



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

---

**SITE PLAN – MAJOR MODIFICATION  
PUBLIC HEARING**

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

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **April 6, 2022, at 10:00 A.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	22-32000001	PLAT SHEET:	K-2
REQUEST:	Approval of a major modification to a previously approved site plan, to allow the redevelopment of an existing car wash.		
OWNER:	Big Dan's 34th Street St. Petersburg, LLC 204 Houston Mill Road. Rome, GA 30161		
APPLICANT:	Big Dan's 34th Street St. Petersburg, LLC 220 34th St. N. St. Petersburg, FL 33713		
AGENT:	Bowman Consulting Group 1410 N. Westshore Blvd, Suite 111, Tampa, FL 33607		
ADDRESS:	220 34th St. N. & 3445 2nd Ave. N.		
PARCEL ID NO.:	22-31-16-01030-001-0020 22-31-16-01030-001-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Corridor Commercial Suburban (CCS-1) Neighborhood Suburban Multi-Family (NSM-1)		

**SITE AREA TOTAL:** 72,687 square feet or 1.67 acres

**GROSS FLOOR AREA:**

Existing:	12,335 square feet	0.17 F.A.R
Proposed:	8,314 square feet	0.11 F.A.R.
Permitted:	39,978 square feet	0.55 F.A.R.

**BUILDING COVERAGE:**

Existing:	12,335 square feet	17% of Site
Proposed:	8,314 square feet	11% of Site
Permitted:	N/A	

**IMPERVIOUS SURFACE:**

Existing:	58,791 square feet	81% of Site MOL
Proposed:	44,339 square feet	62% of Site MOL
Permitted:	61,784 square feet	85% of Site MOL

**OPEN GREEN SPACE:**

Existing:	13,915 square feet	19 % of Site MOL
Proposed:	26,414 square feet	36 % of Site MOL

**PAVING COVERAGE:**

Existing:	47,094 square feet	65 % of Site MOL
Proposed:	43,482 square feet	59 % of Site MOL

**PARKING:**

Existing:	20; including 1 handicapped space
Proposed:	37; including 2 handicapped spaces
Required	32; including 2 handicapped spaces

**BUILDING HEIGHT:**

Existing:	17 feet MOL
Proposed:	23 feet
Permitted:	36 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Sections 16.10.020.1, 16.50.050, 16.70.040.1.4 and 16.70.040.1.5 of the Land Development Regulations (LDRs) for a car wash which is a Special Exception use within the CCS-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

This application request is for an approval of a major modification to a previously approved site plan to allow redevelopment of an existing car wash. The subject property is 1.67-acre, located on the west side of 34<sup>th</sup> Street North, south of Burlington Avenue North. Currently, the site is developed with a self-service car wash, full-service car wash, detailing center and a quick oil change.

**Background:**

The properties at 220 34th Street North & 3445 2<sup>nd</sup> Ave North are mostly located within the CCS-1 Zoning District and partially in NSM-1 Zoning district with frontage on 34th Street N. The property is abutting existing commercial uses to the north and south and residential use to the west. The surrounding areas consist of a mix of uses that include retail (small and large scale), general commercial, medical offices, and residential units. The portion of the site located on 220 34<sup>th</sup> Street N and is within CCS-1 was originally developed in 1957 as Pronto Car Wash. In November of 1992, the portion of the site located on 3445 2<sup>nd</sup> Ave N received a Special Exception, Case# SE1496, to expand the services on site to include a self-service car wash and oil change business. The structures have since been remodeled over the years and are still in operation. The property is included the Union Central District. The Union Central District Plan was adopted by City Council in December 2019.

**Current Proposal:**

The applicant proposes to demolish some of the structures on site and re-purpose the main full-service car wash facility into a new express self-service car wash. The proposed car wash building will be to the southern portion of the property. A portion of the east and west sides of the building will be open where vehicles will enter and exit. The north and south sides of the building are fenestrated appropriately with glazing and enclosed accordingly to accommodate the office space and lavatories. The remainder of the proposed building is stucco featuring breaks in the façade, stucco banding, various stone veneers with a gable roof. Direct vehicular ingress/egress to the site will be from Burlington Avenue N and 34<sup>th</sup> Street N. The applicant is reducing the existing access off 34th street North to a right-in/right-out to prevent conflicting traffic patterns. An automatic payment station with 3 lanes is located on the west side of the subject property. Each lane will provide 5 spaces for stacking. Vacuum stations (27) are located to the middle of the site and are surrounded by access lanes, internal circulation, and landscape buffers.

Customers will access the site from the proposed ingress/egress drive and proceed through one of the two stacking lanes as they approach the automated payment station. The customer will pay for the car wash and will then proceed into the car wash bay without getting out of their vehicle. Once the vehicle exits the car wash bay the customer may proceed to the egress drive. The customer can access the vacuum stations on the north side of the building after getting their car washed.

The City adopted a district plan for this area to facilitate compact urban development that will allow more efficient use of land and concentrate on more intensive growth. This plan was adopted well after the special exception use was approved for this location. The applicant's proposal reduces the impact and overall footprint of the existing use. The Union Central District Plan specifically intends to improve the quality of development in this area by enhancing the identity, to encourage high quality investments that are critical to the success of the corridors and its future.

The City's Engineering and Transportation Departments have reviewed the proposal and provided comments with special conditions of approval. The car wash abuts a major street as defined in the City's Comprehensive plan and is surrounded by commercial uses, also the proposed site plan increases the landscape buffers, thus any potential noise that is generated should not impact any residential uses.

---

**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.

**The use is generally consistent with the Comprehensive Plan objectives and policies. However, the use is not consistent with the community's vision for this location as articulated in the Union Central District Plan. This type of use is auto centric and would not provide greater employment opportunities for the District.**

**The site did receive a previous approved special exception that has been developed as a car wash since 1957, and the use will remain the same. Moreover, the modifications proposed will reduce the impact and intensity of the use on the site and to the surrounding properties and roadways,**

- 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.

**The Future Land Use classification is PR-MU and the zoning is CCS-1 which allows Car Wash & Detailing as a Special Exception use. The subject parcel is also within the Union Central District and as previously noted, is an existing car wash.**

- 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;

**Direct vehicular ingress/egress to the site will be from Burlington Ave and 34<sup>th</sup> Street North. The applicant is also proposing an egress only onto 2nd Avenue North. The Transportation and Parking Management Department did not object to the proposed project and provided a memo attached to this report.**

- 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;

**The City Transportation and Parking Management Department commented on the proposed plan and did not object (see memo dated February 14, 2022).**

- 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;

**The City Transportation and Parking Management Department commented on the proposed plan and did not object (see memo dated February 14, 2022).**

- 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;

**The proposed development will be required to comply with the applicable stormwater requirements at time of permitting (see Engineering Department memo dated February 10, 2022).**

- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

**Any proposed exterior lighting and signage will need to comply the applicable code requirements at time of permitting. Special conditions of approval have been included to reiterate these requirements.**

- 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;

**The car wash facility is to remain on the southern portion of the site with the site circulation occurring around the perimeter of the property. The location of the site circulation provides a greater distance between the facility and the adjacent residential uses to the east. In addition, the vacuums are concentrated in the middle of the site providing better separation from the residential uses. The orientation and location of the structure is consistent with the adjacent developments along 34<sup>th</sup> Street North.**

- 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;

**There are no such resources within the vicinity of the proposed improvements. Existing protected trees will be preserved.**

- 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;

**Staff has determined that the site plan modifications to the existing car wash facility on site would not contribute to or create a concentration of similar uses within the immediate area. The proposed modification is reducing the impact on the site and to adjacent properties and roadways.**

- 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;

**As previously noted, Staff has determined that the site plan modifications to the existing car wash facility would not contribute to or create a concentration of similar uses within the immediate area. The proposed modification is reducing the impact on the site and to adjacent properties and roadways.**

- 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;

**The setbacks and landscape buffers will meet the zoning district regulations and there are no variances being requested. Evergreen tree plantings along the west**

property boundary in excess of the minimum landscaping requirement is included as a special condition of approval to mitigate visual and noise impacts on the residential properties to the west. The subject property abuts a major street as defined in the City's Comprehensive Plan and is surrounded by commercial uses to the north, south, and east sides and residential to the west. There is a potential for noise that is generated from the car wash facility and vacuum area to the residential uses. The City Code requires a 6-foot high solid decorative masonry wall along the eastern property line abutting the residential uses that will provide some noise mitigation. Noise mitigation is also provided by the car wash equipment being located within a fully enclosed room in the car wash building.

- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;

**As shown on the site plan, the area can accommodate the proposed use.**

- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

**As proposed, the perimeter landscape buffers and interior site landscaping meet the requirements of the code. Any tree removal will need to be done under separate tree removal permit and analyzed by the City's Arborist. A special condition of approval has been included to require additional trees along the eastern property line to provide visual buffer to the residential uses to the east.**

- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

**The proposed improvements do not impact demand for hurricane facilities.**

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service.

**The use will not add demand for additional public services.**

The use of the subject property is: **Car Wash, Detailing & Motor Vehicle Service**

The uses of the surrounding properties are:

North: **Medical Office**

South: **Retail**

East: **Retail**

West: **Residential**

**Public Comments:**

At the time this report was prepared, staff received five emails requesting additional information. No comments or concerns were expressed to staff.

**III. RECOMMENDATION:**

- A. Staff has determined the proposed Site Plan Modification addresses the review criteria for Site Plan Review and demonstrates how the previously approved Special Exception Use is being further mitigated to reduce its impact on the site and to adjacent properties and roadways. This reduction of impact is consistent with the City's Comprehensive Plan Land Use Element's goals, as well as the adopted Union Central District Plan.

Staff recommends **APPROVAL** of the Major Site Plan Modification, subject to the special conditions of approval.

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. Plans shall comply with Section 16.50.050. Car Wash and Detailing, including limiting the hours of operation between 8AM to 8PM. No detailing or waxing (except for spray waxing) shall be conducted outside of a completely enclosed building, no radios, stereos, or other sound amplification devices shall be played when any of the motor vehicles doors or windows are open. Sound from radios, stereos, or other sound amplification devices shall not be audible from anywhere off the site. Signs shall be conspicuously posted notifying persons of these prohibitions.
2. If the operation of the car wash changes from a limited service to a full-service car wash, a public hearing with public notice shall be required.
3. All mechanical equipment associated with the car wash shall be located inside a fully enclosed building.
4. The vacuum producers shall be located in an enclosure that is finished to match the main building.
5. The vacuum stations shall be covered by a roof or canopy structure. All vacuum station tubing, and pipes shall match the vacuum canopy structure.
6. The applicant shall provide a solid six-foot high decorative masonry wall or vinyl fence along all sides of the site that abuts a residential use or zoning district and a row of evergreen trees, 8-10-feet in height at planting, 10-feet on-center. The wall/fence shall be located along the west property line to shield the queuing of vehicles, vacuum stations, and parking lot from the residential properties to the west. There shall be no openings in the wall/fence.
7. The dumpster compound shall have opaque gates.
8. The applicant shall provide sufficient on-site directional signs according to Section 16.40.120
9. Exterior lighting shall comply with Section 16.40.070.
10. Bicycle parking shall comply with Section 16.40.090.4.1.
11. Transformer shall not be visible from ROW. Relocate or provide decorative screening to shield from view.

12. Plans shall be revised as necessary to comply with conditions/comments provided by the City's Engineering Department. Comments are provided in the attached memorandum dated February 10, 2022.
13. Plans shall be revised as necessary to comply with conditions/comments provided by the City's Transportation Department. Comments are provided in the attached memorandum dated February 14, 2022.
14. The special exception and related site plan approval is valid until April 6, 2025. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.

#### **IV. STANDARD CONDITIONS OF APPROVAL:**

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

**ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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 of the Municipal Code).
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, wheel stops, 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, Sections 16.40.060.5 and 16.40.060.2.1.3 of City Code.

REPORT PREPARED BY:

/s/ Adriana Puentes Shaw

03/28/22

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

DATE

REPORT APPROVED BY:

/S/ Dave Goodwin

03/29/22

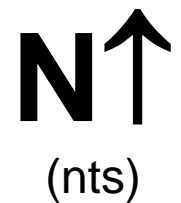
Dave Goodwin, Interim Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

DATE

Attachments: Location Map, Application, Narrative, Site Plan, Landscape Plan, Elevations  
Transportation Memo, Engineering Department Memo



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 22-32000001  
Address's: 220 34<sup>th</sup> St. N. & 3445 2<sup>nd</sup> Ave. N.







# ☐ 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> Big Dan's 34th Street St. Petersburg, LLC	
Street Address: 220 34TH ST N	
City, State, Zip: St. Petersburg, FL 33713	
Telephone No:	Email: jay@shaddayco.com
<b>NAME of AGENT OR REPRESENTATIVE:</b> Big Dan's 34th Street St. Petersburg, LLC	
Street Address:	
City, State, Zip:	
Telephone No:	Email: jay@shaddayco.com
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: Bowman Consulting	Contact Name: Maleia Storum
Telephone No: 813-642-4924	
Website:	Email: mstorum@bowman.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 220 34th St N	Email:
Parcel ID#(s): 22-31-16-01030-001-0020 & 22-31-16-01030-001-0010 & 22-31-16-72756-013-0110	
<b>DESCRIPTION OF REQUEST:</b> Special Exception Modification	
<b>PRE-APP MEETING DATE:</b> 12/1/32021	
<b>STAFF PLANNER:</b> CDM, JCB	

## FEE SCHEDULE

<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>	
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
<u>VARIANCES</u>		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

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

## AUTHORIZATION

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

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

Signature of Owner/Agent\*:   
\*Affidavit to Authorize Agent required, if signed by Agent.

Date 1/4/22



# 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:

Big Dan's 34th Street St. Petersburg, LLC

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

Property Address: 220 34th St N

Parcel ID#: 22-31-16-01030-001-0020 & 22-31-16-01030-001-0010 & 22-31-16-72756-013-0110

Request: Special Exception Modification

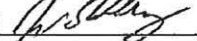
Special Exception Modification

*"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): Bowman Consulting

*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

Sworn to and subscribed on this date

Identification or personally known: Personally Known

Notary Signature:  Date: 1/4/22

Commission Expires: Stamp of Date



# ☐ 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.	<b>Zoning Classification:</b> NSM-1				
2.	<b>Existing Land Use Type(s):</b> Carwash & Oil Change Facility				
3.	<b>Proposed Land Use Type(s):</b> Carwash				
4.	<b>Area of Subject Property:</b> 72,687 SF				
5.	<b>Variance(s) Requested:</b> None anticipated.				
6.	<b>Gross Floor Area</b> (total square feet of building(s))				
	Existing: 0.17	Sq. ft.	12335		
	Proposed: 0.11	Sq. ft.	8314		
	Permitted: 0.5	Sq. ft.	36343		
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)				
	Existing: 0.17	Sq. ft.	12,335		
	Proposed: 0.10	Sq. ft.	8314		
	Permitted: 0.5	Sq. ft.	36343		
8.	<b>Building Coverage</b> (first floor square footage of building)				
	Existing:	12335	Sq. ft.	17	% of site
	Proposed:	8314	Sq. ft.	10	% of site
	Permitted:	36343	Sq. ft.	50	% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)				
	Existing:	13915	Sq. ft.	19	% of site
	Proposed:	23,298	Sq. ft.	30	% of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)				
	Existing:	426	Sq. ft.	.5	% of vehicular area
	Proposed:	7814	Sq. ft.	10	% of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	47094	Sq. ft.	64	% of site
	Proposed:	37049	Sq. ft.	50	% 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:	58791	Sq. ft.	81	% of site
	Proposed:	49426	Sq. ft.	68	% of site
	Permitted:	47247	Sq. ft.	65	% 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:	1	Existing:		Existing:
	Proposed:	1	Proposed:		Proposed:
	Permitted:				
14 a.	<b>Parking (Vehicle) Spaces</b>				
	Existing:	20	includes	1	disabled parking spaces
	Proposed:	37	includes	2	disabled parking spaces
	Permitted:	7	includes	1	disabled parking spaces
14 b.	<b>Parking (Bicycle) Spaces</b>				
	Existing:	0	Spaces		% of vehicular parking
	Proposed:	0	Spaces		% of vehicular parking
	Permitted:	0	Spaces		% of vehicular parking
15.	<b>Building Height</b>				
	Existing:	17	Feet	1	Stories
	Proposed:	17	Feet	1	Stories
	Permitted:	48	Feet		Stories
16.	<b>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>				





February 20<sup>th</sup>, 2022

City of St. Petersburg

**Project:** Pronto Carwash - Redevelopment

To Whom it May Concern:

Bowman Consulting & Shadday Company are requesting a Special Exception modification to adapt the existing Special Exception permit to reflect the anticipated site layout proposed for the redevelopment of this property.

The anticipated site improvements include decreasing the intensity, by reducing the use from a car wash, detailing and oil change service, to an automatic car wash with customer operated vacuum stations. These improvements will increase the distance between adjacent residential to the South West and proposed carwash queue lane. Access and parking along 2<sup>nd</sup> Ave North will be removed and reduce to an emergency egress-only or bypass. Traffic circulation along US-19 will be restricted to the existing Right-In Right-Out with proposed improvements to reduce the access size to prevent conflicting traffic patterns. Access along Burlington Ave N will be reduced from three existing access points to two.

With respect to the adjacent properties, landscaping improvements will occur along the western property edge, all vacuum operating equipment will be stored within a masonry building to reduce noise impact, and customer accessed areas of the car wash will be restricted and monitored by car wash staff to facilitate steady flow throughout the facility and limit disturbance to the property owners.

If you have any questions or require additional information, please call me at (813) 642-4924, or send an email to [mstorum@bowmanconsulting.com](mailto:mstorum@bowmanconsulting.com).

Thank you,

Maleia Storum  
Project Engineer  
Bowman Consulting Group, LTD.





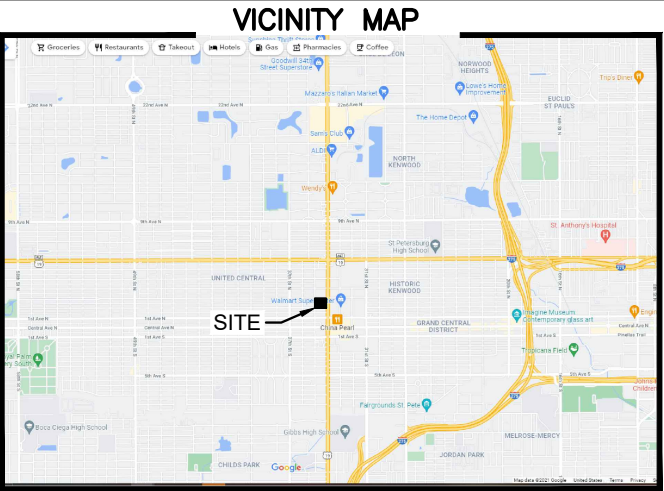
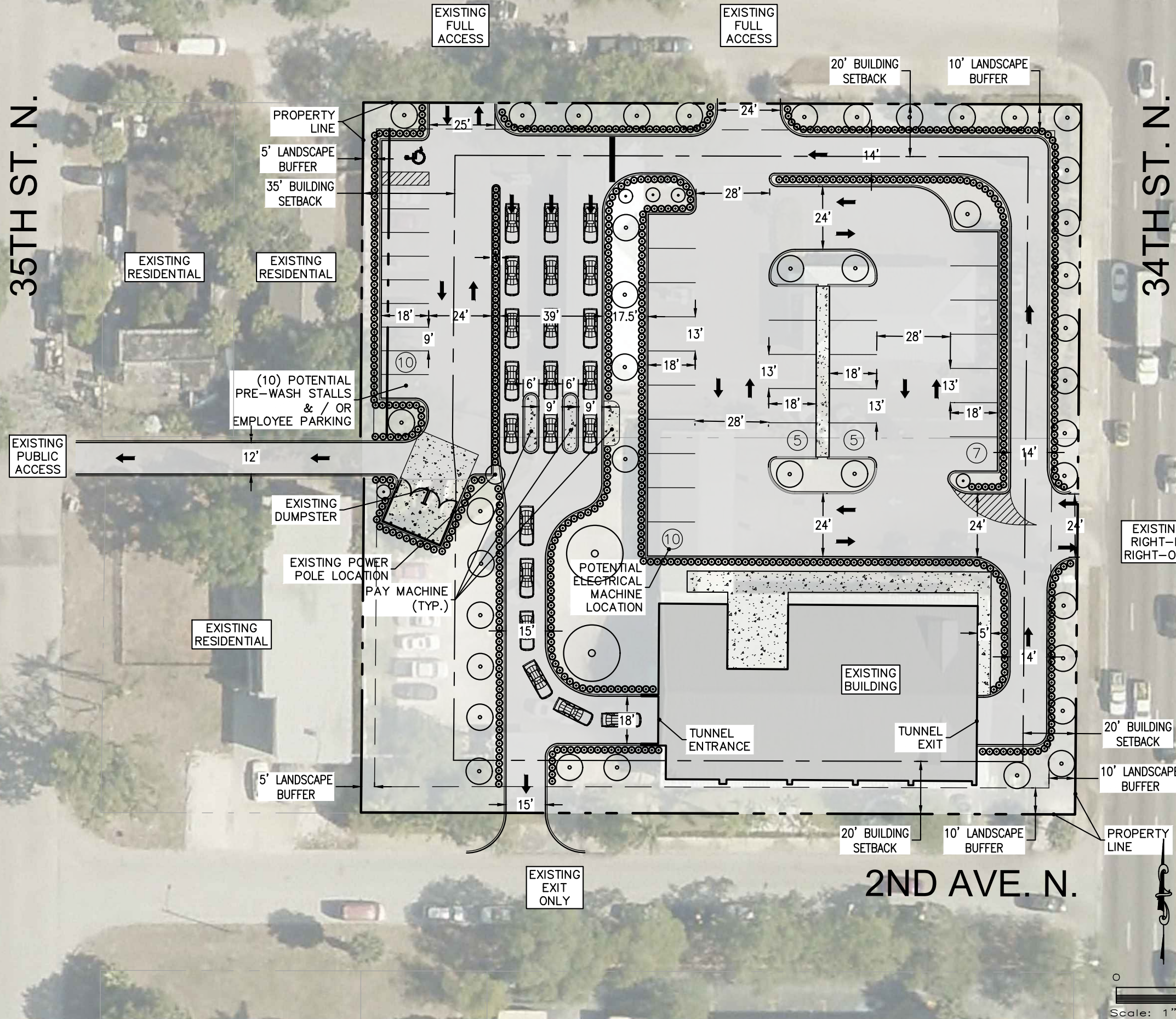




35TH ST. N.

BURLINGTON AVE. N.

34TH ST. N.



SITE DATA TABLE

PROJECT NAME	
PROJECT ADDRESS	
PROJECT DESCRIPTION	PROPOSAL FOR REDEVELOPMENT OF AN EXISTING CARWASH. EXISTING BUILDING TO REMAIN. SITE INCLUDES NEW ASPHALT, STRIPING, AND
TOTAL PARCEL/SITE AREA	
EXISTING ZONING	
JURISDICTION	
PARCEL NUMBER	
MAX. BUILDING HEIGHT	
REQUIRED LANDSCAPE BUFFERS	
FRONT	
SIDE/REAR	
PARKING REQUIREMENTS	
TOTAL PARKING PROVIDED	
STANDARD SPACES (9' x 18')	
ACCESSIBLE PARKING (12' x 18')	
VACUUM STALLS (13' x 18')	
TOTAL PROPOSED SPACES	

- GENERAL SITE NOTES:**
1. SIGNS REQUIRE A SEPARATE PERMIT.
  2. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
  3. WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
  4. PARKING WILL BE PAVED.
  5. PARKING WILL BE WITHIN 600' OF BUILDING.
  6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
  7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
  8. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
  9. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
  10. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
  11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
  12. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
  13. BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
  14. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
  15. NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
  16. THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE BUFFER
12	PARKING COUNT

**Bowman**  
CONSULTING

JDH	JDH	MS
211110.1		
1" = 40'		



## **CITY OF ST. PETERSBURG**

### **Transportation and Parking Management Department**

#### **MEMORANDUM**

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

FROM: Kyle Simpson, Planner II, Transportation and Parking Management Department

DATE: February 14, 2022

SUBJECT: Approval of a Special Exception Modification to allow for a car wash.

CASE: 22-32000001

---

The Transportation and Parking Management Department has reviewed the site plan application for the proposed car wash generally located west of 34<sup>th</sup> Street North, north of 2<sup>nd</sup> Avenue North, and south of Burlington Avenue North. The Transportation Department has the following comments on the case.

#### **Traffic Impact**

A traffic impact study was not required for the application and was not provided by the applicant. The Transportation Department expects the proposed use to have a minimal impact on the surrounding roadway network due to the existing carwash use on the site.

#### **Site Plan**

Section 16.40.140.4.2 of the City Code requires that sidewalk widths shall not be less than six feet along arterial and collector streets and not less than five feet along other streets in commercial and office zones. The sidewalk adjacent to the subject parcel along 34<sup>th</sup> Street shall not be less than six feet wide and the sidewalk adjacent to the subject parcel along 2<sup>nd</sup> Avenue North shall not be less than five feet wide. The Florida Department of Transportation (FDOT) maintains 34<sup>th</sup> Street. Site access from 34<sup>th</sup> Street will require a permit from the FDOT. If you have any questions about this memorandum, please call me at (727) 893-7151.



**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

---

**TO:** Dave Goodwin, Interim Zoning Official (POD), Development Review Services  
Elizabeth Abernathy, Planning and Development Director, Development Review Services  
Adriana Shaw, Planner II

**FROM:** Nancy Davis, Engineering Plan Review Supervisor

**DATE:** February 11, 2022

**FILE:** 22-32000001

---

**LOCATION** 220 34<sup>th</sup> Street North & 3445 2<sup>nd</sup> Avenue North  
**AND PIN:** 22-31-16-01030-001-0020  
22-31-16-01030-001-0010  
22-31-16-72756-013-0010  
**ATLAS:** C-56

**PROJECT:** Special Exception

**REQUEST:** Major modification to a previously approved site plan to allow redevelopment of an existing carwash in the CCS-1 & Neighborhood Suburban Multi Family (NSM-1) Zoning District.

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

**SPECIAL CONDITIONS OF APPROVAL:**

1. The east/west 16-foot wide public alley cannot be dead-ended at the boundary of this site. Per the recorded plat (PB 109, PG 50) a 20-foot wide north/south access easement was dedicated to the public which extends from the east end of the alley, north to Burlington Avenue North. Per the alley vacation ordinance 675-V (PB 8326, PG 65), the 20-foot wide north/south public access easement was required, avoiding dead-ending the remaining east/west alley, and the access easement was required to be paved 16-foot wide with an approved radius. The access easement must remain open and drivable for the public as access to and from the east/west alley per Ordinance 675-V. The site plan will need to be revised to maintain the paved public access drive to the north from the east end of the alley right of way.
2. The dumpster enclosure must be relocated so as not to encroach into the 20-foot access easement or into the remaining public alley right of way.
3. Per Ordinance 675-V, the sanitary sewer within the vacated portion of the alley west of public manhole K2-52 is privately owned and maintained by the lot owner(s).
4. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the CCS zoning district, a 6-foot wide public sidewalk is required along the 34th Street North frontage. Permitting for this sidewalk and any other modifications within the 34th Street North right of way shall be through the FDOT.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

5. The 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.
6. 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.
7. 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. It is noted that the current site previously triggered compliance with the drainage ordinance; site discharge shall not exceed the existing stormwater system's current permitted rate of discharge.
8. 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.

9. Water service is available to the site. The applicant's Engineer shall coordinate potable water

and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

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

10. 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.
11. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to [newconstruction@duke-energy.com](mailto:newconstruction@duke-energy.com). 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.
12. 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.

13. 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.
14. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

\*Note that City Engineering Standard Details referenced in this review narrative are available on the City FTP site using the instructions below:

Using File Explorer path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd

Password = 4Engreads

Path to the Engineering folder, then to the \_DeptTemplates\_Standards folder, and finally to the City Standard Details Updated.

-OR- alternatively City Standard Details and Standard forms may be obtained upon request by contacting the City Engineering department, phone 727-893-7238, email [Ljudmila.Knezevic@stpete.org](mailto:Ljudmila.Knezevic@stpete.org) or [Martha.Hegenbarth@stpete.org](mailto:Martha.Hegenbarth@stpete.org).

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:**

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.

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public



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

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

\*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.

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

NED/MJR/mk

pc: Sean McWhite, Water Resources  
Kayla Eger, Planning & Development Services