



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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

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, September 7, 2022, at 10:00 AM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.:	22-31000013	PLAT SHEET:	F-4
REQUEST:	Approval of a site plan to construct a 16-story, 135-unit multi-family development. The applicant is requesting F.A.R and height bonuses.		
OWNER:	Fourth North Holdings LLC 447 3rd Ave. N. St. Petersburg, FL 33701		
AGENT:	Michel Regignano 3680 46th Ave. S. Apt. 833 St. Petersburg, FL 33711		
ADDRESS:	747 4th Ave. N.		
PARCEL ID NO.:	19-31-17-80322-000-0060, 19-31-17-80322-000-0070, 19-31-17-80322-000-0050, 19-31-17-80322-000-0030, 19-31-17-80322-000-0020, 19-31-17-80322-000-0010, 19-31-17-80322-000-0120, 19-31-17-80322-000-0040, 19-31-17-80322-000-0110, 19-31-17-80322-000-0001, 19-31-17-80322-000-0100, 19-31-17-80322-000-0090, 19-31-17-80322-000-0080		
LEGAL DESCRIPTION:	On File		
ZONING:	Downtown Center 2 (DC-2)		

SITE AREA TOTAL: 14,177 square feet or 0.33 acres (including alley vacation)

GROSS FLOOR AREA:

Existing:	0 square feet (vacant)	0.0 F.A.R.
Proposed:	99,239 square feet	7.0 F.A.R. (with bonus)
Permitted:	99,239 square feet	7.0 F.A.R.

BUILDING COVERAGE:

Existing:	0 square feet (vacant)	0% of Site MOL
Proposed:	10,718 square feet	76% of Site MOL
Permitted:	13,486 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	0 square feet (vacant)	100% of Site MOL
Proposed:	12,533 square feet	88% of Site MOL
Permitted:	NA	

OPEN GREEN SPACE:

Existing:	14,177 square feet	100% of Site MOL
Proposed:	1,644 square feet	12% of Site MOL

PAVING COVERAGE:

Existing:	0 square feet (vacant)	0% of Site MOL
Proposed:	1,815 square feet	12% of Site MOL

PARKING:

Existing:	0;
Proposed:	70; including 2 handicapped spaces
Required	135; including 5 handicapped spaces

BUILDING HEIGHT:

Existing:	0 feet
Proposed:	180 feet (with bonus)
Permitted:	200 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a multi-family development which is a permitted use within the DC-2 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

Request:

The applicant seeks approval of a site plan to construct a 16-story, 135-unit multi-family development with a 70-space parking garage, located at 747 4th Avenue North. The applicant is requesting floor area ratio and height bonuses.

Background:

In August of 2021, the property owner applied to vacate a 5-foot-wide dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375. This is an unimproved alley segment which dead-ends into the Interstate to the north. On August 4, 2021, the Development Review Commission (DRC) held a public hearing on the subject application and recommended approval of the vacation to City Council. On October 7, 2021, Ordinance Number 1137-V was approved by council subject to the special conditions of approval. The applicant utilized the additional area of the vacated portion of the alley in the FAR calculation. Although approved to be vacated by City council the ordinance has not been records since the applicant has not satisfied the special conditions of approval.

Proposal:

The property is located at 747 4th Ave North in the DC-2 zoning district. The property consists of 13 parcels, has an area of 14,177 square feet or 0.33 acres and is currently vacant. The development has frontage on 4th Avenue North to the south and the I-375 Highway east bound ramp to the north. Adjacent to the site, there is a two-story single-family residence to the west and a vacant parcel to the east, across an existing alley.

The proposed building will be 16-stories and consists of 135 dwelling units. The ground floor includes the residential lobby, bike storage, leasing office, back-of-house facilities and vehicle entrance to the parking garage. Floors two through four are dedicated for vehicular use for parking spaces and access ramps. Floors five through fifteen will consist of residential units. Lastly, the sixteenth floor will be utilized for indoor and outdoor resident amenity areas.

The parking garage entrance will be from 4th Avenue North. The dumpster will be located on the first floor of the building, with trash pickup occurring in the alley located along the east side of the property. Pedestrian access to the residential lobby will be from 4th Avenue North.

As described by the development team, the proposed building design is contemporary style of architecture. The proposed design incorporates an alternating floor plate pattern that creates visual breaks on the north and south elevations. The ground floor of the building will have large glass storefront windows along the 4th Avenue North and will also include a metal cladding finish. The tower will include a significant amount of glazing, projecting glass and metal balconies and be finished with stucco. The top two floors of the building will have a greater ceiling height. Also, the east portion of the top floor of the building is recessed from the lower portion of the tower.

Building Height:

The height of the proposed building will be 180 feet above grade. Buildings with a height greater than 150-feet above grade require approval by the Development Review Commission. Staff has reviewed the proposed building height and finds that it complies with all site plan review criteria as outlined in Section 16.70.040.1.1 (D). The height that is being requested by the applicant is also required to be approved by the F.A.A.

Staff Analysis:

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

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

Floor Area Ratio Bonuses:

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

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

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 3.5. The total construction cost of the project is approximately \$36,000,000. Use of this bonus for 3.5 FAR will require the applicant to provide 3.5 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of \$1,260,000 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

0.5 FAR – Provide financial support to the City's streetscape improvement program equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.5. The total construction cost of the project is approximately \$36,000,000. Use of this bonus for 0.5 FAR will require the applicant to provide 0.25 of one percent of the total construction cost to the City's streetscape improvement program.

Public Comments:

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

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

- 1. Floor Area Ratio Bonuses;**
- 2. Height Bonus; and**
- 3. The Site Plan subject to the Special Conditions of Approval.**

B. Special Conditions of Approval:

- 1. The Site Plan Approval is contingent on all Special Conditions of Approval from Vacation Case 21-33000012 being satisfied. Building permits shall not be released until all conditions of approval have been completed.**
- 2. Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial**

- support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00.
3. The applicant shall provide 3.5 of one-percent or more of the total construction cost to the HCIP Trust Fund. The funds shall be provided to the City prior to the release of building permits.
 4. The applicant shall provide 0.25 percent or more of the total construction cost to the City's streetscape improvement program. The funds shall be provided to the City prior to the release of building permits.
 5. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
 6. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
 7. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
 8. The final design of the parking garage screening shall be approved by staff.
 9. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
 10. Bicycle parking shall be provided as required by Section 16.40.090.
 11. Exterior lighting shall comply with Section 16.40.070.
 12. Mechanical equipment shall be screened from the abutting rights-of-way.
 13. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.
 14. The Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
 15. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated August 29, 2022, or as amended at a future date by the Transportation and Parking Management Department.
 16. The site plan shall be modified as necessary to comply with the comments in the Engineering and Capital Improvement Department's Memorandum dated August 23, 2022, or as amended at a future date by the Engineering and Capital Improvement Department.
 17. This Site Plan approval shall be valid through September 7, 2027. Substantial construction shall commence prior to this expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

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: **Central Business District**

North: **Planned Redevelopment Mixed-Use** (across Highway I-375)

South: **Central Business District**

East: **Central Business District - Vacant**

West: **Planned Redevelopment Mixed-Use**

REPORT PREPARED BY:

/s/Adriana Puentes Shaw

08/30/2022

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

DATE

REPORT APPROVED BY:

/s/ Corey Malyszka

8/30/2022

Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

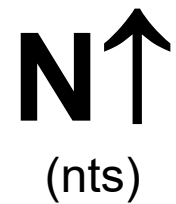
DATE

Attachments: Location Map, Application, Narrative, Site Plan, Landscape Plan, Elevations, Renderings Public Participation, City Council Brief for Alley Vacation Case 21-33000012, Transportation Department Memo, Engineering Department Memo



PROJECT LOCATION MAP

City of St. Petersburg, Florida
 Planning & Development Services Dept.
 Case No.: 22-31000013
 Address: 747 4th Avenue N.



Included in this packet:

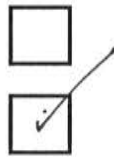
- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- Data Sheet
- Traffic Input Report
- Neighborhood Worksheet
- Public Participation Report

**Planning and
Development Services
Department**

**Development Review
Services Division**

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

UPDATED: 03-24-2020



SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

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

A Pre-Application Meeting is Required Prior to Submittal.

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

Completeness review by City Staff _____

☐ SPECIAL EXCEPTION ☒ SITE PLAN REVIEW

Application No. _____

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Giuseppe Villari - Fourth North Holdings LLC	
Street Address: 447 3rd Avenue N.	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 305.979.2089 Email: Century	
NAME of AGENT OR REPRESENTATIVE: MICHEL REGIGNANO	
Street Address: 3680 46th AVE S. NPT 833	
City, State, Zip: ST PETERSBURG FL 33711	
Telephone No: 703.625.8495 Email: ZRECON2@gmail.com	
NAME of ARCHITECT or ENGINEER: Architectonics Studio, Inc. - Michael Arriago	
Company Name: Architectonics Studio Contact Name: Ryan Sines	
Telephone No: 727.323.5676	
Website: www.ArchitectonicsStudio.com Email: Rsines@asi-fl.com	
PROPERTY INFORMATION:	
Address/Location: 747 4TH AVE N Email:	
Parcel ID#(s):	
DESCRIPTION OF REQUEST: 135 Unit Apartment Building Site Plan	
PRE-APP MEETING DATE: 6.3.22 STAFF PLANNER: Corey Malyszka	

FEE SCHEDULE

SPECIAL EXCEPTION (SE)		SITE PLAN REVIEW (SPR)	
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
VARIANCES		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

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

AUTHORIZATION

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

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

Signature of Owner/Agent: Michel Regignano

*Affidavit to Authorize Agent required, if signed by Agent.

6/3/22
Date



Pre-Application Meeting Notes

Meeting Date: 6/3/22 Zoning District: dc-2

Address/Location: 747 4th Ave N

Request: SPR

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

Attendees: CRAIG Teraszki, Chris Chin, Lauren Fingleton, Maria, Tom George, Michelle, Joe Lacki, Ryan Sines

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
DHA	Karen Carmichael	SPDra. president Carmail.com	

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

Notes: not located in CRA (may involve city property w/ FDOT encumbrances. Submit a bid to purchase. ~~is~~ 10' ft alley to vacate - future phase)
ART Fee or in law, open space 5%, KSFH is Historic TDR's
F.A.R 7.0, height bonus 190', 19¹⁸ stories, loading area
within building, 50% transparency along 4th Ave; 110-units,



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: Fourth North Holding LLC

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

Property Address: 747 4th Avenue N, St. Petersburg, FL 33713

Parcel ID No.: 19-31-17-80322-000-0100

Request: _____

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): Michel Regignano, Mark Shortino, Denise Sower, Dave Christian

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

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

Signature (owner): _____

Printed Name

GIUSEPPE VILLANI

Sworn to and subscribed on this date

Identification or personally known: _____

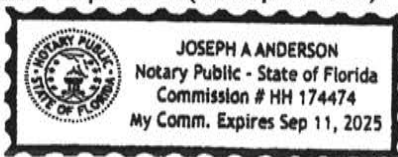
FL DL Exp: 01/31/2030

Notary Signature: _____

Date: _____

05/04/2022

Commission Expiration (Stamp or date):





PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

A NEIGHBORHOOD mtg. is
scheduled for 6.16.22.

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

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

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

NOTICE OF INTENT TO FILE

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

☒ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO:

☒ Attach the evidence of the required notices to this sheet such as Sent emails.

See Attached

Joe Lacki

From: Joe Lacki
Sent: Friday, June 3, 2022 4:52 PM
To: variance@stpetecona.org
Subject: Notice to File-747 4th Ave N Apartments
Attachments: Schematic 3D Model - Single Parcel - View 1 (SW).jpg; Schematic 3D Model - Single Parcel - View 2 (SE).jpg; Schematic 3D Model - Single Parcel - View 3 (NE).jpg; Schematic 3D Model - Single Parcel - View 4 (NW).jpg; site application data-6-3-22.pdf; 747 4th Ave N_SP11_Site Plan_Single Parcel-6-3-22.pdf

On Behalf of our client, Michel Regignano please find enclosed their application for a site plan approval for a 135 unit apartment building.

Please let me know if you have any questions or comments.

Sincerely,
Joseph Lacki, President



Architectonics Studio, Inc.

2600 Dr. Martin Luther King, Jr. Street North

Suite 600

St. Petersburg, FL 33704

Phone: 727-323-5676

Fax: 727-323-5826

Cell: 727-656-1034

Email: jlacki@asi-fl.com

Visit our website @ www.architectonicsstudio.com

Joe Lacki

From: Joe Lacki
Sent: Friday, June 3, 2022 4:24 PM
To: 'spdna.president@gmail.com'
Subject: Notice to File-747 4th Ave N Apartments
Attachments: Schematic 3D Model - Single Parcel - View 1 (SW).jpg; Schematic 3D Model - Single Parcel - View 2 (SE).jpg; Schematic 3D Model - Single Parcel - View 3 (NE).jpg; Schematic 3D Model - Single Parcel - View 4 (NW).jpg; site application data-6-3-22.pdf; 747 4th Ave N_SP11_Site Plan_Single Parcel-6-3-22.pdf

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Visit our website @ www.architectonicsstudio.com

7021 2720 0002 2549 4304

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	FICO
Street and Apt. No., or PO Box No.	3301 34th Ave S
City, State, ZIP+4®	St Petersburg FL 33712
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



EUCLID
901 34TH AVE N
SAINT PETERSBURG, FL 33704-9998
(800)275-8777

06/03/2022 03:51 PM

Product	Qty	Unit Price	Price
First-Class Mail®	1		\$1.76
Large Envelope			
Saint Petersburg, FL 33712			
Weight: 0 lb 3.40 oz			
Estimated Delivery Date			
Mon 06/06/2022			
Certified Mail®			\$3.75
Tracking #:			
70212720000225494304			
Total			\$5.51
Grand Total:			\$5.51
Cash			\$11.00
Change			-\$5.49

Every household in the U.S. is now
eligible to receive a third set
of 8 free test kits.
Go to www.covidtests.gov

Text your tracking number to 28777 (2USPS)
to get the latest status. Standard Message
and Data rates may apply. You may also
visit www.usps.com USPS Tracking or call
1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
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All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

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Receipt #: 840-53350054-4-4833904-2
Clerk: 98



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(P) 727-323-5676 (F) 727-323-5826
email: info@architectonicsstudio.com <http://www.architectonicsstudio.com>

June 3, 2022

Federation of Inner-City Community Organizations
c/o Kimberly Frazier-Leggett
3301 24th Ave S.
St. Petersburg, Fl. 33712

Re: Notice of Intent to File-Site Plan Review
Applicant Agent: Michel Regignano
Location: 747 4th Ave N.

On Behalf of our client, Michel Regignano please find enclosed their application for a site plan approval for a 135 unit apartment building.

Please let me know if you have any questions or comments.

Sincerely

Joseph Lacki
President

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	<i>Owner Signatures will be obtained at scheduled neighborhood meeting - 6.16.22</i>
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

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.

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
<i>This information will be submitted upon meeting w/ neighbors scheduled on 6-16-22</i>	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
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
<p>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.</p>	



SPECIAL EXCEPTION SITE PLAN REVIEW

DATA SHEET

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

DATA TABLE					
1.	Zoning Classification: DC-2				
2.	Existing Land Use Type(s): Vacant				
3.	Proposed Land Use Type(s): Multi-Family Residential - Apartments				
4.	Area of Subject Property: 14,177 SF (with Alley Vacation)				
5.	Variance(s) Requested: None				
6.	Gross Floor Area (total square feet of building(s))				
	Existing: None	Sq. ft.			
	Proposed: 16 Stories	Sq. ft.	155,044		
	Permitted:	Sq. ft.			
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing: none	Sq. ft.			
	Proposed: 7.0	Sq. ft.	99,239		
	Permitted: 3.0 + 4.0 Bonus	Sq. ft.			
8.	Building Coverage (first floor square footage of building)				
	Existing:	none	Sq. ft.	0	% of site 0%
	Proposed:	16 Stories	Sq. ft.	10,718	% of site 75.6%
	Permitted:		Sq. ft.		% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	all (vacant)	Sq. ft.	14,177	% of site 100%
	Proposed:	setbacks & North side	Sq. ft.	1,644	% of site 11.6
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:		Sq. ft.		% of vehicular area
	Proposed:	none	Sq. ft.	0	% of vehicular area 0%
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	0	Sq. ft.	0	% of site 0
	Proposed:	Conc. Drives & walks	Sq. ft.	1,752	% of site 12.3%

☐ SPECIAL EXCEPTION ☐ SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)

	DATA TABLE (continued page 2)				
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:		Sq. ft.	14,177	% of site 100
	Proposed:		Sq. ft.	12,533	% of site 88.4
	Permitted:		Sq. ft.		% of site
13.	Density / Intensity				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:	0	Existing:	0	Existing:
	Proposed:	135	Proposed:	TBD	Proposed:
	Permitted:				
14 a.	Parking (Vehicle) Spaces				
	Existing:	0	includes	0	disabled parking spaces
	Proposed:	70	includes	2	disabled parking spaces
	Permitted:		includes		disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	0	Spaces	0	% of vehicular parking
	Proposed:	165	Spaces	2.35	% of vehicular parking
	Permitted:		Spaces		% of vehicular parking
15.	Building Height				
	Existing:		Feet		Stories
	Proposed:	180	Feet	16	Stories
	Permitted:		Feet		Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$				
	\$36,000,000				
	<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>				



2600 Dr. MLK Jr. Street N., Suite 600, St. Petersburg. FL 33704 #AA 0003347
(P) 727-323-5676 (F) 727-323-5826
email: info@architectonicsstudio.com <http://www.architectonicsstudio.com>

August 24th, 2022

City of St. Petersburg
Building Department
1 4th St. N.
St. Petersburg, FL

Address: 747 4th Ave N.

To Adriana P. Shaw,

The development group of Commercial Street Partners, LLC is proposing an Apartment development at 747 4th Ave N. The zoning is DC-2 with a goal to develop at 7.0 FAR.

The building will be contemporary high-rise that rises to a height of approximately 180'. The tower be composed of four primary pieces. First is the ground floor which will feature the apartment lobby with associated spaces, bike parking, and building systems. Floors 2-4 are structured parking for vehicles. Floors 5-15 feature residential apartments. The top floor is floor 16 and will feature amenities spaces for the apartments such as an outdoor pool, lounge deck, gym, and indoor lounge.

The following is a breakdown of the FAR for the proposed project:
Base approval – 3.0 FAR

16.20.120.6.2: FAR Bonuses:

1. Support workforce housing with one or more of the following methods:

- For each additional 1.0 FAR or fraction of the bonus FAR requested, five percent of the total number of housing units shall be provided, on site, as workforce housing units for people initially qualifying at 120 percent or less of median income.*
- Provide financial support to the city's housing capital improvements project (HCIP) Trust fund or its successor fund equal to one-half of one percent or more of the total construction cost per each 0.5 of FAR bonus.*

Proposal: In Lieu of the development providing workforce housing on site, the development will provide financial assistance 3.5% to the City's housing capital improvements project (HCIP) trust fund for a bonus of - **3.5 FAR**

2. Provide financial support to the City's streetscape improvement program equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.

Proposal: The development will provide financial assistance of one-quarter of one percent to the City's streetscape improvement program for a bonus of - **.5 FAR**

The cumulation of these proposed FAR bonuses is an additional 4.0 FAR for the building, yielding 7.0 FAR total which match the previously proposed FAR for the building.

16.20.120.9. Public art:

1. Public art shall be provided as an integral part of the pedestrian-level sidewalk area for all new construction and building additions. The value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00

Proposal: The development will be incorporating public art as in integral part of the new construction equaling a value of one-half of one percent of the total construction cost up to \$100,000.00. The building will feature dedicated locations for murals to be painted on the building as well as ground level sculptures.

If I can be of further assistance, please call.

Sincerely

Ryan Sines
Project manager - Architectonics Studio

LEGEND

S. SET
F. FOUND
I.R. IRON ROD
I.P. IRON PIPE
N&D NAIL & DISK
C.M. CONCRETE MONUMENT
(A) FIELD MEASUREMENT
A. ARC
A/C AIR CONDITIONER
AC. ACRES
ADA AMERICANS WITH DISABILITIES ACT
BFPD BACK FLOW PREVENTION DEVICE
BOLL. BOLLARD
BSL. BUILDING SETBACK LINE
C. CHORD
(C) CALCULATED
CATCH BASIN
CBW CONCRETE BLOCK WALL
CHB CHORD BEARING
C.L. CENTERLINE
C/LF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
C.O. CLEANOUT
C.C. CONCRETE
C.S. CONCRETE SLAB
C.T. CURB TIE
C.V. CABLE TELEVISION
(D) DEED
DEP. DEPARTMENT OF ENVIRONMENTAL PROTECTION
DHW DESIGN HIGH WATER
DLW DESIGN LOW WATER
EL. ELEVATION
FT. FINISHED FLOOR
FHA FIRE HYDRANT ASSEMBLY
FPC FLORIDA POWER CORPORATION
GI. GATE INLET
G.V. GAS VALVE
G.M. GAS METER
G.V. GATE VALVE
G.W. GUY WIRE
INV. INVERT
LF. LINEAR FEET
LFE LOWEST FLOOR ELEVATION
LP. LIGHT POLE
(M) MEASURED
MAC MASONRY
MES MITERED END SECTION
MH. MANHOLE
MHW MEAN HIGH WATER LINE
NAV. NORTH AMERICA
NOVD NATIONAL GEODETIC VERTICAL DATUM
O/H OVERHEAD WIRE
O.R. OFFICIAL RECORD
PB. PLAT BOOK
PS. PAGE/PAGES
POB POINT OF BEGINNING
PPM PERMANENT REFERENCE MONUMENT
PVC POLYVINYL CHLORIDE
R. RECORD
(R) RECORD
RCP REINFORCED CONCRETE PIPE
ROW RECLAIMED WATER
RNG. RANGE
R/W RIGHT-OF-WAY
SAN. SANITARY
SCD SANITARY CLEAN-OUT
SEC. SECTION
SF. SQUARE FEET
SHW SEASONAL HIGH WATER
TBM TEMPORARY BENCHMARK
TOB TOP OF BERM
TOS TOP OF SLOPE
TRANS. TRANSFORMER
TWP TOWNSHIP
UP. UTILITY POLE
WF. WOOD FENCE
WM. WATER METER

PROPOSED LEGEND

DIRECTION OF FLOW
EXISTING ELEVATION
ELEVATIONS ARE BASED ON NAVD-88
PROPOSED ELEVATION
ELEVATION AT TOP OF FEATURE
ELEVATION AT BOTTOM OF FEATURE
GRADING SUFFIXES:
BW = BOTTOM OF WALL
EP = EDGE OF PAVEMENT
G = GROUND
HP = HIGH POINT
ME OF MEG = MATCH EXISTING GRADE
(ESTIMATED INTERPOLATED VALUE)
MP = MATCH EXISTING EP
TC = TOP OF CURB
TS = TOP OF SIDEWALK
TW = TOP OF WALL
6" CHAIN LINK FENCE
SILT FENCE
NUMBER OF PROPOSED PARKING SPACES
REMOVE EXISTING TREE

SURVEYOR'S REPORT:

- BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF 747 TOWNHOMES AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING 58°59'22"E.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0219H, COMMUNITY NUMBER 125148, EFFECTIVE DATE 6/24/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ELEVATIONS ARE BASED ON NGS BENCHMARK "PET X" (PID# AG7033) HAVING AN ELEVATION OF 37.90 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
- INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 6/15/2022.
- THIS SURVEY IS BASED ON U.S. SURVEY FEET.

LEGAL DESCRIPTION:

PARCEL 1

TRACT A, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2

LOT 1, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3

LOT 2, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 4

LOT 3, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 5

LOT 4, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 6

LOT 5, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 7

LOT 6, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 8

LOT 7, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 9

LOT 8, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 10

LOT 9, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 11

LOT 10, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 12

LOT 11, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 13

LOT 12, 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 14

THAT PART OF LOT 3, BLOCK 1, MAP OF MOFFETT'S ADDITION TO ST. PETERSBURG, ACCORDING TO HILLSBOROUGH PLAT 1, PAGE 63, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER THEREOF, THENCE RUN NORTH 0°08'35" EAST 62.67 FEET; THENCE SOUTH 65°59'25" EAST 98.42 FEET; THENCE SOUTH 0°07'36" WEST 22.54 FEET; THENCE SOUTH 89°56'47" WEST 90.0 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAY.

EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM
ALTA/NSPS LAND TITLE SURVEY, PREPARED BY DEUEL
& ASSOCIATES, LB #8423.

DATE OF FIELD SURVEY: JUNE 8, 2022.

DEUEL & ASSOCIATES

A SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423

747 4TH AVENUE NORTH
SITE PLAN

ST PETERSBURG

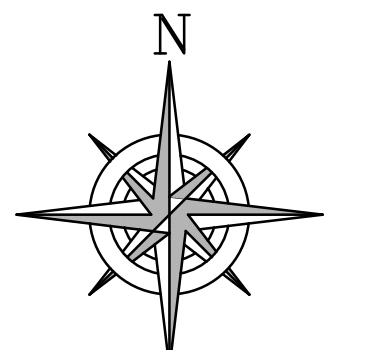
FLORIDA

WORK ORDER NO. SE22.243

DATE: JUNE 03, 2022

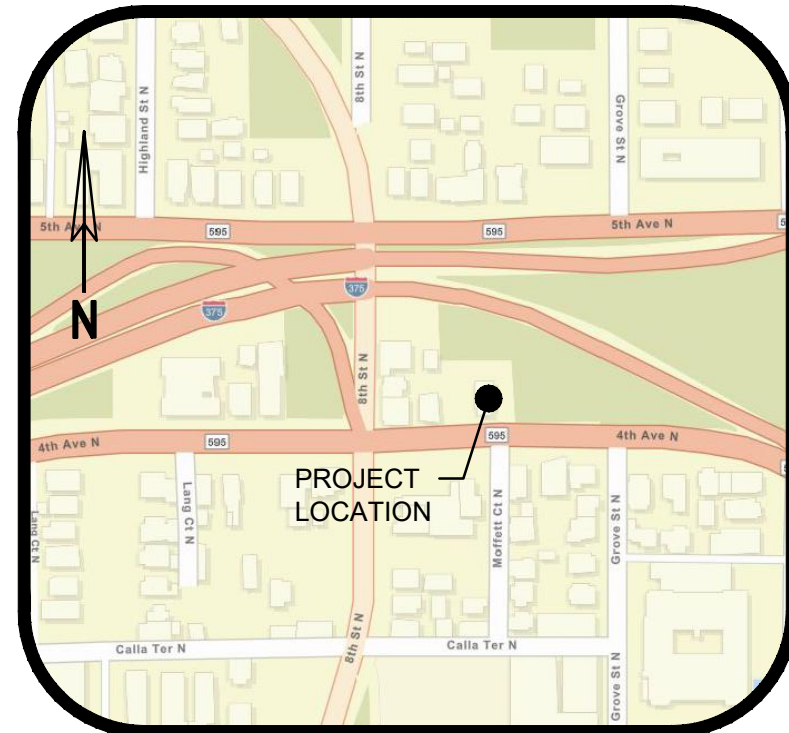
SCALE: 1" = 10'

SHEET NO. 1 OF 2



SCALE: 1" = 10'

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MIN. 2 FULL BUSINESS DAYS
BEFORE YOU EXCAVATE



LOCATION MAP

N.T.S.

SITE DATA TABLE:

SITE LOCATION:
747 4TH AVENUE NORTH
ST. PETERSBURG, FL 33701

PROPERTY OWNER:

FOURTH NORTH HOLDINGS LLC
5308 CENTRAL AVE
ST. PETERSBURG, FL 33707

CIVIL ENGINEER:

DEUEL & ASSOCIATES
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
(727) 822-4151

SURVEYOR:

JOHN C. BRENDLA AND ASSOCIATES, INC.
4015 82ND AVENUE NORTH
PINELLAS PARK, FL 33781
(727) 576-7546

FLOOD ZONE: "X"

MAP PANEL ID: 12103C0219H
EFFECTIVE DATE: 8/24/2021

LEGAL DESCRIPTION:

PROJECT SUMMARY & SITE DATA:

EXISTING	PROPOSED
TOTAL BUILDING AREA	= 0 SF (0%) 10,718 SF (75.6%)*
TOTAL BUILDING (GFA)	= 0 SF (0%) 99,239 SF*
TOTAL ASPH/CONC./SHELL AREA	= 0 SF (0%) 1,752 SF (12.3%)*
TOTAL IMPERVIOUS AREA	= 0 SF (0%) 12,533 SF (88.4%)*
TOTAL GREEN AREA	= 0 SF (0%) 1,644 SF (11.6%)*
TOTAL PROJECT AREA	= 14,177 SF (0.327 AC)*

*PROVIDED BY ARCHITECT

ZONING: DC-2

PROPOSED USE: MULTI-FAMILY RESIDENTIAL APARTMENTS

LAND USE: CBD

PIN: 1931-17-80322-000-0001, 0010 -- 0120

LOT REQUIREMENTS:

REQUIRED	PROPOSED
LOT AREA	N/A SF 14,177 SF
LOT WIDTH	N/A FT 146 FT
LOT DEPTH	N/A FT 97 FT

BUILDING SETBACK REQUIREMENTS:

FRONT YARD (SOUTH)	0 FT	0 FT
VALLEY SIDE YARD (EAST)	N/A FT	10.4 FT
INTERIOR SIDE YARD (WEST)	N/A FT	7.5 FT
REAR SIDE YARD (NORTH)	0 FT	0.1 FT

LANDSCAPE BUFFER REQUIREMENTS:

FRONT(SOUTH)	0 FT	0 FT
SIDE(EAST)	5 FT	5 FT
SIDE(WEST)	5 FT	7.5 FT
REAR(NORTH)	0 FT	0 FT

GROUND LEVEL GREEN SPACE:

5%	11.6%*
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MAXIMUM FLOOR/AREA RATIO:

7.0	7.0*
-----	------

MAXIMUM BUILDING HEIGHT:

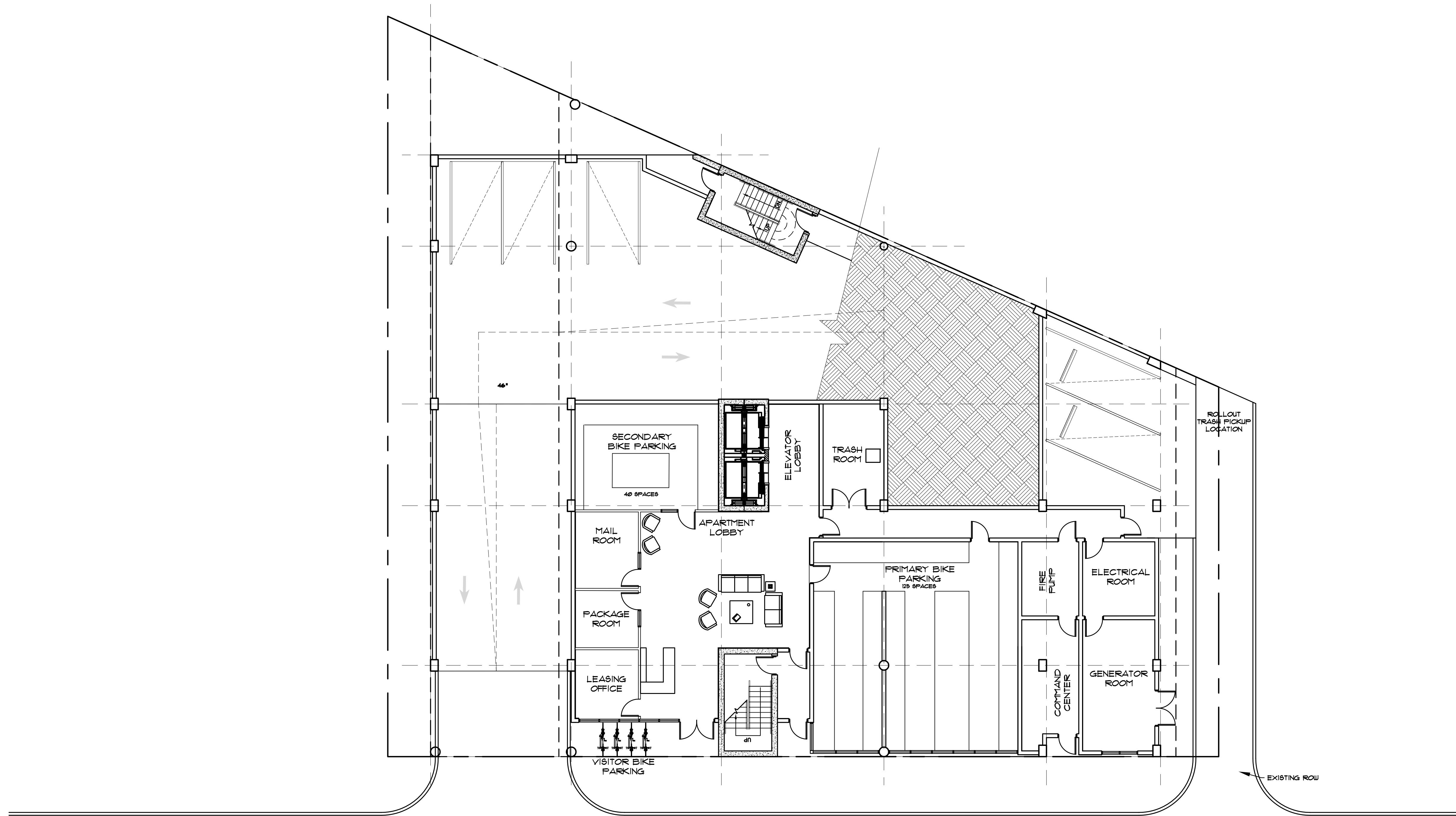
200 FT	180 FT*
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NUMBER OF PARKING SPACES:

0 SPACES REQUIRED PER UNIT ≤ 750SF	
1 SPACES REQUIRED PER UNIT > 750SF	
135 UNITS < 750SF = 135 x 0 = 0	= 0 SP
70 SP = 3 HC	2 HC*
NUMBER OF BICYCLE PARKING SPACES:	
SHORT-TERM: 1 PER 20 UNITS = 135/20 = 7 SP	
LONG-TERM: 1 PER UNIT = 135X1 = 135 SP	
TOTAL = 142 SP	165 SP*

*PROVIDED BY ARCHITECT

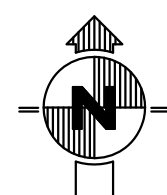
SOLID WASTE: TRASH CONTAINERS TO BE KEPT INSIDE OF BUILDING AND DEPOSITED ON ALLEY RIGHT-OF-WAY ON ASSIGNED TRASH COLLECTION DAY(S).



4TH AVENUE NORTH

SITE PLAN

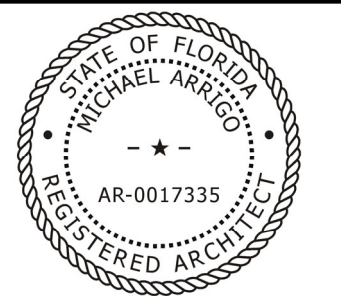
SCALE: 1"=10'-0"



ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

Site Plan

Project No. 2021-040C Date 8/16/21	Revisions:



MICHAEL ARRIGO
LIC. NO. AR0017335

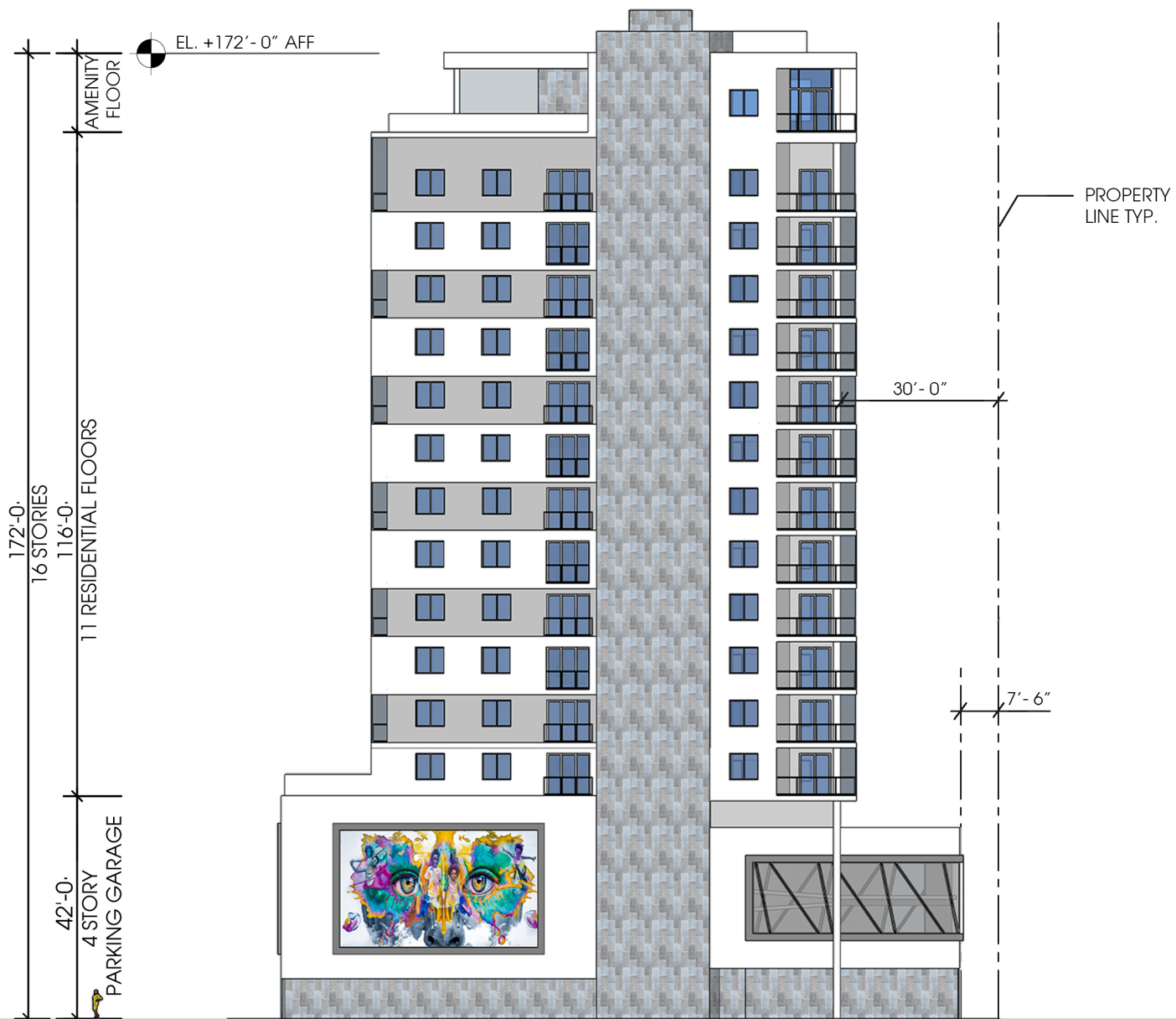
**747 4th Ave. N.
Apartments**

**St. Petersburg,
Florida**



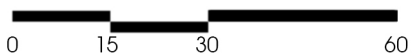
architects • planners
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2600 Dr. MLK Jr. Street N. Suite 600,
(P) 727-323-5676
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St. Petersburg, FL 33704
(P) 727-323-5626
www.architectonicsstudio.com

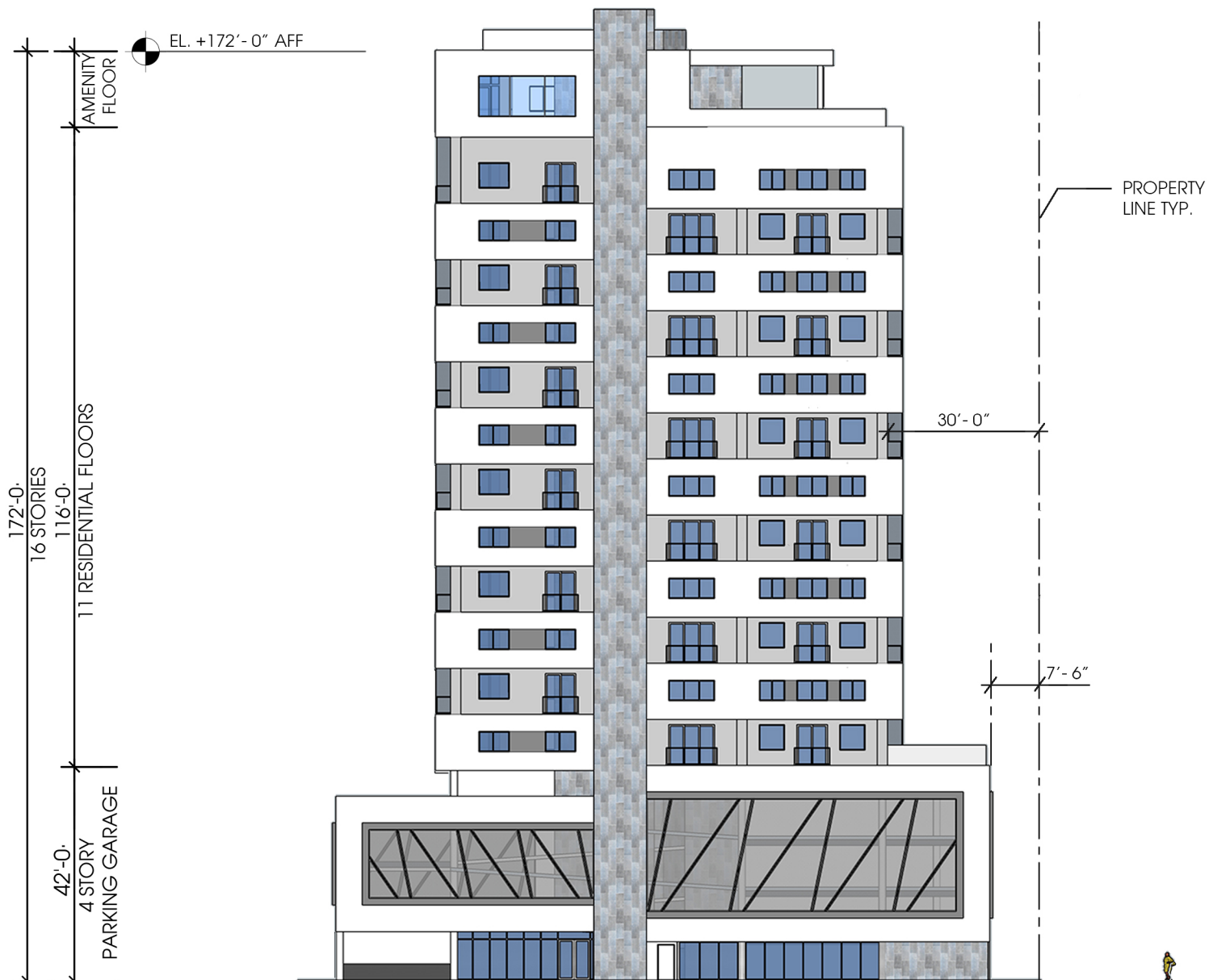
sp1.1



NORTH ELEVATION I-375

SCALE : 1" = 30' - 0"

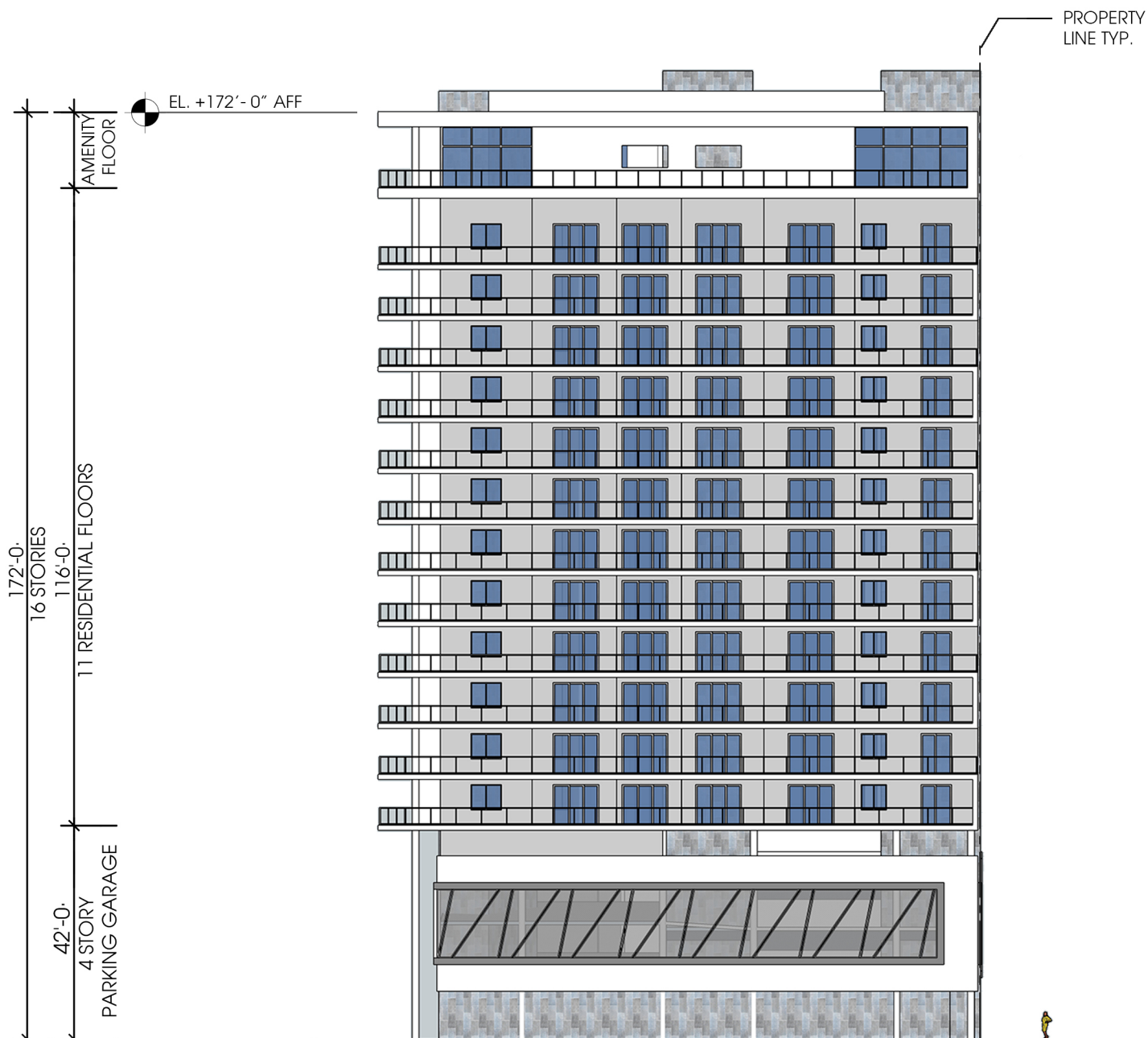




SOUTH ELEVATION 4TH AVENUE NORTH

SCALE : 1" = 30'-0"















SAINT PETERSBURG CITY COUNCIL

Meeting of October 7, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: Ordinance 1137- V approving a vacation of a 5-foot wide dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375. (City File No.: DRC 21-33000012)

RECOMMENDATION: The Administration and the Development Review Commission recommend **APPROVAL**.

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the second reading and public hearing of the attached proposed ordinance.
- 2) Approve the proposed ordinance

Request. The request is to vacate a 5-foot wide dead-end north/south alley in the block bounded by Grove Street North and 8th Street North between 4th Avenue North and Interstate 375. This is an unimproved alley segment which dead-ends into the Interstate to the north.

The area of the right-of-way proposed for vacation is depicted on the attached Project Location Map and within Exhibit A attached to the Ordinance. The applicant's goal is to vacate the existing dead-end alley to incorporate it into the property to the west of the alley for redevelopment. The property to the east of the alley is owned by the City of St. Petersburg.

Discussion: As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-way would be consistent with the criteria in the City Code and the Comprehensive Plan.

Agency Review: The request to vacate the alley was routed to City Departments and Private Utility Providers for comments. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection. The Engineering Department's Memorandum dated July 20, 2021 and the Water Resources Department's Memorandum dated June 30, 2021 both state that they have no objection to the proposed vacation provided that the sanitary sewer mains and public manholes identified in their memorandums either be removed or properly abandoned; and, Water Resources is requiring that a new manhole be installed. These have been included as conditions of approval. Duke Energy provided a letter indicating that they have existing facilities within the alley to be vacated and will require removal/relocation of existing facilities or granting of an easement. A condition of approval has been included requiring the

removal or relocation of existing Duke Energy facilities; or, granting of an easement over the portion of the alley requested to be vacated.

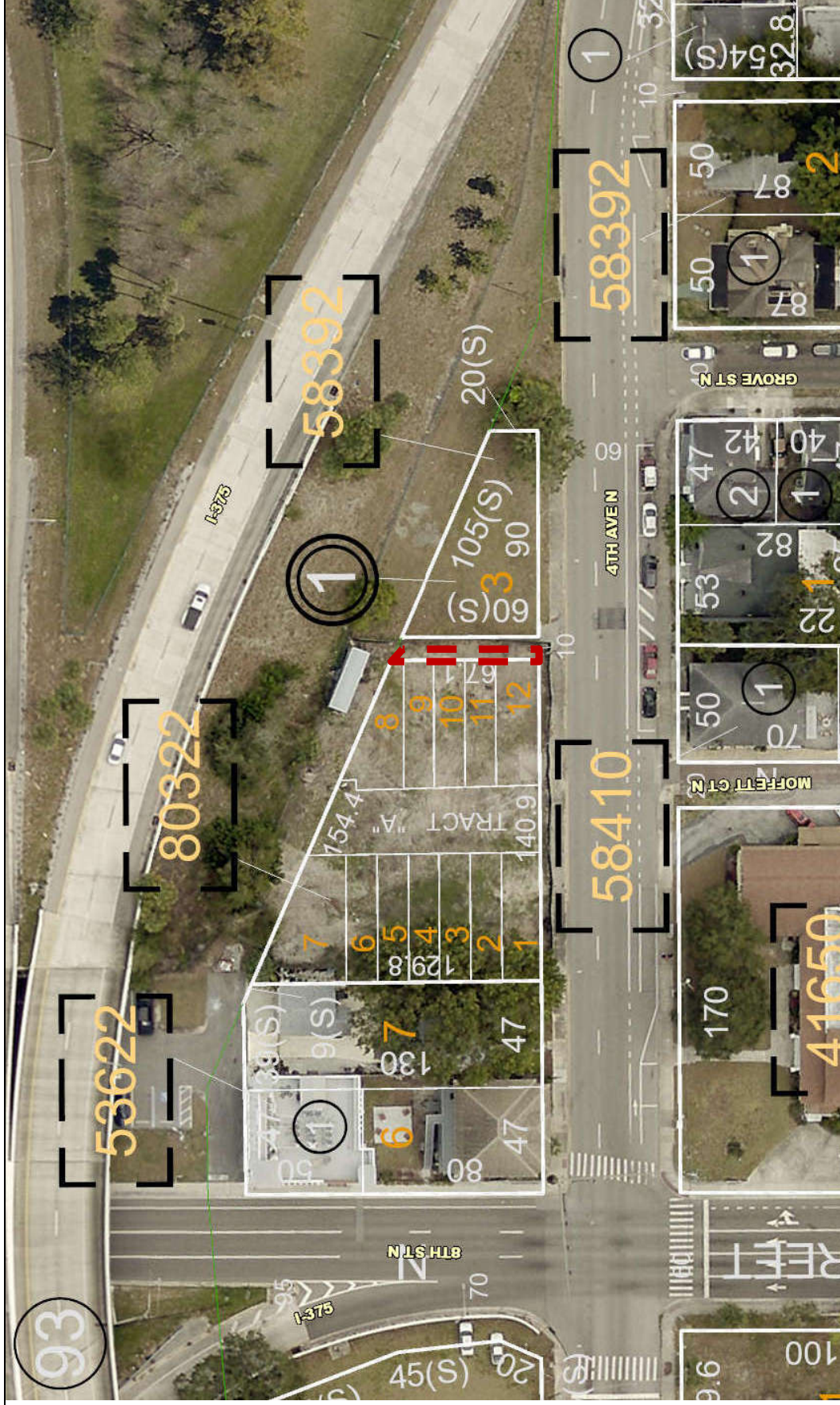
DRC Action/Public Comments: On August 4, 2021, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation. In advance of this report, no additional concerns were expressed to the author.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the right-of-way vacation, subject to the following conditions:

1. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting property to the west, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated July 20, 2021.
3. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Water Resources Department's Memorandum dated June 30, 2021.
4. Prior to recording the vacation ordinance, the applicant shall either remove/relocate existing Duke Energy facilities; or, grant an easement over the portion of the alley requested to be vacated. In either case a written letter of no objection from Duke Energy is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict.
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Project Location Map, Ordinance including Exhibit A, DRC Staff Report



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 21-33000012
 Address: 747 4th Avenue North



ORDINANCE NO. 1137-V

AN ORDINANCE APPROVING A VACATION OF A 5-FOOT WIDE DEAD-END NORTH/SOUTH ALLEY IN THE BLOCK BOUNDED BY GROVE STREET NORTH AND 8TH STREET NORTH BETWEEN 4TH AVENUE NORTH AND INTERSTATE 375; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on August 4, 2021 (City File No.: DRC 21-33000012):

Legal Description: See attached Exhibit "A" incorporated as if fully stated herein.

Section 2. The above-mentioned right-of-way is not needed for public use or travel.

Section 3. The vacation is subject to and conditional upon the following:

1. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting property to the west, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated July 20, 2021.
3. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Water Resources Department's Memorandum dated June 30, 2021.
4. Prior to recording the vacation ordinance, the applicant shall either remove/relocate existing Duke Energy facilities; or, grant an easement over the portion of the alley requested to be vacated. In either case a written letter of no objection from Duke Energy is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict.
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such

written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

PLANNING & DEVELOPMENT
SERVICES DEPARTMENT:

Michael J Dema

/s/ Elizabeth Abernethy

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST
DESCRIPTION AND SKETCH

ALLEY VACATION DESCRIPTION:

A 5 FOOT WIDE PLATTED ALLEY LYING SOUTH OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 375 (LIMITED ACCESS RIGHT-OF-WAY), LYING NORTH OF 4TH AVENUE NORTH RIGHT-OF-WAY LINE AND BOUNDED ON THE WEST BY 747 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGES 59 AND 60 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BOUNDED ON THE EAST BY THE WEST LINE OF LOT 3, BLOCK 1, MAP OF MOFFETT'S ADDITION TO ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 12 OF SAID 747 TOWNHOMES AND RUN THENCE N.00°14'23"E. ALONG THE EAST LINE OF SAID 747 TOWNHOMES A DISTANCE OF 67.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 375 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15002- 2501, SHEET 5 OF 6; THENCE RUN S.65°59'22"E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 5.46 FEET TO A POINT ON THE EAST LINE OF SAID 5 FOOT WIDE ALLEY AND THE WEST LINE OF SAID LOT 3, BLOCK 1, MAP OF MOFFETT'S ADDITION TO ST. PETERSBURG; THENCE RUN S.00°14'23"W. ALONG SAID EAST LINE OF A 5 FOOT WIDE ALLEY AND THE WEST LINE OF SAID LOT 3, BLOCK 1 A DISTANCE OF 64.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1; THENCE RUN N.89°56'47"W. ALONG THE SOUTH LINE OF SAID 5 FOOT WIDE ALLEY A DISTANCE OF 5.00 FEET TO THE AFORESAID SOUTHEAST CORNER OF LOT 12 AND THE POINT OF BEGINNING.

CONTAINING 330 SQUARE FEET MORE OR LESS.

UPDATED: 6/01/21
REVISED: 4/26/16
PREPARED: 1/28/16

FOR: FOURTH NORTH HOLDINGS, LLC

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 1510-56B
Drawn: DS

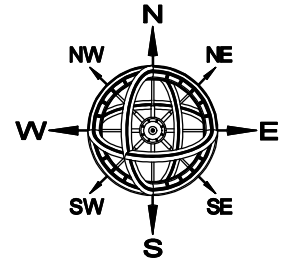
I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyors Registration No. 4601
Certificate of Authorization No. 760

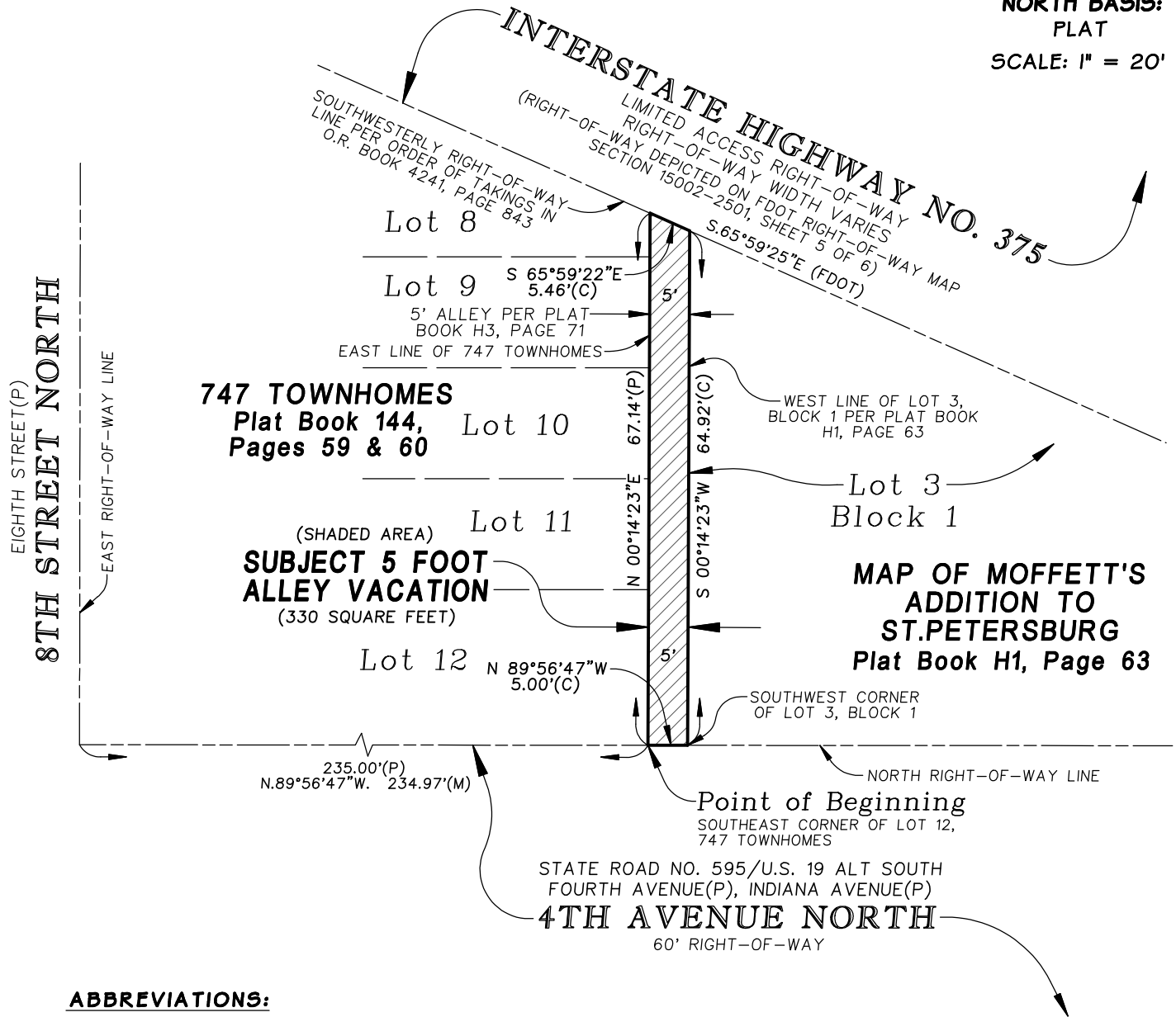
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 2

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST
SKETCH OF DESCRIPTION



NORTH BASIS:
PLAT
SCALE: 1" = 20'



ABBREVIATIONS:

(C) = CALCULATED
 (FDOT) = FLORIDA DEPARTMENT
 OF TRANSPORTATION
 H = HILLSBOROUGH COUNTY
 (M) = MEASURED
 O.R. = OFFICIAL RECORDS
 (P) = PLAT

UPDATED: 6/01/21
 REVISED: 4/26/16
 PREPARED: 1/28/16

THIS IS NOT A SURVEY

Job: 1510-56B
 Drawn: DS

Assumed Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE NORTH
 AS BEING N.89°56'47"W., PER PLAT BOOK 144, PAGES
 59 & 60.

FOR: FOURTH NORTH HOLDINGS, LLC

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 2 OF 2



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

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

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

DATE: August 29, 2022

SUBJECT: Approval of a site plan to construct a 16-story, 135-unit multi-family development. The applicant is requesting F.A.R and height bonuses.

CASE: 21-31000013

The Transportation and Parking Management (“Transportation”) Department has reviewed the site plan application for the proposed residential development located at 747 4th Avenue North. The Transportation Department has several comments on the site plan.

Per Section 16.40.090.4 of the City Code, the applicant has met the requirement for short-term bike parking by providing 8 spaces on 4th Avenue North. Forty (40) bicycle parking spaces are shown in an area on the site plan labeled “secondary bike parking.” If this area is to serve long-term bike parking the proposed number of spaces is not enough. One long-term space per unit is required. The applicant did state in the application that 145 bicycle parking spaces would be provided. If this is the combination of required short-term and long-term spaces, 145 total spaces would be adequate.

The applicant noted on the site plan that 40 vehicle parking spaces would be provided, which exceeds the number required by City Code per Section 16.40.090.3.2. It is noted in the application that 70 vehicle parking spaces will be provided. The applicant will meet the Code requirement in either scenario, but this discrepancy should be addressed.

The applicant is proposing a 10-foot wide sidewalk on 4th Avenue North, which meets the requirement for a Downtown Center-2 zoning district in Section 16.40.140.2 of the City Code. Please let me know if you have any questions about the Transportation Department’s review of the case.

**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT**

TO: Adriana Shaw, Planner II
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: August 23, 2022
SUBJECT: Site Plan – 747 Apartments
FILE: 22-31000013

LOCATION: 747 4th Avenue North

PARCEL ID: 19-31-17-80322-000-0060, 19-31-17-80322-000-0070,
19-31-17-80322-000-0050, 19-31-17-80322-000-0030,
19-31-17-80322-000-0020, 19-31-17-80322-000-0010,
19-31-17-80322-000-0120, 19-31-17-80322-000-0040,
19-31-17-80322-000-0110, 19-31-17-80322-000-0001,
19-31-17-80322-000-0100, 19-31-17-80322-000-0090,
19-31-17-80322-000-0080

ATLAS: F-4 **ZONING:** DC-2

REQUEST: Approval of a site plan to construct a 16-story, 135-unit multi-family development. The applicant is requesting F.A.R and height bonuses.

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

SPECIAL CONDITIONS OF APPROVAL:

1. The 10-foot wide public alley adjacent to the eastern boundary of the site contains a 12” VCP sanitary sewer main which terminates at public manhole structure F004-M060. The redevelopment plan must include terminating this main via construction of a new public manhole structure over the main just inside the northern right of way boundary of 4th Avenue North, and properly abandoning the 12” VCP main and public manhole structure F004-M060 north of 4th Avenue North per current ECID standards and specifications. Portions of the sanitary sewer main within the alley right of way shall be completely removed prior to alley paving. The point of connection to the sanitary sewer for this development would be at the new manhole installed in the 4th Avenue North parkway.
2. The 8” VCP sanitary sewer main along the north property boundary between public manhole F004-M050 and F004-M055 shall be capped at manhole F004-M050 and the remainder of the main to the east of F004-M050 and public manhole F004-M055 shall be removed and abandoned per current

ECID Standards as part of this redevelopment project. The sanitary sewer main east of remaining public manhole F004-M050 shall not be used for future sanitary sewer connection for this development project.

3. Alley paving shall be done in conformance with City ECID standard details and technical specifications.
4. ECID requests that zoning require a replat of the land as a condition of site plan approval since the land was platted as townhomes on PB 144, PG 59 under associated zoning case # 16-20000011. Otherwise the building will be upon private easements and platted townhome lots.
5. 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.
6. 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.

7. 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.

8. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, a 10-foot wide public sidewalk is required along all right of way frontages. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. In addition to the required 10-foot wide sidewalk path, the streetscape design shall include a minimum 3-foot wide ADA compliant public sidewalk provided parallel and adjacent to the road curb to provide accessible access to all public parking spaces within the public right of way. At least one and preferably two, ADA compliant pathways shall be provided between the main 10-foot wide sidewalk and the auxiliary 3-foot wide sidewalk.
 9. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.
 10. 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.
- *Needs for on-street decorative lighting or additional street lighting must be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.
11. This site is located within the DC zoning and partially within the Downtown National Historic district. During site plan development, please coordinate any specialty streetscape, landscape, or art requirements for this project with the City's Zoning division.
 12. Proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.
 13. It should be noted that 4th Avenue North and the adjacent interstate right of way are FDOT controlled so permitting is also required through FDOT for all impacts proposed within 4th Avenue North.

Impacts to City owned infrastructure within FDOT controlled right of way will also require and ECID right of way permit.

14. 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.
15. 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

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

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources department Technical Services Division via email to 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.).

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. 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.

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.

NED/mk

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