



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** 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 AM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.:	22-32000003	PLAT SHEET:	M-22
REQUEST:	Approval of a special exception and related site plan to construct a self-service express car wash.		
OWNER:	Rockwell 39 th Street, LLC 1918 W. Cass St. Tampa, FL 33606		
AGENT:	Todd Pressman 200 2 nd Ave. S., #451 St. Petersburg, FL 33701		
ADDRESSES:	3939 49 th St. N. 3911 49 th St. N.		
PARCEL ID NUMBERS:	04-31-16-73499-000-0020 04-31-16-73499-000-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Corridor Commercial Suburban (CCS-1)		

SITE AREA TOTAL: 55,321 square feet or 1.27 acres

GROSS FLOOR AREA:

Existing:	6,638 square feet	0.12 F.A.R.
Proposed:	4,400 square feet	0.08 F.A.R.
Permitted:	30,427 square feet	0.55 F.A.R.

BUILDING COVERAGE:

Existing:	6,638 square feet	12% of Site MOL
Proposed:	4,400 square feet	8% of Site MOL
Permitted:	NA	

IMPERVIOUS SURFACE:

Existing:	50,941 square feet	92% of Site MOL
Proposed:	38,778 square feet	70% of Site MOL
Permitted:	47,023 square feet	85% of Site MOL

OPEN GREEN SPACE:

Existing:	4,380 square feet	8% of Site MOL
Proposed:	16,543 square feet	30% of Site MOL

PAVING COVERAGE:

Existing:	44,303 square feet	80% of Site MOL
Proposed:	34,378 square feet	62% of Site MOL

PARKING:

Existing:	60; including 2 handicap spaces
Proposed:	25; including 1 handicapped space
Required	19; including 1 handicapped space

BUILDING HEIGHT:

Existing:	15 feet
Proposed:	28 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, 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:

The applicant is requesting approval of a special exception and related site plan to construct an express self-service car wash. The subject property is located on the east side of 49th Street North, between 39th and 40th Avenues North. Currently, the site is developed with two restaurants and surface parking. All existing improvements will be demolished to accommodate the new car wash.

Current Proposal:

The applicant proposes to construct an express self-service car wash on the subject property. The proposed car wash building will be located in the center of the property. A portion of the north and south sides of the building will be open where vehicles enter and exit. The east and west sides of the car wash building will be fully enclosed.

Vehicles will access the site from the proposed ingress/egress drives on 39th and 40th Avenues North and proceed through one of the three stacking lanes as they approach one of three automated payment stations located on the east side of the proposed car wash building. Each lane will provide 7-spaces for stacking. 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 on 40th Avenue North. The customer can access the vacuum stations on the west side of the building after getting their car washed. Employee parking and 18 vacuum stations are located to the west side of the car wash building and adjacent to 49th Street North.

The proposed car wash building is a contemporary style of architecture. The building will have a tower feature, alerting parapet heights and will use multiple building materials and finishes. The finishes include: EIFS, hardie board, metal and CMU block.

Special Exception:

A car wash in the CCS-1 zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. As a Special Exception use, additional review and criteria are considered to determine compatibility with adopted plans and surrounding land uses. The DRC is responsible for evaluating the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

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 proposed use is consistent with the Comprehensive Plan. No existing neighborhood or redevelopment master plans overlay the subject property.

- 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.

- 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 39th and 40th Avenues North. The applicant is also proposing an egress only onto 40th 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 March 18 , 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 March 18, 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 March 14, 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 located in the center of the site with 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. The orientation and location of the structure is consistent with the adjacent developments along 49th 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 analyzed similar uses in the city and in the surrounding area to determine if there is a concentration of such uses. Staff utilized 1-mile, 2-mile and 3-mile buffers from the subject parcel to determine proximity. Staff research indicates an industry standard of 3-mile radius between this type of use. There is a total of nine car wash locations within a 3-mile radius. One of those nine car washes is a self-full-service car wash that is located within the 1-mile radius of the subject property and is adjacent to the subject property on the west side of 49th Street North. Out of the nine car washes within a 3-mile radius, only two of these car washes are located on 49th Street North, one is within 2-miles to the north and the other is within 3-miles to the south of the subject property. Based on this analysis Staff has determined that an additional car wash would not constitute a concentration of similar uses within the immediate area (see map exhibit).

- 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 analyzed the area for existing car washes and finds that there is not a concentration of similar uses within the study radii and staff finds this proposal should not create substantial detrimental effects on living and/or working conditions in the neighborhood due to the concentration of similar or the same uses and structures.

- 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 east 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 east. 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 west sides and multi-family residential to the east. There is a potential for noise that is generated from the exit tunnel to impact 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 concrete block 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: **Commercial**

The uses of the surrounding properties are:

North:	Commercial
South:	Commercial
East	Multi-family Residential
West:	Commercial

Public Comments:

Concerns or comments were not expressed to staff at the time this report was prepared.

III. RECOMMENDATION:

- A. Staff recommends approval of the Special Exception and related site plan, 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. A three-foot high decorative masonry wall finished to match the main building shall be installed along the west side of the vacuums stations that abut 49th Street North.
6. The vacuum stations shall be covered by a roof or canopy structure.
7. All vacuum station tubing, and pipes shall match the vacuum canopy structure.
8. A six-foot high decorative masonry wall and a row of evergreen trees, 8-10-feet in height at planting, 10-feet on-center shall be installed along the eastern property line. There shall be no openings in the wall.
9. A minimum of 84 specimen inches shall be preserved on-site as required by Section 16.40.060.2.1.3. The tree disposition plan included with the application notes only 73 specimen inches to be preserved.
10. Shrubs shall be installed around the exterior perimeter of the ponds.
11. The parallel parking spaces shall have a minimum length of 23 feet.
12. The dumpster compound shall have opaque gates.
13. The applicant shall provide sufficient on-site directional signs according to Section 16.40.120.
14. Exterior lighting shall comply with Section 16.40.070.
15. Bicycle parking shall comply with Section 16.40.090.4.1.
16. The transformer shall not be visible from ROW. The applicant shall relocate or provide decorative screening to shield from view.
17. 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 March 14, 2022.
18. 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 March 18, 2022.
19. 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/ Corey Malyszka

3/25/22

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

DATE

REPORT APPROVED BY:

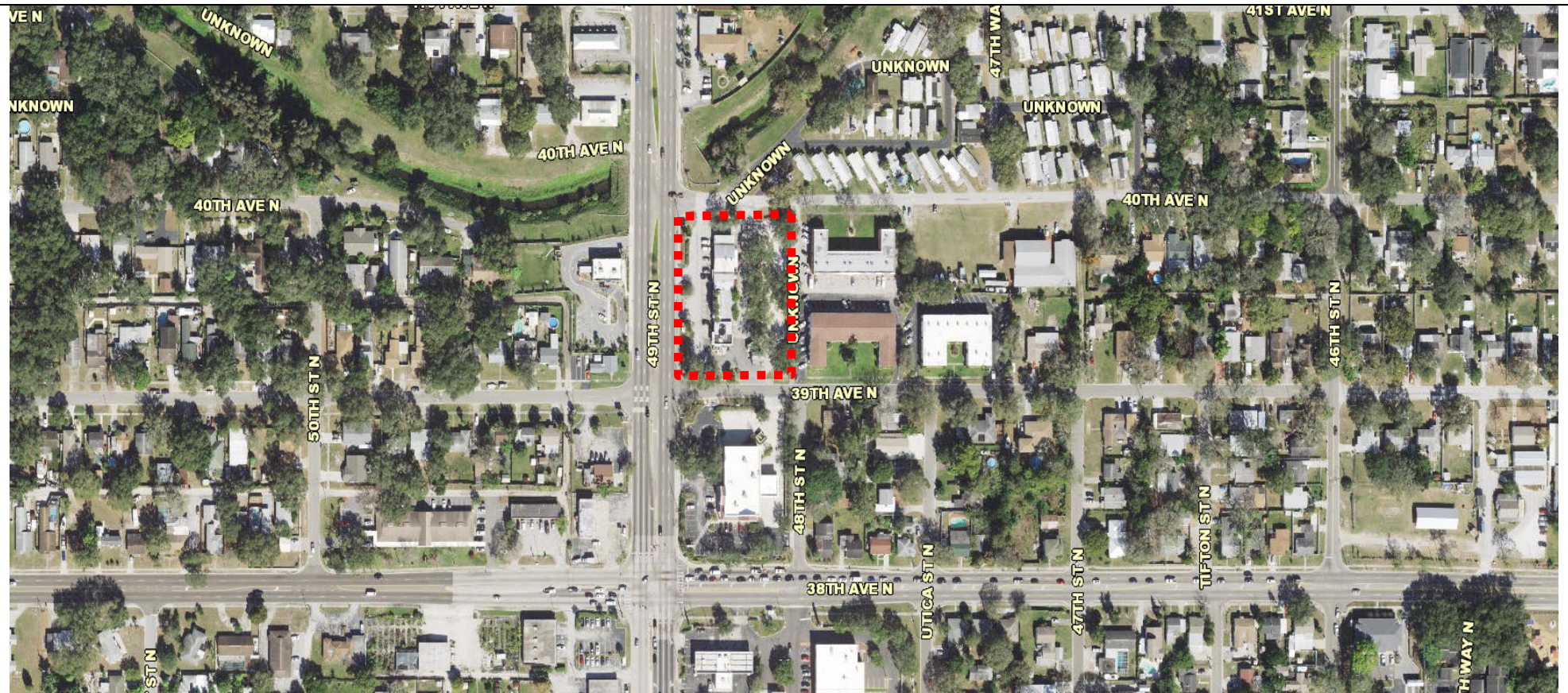
/s/ Elizabeth Abernethy for

03/23/22

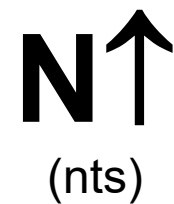
Dave Goodwin, Interim Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

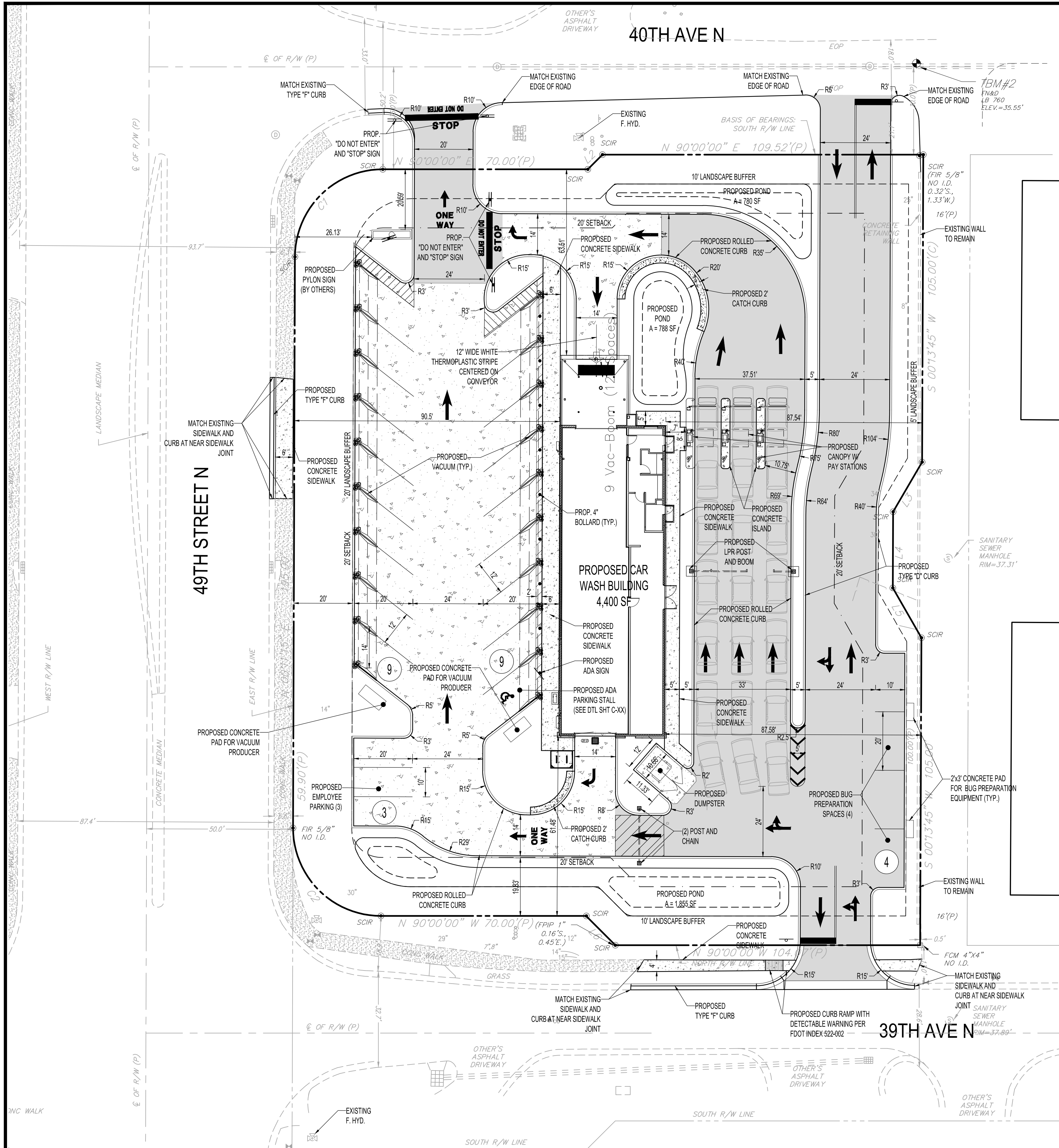
DATE

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



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-32000003
 Address: 3911 & 3939 49th St. N.





PROJECT CONTACTS

OWNER
ROCKWELL 39TH STREET LLC
1918 W CASS ST
TAMPA, FL 33606-1232
(XX) XXX

DEVELOPER
HUTTON COMPANY
736 CHERRY STREET
CHATTANOOGA, TN 37402
JIM TREAWELL
(727) 669-2900

ENGINEER
THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE SUITE 101
TAMPA, FL 33612
DARREN T. R. EYRE, PE
PHONE: (813) 379-4100
deyre@thomaseg.com

LANDSCAPE ARCHITECT
THOMAS ENGINEERING GROUP
300 NW 31ST AVE
FORT LAUDERDALE, FL 33334
MICHAEL GROSSWIRTH
(954) 202-7000
mgrosswirth@thomaseg.com

SURVEYOR
ASI AMERICAN SURVEYING, INC.
4847 N. FLORIDA AVE
TAMPA, FL 33603
(813) 234.0103

ARCHITECT
AXIS INFRASTRUCTURE
1111 CAMBRIDGE SQUARE
SUITE C
ALPHARETTA, GA 30009
(678) 395-4920

DUMPSTER NOTES:

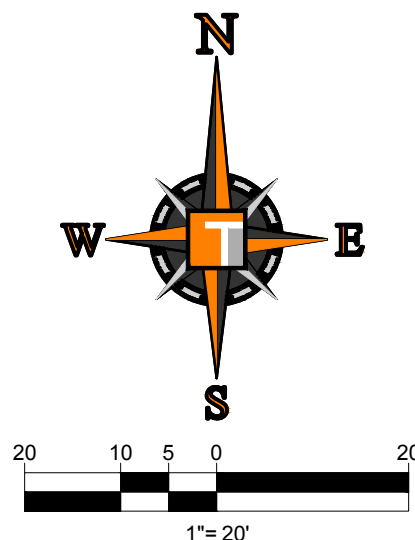
1. ALL DUMPSTERS TO BE SCREENED PER LDC.
2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BLDG.

SITE NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND LOCAL MUNICIPAL LAND DEVELOPMENT CODE.
2. FREE STANDING SIGNAGE SHOWN ONLY FOR GRAPHICAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
3. ALL PARKING SPACE "STRIPING" (EXCLUDING ACCESSIBLE SPACES) SHALL BE 4" WHITE PAINT.
4. ALL MECHANICAL EQUIPMENT WILL BE LOCATED AS SHOWN
5. ANY MECHANICAL EQUIPMENT EXTERNAL TO STRUCTURE MUST MEET SETBACK FOR ZONING DISTRICT.
6. NEW SIGNS MUST MEET SETBACKS FOR ZONING DISTRICT.
7. ALL DISTURBED AREAS INCLUDING ROW SHALL BE SODDED.

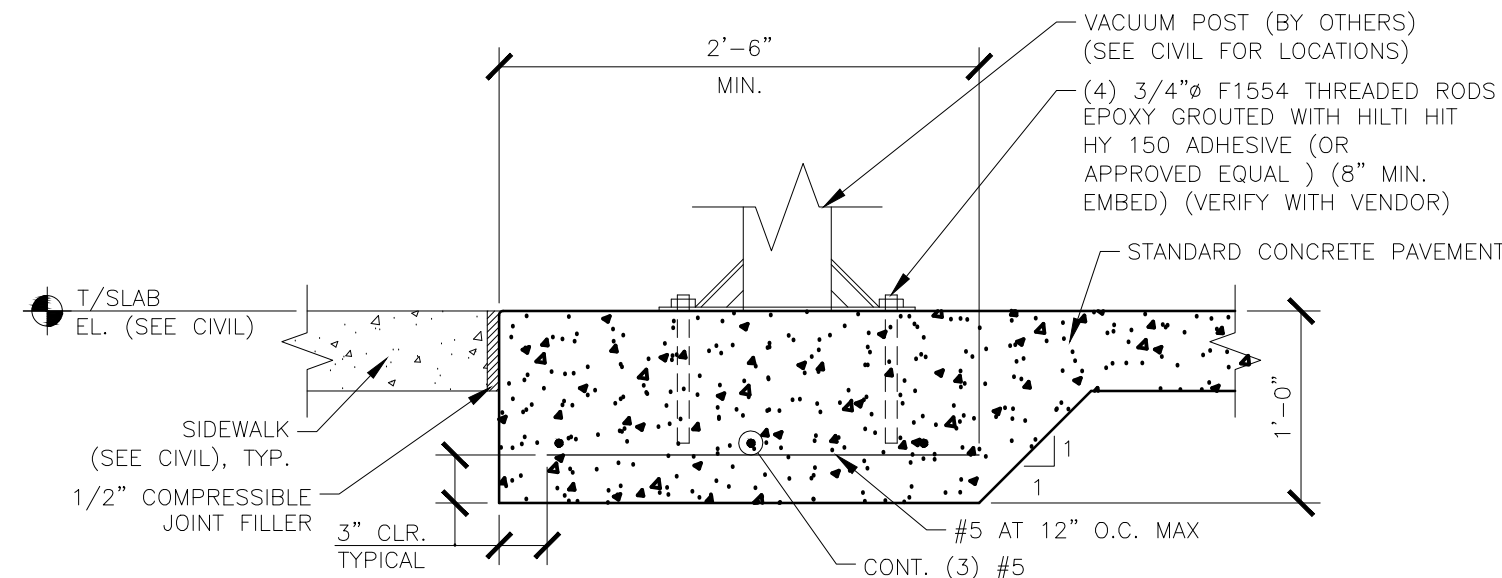
LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LANDSCAPE BUFFER LINE
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET D-X-X)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET D-X-X)
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED PARKING SPACE COUNT
- DIRECTIONAL TRAFFIC FLOW ARROW
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED LIGHT POLE



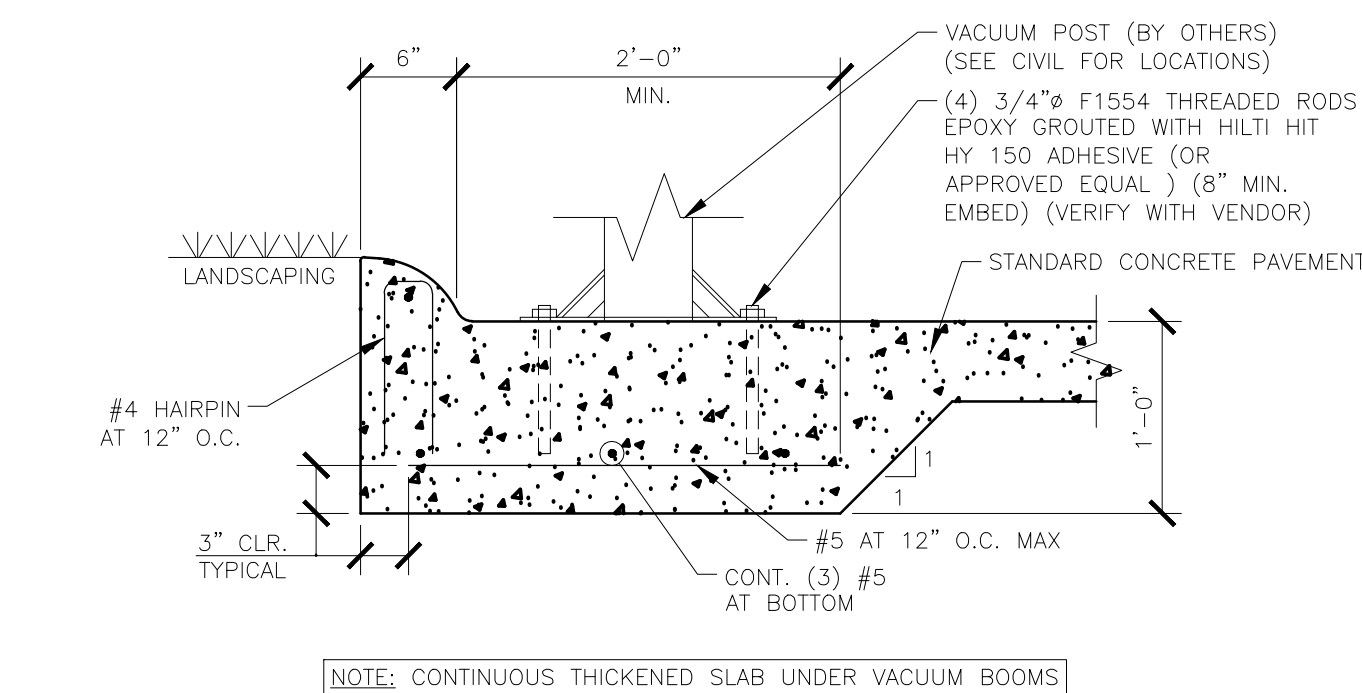
SITE DATA:

SITE ADDRESS: PARCEL ID: TOTAL SITE AREA:	3939 49TH ST N, ST PETERSBURG, FL 33709 04-31-16-73499-000-0010 & 04-31-16-73499-000-0020 55,321 S.F. (1.27 ACRES)
EXISTING PERVIOUS AREA:	4,380 S.F. (0.10 ACRES) - 7.92%
EXISTING IMPERVIOUS AREA:	50,941 S.F. (1.17 ACRES) - 92.08%
PROPOSED PERVIOUS AREA:	16,543 S.F. (0.38 ACRES) - 29.90%
PROPOSED IMPERVIOUS AREA:	32,662 S.F. (0.75 ACRES) - 59.04%
BUILDING AREA: VUA PROPOSED SW:	1,716 S.F. (0.04 ACRES) - 3.10%
TYPICAL PARKING STALL: ADA SPACES REQUIRED: ADA SPACES PROVIDED: BICYCLE SPACES REQUIRED: BICYCLE SPACES PROVIDED:	9' x 18' (ADA: 12' x 18') 1 SPACE 1 SPACE 2 SPACES 4 SPACES
	REQUIRED PROPOSED
MAXIMUM BUILDING HEIGHT: F.A.R.: IMPERVIOUS SURFACE AREA:	36 FT 28 FT 0.55% 0.09 85% MAX 70.1%
VUA AREA CALCULATIONS PROPOSED VUA: REQUIRED VUA GREEN SPACE: PROPOSED VUA GREEN SPACE:	32,662 S.F. 3,266 (10% OF VUA) 16,543 S.F.



CONCRETE PAVEMENT SECTION AT VACUUM BOOMS

NOTE: THIS DETAIL IS FOR THE LOCATION & PAVEMENT DETAIL ONLY AND IS IN NO WAY INTENDED TO PROVIDE DETAILS ON STRUCTURAL SUPPORT. FOR STRUCTURAL SUPPORT SUCH AS REINFORCEMENT AND ANCHOR BOLTING, STRUCTURAL PLANS BY OTHERS SHALL BE UTILIZED.



CONCRETE APRON DETAIL

N.T.S.

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AG0659, NAVD-88 (ELEVATION=34.04') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

FEMA MAP INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 12103C 020H, WHICH BEARS AN EFFECTIVE 08/18/2009. BASE FLOOD ELEVATION IS 12.0'. NO FILED SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

THOMAS

ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1502 W. FLETCHER AVE, SUITE 101
TAMPA, FL 33612
P: 813-379-4100
WWW.THOMASENGINEERINGGROUP.COM

125 W INDIANTOWN RD
JUPITER, FL 33408
P: 561-203-7003
WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV	DATE	COMMENT	BY

811

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www.callsunshine.com

PERMIT SET

PROJECT No.:	FT210105
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	01/20/2022
SCALE:	AS NOTED
CAD I.D.:	FT210105-C-5.0-SP

PROJECT:

Mod Wash

3939 49TH ST.
ST PETERSBURG
PINELLAS COUNTY, FL.
FOR
HUTTON
REAL ESTATE HOLDINGS,
L.L.C.
736 CHERRY ST.
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THOMAS

ENGINEERING GROUP

1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
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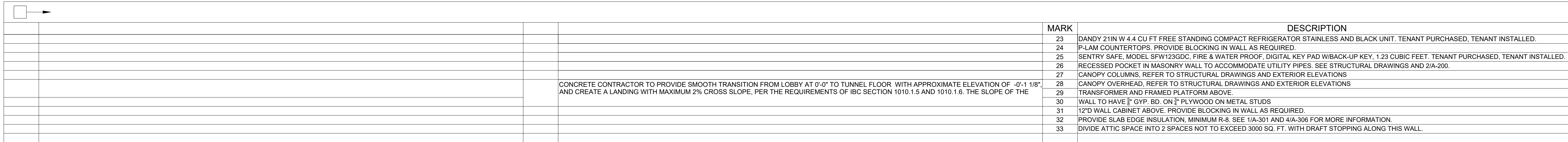
DARREN THOMAS REASONABLE
LICENSE
No. 77998
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DARREN T.R. EYRE, P.E.
January 26, 2022
FLORIDA LICENSE No. 77998
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

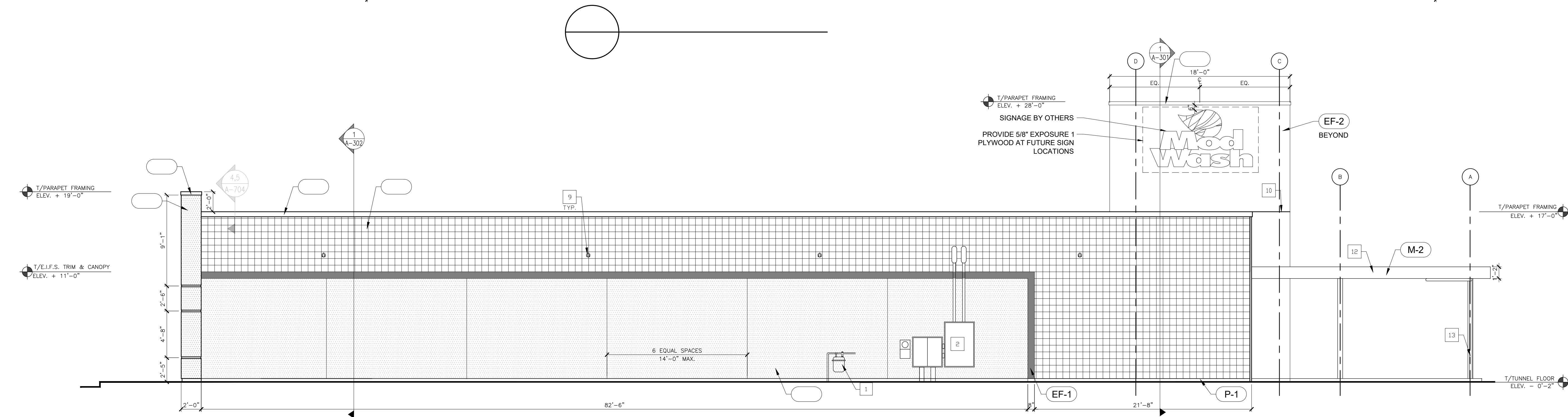
SITE PLAN

SHEET NUMBER:

C-5.0



SHEET NO. A-101 OVERALL FLOOR PLAN	TITLE MODWASH EXPRESS CARWASH	PREPARED FOR:	 AIS INFRASTRUCTURE 1111 CAMBRIDGE SQUARE, SUITE C ALPHARETTA, GEORGIA 30009 PHONE: (978) 398-4820	PREPARED BY:							
	DESCRIPTION 8" CMU BEARING WALLS STEEL TRUSS ROOF FRAMING E.F.L.S ON MTL STUDS @ DECORATIVE WALLS 120' S PROTOTYPE & FIN WALL AT ENTRANCE	DRAWN BY DOW		REVIEWED BY							
	SITE ID D19-XXX	SITE ADDRESS 1111 CAMBRIDGE SQUARE, SUITE C ALPHARETTA, GEORGIA 30009 PHONE: (978) 398-4820		DATE ISSUED 01/25/22							

[illegible]

EXTERIOR FINISH SCHEDULE				
		MANUF.	DESCRIPTION	
	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	SENERGY (OR EQUAL)	CHANNELED ADHESIVE CI DESIGN, FINE FINISH, COLOR TO MATCH: PPG, 1243-5 "BLUE DART"	
	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	SENERGY (OR EQUAL)	CHANNELED ADHESIVE CI DESIGN, FINE FINISH, COLOR TO MATCH: PPG 1025-1 "COMMERCIAL WHITE"	
		JAMES HARDIE™ OR APPROVED EQUAL	HARDIEPANEL VERTICAL SMOOTH SIDING OR APPROVED ALTERNATE, COLOR TO MATCH: PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH	
		JAMES HARDIE™ OR APPROVED EQUAL	HARDIETRIM® BOARDS 3/4 x 5-1/2" SMOOTH x VARYING LENGTHS OR APPROVED ALTERNATE, COLOR TO MATCH:	
			PPG 1244-4 "BOUDOIR BLUE" SEMI-GLOSS FINISH	
			PPG 1243-5 "BLUE DART" SEMI-GLOSS FINISH	
			PPG 1243-7 RAINBOW BRIGHT" SEMI-GLOSS FINISH	
		PAC-CLAD		
		PAC-CLAD	AWNING COLOR: TO MATCH P-4 "BLUE DART" SEMI-GLOSS FINISH	
		PAC-CLAD	METAL COPING, COLOR: "BONE-WHITE"	
		PPG	PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH	
		PPG	PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH	
		PPG	PPG 1243-5 "BLUE DART" SEMI-GLOSS FINISH	
		T.B.D.	8" SMOOTH FACE SCORED CMU w/ ARGOS "TYPE-N GRAY" MORTAR, TOOLED JOINTS. PAINT COLOR PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH	
		YKK	ALUMINUM STOREFRONT SYSTEM w/ TEMPERED CLEAR GLAZING, COLOR: CLEAR ANODIZED ALUMINUM	

[illegible]

Mod Wash
CarWash
ST PETERSBURG, FL

A I S
INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (678) 395-4920



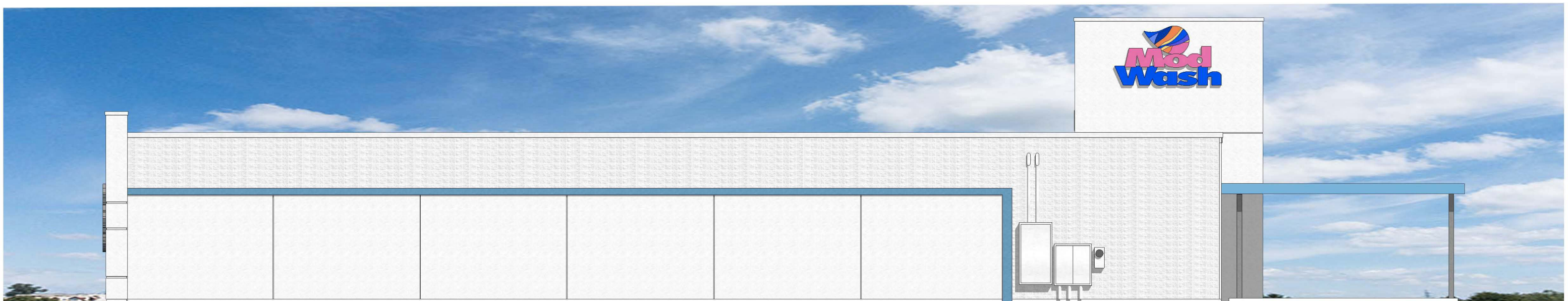
TUNNEL ENTRY ELEVATION



TUNNEL EXIT ELEVATION



STREET / LOBBY ELEVATION



TUNNEL ELEVATION

**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
Corey Malyszka, Urban Design and Development Coordinator

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: March 14, 2022

FILE: 22-32000003

LOCATION 3939 49th St. N; 04/31/16/73499/000/0020
AND PIN: 3911 49th St. N; 04/31/16/73499/000/0010
ATLAS: M-22
PROJECT: Special Exception

REQUEST: Approval of a special exception and related site plan to construct a self-service express carwash.

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

SPECIAL CONDITIONS OF APPROVAL:

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

*Needs for on-street decorative lighting or street lighting should be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

2. 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.

3. Remove all existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project development. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type. Curb construction shall be as per City Standard Curb Detail #S20-20. If sidewalk exists adjacent to a removed approach, the walk shall be restored across the width of the removed driveway per City Standard Sidewalk detail #S20-32. Disturbed areas of the parkway shall be restored with appropriate grading to achieve drainage toward the roadway and shall be stabilized with sod (not seed).

4. Site design shall adhere to sight visibility requirements found in City Code Section 16.40.160 such that clear visibility is provided for safe traffic through adjacent street intersection. At street intersections the sight visibility triangle is as follows: beginning at the point where the curb or pavement edge meets at the corner, or in the case of rounded corners the point at which they would meet without such rounding, thence forty five (45) feet from that point along the curb or pavement edge, thence diagonally to a point along the curb or pavement edge of the intersecting street forty five (45) feet from the point of beginning, and thence to the point of beginning. Access connection designs shall 1) provide for adequate sight distance for the safe execution of entrance, exit, and crossing maneuvers, 2) avoid the placement of access points near decision points, and 3) avoid placement of driveways near intersections or other points that would tend to produce traffic conflict.

5. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the CCS-1 zoning district, a 6-foot wide public sidewalk is required along the east side of 49th Street North and a 5-foot wide public sidewalk is required in the northern parkway of 39th Avenue North. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel.

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.

6. Water service is available to the site. The City Water Resources Department shall install water and fire services up to and including the meter and backflow prevention device at the expense of the applicant. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department (WRD-UtilityReviewRequest@stpete.org) prior to City ECID approval of the site plan for construction permit issuance. 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. 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.).

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

8. 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.

9. 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.

10. 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. Note that 49th Street North is a Pinellas County controlled right of way.

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

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

Using **File Explorer** path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd

Password = 4Engreads

Path to the **Engineering** folder, then to the **_DeptTemplates_Standards** folder, and finally to the **City Standard Details Updated**.

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

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

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

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

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 with vehicular or pedestrian impacts. 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. upon request from the City Engineering & Capital Improvements department. Contact Jeffrey.Rzewnicki@stpete.org to initiate City review and approval of a Temporary Traffic Control Plan.

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 and private property located 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 shall meet with 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 summary and property owner contacts and provide evidence of such 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 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/MJR/meh

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



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Corey Malyszka, Urban Design and Development Coordinator

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

DATE: March 18, 2022

SUBJECT: Approval of a site plan and special exception for an automated car wash

CASE: 22-32000003

The Transportation and Parking Management Department has reviewed the site plan application for the proposed automated car wash at 3911 and 3939 49th Street North and has the following comments.

Site Plan

Section 16.20.090.7 of the City Code notes that emphasis is placed on creating a positive experience for the pedestrian, which is the base of the transportation hierarchy. The sidewalk pavement on 39th Avenue North shall be continued through the driveway to clearly delineate the pedestrian network. The driveway on 40th Avenue North should be designed to discourage wrong-way entry from 40th Avenue North. If you have any questions about this memorandum, please call me at (727) 893-7151.

TYPE

- APPLICANT
- EXISTING EXPRESS CAR WASHES
- EXISTING SELF & FULL SERVICE CAR WASHES
- SITES APPROVED FOR EXPRESS CAR WASHES
- UNDER DRC REVIEW - EXPRESS CAR WASH

1, 2 AND 3 MILE BUFFERS

