



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
REINSTATEMENT REQUEST
PUBLIC HEARING

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, January 4, 2023, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 - 5th Street North, St. Petersburg, Florida.

CASE NO.:	22-32000011	PLAT SHEET:	E-42
REQUEST:	Approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use.		
OWNER:	Omar Chacon Chalusian Onc Realty, LLC 3900 14 th Lane NE St. Petersburg, FL 33703		
AGENT:	Mark Barneby, Esq. Blalock Walters, P.A. 802 11th Street W. Bradenton, FL 34205		
ADDRESSES:	0 – 80 th Avenue North 7925 – 4 th Street North		
PARCEL ID NUMBERS:	30-30-17-75528-001-0070 30-30-17-75528-001-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Suburban Single-Family (NS-1) Corridor Commercial Suburban (CCS-1)		

SITE AREA TOTAL: 12,874 square feet or 0.30 acres zoned CCS-1
8,400 square feet or 0.19 acres zoned NS-1
21,274 square feet or 0.49 acres site area total

GROSS FLOOR AREA:

Existing:	2,821 square feet	0.13 F.A.R.
Proposed:	5,800 square feet	0.45 F.A.R.
Permitted:	7,081 square feet	0.55 F.A.R. (CCS-1 only)

BUILDING COVERAGE:

Existing:	2,821 square feet	13% of Site MOL
Proposed:	5,800 square feet	27% of Site MOL

OPEN GREEN SPACE:

Existing:	15,186 square feet	71% of Site MOL
Proposed:	5,556 square feet	26% of Site MOL

PAVING COVERAGE (excluding building footprint):

Existing:	2,400 square feet	11% of Site MOL
Proposed:	8,251 square feet	39% of Site MOL

IMPERVIOUS SURFACE:

Existing:	6,088 square feet	29% of Site MOL
Proposed:	15,718 square feet	74% of Site MOL
Permitted:	15,983 square feet	75% of Site MOL

PARKING (VEHICLE) SPACES:

Existing:	0;
Proposed:	22; including 2 handicapped spaces
Permitted:	22; including 2 handicapped spaces (reduced parking due to bicycle parking and proximity to high-frequency transit routes)

BUILDING HEIGHT:

Existing:	16 feet
Proposed:	12 feet
Permitted:	36 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Code for an accessory surface parking area which is a Special Exception use within the Neighborhood Suburban (NS-1) zoning district.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a special exception and related site plan to construct an accessory surface parking lot on a residentially zoned property. The parking lot is auxiliary to the proposed 5,800 square foot medical clinic and office building. Prior to seeking this special

exception, a request to vacate the 20-foot-wide dead-end alley to consolidate the properties for redevelopment was approved by the City Council on December 1, 2022.

The subject properties are situated at the southeast corner of 4th Street North and 80th Avenue North. The properties consist of two (2) parcels and the 20-foot-wide recently vacated alleyway. Combined, the property is approximately 21,274 square feet (0.49 acres +/-) described as:

- Parcel 1 - Lots 1, 2, 3, 4, 5, and 6, Block 1, Rio Vista of the Riviera Bay Civic Association with parcel ID 30-30-17-75528-001-0010 (7925 – 4th Street North) zoned Corridor Commercial Suburban (CCS-1); and
- Parcel 2 - Lot 7, Block 1, Rio Vista of the Riviera Bay Civic Association with parcel ID 30-30-17-75528-001-0070 zoned Neighborhood Suburban (NS-1).

The portion of the subject property with the address at 7925 4th Street North is within the Corridor Commercial Suburban (CCS-1) zoning district. The site was developed with a commercial building where the current use is a retail establishment specializing in commercial playgrounds named, Play Tampa Bay. It is the applicant's intent to demolish the existing commercial building and construct a 5,800 square foot medical clinic and office building, a permitted use within the CCS-1 zoning district per Section 16.10.020.1 of the Code. The medical office building will be oriented towards the front one-third of the subject property along 4th Street North. Parking will be located behind the building and will be accessed from 80th Avenue North. Pedestrians may access the building from the rear parking lot. The proposed architecture style of the building is commercial vernacular. The street facades of the building will include large windows with cantilevered metal awnings and brick tile with stucco finish elevations.

The proposed accessory surface parking lot will be located behind (east of) the medical clinic and office building on subject property with parcel ID 30-30-17-75528-001-0010 (0 – 80th Avenue North). The current use of the site is a vacant lot and is within the Neighborhood Suburban Single-Family (NS-1) zoning district. The accessory surface parking lot on the NS-1 zoning portion of the site is a special exception use requiring approval by the Development Review Commission (DRC).

Special Exception:

As mentioned above, the accessory surface parking lot on the NS-1 zoned parcel is a special exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate 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. Staff has suggested several special conditions of approval for the DRC's consideration. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the City's Land Development Regulations for these types of uses. If the request is approved consistent with the suggested special conditions, staff does not anticipate a significant impact to the surrounding area.

Public Comments:

Staff has not received any communication for or against the proposed development.

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. The applicant and any future property owner(s) shall be responsible for restricting vehicular use of the portion of the parking lot zoned NS-1 between the hours of 10:00 p.m. and 7:00 a.m. The method to block the parking spaces shall be noted on the site plan submitted for permitting and shall be subject to review and approval by the Fire Department.
2. The applicant and any future property owner(s) shall be responsible for ensuring that the NS-1 portion of the parking lot is not utilized for any sales or service activities, long term parking, storage of dumpsters, heavy vehicles or similar equipment.
3. When the principal use is not open for business, the parking lot shall not be used for parking, except by employees.
4. The site layout, plans, and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
5. A combination of shade, understory trees (including evergreen plants) shall be installed around the exterior perimeter of the new parking lot. Evergreen understory trees can be substituted with shade tree at a ratio of 1.5 to 1 if there is a conflict with existing utilities or shade trees.
6. A separate tree removal permit is required for removal for all code protected trees.
7. Perimeter and interior parking lot landscaping shall comply with Section 16.40.060.2.1.3 of the Code.
8. Exterior lighting shall comply with Section 16.40.070 of the Code.
9. Bicycle parking shall be coordinated with the City's Bicycle and Pedestrian Coordinator and comply with Section 16.40.090.4.1 of the Code.
10. Plans shall be revised as necessary to comply with comments provided by the City's Engineering and Capital Improvements Department's memorandum dated December 22, 2022.
11. Plans shall be revised as necessary to comply with comments provided by the City's Transportation and Parking Management Department's memorandum dated December 23, 2022.
12. The special exception and related site plan approval is valid until January 4, 2026. 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.

C. Standard Conditions of Approval:

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected, and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of any 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, 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 & Economic Development 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, 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, 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.

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

1. The use is consistent with the Comprehensive Plan.
2. 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;
3. 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;

4. 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;
5. 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;
6. 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;
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
8. 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;
9. 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;
10. 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;
11. 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;
12. 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;
13. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
14. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
15. 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;

- a. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Section 16.30.070).
 - b. The property **is within flood hazard area (Zone AE)** subject to Chapter 16, Section 16.40.050.
16. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
17. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
- a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage

The land use of subject property with parcel ID 30-30-17-75528-001-0010 is **Planned Redevelopment Mixed-Use (PR-MU)** and subject property with parcel ID 30-30-17-75528-001-0070 is **Residential Urban (RU)**. The land uses of the surrounding properties are:

North: **PR-MU** (Outdoor Vehicle Sales) | **RU** (Single-Family Residence)
South: **PR-MU** (General Office)
East: **RU** (Single-Family Residence)
West: **PR-MU** (Restaurant)

REPORT PREPARED BY:

/s/ Katrina Lunan-Gordon

12/28/22

Katrina Lunan-Gordon, Planner II
Development Review Services Division
Planning & Development Services Department

Date

REPORT APPROVED BY:

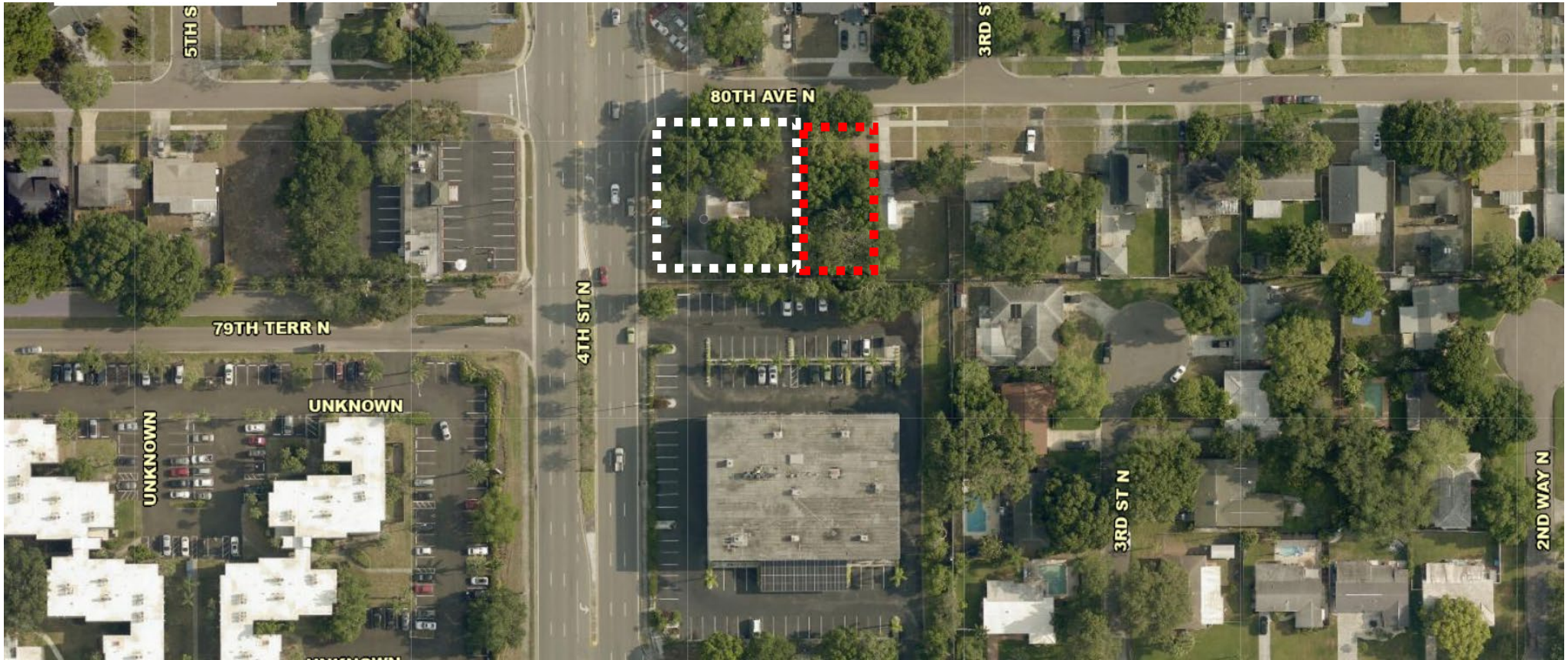
/s/ Corey Malyszka

12/23/22

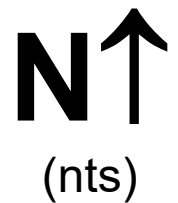
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

ATTACHEMENTS: Location Map
 Application
 Survey
 Plans
 Ordinance No. 1148-V – Vacation of Alleyway
 Engineering & Capital Improvements Department Memorandum
 Transportation and Parking Management Department Memorandum



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 22-32000011
Addresses: 0 80th Avenue North | 7925 4th Street North
Parcel IDs: 30-30-17-75528-001-0070 | 0010





☐ SPECIAL EXCEPTION ☐ SITE PLAN REVIEW

Application No. 22-32000011

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Omar Chacon Chalusian and Normaliz Rodriguez	
Street Address: 3900 14th Lane NE	
City, State, Zip: St. Petersburg, FL 33703	
Telephone No: 941-748-0100	Email: mbarnebey@blalockwalters.com
NAME of AGENT OR REPRESENTATIVE: Mark Barnebey, Esq., Blalock Walters, P.A.	
Street Address: 802 11th Street West, Bradenton, FL 34205	
City, State, Zip: 802 11th Street West, Bradenton, FL 34205	
Telephone No: 941-748-0100	Email: mbarnebey@blalockwalters.com
NAME of ARCHITECT or ENGINEER: Gary Boucher	
Company Name: Ozona Engineering	Contact Name: Gary Boucher
Telephone No: 727-785-3939; gboucher@ozonamail.com	
Website:	Email: mbarnebey@blalockwalters.com
PROPERTY INFORMATION:	
Address/Location: 7925 4th St. N. / 80th Ave N	
Email: mbarnebey@blalockwalters.com	
Parcel ID#(s): 30-30-17-75528-001-0010; 30-30-17-75528-001-0070	
DESCRIPTION OF REQUEST: Special exception use for parking on the vacant lot off 80th Ave N	
PRE-APP MEETING DATE: 5/31/2022 & 9/19/2022 STAFF PLANNER: SKB	

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*: [Signature]

10/10/22
Date

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



Pre-Application Meeting Notes

Meeting Date: 05/31/2022 Zoning District: CCS-1 & NS-1

Address/Location: 7925 4th St N

Request: Vacate dead-end alley off of 80th Ave N

Type of Application: Subdivision Staff Planner for Pre-App: SKB

Attendees: _____

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Riviera Bay Civic Assn	Erin Osburn	president@rivierabay.org	None on file

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

Notes: If alley vacation is approved then replatting of abutting properties will be required as a condition of approval.

Reclaimed water line runs through existing alley to be vacated, will likely require an easement to be dedicated or line may be moved at applicant's expense.



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:

Omar A. Chacon Chaluisan and Normaliz Rodriguez

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

Property Address: 80th Ave N

Parcel ID#: 30-30-17-75528-001-0070

Request: Special Exception use for parking

"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): Mark P. Barnebey, Esq.

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):

Omar A. Chacon Chaluisan
Printed Name

Sworn to and subscribed on this date

Identification or personally known:

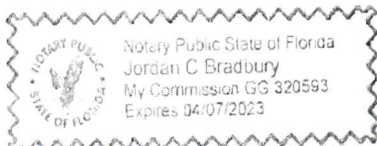
U.S. Passport

Notary Signature:

Date:

7-7-2022

Commission Expiration (Stamp or 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.	Zoning Classification: CCS-1 & NS-1				
2.	Existing Land Use Type(s): Commercial office & vacant lot				
3.	Proposed Land Use Type(s): Medicial office/clinic & parking lot				
4.	Area of Subject Property: 21,274 sq. ft. (.49 acres)				
5.	Variance(s) Requested: none				
6.	Gross Floor Area (total square feet of building(s))				
	Existing: 2,281	Sq. ft.			
	Proposed: 5,800	Sq. ft.			
	Permitted: 11,700	Sq. ft.			
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing: 0.13	Sq. ft.			
	Proposed: 0.27	Sq. ft.			
	Permitted: 0.55	Sq. ft.			
8.	Building Coverage (first floor square footage of building)				
	Existing: 2,821	Sq. ft.	13	% of site	
	Proposed: 5,800	Sq. ft.	27	% of site	
	Permitted: 11,700	Sq. ft.	55	% of site	
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing: 15,186	Sq. ft.	71	% of site	
	Proposed: 5,556	Sq. ft.	26	% of site	
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing: 0	Sq. ft.	0	% of vehicular area	
	Proposed: 920	Sq. ft.	8	% of vehicular area	
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing: 2,400	Sq. ft.	11	% of site	
	Proposed: 8,251	Sq. ft.	39	% of site	

☐ SPECIAL EXCEPTION ☐ SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)

12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	6,088	Sq. ft.	29	% of site	
	Proposed:	15,718	Sq. ft.	74	% of site	
	Permitted:	18,082	Sq. ft.	85	% of site	
13.	Density / Intensity N/A					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>	
	Existing:		Existing:		Existing:	
	Proposed:		Proposed:		Proposed:	
	Permitted:					
14 a.	Parking (Vehicle) Spaces					
	Existing:	0	includes	0	disabled parking spaces	
	Proposed:	22	includes	2	disabled parking spaces	
	Permitted:	22 per Code revisions	includes	2	disabled parking spaces	
14 b.	Parking (Bicycle) Spaces					
	Existing:	0	Spaces		% of vehicular parking	
	Proposed:	24	Spaces	20	% of vehicular parking	
	Permitted:	24	Spaces	20	% of vehicular parking	
15.	Building Height					
	Existing:	16	Feet	1	Stories	
	Proposed:	12	Feet	1	Stories	
	Permitted:	36	Feet	3	Stories	
16.	Construction Value					
	What is the estimate of the total value of the project upon completion? \$					
	\$1,172,000.000					
	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.					



PUBLIC PARTICIPATION REPORT

Application No. 22-32000011

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

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

APPLICANT REPORT

Street Address:

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

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

The applicant intends to meet with neighboring property owners and/or hold a neighborhood meeting prior to public hearing

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

Note above

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

Note above

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

Note above

NOTICE OF INTENT TO FILE

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

☐ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: July 11, 2022

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

Jennifer Alexander

To: kleggs11@outlook.com; variance@stpetecona.org; president@riverbay.org
Cc: Mark Barnebey; Taylor Falkner
Subject: City of St. Petersburg Notice of Intent to File Special Exception Application
Attachments: Special Exception Application 10.10.2022(3550952.1).pdf; Notice of Intent.pdf

Attached is our Notice of Intent to File and a copy of the referenced Special Exception Application. Should you have any questions or difficulties with the attached, please let me know.

Thank you

Jenny

Jennifer “Jenny” Ordóñez (Formerly - Alexander), CP, ACP, FRP
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NOTICE OF INTENT

October 13, 2022

Re: Application(s): Special Exception

Filed by: Omar Chacon Chaluian and Normaliz Rodriguez

Request: This is a request for a special exception for an accessory parking lot to the medical clinic and office building located at 7925 4th Avenue West. This property has been utilized for several years for overflow parking for the commercial building that currently exists on the site of the proposed medical clinic and office building. The subject property has fallen into disrepair and the proposed use will clean it up and provide for code compliant parking.

Location: 7925 4th Street N, St. Petersburg, FL 33702

Attached is a copy of the proposed applications for Special Exception. For more information, please call Agent Mark P. Barnebey at 941-748-0100.

CRITERIA FOR SPECIAL EXCEPTION

This is a request for a special exception for an accessory parking lot to the medical clinic and office building located at 7925 4th Avenue West to the west of the site of the special exception. This property has been utilized for several years for overflow parking for the commercial building that currently exists on the site of the proposed medical clinic and office building. The subject property has fallen into disrepair and the proposed use will clean it up and provide for code compliant parking.

16.70.040.1.5(D) Standards for Review

A decision rendered under this shall be guided by the following factors:

1. The use is consistent with the Comprehensive Plan;

The proposed use is consistent with the City's Comprehensive Plan. The Property is a vacant lot located at 80th Ave N. and has a future land use category of Residential Urban (RU) which allows for non-residential uses. The applicant's proposed use is a parking lot accessory to a proposed clinic and office building to be located at 7925 4th St. N., which has a future land use category of Planned Redevelopment-Mixed Use (PR-MU).

2. The property for which a special exception is requested shall have valid land use and zoning for the proposed use prior to the public hearing;

The Property is currently a vacant lot zoned Neighborhood Suburban-1 (NS-1). The applicant intends to use this property in conjunction with a proposed clinic and office use on the abutting lot to the west which is zoned Corridor Commercial Suburban-1 (CCS-1). The applicant is proposing the vacant lot become a parking lot for the office portion of the site. The City recently approved that the dead-end alley be vacated to allow a driveway for the properties.

3. 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 the county, respectively;

In addition to this special exception application, the applicant has been approved to vacate the dead-end alley next to the Property. This entrance to the parking lot is in the approximate location of the existing alley and will allow for ingress and egress to the property and the adjoining office building. This location is appropriate in that it is consistent with the longtime entrance to the parking area for the existing commercial use. Thus, there is not expected to be a significant change from the current use of the site. Additionally, it will eliminate a need for a

driveway directly onto 4th Avenue West, which is a busy collector roadway. Vacating this alley to become a driveway for the entire development will allow for safe vehicle access into and out of the property. Sidewalks are located around the property, as well as in front of the office building for safe bicycle and pedestrian and access.

4. 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 recently approved vacation of the dead-end alley is to become an ingress/egress driveway for the site. The entire development includes a total of 22 parking spaces with a drive aisle connecting the parking lot to the office site to create safe traffic flow. Moreover, the proposed development includes 24 bicycle spots on the property for safe bicycle parking.

5. 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 proposed use of the property is not significantly different than the existing commercial use of the property and the traffic impact will be not be significantly increased from the potential commercial uses that are allowed on the commercial parcel currently.

6. 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 City ordinance, county ordinance, or SWFWMD;

The current site has limited or no stormwater treatment on site. The applicant will adhere to the Code requirements for drainage and surface water management if they are not grandfathered in under SWFWMD standards.

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

There are currently no signs or exterior lightning proposed for the site. However, the applicant is proposing a new sign on the clinic and office site to replace the existing sign.

8. 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 proposed development for the subject property is a parking lot use. The applicant has no intention of constructing any buildings or other structures upon the site.

9. 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;

The Property is a vacant lot which has been used for overflow parking for the commercial uses on the property to the west. There is an office building to south of the site which extend much further east of the proposed parking lot. There are residences to the east and north across 80th Street. The applicant is proposing a parking lot use in conjunction with the existing office building. This is use compatible with the use already in existence on the neighboring site and will have minimal impact, if any, to the neighboring residential use. The proposed parking lot will be buffered in accordance with the Code on the north, east and south sides of the parking area.

10. 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;

The proposed use will have no substantial detrimental impacts on the neighborhood. The Property has NS-1 zoning, with PR-MU zoning along 4th Street N. The proposed use is similar to the historic informal use of the property for parking. The applicant is seeking to add a parking lot for the a proposed clinic and office building which will upgrade both the subject property and adjacent commercial property on 4th Avenue.

11. 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;

There are no substantial detrimental effects of the proposed use. Again, the use has impacts similar to the commercial use allowed on the combined parcels, but will be brought up to City Code standards. The applicant is proposing a parking lot use to be an accessory use to the proposed clinic and office building. In addition, the applicant has been approved for a vacation of the dead-end alley to become a driveway, creating a safe vehicular and pedestrian access to the proposed parking lot and existing office use.

12. 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 proposed parking lot will be paved and includes a 25 foot green space buffer on the northeast portion of the property, as well as a 6 foot vinyl fence along the eastern property line abutting the residential use. The site will have sufficient landscape buffers of foundation

plantings and shade/understory trees on the portions of the property that abut roadways. Additionally, the applicant has not proposed any additional lighting to the site.

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

The land area is sufficient for the proposed use. The applicant is proposing a parking lot with 22 parking spaces and retention pond for the site. The 22 parking spaces and 24 bicycle parking spots will be for the use of the 5,800 square foot office space on the adjoining property.

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

The applicant will try to preserve as much natural manmade features on the site as practical given the proposed use. However, it should be noted that the applicant is proposing to add shade trees for buffering.

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

No such resources have been identified on the property site or on adjacent properties.

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

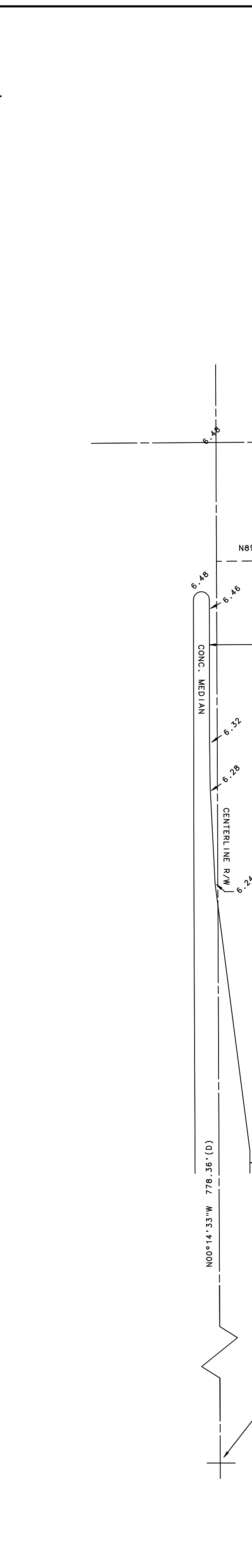
The Property is not located in a hurricane vulnerability zone.

17. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:

- a. Water.
- b. Sewer.
- c. Sanitation.
- d. Parks and recreation.
- e. Drainage.

The proposed development is a parking lot which does not generate significant impacts on any of the above items and will improve the drainage conditions in the area through the provision of a stormwater retention area. It meets all the adopted levels of service for water, sewer, sanitation, parks and recreation, and drainage.

NORTH ALIGNMENT
PER FLAT

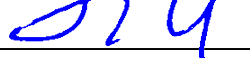


925 4TH ST N ST. PETERSBURG, FL

-G- GAS LINE (UC) UNDERGROUND (CC) CLEAN OUT ← GUY ANCHOR E EAST	C/L CENTER LINE M/HW MEAN HIGH WATER (CP) CONCRETE PIPE CMP METAL PIPE S SOUTH	VCP VITRIOUS CLAY PIPE (MAS) MASONRY BLOC BUILDING CBS BLOCK STRUCTURE N NORTH	FOUND (FD) <input checked="" type="radio"/> SET IRON ROD <input type="radio"/> SET CONCRETE MONUMENT <input type="checkbox"/> SET CONCRETE MONUMENT	(PC) POINT OF CURVATURE (PT) POINT OF TANGENCY LAND SURVEYING BUSINESS STATE LICENSE NUMBER 5505 IS SET WHERE SET IS INDICATED ON THIS PLAT.	A 1 INCH IRON PIPE OR 5/8 INCH REBAR WITH A PLASTIC CAP LABELED LB 5505 IS SET WHERE SET IS INDICATED ON THIS PLAT.
BEARING STRUCTURE PER: (NO BEARINGS PER PLAT)					

I, THE UNDERSIGNED HEREBY CERTIFY, THIS PLAT TO BE
A TRUE REPRESENTATION OF A FIELD SURVEY MADE
UNDER MY DIRECTION AND SUPERVISION AND MEETS
OR EXCEEDS THE STANDARDS OF PRACTICE
FOR RECORD SURVEYS IN THE STATE OF FLORIDA AS PER
5U-17.051, FLORIDA ADMINISTRATIVE CODE.
SUBJECT TO ALL NOTES SHOWN HEREON.

NOT VALID
WITHOUT
EMBOSSED OR
ELECTRONIC SEAL



LAWRENCE E. POWERS, JR. # 5505

PROJECT NUMBER: 79254
FIELD SURVEYED: JUNE 20, 2022
DRAWING SCALE: 1" = 20'
ORDERED BY: ERICKSON CONST.
SHEET 1 OF 1

ELEVATIONS SHOWN HEREON ARE BASED ON:
NAVD 88 PER CITY BENCHMARK SHOWN
SAN SEW MANHOLE LID BOTH AVE N

REVISIONS:

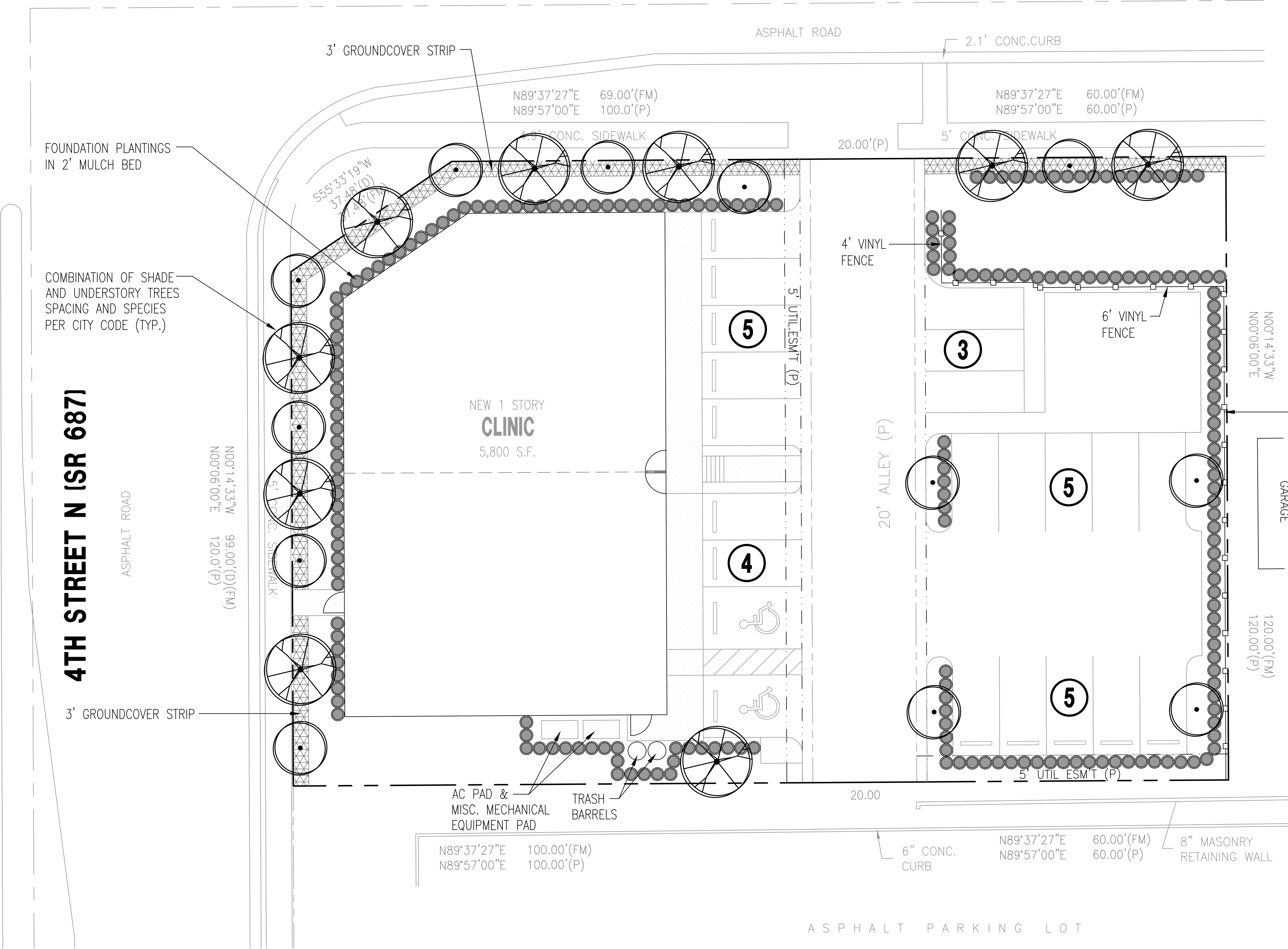
(60' R/W) (P)

2. NO DUMPSTERS ARE PROPOSED.

(100' R/W) (P)
ASPHALT ROAD

REQUIRED:	5800/200=29
REDUCTION FOR MASS TRANSIT:	10% = 2.9
REDUCTION FOR BICYCLE PARKING:	24/6 = 4
REDUCED NUMBER REQUIRED:	29-2.9-4 = 22.2
CAR PARKING PROVIDED:	22

80TH AVE N



4TH STREET N (ISR 687)

ASPHALT ROAD

N00°14'33"W 99.00'(D)(FM)
N00°06'00"E 120.0'(P)

5' CONC. SIDEWALK

3' GROUNDCOVER STRIP

FOUNDATION PLANTINGS
IN 2' MULCH BED

COMBINATION OF SHADE
AND UNDERSTORY TREES
SPACING AND SPECIES
PER CITY CODE (TYP.)

3' GROUNDCOVER STRIP

NEW 1 STORY
CLINIC
5,800 S.F.

5

4

3

5

5

20.00'(P)

20' ALLEY (P)

20.00

N89°37'27"E 60.00'(FM)
N89°57'00"E 60.00'(P)

2.1' CONC.CURB

5' CONC. SIDEWALK

4' VINYL
FENCE

6' VINYL
FENCE

6' VINYL
FENCE

FRAME
GARAGE

LOT 8
BLOCK 1
RIO VISTA
PB 7 PG 48
PARCEL # 30-30-17-75528-001-0080
COZZOLA, JOAN J TRUST
300 80TH AVE N
ST PETERSBURG FL

120.00'(FM)
120.00'(P)

N89°37'27"E 100.00'(FM)
N89°57'00"E 100.00'(P)

AC PAD &
MISC. MECHANICAL
EQUIPMENT PAD

TRASH
BARRELS

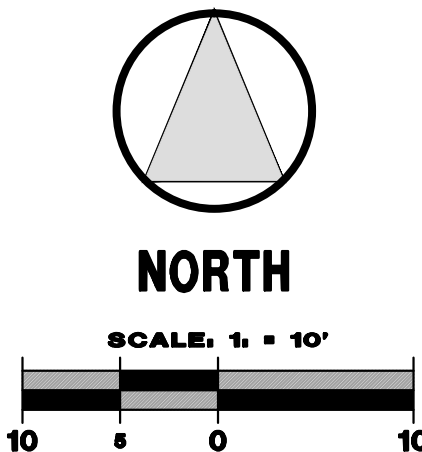
N89°37'27"E 60.00'(FM)
N89°57'00"E 60.00'(P)

6" CONC.
CURB

8" MASONRY
RETAINING WALL

ASPHALT PARKING LOT

PARCEL # 30-30-17-75870-000-0420
BAYWEST LLC
701 4TH ST N
ST PETERSBURG FL 33702



CONCEPTUAL LANDSCAPE PLAN

REVISIONS	
	BH

I HEREBY CERTIFY THAT
THIS PLAN AND
SPECIFICATION WAS
PREPARED BY ME OR
UNDER MY CLOSE
SUPERVISION AND THAT
I AM A DULY LICENSED
CIVIL ENGINEER UNDER
THE RULES OF THE BOARD
OF FLORIDA AS SIGNED
BY MY HAND AND SEAL
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #0000422
Ozona
Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3859 Fax: (727) 785-3454
www.ozonaeng.com

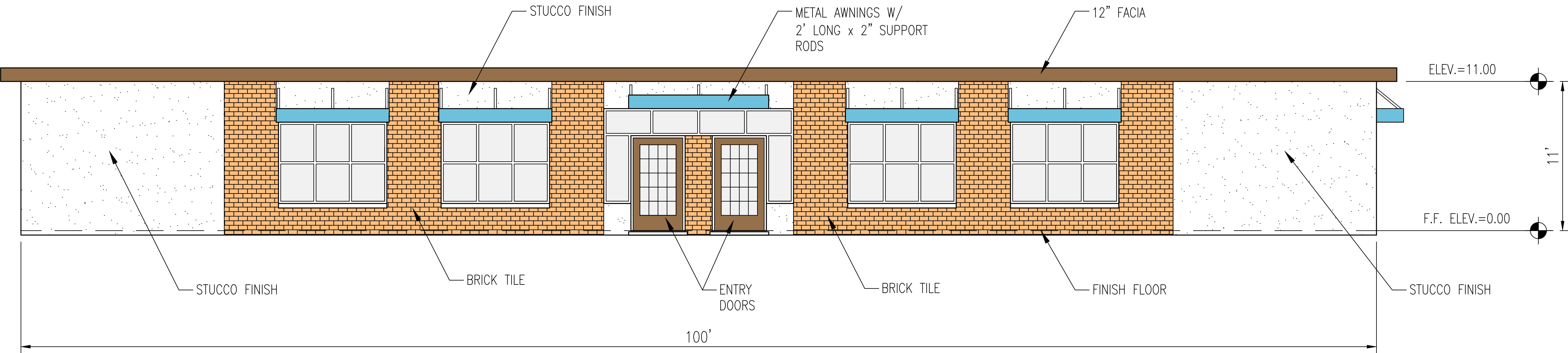
FOR:

PROJECT:
4TH STREET N CLINIC
7925 4TH STREET N
ST. PETERSBURG, FLORIDA

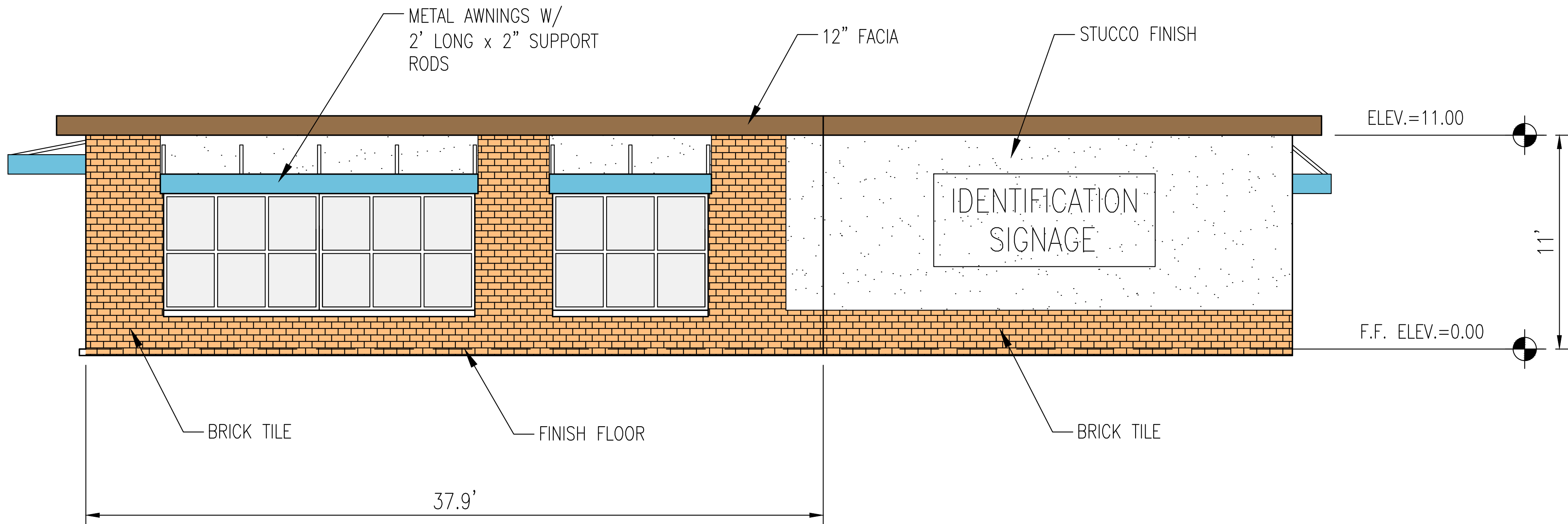
PROJECT #: -
ORIG. DATE: -
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:

2



EAST ELEVATION



NORTH ELEVATION

REVISIONS	
BH	

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE PROFESSIONAL SEAL OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

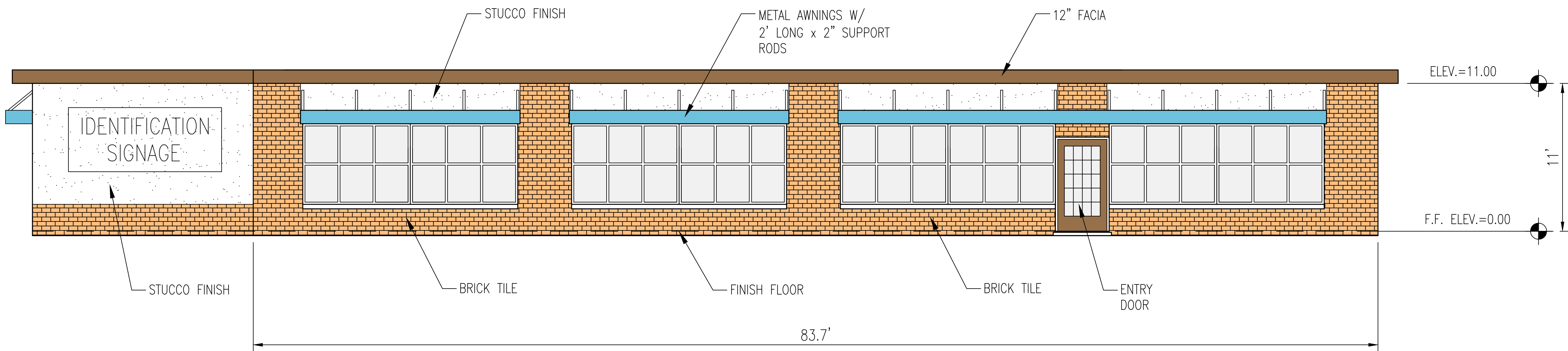
STATE CERT. OF AUTH. #0000422
Ozona
Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3859 Fax: (727) 785-3434
www.ozonaeng.com
Gary A. Boucher, P.E. #22885

FOR:

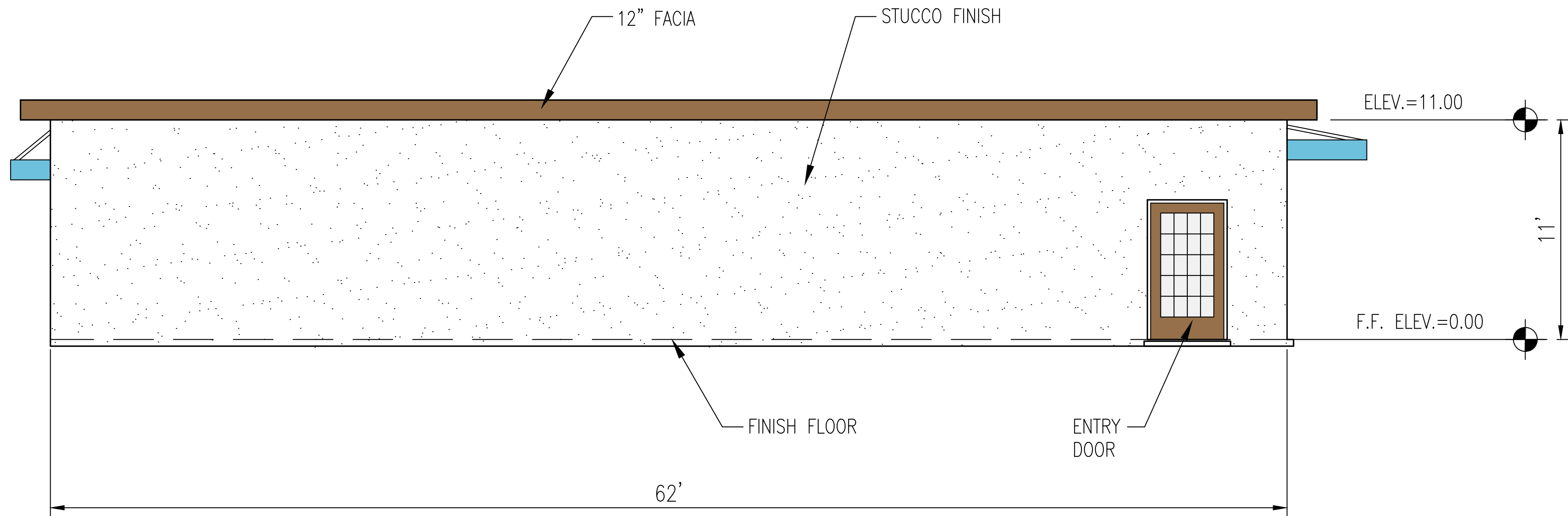
PROJECT:
4TH STREET N CLINIC
7925 4TH STREET N
ST. PETERSBURG, FLORIDA

PROJECT #: --
ORIG. DATE: --
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
3



WEST ELEVATION



SOUTH ELEVATION

REVISIONS	
	BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE PROFESSIONAL SEAL OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

STATE CERT. OF AUTH. #00009422
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Ozona, Florida 34660-432
Phone: (727) 785-3859 Fax: (727) 785-3434
www.ozonaeng.com
Gary A. Boucher, P.E. #22885

FOR:

PROJECT:
4TH STREET N CLINIC
7925 4TH STREET N
ST. PETERSBURG, FLORIDA

PROJECT #: --
ORIG. DATE: --
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:

4

4TH STREET N (SR 687)

(100' R/W) (P)
ASPHALT ROAD

N00°14'33"W 99.00'(D)(FM)
N00°06'00"E 120.0'(P)

5' CONC. SIDEWALK

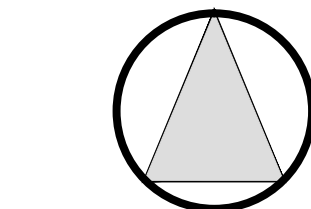


80TH AVE N

(60' R/W) (P)

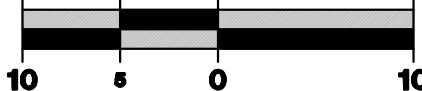
ASPHALT ROAD

ASPHALT PARKING LOT



NORTH

SCALE: 1" = 10'



COLOR SITE PLAN

REVISIONS	
	BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE PROFESSIONAL SEAL OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

Gary A. Boucher, P.E. #22885

STATE CERT. OF AUTH. #00008422

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Phone: (727) 785-3889 Fax: (727) 785-3434
www.ozonaengineering.com

FOR:

PROJECT:
4TH STREET N CLINIC
7925 4TH STREET N
ST. PETERSBURG, FLORIDA

PROJECT #: --
ORIG. DATE: --
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:

5



SAINT PETERSBURG CITY COUNCIL

Meeting of December 1, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: Ordinance 1148-V approving a vacation of a 20-ft wide dead-end alley generally located at 7925 4th Street North. (City File No.: DRC 22-33000017)

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

RECOMMENDED CITY COUNCIL ACTION:

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

Request: The request is to vacate a 20-ft wide dead-end alley generally located at 7925 4th Street North. The purpose of the vacation is to consolidate the property for redevelopment.

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

Agency Review: The request to vacate the alley was routed to City Departments and Private Utility Providers for comments. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection. The Engineering Department's Memorandum dated August 24, 2022 and the Water Resources Department's Memorandum dated August 18, 2022 both indicate that they have no objection to the proposed vacation provided that an easement is dedicated over the existing reclaimed water main. Duke Energy, Frontier Communications and TECO provided letters indicating that they have facilities within the alley to be vacated and that they will require an easement to be provided. A condition of approval is included requiring utility easements over existing facilities or relocation of facilities and a letter of no objection to confirm that all utility concerns have been addressed.

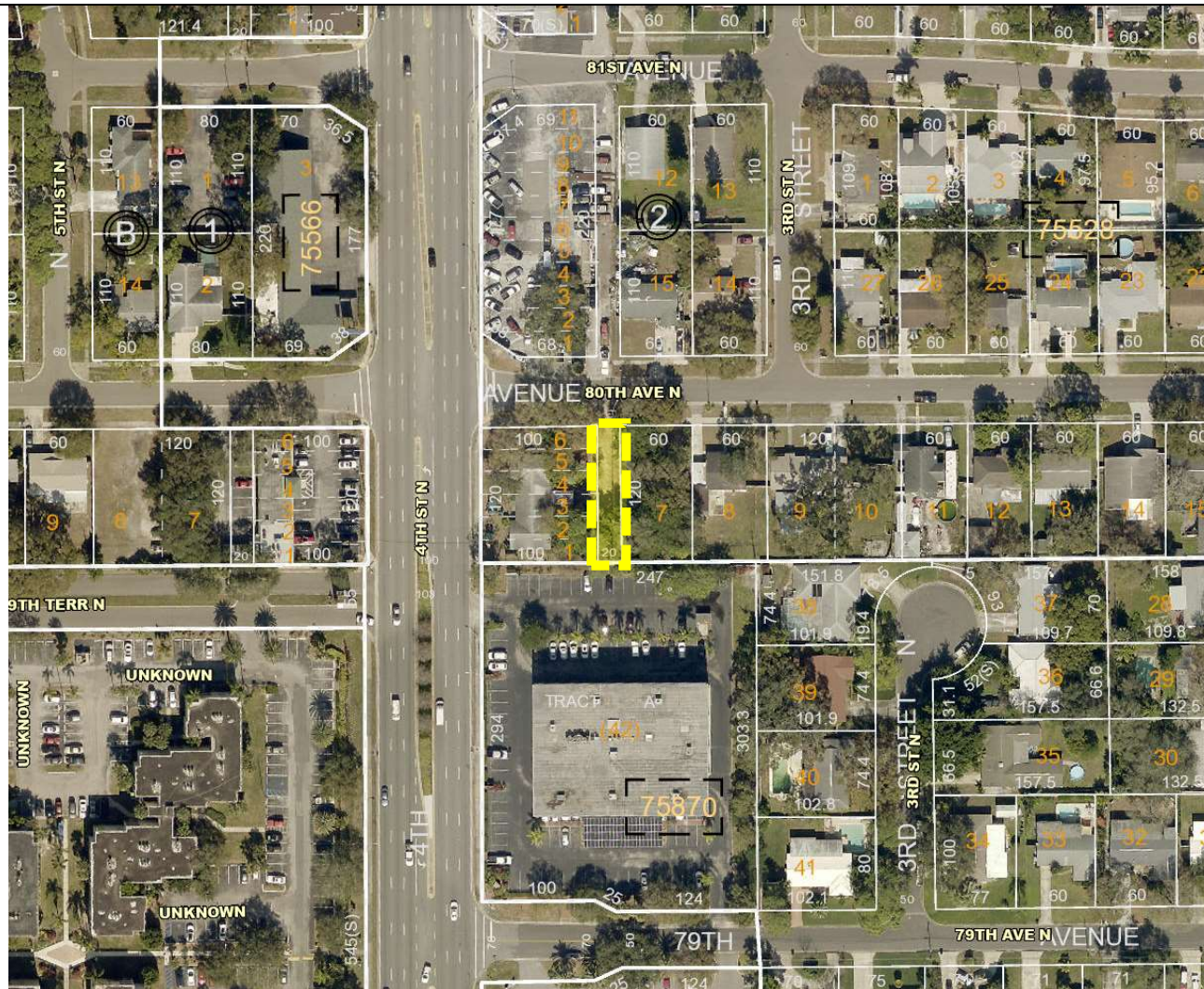
DRC Action/Public Comments: On October 5, 2022, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

RECOMMENDATION:

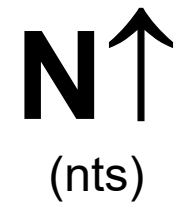
The Administration recommends **APPROVAL** of the alley vacation, subject to the following conditions:

1. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant(s) shall address the location of public and private utilities and services by providing private or public utility easements as requested, relocating City and private utilities at the applicant's expense or obtain letters of no objection from utility providers. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict.
3. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

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



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-33000017
 Address: 7925 4th Street North



ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF A 20-
FT WIDE DEAD-END ALLEY GENERALLY
LOCATED AT 7925 4TH STREET NORTH; SETTING
FORTH CONDITIONS FOR THE VACATION TO
BECOME EFFECTIVE; AND PROVIDING FOR AN
EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on October 5, 2022 (City File No.: DRC 22-33000017):

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

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

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

1. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant(s) shall address the location of public and private utilities and services by providing private or public utility easements as requested, relocating City and private utilities at the applicant's expense or obtain letters of no objection from utility providers. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict.
3. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

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

LEGAL:



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT:

/s/ Elizabeth Abernethy

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LAWRENCE E. POWERS

TYPE OF SURVEY: SKETCH OF LEGAL
DESCRIPTION (TO VACATE ALLEY)
PREPARED FOR: CNC REALTY, LLC

CERTIFIED TO:
A) CNC REALTY, LLC
B)
C)

MAP OF SURVEY

SUBJECT ADDRESS:
7925 4TH ST N
ST. PETERSBURG, FL 33702

PROJECT #: 79254

DATE DRAWN: JULY 25, 2022
DATE SIGNED: JULY 26, 2022

NOT A SURVEY

SECTION: 30 T30S R17E

BEARING STRUCTURE PER:
PLAT BOOK PAGE

GENERAL NOTES:

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

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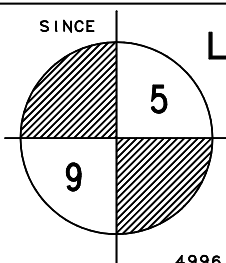
LEGEND:

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(R/W) RIGHT-OF-WAY
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(CM) CONCRETE MONUMENT
-E- ELECTRIC LINE
(4.53) DENOTES ELEVATION
-T- TELEPHONE LINE
-X- FENCE
(FH) FIRE HYDRANT
ENC ENCROACHMENT
(WV) WATER VALVE
(WM) WATER METER
(CLF) CHAIN LINK FENCE
" SECONDS SYMBOL
(WPP) WOOD POWER POLE
(CPP) CONCRETE POWER POLE
FP&L FLORIDA POWER & LIGHT
ESM'T EASEMENT
" MINUTE SYMBOL
° DEGREES SYMBOL
W WEST
← GUY ANCHOR
E EAST
S SOUTH
BLDG BUILDING
N NORTH
(FD) FOUND
○ SET IRON ROD
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5505 IS SET WHERE SET IS
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SEAL PRINTS WILL BE MAILED TO
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LAWRENCE E. POWERS

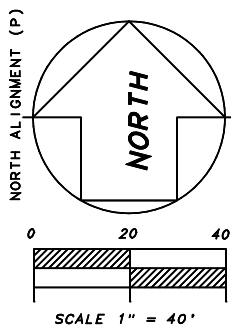
P. O. BOX 48026
ST. PETERSBURG, FL 33743-8026
P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

4996 MIRAMAR DR # 6207 ST PETERSBURG FL 33708

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LAWRENCE E. POWERS LS # 5505

NOT VALID
WITHOUT
EMBOSSED SEAL
ELECTRONIC SEAL
PAGE 2 OF 2



MAP OF SURVEY

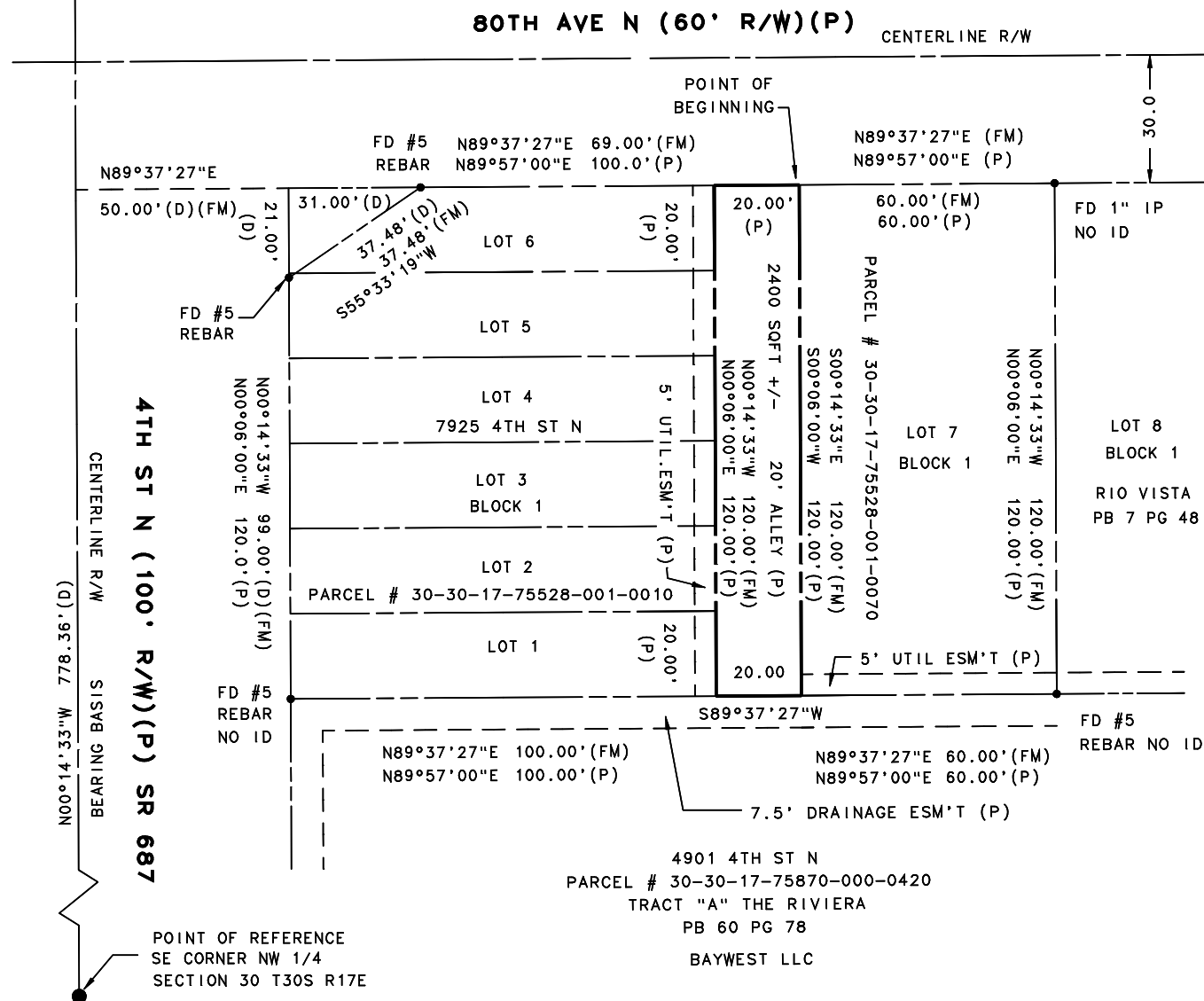
7925 4TH ST N

ST. PETERSBURG, FL 33702

PROPOSED ALLEY VACATION:

A PORTION OF RIO VISTA AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7 AT PAGE(S) 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 7 BLOCK 1 OF SAID RIO VISTA; THENCE S00°14'33"E (S00°06'00"W PLAT), ALONG THE WESTERLY LINE OF SAID LOT 7 BLOCK 1, 120.00' TO THE SOUTHWESTERLY CORNER OF SAID LOT 7 BLOCK 1; THENCE S89°37'27"W (S89°57'00"W PLAT), 20.00' TO A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 1 BLOCK 1 OF SAID RIO VISTA; THENCE N00°14'33"W (N00°06'00"E PLAT), 120.00' TO A POINT MARKING THE NORTHEASTERLY CORNER OF LOT 6 BLOCK 1 OF SAID RIO VISTA; THENCE N89°37'27"E (N89°57'00"E PLAT), 20.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,400.00 SQUARE FEET MORE OR LESS.



SKETCH OF LEGAL DESCRIPTION (TO VACATE ALLEY)
 PREPARED BY: LAWRENCE E. POWERS LS # 5505
 PO BOX 48026, ST PETERSBURG, FL 33743
 P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM

NOT A SURVEY

DATE: JULY 26, 2022 PROJECT #: 79254



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **October 5, 2022 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	22-33000017	PLAT SHEET:	E-42
REQUEST:	Approval of a vacation of a 20-ft wide dead-end alley generally located at 7925 4th Street North.		
OWNER:	ONC Realty LLC 3900 14 th Lane NE Saint Petersburg, FL 33703		
ADDRESS:	7925 4 th Street North & 0 80 th Avenue North		
PARCEL ID NUMBERS:	30-30-17-75528-001-0010 & 30-30-17-75528-001-0070		
LEGAL DESCRIPTION:	On File		
ZONING:	Corridor Commercial Suburban (CCS-1) & Neighborhood Suburban, Single-Family (NS-1)		

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 20-ft wide dead-end alley generally located at 7925 4th Street North.

The area of the right-of-way proposed for vacation is depicted on the attached map (see Attachment A) and sketch and description (see Attachment B). The applicant's goal is to vacate the existing dead-end alley to incorporate it into the abutting properties to the east and west of the alley for redevelopment.

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant, see Attachment C, **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comments. Engineering and Water Resources identified a reclaimed water main running through the alley to be vacated which will require a dedicated easement centered over the main, see Attachments D and E. Duke Energy, Frontier Communications and TECO provided letters indicating that they have facilities within the portion of the alley to be vacated and that they will require an easement to be provided, see Attachments F, G and H.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The vacation of the alley will not deny access to any lot of record. The applicant is the owner of the properties to the east and west of the dead-end alley proposed for vacation.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

Vacating the existing dead-end alley will not affect any utilized travel patterns. The subject property is located within the Rio Vista subdivision and was platted in 1924. The abutting

Riviera subdivision to the south was platted in 1964 and did not include a connecting alley resulting in the existing dead-end alley.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

This request was routed to the Transportation and Parking Management Department for review and comments and they indicated in their response that they do not object to the request, see Attachment I. Public and private utilities exist within the dead-end alley requested for vacation. Conditions of approval are included at the end of this staff report requiring easements to be provided over existing utilities or relocating City and private utilities at the applicant's expense.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

B. Comprehensive Plan

Transportation Element Policy T2.4 states, *"The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."*

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection. The proposed vacation of the dead-end alley will foster redevelopment which is a goal of the Comprehensive Plan.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Riviera Bay Civic Association. The Riviera Bay Civic Association does not have a neighborhood or special area plan which affects vacation of right-of-way in this area of the City.

Comments from Agencies and the Public

The application was routed to City Departments and Private Utility Providers for review and comments. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection. The Engineering Department's Memorandum dated August 24, 2022 and the Water Resources Department's Memorandum dated August 18, 2022 both indicate that they have no objection to the proposed vacation provided that an easement is dedicated over the existing reclaimed water main, see attached. Duke Energy, Frontier Communications and TECO provided letters indicating that they have facilities within the alley to be vacated and that they will require an easement to be provided, see attached. A condition of approval is included requiring utility easements over existing facilities or relocation of facilities and a letter of no objection to confirm that all utility concerns have been addressed.

At the time of writing of the Staff Report there were no comments received from the public for or against the requested alley vacation.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed dead-end alley vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant(s) shall address the location of public and private utilities and services by providing private or public utility easements as requested, relocating City and private utilities at the applicant's expense or obtain letters of no objection from utility providers. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict.
3. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Report Prepared By:

/s/ Scot Bolyard

9/21/2022

Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning & Development Services Department

Date

Report Prepared For:

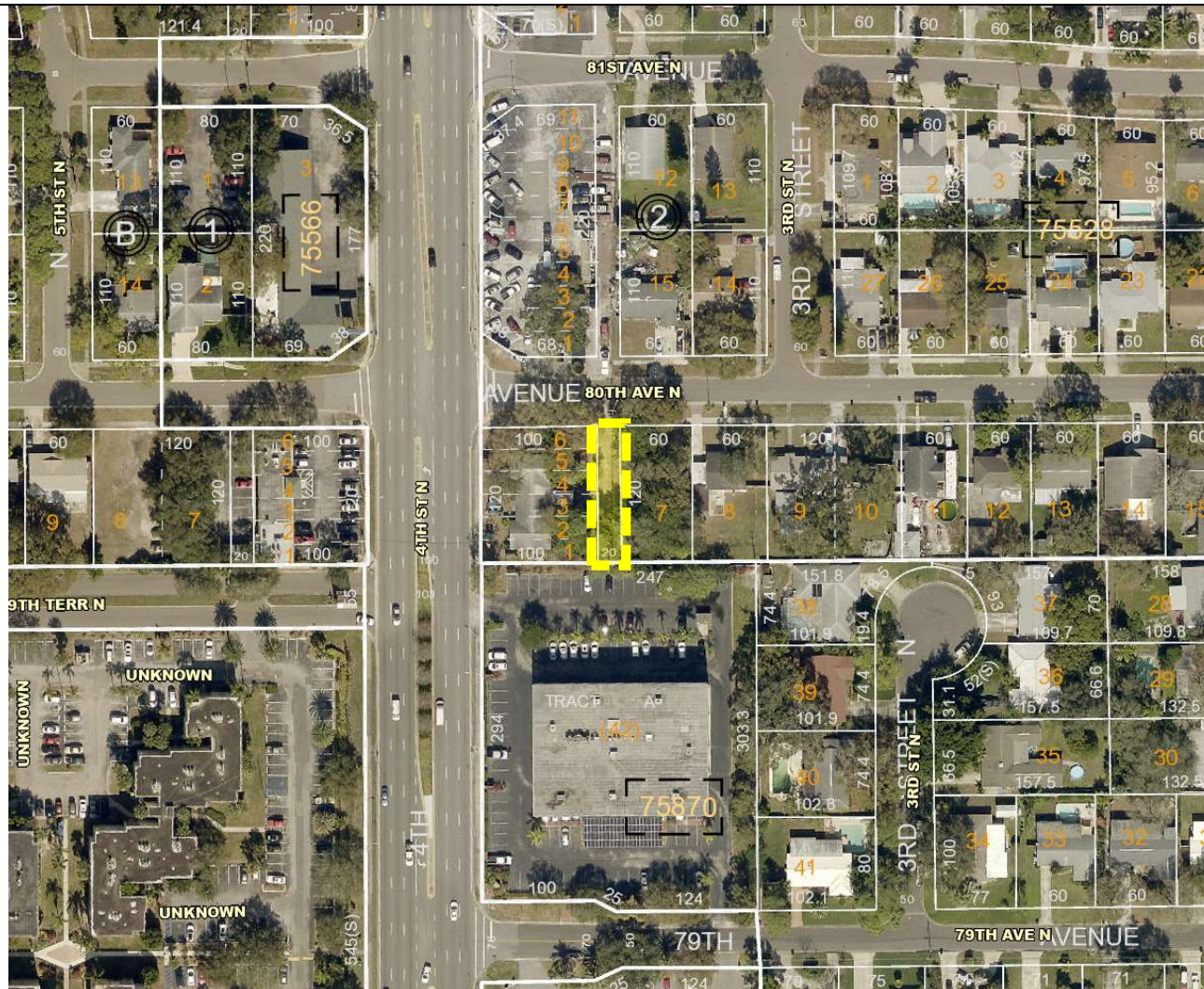
/s/ Corey Malyszka

9-21-2022

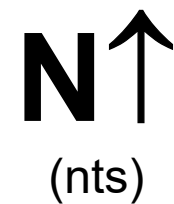
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

Date

Attachments: A – Location Map, B – Sketches and Legal Descriptions, C – Applicant's Narrative, D – Engineering Memorandum dated August 24, 2022, E – Water Resources Memorandum dated August 18, 2022, F – Duke Energy email dated August 17, 2022, G – Frontier letter dated August 17, 2022, H – TECO email dated August 18, 2022, I – Transportation and Parking Management Department email dated June 21, 2022



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-33000017
 Address: 7925 4th Street North



COPYRIGHT 2022
LAWRENCE E. POWERS

TYPE OF SURVEY: SKETCH OF LEGAL
DESCRIPTION (TO VACATE ALLEY)
PREPARED FOR: CNC REALTY, LLC

CERTIFIED TO:
A) CNC REALTY, LLC
B)
C)

MAP OF SURVEY

SUBJECT ADDRESS:
7925 4TH ST N
ST. PETERSBURG, FL 33702

PROJECT #: 79254

DATE DRAWN: JULY 25, 2022
DATE SIGNED: JULY 26, 2022

NOT A SURVEY

SECTION: 30 T30S R17E

BEARING STRUCTURE PER:
PLAT BOOK PAGE

GENERAL NOTES:

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

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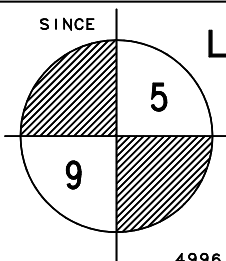
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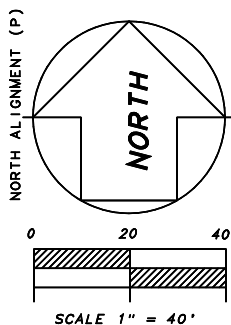
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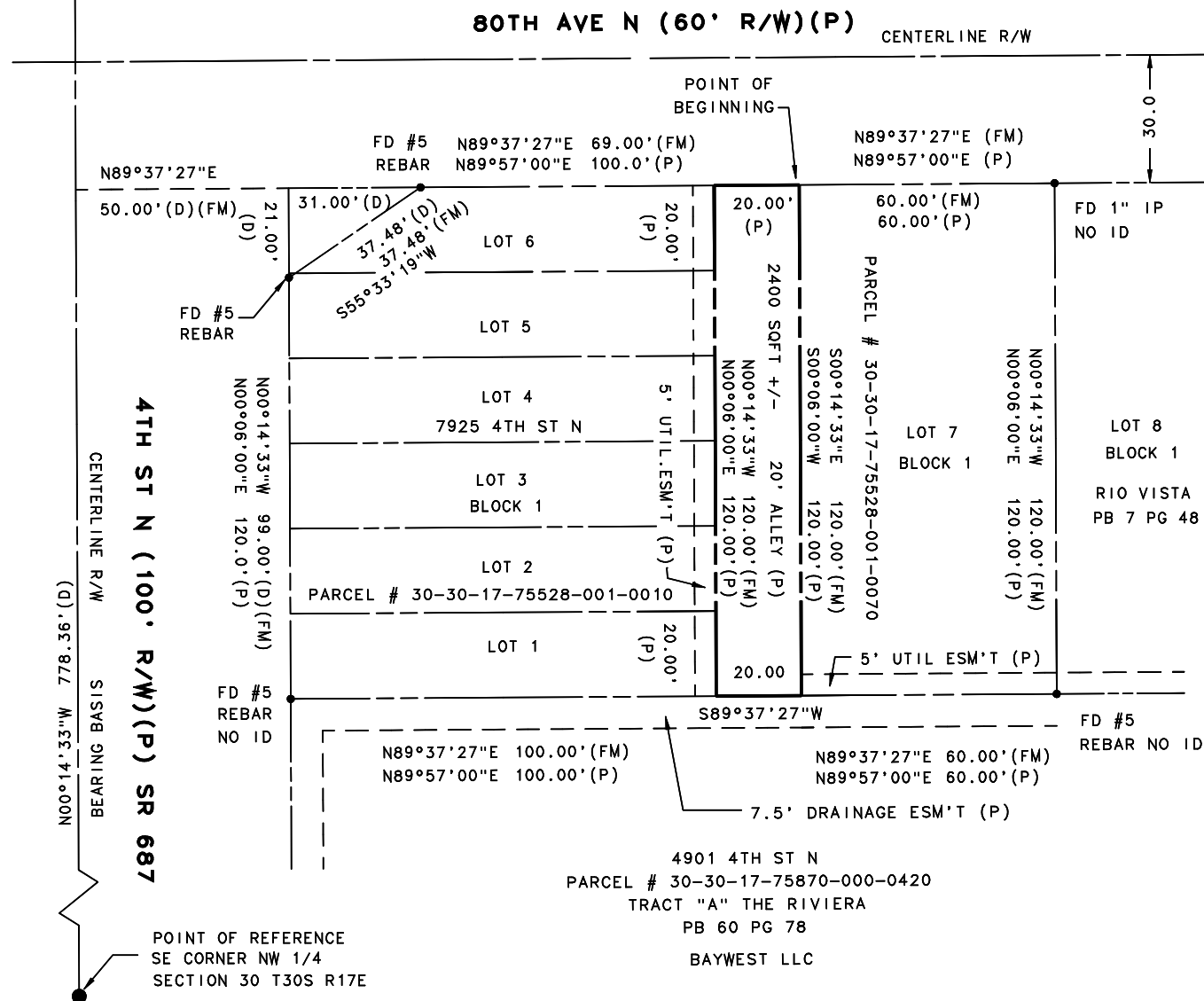
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SKETCH OF LEGAL DESCRIPTION (TO VACATE ALLEY)
 PREPARED BY: LAWRENCE E. POWERS LS # 5505
 PO BOX 48026, ST PETERSBURG, FL 33743
 P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM

DATE: JULY 26, 2022 PROJECT #: 79254

NOT A SURVEY

SUBDIVISION DECISION Application

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

Application Type:

Per: 16.40.140 & 16.70.050	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Vacating – Street Right-of-Way
	<input type="checkbox"/> Lot Split	<input checked="" type="checkbox"/> Vacating – Alley Right-of-Way
	<input type="checkbox"/> Lot Refacing	<input type="checkbox"/> Vacating – Walkway Right-of-Way
	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Vacating – Easement
	<input type="checkbox"/> Street Closing	<input type="checkbox"/> Vacating – Air Rights

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Omar Chacon Chalustian and Normaliz Rodriguez	
Street Address: 3900 14th Lane N.E.	
City, State, Zip: St. Petersburg, FL 33703	
Telephone No:	Email Address: onchacon27@gmail.com
NAME of AGENT or REPRESENTATIVE: Mark Barnebey, Esq.	
Street Address: 802 11th Street West	
City, State, Zip: Bradenton, FL 34205	
Telephone No: 941-748-0100	Email Address: mbarnebey@blalockwalters.com
PROPERTY INFORMATION:	
Street Address or General Location: 7925 4th St N / dead-end alley off of 80th Ave N	
Parcel ID#(s): 30-30-17-75528-001-0010, 30-30-17-75528-001-0070	
DESCRIPTION OF REQUEST: Vacate dead-end alley off of 80th Ave N	
PRE-APPLICATION DATE: 5/31/2022 PLANNER: SKB	

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

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: Mark P. Barnebey

Date: 7/25/22

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

Typed name of Signatory: Mark P. Barnebey

Narrative

This request is for a vacation of the dead-end alley off 80th Avenue North to be used for ingress and egress purposes for the proposed parking lot to the medical clinic and office building located at 7925 4th Avenue West. This dead-end alley is abutted by a vacant lot to the east and a commercial use building to the west. Vacating this dead-end alley will allow for safe access into the proposed parking lot and medical clinic, as well as provide for code compliant parking.

4TH STREET N (SR 687)

(100' R/W) (P)
ASPHALT ROAD

N00°14'33"W 99.00'(D)(FM)
N00°06'00"E 120.0'(P)

5' CONC. SIDEWALK

NEW 1 STORY
CLINIC & OFFICE
6,003 S.F.

BICYCLE RACK

EXISTING 20' ALLEY
TO BE VACATED AND
REPLACED WITH 24'
UTILITY EASEMENT

ASPHALT PARKING LOT

PARCEL # 30-30-17-75870-000-0420
BAYWEST LLC
701 4TH ST N
ST PETERSBURG FL 33702

80TH AVE N

(60' R/W) (P)

ASPHALT ROAD

2.1' CONC.CURB

N89°37'27"E 69.00'(FM)
N89°57'00"E 100.0'(P)

N89°37'27"E 60.00'(FM)
N89°57'00"E 60.00'(P)

4.9' CONC. SIDEWALK

5' CONC. SIDEWALK

24' INGRESS/EGRESS & UTILITY EASEMENT
20' ALLEY (P)

ASPHALT
PARKING

RETENTION
POND

6' VINYL
FENCE

FRAME
GARAGE

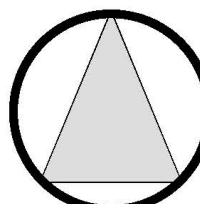
LOT 8
BLOCK 1
RIO VISTA
PB 7 PG 48
PARCEL # 30-30-17-75528-001-0080
COZZOLA, JOAN J TRUST
300 80TH AVE N
ST PETERSBURG FL

PROPOSED SITE DATA

SITE AREA:	21,274 S.F. (0.49 AC.)
GROSS FLOOR AREA:	6,003 S.F. (1 STORY)
FLOOR AREA RATIO:	0.282
BLDG COVERAGE:	6,003 S.F. (28.2%)
OPEN GREEN SPACE:	5,839 S.F. (INCL. VUA GREEN SPACE)
VUA GREEN SPACE:	1,076 S.F.
PAVING COVERAGE:	8,591 S.F.
IMPERVIOUS SURFACE COVERAGE:	15,435 S.F.
DENSITY/INTENSITY:	N/A
BUILDING HEIGHT:	12 FEET
CONSTRUCTION VALUE:	\$1,172,000.00
PARKING SPACES:	24 PARKING SPACES & 2 BICYCLE SPACES

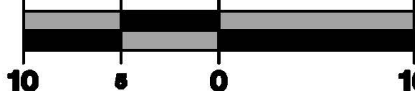
EXISTING SITE DATA

SITE AREA:	21,274 S.F. (0.49 AC.)
GROSS FLOOR AREA:	2,821 S.F. (1 STORY)
FLOOR AREA RATIO:	0.133
BLDG COVERAGE:	2,821 S.F. (13.3%)
OPEN GREEN SPACE:	15,186 S.F.
VUA GREEN SPACE:	0 S.F.
PAVING COVERAGE:	2,400 S.F. (ALLEY)
IMPERVIOUS SURFACE COVERAGE:	6,088 S.F.
DENSITY/INTENSITY:	N/A
BUILDING HEIGHT:	16 FEET
CONSTRUCTION VALUE:	N/A
PARKING SPACES:	NO MARKED PARKING SPACES (PARKING ON GRASS)

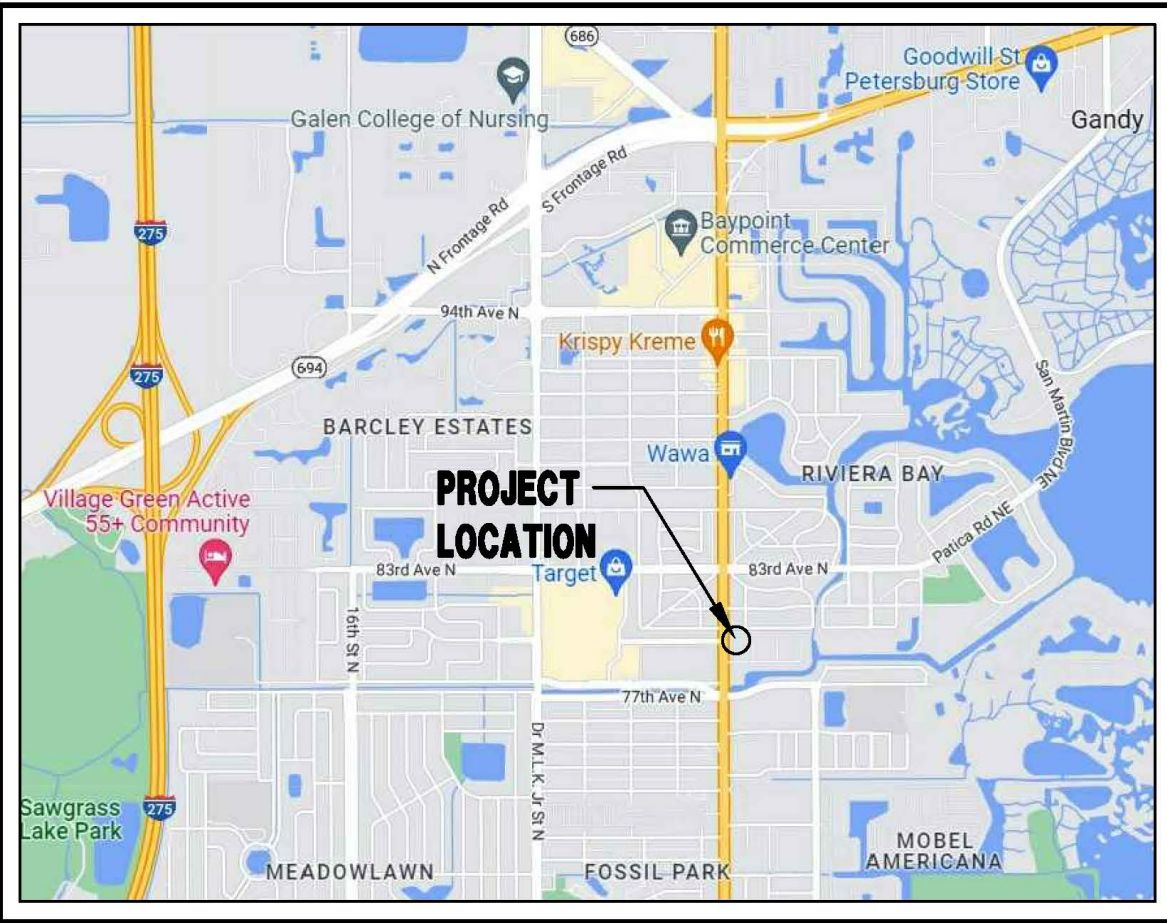


NORTH

SCALE: 1" = 10'



CONCEPTUAL SITE PLAN



VICINITY MAP

NTS

LEGAL DESCRIPTION SUPPLIED: ORB 6399 PG 1945
LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 1, RIO VISTA,
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7,
PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
LESS STATE ROAD 687.

AREA BREAKDOWN

AREA WEST OF ALLEY: 11,674 SF, 0.27 AC., ZONED CCS-1
AREA OF 20' ALLEY: 2,400 SF, 0.05 AC.
AREA EAST OF ALLEY: 7,200 SF, 0.17 AC., ZONED RES
TOTAL: 21,274 SF, 0.49 AC.

PROPOSED SETBACKS

WEST (4TH STREET): 10.0'
NORTH (80TH AVE.): 10.0'
SOUTH: 10.0'
EAST: 108.0'

REVISIONS	BH

I HEREBY CERTIFY THAT
THIS PLAN AND
SPECIFICATION WAS
PREPARED BY ME OR
UNDER MY CLOSE
SUPERVISION AND THAT
I AM A DULY LICENSED
CIVIL ENGINEER UNDER
THE BOARD OF REGULATION
OF FLORIDA AS SIGNED
BY MY HAND AND SEAL
Gary A. Boucher, P.E. 22885

STATE CERT. OF AUTH. #0000422
Ozona
Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3839 Fax: (727) 785-3454
www.ozonaengineering.com

FOR:

PROJECT:
4TH STREET N CLINIC
7925 4TH STREET N
ST. PETERSBURG, FLORIDA

PROJECT #: --
ORIG. DATE: --
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:

1

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Scot Bolyard, Deputy Zoning Official
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: August 24, 2022
SUBJECT: Vacate Alley Right of Way
FILE: 22-33000017

LOCATION AND PIN: 7925 4th Street North ; 30/30/17/75528/001/0010
30/30/17/75528/001/0070

ATL/AS/: E-42 **Zoning:** CCS-1

REQUEST: Approval of a vacation of a 20-ft wide dead-end alley generally located at 7925 4th Street North.

The Engineering and Capital Improvements Department (ECID) will require the following in order to support the proposed alley right of way vacation:

SPECIAL CONDITIONS OF APPROVAL:

1. The alley right of way contains a 24” public reclaimed water main. The sanitary sewer manhole shown on the survey near the south end of the alley is an air Release MH for the reclaimed main. There is no public sanitary sewer within the alley to be vacated.

2. City reclaimed utility map E-42 indicates the 24” reclaimed water main runs through the alley to a location approximately 8-feet south of the southern boundary of the public alley right of way, then extends west to the eastern parkway of 4th Street North. As a condition of the alley vacation, the applicant must dedicate a **25-foot Public Utility Easement** centered over the 24” reclaimed main per City adopted easement sizing charts. See attached concept sketch showing necessary easement dedications. To proceed with easement dedication the following steps are required:

- A. Field locate the 24” reclaimed water main from 80th Avenue North, south through the alley to be vacated, then west through the parcel to the south (parcel # 30-30/17/75870/000/0420, 7901 4th Street North) to the the eastern right of way boundary of 4th Street North. Center a 24-foot wide easement over the 24” reclaimed water main and provide the following:
 - i. Easement #1 - Provide three (3) original signed and sealed legal description and sketches for all portions of the 25-foot wide Public Utility Easement (centered on the 24” reclaimed water main) which encroaches into parcel 30/30/17/75528/001/0010 (7925 4th Street North), including any portion of the easement which will be within the western half of the vacated alley. Include a check made out to “The City Of St Petersburg” in the amount of \$800.00 to cover the cost of title insurance and recordation fees associated with the easement dedication (this payment is for Easement #1 only). Separate checks are required for each easement.

*As clarification, public easement is not required to be dedicated on adjacent parcel #30/30/17/75528/000/0420 (7901 4th St N, Riviera, The Tract A, PB 60 PG 78) since that property is not a part of this vacation request but easement is required along the southern and eastern boundary of parcel 30/30/17/75528/002/0010 (7925 4th Street North, Rio Vista Block 1, Lots 1,2,3,4,5 and 6).

- ii. Easement #2 - Provide three (3) original signed and sealed legal description and sketches for any portion of the 25-foot wide easement (centered over the 24" reclaimed water main which extends into parcel 30/30/17/75528/001/0070 (Rio Vista Block 1, Lot 7), including any portion of the easement which will be within the eastern half of the vacated alley. Include a check made out to *The City Of St Petersburg* in the amount of \$800.00 to cover the cost of title insurance and recordation fees associated with this easement dedication (this payment is for Easement #2 only). Separate checks are required for each easement.

- iii. **EASEMENT DEDICATION PROCESS:**

- A. First provide a copy of each proposed signed and sealed easement legal & sketch via email to Nancy.Davis@stpete.org, who must review and approve the submittals. Once the legal & sketch is approved for each easement, you will be asked to provide the three (3) original legal description and sketches for each of the two (2) required public utility easements described above. Since the easement spans multiple parcels separate legal description & sketch must be provided for each easement within each parcel.

- B. Include a listing of each property ownership information (including the property owners name, address, contact person, phone number) for each parcel on which easement is to be dedicated.

- C. Provide two (2) separate checks made out to the "City of St. Petersburg", each in the amount of \$800.00 to cover the minimum cost of title insurance and recording fees for each of the two (2) easements. So the requirement is that there are two separate checks submitted, each in the amount of \$800.00.

All of the above may be delivered directly to City ECID c/o Nancy Davis as follows:

Nancy E Davis
Engineering Plan Review Supervisor
City of St. Petersburg Engineering & Capital Improvements Department
One Fourth Street North, 7th Floor ECID
St. Petersburg, FL 33701-2842

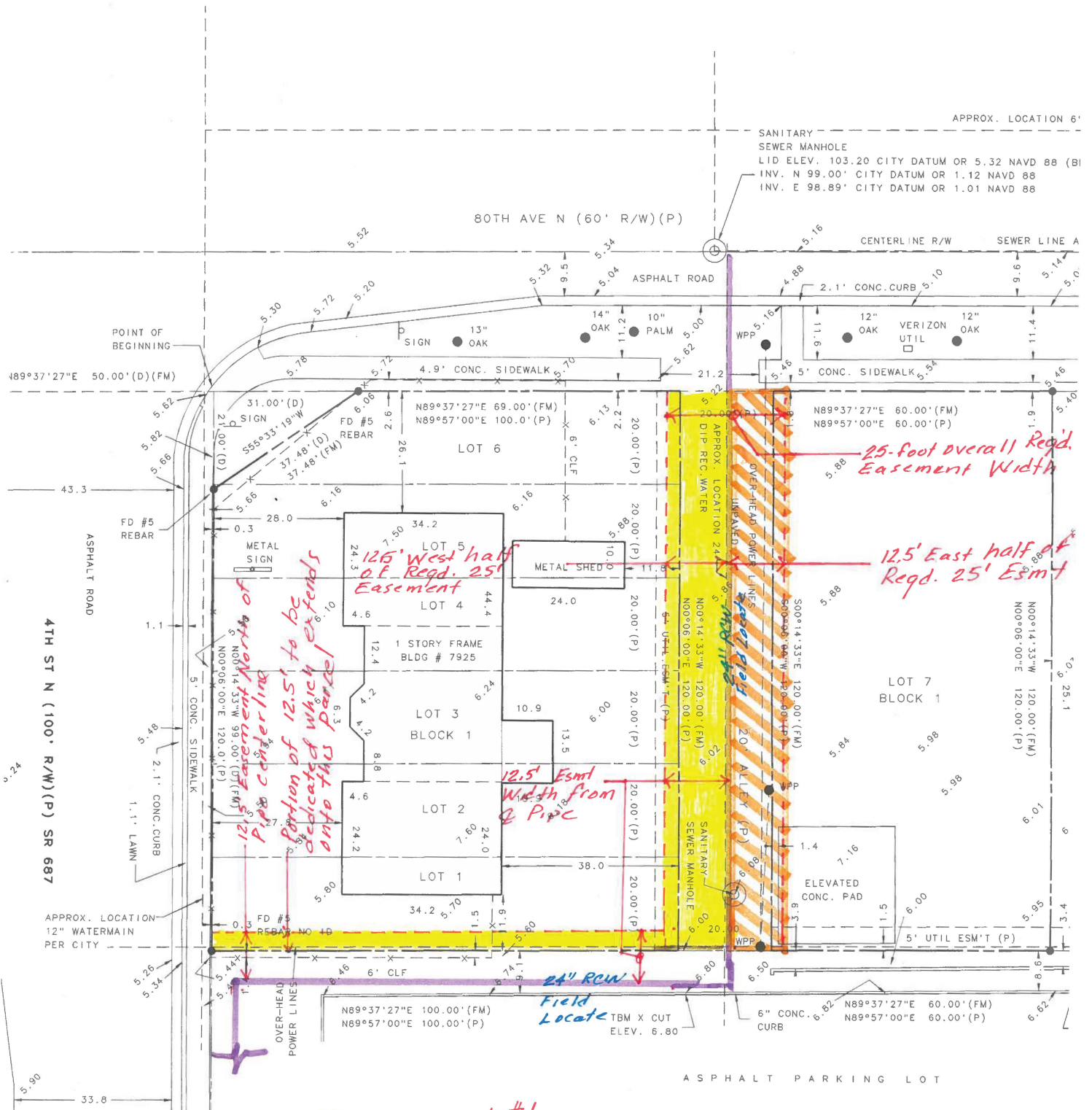
ECID will then coordinate the easement dedication through the City's Real Estate and Property Management department (contact Dianna Lutz phone 727-893-7186, email Dianna.Lutz@stpete.org) who will draft the required easement instrument, obtain necessary signatures, and ultimately record the documents. This process can take 4-6 weeks due to the need to obtain title insurance. Once the public easements are dedicated and recorded the vacation ordinance can be recorded.


3. Per City Code 16.40.140.4.4, no building or other structure 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 POD provided there is no detrimental impact to access or maintenance of public infrastructure. All costs involving repairing of hard surfaces, removal and replacement of fences, walls, trees, shrubbery, and hedges within public easements shall be the responsibility of the property owner.


NED/MK

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

7925 4TH ST N ST.



 = Easement #1

 = Easement #2

PARCEL # 30-30-17-75870-000-0420
BAYWEST LLC
701 4TH ST N
ST PETERSBURG FL 33702

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: August 18, 2022

SUBJECT: Approval of a vacation of a 20-ft wide dead-end alley generally located at 7925 4th Street North.

PLAT: E-42

CASE: 22-33000017

LOCATION: 7925 4th St N.; 30-30-17-75528-001-0010
30-30-17-75528-001-0070

REMARKS: Water Resources objects to the vacation of ROW in the alley way between these two properties. Water Resources has an 24inch Reclaim water main; running North to South, that is in this alley way. Per the city's Water Resources Policies and Procedures, a water main of 24inch has to have a minimum of 30-foot easement centered over the main. Water Resources asks that the 24-foot wide Utility Easement (on the Site Plan PDF) be changed to a 30 foot Utility Easement (Centered over main). Water Resources asks for this wider easement; to meet new Water Resources Policies and Procedures, that were placed in affect after the 24inch reclaim main was installed back in 1985. If the developer chooses to follow proper easement dedication procedures, then WRD would have no objections to the vacation of ROW in the alley.

Project file

Scot K. Bolyard

From: vacate <vacate@duke-energy.com>
Sent: Wednesday, August 17, 2022 1:09 PM
To: Scot K. Bolyard
Subject: RE: [EXTERNAL] Comments for 7925 4th St N ROW (dead-end alley) Vacation; DRC 22-33000017
Attachments: EASEMENT.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Duke Energy has facilities in the area to be vacated.

No Objection letter would be provided upon either the:

***Removal/relocation of existing facilities (handled by a Duke Energy Engineering).**

***Granting of a Duke Energy Easement over the described property (attached if needed).**

Attached is the easement if this is the process to use. Once the property owner has executed the easement please scan a copy to me at this email address and mail the original to the address below in this email. Once I have received the properly executed easement I will prepare the no objection letter and email it to you.

OR

***City/County confirmation that this proposed area will be retained a Public Utility Easement in the recorded Resolution.**

Please let me know if you have any further questions/concerns.

Thank you,

Irma Cuadra

Senior Research Specialist
Duke Energy
452 East Crown Point Road
Winter Garden, Florida 34787



From: Scot K. Bolyard <Scot.Bolyard@stpete.org>
Sent: Wednesday, August 17, 2022 10:44 AM
To: Thomas M Whalen <Tom.Whalen@stpete.org>; Cheryl N. Stacks <Cheryl.Stacks@stpete.org>; Elisabeth M. Staten <Elisabeth.Staten@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Kyle J. Hurin <Kyle.Hurin@stpete.org>;

Ljudmila Knezevic <Ljudmila.Knezevic@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; WRDUtilityReview <WRDUtilityReview@stpete.org>; Troy D. Davis <Troy.Davis@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Christina M. Boussias <Christina.Boussias@stpete.org>; Timothy R. Collins <Timothy.Collins@stpete.org>; Michael J. Kovacsev <Michael.Kovacsev@stpete.org>; Robert P Bassett <Robert.Bassett@stpete.org>; 'Dubinas, Arturas' <Arturas.Dubinas@charter.com>; 'Domning, Joan' <JDomning@tecoenergy.com>; 'Stephen Waidley' <stephen.waidley@ftr.com>; 'David Hamlin' <dave.hamlin@wowinc.com>; vacate <vacate@duke-energy.com>; 'relocations@lumen.com' <relocations@lumen.com>

Subject: [EXTERNAL] Comments for 7925 4th St N ROW (dead-end alley) Vacation; DRC 22-33000017

***** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good morning,

Please find attached for your review and comments the submitted request to vacate the dead-end alley generally located at 7925 4th St N. Please review the attached application and return your comments by **September 7, 2022**. If comments are not received by the deadline, then it will be assumed that you have no objection or comments to provide.

Thanks,

Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
Phone: 727-892-5395 / Fax: 727-892-5557
Scot.Bolyard@StPete.org

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[Your Sunshine City](#)



FRONTIER

3712 W Walnut St
Tampa, FL 33607
(941) 266-9218
stephen.waidley@ftr.com

8/17/2022

Attn: Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One 4th St N
St. Petersburg, FL 33701

RE: 22-33000017 – Vacation of Alley – 7925 4th St N, St Peteresburg, FL

Dear Mr. Bolyard,

☐ Our records do not indicate that there are Frontier facilities in the area of the Plat request as per the attachment provided.

☐ Frontier has no objection to the above referenced request as per the attachment.

☒ Frontier has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier facilities to remain in the proposed vacated R.O.W.

☐ Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

☐ Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Engineering Department with regards to the above project.

☐ Frontier has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

Stephen Waidley

Stephen Waidley
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager

Scot K. Bolyard

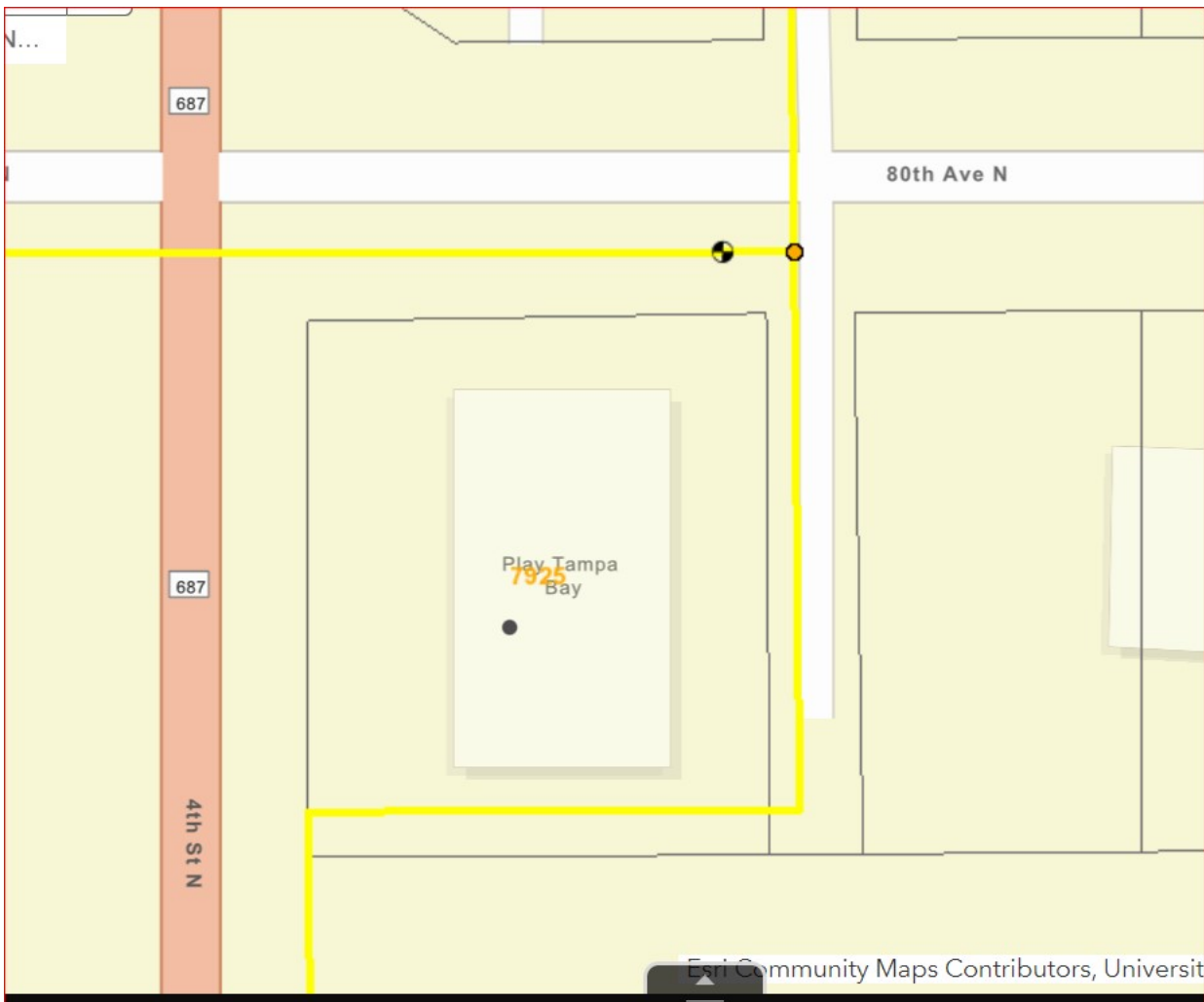
From: Domning, Joan <JDomning@tecoenergy.com>
Sent: Thursday, August 18, 2022 9:25 AM
To: Scot K. Bolyard
Cc: Feliz Nunez, Bolivar A.
Subject: RE: Comments for 7925 4th St N ROW (dead-end alley) Vacation; DRC 22-33000017

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Scot,
Please see the GIS map below, we object to the vacate request.
We have a 2" coated steel gas distribution line in the alley.
Thank you

*Joan Domning
Senior Administrative Specialist
Peoples Gas
Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783
Ext. 53783*





From: Scot K. Bolyard <Scot.Bolyard@stpete.org>

Sent: Wednesday, August 17, 2022 10:44 AM

To: Thomas M Whalen <Tom.Whalen@stpete.org>; Cheryl N. Stacks <Cheryl.Stacks@stpete.org>; Elisabeth M. Staten <Elisabeth.Staten@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Kyle J. Hurin <Kyle.Hurin@stpete.org>; Ljudmila Knezevic <Ljudmila.Knezevic@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; WRDUtilityReview <WRDUtilityReview@stpete.org>; Troy D. Davis <Troy.Davis@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Christina M. Boussias <Christina.Boussias@stpete.org>; Timothy R. Collins <Timothy.Collins@stpete.org>; Michael J. Kovacsev <Michael.Kovacsev@stpete.org>; Robert P Bassett <Robert.Bassett@stpete.org>; 'Dubinas, Arturas' <Arturas.Dubinas@charter.com>; Domning, Joan <JDomning@tecoenergy.com>; 'Stephen Waidley' <stephen.waidley@ftr.com>; 'David Hamlin' <dave.hamlin@wowinc.com>; 'vacate@duke-energy.com' <vacate@duke-energy.com>; 'relocations@lumen.com' <relocations@lumen.com>

Subject: Comments for 7925 4th St N ROW (dead-end alley) Vacation; DRC 22-33000017

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Good morning,

Please find attached for your review and comments the submitted request to vacate the dead-end alley generally located at 7925 4th St N. Please review the attached application and return your comments by **September 7, 2022**. If comments are not received by the deadline, then it will be assumed that you have no objection or comments to provide.

Thanks,

Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
Phone: 727-892-5395 / Fax: 727-892-5557
Scot.Bolyard@StPete.org

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CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Scot Bolyard, Deputy Zoning Official, Planning and Development Services Department

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

DATE: September 6, 2022

SUBJECT: Approval of a vacation of a 20-ft wide dead-end alley generally located at 7925 4th Street North.

CASE: 22-33000017

The Transportation and Parking Management (“Transportation”) Department has reviewed the proposed vacation of a 20-foot wide dead-end alley generally located at 7925 4th Street North. The Transportation Department does not object to the proposed vacation based on the matters for consideration for reviewing proposed public rights-of-way vacations listed in Section 16.40.140.2.1.E of the City Code. From a transportation perspective, the Transportation Department does not believe the proposed vacation will adversely impact the existing roadway network and there is no present or future need for the right-of-way for public vehicular or pedestrian access. Please let me know if you have any questions about the Transportation Department’s review.

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT

TO: Corey Malyszka, Zoning Official
Katrina Lunan Gordon, AICP, Planner II

FROM: Kyle Hurin, Engineering Civil Permit Examiner

DATE: December 22, 2022

FILE: 22-32000011, Special Exception 0-80th Avenue North with 7925 4th Street North

LOCATION 0 80th Avenue North & 7925 4th Street North
AND PIN: 30-30-17-75528-0001-0070

ATLAS: E-42
PROJECT: Special Exception

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. It is acknowledged that some of the following items may have already been provided with the submittal of the associated alley vacation application 22-33000017 but remain listed below as documentation of the special exception approval conditions since the DRC requests are being processed concurrently. ECID conditions of DRC approval will be verified prior to Engineering departmental release of the project Certificate of Occupancy.
2. The alley right of way contains a 24" public reclaimed water main. The sanitary sewer manhole shown on the survey near the south end of the alley is an air Release MH for the reclaimed main. There is no public sanitary sewer within the alley to be vacated.
3. City reclaimed utility map E-42 indicates the 24" reclaimed water main runs through the alley to a location approximately 8-feet south of the southern boundary of the public alley right of way, then extends west to the eastern parkway of 4th Street North. As a condition of the alley vacation, the applicant must dedicate a **25-foot Public Utility Easement** centered over the 24" reclaimed main per City adopted easement sizing charts. See attached concept sketch showing necessary easement dedications. To proceed with easement dedication the following steps are required:
4. Field locate the 24" reclaimed water main from 80th Avenue North, south through the alley to be vacated, then west through the parcel to the south (parcel # 30-

30/17/75870/000/0420, 7901 4th Street North) to the eastern right of way boundary of 4th Street North. Center a 25-foot wide easement over the 24" reclaimed water main and provide the following:

- a. Easement #1 - Provide three (3) original signed and sealed legal description and sketches for all portions of the 25-foot wide Public Utility Easement (centered on the 24" reclaimed water main) which encroaches into parcel 30/30/17/75528/001/0010 (7925 4th Street North), including any portion of the easement which will be within the western half of the vacated alley. Include a check made out to "The City Of St Petersburg" in the amount of \$800.00 to cover the cost of title insurance and recordation fees associated with the easement dedication (this payment is for Easement #1 only). Separate checks are required for each easement.

*As clarification, public easement is not required to be dedicated on adjacent parcel #30/30/17/75528/000/0420 (7901 4th St N, Riviera, The Tract A, PB 60 PG 78) since that property is not a part of this vacation request but easement is required along the southern and eastern boundary of parcel 30/30/17/75528/002/0010 (7925 4th Street North, Rio Vista Block 1, Lots 1,2,3,4,5 and 6).

- b. Easement #2 - Provide three (3) original signed and sealed legal description and sketches for any portion of the 25-foot wide easement (centered over the 24" reclaimed water main which extends into parcel 30/30/17/75528/001/0070 (Rio Vista Block 1, Lot 7), including any portion of the easement which will be within the eastern half of the vacated alley. Include a check made out to *The City Of St Petersburg* in the amount of \$800.00 to cover the cost of title insurance and recordation fees associated with this easement dedication (this payment is for Easement #2 only). Separate checks are required for each easement.

c. **EASEMENT DEDICATION PROCESS:**

A. First provide a copy of each proposed signed and sealed easement legal & sketch via email to Nancy.Davis@stpete.org, who must review and approve the submittals. Once the legal & sketch is approved for each easement, you will be asked to provide the three (3) original legal description and sketches for each of the two (2) required public utility easements described above. Since the easement spans multiple parcels separate legal description & sketch must be provided for each easement within each parcel.

B. Include a listing of each property ownership information (including the property owners name, address, contact person, phone number) for each parcel on which easement is to be dedicated.

C. Provide two (2) separate checks made out to the "City of St. Petersburg", each in the amount of \$800.00 to cover the minimum cost of title insurance and

recording fees for each of the two (2) easements. So the requirement is that there are two separate checks submitted, each in the amount of \$800.00.

All of the above may be delivered directly to City ECID c/o Nancy Davis as follows:

**Nancy E Davis
Engineering Plan Review Supervisor
City of St. Petersburg Engineering & Capital Improvements Department
One Fourth Street North, 7th Floor ECID
St. Petersburg, FL 33701-2842**

ECID will then coordinate the easement dedication through the City's Real Estate and Property Management department (contact Dianna Lutz phone 727-893-7186, email Dianna.Lutz@stpete.org) who will draft the required easement instrument, obtain necessary signatures, and ultimately record the documents. This process can take 4-6 weeks due to the need to obtain title insurance. Once the public easements are dedicated and recorded the vacation ordinance can be recorded.

5. Per City Code 16.40.140.4.4, no building or other structure 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 POD provided there is no detrimental impact to access or maintenance of public infrastructure. All costs involving repairing of hard surfaces, removal and replacement of fences, walls, trees, shrubbery, and hedges within public easements shall be the responsibility of the property owner.
6. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems or necessary Duke pole relocations or installations prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

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

7. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be

installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

Engineering Standard Details are available at the City's Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

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

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.

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

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

Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

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

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

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

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

City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of construction. TTC plans must be coordinated through Jeffrey.Rzewnicki@stpete.org. Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule.

The site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID.

The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

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

*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of the site.

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

Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

Development plans shall include a copy of a Southwest Florida Water Management District

Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

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

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

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 NS-1 zoning district, a 6-foot wide public sidewalk is required along 4th Street and a 5-foot sidewalk is required on 80th Ave N, or 6-foot is abutting the curb.

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.

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

KJH/mk

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



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Katrina Lunan-Gordon, Planner II, Planning and Development Services Department

FROM: Tom Whalen, Transportation Planning Coordinator, Transportation and Parking Management Department

DATE: December 23, 2022

SUBJECT: Approval of a special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use.

CASE: 22-32000011

The Transportation and Parking Management (“Transportation”) Department has reviewed the special exception and related site plan to construct an accessory parking lot on a residentially zoned lot for an abutting commercial use at 7925 4th Street North. The Transportation Department has several comments on the site plan and has provided a trip generation analysis.

Site Plan Review

The applicant has identified a bicycle parking area that is 810 square feet on the site plan. The purpose of this area is to provide space for the additional bicycle parking spaces the applicant is proposing to reduce their vehicle parking requirement. The applicant shall ensure that this bike parking area meets the development standards in Section 16.40.090.4.2 of the City Code regarding spacing between racks, access aisle width, rack design, and distance of the racks to the main entrance (50 feet or less is required). The path that leads to the bike parking area should be widened to five (5) feet. The Transportation Department recommends that the short-term bicycle parking spaces located on the southern end of the parking lot be moved to the northern end of the site so that they are more accessible from the driveway and sidewalk.

Fourth Street North is a minor arterial road on the Future Major Streets map. Per Section 16.40.140.4.2 of the City Code, sidewalks along arterial streets must be 6 feet wide. The proposed site plan shows a 5-foot-wide sidewalk along 4th Street. Please update the sidewalk widths along 4th Street to comply with sidewalk ordinances. A sidewalk exists along 80th Avenue North. When the commercial driveway is rebuilt, the sidewalk should be continuous through the driveway. A concrete slab connects the sidewalk to the curb on 80th Avenue North. Unless the Sanitation Department determines that it adequately serves solid waste removal this portion of the sidewalk should be removed; a dumpster is not shown in the parking lot.

Trip Generation Analysis

The Transportation Department conducted a trip generation analysis using the Institute of Transportation Engineers' (ITE') "Trip Generation Manual" (11th Edition). The proposed clinic (Land Use Code 630) is projected to generate 21 a.m. peak hour trips (17 trips entering and 4 trips exiting) and 21 p.m. peak hour trips (6 trips entering and 15 trips exiting). An a.m. peak hour and p.m. peak hour trip generated analysis was not conducted for the existing commercial building due to the lack of an appropriate ITE land use type, so the projected trips will not be entirely new trips.

According to the Forward Pinellas' "2022 Level of Service Report," 4th Street from Gandy Boulevard to 62nd Avenue North operates at a level of service "C" and has a volume-to-capacity ratio of 0.563. The proposed development is anticipated to have a minor impact on the vehicle carrying capacity of 4th Street. Please let me know if you have any questions about the Transportation Department's review of the case.