FL 33605	ST. PETERSBURG, FL 33705
Telephone No: 813-317-5820	Email: jenni@sightrealestate.com	412-849-4513 Mcgraw.michael@live.com
<b>NAME of AGENT OR REPRESENTATIVE:</b> ANNE POLLACK, Fletcher Fischer Pollack P.L		
Street Address:	433 Central Ave, Suite 400	
City, State, Zip:	St. Petersburg, FL 33762	
Telephone No: 813-898-2836	Email: apollack@ffplegal.com	
<b>NAME of ARCHITECT or ENGINEER:</b>		
Company Name: GEORGE F. YOUNG	Contact Name: TIM RANKIN	
Telephone No: 727-822-4317		
Website: www.georgefyoung.com	Email: trankin@georgefyoung.com	
<b>PROPERTY INFORMATION:</b>		
Address/Location: 3850 POMPANO DR SE	Email:	
Parcel ID#(s): 08-32-17-51444-017-0003		
<b>DESCRIPTION OF REQUEST:</b> MODIFICATION TO ALLOW 13 TOWNHOMES ON 3850 POMPANO DR SE PARCEL		
<b>PRE-APP MEETING DATE:</b> 2-23-22		
<b>STAFF PLANNER:</b> COREY 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
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
<u>VARIANCES</u>		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

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\*: Anne Pollack Date: 5/9/22  
 \*Affidavit to Authorize Agent required, if signed by Agent.





# 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:

COQUINA KEY PROP OWNERS ASSN INC

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

Property Address: 3850 POMPANO DR SE

Parcel ID#: 06-32-17-51444-017-0003

Request: Modification to Special Exception

Modification to 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): Anne Pollack, Fletcher Fischer Pollack PL

*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): 

Michael McGraw

Printed Name

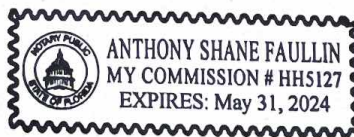
Sworn to and subscribed on this date

Identification or personally known:

Notary Signature: 

Date: May 5, 2022

Commission Expiration (Stamp or date):







**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

**DATA SHEET**

PROPOSED MODIFICATION

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

DATA TABLE				
1.	<b>Zoning Classification:</b> NSM-1			
2.	<b>Existing Land Use Type(s):</b> Residential Multifamily			
3.	<b>Proposed Land Use Type(s):</b> Residential Multifamily			
4.	<b>Area of Subject Property:</b> 44,066 SF or 1.01 Acres			
5.	<b>Variance(s) Requested:</b> N/A			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing: 2,535	Sq. ft.		
	Proposed: 29,510	Sq. ft.		
	Permitted: 22,033	Sq. ft.		
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing: .06	Sq. ft.	2,535 S.F./44,066 S.F.	
	Proposed: .70	Sq. ft.	29,510/44,066 S.F.	
	Permitted: .50	Sq. ft.	22,033/44,066 S.F.	
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing: 2,535	Sq. ft.	5.8	% of site
	Proposed: 14,365	Sq. ft.	32.6	% of site
	Permitted: 22,033	Sq. ft.	50.0	% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing: 29,648	Sq. ft.	67.3	% of site
	Proposed: 17,701	Sq. ft.	40.2	% of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)			
	Existing: N/A	Sq. ft.		% of vehicular area
	Proposed: N/A	Sq. ft.		% of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing: 11,883	Sq. ft.	27.0	% of site
	Proposed: 11,999	Sq. ft.	27.7	% of site



# SPECIAL EXCEPTION SITE PLAN REVIEW

## DATA SHEET

DATA TABLE (continued page 2)					
12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	14,417	Sq. ft.	32.7	% of site
	Proposed:	26,364	Sq. ft.	59.8	% of site
	Permitted:	28,643	Sq. ft.	65.0	% of site
13.	<b>Density / Intensity</b>				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:	N/A	Existing:		Existing:
	Proposed:	13	Proposed:		Proposed:
	Permitted:	13			
14 a.	<b>Parking (Vehicle) Spaces</b>				
	Existing:	18	includes	1	disabled parking spaces
	Proposed:	31	includes		disabled parking spaces
	Permitted:	16	includes	1	disabled parking spaces
14 b.	<b>Parking (Bicycle) Spaces</b>				
	Existing:	N/A	Spaces		% of vehicular parking
	Proposed:	17	Spaces		% of vehicular parking
	Permitted:	15	Spaces		% of vehicular parking
15.	<b>Building Height</b>				
	Existing:		Feet		Stories
	Proposed:	36 ROOFLINE/48 PEAK	Feet		Stories
	Permitted:	36 ROOFLINE/48 PEAK	Feet		Stories
16.	<b>Construction Value</b>				
	What is the estimate of the total value of the project upon completion? \$ 6,900,000.00				
	<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>				





**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

Data Table below represents the existing approved site data per SE-02-036

**DATA SHEET**

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

DATA TABLE				
1.	<b>Zoning Classification:</b> RM 12/15 (PRRESENTLY ZONED AS NSM-1)			
2.	<b>Existing Land Use Type(s):</b> Residential			
3.	<b>Proposed Land Use Type(s):</b> Residential			
4.	<b>Area of Subject Property:</b> 433,857 SF or 9.96 Acres			
5.	<b>Variance(s) Requested:</b>			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing:	201,536	Sq. ft.	
	Proposed:	N/A	Sq. ft.	
	Permitted:	N/A	Sq. ft.	
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	0.46	Sq. ft.	201,536/433,857
	Proposed:	N/A	Sq. ft.	
	Permitted:	N/A	Sq. ft.	
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:	100,768	Sq. ft.	23
	Proposed:	N/A	Sq. ft.	
	Permitted:	N/A	Sq. ft.	
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:	226,015	Sq. ft.	52
	Proposed:		Sq. ft.	
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)			
	Existing:	N/A	Sq. ft.	
	Proposed:	N/A	Sq. ft.	
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:	107,075	Sq. ft.	25
	Proposed:	N/A	Sq. ft.	



# SPECIAL EXCEPTION SITE PLAN REVIEW

## DATA SHEET

**DATA TABLE (continued page 2)**

<b>12. Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)					
Existing:	207,843	Sq. ft.	48	% of site	
Proposed:	N/A	Sq. ft.	N/A	% of site	
Permitted:	N/A	Sq. ft.	N/A	% of site	
<b>13. Density / Intensity</b>					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
Existing:	136	Existing:		Existing:	
Proposed:		Proposed:		Proposed:	
Permitted:					
<b>14 a. Parking (Vehicle) Spaces</b>					
Existing:	240	includes	11	disabled parking spaces	
Proposed:	N/A	includes		disabled parking spaces	
Permitted:	N/A	includes		disabled parking spaces	
<b>14 b. Parking (Bicycle) Spaces</b>					
Existing:	N/A	Spaces		% of vehicular parking	
Proposed:	N/A	Spaces		% of vehicular parking	
Permitted:	N/A	Spaces		% of vehicular parking	
<b>15. Building Height</b>					
Existing:	35	Feet		Stories	
Proposed:		Feet		Stories	
Permitted:		Feet		Stories	
<b>16. Construction Value</b>					
What is the estimate of the total value of the project upon completion? \$					
<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>					

**Modification of Special Exception SE 02-036**  
**3850 Pompano Dr. SE**  
**Project Narrative**

This request is for modification to an existing Special Exception approval (SE 02-036). SE 02-036 approved the property townhouse parcel for 136 townhouse units and left a 1-acre parcel at 3850 Pompano Drive SE for use as a clubhouse. The density was calculated over the entire piece of property as a unified site plan.

This modification requests development of the 1-acre clubhouse parcel for 13 additional single-family townhome units.

Since the approval of the Special Exception, the zoning of the overall SE property has changed to NSM-1. This zoning allows 15 units per acre to be developed. However, because some of the density that would be available to the clubhouse parcel was transferred to the townhouse parcel, the clubhouse parcel can only be developed with 13 units.

Access to the new development will be directly from Pompano Drive, rather than through the townhouse development as is currently approved by the Special Exception. Stormwater management will be provided onsite or connected to the existing stormwater system used by the townhouse development.

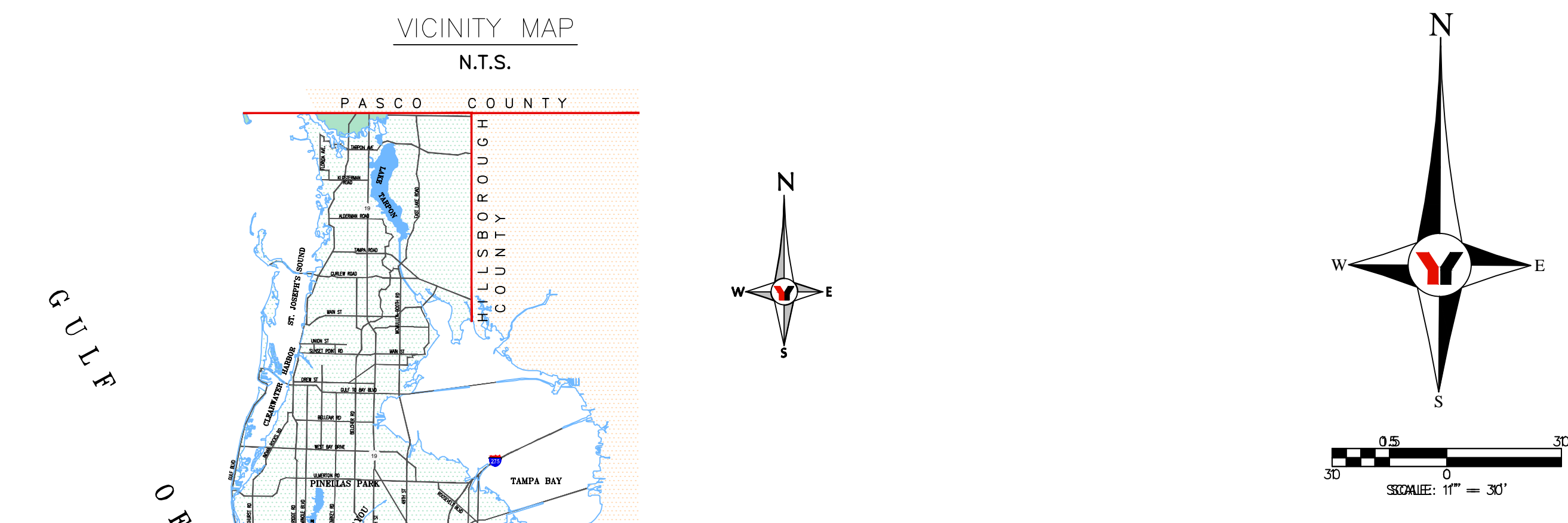
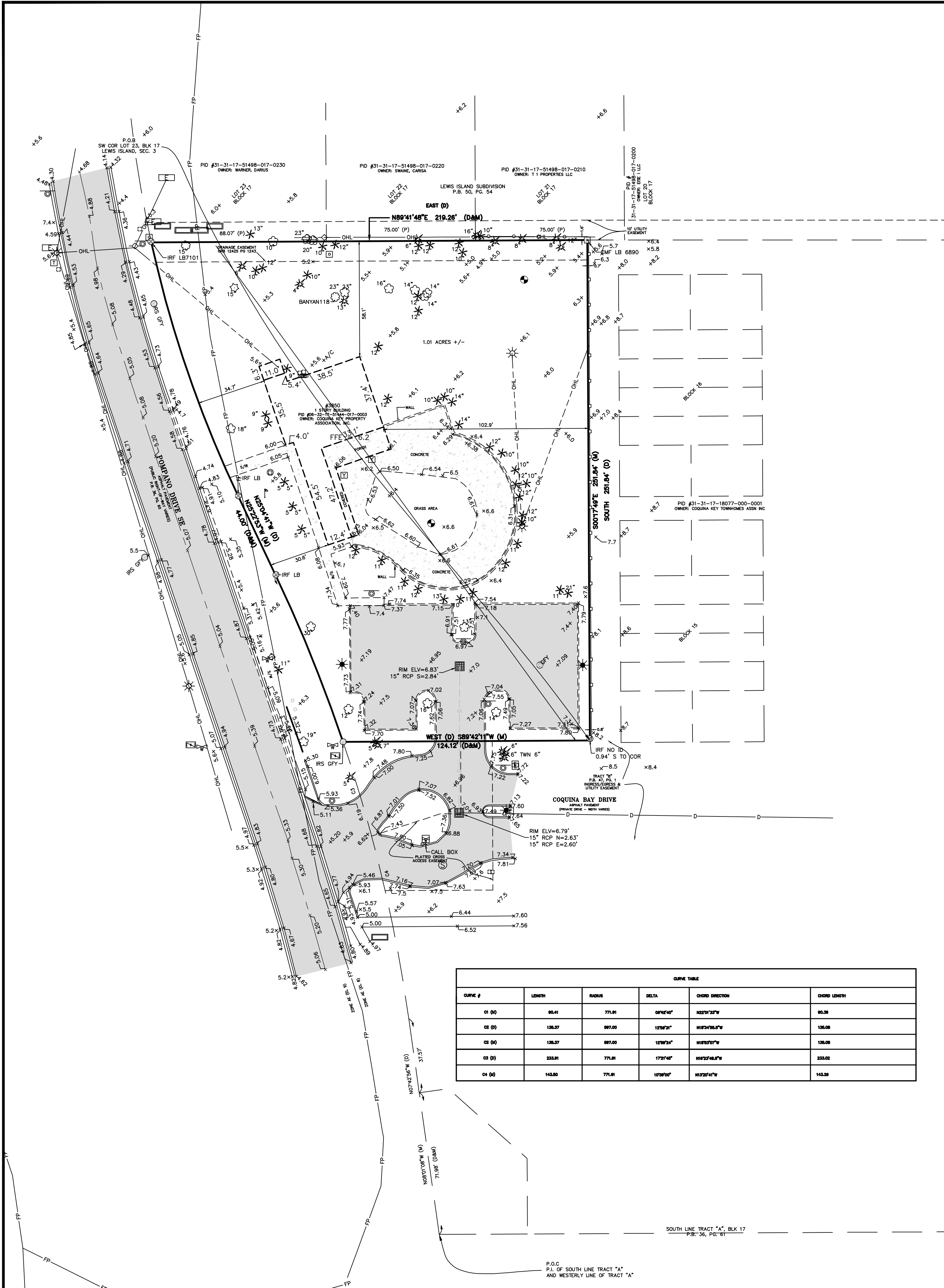
There are no variances associated with this project.

The request meets the Standards for Review and approval of a special exception.

1. The use is consistent with the Comprehensive Plan;
2. The property has valid land use and zoning for the proposed use prior to the public hearing;
3. Ingress and egress access to the property has been designed to ensure 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. The access to the new development will be directly from Pompano Drive.
4. Off-street parking, bicycle parking, and off-street loading facilities have been designed to ensure appropriate traffic flow, access and screening and landscaping in accordance with Code.
5. Per a discussion with Tom Whelan, no traffic impact report was required.
6. Drainage of the property and other stormwater requirements are proposed to be met by the existing stormwater facilities associated with SE-02-036 or an on-site stormwater management facility or the combination of the two.
7. Signs and exterior lighting will meet Code requirements and be in harmony with surrounding properties.
8. The buildings are located and oriented so as to be in harmony with the physical characteristics of the parcel and development and in harmony with the surrounding landscape.

9. The site is designed to be compatible with the existing natural environment of the parcel, the remaining portion of the Special Exception area, and the general neighborhood.
10. By providing additional housing that is attractive and compatible with the community, the project is expected to increase property values in the neighborhood.
11. The project will provide additional housing in an area that is in high demand.
12. Buffering and amenities of the project are designed 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.
13. The land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.
14. Attractive landscaping will be provided and natural features will be preserved where appropriate.
15. No historic or archaeological resources have been identified nearby.
16. The project will meet requirements for hurricane evacuation facilities.
17. The project will comply with adopted levels of service and the requirements for a certificate of concurrency.





**LEGEND**

DESCRIPTION	DESCRIPTION
[Symbol]	BACKFLOW PREVENTER
[Symbol]	CATCH BASIN
[Symbol]	CONCRETE LIGHT POLE
[Symbol]	MONUMENT - CONCRETE
[Symbol]	ELECTRICAL SERVICE BOX
[Symbol]	FIRE HYDRANT
[Symbol]	FLAG POLE
[Symbol]	GUYS DOWN GUY ANCHOR
[Symbol]	IRON ROD FOUND
[Symbol]	IRON ROD AND CAP SET
[Symbol]	BENCHMARK
[Symbol]	METER ELECTRIC
[Symbol]	SERVICE BOX ELECTRIC
[Symbol]	SIGN SINGLE SUPPORT
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	TREE CYPRESS
[Symbol]	TREE INCLUDES TYPE
[Symbol]	TREE OAK
[Symbol]	TREE PALM
[Symbol]	TREE PINE
[Symbol]	TRANSFORMER
[Symbol]	VALVE WATER
[Symbol]	LIGHT POLE - WOOD
[Symbol]	WIRE PULL BOX
[Symbol]	POWER POLE - WOOD
[Symbol]	YARD DRAIN
[Symbol]	OVERHEAD LINE
[Symbol]	CHAINLINK FENCELINE
[Symbol]	GENERALWOOD FENCELINE
[Symbol]	DRAINAGE LINE
[Symbol]	FLOOD PLAIN
[Symbol]	SIGN POST STYLE
[Symbol]	SW SIDEWALK
[Symbol]	A/C AIR CONDITIONER
[Symbol]	TREE CYPRESS
[Symbol]	TREE INCLUDES TYPE
[Symbol]	TREE PINE
[Symbol]	TREE PALM
[Symbol]	TREE OAK
[Symbol]	MANHOLE, SANITARY
[Symbol]	BOLLARD
[Symbol]	VALVE BOX WATER
[Symbol]	DEED
[Symbol]	PLAT
[Symbol]	PROPERTY IDENTIFICATION
[Symbol]	LICENSED BUSINESS
[Symbol]	OFFICIAL RECORDS BOOK
[Symbol]	OR
[Symbol]	PLAT BOOK
[Symbol]	CONDOMINIUM BOOK
[Symbol]	PAGE
[Symbol]	REINFORCED CONCRETE PIPE
[Symbol]	NOT TO SCALE
[Symbol]	OFFICIAL RECORDS BOOK
[Symbol]	MEASURED
[Symbol]	BLK BLOCK
[Symbol]	P.O.C. POINT OF COMMENCEMENT
[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	P.I. POINT OF INTERSECTION
[Symbol]	IRS IRON ROD SET
[Symbol]	GFY GEORGE F. YOUNG
[Symbol]	PSM PROFESSIONAL SURVEYOR AND MAPPER
[Symbol]	SWW SIDEWALK
[Symbol]	IRF IRON ROD FOUND
[Symbol]	LB CONCRETE MONUMENT FOUND

**LEGAL DESCRIPTION**

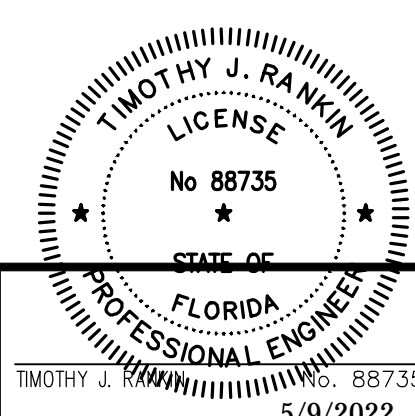
THAT PORTION OF TRACT A, BLOCK 17, OF THE RECORDED PLAT OF LEWIS ISLAND SUBDIVISION SECTION ONE, AS RECORDED IN PLAT BOOK 36, PAGES 60, 61 AND 62, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 17, LEWIS ISLAND SUBDIVISION SECTION THREE, AS RECORDED IN PLAT BOOK 50, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF BLOCK 17, OF SAID LEWIS ISLAND SUBDIVISION SECTION THREE, A DISTANCE OF 219.26 FEET; THENCE SOUTH, A DISTANCE OF 251.84 FEET; THENCE WEST, A DISTANCE OF 124.12 FEET TO THE EASTERLY RIGHT OF WAY OF POMPANO DRIVE S.E., OF SAID LEWIS ISLAND SUBDIVISION SECTION THREE, TO THE POINT OF A CURVE OF A CURVE OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, OF WHICH THE RADIUS POINT LIES S.71°38'00"W., A RADIAL DISTANCE OF 771.91 FEET; THENCE NORTHERLY ALONG THE ARC, THOUGH A CENTRAL ANGLE OF 06°42'40", A DISTANCE OF 90.41 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN N.25°04'41"W., A DISTANCE OF 44.00 FEET TO A POINT OF CURVATURE; THENCE STILL CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN 135.37 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 597.00 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF N.18°34'55.5"E. AND A LENGTH OF 135.08 FEET TO THE POINT OF BEGINNING.

**NOTES**

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
- This map is intended to be displayed at a scale of 1" = 40' or smaller.
- The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
- "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey is valid as to the last date of field survey and not the signature date (if any).
- This survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.
- Basis of Bearings: East along the south line of Block 17 Section 1 Lewis Island Subdivision, as per deed.
- Horizontal data based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983, adjustment of 2011, NAD83(11).
- Elevations shown on this survey are based on the North American Vertical Datum of 1988 (NAVD88). National Geodetic Survey benchmark "PINELLAS 3 G" was utilized to create this survey.
- This survey prepared with a title commitment from Old Republic National Title Insurance Company, dated February 28, 2022 at 4:58PM. File number: "21201903 MA".
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon.
- Gross land area is 44,065.58 square feet or 1.01 acres more or less.
- As per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 1210300282H, Community Number 125148, Panel 0282, Suffix H, effective date of August 24, 2021, the above-described property appears to be in Zone AE, (EL 8) & (EL 9) with a base flood elevation of 8 & 9 feet (NAVD 88).
- All tree species shown are for informational purposes only and any tree species that may be critical should be verified by a certified arborist.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF HARD COPY), OR THE ADDBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.

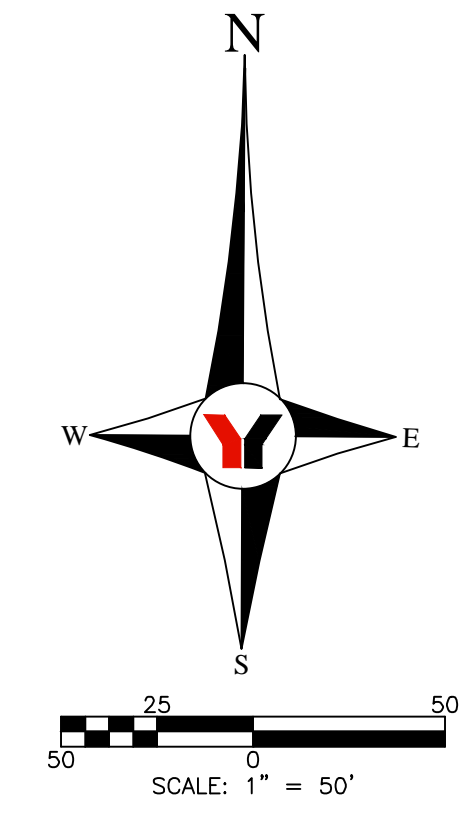
**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1 (D)	90.41	771.91	06°42'40"	N82°02'17"W	85.9
C2 (D)	135.37	597.00	12°06'21"	N85°23'52"W	130.08
C3 (D)	135.37	597.00	12°06'21"	N85°23'52"W	130.08
C4 (D)	220.81	771.91	17°21'46"	N85°23'52"W	220.81
C5 (D)	145.82	771.91	10°29'00"	N82°02'17"W	145.82



SURVEY PREPARED BY SHANE A. CHRISTY,  
 GEORGE F. YOUNG JOB NUMBER 22000500LS,  
 DATED OCTOBER 29, 2020, HAVING A FIELD  
 DATE OF FEBRUARY 10, 2022





COQUINA KEY TOWNHOMES  
 (PREVIOUSLY CONSTRUCTED)  
 NOT A SURVEY  
 GRAPHICS SHOWN HEREON ARE  
 APPROXIMATE AND ARE FOR  
 ILLUSTRATIONAL PURPOSES ONLY

POOL

POND

CONCRETE RAY DRIVE  
 RM ELEV. 6.79'  
 15' ROP W=2.63'  
 15' ROP E=2.63'

REVISED	NO.	BY	DATE	DESCRIPTION

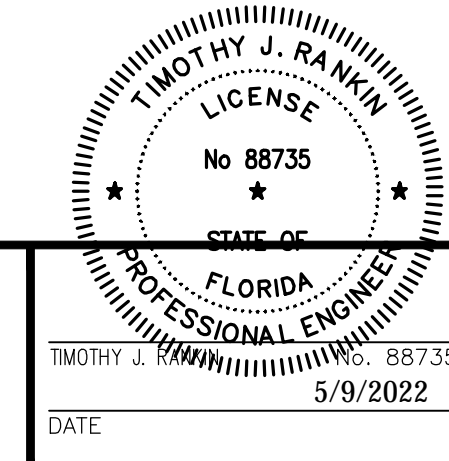
NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
	JLS	###
DRAWN	JLS	###
CHECKED	TJR	###
QUALITY CHK	###	###
SCALE		

PREPARED FOR:  
**SIGHT DEVELOPMENT**  
 1925 E 6TH AVENUE  
 TAMPA, FL 33605  
 (877) 361-0878



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 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701  
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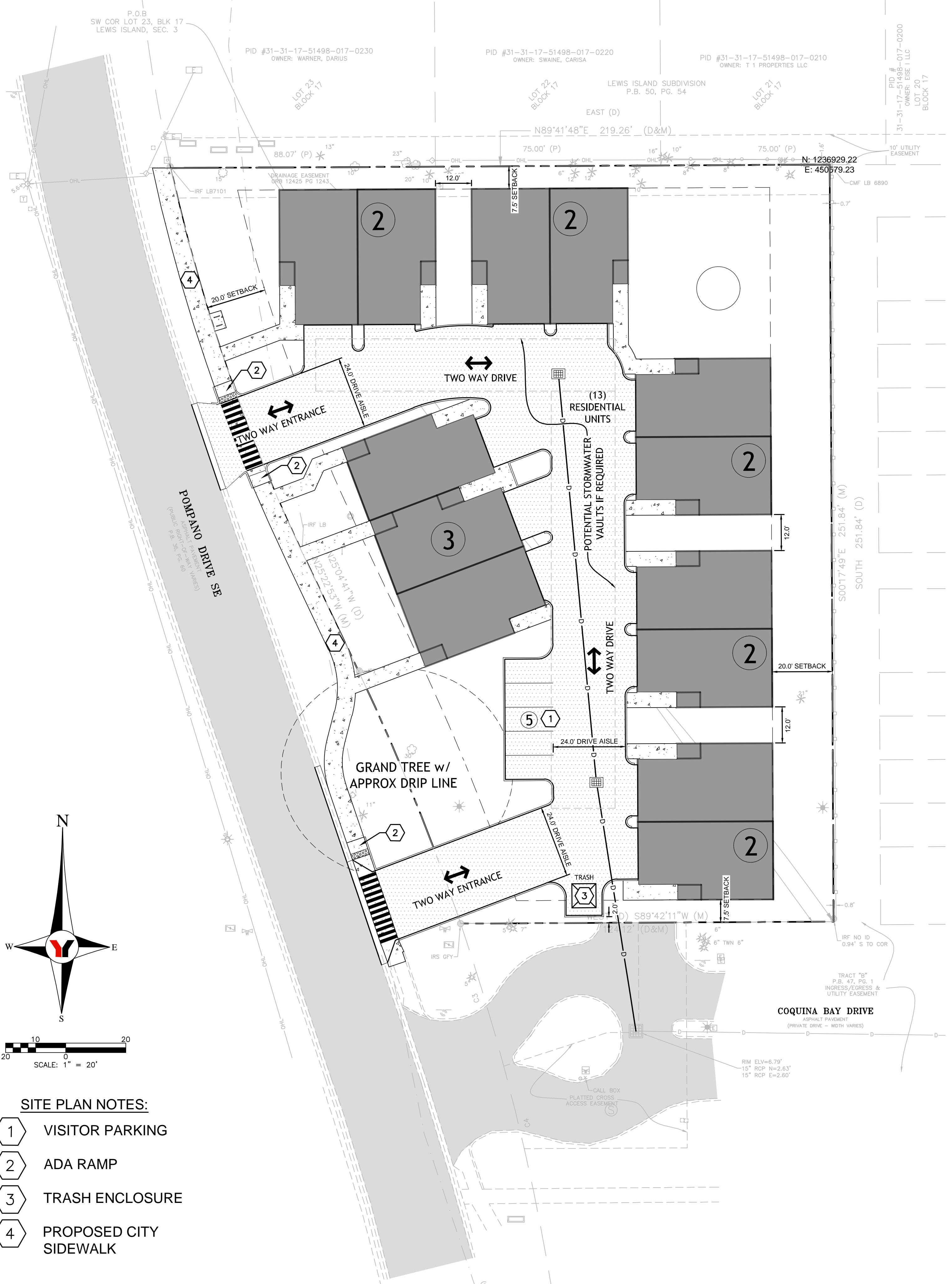


**COQUINA KEY TOWNHOMES**  
 EXISTING SITE PLAN  
 SECTION 31, TOWNSHIP 31S., RANGE 17E.

JOB NO. 22002500SC  
 SHEET NO. 1.0

FILE: I:\projects\proj\_2022\CIVIL\22002500SC\DWG\plan\_22002500SC.dwg SITE PLAN DWG175.rvt  
 LOD: 800, 5/9/2022 11:32 AM  
 LONN: Bester, jessop





- SITE PLAN NOTES:**
- 1 VISITOR PARKING
  - 2 ADA RAMP
  - 3 TRASH ENCLOSURE
  - 4 PROPOSED CITY SIDEWALK

### 1.01 ACRE SITE DATA TABLE

(THE NUMBERS SHOWN BELOW ARE FROM DRC APPLICATION DATA)

1. **ZONING**  
NSM-1 (NEIGHBORHOOD SUBURBAN MULTI-FAMILY)
2. **EXISTING USE** (CURRENTLY EXISTING ON SITE):  
CLUBHOUSE AND SURFACE PARKING
3. **PROPOSED USE** (EXISTING + PROPOSED, IF DIFFERENT)  
TOWNHOMES AND SURFACE PARKING
4. **SITE AREA:**  
44,066 S.F. 1.01 ACRES±
5. **VARIANCE REQUESTED** (LIST):  
NONE
6. **GROSS FLOOR AREA** (TOTAL S.F. BUILDING):  
EXISTING: 2,535 S.F.  
PROPOSED: 29,510 S.F.  
MAX PERMITTED: 22,033 S.F.
7. **FLOOR AREA RATIO** (TOTAL S.F. BUILDING / BY TOTAL S.F. OF SITE):  
EXISTING: .06 2,535 S.F./44,066 S.F.  
PROPOSED: .70 29,510/44,066 S.F.  
MAX PERMITTED: .50 22,033/44,066 S.F.
8. **BUILDING COVERAGE** (1st FLOOR S.F. OF BUILDING):  
EXISTING: 2,535 S.F. (5.8% OF SITE)  
PROPOSED: 14,365 S.F. (32.6% OF SITE)  
MAX PERMITTED: 22,033 S.F. (50.0% OF SITE)
9. **OPEN GREEN SPACE** (INCLUDE ALL GREEN SPACE ON SITE):  
EXISTING: 29,648 S.F. (67.3% OF SITE)  
PROPOSED: 17,701 S.F. (40.2% OF SITE)
10. **INTERIOR OPEN GREEN SPACE OF THE VEHICULAR AREA**  
(GREEN SPACE WITHIN PARKING LOT AND INTERIOR OF SITE;  
DO NOT INCLUDE PERIMETER LANDSCAPING):  
EXISTING: N/A (% OF SITE)  
PROPOSED: N/A (% OF SITE)
11. **PAVING COVERAGE**  
EXISTING: 11,883 S.F. (27.0% OF SITE)  
PROPOSED: 11,999 S.F. (27.7% OF SITE)
12. **IMPERVIOUS SURFACE:**  
EXISTING: 14,417 S.F. (32.7% OF SITE)  
PROPOSED: 26,364 S.F. (59.8% OF SITE)  
MAX PERMITTED: 28,643 S.F. (65.0% OF SITE)
13. **DENSITY:** (13 UNITS)  
EXISTING: N/A UNITS/AC  
PROPOSED: 13 UNITS/AC  
MAX PERMITTED: 15 UNITS/AC
14. **PARKING SPACES:**  
EXISTING: 18 (INCLUDES 1 HANDICAPPED)  
PROPOSED: 31 (INCLUDES 1 HANDICAPPED, 5 COMPACT)  
MIN. REQ.: 16 (INCLUDES 1 HANDICAPPED)  
+750 SF = 1.25 PER UNIT UP TO 2 BR + 0.5 FOR EA. ADDTL BR  
= OR LESS THAN 750 SF PER UNIT  
LOADING AREA REQUIRED
15. **BUILDING HEIGHT:**  
EXISTING: N/A  
PROPOSED: 36'  
MAX PERMITTED: BUILDING HEIGHT  
PRIMARY BUILDING 36 FT.  
ACCESSORY BUILDING 30 FT.  
BUILDING CONTAINING WORKFORCE HOUSING 48 FT.
16. **HOW MUCH OF THE SITE IS THE PROPOSAL ALTERING/CHANGING?** 100%

- SETBACKS:**
- FRONT YARD: 20'
  - INTERIOR SIDE YARD: 7.5'
  - STREET SIDE YARD: 10'
  - REAR YARD: 20'

- PROPOSED LEGEND**
- WHEELSTOP (DETAIL SHEET C07.0)
  - HANDICAP SPACE FDOT INDEX 711-001
  - DETECTABLE WARNING SURFACE
  - STORM MANHOLE
  - COSP TYPE "II" GRATE INLET
  - ADS CATCH BASIN
  - STORMWATER VAULT ACCESS LID
  - TYPE I-M CURB INLET
  - SANITARY MANHOLE
  - CLEANOUT
  - FIRE HYDRANT ASSEMBLY
  - WATER VALVE
  - BACKFLOW PREVENTER
  - WATER METER
  - DEDICATED FIRE SERVICE BACKFLOW PREVENTER
  - PROPOSED MITERED END SECTION PER FDOT 430-021
  - HANDICAP PARKING SIGN
  - STOP SIGN + 24" STOP BAR
  - DECORATIVE FENCE
  - 4" 3000 PSI CONCRETE PAVEMENT
  - ASPHALT PAVEMENT
  - PAVERS PER LANDSCAPE PLANS

17. **ONE HUNDRED YEAR FLOOD PLAIN** (WHERE APPLICABLE; SPECIFY DATUM):  
FLOOD ZONE: AE (EL 8) (PANEL NUMBER 12103C0282H)  
EXISTING LOWEST FLOOR ELEVATION: 6.2'  
REQUIRED LOWEST FLOOR ELEVATION: 12'

STORMWATER REQUIREMENTS WILL BE MET BY THE EXISTING STORMWATER FACILITIES ASSOCIATED WITH SE-02-036, AN ON SITE STORMWATER MANAGEMENT FACILITY, OR A COMBINATION OF THE TWO.

NO.	BY	DATE	DESCRIPTION

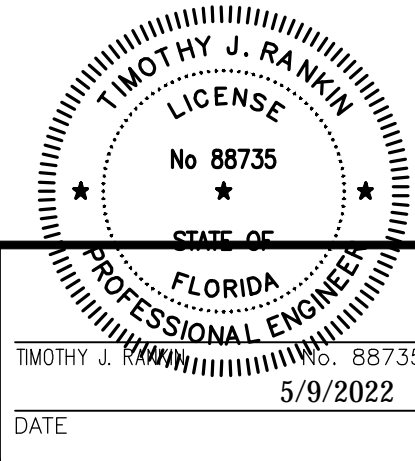
NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
	JLS	###
	JLS	###
	TJR	###
	###	###

PREPARED FOR:  
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1925 E 6TH AVENUE  
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GAINESVILLE • LAKWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA



**COQUINA KEY TOWNHOMES**  
SITE PLAN  
SECTION 31, TOWNSHIP 31S., RANGE 17E.

JOB NO. 22002500SC  
SHEET NO. SP-1





LANDSCAPE KEY

-  EXISTING TREE
-  ACCENT / BUFFER TREE: CRAPE MYRTLE, MAGNOLIA,
-  LARGE PALM: ROYAL PALM, FOXTAIL PALM
-  FAN PALM: CABBAGE PALM
-  LARGE SHRUB/SMALL TREE: JATROPHA, HIBISCUS STANDARD,
-  HEDGE/GROUNDCOVER: PODOCARPUS, DWARF CLUSIA, CONFEDERATE JASMINE, BLUE DAZE
-  SOD

BIG BAYOU

COQUINA BAY DRIVE







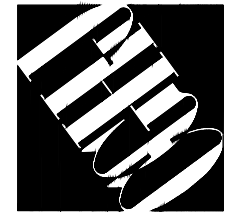


**1** BUILDING 01  
FRONT ELEVATION  
Scale: 3/32" = 1'-0"

ELEVATION KEY NOTES	
TAG	DESCRIPTION
A	CONTROL JOINTS, WHERE INDICATED
B	PAINTED TEXTURED STUCCO
C	ALUMINUM SIDING
D	PRE FINISHED ALUMINUM FRAMED WINDOW, RE: WINDOW SCHEDULE
E	GARAGE DOOR
F	6' x 8' ALUMINUM DOWNSPOUT WITH ALUMINUM HEADER, RE: A4.12
G	PREFAB SHUTTER
H	BAHAMA SHUTTER
I	SHINGLE ROOF
J	
K	
L	
M	
N	
O	
P	

**CURTIS GAINES HALL JONES  
ARCHITECTS**  
1213 EAST 6TH AVE  
YBOR CITY  
TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590

JOB NO. 2204  
DATE 05.09.22 SG  
DRAWN BY  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031



**SRE COQUINA CABANAS  
TRI-PLEX**

SRE COQUINA CABANAS  
TRI-PLEX

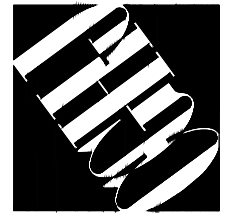


**1** BUILDINGS 01  
REAR ELEVATION  
Scale: 3/32" = 1'-0"

ELEVATION KEY NOTES	
TAG	DESCRIPTION
A	CONTROL JOINTS, WHERE INDICATED
B	PAINTED TEXTURED STUCCO
C	ALUMINUM SIDING
D	PRE FINISHED ALUMINUM FRAMED WINDOW, RE: WINDOW SCHEDULE
E	GARAGE DOOR
F	6' x 8' ALUMINUM DOWNSPOUT WITH ALUMINUM HEADER, RE: A4.12
G	PREFAB SHUTTER
H	BAHAMA SHUTTER
I	SHINGLE ROOF
J	
K	
L	
M	
N	
O	
P	

JOB NO. 2204  
DATE 05.09.22  
DRAWN BY SG  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031

CURTIS GAINES HALL JONES  
ARCHITECTS  
1213 EAST 6TH AVE  
YBOR CITY  
TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590





**1** BUILDING 01  
SIDE ENTRY ELEVATION  
Scale: 1/8" = 1'-0"

ELEVATION KEY NOTES	
TAG	DESCRIPTION
A	CONTROL JOINTS, WHERE INDICATED
B	PAINTED TEXTURED STUCCO
C	ALUMINUM SIDING
D	PRE FINISHED ALUMINUM FRAMED WINDOW, RE: WINDOW SCHEDULE
E	GARAGE DOOR
F	6' x 8' ALUMINUM DOWNSPOUT WITH ALUMINUM HEADER, RE: A4.12
G	PREFAB SHUTTER
H	BAHAMA SHUTTER
I	SHINGLE ROOF
J	
K	
L	
M	
N	
O	
P	

**CURTIS GAINES HALL JONES ARCHITECTS**  
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TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590



JOB NO. 2204  
DATE 05.09.22  
DRAWN BY SG  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031

**SRE COQUINA CABANAS  
TRI-PLEX**



**1** BUILDING 01  
SIDE ENTRY ELEVATION  
Scale: 1/8" = 1'-0"

ELEVATION KEY NOTES	
TAG	DESCRIPTION
A	CONTROL JOINTS, WHERE INDICATED
B	PAINTED TEXTURED STUCCO
C	ALUMINUM SIDING
D	PRE FINISHED ALUMINUM FRAMED WINDOW, RE: WINDOW SCHEDULE
E	GARAGE DOOR
F	6' x 8' ALUMINUM DOWNSPOUT WITH ALUMINUM HEADER, RE: A4.12
G	PREFAB SHUTTER
H	BAHAMA SHUTTER
I	SHINGLE ROOF
J	
K	
L	
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O	
P	



**CURTIS GAINES HALL JONES  
ARCHITECTS**  
1213 EAST 6TH AVE  
YBOR CITY  
TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590

JOB NO. 2204  
DATE 05.09.22  
DRAWN BY SG  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031

**SRE COQUINA CABANAS  
TRI-PLEX**

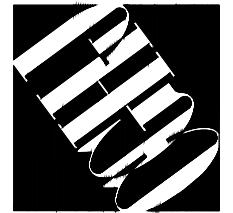
SRE COQUINA CABANAS  
DU-PLEX



**1** BUILDINGS 02 - 06  
FRONT ENTRY ELEVATION  
Scale: 1/8" = 1'-0"

JOB NO. 2204  
DATE 05.09.22  
DRAWN BY SG  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031

CURTS GAINES HALL JONES  
ARCHITECTS  
1213 EAST 6TH AVE  
YBOR CITY  
TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590





**1** BUILDINGS 02, 05, & 06  
SIDE ENTRY ELEVATION  
Scale: 1/8" = 1'-0"

ELEVATION KEY NOTES	
TAG	DESCRIPTION
A	CONTROL JOINTS, WHERE INDICATED
B	PAINTED TEXTURED STUCCO
C	ALUMINUM SIDING
D	PRE FINISHED ALUMINUM FRAMED WINDOW, RE: WINDOW SCHEDULE
E	GARAGE DOOR
F	6' x 8' ALUMINUM DOWNSPOUT WITH ALUMINUM HEADER, RE: A4.12
G	PREFAB SHUTTER
H	BAHAMA SHUTTER
I	SHINGLE ROOF
J	
K	
L	
M	
N	
O	
P	

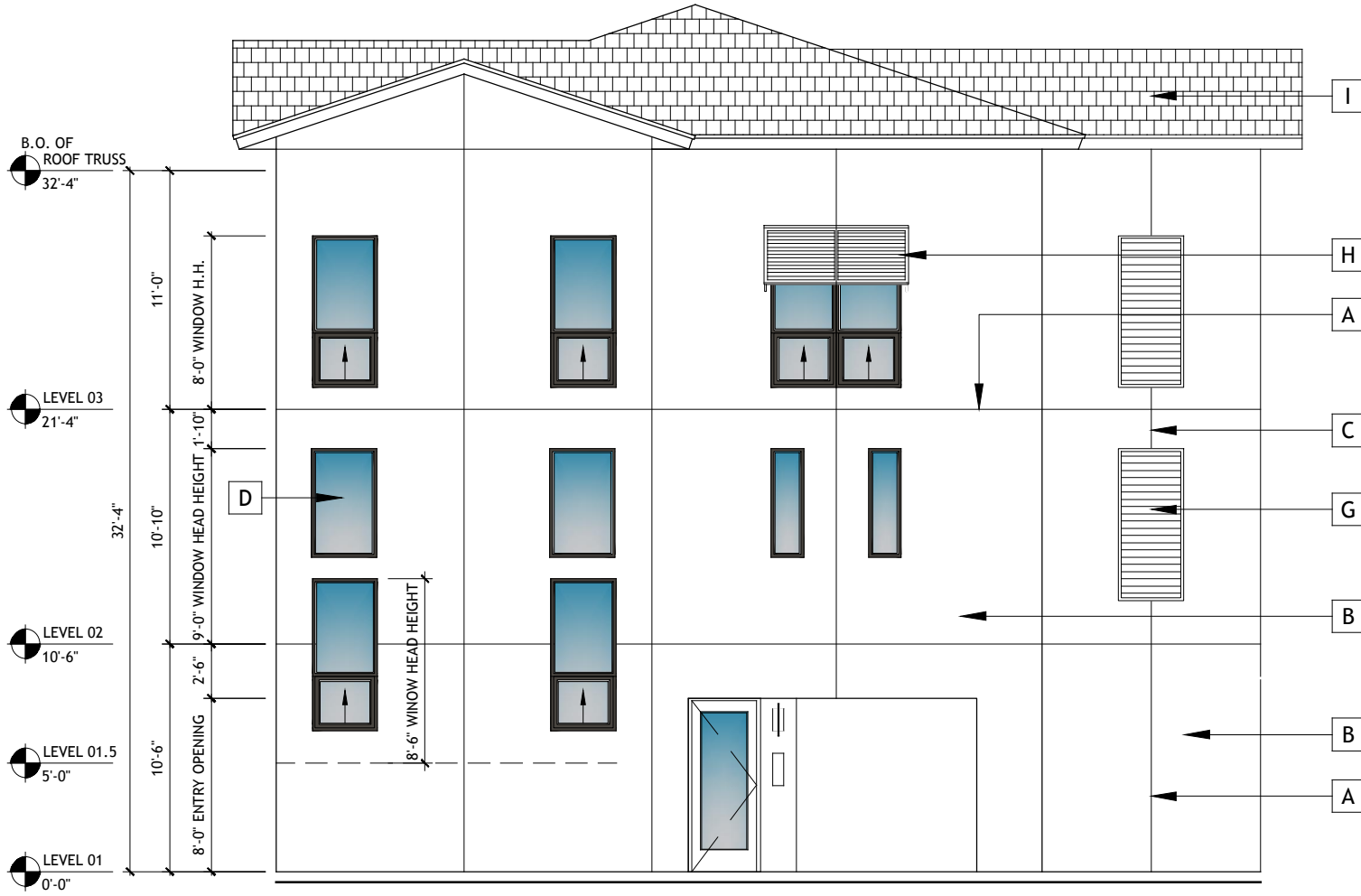
**CURTIS GAINES HALL JONES ARCHITECTS**  
1213 EAST 6TH AVE  
YBOR CITY  
TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590



JOB NO. 2204  
DATE 05.09.22  
DRAWN BY SG  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031

**SRE COQUINA CABANAS  
DU-PLEX**





**1** BUILDINGS 03 & 04  
SIDE ENTRY ELEVATION  
Scale: 1/8" = 1'-0"

ELEVATION KEY NOTES	
TAG	DESCRIPTION
A	CONTROL JOINTS, WHERE INDICATED
B	PAINTED TEXTURED STUCCO
C	ALUMINUM SIDING
D	PRE FINISHED ALUMINUM FRAMED WINDOW, RE: WINDOW SCHEDULE
E	GARAGE DOOR
F	6' x 8' ALUMINUM DOWNSPOUT WITH ALUMINUM HEADER, RE: A4.12
G	PREFAB SHUTTER
H	BAHAMA SHUTTER
I	SHINGLE ROOF
J	
K	
L	
M	
N	
O	
P	

**CURTIS GAINES HALL JONES ARCHITECTS**  
1213 EAST 6TH AVE  
Y B O R C I T Y  
TAMPA FLORIDA 33605  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001690



JOB NO. 2204  
DATE 05.09.22  
DRAWN BY SG  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031

**SRE COQUINA CABANAS  
DU-PLEX**



**1** BUILDINGS 02, 05, & 06  
SIDE ENTRY ELEVATION  
Scale: 1/8" = 1'-0"



**CURTS GAINES HALL JONES  
ARCHITECTS**  
1213 EAST 6TH AVE  
YBOR CITY  
TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590

**JOB NO.** 2204  
**DATE** 05,09,22  
**DRAWN BY** SG  
**REV. 1**  
**REV. 2**  
**ARCHITECT OF RECORD**  
STEPHANIE D. GAINES  
AR #0013031

**SRE COQUINA CABANAS  
DU-PLEX**

B.O. OF ROOF TRUSS  
32'-4"

LEVEL 03  
21'-4"

LEVEL 02  
10'-6"

LEVEL 01.5  
5'-0"

LEVEL 01  
0'-0"

32'-4"

8'-0" ENTRY OPENING  
10'-6"  
2'-6"  
9'-0" WINDOW HEAD HEIGHT  
1'-10"  
10'-10"  
8'-0" WINDOW H.H.  
11'-0"



1

**BUILDINGS 03 & 04  
SIDE ENTRY ELEVATION**

Scale: 1/8" = 1'-0"



**CURTS GAINES HALL JONES  
ARCHITECTS**  
 1213 EAST 6TH AVE  
 YBOR CITY  
 TAMPA FLORIDA 33606  
 PHONE 813 228-8000  
 FAX 813 228-0770  
 FL CERT. #AAC001690

**JOB NO.** 2204  
**DATE** 05.09.22  
**DRAWN BY** SG  
**REV. 1**  
**REV. 2**  
**ARCHITECT OF RECORD**  
 STEPHANIE D. GAINES  
 AR #0013091

**SRE COQUINA CABANAS  
DU-PLEX**

SRE COQUINA CABANAS  
DU-PLEX

JOB NO. 2204  
 DATE 05.09.22  
 DRAWN BY SG  
 REV. 1  
 REV. 2  
 ARCHITECT OF RECORD  
 STEPHANIE D. GAINES  
 AR #0013031

CURTS GAINES HALL JONES  
 ARCHITECTS  
 1213 EAST 6TH AVE  
 YBOR CITY  
 TAMPA FLORIDA 33606  
 PHONE 813 228-8000  
 FAX 813 228-0770  
 FL CERT. #AAC001590

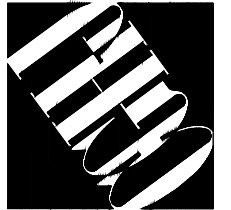


**1** BUILDINGS 02, 05, & 06  
 GARAGE ELEVATION  
 Scale: 1/8" = 1'-0"

SRE COQUINA CABANAS  
DU-PLEX

JOB NO. 2204  
DATE 05.09.22 SG  
DRAWN BY  
REV. 1  
REV. 2  
ARCHITECT OF RECORD  
STEPHANIE D. GAINES  
AR #0013031

CURTS GAINES HALL JONES  
ARCHITECTS  
1213 EAST 6TH AVE  
Y B O R C I T Y  
TAMPA FLORIDA 33606  
PHONE 813 228-8000  
FAX 813 228-0770  
FL CERT. #AAC001590



1 BUILDINGS 03 & 04  
GARAGE ELEVATION  
Scale: 1/8" = 1'-0"



# 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 permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. 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, 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.

<b>APPLICANT REPORT</b>	
<b>Street Address:</b> 3850 POMPANO DR SE AND	
<b>1. Details of techniques the applicant used to involve the public</b>	
<b>(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal</b>	
Applicant had a telephone call with the President of the Coquina Key Townhomes Association on Applicant is meeting with the Coquina Key Townhomes Association board on May 10, 2022.	
A revised Public Participation report will be submitted following this meeting.	
The Coquina Key Neighborhood Association is a co-Applicant and supports the request	
<b>(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications</b>	
Notice of the proposed application, along with existing and proposed site plan was sent to all property owners within the boundaries of the SE area on 4/15/22.	
A copy of the information mailed along with Certificate of Mailing is provided with this application.	
Additionally, notice of intent to file, along with the site plans were sent to CONA, FICO and to the Coquina Keys Neighborhood Association on 4/27/22, at least 10 days prior to submittal of the Application. A copy of the emails and certificate of mailing are provided with this application.	
<b>(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located</b>	
Residents within the boundary of the SE project were provided with the first notice. We received no comments back. The Applicant has also reached out to the association for the townhouse community within the boundary of the SE area, and has set up a meeting with them on 5/10/22.	
<b>2. Summary of concerns, issues, and problems expressed during the process</b>	
No concerns have been raised at this point.	
<b>3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations</b>	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name	President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	



April 13, 2022

Dear Neighbor:

I represent Sight Development, LLC. This letter is to advise you that Sight Development is planning to submit an application for a modification to a Special Exception approval encompassing the property at 3850 Pompano Drive SE and the Coquina Key Townhomes. Records indicate you own property within the boundary of the existing Special Exception approval.

Sight Development is proposing to build 13 townhomes on the property at 3850 Pompano Drive. Our vision for the new townhomes on Coquina Key is a relaxed site plan with a coastal modern meets vintage Florida vibe. Each unit will consist of approximately 2200 sq ft and will have 3 bedrooms, 2 bathrooms and a 2 car garage. The palate will consist of light inviting colors and a traditional mix of stucco and siding that will extenuate the island community buyers are seeking. We hope to maintain some of the existing landscaping as well as add new landscaping continuing with the tropical vibe.

A copy of the proposed site plan is included for your review.

Sight Development is a Tampa based multifamily developer who has collaborated on over 1500 residential units with a mix of for sale and for rent products. Our focus is on infill opportunities within existing neighborhoods where we can implement the traits and characteristics of a community into each project. We are inspired by local history, landscape, artists and culture that is designed to create value for our residents and surrounding communities.

We plan to submit the application with the City of St. Petersburg prior to May 9, 2022.

If you have questions or would like additional information, please contact me by phone at (813) 317-5820 or via email at [jenni@sightrealestate.com](mailto:jenni@sightrealestate.com). We look forward to speaking with you.

Thank you,

Jennifer Latimer

[www.sightdevelop.com](http://www.sightdevelop.com)





**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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b>	SIGHT DEVELOPMENT (appl) COQUINA KEY PROP OWNERS ASSN. (owner)
Street Address:	1925 E. 6TH AVE., 3870 POMPANO DR. SE,
City, State, Zip:	TAMPA, FL 33605 ST. PETERSBURG, FL 33705
Telephone No:	813-317-5820 Email: jenni@sightrealestate.com 412-849-4513 Mcgraw.michael@live.com
<b>NAME of AGENT OR REPRESENTATIVE:</b>	ANNE POLLACK, Fletcher Fischer Pollack P.L
Street Address:	433 Central Ave, Suite 400
City, State, Zip:	St. Petersburg, FL 33762
Telephone No:	813-898-2836 Email: apollack@ffplegal.com
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name:	GEORGE F. YOUNG Contact Name: TIM RANKIN
Telephone No:	727-822-4317
Website:	www.georgefyoung.com Email: trankin@georgefyoung.com
<b>PROPERTY INFORMATION:</b>	
Address/Location:	3850 POMPANO DR SE Email:
Parcel ID#(s):	06-32-17-51444-017-0003
<b>DESCRIPTION OF REQUEST:</b>	MODIFICATION TO ALLOW 13 TOWNHOMES ON 3850 POMPANO DR SE PARCEL
<b>PRE-APP MEETING DATE:</b>	2-23-22 <b>STAFF PLANNER:</b> COREY 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
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
<b>VARIANCES</b>		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

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.





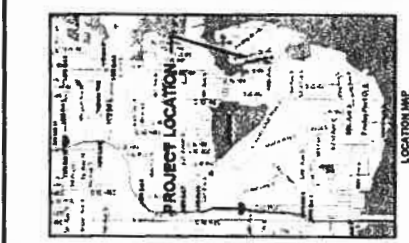


# EXISTING SITE PLAN

<b>BURCAW &amp; Associates, Inc.</b> 10000 Park Road, Suite 100 Jacksonville, FL 32217 Phone: 904.241.1111 Fax: 904.241.1112		<b>US HOMES</b> 211 Park Place Blvd. Jacksonville, FL 32209	<b>EDC 080 Plan</b>
<b>Coguh's Key Townhomes</b> 10000 Park Road, Suite 100 Jacksonville, FL 32217		<b>211 Park Place Blvd.</b> Jacksonville, FL 32209	<b>EDC 080 Plan</b>

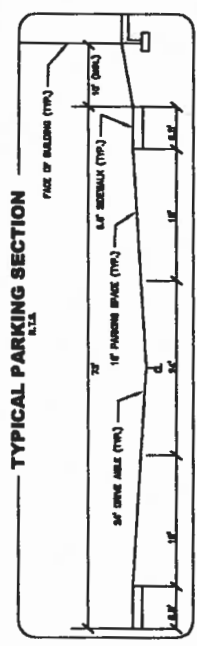
**NOTES**

- PROPOSED PARKING SPACES SHALL BE 9' IN LENGTH WITH A 5' 6" SIDEWALK, WHICH SHALL BE 1' 6" WIDER AND 6' 6" DEEP.
- ALL SIDEWALKS SHALL BE CONCRETE WITH A FINISH OF POLISHED PLANT.
- SEWER FOR ALL SIDEWALKS SHALL BE TRANSMISSION TO THROUGH PROJECT WITH A MINIMUM OF 24" DIA. (SEE PLAN).
- SEE LANSING'S PLAN FOR PROPOSED PLANTING, TREE PRESERVATION AND TREE REPLACEMENT.
- ON-SITE UTILITIES AND RIGHTS OF WAY SHALL BE FINITELY OWNED AND MAINTAINED BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



**PARKING DATA**

PROPOSED SPACES = 504 SPACES (AS PER PLAN)  
 REQUIRED SPACES = 507 SPACES (AS PER PLAN)

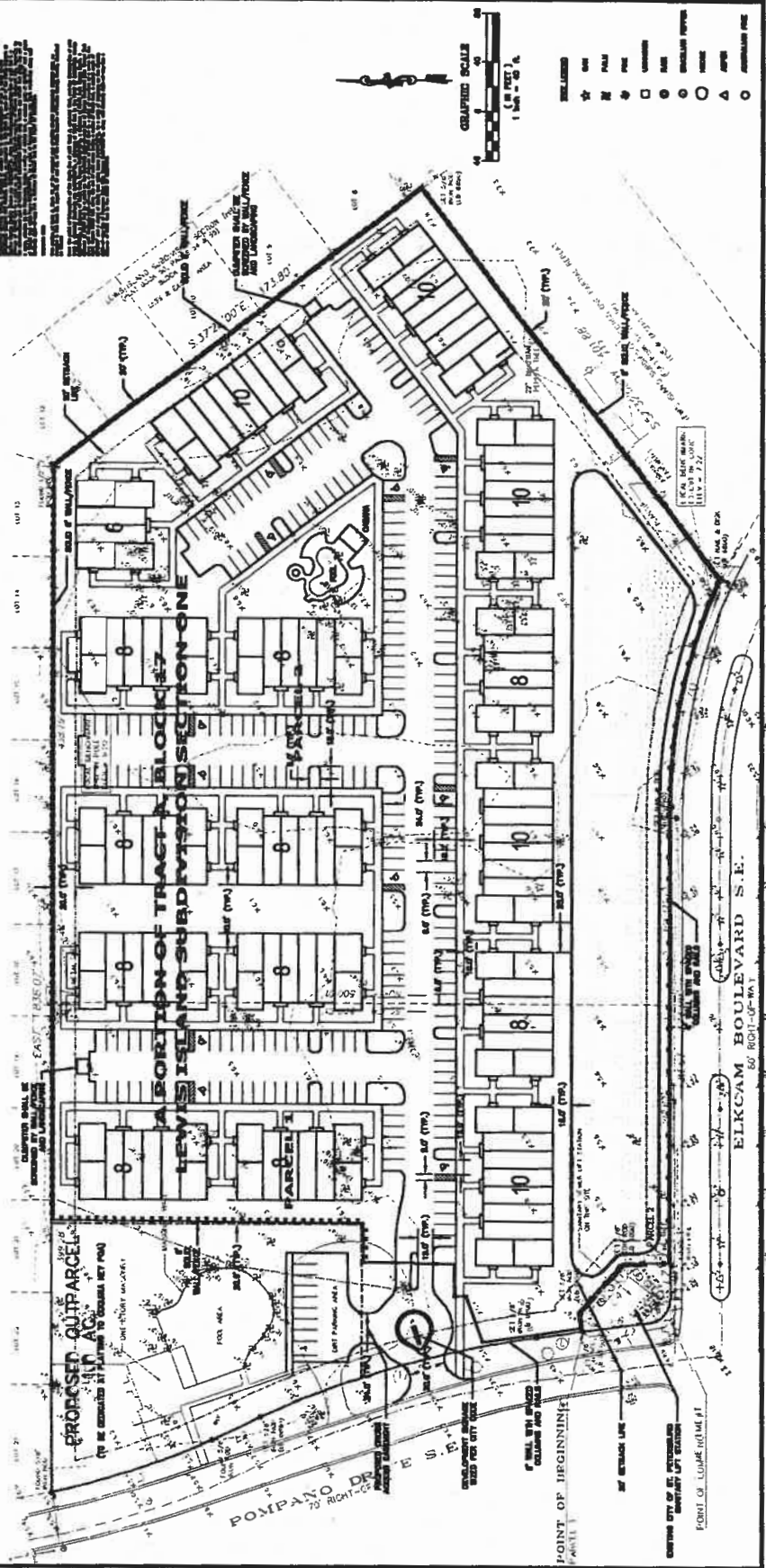


**SITE DATA TABLE**

TOTAL SITE AREA	4.0000 AC.
CONCRETE AREA	0.1000 AC.
ASPHALT AREA	0.1000 AC.
PAVING AREA	0.2000 AC.
GRASS AREA	3.7000 AC.
PLANTING AREA	0.1000 AC.
UTILITIES AREA	0.1000 AC.
RIGHT-OF-WAY AREA	0.1000 AC.
TOTAL PAVED AREA	0.4000 AC.
TOTAL UNPAVED AREA	3.6000 AC.
TOTAL SITE AREA	4.0000 AC.
PERCENT PAVED	10.00%
PERCENT UNPAVED	90.00%

**SETBACKS**

FRONT = 20'  
 SIDE = 10'  
 REAR = 20' (SEE ADJACENT STRUCTURE)  
 CORNER SET = 20' (SEE ADJACENT STRUCTURE)



<b>LEGEND</b> ○ EXISTING TREE △ PROPOSED TREE □ EXISTING SIDEWALK ○ PROPOSED SIDEWALK ○ EXISTING DRIVE △ PROPOSED DRIVE ○ EXISTING LOT △ PROPOSED LOT	<b>PROPOSED QUARTER SECTION</b> (TO BE CONSULTED IN RELATION TO TRACT 1)	<b>SECTION OF TRACT 1, BLOCK 27, LEWIS ISLAND SUBDIVISION SECTION ONE</b>	<b>US HOMES</b> 211 Park Place Blvd. Jacksonville, FL 32209	<b>EDC 080 Plan</b>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------	---------------------------------------------------------------------------	-------------------------------------------------------------------	---------------------

CERTIFICATE OF MAILING:  
SE 02-036  
April 15, 2022

1. 31-31-17-18077-000-0001  
COQUINA KEY TOWNHOMES ASSN INC  
C/O HOLIDAY ISLES PROPERTY MGMT  
11350 66TH ST N STE 124  
LARGO, FL 33773-5525
2. 31-31-17-18077-000-0002  
COQUINA KEY TOWNHOMES ASSN INC  
C/O SENTRY MANAGEMENT, INC  
2180 WEST SR 434, STE 5000  
LONGWOOD, FL 32779-5042
3. 31-31-17-18077-001-0010  
TODORCEVIC, STEVAN  
TODORCEVIC, KATRINA  
120 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
4. 31-31-17-18077-001-0020  
DRURY, JEANEMARIE  
122 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
5. 173131180770010030  
31-31-17-18077-001-0030  
JAGERNAUTH, KIMBERLY  
118 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
6. 31-31-17-18077-001-0040  
BAKER, LISA M  
CONLEY, KEVIN G  
116 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
7. 31-31-17-18077-001-0050  
HAINLEY, MAUREEN A  
GRACE, TREVOR  
114 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444



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U.S. POSTAGE PAID  
SAINT PETERSBURG, FL  
33701  
APR 15 22  
AMOUNT  
**\$3.29**  
R2305H128584-30

8. 31-31-17-18077-001-0060  
MARTIN, EDWARD EARL  
MARTIN, ANITA  
197 BELMONT CIR  
BRUNSWICK, GA  
31525-4783

9. 31-31-17-18077-001-0070  
LIBERIO, FRANK TRUST  
LIBERIO, FRANK TRE  
28W261 FLANDERS LN  
WINFIELD, IL  
60190-1748

10. 31-31-17-18077-001-0080  
CARVER, JANICE LANE  
LANE, ZACHARY  
2501 CEDAR TRACE DR W  
JACKSONVILLE  
FL  
32246-9362

11. 31-31-17-18077-001-0090  
TREHY, JOAN SCHMIDT  
TREHY, BRIAN TIMOTHY  
8712 E CRESCO LN  
INVERNESS, FL  
34450-6933

12. 31-31-17-18077-001-0100  
HANSEN, BRITTA  
HANSEN, DIETER  
LEFEVRESTR 21  
BERLIN 12161  
  
GERMANY

13. 31-31-17-18077-002-0010  
MCCULLOUGH, ANNETTE  
138 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444

14. 31-31-17-18077-002-0020  
COURANT, GLEN N  
COURANT, SALLY A  
140 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444



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U.S. POSTAGE PAID  
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APR 15, 22  
AMOUNT  
**\$3.29**  
R2305H128584-30



15. 31-31-17-18077-002-0030  
COTE, PIERRE  
COTE, LOUISE  
822 CARNELIAN CRES  
GLOUCESTER ON K1X 0A8

CANADA

16. 31-31-17-18077-002-0040  
SEALS, TAMMY  
134 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444

17. 31-31-17-18077-002-0050  
MORRIS, ATHINA  
MORRIS, DIANE  
132 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444

18. 31-31-17-18077-002-0060  
DAUGHERTY, KAREN A  
130 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444

19. 31-31-17-18077-002-0070  
ROSE, KEVIN  
BELL, BRIANNA  
128 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444

20. 31-31-17-18077-002-0080  
KEELS, CHRISTOPHER RAHEM  
FRANKLIN, HILLARY YVONNE  
126 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444

21. 31-31-17-18077-003-0010  
DUHAIME, KELLEN W  
DUHAIME, CHERIE  
225 GRENVILLE ST S  
SOUTHAMPTON ON N0H 2L0

CANADA

22. 31-31-17-18077-003-0020  
TRAN, LOAN  
600 VISTA DE CORDEVALLE  
SAN MARTIN, CA  
95046-9495



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U.S. POSTAGE PAID  
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33701  
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U.S. POSTAGE PAID  
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APR 15, 22  
AMOUNT  
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R2305H128584-30



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U.S. POSTAGE PAID  
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APR 15, 22  
AMOUNT  
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R2305H128584-30





- 23. 31-31-17-18077-003-0030  
BESWICK, VERONICA J  
158 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 24. 31-31-17-18077-003-0040  
MOREY, ROBIN  
MOREY, ROSETE  
156 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 25. 31-31-17-18077-003-0050  
BOREHAM, CHARLOTTE V  
154 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 26. 31-31-17-18077-003-0060  
DE LOSA, JOSEPH 2018 REV TRUST  
DE LOSA, JOSEPH TRUSTEE  
5215 RUSHMERE CT  
PALMETTO, FL  
34221-1736
  
- 27. 31-31-17-18077-003-0070  
LI, ALBERT BOQUN  
LI, TIFFANY LIRUI  
4717 190TH ST  
FLUSHING, NY  
11358-3830
  
- 28. 31-31-17-18077-003-0080  
RUYBAL, ROBIN M  
148 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 29. 31-31-17-18077-003-0090  
DJOTUNOVIC, MILAN  
146 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 30. 31-31-17-18077-003-0100  
RESTANTE, PAUL ANTHONY  
19611 ORTONA ST  
VENICE, FL  
34293-2504
  
- 31. 31-31-17-18077-004-0010  
SHIFLETT, MARK W JR  
178 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444





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R2305H128584-30

- 32. 31-31-17-18077-004-0020  
BOYD, CYNTHIA  
180 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 33. 31-31-17-18077-004-0030  
NATALI, CHRISTINA B  
176 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 34. 31-31-17-18077-004-0040  
ZHARGALOVA, TATYANA  
33 DEPOT ST UNIT 1  
SHARON, MA  
02067-1272
  
- 35. 31-31-17-18077-004-0050  
CHARLES-MARKS, JEAN E  
172 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 36. 31-31-17-18077-004-0060  
FILE-EMPERADOR, SHARON K  
EMPERADOR, JOSE RAFAEL  
170 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 37. 31-31-17-18077-004-0070  
MORALES, CRISANTO J  
MORALES, HELEN M  
2354 VISTA DR  
DOWNERS GROVE, IL  
60517-1841
  
- 38. 31-31-17-18077-004-0080  
RAHMAN, MARJAHAN  
166 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 39. 31-31-17-18077-005-0010  
DEVINE FAMILY TRUST  
DEVINE, ANA LIGIA TRE  
174 CLUBVIEW DR  
SAFETY HARBOR, FL  
34695-4627



- 40. 31-31-17-18077-005-0020  
POLSTON, AARON TYLER  
POOLE, KEVIN ROBERT  
202 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6451
  
- 41. 31-31-17-18077-005-0030  
ERRIAH, DESMOND  
90-23 183RD ST  
HOLLIS, NY  
11423-2340
  
- 42. 31-31-17-18077-005-0040  
PUCCIO, CHERYL A  
196 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 43. 31-31-17-18077-005-0050  
MOODY, HAROLD  
MOODY, PAMELA J  
194 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 44. 31-31-17-18077-005-0060  
DARSON, FREDERICK C  
2702 AVON RIVER DR  
VALRICO, FL  
33596-6517
  
- 45. 31-31-17-18077-005-0070  
SCHULTE, LOUIS S  
190 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 46. 31-31-17-18077-005-0080  
PATTERSON, DENISE EST  
188 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 47. 31-31-17-18077-005-0090  
PHILLIPS, SHANE  
PHILLIPS, VALERIE  
186 COQUINA BAY DR  
ST PETERSBURG, FL  
33705-6444
  
- 48. 31-31-17-18077-005-0100  
SWAIN, ASJANA  
184 COQUINA BAY DR  
ST PETERSBURG, FL  
33705



- 49. 31-31-17-18077-006-0010  
 SPANN, TIARA  
 222 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451
  
- 50. 31-31-17-18077-006-0020  
 CARPENTER, MARY  
 224 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451
  
- 51. 31-31-17-18077-006-0030  
 JIMENEZ-OCHOA, STEPHANIE  
 220 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451
  
- 52. 31-31-17-18077-006-0040  
 BARAKAT, DYLAN  
 BARAKAT, SYNDEE B  
 218 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451
  
- 53. 31-31-17-18077-006-0050  
 SULESKEY, CHARLES A  
 SULESKEY, JOAN KOEWLER  
 713 BAYSHORE RD  
 NOKOMIS, FL  
 34275-1915
  
- 54. 31-31-17-18077-006-0060  
 JOHNSON, EDWARD JR  
 JOHNSON, CYNTHIA T  
 214 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451
  
- 55. 31-31-17-18077-006-0070  
 BUCZEK HOLDINGS LLC  
 12815 74TH AVE N  
 SEMINOLE, FL  
 33776-4002
  
- 56. 31-31-17-18077-006-0080  
 SHAMAS, ERIC  
 SHAMAS, MARIA LUISA  
 210 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451



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U.S. POSTAGE PAID  
 SAINT PETERSBURG, FL  
 33701  
 APR 15, 22  
 AMOUNT  
**\$3.76**  
 R2305H128584-30



- 57. 31-31-17-18077-006-0090  
 ROTUNDA, MIKA  
 ROTUNDA, STEPHANIE  
 208 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451
  
- 58. 31-31-17-18077-006-0100  
 ROBINSON, SAMANTHA  
 ROBINSON, MATTHEW  
 206 COQUINA BAY DR  
 ST PETERSBURG, FL  
 33705-6451
  
- 59. 31-31-17-18077-007-0010  
 HOU, WEI  
 GAO, LIANMEI  
 10606 CAYMAN ISLE CT  
 TAMPA, FL  
 33647-3371
  
- 60. 31-31-17-18077-007-0020  
 SIMPSON, GAIL  
 DUMONT, MICHAEL  
 4800 PARADISE WAY S  
 ST PETERSBURG, FL  
 33705
  
- 61. 31-31-17-18077-007-0030  
 DEEN-HASSAN, SHERUL B  
 3862 MANDALAY DR  
 ST PETERSBURG, FL  
 33705-6446
  
- 62. 31-31-17-18077-007-0040  
 WILSON, LARUEN MARIO  
 WILSON, HOPE MYRANDA GOLPHIN  
 3864 MANDALAY DR  
 ST PETERSBURG, FL  
 33705-6446
  
- 63. 31-31-17-18077-007-0050  
 ERRIAH, DESMOND  
 90-23 183RD ST  
 HOLLIS, NY  
 11423-2340
  
- 64. 31-31-17-18077-007-0060  
 ERRIAH, DEVON S  
 183-11 91ST AVE  
 HOLLIS, NY  
 11423-2305





- 65. 31-31-17-18077-007-0070  
DUDA, MICHAEL E TRE  
DUDA, MICHAEL E TRUST  
3870 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 66. 31-31-17-18077-007-0080  
CLACK, EMMA HONOR  
3872 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 67. 31-31-17-18077-007-0090  
POWELL, JULIE SHOUP  
3874 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 68. 31-31-17-18077-007-0100  
STRIKER, SEAN P  
3876 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 69. 31-31-17-18077-008-0010  
SHAPOVALOVA, KATRIN  
3846 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 70. 31-31-17-18077-008-0020  
LEHMANN, PETER  
3844 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 71. 31-31-17-18077-008-0030  
CARLSON, GERALD J  
CARLSON, SANDRA L  
3848 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 72. 31-31-17-18077-008-0040  
GRAY, LAUREN D  
GRAY, ADAM  
3850 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446
  
- 73. 31-31-17-18077-008-0050  
NIMCHUK, JING CHEN  
3852 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446





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U.S. POSTAGE PAID  
SAINT PETERSBURG, FL  
33701  
APR 15, 22  
AMOUNT  
**\$3.76**  
R2305H128584-30

74. 31-31-17-18077-008-0060  
CUERVO, CATHERINE ANDREA  
3854 MANDALAY DR  
ST PETERSBURG, FL  
33705-6446

75. 31-31-17-18077-009-0010  
HIRD, CONNIE E  
3846 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

76. 31-31-17-18077-009-0020  
URQUHART, FERN  
3844 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

77. 31-31-17-18077-009-0030  
MURRAY, WILLIAM L JR  
3848 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

78. 31-31-17-18077-009-0040  
MARIC, TAMARA  
TOSIC, DORDE  
3850 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

79. 31-31-17-18077-009-0050  
LAM, STEVEN V H  
WONG, CHRISTINA P S  
8 HALSTEAD DR  
MARKHAM ON L3R 8A1  
  
CANADA

80. 31-31-17-18077-009-0060  
MILLET, JENNIFER  
3854 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

81. 31-31-17-18077-009-0070  
JONES, DALLAS KENDALL  
JONES, COURTNEY ELAINE  
3858 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449



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U.S. POSTAGE PAID  
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33701  
APR 15, 22  
AMOUNT  
**\$3.29**  
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U.S. POSTAGE PAID  
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33701  
APR 15, 22  
AMOUNT  
**\$1.65**  
R2305H128584-30

82. 31-31-17-18077-009-0080  
PIELORZ, MICHELLE L  
PIELORZ, MACIEJ J  
220 A MERTON HIGH ST  
LONDON  
SW19 1PS

UNITED KINGDOM



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U.S. POSTAGE PAID  
SAINT PETERSBURG, FL  
33701  
APR 15, 22  
AMOUNT  
**\$1.65**  
R2305H128584-30



83. 31-31-17-18077-010-0010  
HARRIS, BRYCE  
SARACEN-WISER, STEPHANIE  
3864 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

84. 31-31-17-18077-010-0020  
CHU, QUYEN D  
600 VISTA DE CORDEVALLE  
SAN MARTIN, CA  
95046-9495

85. 31-31-17-18077-010-0030  
STEWART, COLE D  
STEWART, DEBORAH KAY  
21734 AMELIA ROSE WAY  
LAND O LAKES, FL  
34637-6408

86. 31-31-17-18077-010-0040  
WEIS, ANGELA  
WASHBURN, DUSTIN  
3868 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

87. 31-31-17-18077-010-0050  
PARKER, CHERELL  
3870 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

88. 31-31-17-18077-010-0060  
WOMBACKER, LAUREN NICOLE  
3872 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449

89. 31-31-17-18077-010-0070  
DICOSIMO, ANTHONY  
3876 ISLAND WAY  
ST PETERSBURG, FL  
33705



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U.S. POSTAGE PAID  
SAINT PETERSBURG, FL  
33701  
APR 15, 22  
AMOUNT  
**\$3.29**  
R2305H128584-30



- 90. 31-31-17-18077-010-0080  
SINGLETON, DANIEL  
3874 ISLAND WAY  
ST PETERSBURG, FL  
33705-6449
  
- 91. 31-31-17-18077-011-0010  
DING, XIAOLING  
WANG, JOHN JIANGUO  
4934 QUEEN PALM TER NE  
ST PETERSBURG, FL  
33703-6301
  
- 92. 31-31-17-18077-011-0020  
ANDERSEN, DEREK C  
11795 NW 78TH PL  
PARKLAND, FL  
33076-4526
  
- 93. 31-31-17-18077-011-0030  
BURKETT, DANIEL JOHN  
3873 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 94. 31-31-17-18077-011-0040  
GRACE, TREVOR  
GRACE, MICHELE  
3871 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 95. 31-31-17-18077-011-0050  
BURNS, WILLIAM A  
3869 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 96. 31-31-17-18077-011-0060  
DIAZ, MICHELLE  
DONOVAN, LIANNE M  
3867 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 97. 31-31-17-18077-011-0070  
WILLIAMS, IRIS REGINA  
3865 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450





- 98. 31-31-17-18077-011-0080  
DIEM, COURTNEY E  
DIEM, JOHN C  
3863 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 99. 31-31-17-18077-012-0010  
YOUNG, MATTHEW T  
3857 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 100.31-31-17-18077-012-0020  
JIA, YIE  
410 SANDRINGHAM CT  
WINTER SPRINGS, FL  
32708-2725
  
- 101.31-31-17-18077-012-0030  
SUBRAMANIAN, SANKRITH  
SHANKAR, SUGANDHA  
3855 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 102.31-31-17-18077-012-0040  
BUSCH, DORIS C  
125 56TH AVE S APT 312  
ST PETERSBURG, FL  
33705-5456
  
- 103.31-31-17-18077-012-0050  
ROSARIO, CRISTOBAL R JR  
ROSARIO, PATRICIA LEE  
3851 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 104.31-31-17-18077-012-0060  
RHOADES, MOLLY E  
3849 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 105.31-31-17-18077-012-0070  
GEOHEGAN, RYAN  
3847 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450
  
- 106.31-31-17-18077-012-0080  
CORRWAY, JOHN DAVID  
3845 ISLAND WAY  
ST PETERSBURG, FL  
33705-6450



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U.S. POSTAGE PAID  
SAINT PETERSBURG, FL  
33701  
APR 15, 22  
AMOUNT  
**\$4.23**  
R2305H128584-30





107.31-31-17-18077-013-0010

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3846 MARINER DR  
ST PETERSBURG, FL  
33705-6447

108.31-31-17-18077-013-0020

HAUGHT, PHILIP  
HAUGHT, STACEY  
3844 MARINER DR  
ST PETERSBURG, FL  
33705-6447

109.31-31-17-18077-013-0030

QINONES, MANUEL A TOLEDO  
DE TOLEDO, ANGELA BACHISIA COSSU  
3848 MARINER DR  
ST PETERSBURG, FL  
33705-6447

110.31-31-17-18077-013-0040

JOHNSON, ANNMARIE  
3850 MARINER DR  
ST PETERSBURG, FL  
33705-6447

111.31-31-17-18077-013-0050

DOWLING, JAMES B  
3852 MARINER DR  
ST PETERSBURG, FL  
33705-6447

112.31-31-17-18077-013-0060

QUINT, STEPHEN HOWARD  
NISHKU, ADRIAN  
3854 MARINER DR  
ST PETERSBURG, FL  
33705-6447

113.31-31-17-18077-013-0070

VIDAL, RHINA B  
3858 MARINER DR  
ST PETERSBURG, FL  
33705-6447

114.31-31-17-18077-013-0080

COSTA, JOE  
COSTA, ERIKA  
552 FIFTH RD E  
STONEY CREEK ON L8J 3L4  
  
CANADA



115.31-31-17-18077-014-0010  
LANUQUEITTE, LAURENT  
LANUQUEITTE, LORRAINE  
406 N ELLEN DR  
WEST COVINA, CA  
91790-1609

116.31-31-17-18077-014-0020  
BROWN, KADINE K  
3862 MARINER DR  
ST PETERSBURG, FL  
33705-6447

117.31-31-17-18077-014-0030  
JONES, CARRIE M REV TRUST  
JONES, CARRIE M TRE  
3866 MARINER DR  
ST PETERSBURG, FL  
33705-6447

118.31-31-17-18077-014-0040  
GOMEZ, SHERILYN  
3868 MARINER DR  
ST PETERSBURG, FL  
33705-6447

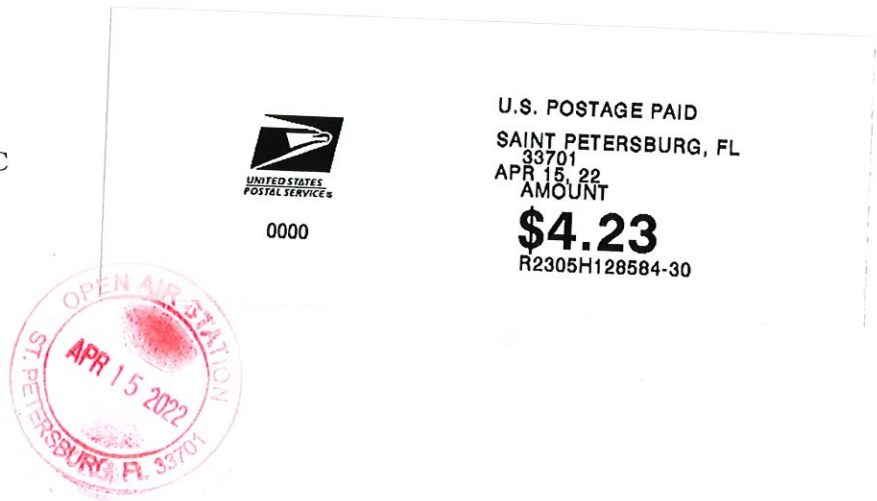
119.31-31-17-18077-014-0050  
SAENZ, KRISDEE D  
3870 MARINER DR  
ST PETERSBURG, FL  
33705-6447

120.31-31-17-18077-014-0060  
OLIEVSKIY, DAN  
3872 MARINER DR  
ST PETERSBURG, FL  
33705-6447

121.31-31-17-18077-014-0070  
GRIFFITHS, VALTON E JR  
GRIFFITHS, FELICIA B  
3876 MARINER DR  
ST PETERSBURG, FL  
33705-6447

122.31-31-17-18077-014-0080  
CRAIN BROTHERS PROPERTIES LLC  
10115 TARPON DR  
TREASURE ISLAND, FL  
33706-3122

123.31-31-17-18077-015-0010  
SHIMOJI, SEAN S  
3875 MARINER DR  
ST PETERSBURG, FL  
33705-6448



124.31-31-17-18077-015-0020  
HARDY, MATTHEW  
KASTAN, STEPHANIE  
3877 MARINER DR  
ST PETERSBURG, FL  
33705-6448

125.31-31-17-18077-015-0030  
ANDREWS, DEREK C  
3873 MARINER DR  
ST PETERSBURG, FL  
33705-6448

126.31-31-17-18077-015-0040  
PUGLISI, GERALDINE J  
PUGLISI, ANTHONY P  
8 HASKEL CT  
GLOUCESTER, MA  
01930

127.31-31-17-18077-015-0050  
REARDON, DEAN B  
3869 MARINER DR  
ST PETERSBURG, FL  
33705-6448

128.31-31-17-18077-015-0060  
SCHARFF, CHRISTOPHER A  
3867 MARINER DR  
ST.PETERSBURG, FL  
33705-6448

129.31-31-17-18077-015-0070  
WILLIAMS, ROBERT W  
CONNER, DAWN M  
3865 MARINER DR  
ST PETERSBURG, FL  
33705-6448

130.31-31-17-18077-015-0080  
SUMILANG, RODERICO JIARDINIANO TRE  
TONEL-SUMILANG, MILAGROS TRE  
133 MAPLE ST  
TEANECK, NJ  
07666-3853

131.31-31-17-18077-016-0010  
SUMILANG, RODERICO  
SUMILANG, MILAGROS  
3857 MARINER DR  
ST PETERSBURG, FL  
33705-6448



132.31-31-17-18077-016-0020  
SUMILANG, RODERICO JARDINIANO TRE  
TONEL-SUMILANG, MILAGROS TRE  
3857 MARINER DR  
ST PETERSBURG, FL  
33705-6448

133.31-31-17-18077-016-0030  
ADAMOPOULOS, ANGELA SOPHIA  
3855 MARINER DR  
ST PETERSBURG, FL  
33705-6448

134.31-31-17-18077-016-0040  
MCLAUGHLIN, NANCY S  
3853 MARINER DR  
ST PETERSBURG, FL  
33705-6448

135.31-31-17-18077-016-0050  
MALDONADO, YVETTE  
3851 MARINER DR  
ST PETERSBURG, FL  
33705-6448

136.31-31-17-18077-016-0060  
GASKINS, SUSANNE S  
3849 MARINER DR  
ST PETERSBURG, FL  
33705-6448

137.31-31-17-18077-016-0070  
BAQUE, EDUARDO A  
BAQUE, LLORA CHRISTIAN  
3845 MARINER DR  
ST PETERSBURG, FL  
33705-6448

138.31-31-17-18077-016-0080  
MORRONE, MICHAEL  
830 PENNSYLVANIA AVE  
LYNDHURST, NJ  
07071-1323



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U.S. POSTAGE PAID  
SAINT PETERSBURG, FL  
33701  
APR 15, 22  
AMOUNT  
**\$3.29**  
R2305H128584-30

OWNER NAME	OWNER NAME2	ADDRESS	ADDRESS2	ADDRESS3	OWNER NAME	OWNER NAME	MAILING ADDRESS							
COQUINA KEY TOWNHOMES ASSN INC		0	POMPANO	DR SE	ST PETERSBURG	FL	33705	COQUINA KEY TOWNHOMES ASSN I	C/O HOLIDAY ISLE PROPERTY MGMT	11350 66TH ST N STE 124	LARGO	FL	33771-5525	
COQUINA KEY TOWNHOMES ASSN INC		0	POMPANO	DR SE	ST PETERSBURG	FL	33705	COQUINA KEY TOWNHOMES ASSN I	C/O SENTRY MANAGEMENT, INC	2180 WEST SR 434, STE 5000	LONGWOOD	FL	32779-5042	
TODORCEVIC, STEVAN	TODORCEVIC, KATRINA	120	COQUINA BAY	DR	ST PETERSBURG	FL	33705	TODORCEVIC, STEVAN	TODORCEVIC, KATRINA	120 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
DRURY, JEANEMARIE		122	COQUINA BAY	DR	ST PETERSBURG	FL	33705	DRURY, JEANEMARIE		122 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
BARBERA WALTH, KIMBERLY		118	COQUINA BAY	DR	ST PETERSBURG	FL	33705	BARBERA WALTH, KIMBERLY		118 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
BAKER, LISA M	CONLEY, KEVIN G	116	COQUINA BAY	DR	ST PETERSBURG	FL	33705	BAKER, LISA M	CONLEY, KEVIN G	116 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
HAINLEY, MAUREEN A	GRACE, TREVOR	114	COQUINA BAY	DR	ST PETERSBURG	FL	33705	HAINLEY, MAUREEN A	GRACE, TREVOR	114 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
MARTIN, EDWARD EARL	MARTIN, ANITA	112	COQUINA BAY	DR	ST PETERSBURG	FL	33705	MARTIN, EDWARD EARL	MARTIN, ANITA	197 BELMONT CIR	BRUNSWICK	GA	31525-4783	
LIBERIO, FRANK TRUST	LIBERIO, FRANK TRE	110	COQUINA BAY	DR	ST PETERSBURG	FL	33705	LIBERIO, FRANK TRUST	LIBERIO, FRANK TRE	28W261 FLANDERS LN	WINFIELD	IL	60190-1748	
CARVER, JANICE LANE	LANE, ZACHARY	108	COQUINA BAY	DR	ST PETERSBURG	FL	33705	CARVER, JANICE LANE	LANE, ZACHARY	2501 CEDAR TRACE DR W	JACKSONVILLE	FL	32246-9362	
TREHY, JOAN SCHMIDT	TREHY, BRIAN TIMOTHY	106	COQUINA BAY	DR	ST PETERSBURG	FL	33705	TREHY, JOAN SCHMIDT	TREHY, BRIAN TIMOTHY	8712 E CRESCO LN	INVERNESS	FL	34450-6933	
HANSEN, BRITTA	HANSEN, DIETER	104	COQUINA BAY	DR	ST PETERSBURG	FL	33705	HANSEN, BRITTA	HANSEN, DIETER	LEFFEVRESTR 21	BERGING V 12161	GERMANY	FL	33705-6444
MCULLOUGH, ANNETTE		138	COQUINA BAY	DR	ST PETERSBURG	FL	33705	MCULLOUGH, ANNETTE		138 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
COURANT, GLEN N	COURANT, SALLY A	140	COQUINA BAY	DR	ST PETERSBURG	FL	33705	COURANT, GLEN N	COURANT, SALLY A	140 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
COTE, PIERRE		136	COQUINA BAY	DR	ST PETERSBURG	FL	33705	COTE, PIERRE		822 GONNELIA CRES	GLUCES TER ON KIX G88	CANADA		
SCALS, TAMMY		134	COQUINA BAY	DR	ST PETERSBURG	FL	33705	SCALS, TAMMY		134 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
MORRIS, ATHINA	MORRIS, DIANE	132	COQUINA BAY	DR	ST PETERSBURG	FL	33705	MORRIS, ATHINA	MORRIS, DIANE	132 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
DAUGHERTY, KAREN A		130	COQUINA BAY	DR	ST PETERSBURG	FL	33705	DAUGHERTY, KAREN A		130 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
ROSE, KEVIN	BELL, BRIANNA	128	COQUINA BAY	DR	ST PETERSBURG	FL	33705	ROSE, KEVIN	BELL, BRIANNA	128 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
KEELS, CHRISTOPHER RAHEM	FRANKLIN, HILLARY YVONNE	126	COQUINA BAY	DR	ST PETERSBURG	FL	33705	KEELS, CHRISTOPHER RAHEM	FRANKLIN, HILLARY YVONNE	126 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
DUHAIME, KELLEN W	DUHAIME, CHERIE	160	COQUINA BAY	DR	ST PETERSBURG	FL	33705	DUHAIME, KELLEN W	DUHAIME, CHERIE	225 GRENVILLE ST S	SOUTHAMPTON ON NOH 210	CANADA		
TRAN, LOAN		162	COQUINA BAY	DR	ST PETERSBURG	FL	33705	TRAN, LOAN		600 VISTA DE CORDEVALLE	SAN MARTIN	CA	95046-9495	
BESWICK, VERONICA J		158	COQUINA BAY	DR	ST PETERSBURG	FL	33705	BESWICK, VERONICA J		158 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
MOREY, ROBIN	MOREY, ROSETE	156	COQUINA BAY	DR	ST PETERSBURG	FL	33705	MOREY, ROBIN	MOREY, ROSETE	156 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
BOREHAM, CHARLOTTE V		154	COQUINA BAY	DR	ST PETERSBURG	FL	33705	BOREHAM, CHARLOTTE V		154 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
DE LOSA, JOSEPH 2018 REV TRUST	DE LOSA, JOSEPH TRUSTEE	352	COQUINA BAY	DR	ST PETERSBURG	FL	33705	DE LOSA, JOSEPH TRUSTEE	DE LOSA, JOSEPH TRUSTEE	5215 BUSHMIRE CT	PALMETTO	FL	34221-1736	
U, ALBERT BOJUN	U, TIFFANY LIRUI	150	COQUINA BAY	DR	ST PETERSBURG	FL	33705	U, ALBERT BOJUN	U, TIFFANY LIRUI	4712 180TH ST DR	LUSHER	FL	33705-3830	
RUYBAL, ROBIN M		148	COQUINA BAY	DR	ST PETERSBURG	FL	33705	RUYBAL, ROBIN M		148 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
DIOTUNOVIC, MILAN		146	COQUINA BAY	DR	ST PETERSBURG	FL	33705	DIOTUNOVIC, MILAN		146 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
RESTANTE, PAUL ANTHONY		144	COQUINA BAY	DR	ST PETERSBURG	FL	33705	RESTANTE, PAUL ANTHONY		19611 ORTONA ST	VENICE	FL	34293-2504	
SHIFFETT, MARK W JR		178	COQUINA BAY	DR	ST PETERSBURG	FL	33705	SHIFFETT, MARK W JR		178 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
BOYD, CYNTHIA		180	COQUINA BAY	DR	ST PETERSBURG	FL	33705	BOYD, CYNTHIA		180 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
NATALI, CHRISTINA B		176	COQUINA BAY	DR	ST PETERSBURG	FL	33705	NATALI, CHRISTINA B		176 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
ZHARGALOVA, TATYANA		174	COQUINA BAY	DR	ST PETERSBURG	FL	33705	ZHARGALOVA, TATYANA		33 DEPOT ST UNIT 1	SHARON	MA	02067-1272	
CHARLES-MARKS, JEAN E		172	COQUINA BAY	DR	ST PETERSBURG	FL	33705	CHARLES-MARKS, JEAN E		172 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
FILE-EMPERADOR, SHARON K	EMPERADOR, JOSE RAFAEL	170	COQUINA BAY	DR	ST PETERSBURG	FL	33705	FILE-EMPERADOR, SHARON K	EMPERADOR, JOSE RAFAEL	170 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
MORALES, CRISANTO J	MORALES, HELEN M	168	COQUINA BAY	DR	ST PETERSBURG	FL	33705	MORALES, CRISANTO J	MORALES, HELEN M	2354 VISTA DR	DOWNEYS GROVE	IL	60517-3841	
RAHMAN, MARIAMHAN		166	COQUINA BAY	DR	ST PETERSBURG	FL	33705	RAHMAN, MARIAMHAN		166 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
DEVINE FAMILY TRUST	DEVINE, ANA LIGIA TRE	200	COQUINA BAY	DR	ST PETERSBURG	FL	33705	DEVINE FAMILY TRUST	DEVINE, ANA LIGIA TRE	174 CLUBVIEW DR	SAFETY HARBOR	FL	34695-4627	
POSTON, AARON TYLER	POOLE, KEVIN ROBERT	202	COQUINA BAY	DR	ST PETERSBURG	FL	33705	POSTON, AARON TYLER	POOLE, KEVIN ROBERT	202 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
ERRIAH, DESMOND		198	COQUINA BAY	DR	ST PETERSBURG	FL	33705	ERRIAH, DESMOND		90-23 183RD ST	HOLLIS	NY	11423-2340	
PUCCO, CHERYL A		196	COQUINA BAY	DR	ST PETERSBURG	FL	33705	PUCCO, CHERYL A		196 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
MOODY, HAROLD	MOODY, PAMELA J	194	COQUINA BAY	DR	ST PETERSBURG	FL	33705	MOODY, HAROLD	MOODY, PAMELA J	194 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
DARSON, FREDERICK C		192	COQUINA BAY	DR	ST PETERSBURG	FL	33705	DARSON, FREDERICK C		2702 AVON RIVER DR	VALRICO	FL	33596-6517	
SCHULTE, LOUIS S		190	COQUINA BAY	DR	ST PETERSBURG	FL	33705	SCHULTE, LOUIS S		190 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
PATTERSON, DENISE EST		188	COQUINA BAY	DR	ST PETERSBURG	FL	33705	PATTERSON, DENISE EST		188 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
PHILLIPS, SHANE	PHILLIPS, VALERIE	186	COQUINA BAY	DR	ST PETERSBURG	FL	33705	PHILLIPS, SHANE	PHILLIPS, VALERIE	186 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
SWAIN, ASJANA		184	COQUINA BAY	DR	ST PETERSBURG	FL	33705	SWAIN, ASJANA		184 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
SPAWN, TIANA		212	COQUINA BAY	DR	ST PETERSBURG	FL	33705	SPAWN, TIANA		212 COQUINA BAY DR	ST PETERSBURG	FL	33705-6444	
CARPENTER, MARY		224	COQUINA BAY	DR	ST PETERSBURG	FL	33705	CARPENTER, MARY		224 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
HIMENEZ-OCHOA, STEPHANIE		220	COQUINA BAY	DR	ST PETERSBURG	FL	33705	HIMENEZ-OCHOA, STEPHANIE		220 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
BARAKAT, DYLAN	BARAKAT, SYNDEE B	218	COQUINA BAY	DR	ST PETERSBURG	FL	33705	BARAKAT, DYLAN	BARAKAT, SYNDEE B	218 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
SULESKEY, CHARLES A	SULESKEY, JOAN KOEWLER	216	COQUINA BAY	DR	ST PETERSBURG	FL	33705	SULESKEY, CHARLES A	SULESKEY, JOAN KOEWLER	713 BAYSHORE DR	NOKOMIS	FL	34275-1915	
JOHNSON, EDWARD JR	JOHNSON, CYNTHIA T	214	COQUINA BAY	DR	ST PETERSBURG	FL	33705	JOHNSON, EDWARD JR	JOHNSON, CYNTHIA T	214 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
BUZCEK HOLDINGS LLC		212	COQUINA BAY	DR	ST PETERSBURG	FL	33705	BUZCEK HOLDINGS LLC		12815 74TH AVE N	SEMINOLE	FL	33776-4002	
SHAMAS, ERIC	SHAMAS, MARIA LUISA	210	COQUINA BAY	DR	ST PETERSBURG	FL	33705	SHAMAS, ERIC	SHAMAS, MARIA LUISA	210 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
ROTUNDA, MIKA	ROTUNDA, STEPHANIE	208	COQUINA BAY	DR	ST PETERSBURG	FL	33705	ROTUNDA, MIKA	ROTUNDA, STEPHANIE	208 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
ROBINSON, SAMANTHA	ROBINSON, MATTHEW	206	COQUINA BAY	DR	ST PETERSBURG	FL	33705	ROBINSON, SAMANTHA	ROBINSON, MATTHEW	206 COQUINA BAY DR	ST PETERSBURG	FL	33705-6451	
HOU, WEI	GAO, LIANMEI	3860	MANDALAY	DR	ST PETERSBURG	FL	33705	HOU, WEI	GAO, LIANMEI	10696 CAYMAN ISLE CT	TAMPA	FL	33647-3371	
SHAMPSON, GAIL	DUMONT, MICHAEL	3858	MANDALAY	DR	ST PETERSBURG	FL	33705	SHAMPSON, GAIL	DUMONT, MICHAEL	3858 PARADISE WAYS	ST PETERSBURG	FL	33705-6446	
DIEM-HASSAN, SHERIL B		3856	MANDALAY	DR	ST PETERSBURG	FL	33705	DIEM-HASSAN, SHERIL B		3856 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
WILSON, LARLEN MARIO	WILSON, HOPE MYRANDA GOLPHN	3854	MANDALAY	DR	ST PETERSBURG	FL	33705	WILSON, LARLEN MARIO	WILSON, HOPE MYRANDA GOLPHN	3854 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
ERRIAH, DESMOND		3852	MANDALAY	DR	ST PETERSBURG	FL	33705	ERRIAH, DESMOND		90-23 183RD ST	HOLLIS	NY	11423-2340	
ERRIAH, DEVON S		3848	MANDALAY	DR	ST PETERSBURG	FL	33705	ERRIAH, DEVON S		183-11 91ST AVE	HOLLIS	NY	11423-2305	
DUDA, MICHAEL E TRE	DUDA, MICHAEL E TRUST	3870	MANDALAY	DR	ST PETERSBURG	FL	33705	DUDA, MICHAEL E TRE	DUDA, MICHAEL E TRUST	3870 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
CLACK, EMMA HONOR		3872	MANDALAY	DR	ST PETERSBURG	FL	33705	CLACK, EMMA HONOR		3872 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
POWELL, JULIE SHOUP		3874	MANDALAY	DR	ST PETERSBURG	FL	33705	POWELL, JULIE SHOUP		3874 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
STRIKER, SEAN P		3876	MANDALAY	DR	ST PETERSBURG	FL	33705	STRIKER, SEAN P		3876 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
SHAPOVALOVA, KATRIN		3846	MANDALAY	DR	ST PETERSBURG	FL	33705	SHAPOVALOVA, KATRIN		3846 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
LEHMANN, PETER		3844	MANDALAY	DR	ST PETERSBURG	FL	33705	LEHMANN, PETER		3844 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
CARLSON, GERALD J	CARLSON, SANDRA L	3850	MANDALAY	DR	ST PETERSBURG	FL	33705	CARLSON, GERALD J	CARLSON, SANDRA L	3850 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
GRAY, LAUREN D	GRAY, ADAM	3852	MANDALAY	DR	ST PETERSBURG	FL	33705	GRAY, LAUREN D	GRAY, ADAM	3852 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
NIMCHUK, JING CHEN		3852	MANDALAY	DR	ST PETERSBURG	FL	33705	NIMCHUK, JING CHEN		3852 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
CLERVO, CATHERINE ANDREA		3854	MANDALAY	DR	ST PETERSBURG	FL	33705	CLERVO, CATHERINE ANDREA		3854 MANDALAY DR	ST PETERSBURG	FL	33705-6446	
HIRD, CONNIE E		3846	ISLAND	WAY	ST PETERSBURG	FL	33705	HIRD, CONNIE E		3846 ISLAND WAY	ST PETERSBURG	FL	33705-6449	
URQUHART, FERN		3844	ISLAND	WAY	ST PETERSBURG	FL	33705	URQUHART, FERN		3844 ISLAND WAY	ST PETERSBURG	FL	33705-6449	
MURRAY, WILLIAM LJR		3848	ISLAND	WAY	ST PETERSBURG	FL	33705	MURRAY, WILLIAM LJR		3848 ISLAND WAY	ST PETERSBURG	FL	33705-6449	
MARIC, TAMARA	TOSIC, DORDE	3850	ISLAND	WAY	ST PETERSBURG	FL	33705	MARIC, TAMARA	TOSIC, DORDE	3850 ISLAND WAY	ST PETERSBURG	FL	33705-6449	
LAM, STEVEN V H	WONG, CHRISTINA P S	3852	ISLAND	WAY	ST PETERSBURG	FL	33705	LAM, STEVEN V H	WONG, CHRISTINA P S	8 HALSTEAD DR	MARRHAM			



ANDREWS, DEREK C		3873	MARINER	DR	ST PETERSBURG	FL	33705	ANDREWS, DEREK C		3873	MARINER DR	ST PETERSBURG	FL	33705-6448
PUGLISI, GERALDINE J	PUGLISI, ANTHONY P	3871	MARINER	DR	ST PETERSBURG	FL	33705	PUGLISI, GERALDINE J	PUGLISI, ANTHONY P	8	HASKEL CT	GLOUCESTER	MA	01930
REARDON, DEAN B		3869	MARINER	DR	ST PETERSBURG	FL	33705	REARDON, DEAN B		3869	MARINER DR	ST PETERSBURG	FL	33705-6448
SCHARFF, CHRISTOPHER A		3867	MARINER	DR	ST PETERSBURG	FL	33705	SCHARFF, CHRISTOPHER A		3867	MARINER DR	ST PETERSBURG	FL	33705-6448
WILLIAMS, ROBERT W	CONNER, DAWN M	3865	MARINER	DR	ST PETERSBURG	FL	33705	WILLIAMS, ROBERT W	CONNER, DAWN M	3865	MARINER DR	ST PETERSBURG	FL	33705-6448
SUMILANG, RODERICO JIARDINIANO TRE	TONEL-SUMILANG, MILAGROS TRE	3863	MARINER	DR	ST PETERSBURG	FL	33705	SUMILANG, RODERICO JIARDINIANO	TONEL-SUMILANG, MILAGROS TRE	133	MAPLE ST	TEANECK	NJ	07666-3853
SUMILANG, RODERICO	SUMILANG, MILAGROS	3857	MARINER	DR	ST PETERSBURG	FL	33705	SUMILANG, RODERICO	SUMILANG, MILAGROS	3857	MARINER DR	ST PETERSBURG	FL	33705-6448
SUMILANG, RODERICO JARDINIANO TRE	TONEL-SUMILANG, MILAGROS TRE	3859	MARINER	DR	ST PETERSBURG	FL	33705	SUMILANG, RODERICO JARDINIANO	TONEL-SUMILANG, MILAGROS TRE	3857	MARINER DR	ST PETERSBURG	FL	33705-6448
ADAMOPOULOS, ANGELA SOPHIA		3855	MARINER	DR	ST PETERSBURG	FL	33705	ADAMOPOULOS, ANGELA SOPHIA		3855	MARINER DR	ST PETERSBURG	FL	33705-6448
MCLAUGHLIN, NANCY S		3853	MARINER	DR	ST PETERSBURG	FL	33705	MCLAUGHLIN, NANCY S		3853	MARINER DR	ST PETERSBURG	FL	33705-6448
MALDONADO, YVETTE		3851	MARINER	DR	ST PETERSBURG	FL	33705	MALDONADO, YVETTE		3851	MARINER DR	ST PETERSBURG	FL	33705-6448
GASKINS, SUSANNE S		3849	MARINER	DR	ST PETERSBURG	FL	33705	GASKINS, SUSANNE S		3849	MARINER DR	ST PETERSBURG	FL	33705-6448
BAQUE, EDUARDO A	BAQUE, LLORA CHRISTIAN	3845	MARINER	DR	ST PETERSBURG	FL	33705	BAQUE, EDUARDO A	BAQUE, LLORA CHRISTIAN	3845	MARINER DR	ST PETERSBURG	FL	33705-6448
MORRONE, MICHAEL		3847	MARINER	DR	ST PETERSBURG	FL	33705	MORRONE, MICHAEL		830	PENNSYLVANIA AVE	LYNDHURST	NJ	07071-1323



# PUBLIC PARTICIPATION REPORT

Application No. 22-3100012

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 permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. 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, 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.

<b>APPLICANT REPORT</b>	
<b>Street Address:</b> 3850 POMPANO DR SE AND	
<b>1. Details of techniques the applicant used to involve the public</b>	
<b>(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal</b>	
Applicant had a telephone call with the President of the Coquina Key Townhomes Association on Applicant is meeting with the Coquina Key Townhomes Association board on May 10, 2022.	
A revised Public Participation report will be submitted following this meeting.	
The Coquina Key Neighborhood Association is a co-Applicant and supports the request	
The applicant has had telephone calls with residents of the surrounding Coquina key homes that wanted more information on the development, Robin Ruybal on 4/19/22; Robert Weston on 4/21/22; Joan Trehy on 6/21/22; all residents have been in support of the project	
<b>(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications</b>	
Notice of the proposed application, along with existing and proposed site plan was sent to all property owners within the boundaries of the SE area on 4/15/22.	
A copy of the information mailed along with Certificate of Mailing is provided with this application.	
Additionally, notice of intent to file, along with the site plans were sent to CONA, FICO and to the Coquina Keys Neighborhood Association on 4/27/22, at least 10 days prior to submittal of the Application. A copy of the emails and certificate of mailing are provided with this application.	
A letter of support was mailed to all residents that had inquires about the development and all residents signed and sent back the letters to show their support	
<b>(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located</b>	
Residents within the boundary of the SE project were provided with the first notice. We received no comments back. The Applicant has also reached out to the association for the townhouse community within the boundary of the SE area, and has set up a meeting with them on 5/10/22.	
<b>2. Summary of concerns, issues, and problems expressed during the process</b>	
No concerns have been raised at this point.	
<b>3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations</b>	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name	President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	

**Name of Person or Organization:** Coquina Key Neighborhood Association

**Date:** 6/22/22

City of St. Petersburg

One 4<sup>th</sup> St North

St. Petersburg, FL 33731

Members of the Council,

The purpose of this letter is to notify you that we have reviewed the proposed Special Exception site plan at 3850 Pompano Dr SE St. Petersburg, FL 33705 et al and we support this project. The project would take under-utilized land and a vacant structure and turn it in to a high-quality townhome development that is compatible with the Coquina Key neighborhood.

Respectfully,

**Signature:** \_\_\_\_\_ *Michael McGraw*

*Elizabeth Moch*

**Property Address:**

3850 Pompano Drive SE  
St Petersburg, FL 33705

*Name of Person or Organization:*

*Date:*

City of St. Petersburg

One 4<sup>th</sup> St North

St. Petersburg, FL 33731

Members of the Council,

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The project would take under-utilized land and a vacant structure and turn it in to a high-quality townhome development that is compatible with the Coquina Key neighborhood.

Respectfully,

*Signature:*

*John S. Irby*

*Property Address:*

106 Coquina Bay Dr.

St. Pete, FL

33705

**Name of Person or Organization:**

Robert W. Williams

**Date:** 6-23-22

City of St. Petersburg

One 4<sup>th</sup> St North

St. Petersburg, FL 33731

Members of the Council,

The purpose of this letter is to notify you that we have reviewed the proposed Special Exception site plan at 3850 Pompano Dr SE St. Petersburg, FL 33705 et al and we support this project.

The project would take under-utilized land and a vacant structure and turn it in to a high-quality townhome development that is compatible with the Coquina Key neighborhood.

Respectfully,

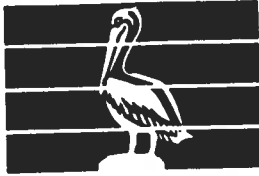
**Signature:**

 Robert W. Williams

**Property Address:**

3825 Mariner Dr.  
St. Petersburg, FL  
33705





CITY OF ST. PETERSBURG

**CITY OF ST. PETERSBURG  
DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT REVIEW SERVICES DIVISION  
ENVIRONMENTAL DEVELOPMENT COMMISSION REPORT**

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According to Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE ENVIRONMENTAL DEVELOPMENT COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES**, for Public Hearing and Executive Action on August 7, 2002 at 2:00 P.M. in Council Chambers, City Hall , 175 Fifth Street North, St. Petersburg, Florida.

**CASE NO.:** SE-02-036 (Plat Sheet: E-19, E-21 ) August 7, 2002

**APPLICANT:** Hardaway Company  
Post Office Box 1360  
Columbus, Georgia 31902

and

Coquina Key Property Owners Association  
3680 Beach Drive Southeast  
St. Petersburg, Florida 33705

**REPRESENTATIVE:** Bonnie Rubesha  
10840 Sheldon Road  
Tampa, Florida 33626

**ENGINEER/ARCHITECT:** Matthew D. Campo, P.E.  
10840 Sheldon Road  
Tampa, Florida 33626

**LOCATION:** 101 & 161 Elkcam Boulevard Southeast  
(PIN: 06/32/17/51444/017/0001)

**LEGAL:** see attached

**REQUEST:** Approval of a Special Exception and related site plan to construct 136 multi-family townhouse units on 10.0 acres utilizing Transfer of Development Rights.

**ZONING DISTRICT:** RM 12/15 (Residential Multi Family)

**PROPOSED USE:** RESIDENTIAL MULTI-FAMILY

**SITE DATA**

**SITE AREA:** 433, 857 sq. ft. (9.96 acres)

**GROSS FLOOR AREA**

Proposed:	201,536 sq. ft.	0.46 F.A.R.
Existing:	2,310 sq. ft.	0.01 F.A.R.
Permitted:	N/A	N/A

**BUILDING COVERAGE**

Proposed:	100,768 sq. ft.	23 % of Site m.o.l.
Existing:	2,310 sq. ft.	0 % of Site m.o.l.
Permitted:	N/A	N/A

**IMPERVIOUS SURFACE:**

Proposed:	207,843 sq. ft.	48 % of Site m.o.l.
Existing:	9,080 sq. ft.	2 % of Site m.o.l.
Permitted:	238,622 sq. ft.	55 % of Site m.o.l.

**OPEN GREEN SPACE:**

Proposed:	226,015 sq. ft.	52 % of Site m.o.l.
Existing:	424,778 sq. ft.	98 % of Site m.o.l.

**PAVING COVERAGE:**

Proposed:	107,075 sq. ft.	25 % of Site m.o.l.
Existing:	0 sq. ft.	0 % of Site m.o.l.

**PARKING SPACES :**

Proposed:	240;11 handicapped space(s)
Existing:	0;0 handicapped space(s)
Required:	201;7 handicapped space(s) (1.5 parking space per dwelling unit)

**BUILDING HEIGHT:**

Proposed:	35 ft. (two (2) stories)
Existing:	12 ft.
Permitted:	35 ft.

**DENSITY:**

Proposed:	136 units @ 13.6 units per acre
Permitted:	120 units @ 12 units per acre

**SPECIAL EXCEPTION/SITE PLAN REVIEW**

**I. PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of the Zoning Code Chapter 29, Article 5, Division #5, Section 29-444, for Multi Family Development Greater Than 60 Dwelling Units which is a Special Exception use in the **RM 12/15** zoning district.

**II. DISCUSSION AND RECOMMENDATIONS:**

**History:**

Presently the majority of the site is vacant land ,with the exception of a club house and swimming pool on-site which were constructed in 1960. The existing clubhouse is planned to be subdivided from the parent tract, and

retained by the Coquina Key Neighborhood Association. Additionally, there is a sanitary sewer lift station located on the southwest corner of the property.

In February, 2002, the City Council approved a request to amend the Future Land Use Map designation from Commercial General to Residential Medium and the Official Zoning Map designation from CG (Commercial General) to RM-12/15 (Residential Multi Family) (City File #PC-638).

**Current Proposal:**

The applicant is seeking approval of a Special Exception and related site plan to construct 136 fee simple town houses on-site. Under the RM-12/15 zoning district, multi-family uses are permitted. However, multi-family uses comprising more than 60 units require Special Exception approval by the EDC (Environmental Development Commission).

All of the units will be the walk-up variety with surface parking. A clubhouse and swimming pool are proposed as amenities. Access to the site will be restricted to Pompano Drive Southeast and no new curb cuts are proposed. Each of the units is proposed for fee simple ownership. Accordingly, a plat will be required.

**Project Density and Development Potential:**

At 136 units, the project represents 13.6 units to the acre. The RM-12/15 zoning district allows for 12 units per acre by right and up to 15 units per acre with the transfer of development credits. The EDC is required to approve the site as a recipient site for the transfer credits. To accommodate this project the EDC will need to approve the transfer of 17 credits. Given that the project does not require any variances, the site appears to be able to accommodate the additional units at this location.

It is important to note that the overall density for the project is calculated over the entire piece of property as a unified site plan. To put it more simply, the development rights for dwelling units are being transferred from the clubhouse parcel to the townhouse parcel. As a result, the clubhouse parcel will no longer have any development rights unless a future owner can secure development credits for a density of up to 15 units per acre. For a practical purposes, the use of the property is limited to community building use and open space.

**Neighborhood Comments:**

Staff has received no letters of opposition from any neighborhood association or from any property owner within a 200 foot radius. The applicant has worked directly with the Coquina Key Property Owners neighborhood association to devise an agreeable site plan.

**ASSOCIATED VARIANCES**

**There are no variances associated with this project.**

**III. STAFF RECOMMENDATIONS:**

**A Staff recommends APPROVAL of the following:**

1. **Approval of the transfer of 17 development credits to the subject property.**
2. **Approval of the Special Exception.**
3. **Approval of the site plan, subject to conditions of the Staff Report.**

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. **The applicant shall submit a landscape plan for the existing clubhouse parcel prior to**

- the issuance of building permits. The landscape plan shall comply with the City's landscape regulations, and the improvements shall be installed and approved prior to the issuance of any final certificates of occupancy.
2. The property shall be replatted prior to the issuance of final certificates of occupancy. The applicant shall submit a proposed plat for the development prior to the issuance of any building permit.
  3. The applicant shall work with the City's Sanitation Department to relocate the proposed garbage dumpster and enclosure.
  4. The future development of dwelling units on the clubhouse parcel shall only be permitted with approval of the transfer of development rights.

**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 EDC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE 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 use/proposal shall be consistent with Concurrency Certificate No. 4645.
2. 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.
3. All site visibility triangle requirements shall be met (Chapter 29, Article IV, Section 29-192).
4. 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.
5. 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 VI), 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. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
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 EDC and includes any modifications as required by the EDC. The EDC grants the 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 XV, of the City Code entitled "Landscaping, Irrigation, Vegetation Maintenance, and Tree and Mangrove Protection."

**IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE ENVIRONMENTAL DEVELOPMENT COMMISSION FOR REVIEW (Pursuant to Chapter 29, Section 29-90(c)):**

- A. Ingress and egress and overall traffic plan has been evaluated and determined to be appropriate for the subject application.
- B. The location and relationship of parking areas, loading areas, and bicycle parking areas (as applicable) have been evaluated and determined to be appropriate for the subject application. Such improvements are appropriately screened and buffered from adjoining uses and along property lines.
- C. No adverse impacts have been identified in the required traffic study. City staff has reviewed the plan and concurs with the findings of the study.
- D. No adverse drainage impacts were identified by the City's professional engineering staff. Final engineered plans and permits will be required to ensure compliance with all required codes.
- E. Signs, if presented by the applicant, are required to comply with the City's Sign Ordinance.

- F. Orientation and location of the buildings, improvements, and open space have been evaluated in relationship to the neighborhood and the characteristics of the site. The proposed plan is appropriate in the balancing of these considerations.
- G. The use is compatible with the natural environment and neighborhood, and any historic or archaeological sites (if applicable) that may be adjacent to the property.
- H. There is no identifiable concentration of such uses within the immediate vicinity. There are no identifiable adverse impacts to living and/or working conditions of the neighborhood.
- I. Appropriate measures have been implemented to provide adequate setbacks, screens, buffers, and general amenities; and to control adverse impacts necessary to ensure compatibility between uses.
- J. Land area is sufficient to accommodate the proposed use without the creation of identifiable adverse impacts.
- K. General amenities (if provided) are compatible with the character of the area.
- L. The site has been evaluated to accommodate the preservation of existing vegetation and allow for reasonable use of the property.
- M. No adverse impacts related to scale, mass, and building materials have been identified related to historic or archaeological resources within 200 feet of the property.
  - 1. The site is not within an Archaeological Sensitivity Area (Chapter 16, Article VIII):
  - 2. The property is within a flood hazard area (Chapter 29, Article IV, Section 29-221).
- N. The application does not diminish the adopted levels of service as prescribed by the City's Comprehensive Plan.
- O. The use is consistent with the City's Comprehensive Plan.

The land use of the subject property is Residential Medium.

The land uses of the surrounding properties are:

North:	Residential Medium
South:	Residential Urban
East:	Residential Urban
West:	Residential Medium

TLB/tlb

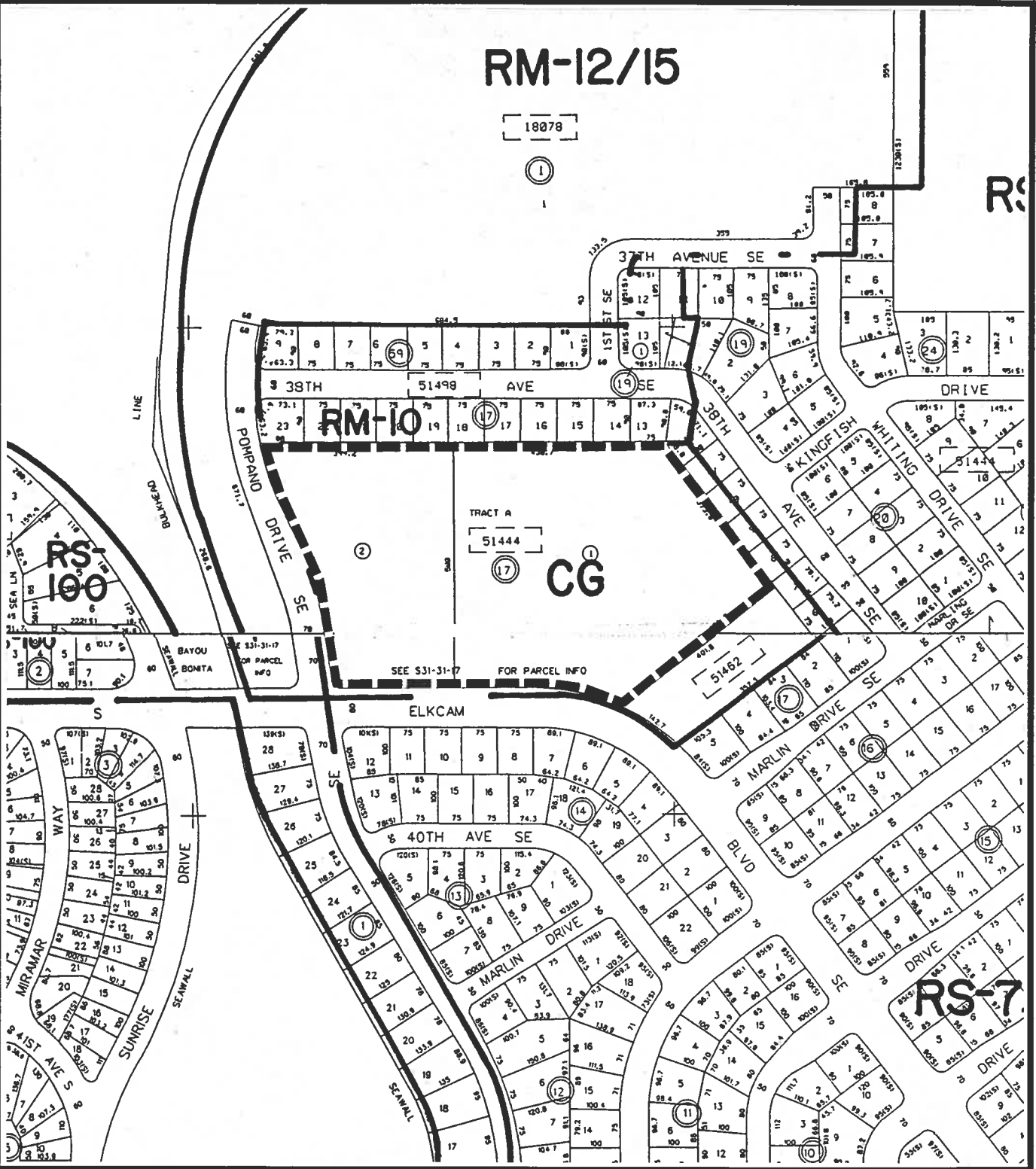
Attachments: Plat map, aerial map, land use map, site plan, landscape plan, elevations, and narrative

# RM-12/15

18078



1



## SPECIAL EXCEPTION

CASE NUMBER:

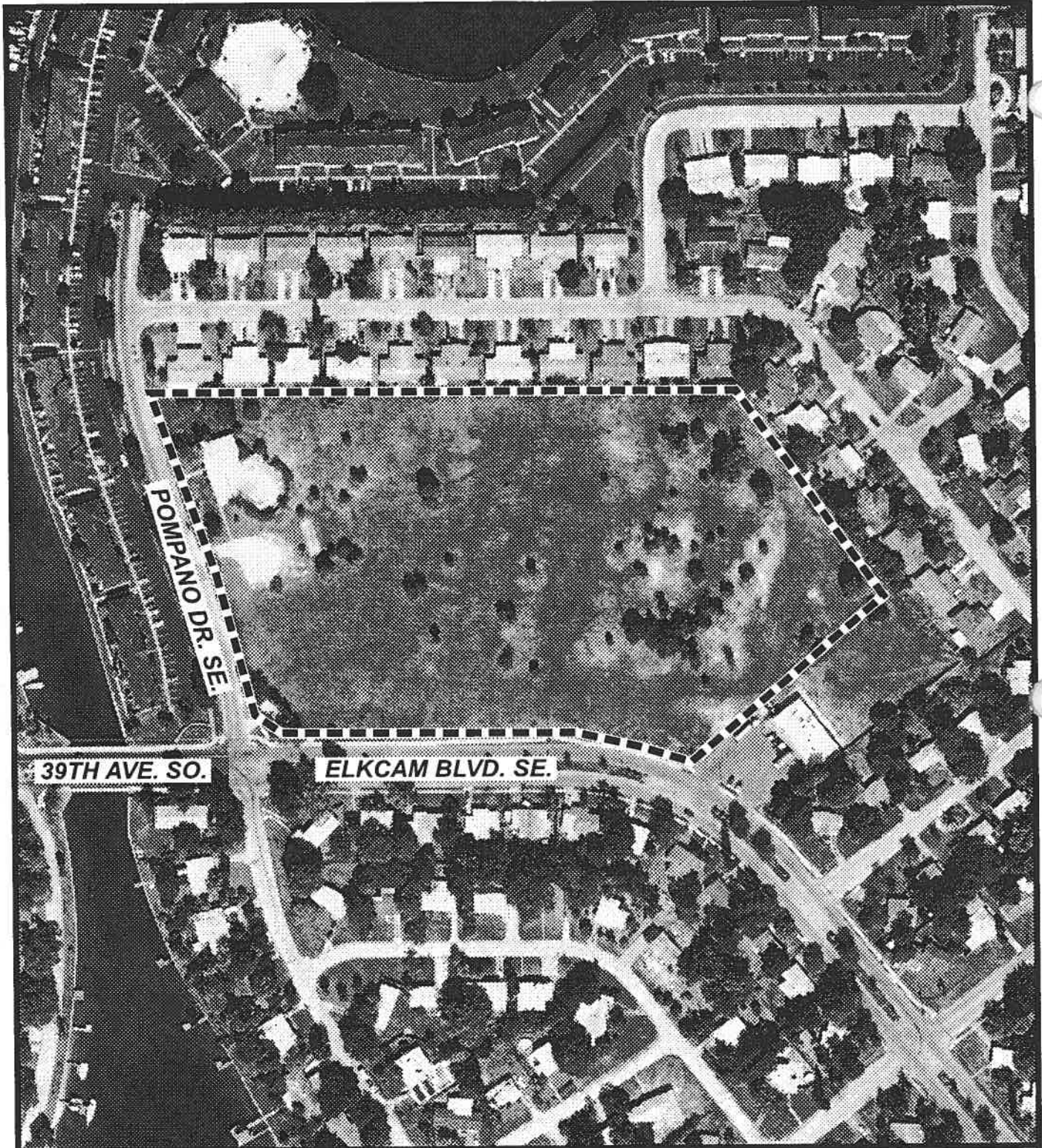
**SE-02-036**

SCALE: 1" = 300'

AREA TO BE APPROVED  
SHOWN IN 

HEARING DATE:





39TH AVE. SO.

POMPANO DR. SE.

ELKCARN BLVD. SE.

# SPECIAL EXCEPTION

CASE NUMBER:

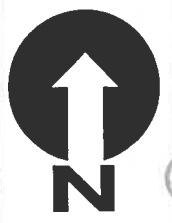
**SE-02-036**

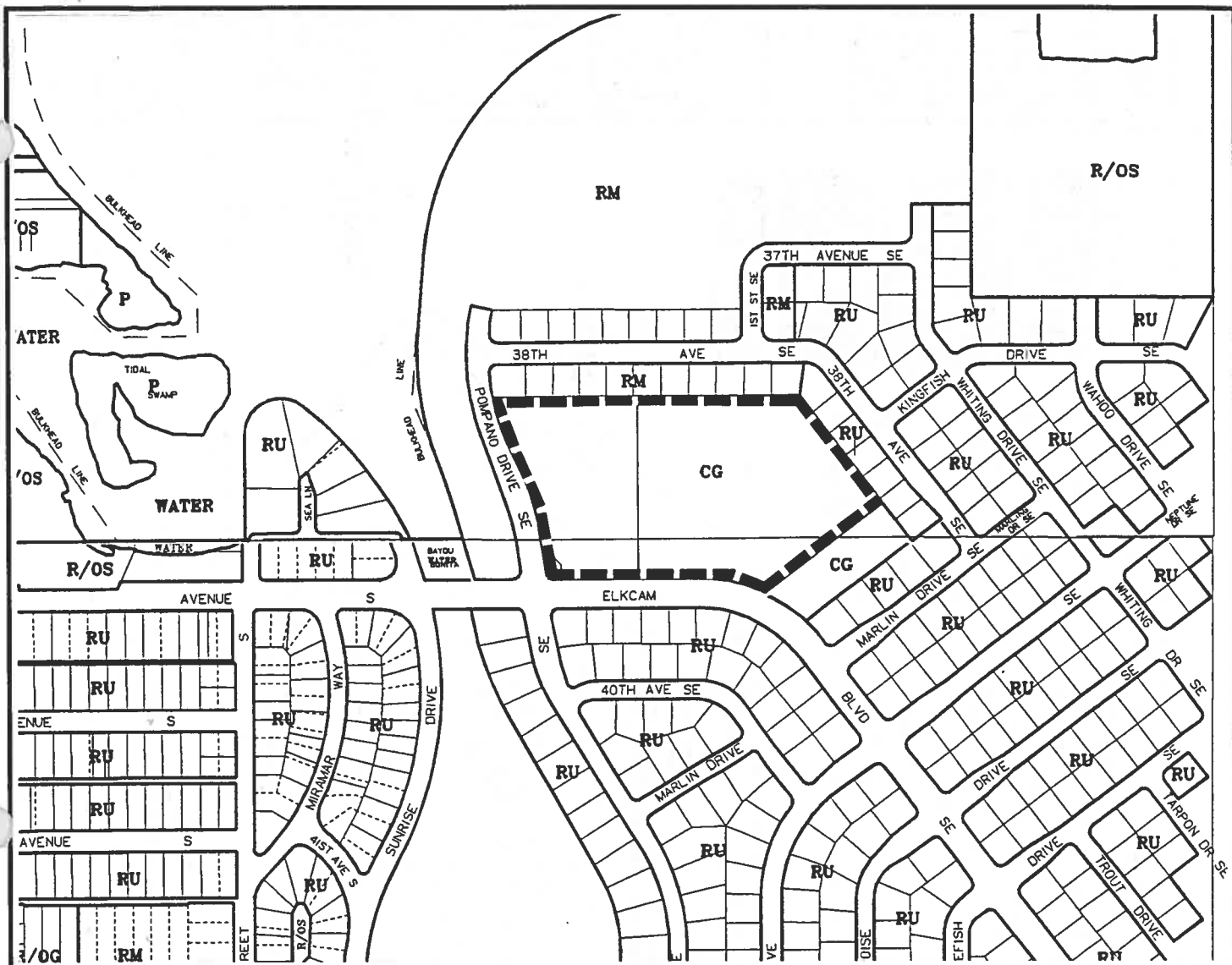
AREA TO BE APPROVED

SHOWN IN 

SCALE: Not To Scale

HEARING DATE:





<b>RESIDENTIAL</b>		
RR Residential Rural	R/O/R Residential/Office/Retail	R/OS Recreation/Open-Space
RE Residential Estate	Resort Facilities Overlay	INS Institutional
RS Residential Suburban	RFM Resort Facilities Medium	Transportation Utility
RL Residential Low	RFH Resort Facilities High	<b>SPECIAL DESIGNATIONS</b>
RU Residential Urban	CN Commercial Neighborhood	Water/Drainage Feature
RLM Residential Low Medium	CL Commercial Limited	Scenic/Non-Commercial Corridor
RM Residential Medium	CR Commercial Recreational	Activity Center/Primary Secondary
RH Residential High	CG Commercial General	CRD Community Redevelopment District
RVH Residential Very High	IL Industrial Limited	CBD Central Business District
<b>MIXED USE</b>	IG Industrial General	
R/OL Residential/Office Limited	<b>PUBLIC/SEMI/PUBLIC</b>	
R/OG Residential/Office General	P Preservation	

Source: "Countywide Future Land Use Plan Map, Pinellas Planning Council. Countywide Planning Authority. Prepared by: Jim Smith, Property Appraiser Pinellas County, FL." 11/2001, 1" = 450'

Area to be Approved Shown in:

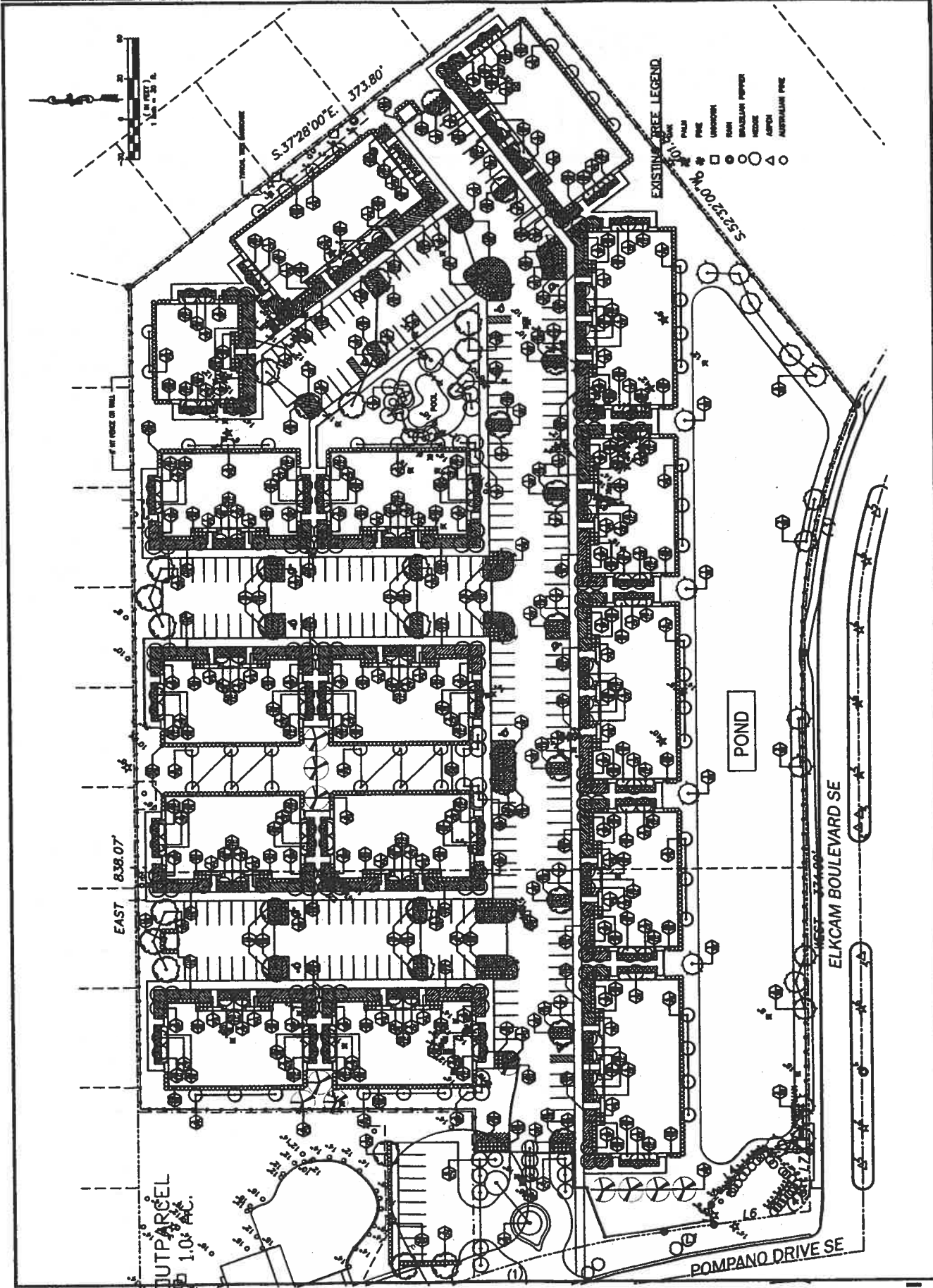
# LAND USE PLAN DESIGNATION







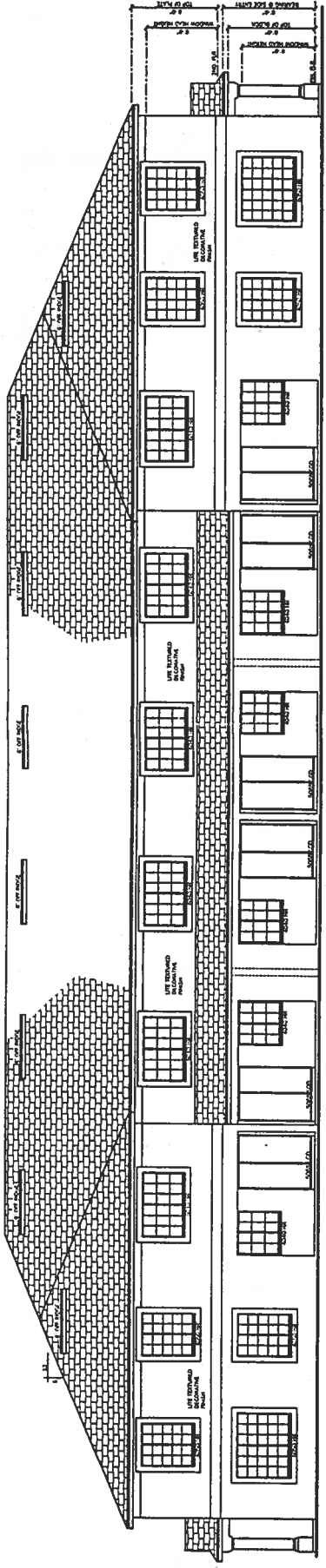




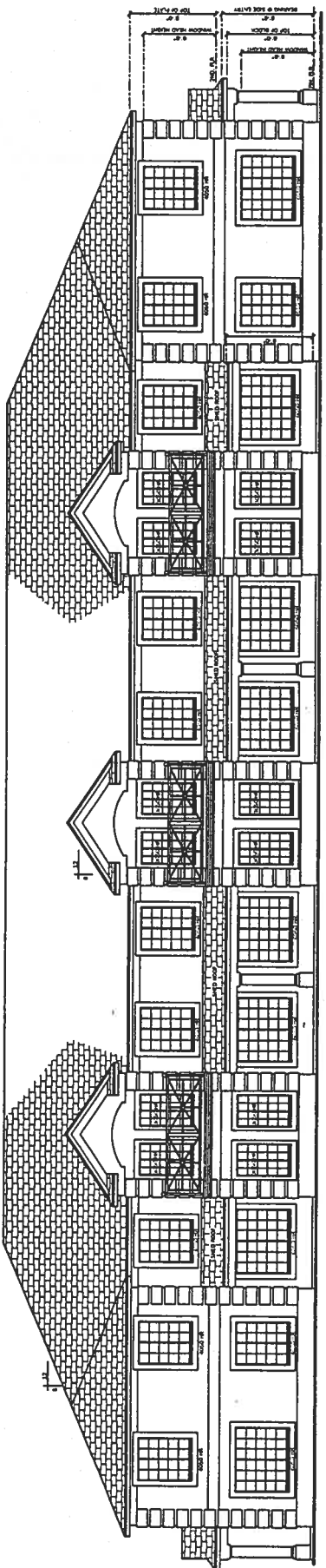


55

<p>MIKE MESSE DESIGNS, INC. 14000 W. BAYVIEW BLVD., SUITE 100 DADE COUNTY, FLORIDA 33147 TEL: 305-444-1111 WWW.MIKEMESSEDESIGNS.COM</p>	<p>US • HOME The Original Rutenberg Homes</p>	<p>HEATHER LAKES TOWNHOUSE 2001 C.P.B. SLIGHT NOTICE</p>	<p>PLAN NAME 10 5</p>
			<p>DATE: 01/11/2002 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS SCALE: AS SHOWN REVISIONS</p>

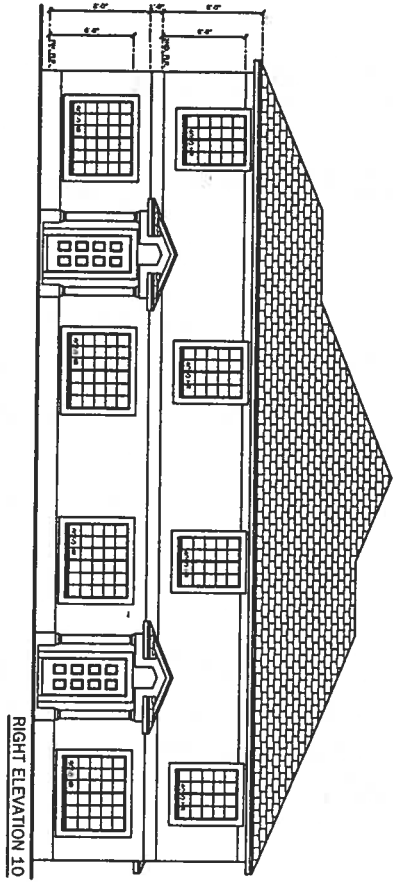


REAR ELEVATION 10  
SCALE: 1/8" = 1'-0"

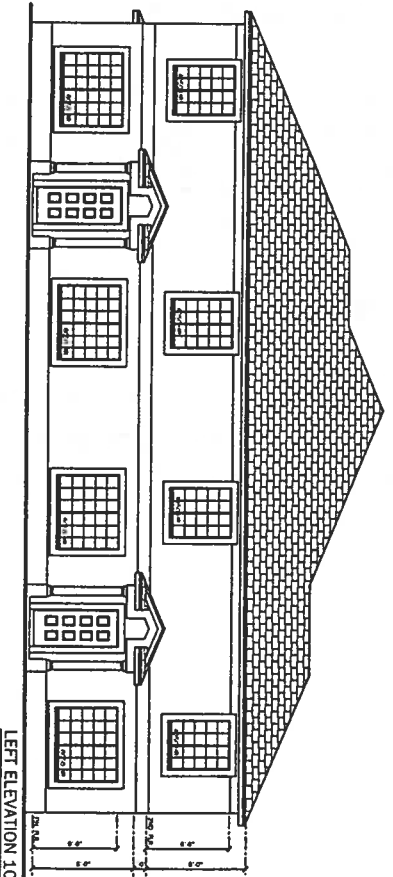


FRONT ELEVATION 10  
SCALE: 1/8" = 1'-0"

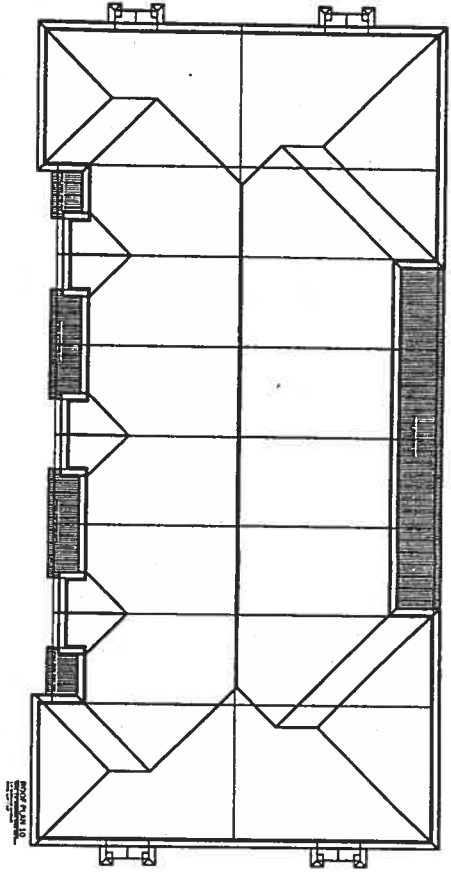




RIGHT ELEVATION 10



LEFT ELEVATION 10



PLAN NAME <b>HEATHER LAKES TOWNHOUSE 2001</b> the original <b>Rutenberg Homes</b>		A THOROUGH REVIEW OF THIS PLAN WAS MADE BY: <b>CENTRAL DESIGN GROUP</b> <small>ARCHITECTS</small> 311 PARK PLACE BLVD., SUITE 600 CLEARWATER, FLORIDA 34619 (813) 796-0911	REVISIONS _____ _____ _____	SQUARE FOOTAGE NOTICE ALL ROOMS PROVIDED COVER THE ENTIRE PROJECT. OVERALL DIMENSIONS ARE TAKEN FROM OUTSIDE OF WALLS. INTERIOR DIMENSIONS ARE TAKEN FROM FINISH AND/OR SLICK TO FINISH AND DO NOT ACCOUNT FOR DOORWAY APPLICATION. MIKE KEESEE DESIGNS, INC. <small>ARCHITECT</small> 311 PARK PLACE BLVD., SUITE 600 CLEARWATER, FLORIDA 34619 (813) 796-0911

## PROJECT NARRATIVE

### COQUINA KEY TOWNHOMES

The proposed project (Coquina Key Townhomes) is a multi-family development located on the northeast corner of Pompano Drive and Elkcam Boulevard in the City of St. Petersburg, Florida. The project, as it is proposed, includes the development of 136 multi-family units on a 9.96-acre parcel. One acre of the 9.96 acres shall be subdivided at platting and will be dedicated to the existing Coquina Key Property Owners Association for their community pool facility. The remaining 8.96 acres shall be platted into to multi-family townhomes and marketed as fee simple ownership. All remain common area, green space, ingress/egress tracts and easements shall be dedicated to the new property owners association for this development. The development rights for the one-acre of property dedicated to the existing Coquina Key Property Owners Association shall be transferred to the 8.96-acre townhome parcel by utilization of the TDR.

The previous zoning designation for this site, prior to the rezoning, was commercial which included a significantly higher impact on City services such as water, sewer and traffic. Based on the City of St. Petersburg staff report for the recent rezoning of this property, adequate water and sewer services exist within the adjacent right of way at the project perimeter. In addition, stormwater retention and treatment shall occur on-site and will conform to the Southwest Florida Water Management District and City of St. Petersburg criteria. On-site utilities such as water, sewer and stormwater shall be privately owned and maintained.

The previously prepared staff report for the recent rezoning of this property has been included as a part of the project narrative. The report clearly addresses infrastructure needs and adequacy, including water, sewer and traffic.

## Adriana P. Shaw

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**From:** Thomas M Whalen  
**Sent:** Wednesday, June 22, 2022 2:10 PM  
**To:** Adriana P. Shaw; Kyle Simpson  
**Cc:** Corey D. Malyszka  
**Subject:** RE: FOR REVIEW - Routing DRC Case 22-3100002 \_ EXPEDITED REVIEW

Adriana,

The Transportation and Parking Management Department does not have any comments on this case.

Tom Whalen, AICP CTP  
Planner III  
City of St. Petersburg  
727-893-7883

---

**From:** Adriana P. Shaw <Adriana.Shaw@stpete.org>  
**Sent:** Tuesday, June 21, 2022 12:16 PM  
**To:** Kyle Simpson <Kyle.Simpson@stpete.org>  
**Cc:** Thomas M Whalen <Tom.Whalen@stpete.org>; Corey D. Malyszka <Corey.Malyszka@stpete.org>  
**Subject:** RE: FOR REVIEW - Routing DRC Case 22-3100002 \_ EXPEDITED REVIEW

Yes, that is correct. See attached SE-02-036

Background: They had originally had developed the site to its max potential ( 12 units per acre) in 2002. Since the property is now NSM, they are allowed to build more units per acre (15 units per acre). These additional 13 units will max the overall site out.

MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

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**TO:** Adriana Shaw, Urban Design and Development Coordinator  
Joe Moreda, Zoning Official (POD)  
Elizabeth Abernathy, Planning and Development Director

**FROM:** Kyle Hurin, Engineering Civil Permit Examiner

**DATE:** June 28, 2022

**SUBJECT:** Site Plan

**FILE:** 22-31000012

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**LOCATION:** 3850 Pompano Drive Southeast

**PARCEL ID:** 06-32-17-51444-017-0003

**ATLAS:** E-19      **ZONING:** E-19

**REQUEST:** Approval of a major modification to a previously approved Site Plan to construct 13-town houses.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed major modification to a previously approved 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 or necessary Duke pole relocations or installations 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](mailto:newconstruction@duke-energy.com).

\*Needs for on-street decorative lighting or additional street lighting must be coordinated through [Michael.Kirn@stpete.org](mailto:Michael.Kirn@stpete.org), the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

2. Plans indicate the proposed townhomes along the northern property line encroach into an existing private drainage easement per OR book 12425 page 1243. Upon submitting for building permits, you must provide evidence that proposed encroachment does not adversely impact drainage and that this

- development has authorization to encroach into the easement.
3. The southern driveway shall be contained within the perpendicular extension of the lot frontage. The current configuration extends into the perpendicular extension of the adjacent property owned by Coquina Key Townhomes Assn Inc. The location of the existing backflow preventers for the potable and reclaimed water lines and the fire hydrant in Pompano Dr SE shall also be considered in the design and location of the driveway.
  4. The Engineer of Record (EOR) shall provide an autoturn design showing the turning movement for sanitation vehicle driving thru the development to determine if additional drive aisle is necessary to access the dumpster.
  5. 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 NSM-1 zoning district, a 4-foot wide public sidewalk is required along all right of way frontages or 6-feet where abutting a curb.
  6. 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, not striped. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.
  7. Proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources department Technical Services Division via email to [WRDUtilityreview@stpete.org](mailto:WRDUtilityreview@stpete.org), or phone 727-892-5334 for additional information.
  8. The applicant is required to provide an individual 6" sanitary sewer service lateral and individual clean out for each proposed lot. When two or more service laterals connect into a common pipe, the main must be no less than 8" PVC. New main construction will require a Wastewater Collection system permit from FDEP. The applicants EOR must provide design plan and profile for necessary sanitary sewer construction during the site plan permitting process for ECID review and approval. All construction shall meet current City ECID standards and specifications. An ECID right of way permit is required for all construction in the public right of way or within public utility easement and for connection to the public sanitary sewer or storm sewer. An FDEP Wastewater Collection System Permit is required for any main extension or private collection system.
  9. 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.

Engineering Standard Details are available at the City's Website at the following link: [https://www.stpete.org/business/building\\_permitting/forms\\_applications.php](https://www.stpete.org/business/building_permitting/forms_applications.php)

City infrastructure maps are available via email request to [ECID@stpete.org](mailto: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. Coordinate a review with the City's Water Resources department Technical Services Division via email to [WRDUtilityreview@stpete.org](mailto:WRDUtilityreview@stpete.org), or phone 727-892-5334 for additional information.

All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

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.

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. TTC plans must be coordinated through [Jeffrey.Rzewnicki@stpete.org](mailto:Jeffrey.Rzewnicki@stpete.org). Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule.

The 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. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC 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.

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.

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.

KJH/mk

cc: Sean McWhite – WRD  
Kayla Eger – Development Review Services