



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

st.petersburg
www.stpete.org

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on February 1st at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-32000020 **PLAT SHEET:** J-25 & J-27

REQUEST: Approval of a modification to a previously approved special exception and related site plan to allow construction of two (2) deep injection wells and associated site improvements at the 31st Street Sports Complex

OWNER: City of St. Petersburg
PO Box 2842
Saint Petersburg, Florida 337312842

ADDRESS: 4801 31st Street South

PARCEL ID NO.: 02-32-16-56061-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate (NSE)

SITE AREA TOTAL: 752,780 square feet or 17.28 acres

GROSS FLOOR AREA:

Existing:	7,500 square feet	0.01 F.A.R.
Permitted:	150,556 square feet	0.20 F.A.R.

BUILDING COVERAGE:

Existing:	13,700 square feet	2 % of Site MOL
-----------	--------------------	-----------------

IMPERVIOUS SURFACE:

Existing:	110,050 square feet	15 % of Site MOL
Permitted:	301,112 square feet	40 % of Site MOL

OPEN GREEN SPACE:

Existing: 642,730 square feet 85 % of Site MOL

PAVING COVERAGE:

Existing: 103,550 square feet 14 % of Site MOL

PARKING:

Existing: 142; including 7 handicapped spaces
Proposed: 136; including 7 handicapped spaces
Required 86; including 4 handicapped spaces

BUILDING HEIGHT:

Existing: 30 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 Municipal Code for a utility substation which is a Special Exception use within the NSE Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a site plan modification and related site plan to construct of two (2) deep injection wells and associated site improvements at the 31st Street Sports Complex. The facility is located on the northwest corner of 54th Avenue South and 31st Street South, see attached Location Map, Fact Sheet, Well Construction Details Exhibit, and Photo exhibit of a typical injection well.

Background:

The existing sports complex was constructed in 1998, and is the home of the Spartan's youth football league. In 1998, the EDC approved a special exception and related site plan to construct a football/soccer complex with variances for fence and light height, and to allow grass parking (Case # SE-98-031). The staff report with specials conditions of approval is attached.

On January 19, 2017, City Council approved an ordinance approving a substantial change of use of park property to allow the construction of two deep injection wells and the associated site improvements. This approval was necessary as the 31st Street Sports Complex is a Charter Park, designated as an active park, see attached Ordinance.

Current Proposal:

The City of St Petersburg utilizes deep injection wells to manage excess reclaimed water generated at their three Water Reclamation Facilities (WRF), particularly during the wet season when wastewater flows are the highest and reclaimed water demands are the lowest. During extreme wet weather events a significant portion of the wastewater in the transmission system is rainwater due to inflow (e.g. through wastewater manhole covers) and infiltration (seepage of groundwater into sewer pipes due to an elevated water table). Over the past two summers the City has experienced wet weather events that resulted in wastewater/stormwater flows that exceeded the treatment and disposal capacity of the WRFs, resulting in overflows to surface waters. The City is implementing both temporary and permanent system improvements to increase the WRFs' capacity to accept and treat wastewater during high flow periods. To dispose of the additional capacity, more deep injection wells are needed.

The City's project to design and construct the additional injection wells at the SWWRF is called the SWWRF Reclaimed Water & Injection Wells Improvements Project. The project will include up to two new injection wells at the SWWRF, designated as Injection Well 4 (IW-4) and Injection Well 5 (IW-5) and up to two wells at the 31st Sports Complex designated Injection Well 6 (IW-6) and Injection Well 7 (IW-7). A request for a Special Exception permit for the SWWRF is under concurrent review, Case #16-3200021.

A siting evaluation was performed by the City to determine the best option for offsite injection wells, see attached Injection Well Site Options Exhibit. The main criteria was land owned by the City that was relatively close to the SWWRF. After reviewing several locations such as Broadwater park, and Maximo park, the 31st street sports complex was selected as the best option primarily because of a large diameter reclaimed line that exists near the site providing the opportunity for a temporarily connection to a well at the earliest possibility for an offsite well. A dedicated new line will be constructed to the site within the next year or two so the potential of the system can be maximized.

Two wells are proposed for construction at the 31st St Sports Complex, IW-6 and IW-7. Since these wells are not at the SWWRF there must be a monitoring wells constructed within 150 feet of each of the injection wells to monitor the overlying aquifer. IW-6 and its associated monitor well are proposed to be located in the southern end of the property in the grass overflow parking area, see attached IW-6 Site and Construction Plans. A 24/7 construction schedule is proposed for this site with an estimated time of completion of approximately 150 days. Construction will begin as early as April 2017. During construction an area of approximately 100-ft by 250-ft will be used for construction as shown on the site construction area map. The construction area will be fenced off with a chain link fence. The completed injection well will consist of a 40-ft by 10-ft concrete pad with 24-inch diameter steel piping on the pad, see attached photo of typical injection well. The pad will be enclosed with either vinyl fencing or concrete wall and landscaping bushes surrounding the enclosure. The completed monitoring well will consist of a 5-ft by 5-ft concrete pad with steel piping, and fencing and landscaping surrounding the well.

IW-7 and the associated monitoring well is proposed to be located at the northern end of the property in an overflow grass parking area, see attached IW-7 Site and Construction Plans. The injection well will displace five existing grass parking spaces, and the monitoring well will displace one additional space. The completed injection well will consist of a 40-ft by 10-ft concrete pad with 24-inch diameter steel piping on the pad, see attached photo of typical injection well. The permanent structures at this site will be the same as IW-6, as the pad will be enclosed with either vinyl fencing or concrete wall and landscaping bushes surrounding the enclosure. The completed monitor well will consist of a 5-ft by 5-ft concrete pad with steel piping, and fencing and landscaping will be used to screen the monitoring well. The temporary construction area will encompass the two thirds of the grass overflow parking, an area of approximately 215 feet by 135 feet. Construction at this site will not begin until IW-6 site is completed so that the impact on parking is minimized. Since this site is relatively close to residences and an elementary school, daytime construction is proposed. The estimated time of completion is approximately 350 days and construction would begin in the late summer or fall of 2017.

Public Comments:

Two notification letters were sent to surrounding property owners and residents within 600-feet of the park, and two public meetings were held. A copy of the attached Fact Sheet was included in the second mailing to the surrounding property owners and residents. The first meeting was held on January 2nd at the City Water Resources building. This meeting also related to the State Department of Environmental Protection (DEP) permitting process. The

second meeting was held at the Lake Vista Recreation Center on January 11th, see attached meeting attendance sheets. Questions generally related to potential environmental impacts associated with the wells, water quality monitoring, construction impacts, and concerns about flooding in the area.

As of the date of this report, one call was received, with questions primarily related to construction. Staff did not received any emails or letters as of the date of this report.

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

A. The use is consistent with the Comprehensive Plan.

Staff finds that the proposed modification is consistent with the following Comprehensive Plan policies and objectives:

SS6.3 The Water Resources Department will monitor and analyze the effects of the reclaimed wastewater system and deep well disposal systems annually to ensure maximum environmental safeguards.

SS6.4 The Water Resources Department will provide protective measures during construction and maintenance activities to insure minimal adverse health and environmental impacts.

SS6.5 The Water Resources Department will utilize buffers and landscaping at treatment facilities to minimize disruptions to the surrounding areas.

SS7.1 Collection, treatment and disposal methodologies used in St. Petersburg's wastewater system will meet all applicable local, State, and Federal rules, regulations, and guidelines.

OBJECTIVE CI1:

The City shall provide capital improvements, as identified in the five-year schedule of improvements in this element, which are necessary for replacement of obsolete or worn-out facilities, correction of existing deficiencies, and to meet demand of planned future growth.

B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

The Recreation/Open Space Future Land Use classification and Neighborhood Suburban Estate zoning are appropriate for the modification of the existing sports facility use to allow the two injection wells and two monitoring wells.

C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

The modification to add the injection wells will not affect the intensity of use on the parcel, there will be no new demand for additional public services and there will be no change to ingress/egress.

- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

Except during construction, the modification will not affect the existing vehicular drives or traffic patterns at the facility. To mitigate disruption, the two wells will not be constructed concurrently. Parking will be provided off-site during construction. The City currently has an agreement with Maximo Elementary to allow overflow parking at the school.

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

As previously noted, the modification will not add any additional vehicular trips to the site.

- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

FDEP permits will be obtained for the proposed modifications to the site

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

There are no proposed changes to exterior lighting.

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

One of the proposed injection wells will be situated on the northern portion of the site, in an area with existing grass parking, approximately 175-feet to the residential use to the north. The second well will be located close to the southern property line approximately, in an area previously used for overflow stormwater retention and parking.

- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

The area where the facilities will be placed was land formerly used for grass parking and stormwater retention. There are protected trees in the area of the proposed improvements, however it is not anticipated that any protected trees will be impacted by the proposed improvements. There are no historic, or archaeological resources in the area of the proposed improvements.

- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

There are no other similar facilities in the area, therefore there is no concentration of similar use. Staff finds that the proposed improvements will not create a substantial detrimental effect on property values in the neighborhood. The

existing site has been developed as a sports complex since 1998 and the modifications do not materially change the use or intensity of use on the site.

- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

Staff finds that the proposed improvements will not create a substantial detrimental effect on living or working conditions in the neighborhood.

- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

One of the proposed injection wells will be situated on the northern portion of the site, in an area with grass parking, approximately 175-feet from an apartment complex to the north, across the street from Maximo Elementary School. The second well will be located close to the southern property line, adjacent to surrounding commercial uses. Upon completion of the wells, there will be no noise, odor, lights, or dust from the wells. During construction, the City will implement noise reduction measures if deemed necessary. A special condition of approval is included which will require that the City prepare an Acoustical Report to analyze if there will be any potential noise impacts to the elementary school or to the apartments to the north. Noise attenuation during construction shall be required if deemed necessary. Data regarding construction noise was provided based on construction of a similar facility, see attached. The City has engaged an Acoustical Consultant to prepare the acoustical report. In addition, to decrease any projected noise impact, the City is proposing to limit the hours of construction to day light hours on the well that is closest to the apartments, IW-7. A special condition of approval is included which will require the applicant to notify the school and the apartment complex prior to commencement of construction, to coordinate the construction schedule and minimize disruptions to the students and residents.

Landscaping and fencing will be provided to screen the injection well improvements from view of the adjacent property, from 54th Avenue South and from 31st Street South. A special condition is included to require such screening.

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

As shown on the site plan, there is ample area to place the proposed improvements which will be located in an area formerly used for parking or stormwater retention.

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

The area where the improvements will be placed was formerly used for parking and stormwater retention. Trees will be preserved or replaced if needed.

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

1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).

2. A portion of the property is within a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050). Equipment and enclosures will be designed as required by the Florida Building Code.
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence by complying with the adopted levels of service.

The proposed improvements do not impact demand for hurricane facilities.

The modification to add the injection wells will not add demand for additional public services. The facility will facilitate the City's provision for services, helping to maintain the existing levels-of-service for existing and future customers.

The future land use designation of the subject property is: **Recreation/Open Space**

The land uses of the surrounding properties are:

North:	Multi-Family Residential
South:	Commercial
East:	Maximo Elementary School, Residential, Commercial
West:	I-275

In conclusion, staff finds that the proposed modification and related site plan are consistent with the standards for review as listed above. Specifically, staff finds the orientation and location of the proposed improvements are in harmony with the character of the site and its surroundings and the compatibility of the use with properties in the neighborhood. Impacts from the proposed wells will be fully mitigated.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL
- B. SPECIAL CONDITIONS OF APPROVAL:
1. The applicant shall secure permits for the improvements by February 1, 2020. The plans submitted for permitting shall substantially resemble the plans submitted as a part of this application.
 2. Prior to initiation of construction, the applicant shall provide notification to Maximo Elementary School and the Whitehall Apartments regarding the construction schedule.
 3. There shall be no construction traffic or delivery of materials or equipment during the school drop-off/pick-up times.
 4. Prior to initiation of construction, the applicant shall prepare an Acoustical Report to analyze if there will be any potential noise impacts. Noise attenuation shall be required if deemed necessary.
 5. Prior to initiation of construction, the applicant shall submit a written request to the Building Official for exemption to the limits on construction hours of operation (Section 8-7). The request must include the following information: a. The challenges prohibiting normal days and hours of operation.; b. Means of mitigation of excessive noise, dust, traffic, light or any other nuisance; and c. The projected duration for alternative scheduling.
 6. Landscaping and fencing will be provided to screen the injection well improvements from view of the adjacent property, from 54th Avenue South and from 31st Street South.

7. Applicant shall comply with the Engineering Department Memorandum dated December 30, 2016

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 & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a FDEP and/or Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management

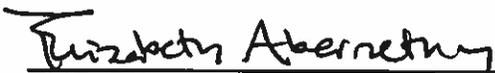
of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

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

REPORT PREPARED BY:

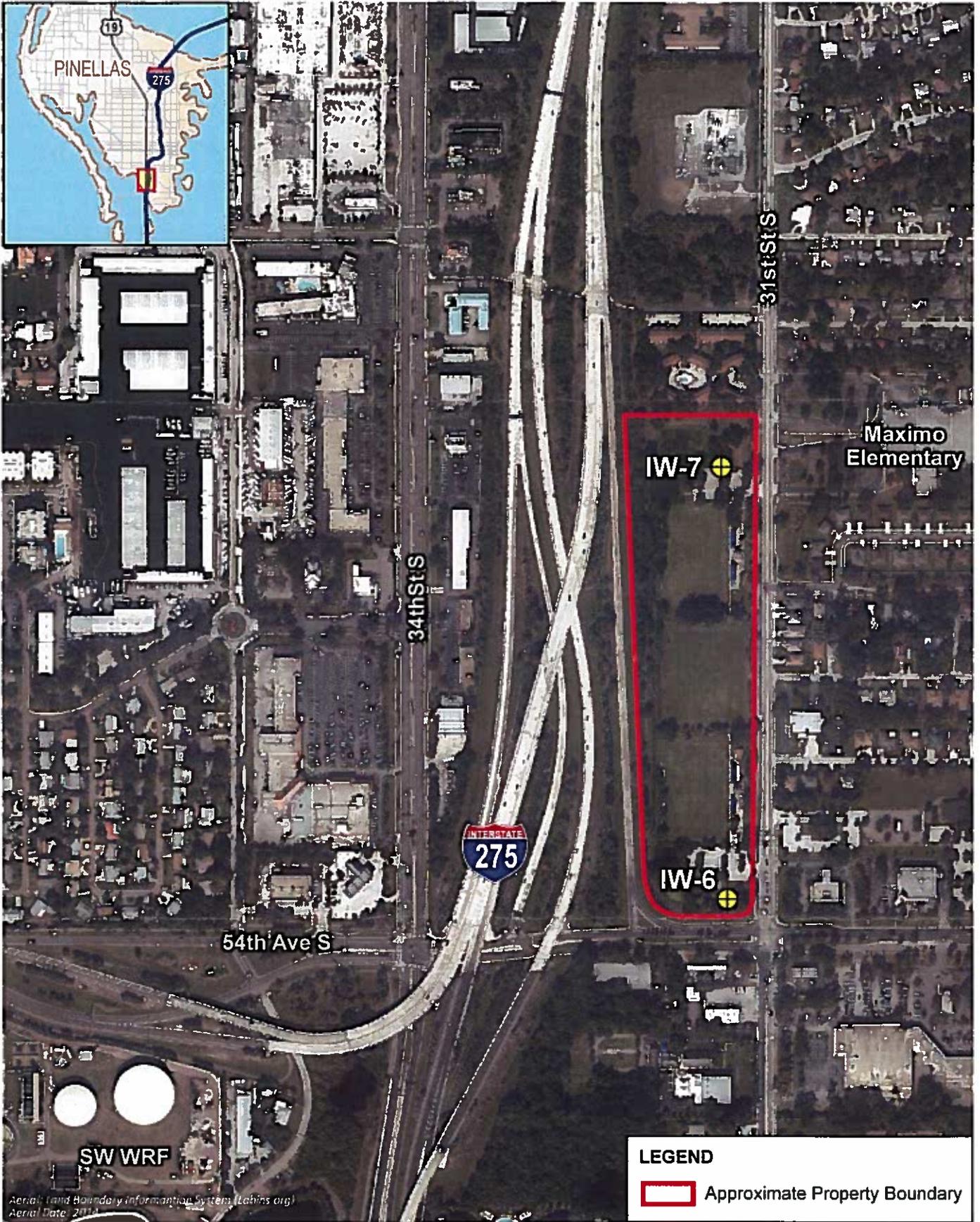


ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

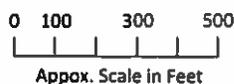
1-25-17
DATE

List of Exhibits:

Location Map, Fact Sheet, Well Construction Detail Exhibit
Photo of typical injection well
Case #SE-98-031 Staff Report and Approval
Ordinance for Substantial Change of Use of Park
Injection Well Site Options Exhibit
IW-6 & IW-7 Site and Construction Plans
Meeting Attendance sheets & Newspaper article
Engineering Department Memo dated December 30, 2016
Construction Noise Data



Aerial: Land Boundary Information System (Lobins.org)
 Aerial Date: 2014



DRAWING 1
Location Map - SWWRF 31st St. Complex
 City of St Petersburg Injection Well Expansion



City of St. Petersburg Southwest WRF Injection System

Project Protects Environment and Ensures Regulatory Compliance

The City of St. Petersburg operates a Class 1 injection well system at the Southwest Water Reclamation Facility to dispose of excess reclaimed water when reuse customers cannot use all the available reclaimed water. The system has successfully operated since 1976. Public access reuse remains the City's top priority, with the recharge system serving as a wet weather backup. This system allows the City to prevent surface water discharges in the area during wet weather. The injection system was permitted by the Florida Department of Environmental Protection under permit number 036855.

Geology and Well Design Protect Drinking Water

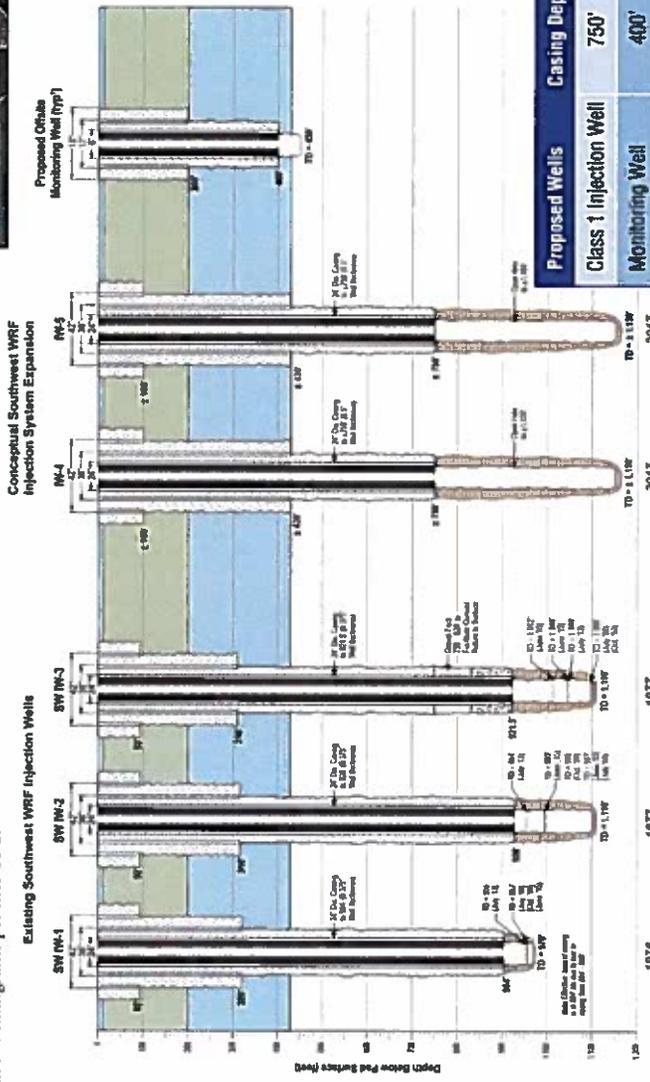
Domestic supply wells do not exist in the area as the groundwater is too saline to drink. The reclaimed water injection zone is approximately 750 to 1,150 feet below the land surface. The drinking water supply comes from sources outside of the City. Semi-confining geologic layers from approximately 50 feet to 200 feet will inhibit the upward movement of injected water. The injected reclaimed water has undergone high-level disinfection and is highly treated public access reuse water that is used for irrigation, and meets most drinking water standards. Primary drinking water standards must be met in the shallower monitoring wells, which represent the water quality of the less saline aquifers overlying the injection zone.

Site Hydrogeology Provides Safe Injection Zone

The geologic horizon of the injection zone consists of highly permeable, fractured dolostone. This high permeability zone occurs from approximately 750 feet to 1,000 feet where the majority of the injected reclaimed water is expected to enter. The injection zone contains saline water with a total dissolved solids (TDS) concentration of approximately 35,000 milligrams per liter, similar to seawater. Drinking water typically contains less than 500 milligrams per liter TDS.

Proposed System Components and Schedule

The City proposes to add up to four new injection wells at two sites. The wells represent a major investment for the City, with each new injection well anticipated to cost between \$2M to \$3M. The City anticipates starting construction on the first two wells February 2017 with the goal of completion before our next rainy season. The remaining two wells should be completed for use in the 2018 rainy season.



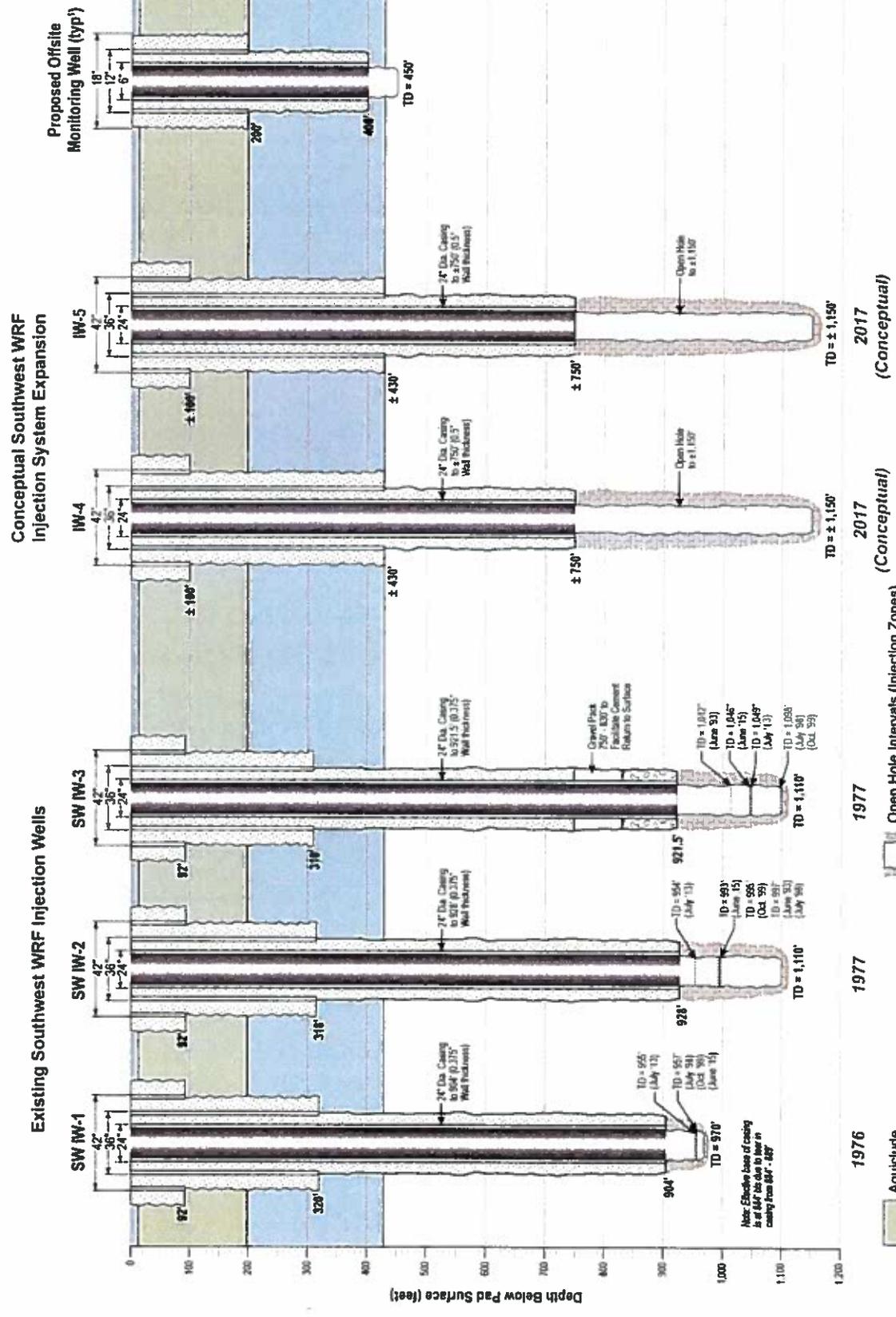
Proposed Wells	Casing Depth	Total Depth
Class 1 Injection Well	750'	1,150'
Monitoring Well	400'	450'

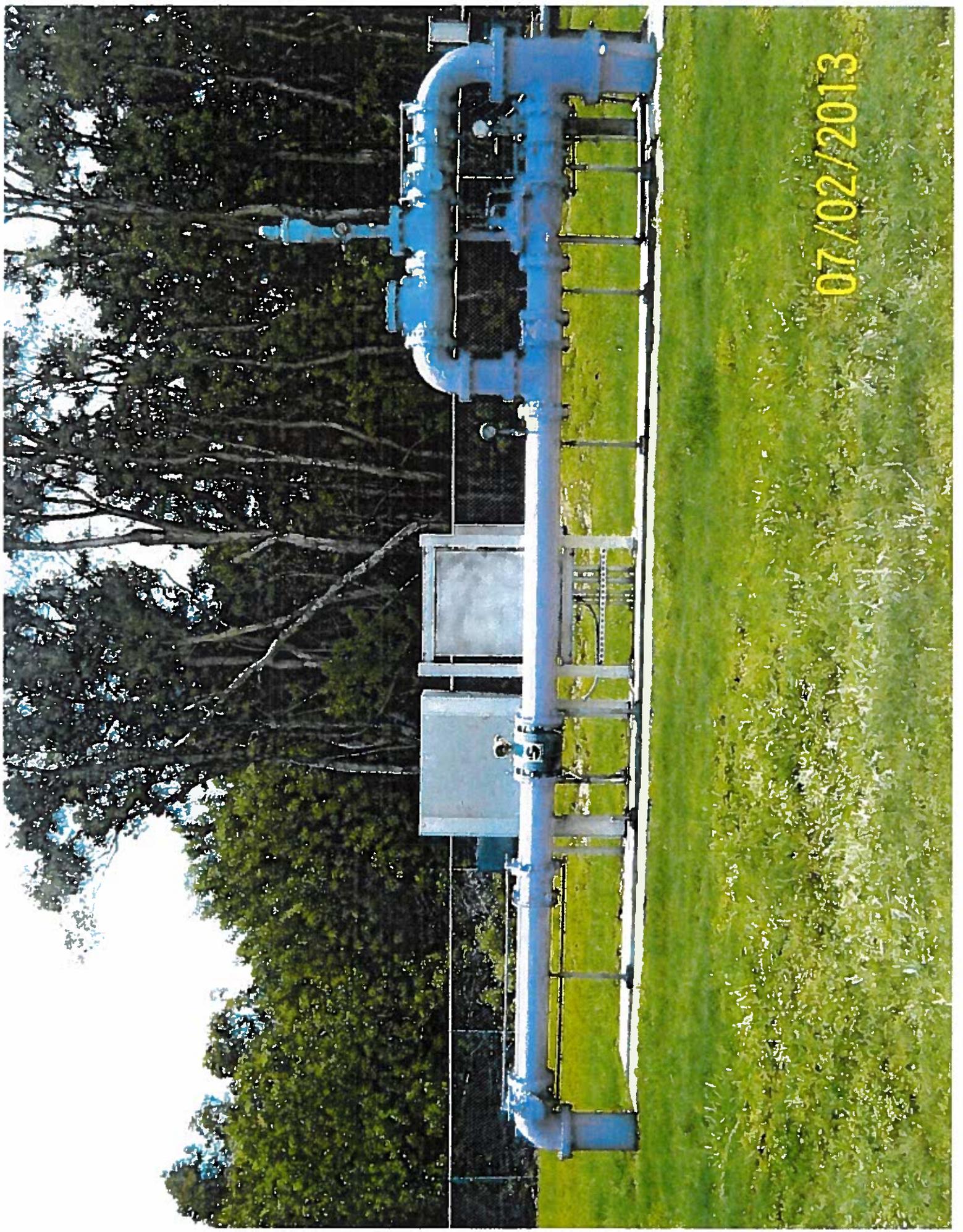
Note:
 † Casing within 150 feet of each injection well

Legend:
 - Open Hole Interval (Injection Zone)
 - Original Depth Shown (Below Wellbore)
 - * Perfor. Discharge of Wellbore
 - All Casing Material is Carbon Steel

Legend:
 - Aquiclude
 - Permeable Layer of Underground Sources
 - * Perfor. Discharge of Wellbore
 - Cement
 - 1976 Year Injection Well Completed

Well Construction Details





07/02/2013

STAFF REPORT: SE-98-031 (J-25,27)

APPLICANT: City of St. Petersburg Dept. of Leisure Services
1400 19th Street North, St. Petersburg, Fl 33713

REPRESENTATIVE: John Green or Raul Quintana
(Same as above)

ARCHITECT/ENGINEER: Bitterli and Associates (Attn: Robert J. Bitterli)
3950 3rd Street North, St. Petersburg, Fl 33703

LOCATION: 4801 - 5201 31st Street South

LEGAL: A m.o.l. 17-acre tract of unplatted tract of land within Section 2, Township 32
South, Range 16 East.

REQUEST: Approval of a Special Exception and related Site Plan to construct a new
football/soccer complex with variances for 1) fence & light height, and 2) to
have a grass "overflow" parking lot.

Ms. Jammi Shelton, City Staff, announced that the proposal is for a City new football/soccer complex. The proposed facility will contain two game fields with bleachers/scorers' box and lighting; two practice fields with lighting; two parking lots with 142 paved spaces and 113 grass spaces; two concession/restroom buildings; two league buildings for storage, league meetings; and changing; and one maintenance building. Staff recommends approval of the proposal.

Mr. Raul Quintana, City Department of Leisure Services, requested approval of the proposal. Approximately two years ago, the Mayor developed a task force to review all of the youth sports facility in the City. It found that in the south side of the City, there is a tremendous shortfall of these type of facilities. The direction is to build sports complexes that could be used for multiple types of sports.

The Chairman asked if there were any persons present that wished to be heard; the following person came forward:

1. Ms. Barbara Kilinger, owner of abutting property, expressed concerns regarding the volume of people at this facility and the potential for parking problems.

Mr. Quintana commented that there may be an event that would require some overflow parking. In this case, they would work with the school district to utilize some of the parking at Maximo Elementary. They felt that the proposed parking would accommodate their need.

FIRST MOTION:

Commissioner Eichler moved with the second of Commissioner Fisher for approval of the fence & light height variance.

ROLL CALL: AYES: Robison, Eichler, Flynn, Schumaker, Fisher, Canerday, Strobel
NAYS: none.

SECOND MOTION:

Commissioner Eichler moved with the second of Commissioner Fisher for approval of the grass overflow parking lot.

ROLL CALL: **AYES:** Robison, Eichler, Flynn, Schumaker, Fisher, Canerday, Strobel
NAYS: none.

THIRD MOTION:

Commissioner Eichler moved with the second of Commissioner Fisher for approval of the Special Exception and related site plan subject to the following conditions:

Special Conditions of Approval:

1. The applicant shall replat the property, and record the replat prior to any permits being issued. Sidewalks are required along 54 Av. S. And 31 St. South for the length of the property.
2. The applicant shall maintain the overflow grass parking areas in good condition at all times; Should they not be adequately maintained , Staff may, at any time, require the area to be paved and meet all requirements resulting from that paving.
3. The applicant shall revise the landscape plan to include: The preservation / incorporation of whatever existing trees feasible within proposed parking areas, greenspace areas around the playfields, and retention ponds. Additionally, the applicant shall transplant as many as feasible of other healthy hardwood shade trees (3" - 10 " dbh) to areas either on-site, or to other City parks (to be worked out with Staff).
4. The applicant shall insure that the proposed chain-link fencing is vinyl-coated (dark green in color).
5. Wherever feasible, the applicant shall shield the proposed lighting.

Standard Conditions of Approval:

1. **ALL SITE PLAN MODIFICATIONS AS REQUIRED BY THE E.D.C. SHALL REFLECT EXISTING CONDITIONS AND/OR APPROVALS AND SHALL BE INDICATED ON THE FINAL SITE PLAN AND THE FINAL PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**
2. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department in order to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
3. All site visibility triangle requirements shall be met (Chapter 29, Article IV, Section 29-192).
4. The use/proposal has met Concurrency requirements (Certificate #3569 ; Chapter 16, Article III).
5. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions noted herein. The applicant shall submit drainage calculations and grading plans, which conform with the quantity and the water quality requirements of Ordinance (Chapter 16, Article VI), to the City's Engineering Department for approval. Please note that the entire site upon

which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year, one hour design storm.

6. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or letter of Exemption to the Engineering Department.
7. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
8. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to their approval of any permits being issued.
9. Sign plans shall be in accordance with the Sign Ordinance in the City Code (Chapter 16, Article XI). The applicant shall submit sign plans to the City's Construction Services and Permitting Division for necessary permits. Signs, if illuminated, shall be directed away from residential areas. Additionally, the 75 ft. Field lights proposed shall be shielded as much as feasible to prevent light intrusion into adjacent residential areas.
10. Required yards shall be unoccupied and shall be unobstructed by any portion of any structure (including mechanical, such as air-conditioning units) from ground level upward (eaves may project two and one-half feet into a required yard but not over a dedicated easement). Compliance with this requirement shall be clearly indicated on the site plan.
11. 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.
12. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway. The applicant shall construct a sidewalk along 54 Av. S. and 31 St. South for the length of the property.
13. The applicant shall insure that any proposed wood fences or walls are painted or stained prior to Certificate of Occupancy being issued. Chain-link fencing shall be vinyl-coated (dark green). Staff recommends approval of the fence and light height variances noted herein.
14. The applicant shall submit a revised landscape plan which meets conditions herein. The EDC hereby grants the Staff discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (retention needs, underground conditions, saving existing trees, etc.) as long as the intent of the Landscape Ordinance is maintained. Landscaping plans shall be in accordance with the following Ordinances:

Chapter 29, Article IV, Section 29-206: Landscaping requirements for Yards abutting Public Streets;

Chapter 16, Article IX: The Landscaping for Vehicular Use Areas Ordinance; and,

Chapter 16, Article IX: Water preservation in connection with new developments.
15. Any plans for tree removal and permitting shall be submitted to the Staff and the City's Urban Forester, Development Services Department, for approval (Chapter 16, Article IX).

16. All existing and newly planted trees and shrubs shall be mulched with 3" organic matter within a 2 ft. radius around trunk of the tree.
17. The applicant shall install an automated timed irrigation system shall be provided in all landscaped areas. Drip irrigation can be permitted as specified within Chapter 16, Article IX.
18. Concrete curbing, wheelstops, or other type of physical barrier shall be provided around/within all vehicular use areas, to protect landscaped areas (to be worked out with Staff).
19. Natural or man-made features to be preserved: Any healthy existing trees shall be preserved if feasible (to be worked out with staff).
20. Any trees being preserved shall be protected during construction in accordance with Chapter 16, Article XIII, Section 16-963) of City Code. The Urban Forester shall inspect and approve all tree protection barricades prior to any permits being issued. Any tree that is credited to be existing and healthy, or is to be preserved, that is damaged, topped, or destroyed, shall be replaced on a 2:1 ratio with 3" d.b.h. native drought-tolerant hardwood shade trees (to be shown on revised landscape plan).
21. The location and size of the trash container(s) needs to be designated, shall be adequately screened, and shall be subject to the approval of the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall, and (if feasible, a minimum 18-24 inch dense hedge, planted two feet on-center shall be planted around the perimeters of the dumpster pad (to be worked out with Staff).

ROLL CALL: AYES: Robison, Eichler, Flynn, Schumaker, Fisher, Canerday, Strobel
 NAYS: none.

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

REPORT TO THE ENVIRONMENTAL DEVELOPMENT COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES, for Public Hearing and Executive Action on July 1, 1998 at 1:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

STAFF REPORT: SE-98-031 (J-25,27) June 25, 1998
Item No. 11

APPLICANT: City of St. Petersburg
Dept. of Leisure Services
1400 19th Street North
St. Petersburg, Fl 33713

REPRESENTATIVE: John Green or Raul Quintana
(Same as above)

ARCHITECT/ENGINEER: Bitterli and Associates (Attn: Robert J. Bitterli)
3950 3rd Street North
St. Petersburg, Fl 33703

LOCATION: 4801 - 5201 31st Street South

LEGAL: A m.o.l. 17 acres tract of unplatted tract of land within Section 2, Township 32 South, Range 16 East.

REQUEST: Approval of a Special Exception and related Site Plan to construct a new football/soccer complex with variances for 1)fence & light height, and 2) to have a grass "overflow" parking lot.

SITE DATA:

Zone: GO and RPD-7

Proposed Use: Recreation/Public Park

Site Area (Total): 752,780 sq. ft. 17.28 Acres

TOTAL SITE:

MAXIMUM LOT DEVELOPMENT :

Proposed Gross Floor Area:	7,500 sq. ft.	.01 F.A.R. *
Existing Gross Floor Area:	0 sq. ft.	.00 F.A.R.
Permitted Gross Floor Area:	225,834 sq. ft.	.30 F.A.R.

MAXIMUM PERMITTED BLDG. COVERAGE:

Proposed:	13,700 sq. ft.	2 % of Site m.o.l.
Existing:	0 sq. ft.	0 % of Site m.o.l.

- 7,500 sq. ft. = 2 league bldg.=3,000 sf; 2 concession areas= 3,000 sf;
2 scorers boxes= 1,000 sf; 1 maintenance bldg. = 500 sf

IMPERVIOUS SURFACES:

Proposed:	110,050 sq. ft.	15 % of Site m.o.l.
Existing:	0 sq. ft.	0 % of Site m.o.l.
Permitted:	414,029 sq. ft.	55 % of Site m.o.l.

OPEN GREEN SPACE:

Proposed:	642,730 sq. ft.	85 % of Site m.o.l.
Existing:	752,780 sq. ft.	100 % of Site m.o.l.

PAVING COVERAGE:

Proposed Paving Coverage:	103,550 sq. ft.	14 % of Site m.o.l.
Existing Paving Coverage:	0 sq. ft.	0 % of Site m.o.l.

AUTOMOBILE PARKING SPACES :

Proposed:	142; 7 H.C.
Existing:	0; 0 H.C.
Required:	86; 4 H.C. (1/200 sf of 7,500 sf buildings and 7,200 sf of seating areas)

BUILDING HEIGHT:

Proposed:	30 ft.
Existing:	0 ft.
Permitted:	50 ft.

MISCELLANEOUS DATA:

Proposed Employees: 1

Hours of Operation: 8 AM to 11 PM daily , The fields are designed for youth football which operates from August to January each year, with the fields being used for soccer play during the off season. During the football season, games are played on Saturdays from 8:00 AM into the evening hours, with practices Mon.-Thurs. During late afternoon and early evenings. Other sports that can be accommodated on these fields include lacrosse and field hockey.

SPECIAL EXCEPTION/SITE PLAN REVIEW:

- I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of the Zoning Code Chapter 29, Article 5, Division #7 & #18 and Sections 29-594 and 29-364 for governmental buildings and uses.
- II. DISCUSSION AND RECOMMENDATIONS:

The applicant seeks approval of a Special Exception and related Site Plan to construct a new football/soccer complex with variances for 1) fence & light height, and 2) to have a grass "overflow" parking lot. The applicant proposes a m.o.l. 17 acre City sports facility at the northwest corner of 31st Street South and 54th Av. South. The site is approximately 400 feet wide and 1,900 feet long.

The north and south ends of the facility have proposed parking areas with associated retention ponds. Adjacent to the parking areas will be two league play fields with concession areas. At the center, farthest from the parking areas will be two practice fields. Parking lots will be accessed from 31st St. South.

Additionally, there will be two pull-off service drives off 31st St.S. by the concession areas/league play fields.

To summarize, the proposed facility will contain 2 game fields with bleachers/scorers' box and lighting; 2 practice fields with lighting; 2 parking lots with 142 paved spaces and 113 grass spaces; 2 concession/restroom buildings; 2 league buildings for storage, league meetings, and changing; and 1 maintenance building.

The site is heavily wooded. The active recreational nature of the facility will unfortunately require the transplantation or removal of most of the trees on the site. Special Conditions noted herein require the applicant to preserve / incorporate whatever existing trees feasible within proposed parking areas, greenspace areas around the playfields, and retention ponds. Additionally, they will be required to transplant as many as feasible of other healthy hardwood trees (3"- 10 " dbh) to areas on-site, or to other City parks.

Variances:

1) Fence & Light Height :

Fence Height Permitted: 4 ft. (31 St. S.)

Fence Height Proposed: 6 ft. (31 St. S.)

Fence Height Variance: 2 ft. (31 St. S.)

The variance is needed to insure adequate security on the site. The site abuts two major roads (54th Av.S. and 31st St.S.). Since children are the major user group, safety is of particular and primary concern. The applicant proposes a 6 ft. chain-link fence around the entire site (see site plan attached), which is required to be vinyl-coated so as to be more compatible with the residential character of the area (special condition noted herein).

Light Pole Height Permitted: 50 ft.

Light Pole Height Proposed: 75 ft.

Light Pole Height Variance: 25 ft.

The fields are to be used for football and soccer play predominately on Saturdays during the day, each weekday afternoon, and into the evening for practice. The light pole height is required for adequate illumination to insure safety by providing adequate visibility. Lights will be off each evening by 11 PM. The light poles will be predominately within 5 ft. of the 31 St. S. property line, thereby the illumination will be towards I-275 and not towards the homes to the east of the site. Additionally, the existing homes along the east side of 31st St. S. face the Avenues, thereby not facing the proposed fields, and hence reducing the potential of light intrusion (shielding of the lights, if feasible, is also required herein).

2) .Grass Overflow Parking:

Grass Parking Permitted: 25 % = 64 (255 total=142 paved spaces; 113 grass spaces proposed)

Grass Parking Proposed: 44 % = 113

Grass Parking Variance: 19 % = 49

The 142 proposed paved parking spaces are beyond Code requirements. The paved spaces proposed and are based on the Department of Leisure Services estimated usage during peak Saturday periods, and should be more than sufficient.

III. STAFF RECOMMENDATIONS:

A. Staff recommends APPROVAL of the following:

- Variance #1: Fence & Light Pole Height
- Variance #2: Overflow Grass Parking

Staff recommends APPROVAL of the Special Exception, related Site Plan with variances, subject to the following conditions:

B. SPECIAL CONDITIONS OF APPROVAL:

1. The applicant shall replat the property, and record the replat prior to any permits being issued. Sidewalks are required along 54 Av. S. And 31 St. South for the length of the property.
2. The applicant shall maintain the overflow grass parking areas in good condition at all times; Should they not be adequately maintained, Staff may, at any time, require the area to be paved and meet all requirements resulting from that paving.
3. The applicant shall revise the landscape plan to include: The preservation / incorporation of whatever existing trees feasible within proposed parking areas, greenspace areas around the playfields, and retention ponds. Additionally, the applicant shall transplant as many as feasible of other healthy hardwood shade trees (3"- 10 " dbh) to areas either on-site, or to other City parks (to be worked out with Staff).
4. The applicant shall insure that the proposed chain-link fencing is vinyl-coated (dark green in color).
5. Wherever feasible, the applicant shall shield the proposed lighting.

C. STANDARD CONDITIONS OF APPROVAL:

1. ALL SITE PLAN MODIFICATIONS AS REQUIRED BY THE E.D.C. SHALL REFLECT EXISTING CONDITIONS AND/OR APPROVALS AND SHALL BE INDICATED ON THE FINAL SITE PLAN AND THE FINAL PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.
2. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department in order to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
3. All site visibility triangle requirements shall be met (Chapter 29, Article IV, Section 29-192).
4. The use/proposal has met Concurrency requirements (Certificate #3569 ; Chapter 16, Article III).

5. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions noted herein. The applicant shall submit drainage calculations and grading plans, which conform with the quantity and the water quality requirements of Ordinance (Chapter 16, Article VI), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year, one hour design storm.
6. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or letter of Exemption to the Engineering Department.
7. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
8. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to their approval of any permits being issued.
9. Sign plans shall be in accordance with the Sign Ordinance in the City Code (Chapter 16, Article XI). The applicant shall submit sign plans to the City's Construction Services and Permitting Division for necessary permits. Signs, if illuminated, shall be directed away from residential areas. Additionally, the 75 ft. Field lights proposed shall be shielded as much as feasible to prevent light intrusion into adjacent residential areas.
10. Required yards shall be unoccupied and shall be unobstructed by any portion of any structure (including mechanical, such as air-conditioning units) from ground level upward (eaves may project two and one-half feet into a required yard but not over a dedicated easement). Compliance with this requirement shall be clearly indicated on the site plan.
11. 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.
12. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway. The applicant shall construct a sidewalk along 54 Av. S. and 31 St. South for the length of the property.
13. The applicant shall insure that any proposed wood fences or walls are painted or stained prior to Certificate of Occupancy being issued. Chain-link fencing shall be vinyl-coated (dark green). Staff recommends approval of the fence and light height variances noted herein.
14. The applicant shall submit a revised landscape plan which meets conditions herein. The EDC hereby grants the Staff discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (retention needs, underground conditions, saving existing trees, etc.) as long as the intent of the Landscape Ordinance is maintained. Landscaping plans shall be in accordance with the following Ordinances:

Chapter 29, Article IV, Section 29-206: Landscaping requirements for Yards abutting Public Streets;

Chapter 16, Article IX: The Landscaping for Vehicular Use Areas Ordinance; and,

Chapter 16, Article IX: Water preservation in connection with new developments.

15. Any plans for tree removal and permitting shall be submitted to the Staff and the City's Urban Forester, Development Services Department, for approval (Chapter 16, Article IX).
16. All existing and newly planted trees and shrubs shall be mulched with 3" organic matter within a 2 ft. radius around trunk of the tree.
17. The applicant shall install an automated timed irrigation system shall be provided in all landscaped areas. Drip irrigation can be permitted as specified within Chapter 16, Article IX.
18. Concrete curbing, wheelstops, or other type of physical barrier shall be provided around/within all vehicular use areas, to protect landscaped areas (to be worked out with Staff).
19. Natural or man-made features to be preserved: Any healthy existing trees shall be preserved if feasible (to be worked out with staff).
20. Any trees being preserved shall be protected during construction in accordance with Chapter 16, Article XIII, Section 16-963) of City Code. The Urban Forester shall inspect and approve all tree protection barricades prior to any permits being issued. Any tree that is credited to be existing and healthy, or is to be preserved, that is damaged, topped, or destroyed, shall be replaced on a 2:1 ratio with 3" d.b.h. native drought-tolerant hardwood shade trees (to be shown on revised landscape plan).
21. The location and size of the trash container(s) needs to be designated, shall be adequately screened, and shall be subject to the approval of the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall, and (if feasible, a minimum 18-24 inch dense hedge, planted two feet on-center shall be planted around the perimeters of the dumpster pad (to be worked out with Staff).

IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE ENVIRONMENTAL DEVELOPMENT COMMISSION FOR REVIEW:

- (a) Minimum Traffic Engineering Standards have been met, and all fencing/walls shall meet sight visibility requirements.

Ingress and Egress is adequate.
- (b) There shall be adequate screening of parking areas.
- (c) The proposal has met Concurrency requirements.
- (d) Per City Ordinance (Chapter 16, Article VI), storm water runoff shall not be increased and shall be retained on-site.

- (e) Any proposed signs shall meet Code requirements.
- (f) The proposal is consistent with the character of the surrounding property.
- (g) The Comprehensive Land Use Plan designates the property: Residential Medium & Residential/Office General
Surrounding land use is as follows:
North: Residential Medium
South: Commercial General
East: Residential Urban & Institutional & Residential/Office General
West: I-275

The proposed use can be compatible with the surrounding uses with requirements noted herein.

The use is consistent with the Comprehensive Plan.

- (h) The proposal is providing needed recreational activities in the area.
- (i) There should be no detrimental effects of the proposed use on the working conditions of the neighborhood with the requirements noted herein.

Staff has received no objections to the proposal.

- (j) The proposal does meet the required building and greenyard setbacks.
- (k) Land area is adequate for the use.
- (l) General amenities included in this proposal: The site will provide a needed program within the community, trees are required to be preserved or transplanted wherever feasible, and the site will be visually enhanced by the landscaping required.
- (m) The applicant shall submit a detailed landscape plan which meets conditions herein.
- (n) There are no Historic or Archaeological resources on the site or within 200 feet (Chapter 16, Article VIII).
- (o) The site is within a flood hazard area (Chapter 29, Article IV, Section 29-221).

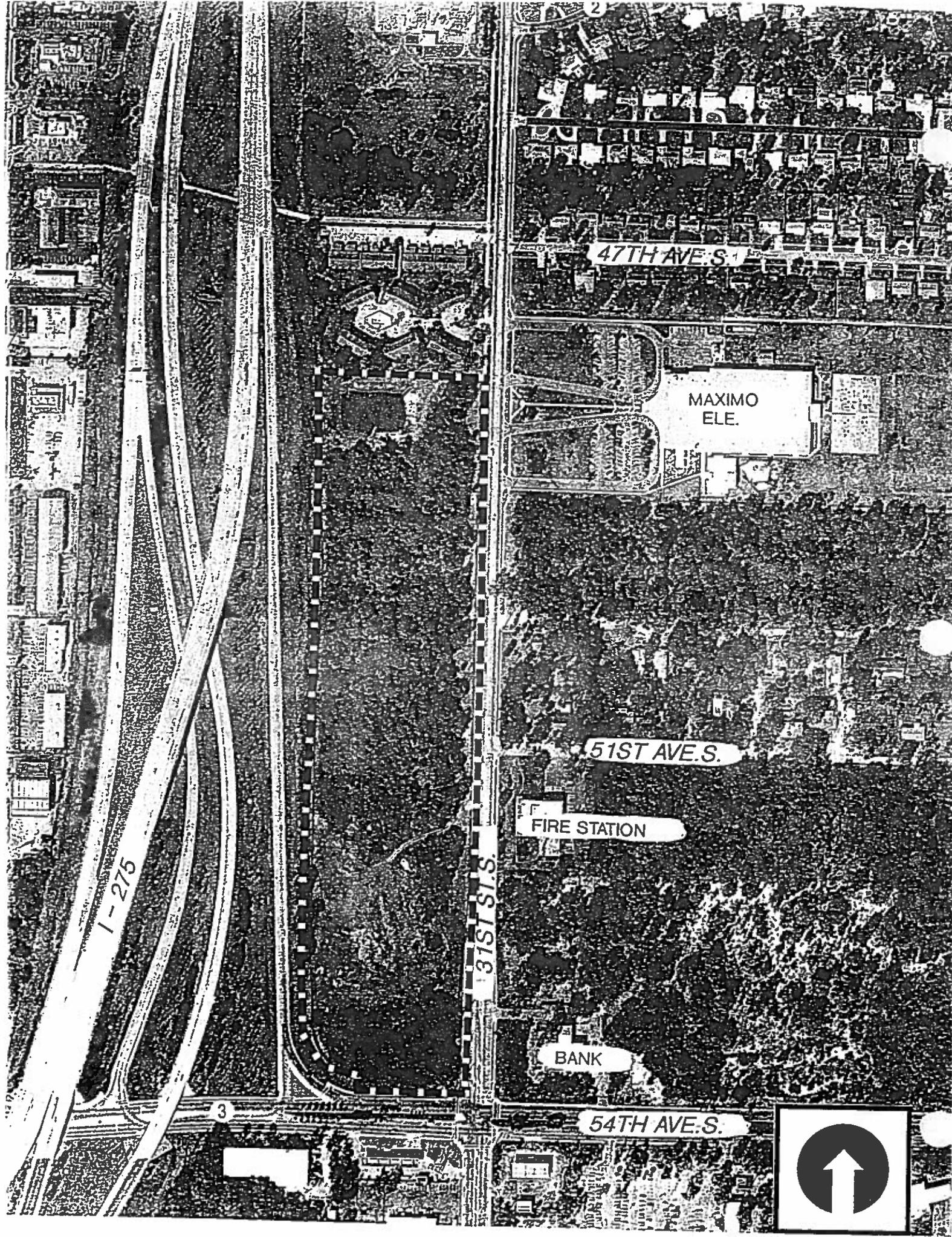
The site is within a City airport zone (Chapter 29, Article IV, Section 29-194) but the proposal does not exceed the height permitted; however, if the crane height exceeds 200 ft., the applicant shall submit a notice of construction to Albert Whitted Airfield.

- (p) The proposal meets the adopted level of service.

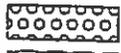
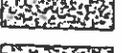
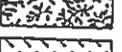
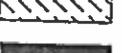
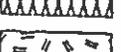
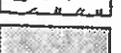
All services are adequate.

The adjacent roadways meet the adopted levels of service.

There shall be adequate separation and control of pedestrian and vehicular traffic.





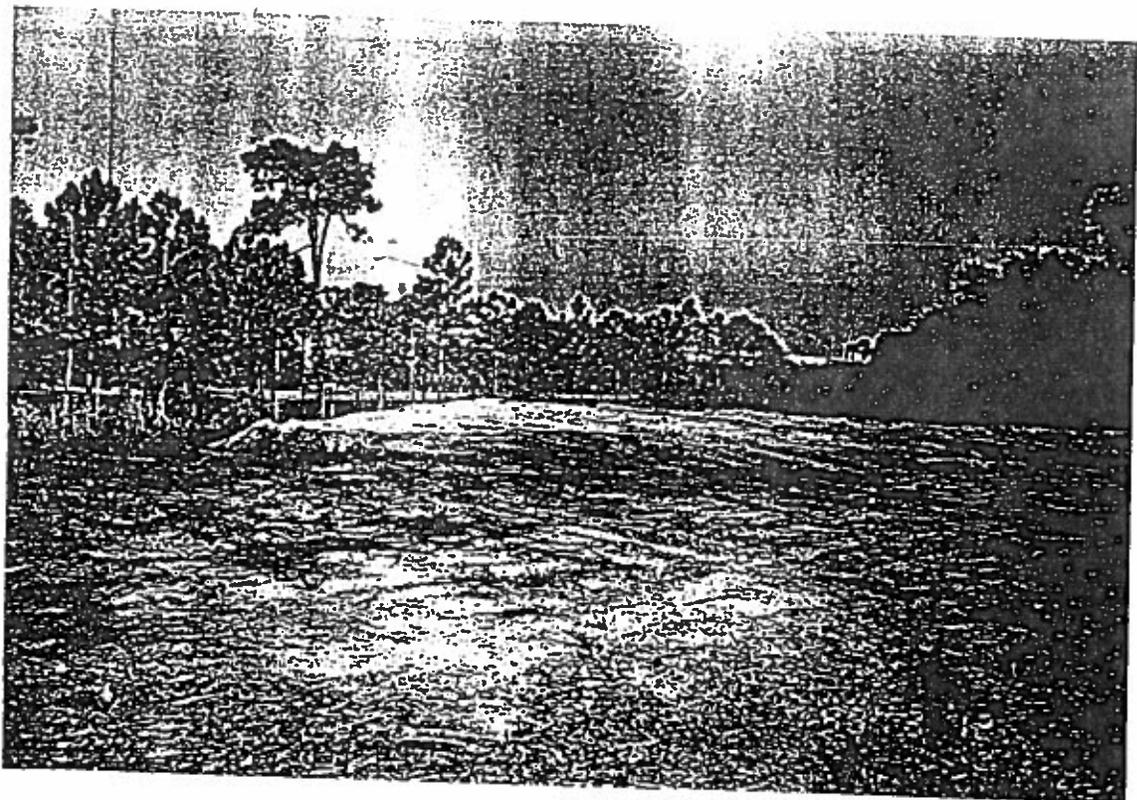
- | | | | |
|--|-------------------------------|---|----------------------------------|
|  | Residential Urban |  | Industrial General |
|  | Residential Medium |  | Institutional |
|  | Residential High |  | Transportation/Utility |
|  | Residential Very High |  | Recreation/Open Space |
|  | Residential/Office General |  | Preservation |
|  | Commercial General |  | Community Redevelopment District |
|  | Residential / Office / Retail |  | Activity Center/Primary |
|  | CBD |  | Activity Center/Secondary |
|  | Industrial Limited |  | Water Drainage Feature |

LAND USE PLAN DESIGNATION





SOUTHERN END LOOKING TO 54 AV.

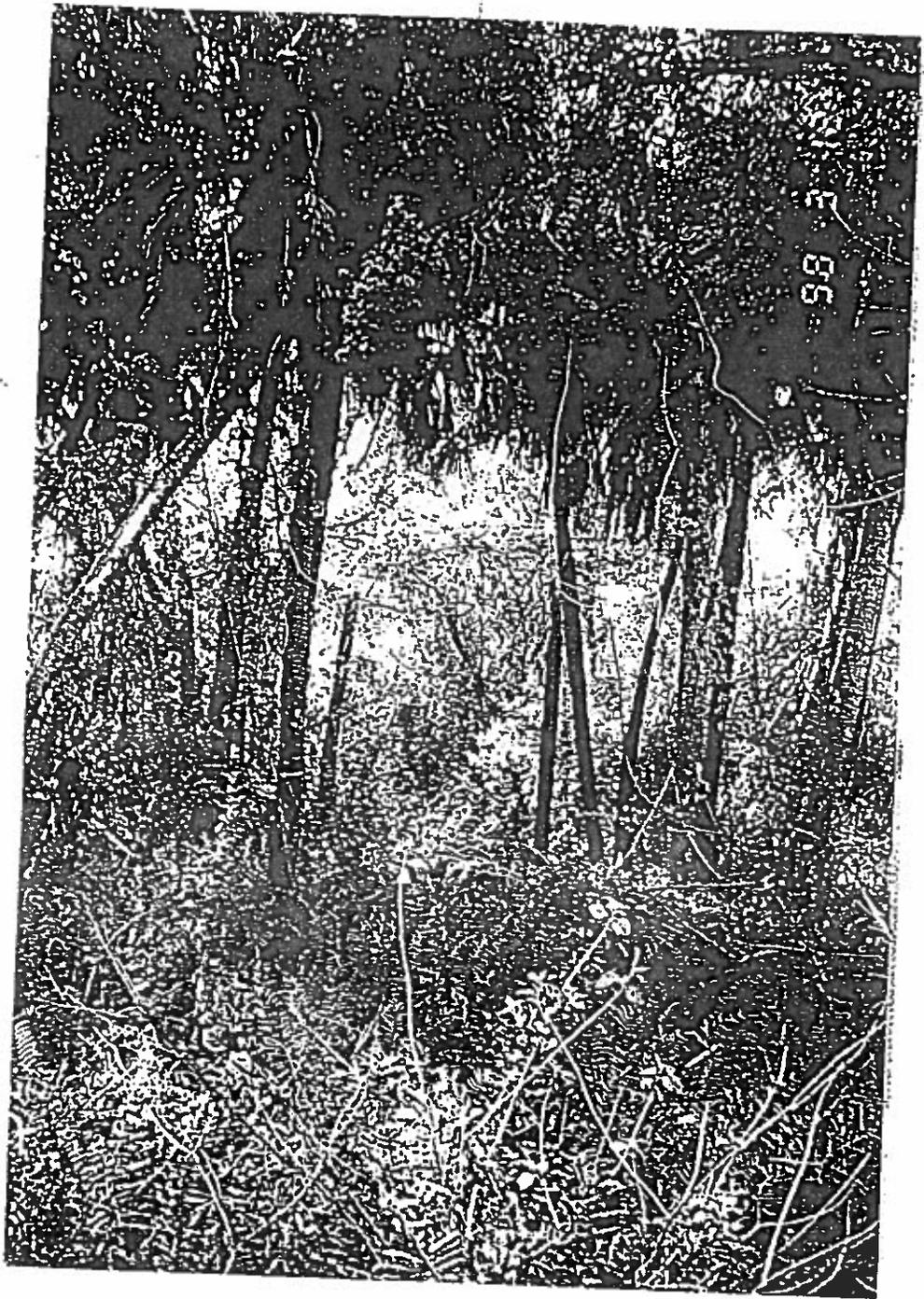


MID-POINT - ACROSS FROM 53 AV.S.



SOUTHERN SITE 0

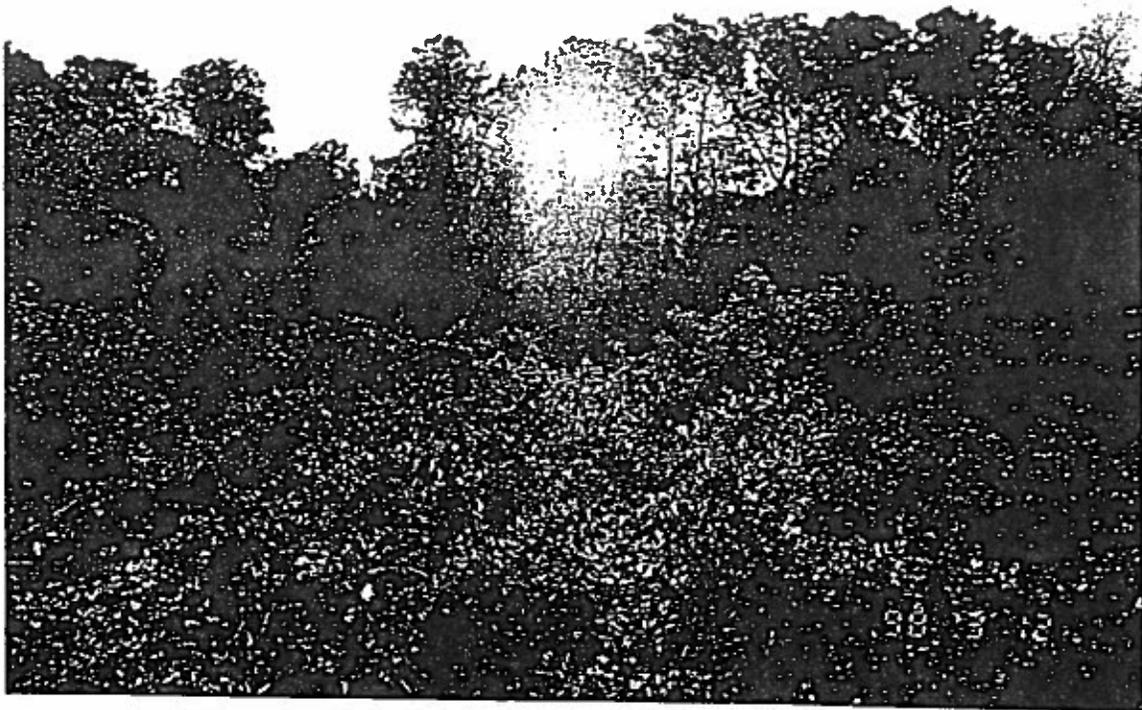




TYPICAL NORTH END CONDITIONS



FAR NORTH END FOND AND TREES.



31st STREET SO. FOOTBALL/SOCCER COMPLEX MASTER PLAN

FACILITY OVERVIEW

The recreation facility is designed to create an easy to access, quality football and soccer complex to serve South St. Petersburg. The location at the northwest corner of the intersection of 31st Street and 54th Avenue So. with adjacency to I-275 is ideal.

At 17.28 acres, measuring approximately 400 ft. wide and 1,900 ft. long, the property is suitable for the proposed construction of the following facilities:

- 2 quality game fields (with bleachers, scorer's box and lighting)
- 2 practice fields (with lighting)
- 2 convenient parking lots for 142 paved spaces (with 113 grass overflow parking)
- 2 concession/restroom buildings
- 2 league buildings (for changing, storage and league meetings)
- 1 maintenance building

Hours of operation will be from 8:00 a.m. to 11:00 p.m. daily. Evening usage will be determined by the needs of the user groups.

The fields are specifically designed for the needs of youth football from August through January each year, with provisions for use as soccer fields to accommodate youth and adult soccer during the off season.

During the youth football season games are generally played on Saturday's from 8:00 a.m. into the evening hours, with practices on Monday through Thursday during the late afternoon and early evening hours.

Other activities may include a variety of field sports that the field sizes can accommodate, ranging from field hockey to lacrosse.

The 31st Street South Football/Soccer Complex is designed to serve the growing needs of youth and adult sports in the south St. Petersburg area.

31st STREET SO. FOOTBALL/SOCCER COMPLEX MASTER PLAN

VARIANCE NARRATIVE

Variance No. 1 - Fence Variance:

General: Permission to construct a 6' chain link fence around the perimeter of the project with no setback from the property line. The 6' chain link fence would be in the front yards of the RPD7 and G0 zoned property.

A 3' height variance is requested.

Rationale: The 6' chain link fence is necessary for safety and security on site. Since the site abuts two major roads (54th Avenue So. and 31st Street So.) And children will be the predominant user group, it would be a hardship to construct a lower fence or to move the 6' fence back on the property. The fence would be constructed as located on the site plan.

Variance No. 2 - Height Variance:

General: The fields are to be used for football and soccer predominantly on Saturdays during the day, each weekday afternoon, and into the evening hours for practice. To use the complex at night 75' high pole type lighting will be used on the fields.

A 25' height variance is requested.

Rationale: The 50' height limit on "other structures" would be a hardship because the distribution pattern is not as efficient, causing more poles and lights to be needed at the lower height.

The 75' poles produce less glare to abutting properties, streets and I-275, and are therefore more desirable. The poles will be constructed as shown on the site plan and will be within 5' of the 31st Street So. property line. We do not believe a setback variance to be required.

To limit objections from adjacent properties the field lighting would be off by 11:00 p.m. each evening. They will be controlled by the Leisure Services Department and only operated when requested by user groups.

Variance No. 3 - Grass Parking: (VARIANCE MAY NOT BE NEEDED/STAFF PLEASE REVIEW)

General: The greatest usage of parking will be required on game days which will generally be on Saturdays. The asphalt parking will be sized to meet day-to-day needs so that the grass parking is used predominantly for overflow purposes.

A variance to allow the use of grass overflow parking for approximately 45% of the on-site parking provided is requested.

Rationale: The parking requirements have been determined predominantly by the user groups needs. The required parking would be very low if common standards are applied.

See Example below:

Example:

Gross Building Areas	7,500 sf/200	=	37.5 spaces
Bleacher Seating Areas	7,200 sf/150	=	<u>48.0 spaces</u>
			85.5 spaces

Therefore, 86 spaces are required by use of standards for "All other Uses": 1 space/200 sf of building area and for "School Auditoriums": 1 space/150 sf of seating area.

Based upon this calculation no variance would be required.

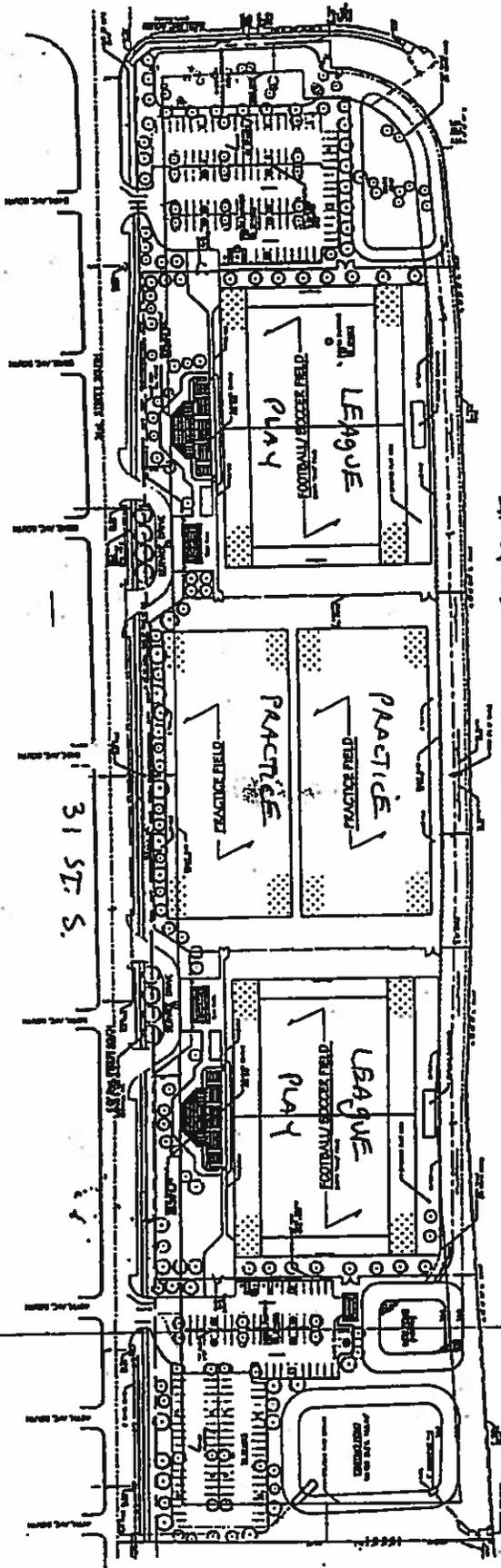
Paved spaces provided = 142 > 86 required spaces.

56 spaces are then in excess of required parking.

Thus, the grass overflow parking of 113 spaces is all in excess of required parking.

Staff: Please review this logic and advise if this variance is even necessary.

BITTERLI + ASSOC.
ARCHITECTS, INC.
ARCHITECTURAL • LANDSCAPE ARCHITECTURE



IR 75

SCALE: 1" = 50'
MASTER SITE PLAN
 N
 ←

**CITY OF
 ST. PETERSBURG
 31st. STREET SOUTH
 FOOTBALL/ SOCCER COMPLEX**

CITY OF ST. PETERSBURG 31st STREET SOUTH FOOTBALL/ SOCCER COMPLEX MASTER PLAN	SP-1 DATE: 11.11.11 DRAWN BY: [unclear]
BITTERLI ASSOC. ARCHITECTS, INC. ARCHITECTURAL • LANDSCAPE ARCHITECTURE 1000 1st Street South St. Petersburg, FL 33701 (727) 424-1111 www.bitterli.com	PROJECT NO.: 11-001 SHEET NO.: 1 OF 1

SE-98-031

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE OF USE OF PARK PROPERTY WITHIN THE 31ST STREET SPORTS COMPLEX; ALLOWING THE CONSTRUCTION OF TWO DEEP INJECTION WELLS AND ASSOCIATED SITE IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg City Charter allows the City to substantially change the use of any Charter Park property only after approval by the City Council of an ordinance receiving an affirmative vote from at least six (6) Council Members; and

WHEREAS, Chapter 21 of the City Code defines substantial change of use of park property; and

WHEREAS, the 31st Street Sports Complex is a Charter Park and is designated as an active park; and

WHEREAS, due to the occurrence of multiple discharges from the City's wastewater system during wet weather events during the rainy seasons of 2015 and 2016, the City has determined that additional facilities must be added to the City's wastewater system to increase its treatment capacity; and

WHEREAS, two (2) deep injection wells, each with approximate dimensions of 10 feet by 40 feet, for the express purpose of providing additional wet weather disposal capacity to the City's wastewater system, are proposed to be constructed within the 31st Street Sports Complex; and

WHEREAS, in addition to the construction of these facilities certain associated site improvements will also be necessary, including monitoring wells, each with approximate dimensions of 5 feet by 5 feet; and

WHEREAS, the portion of the 31st Street Sports Complex needed for these new facilities is shown on the attached Exhibit A; and

WHEREAS, the Florida Department of Environmental Protection and the City have each conducted noticed public informational outreach meetings with the community and its citizens; and

WHEREAS, the City has provided notice to owners and residents within 200 yards of the 31st Street Sports Complex and has conducted a public hearing.

THE CITY OF ST. PETERSBURG DOES ORDAIN;

Section One. The findings made in the foregoing recitals are adopted and incorporated herein as findings of fact by the City Council.

Section Two. The City Council approves a permanent substantial change of use of park property in the 31st Street Sports Complex for the construction of two (2) new deep injection wells and associated site improvements within the specific boundaries of the area shown on the attached Exhibit A.

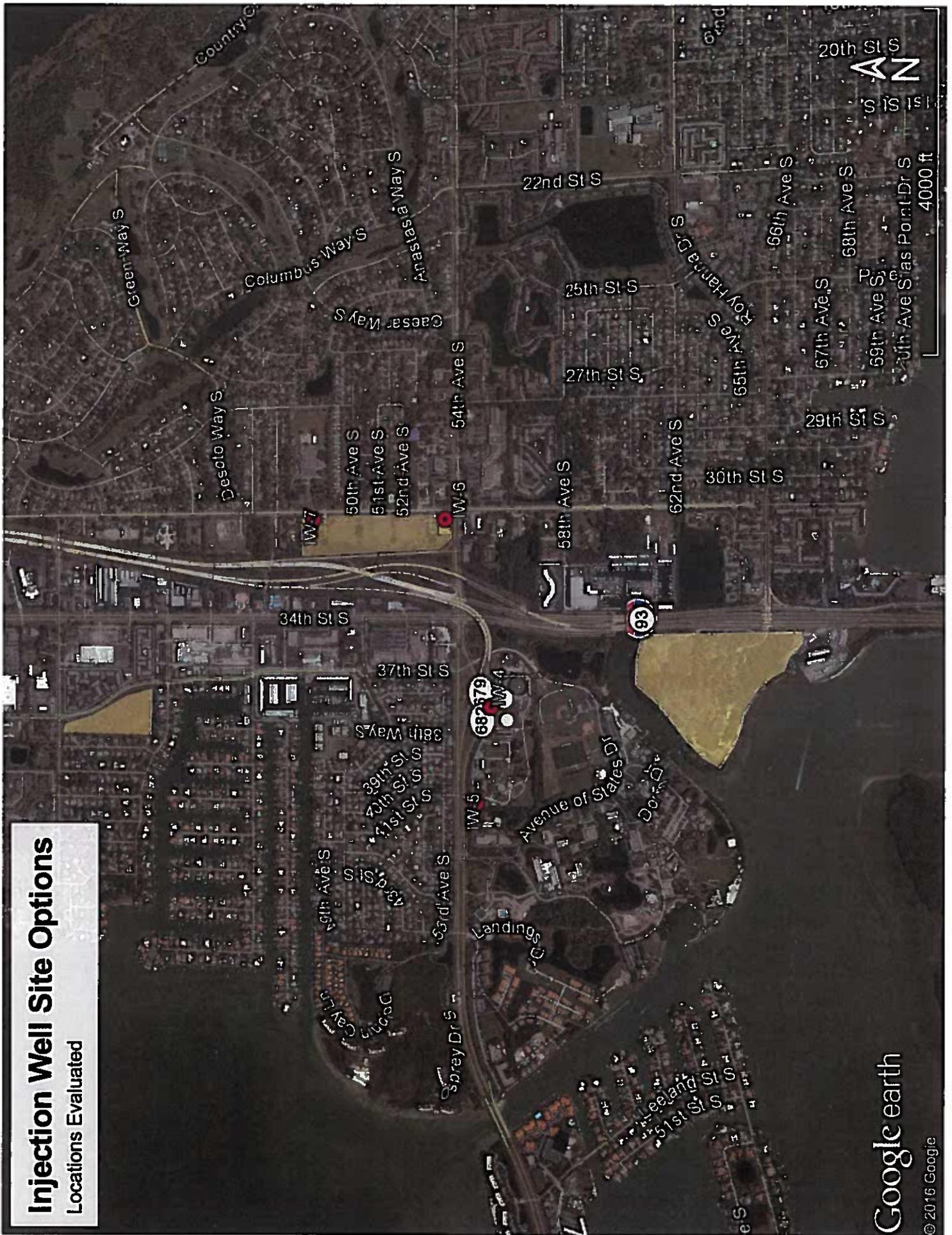
Section Three. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the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

Approved as to Form and Substance:

City Attorney (Designee)

Injection Well Site Options

Locations Evaluated



Google earth

© 2016 Google

IW-6 Site Map

Approximate Construction Area

Legend



Construction Area



Wells

245 feet

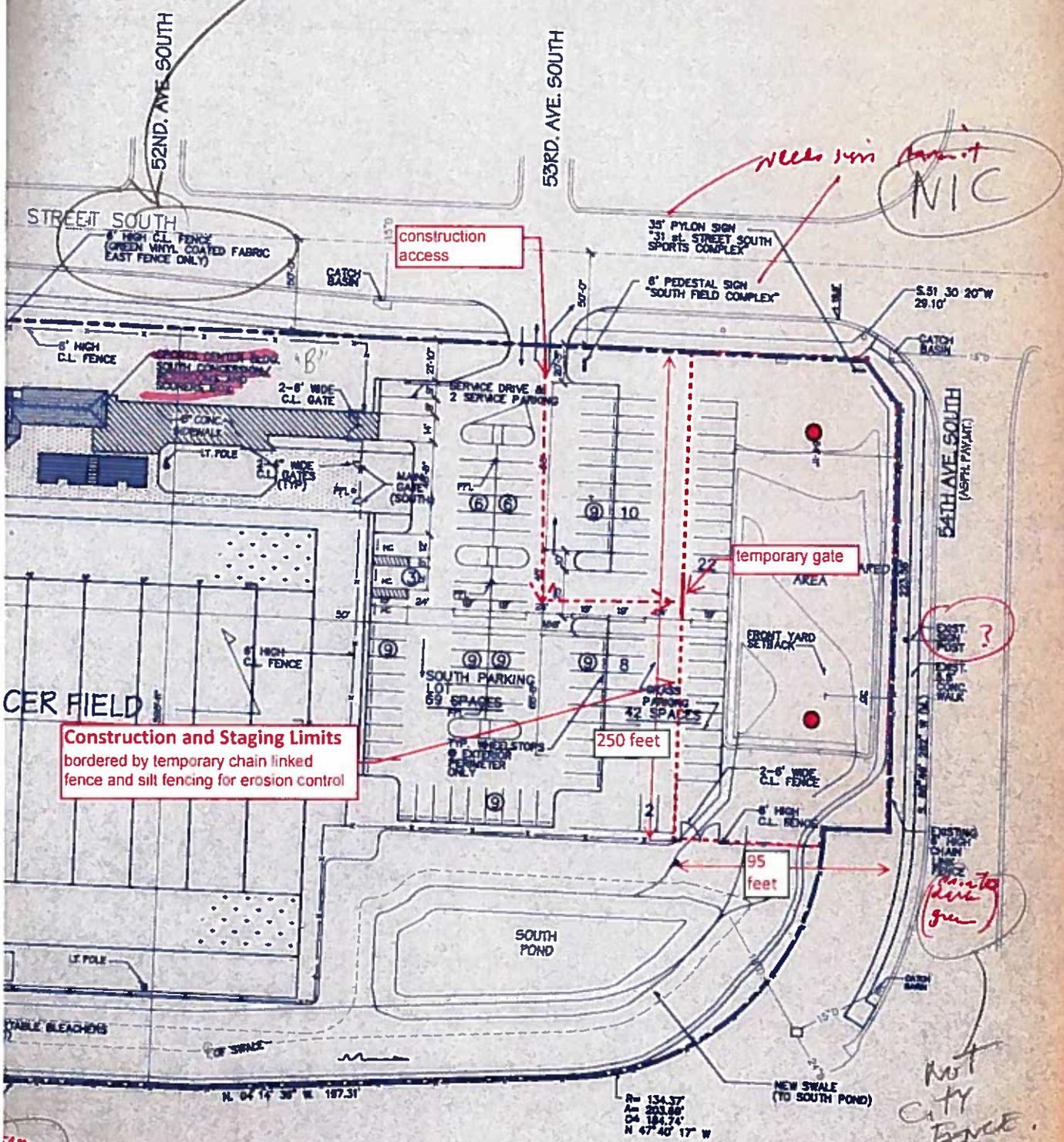
95 feet

Monitor Well

IW-6



Vinyl coating was discussed at EDC meeting. Determined we could fence East side only.



Construction and Staging Limits
bordered by temporary chain linked fence and silt fencing for erosion control

construction access

needs 1/4 in permit
NIC

temporary gate

250 feet

95 feet

?

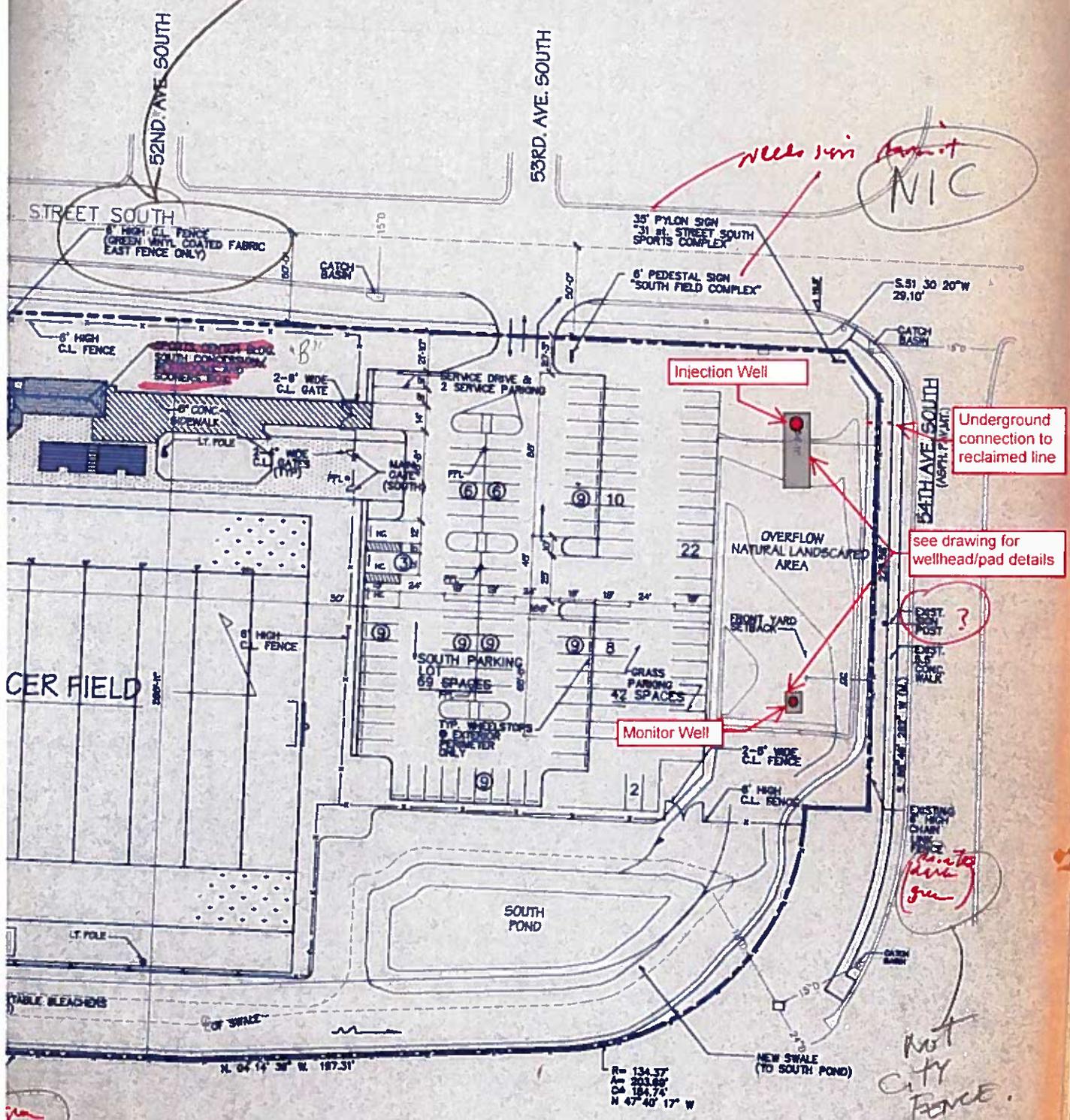
limits are you

Not City Fence

Construction Site Plan IW-6
City of St. Petersburg Proposed
Injection Well (IW-6) and Monitor
Well at the 31st Street Sports
Complex

Original Site Plan As-Built Drawing completed by King Engineering for the 31st Street Sports Complex Project in 1998. Additions to this drawing pertain to the City of St. Petersburg request to construct utility infrastructure at the park. Hand written notes pertain to the original project.

Varryl coating was discussed at EDC meeting. Determined we could fence East side only.



Original Site Plan As-Built Drawing completed by King Engineering for the 31st Street Sports Complex Project in 1998. Additions to this drawing pertain to the City of St. Petersburg request to construct utility infrastructure at the park. Hand written notes pertain to the original project.

Site Plan IW-6
 City of St. Petersburg Proposed
 Injection Well (IW-6) and Monitor
 Well at the 31st Street Sports
 Complex

IW-7 Site Map

Approximate Construction Area

Legend

- Construction Area
- Wells

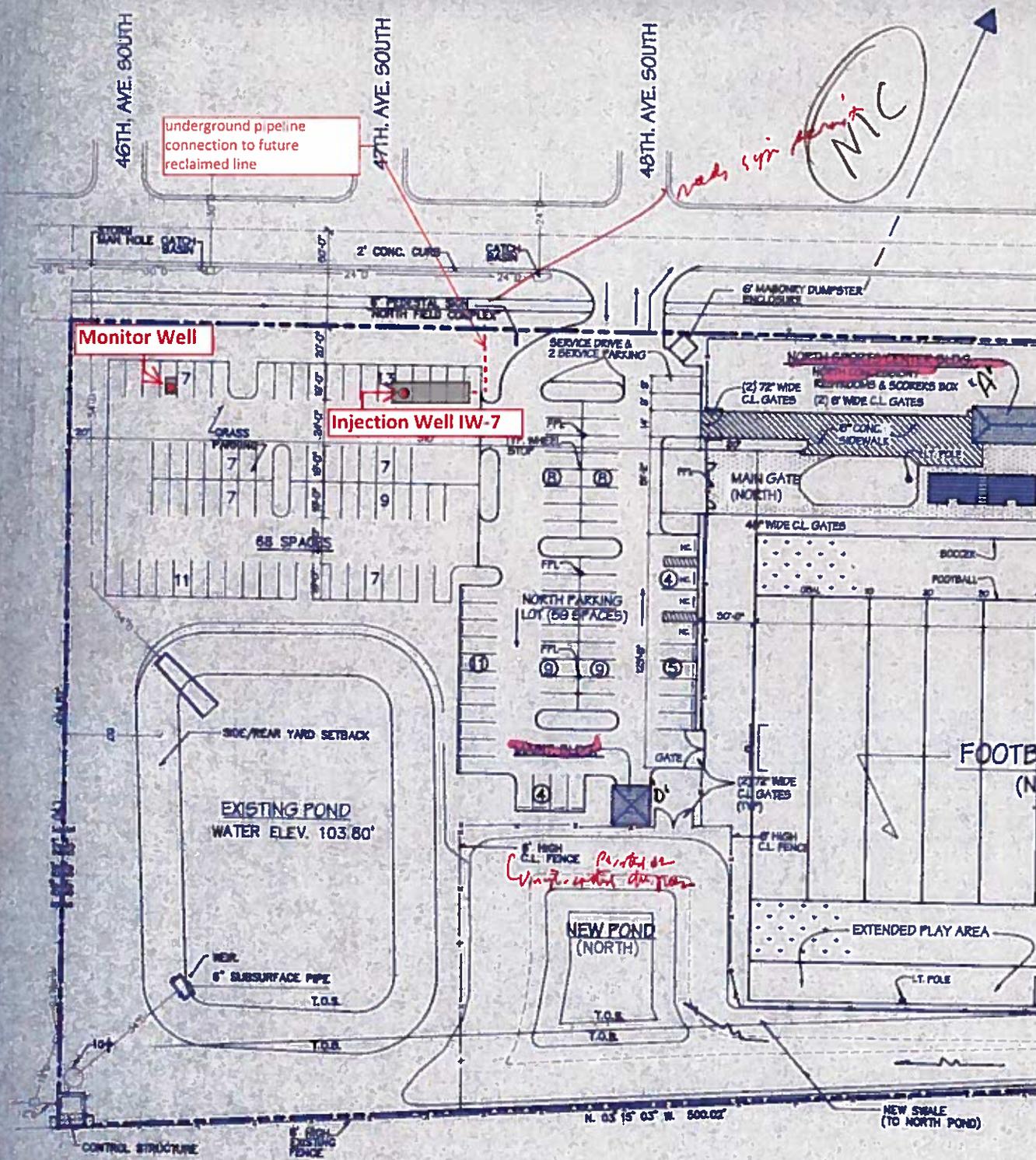
135 feet

215 feet

Monitor Well

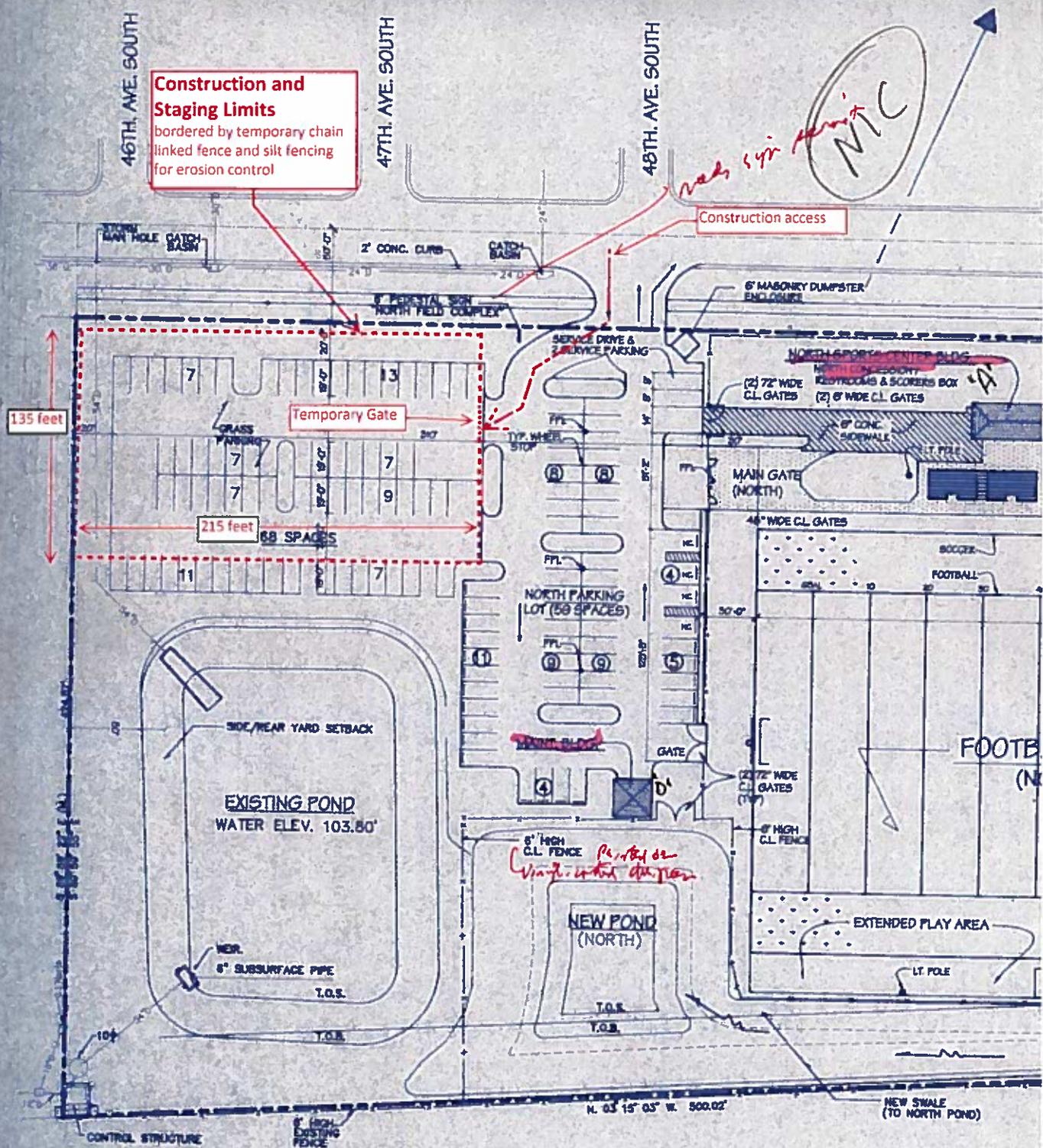
IW-7





Original Site Plan As Built Drawing completed by King Engineering for the 31st Street Sports Complex Project in 1998. Additions to this drawing pertain to the City of St. Petersburg request to construct utility infrastructure at the park. Hand written notes pertain to the original project.

Site Plan
 City of St. Petersburg Proposed
 Injection Well (IW-7) and
 Monitor Well at the 31st Street
 Sports Complex



Construction and Staging Limits
bordered by temporary chain linked fence and silt fencing for erosion control

Construction access

Temporary Gate

135 feet

215 feet

EXISTING POND
WATER ELEV. 103.80'

NEW POND
(NORTH)

MAIN GATE
(NORTH)

N. 03' 15" 03" W. 500.02'

NEW SWALE
(TO NORTH POND)

Original Site Plan As-Built Drawing completed by King Engineering for the 31st Street Sports Complex Project in 1998. Additions to this drawing pertain to the City of St. Petersburg request to construct utility infrastructure at the park. Hand written notes pertain to the original project.

Construction Site Plan
City of St. Petersburg Proposed
Injection Well (IW-7) and
Monitor Well at the 31st Street
Sports Complex

City of St Petersburg Water Resources Department
Attendee List for the Jan. 3, 2017 @1:30 p.m. Public Meeting
SWWRF Draft Injection Well Permit

FDEP

James Dodson

Mary Yeargan

Shannon Herbon

City

Claude Tankersly

Brejesh Prayman

David Abbaspour

Elizabeth Abernathy

Bill Logan

Kim Streeter

Evelyn Rosetti

John Palenchar

Bob Clydesdale

Phil Whitehouse

Chris Wolfe

Ralph Craig

Steve Kornell

Karl Nurse

Ed Montanari

ASRus/CH2M Consultants

Mark McNeal

Pete Larkin

Ryan Messer

Public

Walter Donnelly_– Alliance for Bayway Communities

Mandana Rahgozar – Pinellas County Schools

Gerald Moore

Phillip Creter

Aark Iusi

David Kraut

Todd Foley

Gregory Chomic

Media

Mark Douglas – News Channel 8

Charles Frago – Tampa Bay Times



Meeting Attendance

Date/Time January 11, 2017 - 6 to 8 p.m.

Location Lake Vista Recreation Center, 1401 62nd Avenue South, St. Petersburg, FL

Meeting Purpose Public Meeting - Change of Use Ordinance for 31st St. Sports Complex

Name	Entity	Phone	E-mail
Chris Wolfe	Parks Recreation	895-5223	christopher.wolfe@city
PHIL GARRETT		813-817-0344	atlanticroute@netz
BARB HASELDEN	Citizen	727-709-7039	
Rich Treinen	Citizen	918 766-1515	TreinenRich@aol.
DESHAUN BLUE	Lakewood Junior Sports	(727) 504-0898	DESHAUN.BLUE@city
Barbara Ellis	GPPCA	492.3390	bellis@me.a.
Scott Lehman	Citizen	727-374-6018	surlybikerider@gmail.c
Timothy J. Smith	COM Smith	(813) 456-3020	smithtim@COMSmith
TOM BARRY	BAYOU BONITA	813-4186-9204	
Susan Ajoc	City	892-5141	susanajoc@stpete.or
Mark Hodson	Marina	865-3630	mdhodson@MARHARKE
Elizabeth Valente	Moorewp	688-5335	ElizabethEValentine@gmail.com
Marcellus Scantling	Lakewood Jr Sports	688-5670	Marcellusc@yahoo.com



Meeting Attendance

Date/Time January 11, 2017 - 6 to 8 p.m.

Location Lake Vista Recreation Center, 1401 62nd Avenue South, St. Petersburg, FL

Meeting Purpose Public Meeting - Change of Use Ordinance for 31st St. Sports Complex

Name Entity Phone E-mail

<u>George Henderson</u>			<u>ghenderson999@gn</u>
<u>Paul Zimmermann</u>	<u>Citizen</u>	<u>342-2137</u>	<u>pzimmermann@gnic.c</u>
<u>Randy Horstman</u>	<u>CITIZEN</u>	<u>813 426 4079</u>	<u>vandy.horstman@h2</u>

City will drill wells to aid sewage issues

BY CHARLIE FRAGO
Times Staff Writer

ST. PETERSBURG — A key part of solving the city's sewage crisis lies underground.

Or, more precisely, four wells drilled up to 1,100 feet into the Earth over the next year that are designed to safely dispose of fully treated wastewater.

If all goes well, the city hopes to have at least one of the wells ready by rainy season.

The injection wells are the way the city disposes of treated waste from its three sewage plants that isn't used for reclaimed water, pumping it hundreds of feet below the part of the Floridan aquifer that's used for drinking water and into the aquifer's brackish layer. State law requires

that the sewage flushed down the wells be treated to the level of reclaimed water — what thousands of city residents sprinkle on their lawns.

The city will hold a public information session today about the plan.

Heavy rains overwhelmed the city's Southwest sewage plant near Eckerd College in August 2015, leading to more than 30 million gallons spilled around the college and Clam Bayou. In 2016, nearly 170 mil-

lion more gallons were dumped into Tampa Bay or spilled at the Northwest plant, in part because sewage flow was being diverted from the Southwest plant to prevent it from being overrun again.

The four new wells — two on the Southwest plant property and two at the nearby 31st Street Sports Complex — will increase the plant's disposal capacity over the next two years to 110 million gallons per day up from the current 45 million gallons per day.

FAST FACTS

Public information session

Lake Vista Recreation Center, 1401 62nd Ave. S., 6 to 8 p.m. today

Each of the wells will cost between \$2 million and \$3 million. Work could begin by late February.

The wells are part of Mayor Rick Kruseman's \$30.4 million plan to fix the city's sewage woes. The city's sewage spills and dumps have sparked state and federal investigations and a pending Department of Environmental Protection consent order, which mandates the city fix its aging sewers and either pay more than \$600,000 in penalties or spend an equivalent amount on improvements.

So far, the public interest in the wells has been muted.

Contact [Charlie Frago at *cfrago@tampabay.com*](mailto:Charlie.Frago@tampabay.com) or (727) 893-8459. Follow @Charliefrago.

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

TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: December 30, 2016
SUBJECT: Special Exception
FILE: 16-32000020



LOCATION: 4801 31st Street South
PIN: 02/32/16/56061/001/0010
ATLAS: J-27
PROJECT: Special Exception

REQUEST: Approval of a modification to a previously approved special exception and related site plan to allow construction of injection wells at the 31st Street Sports Complex.

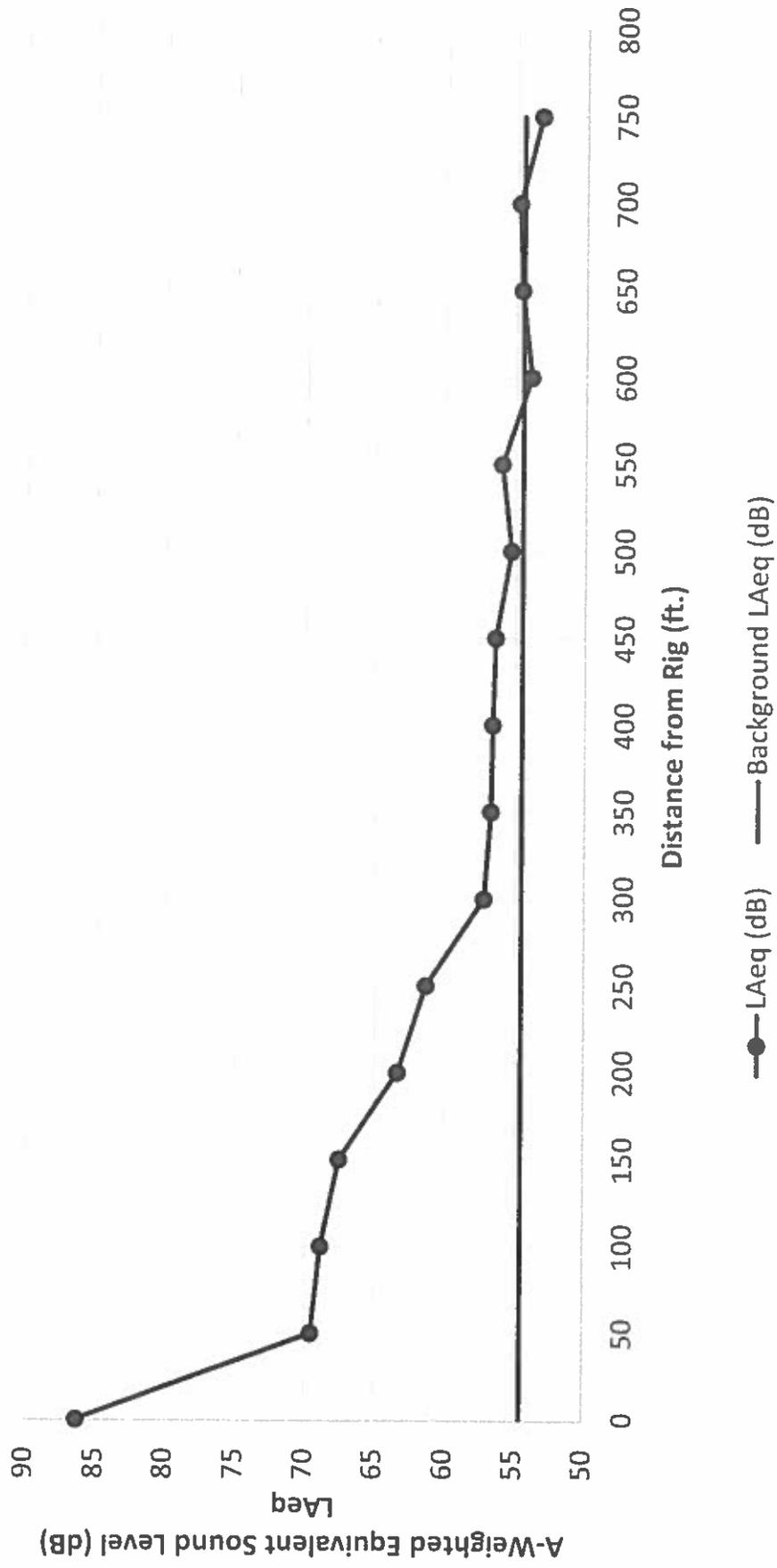
The Engineering department has no objection to the special exception and related site plan with the following comment:

1. It should be noted that City utility maps indicate that a \pm 9-foot deep, 30" storm sewer pipe exists paralleling the northern boundary of the parking lot, in the area of proposed injection well #7. It is recommended that the injection well design provides adequate horizontal clearance between the injection wells and the existing storm sewer piping sufficient to allow a maintenance excavation to the depth of the storm pipe invert, without disturbance of the injection well apparatus.

NED/MJR/jw

pc: Kelly Donnelly
Reading File
Correspondence File
Subdivision File: Maximo Athletic Complex

A-Weighted Equivalent Sound Level (dB) vs. Distance from Drill Rig





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

st.petersburg
www.stpete.org

**DEVELOPMENT REVIEW COMMISSION
 STAFF REPORT**

**SPECIAL EXCEPTION
 PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on February 1, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	16-32000021	PLAT SHEET:	K-29
REQUEST:	Approval of a modification to a previously approved special exception and related site plan to allow construction of two (2) deep injection wells and associated site improvements at the Southwest Water Reclamation Facility.		
OWNER:	City of St. Petersburg PO Box 2842 Saint Petersburg, Florida 33731-2842		
ADDRESS:	3800 54 th Avenue South		
PARCEL ID NO.:	10-32-16-24287-001-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Institutional Center (IC)		
SITE AREA TOTAL:	1,171,464 square feet or 26.9 acres		
GROSS FLOOR AREA:			
Existing:	314,280 square feet	0.27 F.A.R.	
Permitted:	703,058 square feet	0.60 F.A.R.	
BUILDING COVERAGE:			
Existing:	314,280 square feet	27 % of Site MOL	
IMPERVIOUS SURFACE:			
Existing:	479,468 square feet	41 % of Site MOL	
Permitted:	995,999 square feet	85 % of Site MOL	

OPEN GREEN SPACE:

Existing: 692,296 square feet 59 % of Site MOL

PAVING COVERAGE:

Existing: 165,188 square feet 14 % of Site MOL

PARKING:

Existing: 22; including 1 handicapped spaces

Required 22; including 1 handicapped spaces

BUILDING HEIGHT:

Existing: 51 feet

Permitted: 100 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a utility plant which is a Special Exception use within the IC Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request: The applicant seeks approval of a site plan modification and related site plan to construct of two (2) deep injection wells and associated site improvements (SWWRF). The facility is located on the south side of 54th Avenue South between I-275 to the east and Eckerd College to the south and west, see attached Site Map, Site Plans, Fact Sheet, Well Construction Details, and photo exhibit of the proposed wells.

Background: The existing municipal water treatment facility use has been present on the subject parcel for over 50-years. On May 19, 1993, the Environmental Development Commission (EDC) approved a Special Exception and related site plan to upgrade the facility with variances to parking, setbacks, platting and drainage. The site was zoned RS-100 prior to 2007, thus necessitating many of these variances which are no longer applicable under the current IC zoning designation.

In 2005, the EDC approved a site plan modification to construct a new 10-million gallon reclaimed water tank and on January 7, 2015, the DRC approved another to construct a 15-million gallon reject water storage tank (Case #14-32000020).

On September 2, 2015, the DRC approved a second modification, to allow construction of a biosolids to energy facility, Case #15-32000005. The approval letter with specials conditions is attached.

Current Proposal: The City of St Petersburg utilizes deep injection wells to manage excess reclaimed water generated at their three Water Reclamation Facilities (WRF), particularly during the wet season when wastewater flows are the highest and reclaimed water demands are the lowest. During extreme wet weather events a significant portion of the wastewater in the transmission system is rainwater due to inflow (e.g. through wastewater manhole covers) and infiltration (seepage of groundwater into sewer pipes due to an elevated water table). Over the past two summers the City has experienced wet weather events that resulted in wastewater/stormwater flows that exceeded the treatment and disposal capacity of the WRFs, resulting in overflows to surface waters. The City is implementing both temporary and

permanent system improvements to increase the WRFs' capacity to accept and treat wastewater during high flow periods. To dispose of the additional capacity, more deep injection wells are needed.

The City's project to design and construct the additional injection wells at the SWWRF is called the SWWRF Reclaimed Water & Injection Wells Improvements Project. The project will include up to two new injection wells at the SWWRF, designated as Injection Well 4 (IW-4) and Injection Well 5 (IW-5) and up to two wells at an offsite location, currently proposed to be at the 31st Sports Complex designated Injection Well 6 (IW-6) and Injection Well 7 (IW-7). A request for a Special Exception permit for the 31st Sports Complex, is under concurrent review, Case #16-3200020.

The injection well siting at the SWWRF was constrained by two primary factors, available open space and maintaining maximum separation from the three existing injection wells at the site. As a result, the locations shown in the attached Site Map are proposed for IW-4 and IW-5.

IW-4 will be located at the north side of the facility near the effluent pump station as shown in the Site Map and IW-4 Site Plan. This location is approximately 500 feet south of the nearest residence, with the Pinellas Bayway/I-275 on ramp providing a physical barrier between the injection well and the residences to the north. Eckerd College dormitories are located approximately 1,300 feet to the west of IW-4. To expedite the project for possible completion by the end of this summer, and since the well site is not close to nearby residences, the City is proposing a 24 hour per day 7 day per week work schedule resulting in a target completion schedule of 135 days for this well. Construction is expected to commence in mid-February.

IW-5 is located on the northwest portion of the property near the recycling station, see IT-5 Site Plan. The proposed well location is approximately 125 feet from an Eckerd College dormitory and therefore only daytime construction is proposed for this well. The estimated completion time for this well is approximately 315 calendar days.

Public Comments:

Notification letters were sent to surrounding property owners, and two public meetings were held. The first meeting was held on January 2nd at the City Water Resources building. This meeting also related to the State Department of Environmental Protection (DEP) permitting process. The second meeting was held at the Lake Vista Recreation Center on January 11th, see attached meeting attendance sheets. Questions generally related to potential environmental impacts associated with the wells, water quality monitoring, construction impacts, and concerns about flooding in the area. A copy of the attached Fact Sheet was included in the mailing to the surrounding property owners.

Staff also met with representatives from Eckerd College on December 12th. A number of topics were discussed, in addition to the proposed injection wells. Eckerd was concerned regarding the close proximity of IW-5 and the potential need for noise attenuation.

As of the date of this report, one call was received, with questions primarily related to construction. Staff did not received any emails or letters as of the date of this report.

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

- A. The use is consistent with the Comprehensive Plan.

Staff finds that the proposed modification is consistent with the following Comprehensive Plan policies and objectives:

SS6.3 The Water Resources Department will monitor and analyze the effects of the reclaimed wastewater system and deep well disposal systems annually to ensure maximum environmental safeguards.

SS6.4 The Water Resources Department will provide protective measures during construction and maintenance activities to insure minimal adverse health and environmental impacts.

SS6.5 The Water Resources Department will utilize buffers and landscaping at treatment facilities to minimize disruptions to the surrounding areas.

SS7.1 Collection, treatment and disposal methodologies used in St. Petersburg's wastewater system will meet all applicable local, State, and Federal rules, regulations, and guidelines.

OBJECTIVE CI1:

The City shall provide capital improvements, as identified in the five-year schedule of improvements in this element, which are necessary for replacement of obsolete or worn-out facilities, correction of existing deficiencies, and to meet demand of planned future growth.

- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

The Transportation/Utility Future Land Use classification and the Institutional Center zoning are appropriate for the modification of the existing municipal wastewater treatment facility use which has been present on the subject parcel for over 50-years.

- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

The modification to add the injection wells will not affect the intensity of use on the parcel, there will be no new demand for additional public services and there will be no change to ingress/egress.

- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

The modification will not affect the existing vehicular drives or traffic patterns at the facility.

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

As previously noted, the modification will not add any additional vehicular trips to the site.

- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;

FDEP permits will be obtained for the proposed modifications to the site

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

There are no proposed changes to exterior lighting.

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;

One of the proposed injection wells will be situated on the northeastern portion of the site, in an area with existing tanks and equipment. The second well will be located close to the western property line, in an area previously used for recycling, approximately 125-feet from an Eckerd College dormitory.

- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;

The area where the facilities will be placed was land formerly used for wastewater treatment and other buildings, tanks, equipment and for recycling activities. There are no natural environmental features, historic, or archaeological resources in the area of the proposed improvements.

- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;

There are no other similar facilities in the area, therefore there is no concentration of similar use. Staff finds that the proposed improvements will not create a substantial detrimental effect on property values in the neighborhood. The existing site has been developed as a wastewater treatment plant for over 50 years and the modifications do not change the use or intensity of use on the site.

- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;

Staff finds that the proposed improvements will not create a substantial detrimental effect on living or working conditions in the neighborhood. As previously noted, the existing site has been developed as a wastewater treatment plant for over 50 years.

- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

One of the proposed injection wells will be situated on the northeastern portion of the site, in an area with existing tanks and equipment. The second well will be located close to the western property line approximately 125-feet from an Eckerd College dormitory. Upon completion of the well, there will be no noise, odor, lights, or dust from the wells. During construction, the City will implement noise reduction measures if deemed necessary. A special condition of approval is included which will require that the City prepare an Acoustical Report to analyze if there will be any potential noise impacts to the Eckerd College Dormitory and/or the Maximo Moorings Subdivision (to the north). Noise attenuation during construction shall be required if deemed necessary. Data regarding construction noise was provided based on construction of a similar facility, which is attached to this report. The City has engaged an Acoustical Consultant to prepare the report. In addition, to decrease any projected noise impact, the City is proposing to limit the hours of construction to day light hours on the well that is closest to the dormitories, IW-5. A second special condition of approval is included which will require the applicant to notify Eckerd College prior to commencement of construction, to coordinate the construction schedule and minimize disruptions to the students.

Screening/buffering: landscaping is being provided as part of the previous project for the reject water storage tank, and no additional landscaping is proposed for the injection well improvements. A special condition of approval is included which will require screening if either well is visible from the street or the abutting property.

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

As shown on the site plan, there is ample area to place the proposed improvements which will be located in an area formerly used for other facilities.

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

The area where the improvements will be placed was formerly used for other tanks and equipment, and recycling, and there are no natural features to preserve.

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

1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
2. The property **is within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050). Equipment and enclosures will be designed as required by the Florida Building Code.

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

The proposed improvements do not impact demand for hurricane facilities.

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

The modification to add the injection wells will not add demand for additional public services. The facility will facilitate the City's provision for services, helping to maintain the existing levels-of-service for existing and future customers.

The land use of the subject property is: **Transportation/Utility**

The land uses of the surrounding properties are:

North:	Pinellas Bayway (54th Ave S) and Residential
South:	Institutional (Eckerd College)
East:	Institutional (Eckerd College)
West:	Institutional (Eckerd College)

In conclusion, staff finds that the proposed modification and related site plan are consistent with the standards for review as listed above. Specifically, staff finds the orientation and location of the proposed improvements are in harmony with the character of the site and its surroundings and the compatibility of the use with properties in the neighborhood. The subject property has been developed with a waste water treatment facility for over 50 years and impacts will be mitigated.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL
- B. SPECIAL CONDITIONS OF APPROVAL:
- 1. Applicant shall secure permits for the improvements by February 1, 2020. The plans submitted for permitting shall substantially resemble the plans submitted as a part of this application.**
 - 2. Prior to initiation of construction, the applicant shall provide notification to Eckerd College regarding the construction schedule.**
 - 3. Prior to initiation of construction, the applicant shall prepare an Acoustical Report to analyze if there will be any potential noise impacts. Noise attenuation shall be required if deemed necessary.**
 - 4. Prior to initiation of construction, the applicant shall submit a written request to the Building Official for exemption to the limits on construction hours of operation (Section 8-7). The request must include the following information: a. The challenges prohibiting normal days and hours of operation.; b. Means of mitigation of excessive noise, dust, traffic, light or any other nuisance; and c. The projected duration for alternative scheduling.**
 - 5. Additional landscape and/or fencing shall be provided if the well(s) are visible from the street or the abutting property.**

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 & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The use/proposal shall be consistent with Concurrency Certificate No. 6645.
2. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
3. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
4. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
5. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a FDEP and/or Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department

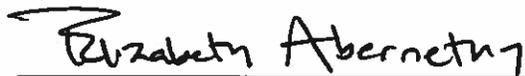
and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

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

REPORT PREPARED BY:

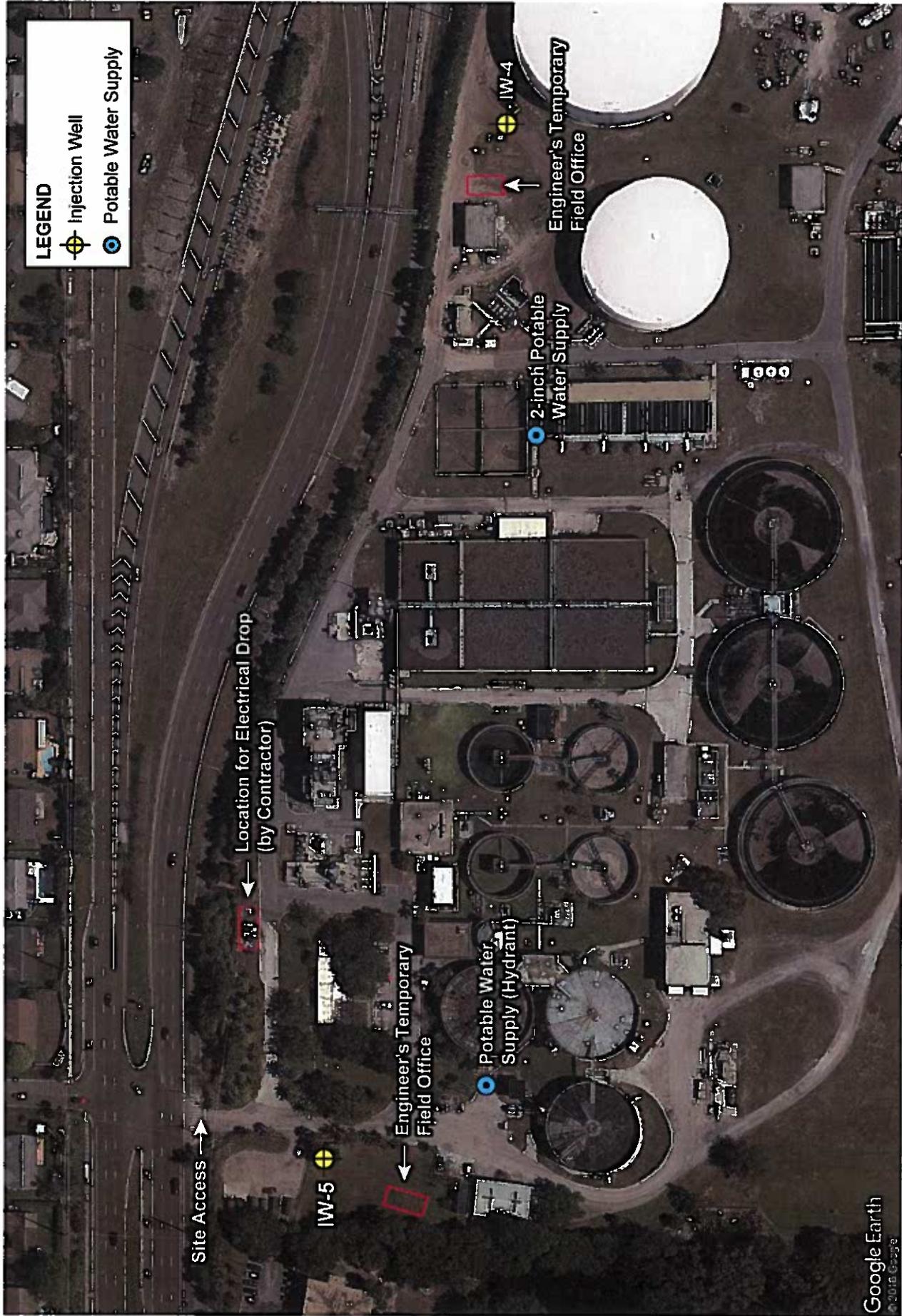


ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

1-25-17
DATE

List of Exhibits:

Site Map
Well Site Plans
Fact Sheet
Well Construction Detail Exhibit
Photo of typical injection well
Case #15-32000005 Letter of Approval
Injection Well Site Options Exhibit
Meeting Attendance sheets
Construction Noise Data



Aerial: Land Boundary Information System (Labins.org)
 Aerial Date: 2014

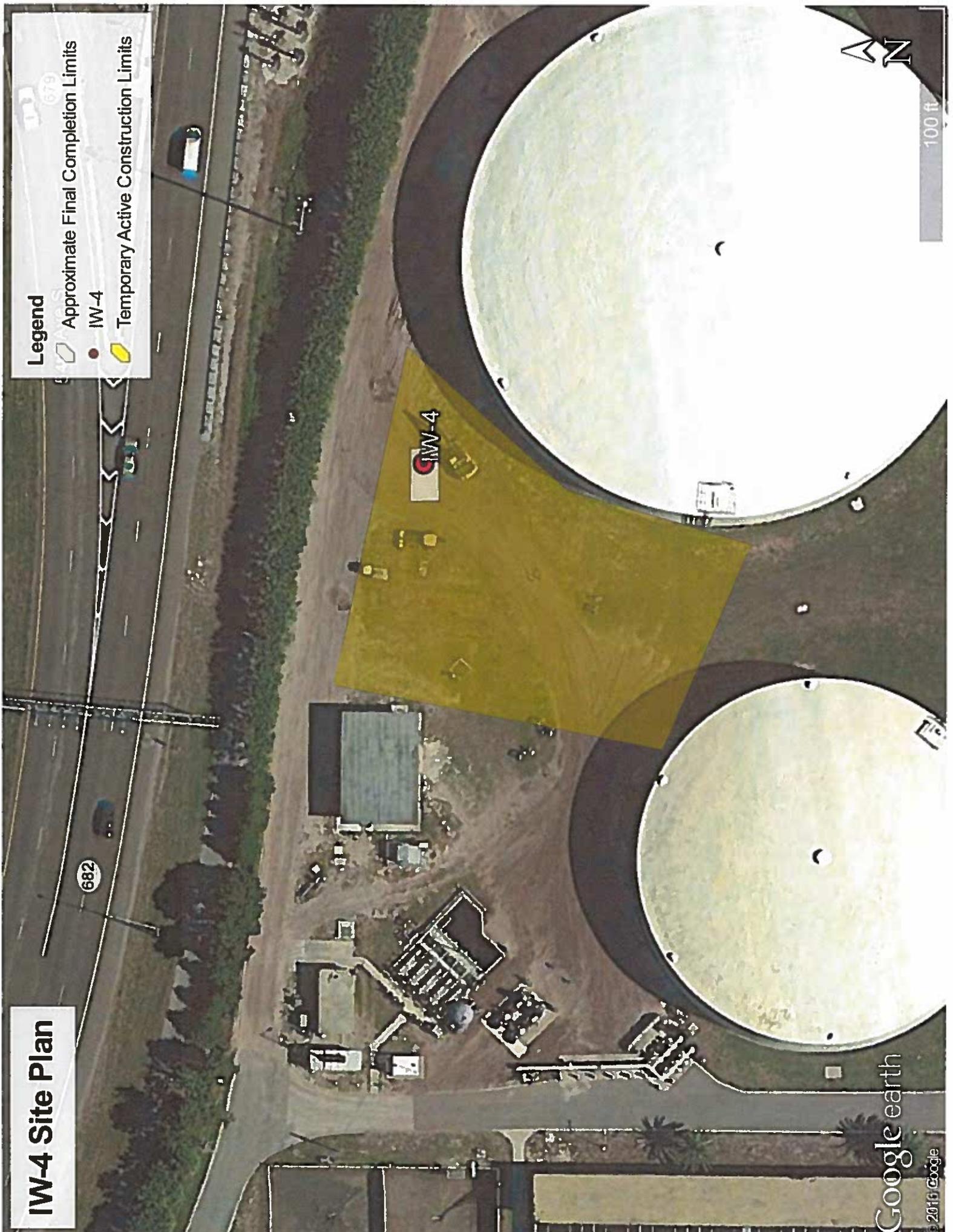


DRAWING 2 - Addendum No. 1
 Site Map
 City of St Petersburg Injection Well Expansion - Bid Documents

IW-4 Site Plan

Legend

-  Approximate Final Completion Limits
-  IW-4
-  Temporary Active Construction Limits



IW-5 Site Plan

Legend

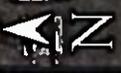
- Approximate Limits of Final Completion
- IW-5
- Temporary Active Construction Limits

54th Ave S

Approximate Property Boundary

IW-5

City of St Petersburg Southwest Water Reclamation Facility



LET'S TALK

City of St. Petersburg Southwest WRF Injection System

Project Protects Environment and Ensures Regulatory Compliance

The City of St. Petersburg operates a Class I injection well system at the Southwest Water Reclamation Facility to dispose of excess reclaimed water when reuse customers cannot use all the available reclaimed water. The system has successfully operated since 1976. Public access remains the City's top priority, with the recharge system serving as a wet weather backup. This system allows the City to prevent surface water discharges in the area during wet weather. The injection system was permitted by the Florida Department of Environmental Protection under permit number 036855.

Geology and Well Design Protect Drinking Water

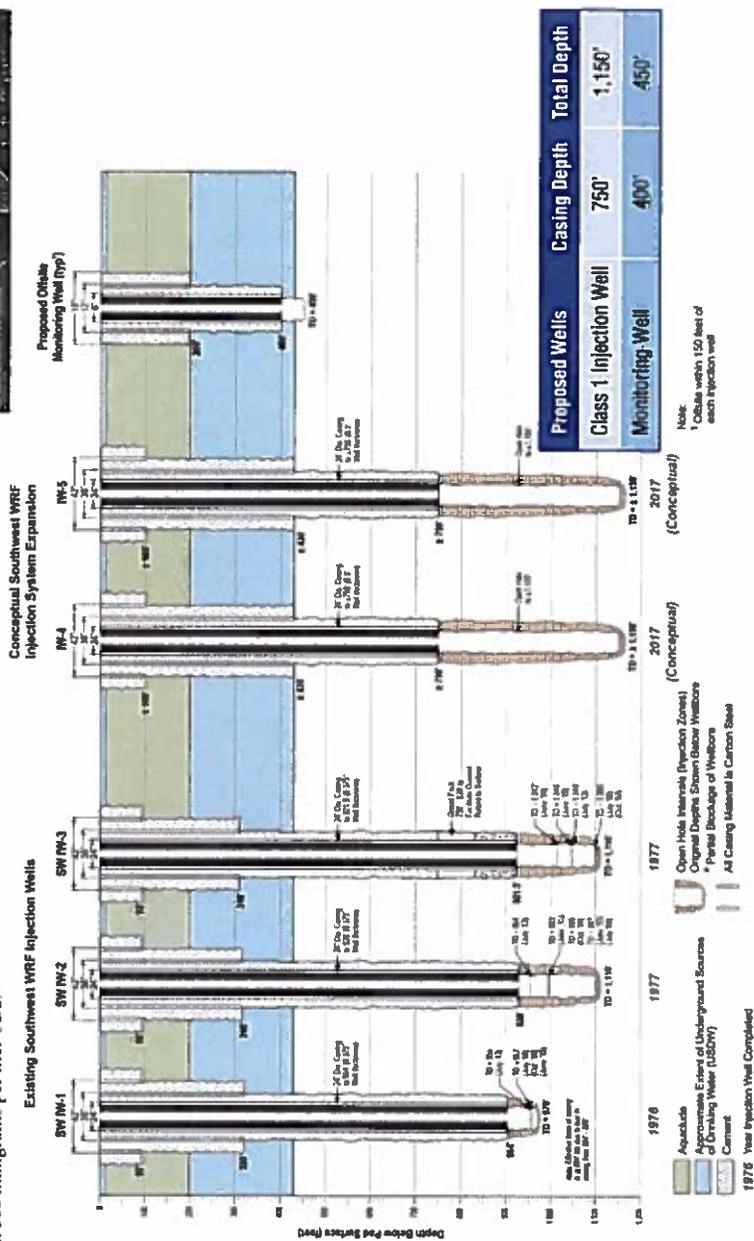
Domestic supply wells do not exist in the area as the groundwater is too saline to drink. The reclaimed water injection zone is approximately 750 to 1,150 feet below the land surface. The drinking water supply comes from sources outside of the City. Semi-confining geologic layers from approximately 50 feet to 200 feet will inhibit the upward movement of injected water. The injected reclaimed water has undergone high-level disinfection and is highly treated public access reuse water that is used for irrigation, and meets most drinking water standards. Primary drinking water standards must be met in the shallower monitoring wells, which represent the water quality of the less saline aquifers overlying the injection zone.

Site Hydrogeology Provides Safe Injection Zone

The geologic horizon of the injection zone consists of highly permeable, fractured dolostone. This high permeability zone occurs from approximately 750 feet to 1,000 feet where the majority of the injected reclaimed water is expected to enter. The injection zone contains saline water with a total dissolved solids (TDS) concentration of approximately 35,000 milligrams per liter, similar to seawater. Drinking water typically contains less than 500 milligrams per liter TDS.

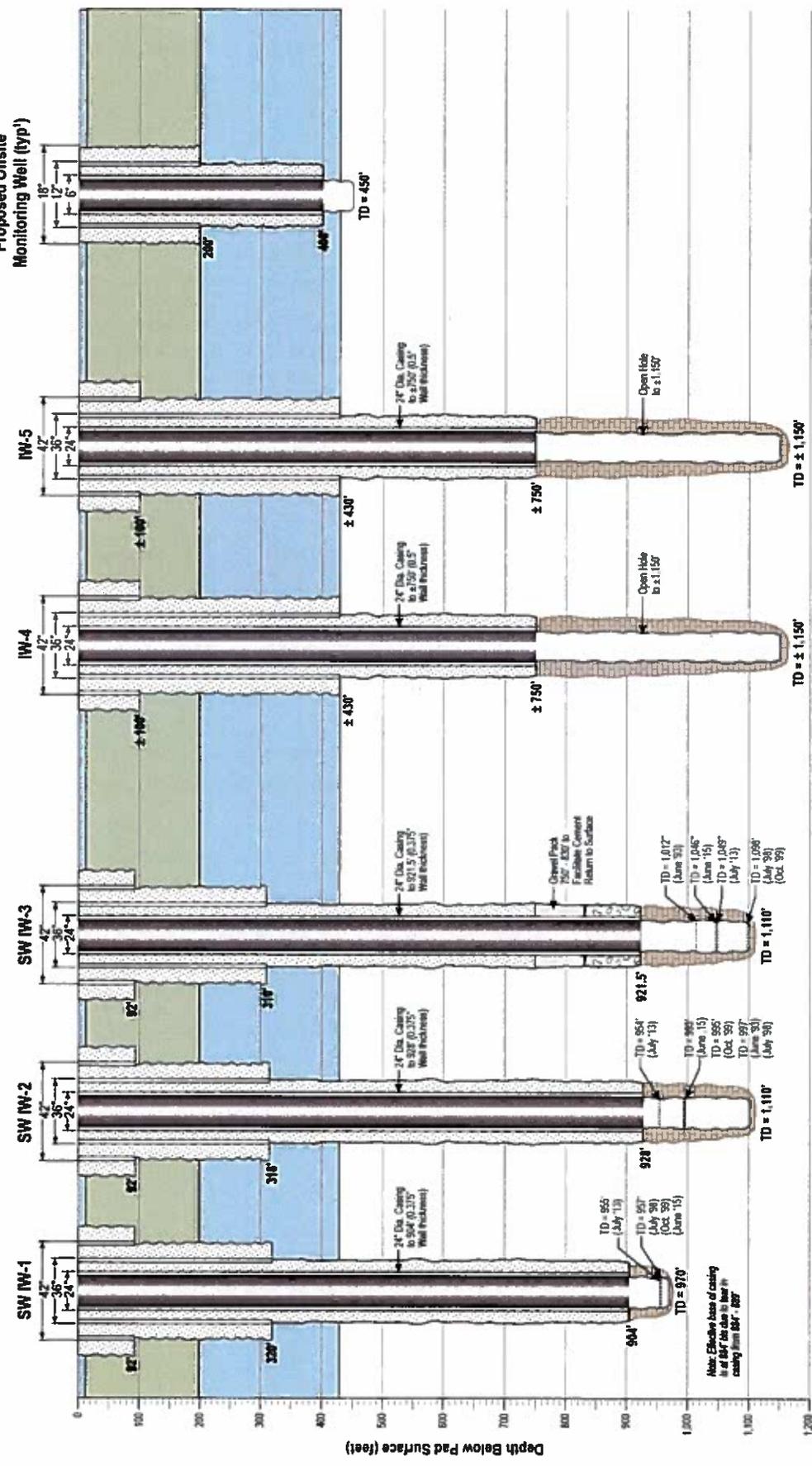
Proposed System Components and Schedule

The City proposes to add up to four new injection wells at two sites. The wells represent a major investment for the City, with each new injection well anticipated to cost between \$2M to \$3M. The City anticipates starting construction on the first two wells February 2017 with the goal of completion before our next rainy season. The remaining two wells should be completed for use in the 2018 rainy season.



Conceptual Southwest WRF Injection System Expansion

Existing Southwest WRF Injection Wells



1976 1977 1977 2017 (Conceptual) 2017 (Conceptual)

Legend:

- Aquiclude
- Approximate Extent of Underground Sources of Drinking Water (USDW)
- Cement
- Open Hole Intervals (Injection Zones)
- Original Depths Shown Below Wellbore
- Partial Blockage of Wellbore
- All Casing Material is Carbon Steel

Note:

- 1 Offsite within 150 feet of each injection well

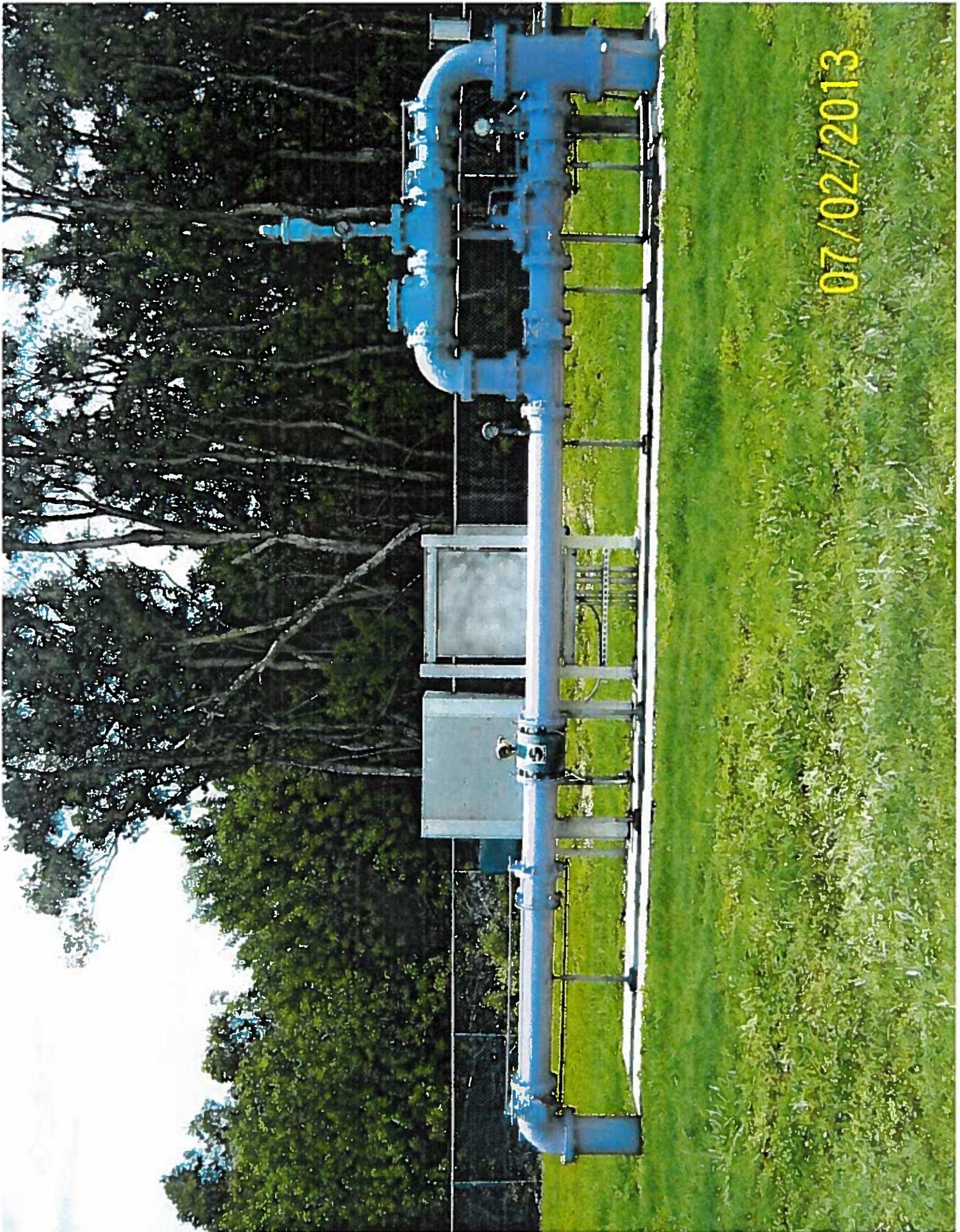
1976 Year Injection Well Completed



Well Construction Details



07/02/2013





City of St. Petersburg

Post Office Box 2842
St. Petersburg, Florida 33731-2842
Channel 35 WSPF-TV
Telephone: 727 893-7171

September 8, 2015

City of St. Petersburg
Water Department
PO Box 2842
St. Petersburg, FL 33731-2842

Re: Case No.: 15-32000005
Address: 3800 54th Avenue South
Parcel ID No.: 10-32-16-24287-001-0010
Request: Approval of a modification to a previously approved special exception and related site plan to construct a biosolids-to-energy facility at the Southwest Water Reclamation Facility, as amended.

Dear Applicant:

The Development Review Commission (DRC) at its meeting of September 2, 2015, APPROVED by a vote of 7-0 the above-referenced request subject to both the special and standard conditions in the Staff Report and conditions as specified in the Vote Record. While a copy of the Revised Staff Report and Vote Record are enclosed, the special conditions as amended are as follows:

B. REVISED SPECIAL CONDITIONS OF APPROVAL, as amended:

1. Applicant shall comply with all special conditions of the Engineering Department memorandum dated July 15, 2015.
2. Applicant shall secure building permits for the improvements of Phase 1 by August 22, 2018. The plans submitted for permitting shall substantially resemble the plans submitted as a part of this application.
3. The applicant shall provide notification to Eckerd College regarding the demolition schedule.
4. Emergency generator maintenance shall be limited to daytime hours and a noise attenuation system shall be constructed that includes 14 foot sound barrier walls surrounding the Biogas Upgrading System (BUS). In addition, all proposed noise attenuation measures shall be implemented in conjunction with the corresponding system.
5. Odor control measures shall be implemented in accordance with the Odor Control Initiatives Exhibit and Proposed Odor Control Plan, as attached to this report on or before completion of the project and simultaneously with the completion of the corresponding system.

6. Exterior site lighting shall be designed and installed to prevent glare and light trespass on abutting property in accordance with the requirements of LDR Section 16.40.070.3.
7. The Engineering and Capital Improvements Department and the Transportation and Parking Management Department will contact the Florida Department of Transportation to determine if modifications to the FDOT Bayway median at 41st Street South to improve safety are permissible. If the FDOT determines modifications are necessary and feasible, the City shall work with the FDOT to design, permit, and construct the improvements, and conduct any traffic studies required by the FDOT to permit the project.
8. Items 1, 2, and 4 on pages 2 and 3 of the Revised Staff be completed prior to the demolition of the Albert Whitted Water Reclamation Facility.
9. The City is required to install an appropriate visually dense landscape buffer substantially similar to that contemplated for the southerly property line along the entirety of the westerly property line of the SWWRF with Eckerd College so that it effectively screens the plant property line from the Eckerd campus, and that this landscape buffer be installed at the same time as the landscape buffer that is currently contemplated for the southern property line, which is July 2016.
10. The City is required to use its best efforts to try to work with Eckerd College to try to come up with a solution to drain to the southeast.

Please submit a copy of this letter with any building permit application.

If there are any questions, please contact our office, (727) 892-5498.

Sincerely,



Elizabeth Abernethy, AICP
Zoning Official (POD)
Development Review Services Division

Enclosures

Development Review Commission (DRC)

Hearing Date SEPTEMBER 2, 2015

CASE No.: 15-3200005 – PAGE 1 OF 3

MOTION TO APPROVE:						
AMENDMENTS:	1# Add special condition #8 "Items 1, 2, and 4 on pages 2 and 3 of the Staff Report be completed prior to the demolition of the Albert Whitted Water Reclamation Facility."	2# Add special condition #9 to require the City to install an appropriate visually dense landscape buffer substantially similar to that contemplated for the southerly property line along the entirety of the westerly property line of the SWWRF with Eckerd College so that it effectively screens the plant property from the Eckerd campus, and that this landscape buffer be installed at the same time as the landscape buffer that is currently contemplated for the southern property line, which is July 2016.	#3 Add special condition #10 to require the Applicant to submit an application to SW FL Water Management District to modify its existing drainage permit as follows: the entire eastern section of the site plan containing three reclaimed water tanks will be redesigned to allow the site to discharge either treated or untreated water into the DOT borrow pit east of the site and directly across and adjacent to the Avenue of the States Drive and also that the Applicant will execute a cross-access and maintenance agreement with Eckerd College. If it is impossible to obtain a modification to its permit, the requirement will expire.			
MOVED BY:	CRAVEY	CRAVEY	CRAVEY	CRAVEY	SCHERER	
SECOND BY:	PUNZAK	PUNZAK	PUNZAK	PUNZAK	CRAVEY	
NAMES	YES	NO	YES	NO	YES	NO
CRAVEY	X		X			X
DOYLE	--	--	--	--	--	--
FISHER	X		X		X	
PUNZAK	X		X			X
STOWE	X		X			X
SAMUEL *1	X		X			X
GRINER *2	--	--	--	--	--	--
VACANT *3	--	--	--	--	--	--
SCHERER Vice Chair	X		X		X	
FLYNT Chair	X		X		X	

Development Review Commission (DRC)

Hearing Date **SEPTEMBER 2, 2015**

CASE No.: 15-3200005 – PAGE 2 OF 3

MOTION TO APPROVE:		5# A modification to a previously approved special exception and related site plan to construct a biosolids-to-energy facility at the Southwest Water Reclamation Facility, subject to the special conditions in the Staff Report as amended today.				
AMENDMENTS:	#4 Add special condition #10 to require the Applicant to use its best efforts to try to work with Eckerd College to try to come up with a solution to drain to the southeast.					
MOVED BY:	PUNZAK	PUNZAK				
SECOND BY:	CRAVEY	FISHER				
NAMES	YES	NO	YES	NO	YES	NO
CRAVEY	X		X			
DOYLE	--	--	--	--		
FISHER	X		X			
PUNZAK	X		X			
STOWE		X	X			
SAMUEL *1	X		X			
GRINER *2	--	--	--	--		
VACANT *3	--	--	--	--		
SCHERER Vice Chair	X		X			
FLYNT Chair	X		X			

Attendance

P	Cravey
A	Doyle
P	Fisher
P	Punzak
P	Stowe
P	Samuel *1
A	Griner *2
P	Scherer, Vice Chair
P	Flynt, Chair

Presentations

X	Elizabeth Abernethy, representing staff
X	Thomas Gibson, representing the applicant

"Approved as amended by a unanimous vote of the Commission"

City of St Petersburg Water Resources Department
Attendee List for the Jan. 3, 2017 @1:30 p.m. Public Meeting
SWWRF Draft Injection Well Permit

FDEP

James Dodson

Mary Yeargan

Shannon Herbon

City

Claude Tankersly

Brejesh Prayman

David Abbaspour

Elizabeth Abernathy

Bill Logan

Kim Streeter

Evelyn Rosetti

John Palenchar

Bob Clydesdale

Phil Whitehouse

Chris Wolfe

Ralph Craig

Steve Kornell

Karl Nurse

Ed Montanari

ASRus/CH2M Consultants

Mark McNeal

Pete Larkin

Ryan Messer

Public

Walter Donnelly – Alliance for Bayway Communities

Mandana Rahgozar – Pinellas County Schools

Gerald Moore

Phillip Creter

Aark Iusi

David Kraut

Todd Foley

Gregory Chomic

Media

Mark Douglas – News Channel 8

Charles Frago – Tampa Bay Times



Meeting Attendance

Date/Time January 11, 2017 - 6 to 8 p.m.

Location Lake Vista Recreation Center, 1401 62nd Avenue South, St. Petersburg, FL

Meeting Purpose Public Meeting - Change of Use Ordinance for 31st St. Sports Complex

Name	Entity	Phone	E-mail
Chris Wolfe	Parks Recreation	895-5223	christopher-wolfe@stpet.org
PHIL GARRETT		813-817-0344	atlanticroute@netz.com
BARB HASELDEN	Citizen	727-709-7039	
Rich Treiman	Citizen	918 766-1515	TreimanRich@aol.com
DESHAUN BLUE	Lakewood Junior Sports	(727) 564-0898	DESHAUN.BLU@stpet.org
Barbara Ellis	GPPCA	492.3390	bellis75@me.com
Scott Lehman	Citizen	727-374-6018	surlybikerider@gmail.com
Timothy J. Smith	COM Smith	(813) 456-3020	SmithTim@COMSmith.com
TOM BARRY	BAYOU BONITA	813-4186-9204	
Susan Ajoc	City	892-5141	susan.ajoc@stpet.org
Mark Hodson	Marina	865-3630	mdhodson@MARHODSON.com
Elizabeth Valentine	Mooring	688-5335	ElizabethEValentine@gmail.com
Marcellus Scantling	Lakewood Jr Sports	688-5670	Marcellus@scantling.com

City will drill wells to aid sewage issues

BY CHARLIE FRAGO
Times Staff Writer

ST. PETERSBURG — A key part of solving the city's sewage crisis lies underground.

Or, more precisely, four wells drilled up to 1,100 feet into the Earth over the next year that are designed to safely dispose of fully treated wastewater.

If all goes well, the city hopes to have at least one of the wells ready by rainy season.

The injection wells are the way the city disposes of treated waste from its three sewage plants that isn't used for reclaimed water, pumping it hundreds of feet below the part of the Floridan aquifer that's used for drinking water and into the aquifer's brackish layer. State law requires

that the sewage flushed down the wells be treated to the level of reclaimed water — what thousands of city residents sprinkle on their lawns.

The city will hold a public information session today about the plan.

Heavy rains overwhelmed the city's Southwest sewage plant near Eckerd College in August 2015, leading to more than 30 million gallons spilled around the college and Clam Bayou. In 2016, nearly 170 mil-

lion more gallons were dumped into Tampa Bay or spilled at the Northwest plant, in part because sewage flow was being diverted from the Southwest plant to prevent it from being overrun again.

The four new wells — two on the Southwest plant property and two at the nearby 31st Street Sports Complex — will increase the plant's disposal capacity over the next two years to 110 million gallons per day up from the current 45 million gallons per day.

FAST FACTS

Public information session

Lake Vista Recreation Center, 1401 62nd Ave. S., 6 to 8 p.m. today

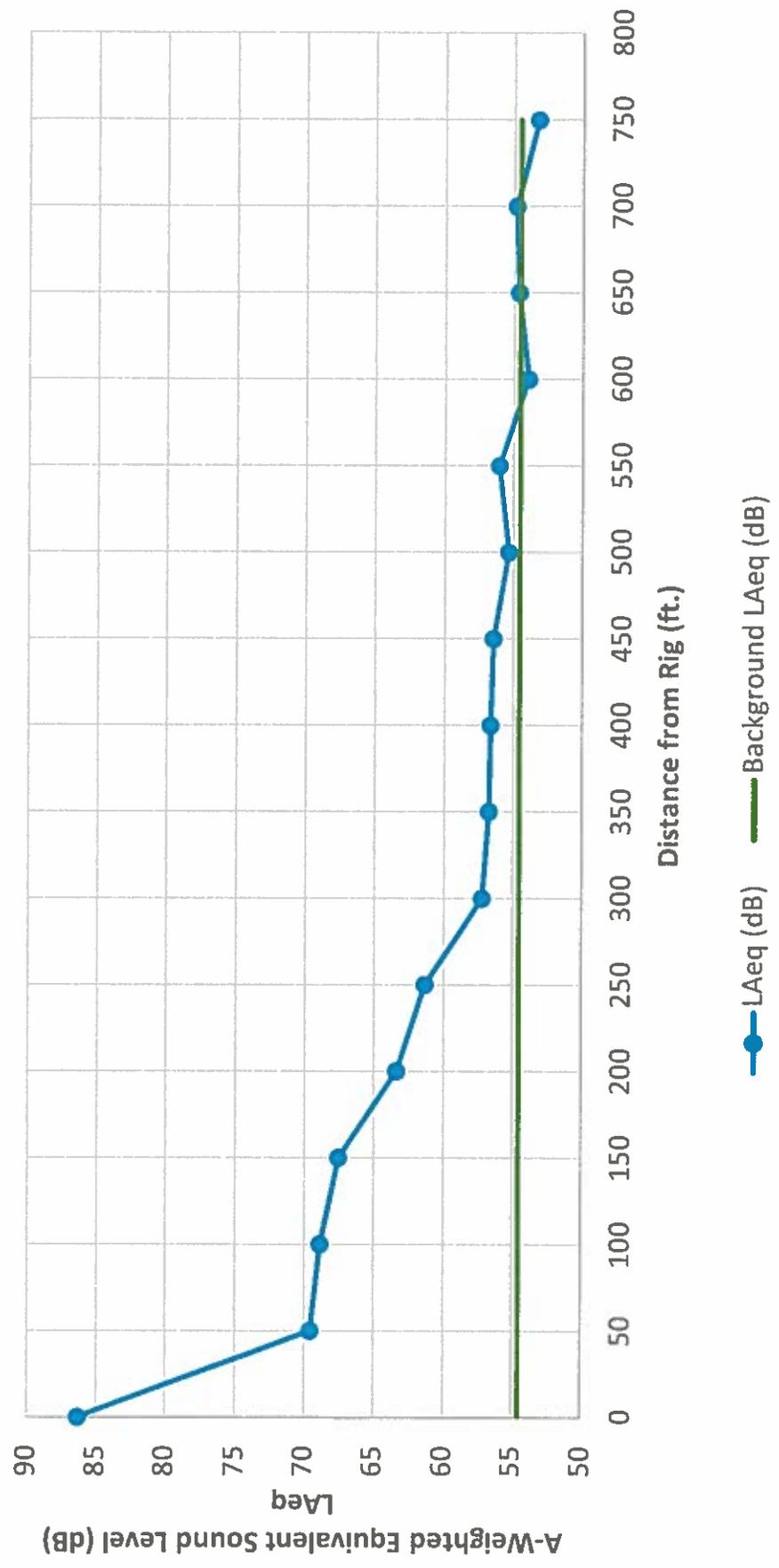
Each of the wells will cost between \$2 million and \$3 million. Work could begin by late February.

The wells are part of Mayor Rick Kruseman's \$304 million plan to fix the city's sewage woes. The city's sewage spills and dumps have sparked state and federal investigations and a pending Department of Environmental Protection consent order, which mandates the city fix its aging sewers and either pay more than \$800,000 in penalties or spend an equivalent amount on improvements.

So far, the public interest in the wells has been muted.

Contact *Charlie Frago* at cfrago@tampabay.com or (727)893-8459. Follow @CharlieFrago.

A-Weighted Equivalent Sound Level (dB) vs. Distance from Drill Rig





st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

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

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on February 1, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-33000015 PLAT SHEET: I-3 & I-5

REQUEST: Approval of a vacation of street and alley rights-of-way generally located between 6th Avenue South and Interstate 275 between 22nd Street South and 24th Street South; more specifically a 16-foot east/west alley in the block bounded by 6th Avenue South and Fairfield Avenue South between 22nd Street South and 23rd Street South, a 16-foot east/west alley in the block bounded by Fairfield Avenue South and 7th Avenue South between 22nd Street South and 23rd Street South, a 10-foot east/west alley in the block bounded by 7th Avenue South and 8th Avenue South and by Interstate 275 between 22nd Street South and 24th Street South, a portion of Fairfield Avenue South between 22nd Street South and 23rd Street South, a portion of 7th Avenue South between 22nd Street South and 23rd Street South, a portion of 23rd Street South between 7th Avenue South and 8th Avenue South and by Interstate 275, and a portion of 8th Avenue South located between 23rd Street South and by Interstate 275 and 24th Street South.

OWNER: City of St. Petersburg
Planning and Economic Development
PO Box 2842
Saint Petersburg, Florida 33731-4842

Gloria Moorer
2308 7th Avenue South
Saint Petersburg, Florida 33712-1754

Department of Transportation
11201 North McKinley Drive
Tampa, Florida 33612-6456

Luis Martinez
4111 70th Avenue East
Ellenton, Florida 34222-7331

Highland Crest LLC
2262 6th Avenue South
Saint Petersburg, Florida 33712-1748

AGENT:

Catherine Bosco
George F. Young, Inc.
299 Dr. Martin Luther King, Jr. Street North
Saint Petersburg, Florida 33701

**ADDRESSES AND
PARCEL ID NOS.:**

2208 Fairfield Avenue South; 23-31-16-38528-004-0010
2222 Fairfield Avenue South; 23-31-16-38628-004-0030
656 23rd Street South; 23-31-16-38628-004-0090
2253 7th Avenue South; 23-31-16-38628-004-0100
2245 7th Avenue South; 23-31-16-38628-004-0110
2227 7th Avenue South; 23-31-16-38628-004-0130
651 22nd Street South; 23-31-16-38628-004-0140
2223 7th Avenue South; 23-31-16-38628-004-0141
2209 7th Avenue South; 23-31-16-38628-004-0142
2200 7th Avenue South; 26-31-16-72882-000-0010
2210 7th Avenue South; 26-31-16-72882-000-0020
2218 7th Avenue South; 26-31-16-72882-000-0030
2226 7th Avenue South; 26-31-16-72882-000-0040
2238 7th Avenue South; 26-31-16-72882-000-0050
2242 7th Avenue South; 26-31-16-72882-000-0060
2254 7th Avenue South; 26-31-16-72882-000-0070
2306 7th Avenue South; 26-31-16-72882-000-0080
2308 7th Avenue South; 26-31-16-72882-000-0090
2320 7th Avenue South; 26-31-16-72882-000-0100
2332 7th Avenue South; 26-31-16-72882-000-0110
2334 7th Avenue South; 26-31-16-72882-000-0120
2342 7th Avenue South; 26-31-16-72882-000-0130
2351 8th Avenue South; 26-31-16-72882-000-0150
2341 8th Avenue South; 26-31-16-72882-000-0160
2331 8th Avenue South; 26-31-16-72882-000-0180
2321 8th Avenue South; 26-31-16-72882-000-0190
2301 8th Avenue South; 26-31-16-72882-000-0210
2253 8th Avenue South; 26-31-16-72882-000-0220
None; 26-31-16-72882-000-0240
None; 26-31-16-72882-000-0250

2350 8th Avenue South; 26-31-16-72882-000-0420
2366 8th Avenue South; 26-31-16-72882-000-0450
2376 8th Avenue South; 26-31-16-72882-000-0470
2377 8th Avenue South; 26-31-16-72882-000-0680
2373 8th Avenue South; 26-31-16-72882-000-0690
2365 8th Avenue South; 26-31-16-72882-000-0700
2357 8th Avenue South; 26-31-16-72882-000-0720
2354 7th Avenue South; 26-31-16-72882-000-0730
2366 7th Avenue South; 26-31-16-72882-000-0740
2738 7th Avenue South; 26-31-16-72882-000-0760
2226 6th Avenue South; 23-31-16-38628-003-0030
2262 6th Avenue South; 23-31-16-38628-003-0050
2262 6th Avenue South; 23-31-16-38628-003-0070
2200 6th Avenue South; 23-31-16-38628-003-0010
2259 Fairfield Avenue South; 23-31-16-38628-003-0090
2251 Fairfield Avenue South; 23-31-16-38628-003-0100
2245 Fairfield Avenue South; 23-31-16-38628-003-0110
2235 Fairfield Avenue South; 23-31-16-38628-003-0120
2231 Fairfield Avenue South; 23-31-16-38628-003-0130
2221 Fairfield Avenue South; 23-31-16-38628-003-0140
621 22nd Street South; 23-31-16-38628-003-0150
623 22nd Street South; 23-31-16-38628-003-0151

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)
Industrial Traditional (IT)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate street and alley rights-of-way generally located between 6th Avenue South and Interstate 275, between 22nd Street South and 24th Street South which are more specifically described above.

A portion of this request was previously approved by the Development Review Commission (DRC) at the hearing of December 7, 2016. This revised request includes two additional portions of rights-of-way: a 16-foot east/west alley in the block bounded by 6th Avenue South and Fairfield Avenue South between 22nd Street South and 23rd Street South and a portion of Fairfield Avenue South between 22nd Street South and 23rd Street South.

The area of the rights-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B" and "C"), Sketch and Legal Description (Exhibit "A" – 3 pages). The applicant's goal is to consolidate the land for redevelopment and for the provision of workforce housing. The applicant is the City of St. Petersburg. This area was identified in the St. Petersburg Commerce Park Request for Proposals as an area available for vacation of rights-of-way (Attachment "D").

This area is within the South St. Petersburg Community Redevelopment Area (CRA). St. Petersburg Commerce Park is generally located south of 6th Avenue South and north of 8th Avenue South and I- 275, between 22nd Street South and 26th Street South. A Lease and Development Agreement for the subject property has been approved between the City of St. Petersburg and St. Petersburg Commerce Park, LLC.

The portion of the site generally located south of 6th Avenue South and north of 8th Avenue South and I- 275, between 22nd Street South and 23rd Street South, has recently completed a Future Land Use Map change and rezoning to change the Future Land Use Map designation from Industrial General/Target Employment Center Overlay to Planned Redevelopment-Mixed Use/Target Employment Center Overlay and the Official Zoning Map designation from IT (Industrial Traditional) to CCT-1 (Corridor Commercial Traditional), or other less intensive use.

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 **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.

This application was routed to City Departments and private utility providers. The City's Engineering and Water Resource Departments indicated that there are city facilities in the rights-of-way proposed for vacation. TECO/Peoples Gas, Frontier, WOW and Duke Energy also indicated that they had facilities and Level 3 indicated that they may have facilities in the area proposed for vacation. The applicant has indicated that they are willing to dedicate a public utility easement over the area of the alley to be vacated or relocate facilities as part of a future development plan. Associated special conditions of approval have been suggested at the end of this report.

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 entire property abutting the rights-of-way proposed for vacation consists of 52 parcels under the ownership of five entities (see Attachment E):

City of St. Petersburg (47 parcels)

Florida Department of Transportation (FDOT) (one lot)

Luis Martinez, 2226 6th Avenue South (one parcel – two lots)
Highland Crest LLC, 2242 and 2262 6th Avenue South (two parcels, four lots)
Gloria Moorer of 2308 7th Avenue South (one lot)

The east-west alleys, which are proposed for vacation, are not currently used to access properties to the north and south of the alleys. The lot owned by FDOT is immediately adjacent to the Interstate, which will provide future access to that lot. The lot owned by Gloria Moorer is accessed from the portion of 7th Avenue South not proposed for vacation, and the alley to the south of her property proposed for vacation is unimproved. The parcels owned by Luis Martinez and by Highland Crest face on 6th Avenue South, which is not included in this proposal, and the alley to the south of these properties which is proposed for vacation is unimproved. The alleys proposed for vacation are undeveloped and have no curb cuts.

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.

Vacation of the street and alley rights-of-way, if approved, is not anticipated to adversely impact the existing roadway network or substantially alter utilized travel patterns. Other similar requests have been approved in the surrounding blocks to facilitate land assembly. Access to 6th Avenue South and 7th Avenue South east of 23rd Street South will remain open.

The development of the interstate which cuts through the area just south of the rights-of-way proposed for vacation has already created dead end rights-of-way and termination of the historic grid development pattern.

During redevelopment of the blocks and through the platting process, traffic circulation and utilities will be addressed. Vacation of the street and alley rights-of-way will not detrimentally impact or impair access to any lot of record. An associated special condition of approval has been suggested at the end of this report.

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.

The rights-of-way are not needed for the purpose for which the City has a legal interest and there is no known present or future need for the rights-of-way. The alleys were originally dedicated to provide a secondary means of access to the rear yards of the lots within the block and for public and private utilities. Redevelopment of the subject blocks will eliminate the need for access from the alleys for vehicular traffic. The vacation of the portion of Fairfield Avenue South and the portion of 7th Avenue South will facilitate redevelopment of the area. 23rd Street South and 24th Street South will provide access to the remaining portions of Fairfield Avenue South, 7th Avenue South and 8th Avenue South. At the time of development, traffic circulation within the areas to be vacated will be addressed.

A suggested condition of approval will require that the applicant either grant utility easements as required to protect City and private utilities in the vacated rights-of-way, or relocate the facilities.

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

There are no Comprehensive Plan policies that affect vacation of right-of-way in this area.

C. Adopted Neighborhood or Special Area Plans

This site is located within the boundaries of the South St. Petersburg CRA. The South St. Petersburg CRA Dependent Special District was established to remedy blighting conditions within the South St. Petersburg Community Redevelopment Area.

The South St. Petersburg Redevelopment Plan adopted by St. Petersburg City Council on May 21, 2015, has related policies and plans. In Chapter Three - Redevelopment Action Plan under the Manufacturing Development category there are two land Acquisition and Disposition policies that affect vacation of right-of-way:

1. When acquiring property, priority should be given to facilitating the creation of larger holdings suitable for industrial and business use.
2. Promote block consolidation through street and alley vacations as well as utility relocations.

It is also noted in Chapter Four - Redevelopment Program and Funding Strategy that:

1. Land assembly, consolidation and site preparation is essential for encouraging residential, commercial and industrial development to the South St. Petersburg CRA.
2. The land assembly effort may also involve vacating streets, alleyways and associated utilities such as water, sewer and stormwater facilities.

The subject right-of-way is within the boundaries of the Palmetto Park Neighborhood Association. There are no neighborhood plans which affect vacation of right-of-way in this area of the city. The subject rights-of-way are also adjacent to the boundaries of the Melrose Mercy Neighborhood.

Comments from Agencies and the Public

Prior to the date of the December Public Hearing, three calls were received from the public.

Mr. Bruce Allums, who owns property north of Fairfield Avenue and east of 23rd Street, indicated that he wanted to attend the Public Hearing and oppose the vacation request. Mr. Allums and several other landowners have previously applied to vacate street and alley right-of-way north of Fairfield Avenue and have been advised by the City that any decision to vacate rights-of-way adjacent to the Pinellas Trail would need to wait until the Warehouse Arts District planning process is complete. At the hearing of December 7, 2016, Mr. Allums spoke in opposition to the request. Dave Goodwin spoke with Mr. Allums again the week of January 9, 2017, regarding the expanded scope of the request.

Pastor John Anderson, of the church located at 2361 7th Avenue South, called with concerns about vacating the portion of 7th Avenue between 22nd Street South and 23rd Street South given that the primary entrance to the Church is on 7th Avenue South. Prior to the hearing of

December 7, 2016, Pastor Anderson indicated that his concerns had been addressed. Dave Goodwin spoke with Pastor Anderson again the week of January 9, 2017, regarding the expanded scope of the request.

A call was also received from Howard Curd where he requested a copy of the Staff Report and indicating at that time he owned property in the area.

The City's Neighborhood Transportation Division has reviewed the proposed vacation and has no objection. As noted above, there are both City and private utilities within the rights-of-way proposed for vacation. The City's Engineering and Water Resource Departments indicated that there are city facilities in the rights-of-way proposed for vacation. TECO/Peoples Gas, Frontier, WOW and Duke Energy also indicated that they had facilities, while Level 3 indicated that they may have facilities in the areas proposed for vacation.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed street and alley right-of-way vacations. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording of the vacation ordinance, the applicant shall address the location of public utilities and services by either providing a public utility easement covering any portion of rights-of-way within the areas to be vacated which contain utilities, or relocating City and private utilities at the owner's expense, or by granting a private easement to the subject utility company. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, or that the facilities have been relocated.
2. Prior to the recording of the vacation ordinance, the vacated rights-of-way along with the abutting properties shall be re-platted.
3. Prior to recording of the vacation ordinance, the applicant shall provide an alternative approved by the City of St Petersburg's Sanitation Department for sanitation pickup locations. Future sanitation locations shall be located behind proposed structures and shall not be visible from avenues and shall not be located in the City right-of-way.
4. Prior to the recording of the vacation ordinance, comply with the Conditions of Approval in the Engineering Memorandum dated January 17, 2017.
5. As required City Code Section 16.70.050.1.1 G, 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:



KATHRYN A. YOUNKIN, AICP, LEED AP BD + C, Deputy Zoning Official
Development Review Services Division
Planning & Economic Development Department

1/17/17

DATE

REPORT APPROVED BY:

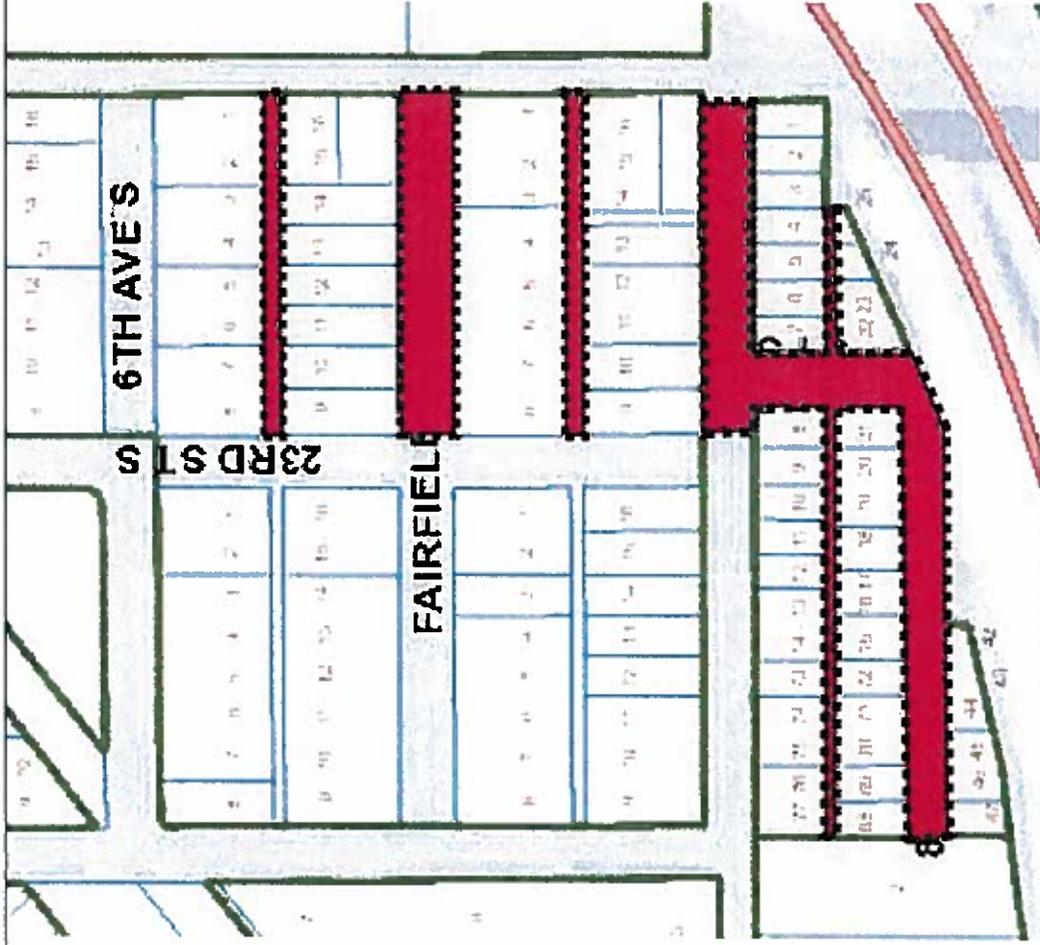


ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

1-18-17

DATE

Attachments: A – Parcel Map, B – Aerial, C – Larger Area Aerial, D – Excerpt from Commerce Park RFP, E – Non City Ownership, F – Engineering Memorandum dated January 17, 2017, Exhibit "A" 3 pages – Sketch and Legal Description



Attachment "A"
 City of St. Petersburg, Florida
 Planning and Economic Development Department
 Case No.: 16-33000015
 Address: Between 6th Avenue South and Interstate 275
 between 22nd Street South and 24th Street South





Attachment "B"

City of St. Petersburg, Florida

Planning and Economic Development Department

Case No.: 16-33000015

Address: Between 6th Avenue South and Interstate 275
between 22nd Street South and 24th Street South



st.petersburg
www.stpete.org





Attachment "C"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000015
Address: Between 6th Avenue South and Interstate 275
between 22nd Street South and 24th Street South



Site Map

Attachment D





Attachment "E"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000015
Address: Between 6th Avenue South and Interstate 275
between 22nd Street South and 24th Street South



LEGAL DESCRIPTION

THAT 16 FOOT WIDE EAST-WEST ALLEY LYING WITHIN BLOCK 4, HIGH-LAND-CREST, AS RECORDED IN PLAT BOOK 1, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID ALLEY LYING BETWEEN 22ND STREET SOUTH AND 23RD STREET SOUTH

TOGETHER WITH

Exhibit "A" - 1 of 3

7TH AVENUE SOUTH BETWEEN 22ND STREET SOUTH AND 23RD STREET SOUTH, EASTERN LIMITS OF SAID 7TH AVENUE SOUTH BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1, REPLAT OF 2ND ROYAL SUB'N G.C. PRATHER-OWNER, AS RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WESTERN LIMITS OF SAID 7TH AVENUE SOUTH BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 4, HIGH-LAND-CREST, AS RECORDED IN PLAT BOOK 1, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
TOGETHER WITH

23RD STREET SOUTH LYING SOUTHERLY OF 7TH AVENUE SOUTH AND LYING NORTHERLY OF THE NORTH RIGHT OF WAY OF INTERSTATE 275

TOGETHER WITH

8TH AVENUE SOUTH LYING EASTERLY OF THE EAST LINE OF LOT 2, BLOCK 1, DOME INDUSTRIAL PARK REPLAT I, AS RECORDED IN PLAT BOOK 137, PAGES 23 AND 24, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LYING WESTERLY OF 23RD STREET SOUTH, LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF INTERSTATE 275

TOGETHER WITH

THAT 10 FOOT WIDE EAST-WEST ALLEY LYING SOUTHERLY OF LOTS 8 THROUGH 14 AND LOTS 73 THROUGH 77 AND NORTHERLY OF LOTS 15 THROUGH 21 AND LOTS 68 THROUGH 72, REPLAT OF 2ND ROYAL SUB'N G.C. PRATHER-OWNER, AS RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID ALLEY LYING EASTERLY OF THE EAST LINE OF LOT 2, BLOCK 1, DOME INDUSTRIAL PARK REPLAT I, AS RECORDED IN PLAT BOOK 137, PAGES 23 AND 24, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LYING WESTERLY OF 23RD STREET SOUTH

TOGETHER WITH

THAT 10 FOOT WIDE EAST-WEST ALLEY LYING SOUTHERLY OF LOTS 3 THROUGH 7 AND NORTHERLY OF LOTS 22 THROUGH 26, REPLAT OF 2ND ROYAL SUB'N G.C. PRATHER-OWNER, AS RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID ALLEY LYING EASTERLY OF 23RD STREET SOUTH AND WESTERLY OF THE NORTH RIGHT OF WAY OF INTERSTATE 275

ST PETERSBURG, FLORIDA

LEGEND

- LS LICENSED SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS

NOTES

1. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
2. NOT A BOUNDARY SURVEY.
3. BASIS OF BEARINGS: N00°23'58"E ALONG THE EAST LINE OF LOT 2, BLOCK 1, DOME INDUSTRIAL PARK REPLAT 1, PLAT BOOK 137, PAGES 23 AND 24.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 120'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

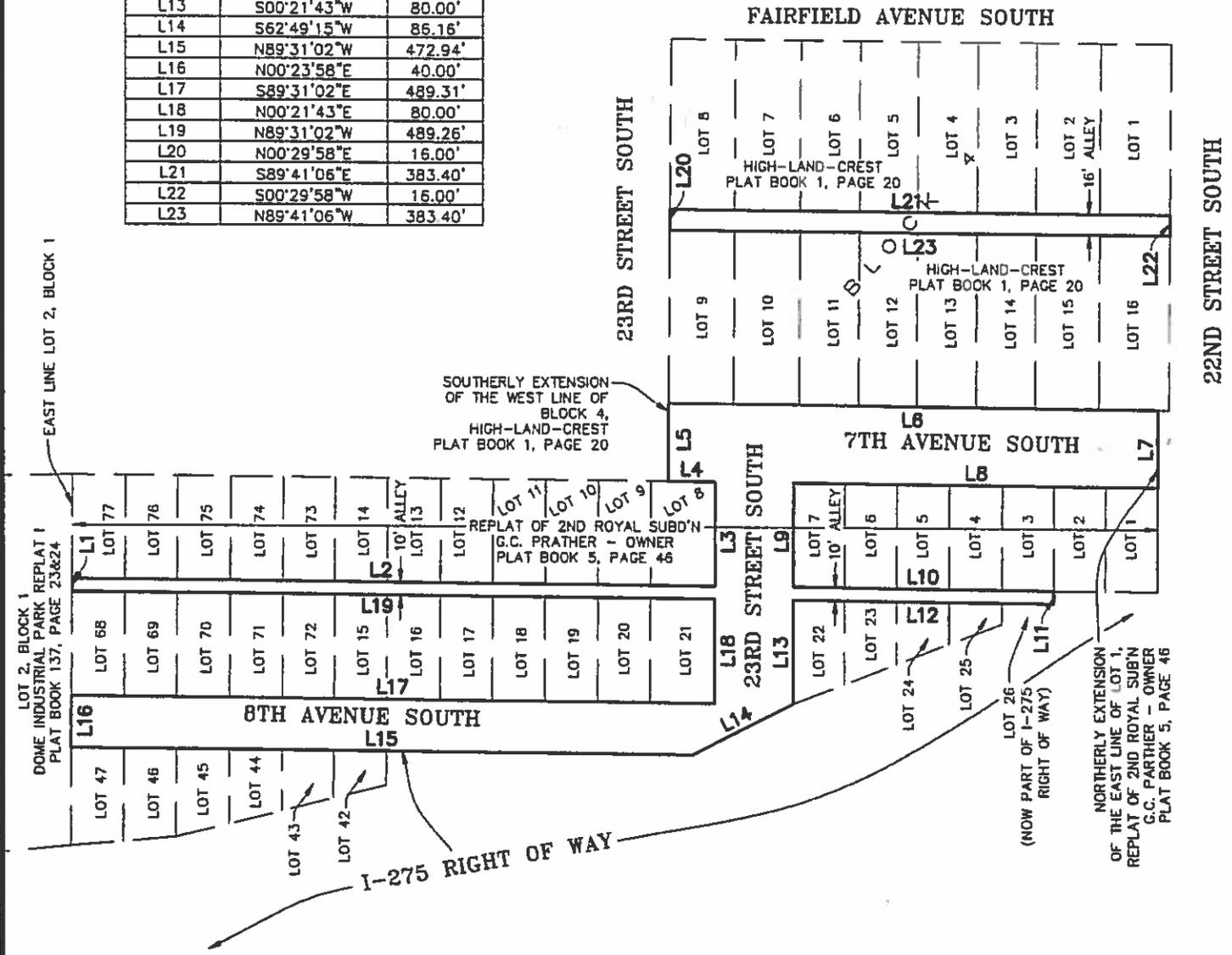
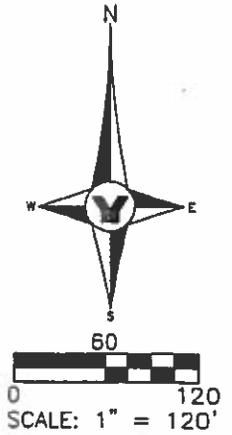
PREPARED FOR: CITY OF ST. PETERSBURG BLUE SKY COMMUNITIES, LLC	PAR. A2 - ST. PETE COMMERCE PARK DESCRIPTION & SKETCH SECTIONS 23&26, TOWNSHIP 31S, RANGE 16E	REVISIONS BY: _____ DATE: _____ DESCRIPTION: _____													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">INITIALS</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td>CREW CHIEF</td> <td></td> </tr> <tr> <td>DRAWN</td> <td>JLS 9/9/16</td> </tr> <tr> <td>CHECKED</td> <td>JAA 9/9/16</td> </tr> <tr> <td>FIELD BOOK</td> <td></td> </tr> <tr> <td>FIELD DATE</td> <td></td> </tr> </table>	INITIALS	DATE	CREW CHIEF		DRAWN	JLS 9/9/16	CHECKED	JAA 9/9/16	FIELD BOOK		FIELD DATE		CATHERINE A. BOSCO PSM LS 6257 SEPTEMBER 9, 2016 DATE	George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 FAX (727) 822-2919 BUSINESS ENTITY LB21 ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA	JOB NO. 16019600SC SHEET NO. 1 OF 2
INITIALS	DATE														
CREW CHIEF															
DRAWN	JLS 9/9/16														
CHECKED	JAA 9/9/16														
FIELD BOOK															
FIELD DATE															

FILE: I:\PROJECT\SUR\16019600SC\DWG\16019600SC005K.DWG LOGIN: JLSMITH 09/12/16 13:36:09 PLOTTED:

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°23'58"E	10.00'
L2	S89°31'02"E	489.25'
L3	N00°21'43"E	80.00'
L4	N89°31'02"W	36.15'
L5	N00°29'58"E	60.00'
L6	S89°31'02"E	375.20'
L7	S00°21'43"W	60.00'
L8	N89°31'02"W	279.20'
L9	S00°21'43"W	80.00'
L10	S89°31'02"E	199.20'
L11	S00°21'43"W	10.00'
L12	N89°31'02"W	199.20'
L13	S00°21'43"W	80.00'
L14	S62°49'15"W	86.16'
L15	N89°31'02"W	472.94'
L16	N00°23'58"E	40.00'
L17	S89°31'02"E	489.31'
L18	N00°21'43"E	80.00'
L19	N89°31'02"W	489.26'
L20	N00°29'58"E	16.00'
L21	S89°41'06"E	383.40'
L22	S00°29'58"W	16.00'
L23	N89°41'06"W	383.40'

Exhibit "A" 2 of 3



PREPARED FOR:
CITY OF ST. PETERSBURG
BLUE SKY COMMUNITIES, LLC

PAR A2 - ST. PETE COMMERCE PARK
DESCRIPTION & SKETCH
SECTIONS 23&26, TOWNSHIP 31S., RANGE 16E.

REVISED	BY	DATE	DESCRIPTION

INITIALS	DATE
CREW CHIEF	
DRAWN	JLS 9/9/16
CHECKED	JAA 9/9/16
FIELD BOOK	
FIELD DATE	

SEE SHEET 1 OF 2
FOR DESCRIPTION,
LEGEND, NOTES,
SIGNATURE AND SEAL



George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA

JOB NO.
16019600SC
SHEET NO.
2 OF 2

LEGAL DESCRIPTION

THAT 16 FOOT WIDE EAST-WEST ALLEY LYING WITHIN BLOCK 3, HIGH-LAND-CREST, AS RECORDED IN PLAT BOOK 1, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID ALLEY LYING BETWEEN 22ND STREET SOUTH AND 23RD STREET SOUTH

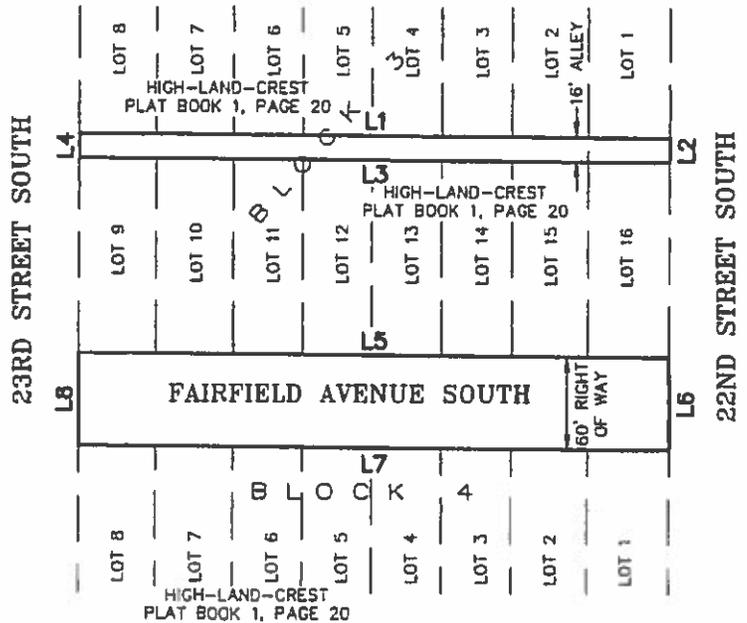
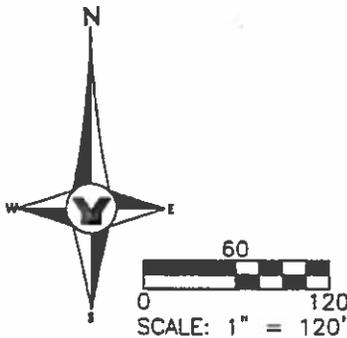
TOGETHER WITH

Exhibit "A" - 3 of 3

THAT PORTION OF FAIRFIELD AVENUE SOUTH (A 60.00 FOOT RIGHT OF WAY) LYING BETWEEN BLOCK 3 AND BLOCK 4, HIGH-LAND-CREST, AS RECORDED IN PLAT BOOK 1, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID PORTION OF FAIRFIELD AVENUE LYING BETWEEN 22ND STREET SOUTH AND 23RD STREET SOUTH

ST PETERSBURG, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°41'06"E	383.40'
L2	S00°29'58"W	16.00'
L3	N89°41'06"W	383.40'
L4	N00°29'58"E	16.00'
L5	S89°41'06"E	383.40'
L6	S00°29'58"W	60.00'
L7	N89°41'06"W	383.40'
L8	N00°29'58"E	60.00'



LEGEND

- LS LICENSED SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS

NOTES

1. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
2. NOT A BOUNDARY SURVEY.
3. BASIS OF BEARINGS: N00°23'58"E ALONG THE EAST LINE OF LOT 2, BLOCK 1, DOME INDUSTRIAL PARK REPLAT 1, PLAT BOOK 137, PAGES 23 AND 24.
4. THIS SKETCH IS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT FOR TITLE INSURANCE.
5. THIS MAP INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 120'.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR: CITY OF ST. PETERSBURG EURO CYCLES OF TAMPA BAY		PAR A2 - ST. PETE COMMERCE PARK DESCRIPTION & SKETCH SECTION 23, TOWNSHIP 31S, RANGE 16E		BY	DATE	DESCRIPTION
CREW CHIEF	INITIALS	DATE				
DRAWN	JLS	1/12/17				
CHECKED	JAA	1/12/17				
FIELD BOOK						
FIELD DATE						
JAMES A. AKKER PSM LS 3972 JANUARY 12, 2017 DATE						JOB NO. 17001300SS SHEET NO. 1 OF 1
George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 FAX (727) 822-2919 BUSINESS ENTITY LB21 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA						

FILE: I:\PROJECT\SUR\17001300SS\DWG\17001300SS005K.DWG PLOTTED: 01/13/17 10:57:47 LOGIN: JLSMITH

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

Attachment F -
Page 1 of 3

TO: Pamela Jones, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: January 17, 2017
SUBJECT: Right of Way - Vacation 7th Ave S, 8th Ave S, 23rd St S, and E/W alleys
FILE: 16-33000015 Revision 1 (to include two additional right of way vacations)

LOCATION & PARCEL	2208 Fairfield Avenue South;	23-31-16-38528-004-0010
	2222 Fairfield Avenue South;	23-31-16-38628-004-0030
	656 23rd Street South;	23-31-16-38628-004-0090
	2253 7th Avenue South;	23-31-16-38628-004-0100
	2245 7th Avenue South;	23-31-16-38628-004-0110
	2227 7th Avenue South;	23-31-16-38628-004-0130
	651 22nd Street South;	23-31-16-38628-004-0140
	2223 7th Avenue South;	23-31-16-38628-004-0141
	2209 7th Avenue South;	23-31-16-38628-004-0142
	2200 7th Avenue South;	26-31-16-72882-000-0010
	2210 7th Avenue South;	26-31-16-72882-000-0020
	2218 7th Avenue South;	26-31-16-72882-000-0030
	2226 7th Avenue South;	26-31-16-72882-000-0040
	2238 7th Avenue South;	26-31-16-72882-000-0050
	2242 7th Avenue South;	26-31-16-72882-000-0060
	2254 7th Avenue South;	26-31-16-72882-000-0070
	2306 7th Avenue South;	26-31-16-72882-000-0080
	2308 7th Avenue South;	26-31-16-72882-000-0090
	2320 7th Avenue South;	26-31-16-72882-000-0100
	2332 7th Avenue South;	26-31-16-72882-000-0110
	2334 7th Avenue South;	26-31-16-72882-000-0120
	2342 7th Avenue South;	26-31-16-72882-000-0130
	2351 8th Avenue South;	26-31-16-72882-000-0150
	2341 8th Avenue South;	26-31-16-72882-000-0160
	2331 8th Avenue South;	26-31-16-72882-000-0180
	2321 8th Avenue South;	26-31-16-72882-000-0190
	2301 8th Avenue South;	26-31-16-72882-000-0210
	2253 8th Avenue South;	26-31-16-72882-000-0220
	None;	26-31-16-72882-000-0240
	None;	26-31-16-72882-000-0250
	2350 8th Avenue South;	26-31-16-72882-000-0420
	2366 8th Avenue South;	26-31-16-72882-000-0450
	2376 8th Avenue South;	26-31-16-72882-000-0470
	2377 8th Avenue South;	26-31-16-72882-000-0680

2373 8th Avenue South;	26-31-16-72882-000-0690
2365 8th Avenue South;	26-31-16-72882-000-0700
2357 8th Avenue South;	26-31-16-72882-000-0720
2354 7th Avenue South;	26-31-16-72882-000-0730
2366 7th Avenue South;	26-31-16-72882-000-0740
2738 7th Avenue South;	26-31-16-72882-000-0760
2226 6th Avenue South;	23-31-16-38628-003-0030
2262 6th Avenue South;	23-31-16-38628-003-0050
2262 6th Avenue South;	23-31-16-38628-003-0070
2200 6th Avenue South;	23-31-16-38628-003-0010
2259 Fairfield Avenue South;	23-31-16-38628-003-0090
2251 Fairfield Avenue South;	23-31-16-38628-003-0100
2245 Fairfield Avenue South;	23-31-16-38628-003-0110
2235 Fairfield Avenue South;	23-31-16-38628-003-0120
2231 Fairfield Avenue South;	23-31-16-38628-003-0130
2221 Fairfield Avenue South;	23-31-16-38628-003-0140
621 22nd Street South;	23-31-16-38628-003-0150
623 22nd Street South;	23-31-16-38628-003-0151

ATLAS: I-3
PROJECT: Right of Way - Vacation

REQUEST: Approval of a vacation of various street and alley rights-of-way generally located between 6th Avenue South and Interstate 275 between 22nd Street South and 24th Street South.

More specifically, the following right of way vacations have been requested:

- The 16-foot wide east/west alley in the block bounded by 6th Avenue South and Fairfield Avenue South between 22nd Street South and 23rd Street South.
- The 16-foot wide east/west alley in the block bounded by Fairfield Avenue South and 7th Avenue South between 22nd Street South and 23rd Street South.
- The 10-foot east/west alley in the block bounded by 7th Avenue South and 8th Avenue South and by Interstate 275 between 22nd Street South and 24th Street South.
- A portion of Fairfield Avenue South between 22nd Street South and 23rd Street South.
- A portion of 7th Avenue South between 22nd Street South and 23rd Street South.
- A portion of 23rd Street South between 7th Avenue South and 8th Avenue South by Interstate 275.
- A portion of 8th Avenue South located between 23rd Street South at Interstate 275 and 24th Street South.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the vacation request provided that the following comments are added as conditions of approval:

1. The 16-foot wide east/west alley located north of Fairfield Avenue between 22nd Street South and 23rd Street South contains an 8" sanitary sewer main. The entire vacated alley right of way must be retained as public utility easement.

2. The 16-foot wide east/west alley between 22nd and 23rd Street South, and between Fairfield and 7th Avenue South to be vacated contains an 8" sanitary sewer main. The entire vacated alley right of way must be retained as public utility easement.
3. The 10-foot wide alley between I-275 and 24rd Street South and between 7th – 8th Avenue South to be vacated contains an 8" sanitary sewer main. The entire vacated alley right of way must be retained as public utility easement.
4. The right of way of Fairfield Avenue South to be vacated between 22nd Street South and 23rd Street South contains 15", 18", 24", and 54" storm sewer and a 2" potable water main. The entire vacated right of way must be retained as public utility easement.
5. City Utility maps indicate that the right-of-way of 7th Avenue South to be vacated contains a 12" & 6" potable water main, a 12" 18" & 24" storm sewer, and an 8" sanitary sewer main. The entire vacated right of way must be retained as public utility easement.
6. City Utility maps indicate that the right-of-way of 23rd Street South to be vacated contains an 8" sanitary sewer main, and a 24" storm sewer. The entire vacated right of way must be retained as public utility easement.
7. City Utility maps indicate that the right-of-way of 8th Avenue South to be vacated contains an 8" sanitary sewer, a 15" & 24" storm sewer, and a 6" potable water main. The entire vacated right of way must be retained as public utility easement.
8. Once redevelopment plans are available and a replat is provided, the developer may opt to abandon or relocate all or some of the existing utilities existing within the vacated rights of way provided that a plan for such work is prepared by the applicant's Engineer and submitted to the City for approval. Also, as an option to dedicating the full width of the vacated right of way as public utility easement, all utilities may be field located by the developer and individual public easements must be dedicated, centered over the public utilities to remain. The width of required easement will be based on pipe size, location, and depth. Any future utility abandonment/relocation plans shall be in conformance with current City Engineering Standards and Specifications and shall be designed, permitted, and constructed by and at the sole expense of the developer.
9. Prior to the removal or alteration of existing road pavement within the vacated rights-of-way the applicant must submit plans for review of the existing grading and drainage systems. The applicant may be required to make necessary changes to the pavement grading and/or modifications to the drainage systems as necessary to accommodate the proposed changes.
10. Any existing agusta brick, granite curb or hex block sidewalk that is removed from the vacated rights-of-ways will remain the property of the City of St. Petersburg and must be returned to the City upon development or redevelopment of the property.

NED/MJR/jw

pc: Kelly Donnelly
Easement Vacation File 2016
Reading File
Correspondence File



st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

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

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **February 1, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-33000018 **PLAT SHEET:** F-48

REQUEST: Approval of a vacation of an ingress/egress easement dedicated as shown in OR Book 8698, Pages 947-949, located within Lot 9 of John Alex Kelly Pine Hill Subdivision and Lot 9 of John Alex Kelly's Georgian Terrace, generally located within the block between 90th Avenue North and 91st Avenue North between 4th Street North and 5th Street North.

OWNER: S & L Properties St. Petersburg
2651 Kirkling Court
Portage, Wisconsin 53901

OWNER: St. Josaphat's Ukrainian Catholic Diocese
434 90th Avenue North
Saint Petersburg, Florida 33702-3142

AGENT: Chris McGuire
McCon Building Corporation
1059 Circle Drive
Highland, Wisconsin 53543

ADDRESS: 450 91st Avenue North; 19-30-17-69354-000-0090
477 90th Avenue North; 19-30-17-30690-000-0090

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family (NSM-1) and Neighborhood Suburban (NS-1)

DISCUSSION AND RECOMMENDATION:

Request The request is to vacate an ingress egress easement located within the block between 90th Avenue North and 91st Avenue North between 4th Street North and 5th Street North. The subject ingress/egress easement was dedicated to the City in 1994 by the owners (Our Lord Ukrainian Catholic Church) for ingress, egress and turnaround to and from a dead end alley created by the vacation of 200-feet of an east west alley within the block. Utilities serving the Church property were also allowed to transverse the easement. The alley utilizing the turnaround was subsequently vacated in 1999.

There is also an existing 16-foot public utility easement (OR Book 8545 Pg 1365) and a 20-foot public utility easement (OR 8698 P 944) which overlap the center portion of the ingress/egress easement proposed for vacation. The 16-foot and 20-foot public utility easements are to remain.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments A and B) and Sketch and Legal Description (Exhibit "A"). The applicant's goal is to consolidate the property 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 **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 the standard list of City Departments and private utility providers. TECO/Peoples gas indicated that they have facilities within the easement to be vacated. An associated special condition of approval is suggested at the end of this report.

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 subject ingress./egress easement will not affect access to any lot of record. The ingress/egress easement and turnaround was at the terminus of an east/west alley to the east, which was vacated in 1999, so the turnaround is not serving its intended purpose.

- 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.*

The vacation of the subject ingress./egress easement will not affect the existing roadway network. Alleys within the block have previously been vacated and the surrounding properties consolidated.

- 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.*

The easement is not needed for the purpose for which the City has a legal interest.

- 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

There are no policies in the City's Comprehensive Plan which apply to this request.

C. Adopted Neighborhood or Special Area Plans

There are no neighborhood or special area plans which affect vacation of right-of-way in this area of the City.

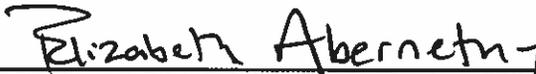
Comments from Agencies and the Public The application was routed to the standard list of City Departments and Utility providers. TECO/Peoples Gas indicated that they have facilities within this easement. An associated special condition of approval has been added at the end of this report.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed ingress/egress easement vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, if the facilities are not already protected by the existing 16-foot and 20-foot east/west public utility easements which overlay the ingress/egress easement, the applicant shall work with TECO/Peoples Gas to obtain a letter of no objection to the proposed vacation, or relocate any facilities within the area of the ingress/egress easement not protected by a utility easement at the owner's expense, or provide TECO/Peoples Gas with a private easement for their facilities. In either case a written letter of no objection from TECO/Peoples Gas is required.

REPORT PREPARED BY:


KATHRYN A. YOUNKIN, AICP, LEED, AP BD+C, Deputy Zoning Official 11/25/17
Development Review Services Division DATE
Planning & Economic Development Department
REPORT APPROVED BY:


ELIZABETH ABERNETHY, AICP, Zoning Official (POD) 1-25-17
Planning and Economic Development DATE
Development Review Services Division

Attachments: A – Parcel Map, B – Aerial Map, Exhibit “A” – Sketch and Legal Description



Attachment B
City of St. Petersburg, Florida
Planning and Economic Development
Department
Case No.: 16-33000018
Address: 450 91st Avenue North



INGRESS / EGRESS EASEMENT

OFFICIAL RECORDS BOOK 8698, PAGE 947-949

A PORTION OF THE EAST 36 FEET OF THE NORTH 27.5 FEET OF LOT 9, ACCORDING TO THE MAP OR PLAT OF JOHN ALEX KELLY'S GEORGIAN TERRACE, AS RECORDED IN PLAT BOOK 9, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF 16 FOOT WIDE ALLEY (VACATION PROPOSED) LYING BETWEEN THE NORTH BOUNDARY LINE OF SAID LOT 9, ACCORDING TO THE MAP OR PLAT OF JOHN ALEX KELLY'S GEORGIAN TERRACE, AND THE SOUTH BOUNDARY LINE OF A PORTION OF LOTS 8 AND 9, ACCORDING TO THE MAP OR PLAT OF JOHN ALEX KELLY'S PINE-HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EAST 26 FEET OF THE SOUTH 27.5 FEET OF SAID LOT 9, AND A PORTION OF THE WEST 10 FEET OF THE SOUTH 27.5 FEET OF SAID LOT 8, ACCORDING TO SAID MAP OR PLAT OF JOHN ALEX KELLY'S PINE-HILLS SUBDIVISION. ALL LYING IN SECTION 19, TOWNSHIP 30 SOUTH, RANGE 17 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, ACCORDING TO SAID MAP OR PLAT OF JOHN ALEX KELLY'S GEORGIAN TERRACE, RUN THENCE SOUTHERLY 9.07 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 9; THENCE DEFLECTING 45 DEGREES, SOUTHEASTERLY, 7.07 FEET; THENCE SOUTHERLY 13.43 FEET; THENCE WESTERLY, 31 FEET; THENCE NORTHERLY 71 FEET; THENCE EASTERLY 31 FEET; THENCE SOUTHERLY 13.43 FEET; THENCE DEFLECTING 45 DEGREES, SOUTHEASTERLY, 7.07 FEET; THENCE SOUTHERLY, 25.07 FEET TO THE POINT OF BEGINNING.

Exhibit "A"
Page 1 of 2

SEE SHEET 1 FOR LEGAL DESCRIPTION

<p>Boggs Surveying Inc. P.O. Box 1450 New Port Richey, Florida 34656 Phone: (727) 810-0025 Certificate of Authorization: LB 8087 State of Florida</p>	<p>PROJECT NAME: CULVER'S ST. PETERSBURG</p> <p>PINELLAS COUNTY, STATE OF FLORIDA SEC 19, TWN 30 S, RNG 17 E</p>	<p><small>SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small></p> <p style="text-align: center;"><i>Dennis R. Boggs</i> DENNIS R. BOGGS, PSM LICENSE NUMBER LS-6069, STATE OF FLORIDA</p>
<p>THIS IS NOT A BOUNDARY SURVEY</p>		<p>DATE: 1/24/2017</p>
<p>PAGE 2 OF 2</p>		

C:\Survey\Survey\113 Cubers St. Peter's\McCon\SURVEY\LEGAL and Sketch\Culver's St. Peter's 086608.dwg - Layered - 1/25/2017 4:36:11 PM 1:0991151



st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

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

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **February 1, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-33000020 **PLAT SHEET:** E-52

REQUEST: Approval of a vacation of a 30-foot wide right-of-way known as 100th Avenue North, located west of 2nd Street North.

OWNER: Gandy Boulevard Investors
125 5th Street South
Saint Petersburg, Florida 33701-4168

AGENT: Katie Cole, Esq.
Hill Ward Henderson
600 Cleveland Street #800
Clearwater, Florida 33755-4153

ADDRESS: 10000 4th Street North

PARCEL ID NO.: 19-30-17-59225-000-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)

DISCUSSION AND RECOMMENDATION:

The Request: The request is to vacate a 30-foot wide right-of-way known as 100th Avenue North, located west of 2nd Street North. The applicant intends to consolidate the property along with the street right-of-way to be vacated to construct a new 3-story, climate controlled, self-storage building. On December 7, 2016, the Development Review Commission approved the Special Exception and related site plan for the self-storage facility.

The street right-of-way is not needed for public use or travel. The width of the right-of-way is substandard and is a dead-end. The minimum required street right-of-way width within the City for a local street is 50-feet. The subject vacation will allow the applicant to redevelop the existing property.

Analysis

Staff's review of a vacation application is guided by the City's Land Development Regulations (LDR's), the City's Comprehensive Plan and any adopted neighborhood or special area plans. In this case, Staff finds that the requested vacation can be supported and **recommends approval**, subject to the special conditions of approval suggested at the end of this report. This recommendation is based upon the following findings.

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.

There are utilities within the street right-of-way to be vacated. The applicant will be required to relocate the utilities or dedicate a utility easement.

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 proposed vacation will not deny access to any property, but will allow the applicant to assemble all the property for redevelopment.

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.

The proposed vacation will not impact the existing road network.

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.

The street right-of-way dead-ends into the subject property. The City has no need to retain the right-of-way for future use.

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

NA.

B. Comprehensive Plan

There are no policies in the City's Comprehensive Plan which apply to this request.

C. Adopted Neighborhood or Special Area Plans

There are no neighborhood or special area plans which would discourage the vacation of right-of-way in this area of the City.

Comments from Agencies and the Public

The subject street right-of-way vacation was routed to City departments and outside utilities. The City's Engineering Department, Duke Energy and Teco have utilities in the area to be vacated. The applicant will be responsible to relocate the utilities or dedicate a utility easement to protect the existing utilities.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed 30-foot wide right-of-way vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, the applicant shall replat the street right-of-way and the subject property.
2. The existing utilities shall be relocated or a utility easement shall be dedicated over the street right-of-way to be vacated.
3. As required City Code Section 16.70.050.1.1 G, 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:



COREY MALYSZKA, Urban Design & Development Coordinator
Development Review Services Division
Planning & Economic Development Department



DATE

REPORT APPROVED BY:

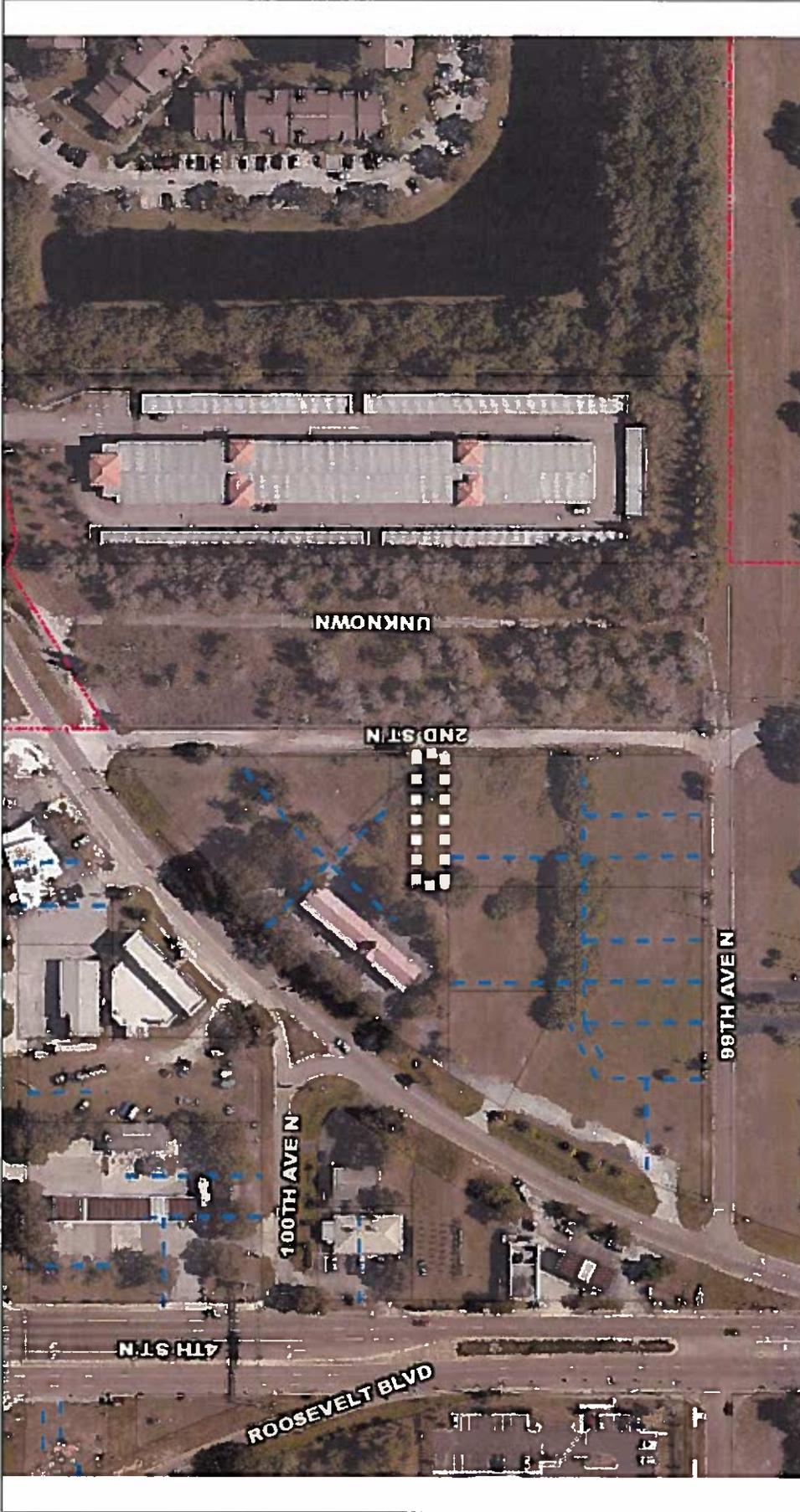


ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division



DATE

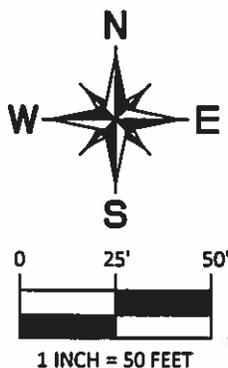
Attachments: A – Aerial Map, B – Legal Description and Sketch



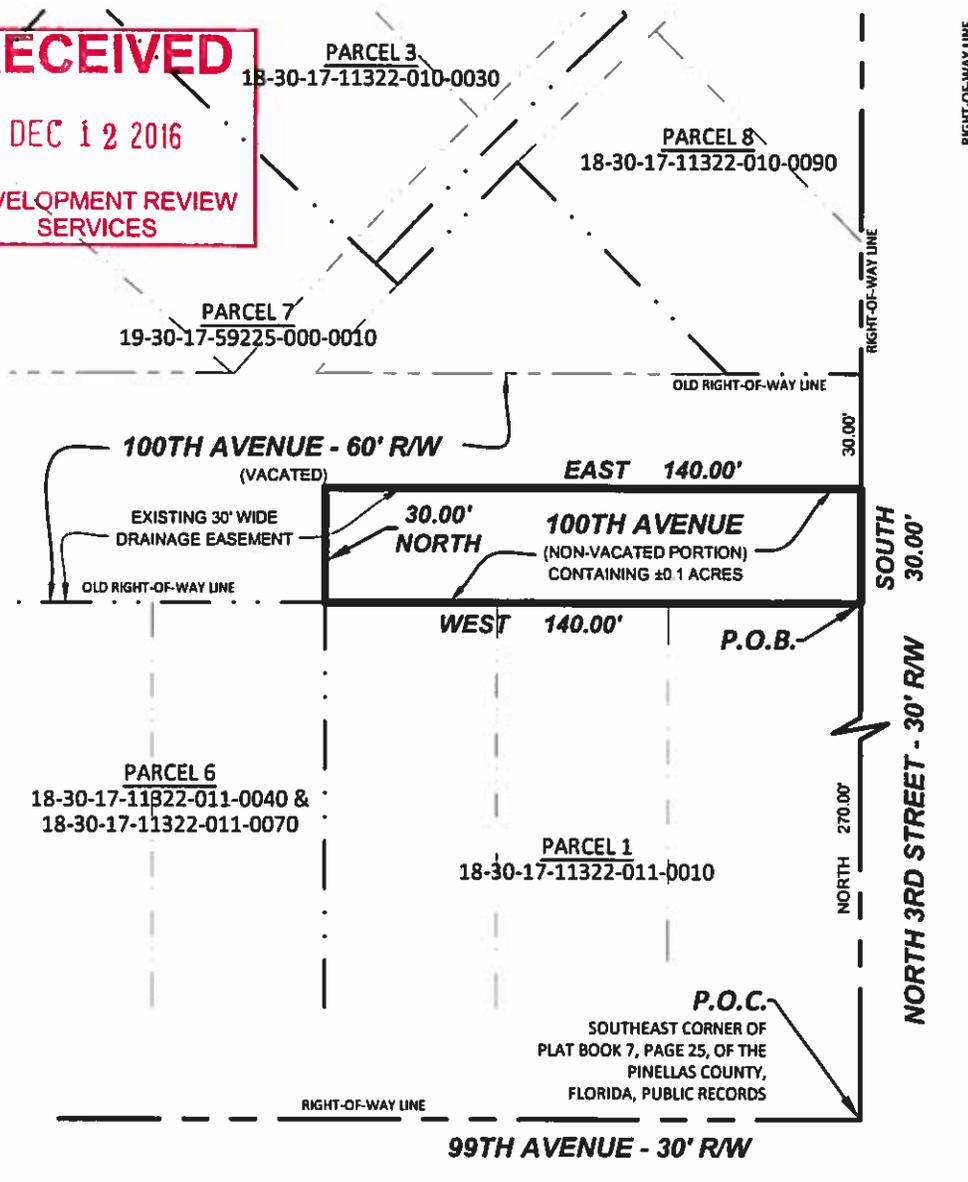
City of St. Petersburg, Florida
Development Review Services
Case No.: 16-3300020
Address: 10000 4th Street North



LEGAL DESCRIPTION and SKETCH



RECEIVED
 DEC 12 2016
 DEVELOPMENT REVIEW SERVICES



LEGAL DESCRIPTION:

A PORTION OF 100TH AVENUE (60.0' RIGHT-OF-WAY), NOT CURRENTLY VACATED, FOUND IN PLAT BOOK 7, PAGE 25, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT [ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 99TH AVENUE (30.0' RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF NORTH 3RD STREET (30.0' RIGHT-OF-WAY)], THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE, 270.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF 100TH AVENUE (60.0' RIGHT-OF-WAY) AND POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, WEST, 140.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH, 30.00 FEET TO THE CENTERLINE OF SAID 100TH AVENUE; THENCE ALONG SAID CENTERLINE, EAST, 140.00 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF NORTH 3RD STREET; THENCE LEAVING SAID CENTERLINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±0.1 ACRES

SURVEYOR'S NOTES:

- 1) THIS IS A SKETCH OF DESCRIPTION, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE. MORE SPECIFICALLY, THE PURPOSE OF THIS SKETCH IS TO SHOW THE VISUAL REPRESENTATION OF THE NON-VACATED PORTION OF 100TH AVENUE
- 2) INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD.
- 3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4) THIS IS NOT SURVEY.

LEGEND:

- R/W = RIGHT-OF-WAY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THEY CONFORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

12/08/2016
DATE SIGNED


 JOHN M. PULICE, PSM
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NUMBER LS6811

Littlejohn
An S&ME Company

1615 Edgewater Drive, Suite 200, Orlando, FL 32804
T 407.975.1273 F 407.975.1278 www.leaninc.com
Florida Certificate of Authorization LB.7914

**GANDY BOULEVARD
 & 100th AVENUE
 PINELLAS COUNTY, FLORIDA**

NON-VACATED PORTION
of 100th AVENUE

JOB # 527116063

12/08/16

SHEET
1 of 1

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: December 30, 2016
SUBJECT: Right of Way - Vacation
FILE: 16-33000020



LOCATION: 10000 4th Street North
PIN: 19/30/17/59225/000/0010
ATLAS: E-52
PROJECT: Right of Way - Vacation

REQUEST: Approval of a vacation of the remaining 30 foot wide right of way known as 100th Avenue North which is located between the Gandy frontage road and 2nd Street North.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the right of way vacation request with the following condition of approval:

1. City utility maps indicate that an 8" sanitary sewer main and a 12" reclaimed water main exist within the area proposed for vacation therefore the entire vacated right of way must be retained as **Public Utility Easement**.

NED/MJR/jw

pc: Kelly Donnelly
Easement Vacation File 2016
Reading File
Correspondence File



2166 Palmetto Street
Clearwater, FL 33765: CW-13

Jason.McDarby@duke-energy.com

o: 727.562.5706
f: 727-562-5753



December 19, 2016

Pamela Jones
City of St. Petersburg
P. O. Box 2842
St. Petersburg, FL 33731

**RE: *Approval of a Vacation of a Right-of-Way
Section 19, Township 30 South, Range 17 East, Pinellas County, Florida
Case number: 16-33000020***

Dear Ms. Jones:

Please be advised that to **DUKE ENERGY FLORIDA, INC., d/b/a DUKE ENERGY, *Distribution Department* and *Transmission Department*** have “**OBJECTIONS**” to a vacation of a 30 foot wide right-of-way known as 100th Avenue North, located West of 2nd Street North.

This is due to overhead facilities in the Right-of-Way that will be vacated with this request. No Objection letter would be provided upon the **removal/reroute of existing utility facilities OR granting of a Duke Energy easement** over the above described property. Removal or relocation will need to be handled by a Duke Energy Engineer.

Sincerely,

Jason McDarby
Land Agent
Distribution Right of Way - Florida



December 27, 2016
RE: Case No. 16-3300020



Dear Ms. Jones,

TECO Peoples Gas has no existing or proposed facilities in the area referenced above; there is no objection.

TECO Peoples Gas has the following facilities in the above referenced area.

Remark; 4" Coated steel gas main in the east row of 2nd St N.

In order to allow TECO Peoples Gas to operate and maintain these facilities, easements will have to remain in the above referenced area.

If it becomes necessary to relocate any gas facility, it will be at the expense of the applicant.

Thank you for your continued close cooperation in these matters. Please feel free to call upon us if we can be of further service.

Sincerely,

Jeff Frazier
Utility Coordinator



st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

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

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **February 1, 2017 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-33000022 **PLAT SHEET:** G-3

REQUEST: Approval of a vacation of a 7-foot portion of a 20-foot wide public pedestrian and bicycle easement north of 6th Avenue South as dedicated by the plat of Lot 1 of Coast Central Replat, located northwest of the intersection of Dr. Martin Luther King Jr. Street South and 6th Avenue South.

OWNER: St. Petersburg Apartments, LLC
477 South Rosemary Avenue #301
West Palm Beach, Florida 33401-5758

OWNER: 5th Avenue Residences, LLC
PO Box 4189
Clearwater, Florida 33758-4189

AGENT: Luis Serna
CGA Solutions
13535 Feather Sound Drive
Clearwater, Florida 33762

**ADDRESSES and
PARCEL ID NOS.:** 555 Dr. Martin Luther King Jr Street South; 24-31-16-16871-
001-0010
None; 24-31-16-16871-001-0013

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional-1 (CRT-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 7-foot portion of a 20-foot wide public pedestrian and bicycle easement north of 6th Avenue South. This pedestrian and bicycle easement was dedicated by the plat of Coast Central Replat, and required as a condition of the vacation of right-of-way of a 40-foot portion of 6th Avenue South, which is now included in the subject parcel (Exhibit C). The easement that was dedicated does not cover the area of the easternmost portion of the City's bicycle and pedestrian trail, which is a part of the Pinellas Trail system.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments A and B) and Sketch and Legal (Exhibit "A") The applicant's goal is to consolidate the property for redevelopment, while relocating a portion of the trail to the south on the subject property and within the easement to remain. The applicant has committed to provide an additional easement located to the west of the existing easement (Attachment D).

This proposed new easement has been reviewed by the City's Transportation and Engineering Departments and they have no objection to the proposed vacation of a portion of the easement.

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 (Attachment E) **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.*

This case involves the vacation of a pedestrian and bicycle easement. In addition, all utility providers have indicated no objection to the vacation.

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 pedestrian and bicycle easement will have no effect on access to any lot of record.

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.*

The vacation of the pedestrian and bicycle easement will have no effect on the existing roadway network.

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.*

The portion of the easement being vacated is not needed for the purpose for which the City has a legal interest. The newly dedicated easement will protect the existing and reconstructed portions of the bicycle and pedestrian trail which will now be wholly within an easement.

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

Policies regarding bicycle and pedestrian access in the Comprehensive plan are included below.

Transportation Element Policy T13.4 The City shall require development to provide, where appropriate, facilities that support alternative modes of transportation. These facilities shall include bus stops, bus shelters, bus turn-outs, sidewalks, wheelchair ramps, crosswalks, bicycle racks and bicycle lockers.

This application is in support of this policy.

Transportation Element Objective T15: The City shall encourage and increase bicycle and pedestrian travel throughout the City of St. Petersburg for commuting to work and school as well as for recreation.

This application is in support of this objective.

Transportation Element Policy T15.15 The City shall require a minimum width of ten (10) feet for the construction of dual-use bicycle/pedestrian facilities.

This application is in support of this policy.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Intown Activity Center and Campbell Park Neighborhood Association. There are no neighborhood or special area plans which affect 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 outside utility providers and no objections were received.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed Bicycle and Pedestrian Easement vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, the applicant shall dedicate a new easement to the west of the existing easement as described in Exhibit "B".
2. Comply with the conditions in the Engineering Memorandum dated January 20, 2017 prior to a Certificate of Occupancy. All work required to relocate the trail shall be at the sole expense of the applicant. (Exhibit F)

REPORT PREPARED BY:



KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official
Development Review Services Division
Planning & Economic Development Department

1/25/17
DATE

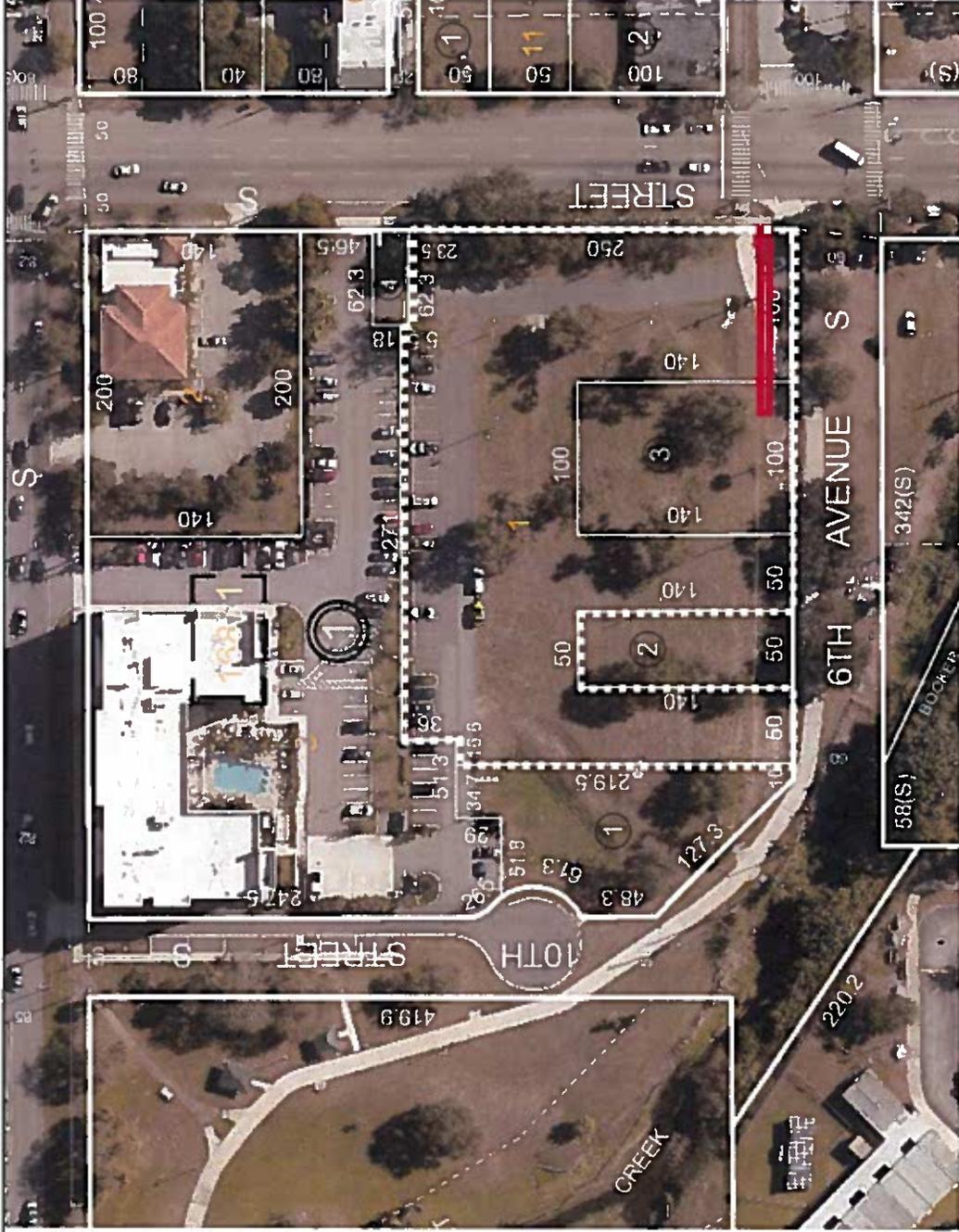
REPORT APPROVED BY:



ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

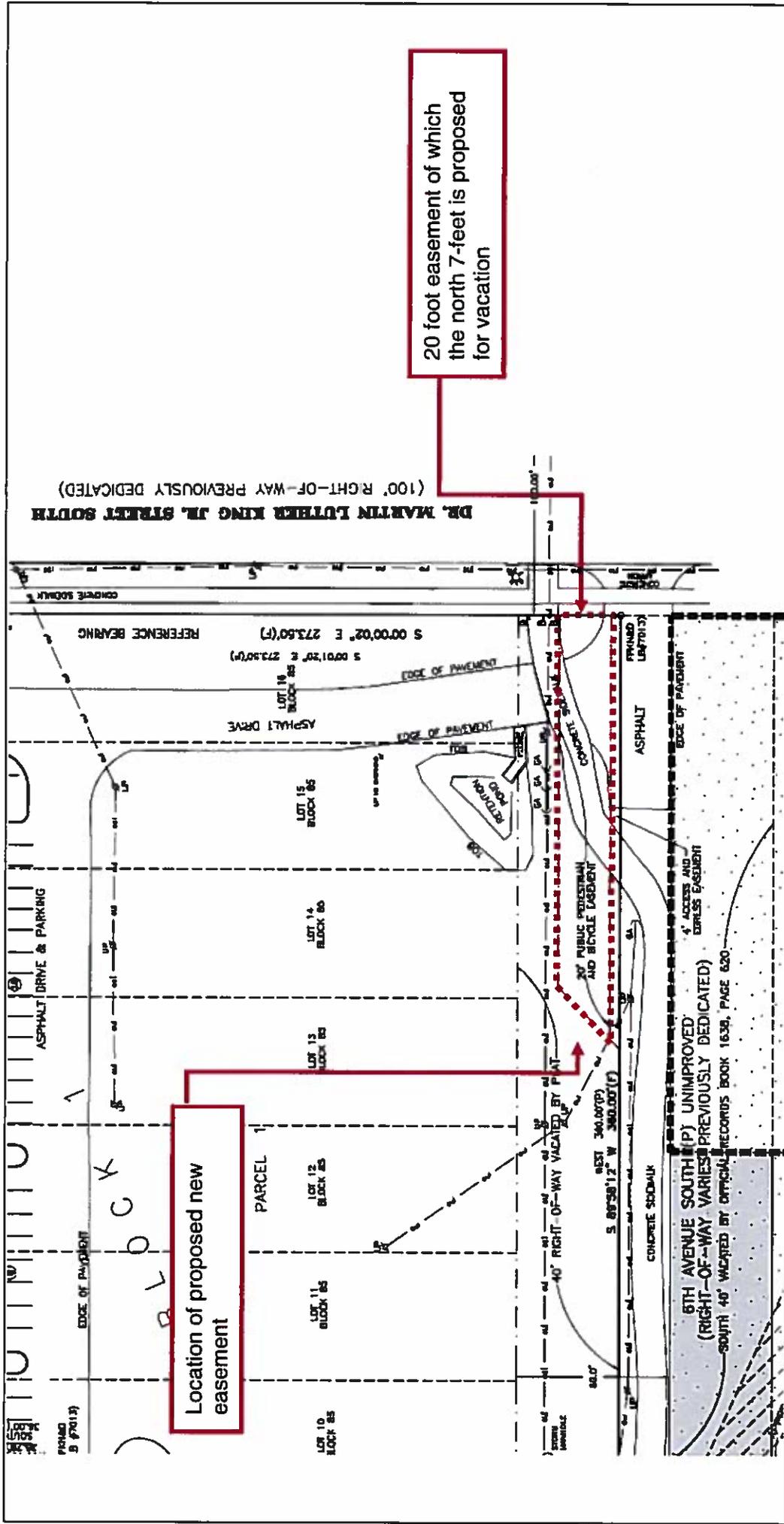
1-25-17
DATE

Attachments: A – Parcel Map, B – Aerial Map, C – Existing and Proposed Trail Location, D – Proposed Trail Dedication, E – Applicant’s Application and Narrative, Attachment F – Engineering Memorandum dated January 20, 2017, Exhibit “A” – Sketch and Legal Description of the portion of the Pedestrian and Bicycle Easement to be vacated



Attachment B
City of St. Petersburg, Florida
Planning and Economic Development
Department
Case No.: 16-3300022
Address: 6th Avenue South at Dr. Martin Luther King
Jr Street South





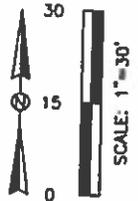
Attachment C
 City of St. Petersburg, Florida
 Planning and Economic Development
 Department
 Case No.: 16-3300022
 Address: 6th Avenue South at Dr. Martin Luther King
 Jr Street South



SKETCH & DESCRIPTION – NOT A SURVEY

**Attachment
D**

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	51.00'	N 89°32'59" E	20.28'	20.42'	22°56'18"
C2	78.89'	N 74°01'31" E	43.40'	43.97'	31°56'06"



LEGEND:



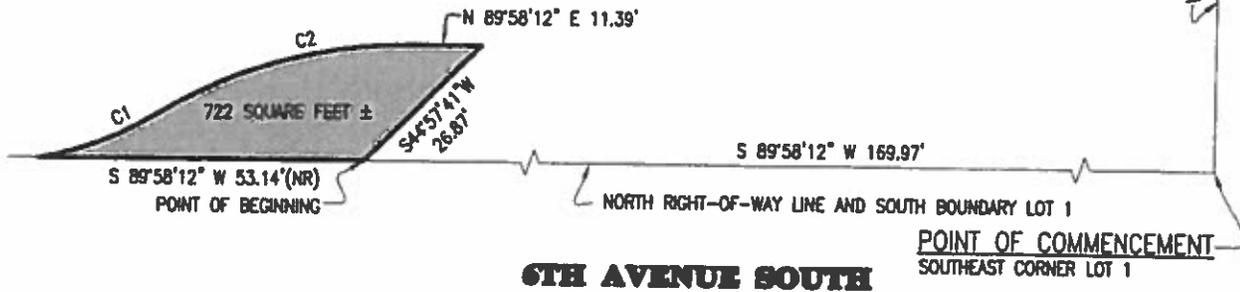
= BICYCLE ACCESS EASEMENT

COAST CAPITAL REPLAT
PLAT BOOK 135, PAGE 51

LOT 1

WEST RIGHT-OF-WAY LINE

**DR. MARTIN LUTHER
KING JR. STREET SOUTH**
(100' RIGHT-OF-WAY PREVIOUSLY DEDICATED)



6TH AVENUE SOUTH

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 1 OF COAST CAPITAL REPLAT AS RECORDED IN PLAT BOOK 135, PAGE 51 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 AND PROCEED ALONG THE SOUTH BOUNDARY THEREOF AND THE NORTH RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTH S 89° 58' 12" W, A DISTANCE OF 169.97 FEET TO THE POINT OF BEGINNING; THENCE S 89° 58' 12" W, CONTINUING ALONG SAID SOUTH BOUNDARY AND NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 53.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NOTHWESTERLY, HAVING A RADIUS OF 51.00 FEET AND A CHORD WHICH BEARS N 69° 32' 59" E, A DISTANCE OF 20.28 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 20.42 TO THE BEGINNING OF A NON-TANGENTIAL REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 78.89 FEET AND A CHORD WHICH BEARS N 74° 01' 31" E, A DISTANCE OF 43.40 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 43.97 FEET TO THE END OF SAID CURVE; THENCE N 89° 58' 12" E, A DISTANCE OF 11.39 FEET; THENCE S 44° 57' 41" W, A DISTANCE OF 26.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 722 SQUARE FEET, MORE OR LESS



Aaron J. Murphy, PSM
Date 1/11/17
Florida Professional Surveyor & Mapper No. 6768
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013



HAMILTON
ENGINEERING & SURVEYING, INC.

BICYCLE ACCESS EASEMENT
PINELLAS COUNTY, FLORIDA

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB7013

TEL (813) 250-3535
FAX (813) 250-3636

SEC TWP RGE
24-31-16

JOB NUMBER
01936.0071

SCALE
AS SHOWN

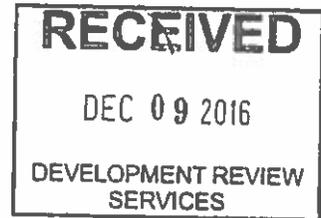
DATE
01/09/2016

SHEET
1/1

Attachment E



477 South Rosemary Avenue, Suite 301
West Palm Beach, FL 33401
P.561-832-1114/F.561-832-1104



December 7, 2016

City of St Petersburg
Planning and Zoning
PO Box 2842
St Petersburg, FL 33731

RE: Vacation and Re-description of 20' Bike and Pedestrian Easement

Planning and Zoning Staff:

Please accept this application to vacate the current 20' bike and pedestrian easement (PB 135 Pgs 51-53) which is adjacent to our approved 132 unit multi-family apartment community. During our pre-application meeting, we agreed to relocate the trail to the South and grant a new 10' bike and pedestrian easement over the new trail location area. A sketch and legal of the proposed easement location and current easement location have been provided which our application. We have agreed that if we are able to gain site control of the adjacent property to the South of 6th Avenue South driveway connection, we will re-locate the trail to that area at our expense. The following details have been added to our engineering site plan in addition to the above commitment if we are able to gain site control of the adjacent property.

- Owner will be responsible for the cost of design, construction, and any permits required to relocate the segment of trail to the other side of the property
- 20' bike/pedestrian easement will be moved to the new trail alignment at that time
- Trail will be constructed to AASHTO bike guide standards
- The programmed reconstruction of the 9th Street bridge will likely include a new trail under the bridge on the north side of the creek with the intention of connecting to this section of trail

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: January 20, 2017
SUBJECT: Right of way - Vacation
FILE: 16-33000022

Attachment F

LOCATION: 555 Dr. Martin Luther King Jr. Street South

AND PIN: 24/31/16/16871/001/0013

ATLAS: G-3

PROJECT: Easement - Vacation

REQUEST: Approval of a vacation of a 7-foot wide portion of a 20-foot wide public pedestrian and bicycle easement north of 6th Avenue South as dedicated by the plat of Lot 1 of Coast Central Replat, located northwest of the intersection of Dr. Martin Luther King Jr. Street South and 6th Avenue South.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the vacation request with the following comments/conditions:

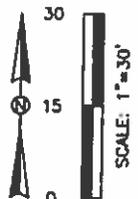
1. The applicant has demonstrated that the remaining portions of the Public Bicycle and Pedestrian Easement, and the existing 4-foot wide Access and Egress easement (both per Coast Capital Replat, OR BK 135, PG 53), together with dedication of the additional Bicycle Easement (legal description and sketch included as part of the vacation submittal), can accommodate the required 4-foot wide clear zone on the south edge of the trail, the minimum 10-foot wide trail, and the minimum 2-foot wide clear zone along the north edge of the trail. As a condition of this vacation request, the applicant must relocate the Trail and required clear zones adjacent to the trail as necessary to be contained entirely within the remaining and proposed trail easement areas. All necessary work shall be designed, permitted, and constructed by and at the sole expense of the applicant prior to Engineering departmental release of any project Certificate of Occupancy.
2. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public 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.
3. It is noted that the existing easement for the Trail is called a "*Bicycle and Pedestrian Easement*" but the legal description and sketch provided for the additional easement to be dedicated for the realigned trail is called a "*Bicycle Access Easement*". Engineering recommends that City Legal and City Real Estate verify that the new easement is properly labeled as appropriate to allow trail construction, trail maintenance, and public use of the easement area for pedestrian and bicycle purposes.

NED/MJR/jw

pc Kelly Donnelly
Easement Vacation File 2016
Reading File
Correspondence File

SKETCH & DESCRIPTION – NOT A SURVEY

Exhibit "A"



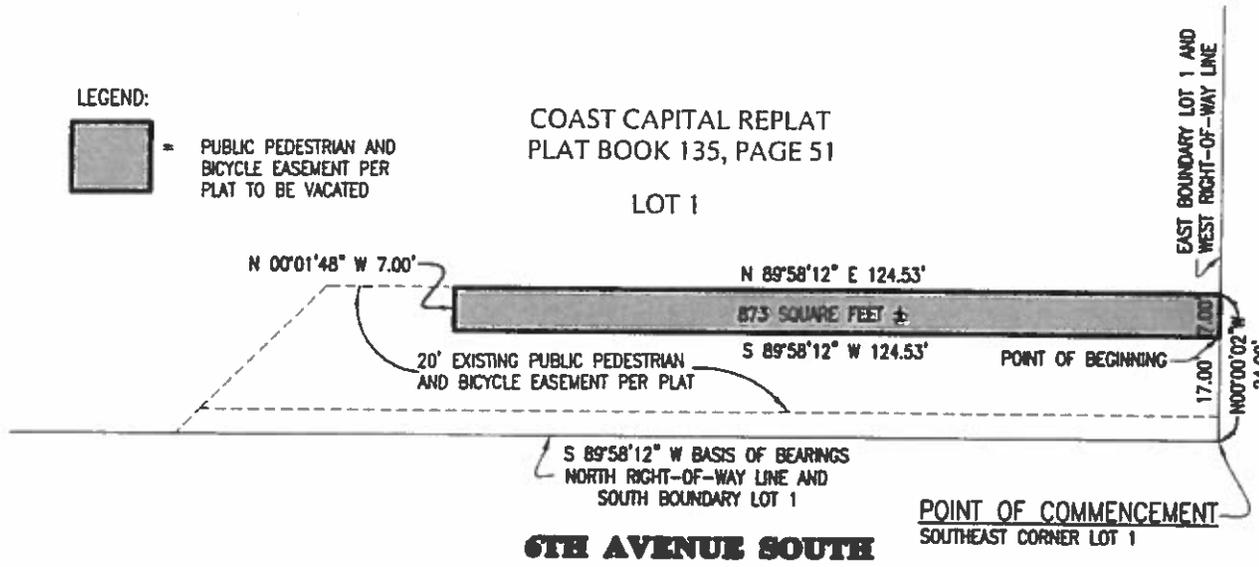
LEGEND:



PUBLIC PEDESTRIAN AND BICYCLE EASEMENT PER PLAT TO BE VACATED

COAST CAPITAL REPLAT
PLAT BOOK 135, PAGE 51

LOT 1



**DR. MARTIN LUTHER
KING JR. STREET SOUTH**
(100' RIGHT-OF-WAY PREVIOUSLY DEDICATED)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 1 OF COAST CAPITAL REPLAT AS RECORDED IN PLAT BOOK 135, PAGE 51 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 AND PROCEED ALONG THE EAST BOUNDARY THEREOF AND THE WEST RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. STREET SOUTH N 00° 00' 02" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; THENCE S 89° 58' 12" W, A DISTANCE OF 124.53 FEET; THENCE N 00° 01' 48" E, A DISTANCE OF 7.00 FEET; THENCE N 89° 58' 12" E, A DISTANCE OF 124.53 FEET TO THE SAID EAST BOUNDARY AND WEST RIGHT-OF-WAY LINE; THENCE S 00° 00' 02" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 873 SQUARE FEET, MORE OR LESS

Aaron J. Murphy, PSM Date 1/11/12
 Florida Professional Surveyor & Mapper No. 6768
 for Hamilton Engineering and Surveying, Inc.
 Certificate of Authorization No. LB7013

 HAMILTON ENGINEERING & SURVEYING, INC. 3409 W. LEMON STREET TAMPA, FLORIDA 33609 LB#7013	VACATE PEDESTRIAN & BICYCLE EASEMENT PINELLAS COUNTY, FLORIDA			
	SEC TWP RGE 24-31-16	JOB NUMBER 01936.0071	SCALE AS SHOWN	DATE 01/11/2017

The subject property is zoned NT-2. The minimum lot width in NT-2 zoning is 50 feet, and the minimum lot area is 5,800 square feet. The subject lots each measure 45 feet in width and 5,715 square feet in area, and therefore are considered to be substandard and non-conforming.

Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. The code changed in 2003 to allow development on any platted lot of record. On September 17, 2015, City Council amended the non-conforming lot regulations, thereby eliminating the right to build on these substandard lots without first obtaining a variance.

During the review of the regulations by City Council starting in March of 2015, Council made the decision to change the code back to restrict such development on substandard lots, while also making clear its intent that a variance review to determine if such development would be consistent with the surrounding neighborhood pattern would be required. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing one home on one platted lot in an area that historically developed on more than one platted lot could be detrimental to the neighbors and the overall character of the neighborhood. The subject blocks and the majority of the neighborhood is not an example of this situation, see Attachment 2, Neighborhood Lot Exhibit.

CONSISTENCY REVIEW COMMENTS: The Planning & Economic Development Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the Development Review Commission's (DRC) decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The application proposes demolition of the existing single-family home and all site improvements in order to construct two new single-family homes with detached garages.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The existing platted lots are substandard to the NT-2 minimum standards, which require a minimum lot width of 50 feet and lot area of 5,800 square feet. The proposed lots will be 45 feet in width, substandard by five feet, or 10 percent. The proposed lot area is 5,715 square feet, substandard by 85 feet, or 1.5 percent.

c. *Preservation district. If the site contains a designated preservation district.*

The criterion is not applicable.

d. Historic Resources. If the site contains historical significance.

The criterion is not applicable.

e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.

One Laurel Oak tree is located at the front of the subject property. The Laurel Oak was inspected by the City's Urban Forester and was determined to be in severe decline, warranting removal based on the health of the tree. One fruit tree, not protected by the Land Development Regulations, is also in declining health in the front yard.

f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.

The subject property is within the North Kenwood Neighborhood Association and was platted in 1924 in the First Addition to the Melrose Subdivision. The majority of the homes in this area, including the subject property, were originally developed in the 1920s and 1940s. The prevailing development pattern is one house per platted lot, and the majority of the lots are 45 feet wide.

Block	Conforming Width	Substandard Width	% Substandard	Conforming Area	Substandard Area	% Substandard
Subject Block Face (25th St N - West side)	2	7	77.78%	2	7	77.78%
Yale St N - East side	1	11	91.67%	1	11	91.67%
Yale St N - West side	3	8	72.73%	3	8	72.73%
26th St N - East side	0	13	100.00%	0	13	100.00%
9th Ave N - Block 1	1	4	80.00%	1	4	80.00%
9th Ave N - Block 2	0	6	100.00%	0	6	100.00%
Average			87.03%			87.03%

g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.

The criterion is not applicable.

2. *The special conditions existing are not the result of the actions of the applicant;*

All of the lots in the First Addition to Melrose Subdivision were platted in 1924 at 45 feet wide. The subject property contains two of the 52 lots that were platted 127 feet deep. The remaining 12 lots were platted at 120 feet deep. As shown in the chart in response to 1.f. above, 87 percent of the lots in the subdivision are substandard in lot width and lot area. This also establishes the predominant development pattern to be one house per platted lot. This development pattern is not the result of any action of the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

Without approval of the requested variance, the owner has the ability to develop the property with a single-family home and an accessory dwelling unit in compliance with the Land Development Regulations. Approval of the variances to lot width and lot area allows for construction of two single-family homes. The proposed lots are each 5,715 square feet in area, which does not meet the minimum requirement of 5,800 square feet to qualify for an accessory dwelling unit.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

The majority of the other properties in the surrounding blocks were developed with one house on each lot of record. The requested variance would allow a more consistent use of the land.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The variance request is the minimum necessary to allow the development of four single-family homes on lots of similar size to the surrounding lots with single-family homes.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment. The Land Development Regulations for the Neighborhood Traditional districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood."

The Future Land use designation in this neighborhood is Planned Redevelopment – Residential (PR-R). The following objective and policies promote redevelopment and infill development in our City:

OBJECTIVE LU2:

The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other

resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of the variance will not be injurious to neighboring properties as they are developed in a similar pattern as the proposed lots. The property to the north is zoned NSM-1 and is approved for a 69-townhouse development. The proposal for two single-family homes is consistent with the neighborhood pattern of the surrounding blocks which are zoned NT-2.

8. *The reasons set forth in the application justify the granting of a variance;*

Staff finds that the reasons set forth in the variance application do justify the granting of the variance based on the analysis provided and the recommended special conditions of approval.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

Non-conforming uses and non-conforming buildings and structures have not been considered in staff's analysis.

PUBLIC COMMENTS: The applicant received signatures of support from the North Kenwood Neighborhood Association president and five neighboring property owners. Staff received one inquiry through the zoning counter which did not raise any issues. One call was received requesting more information, but staff was unable to make contact with that person.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Economic Development Department Staff recommends **APPROVAL** of the requested variance.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following:

1. The design of the two homes shall be varied, such that a substantially similar home cannot be replicated on the lots, and shall comply with all NT design standards.

Variation shall include at least three of the following: architectural style; roof form, materials; details (doors, windows, columns).

2. The site plans submitted for permitting should substantially resemble the site plans submitted with this application.
3. This variance approval shall be valid through February 1, 2020. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Aerial map, Neighborhood Lot Exhibit, survey, site plan, plat, photographs, applicant's narrative, signatures of support, Neighborhood Participation Report.

Report Prepared By:

Alexandria Hancock, Planner I Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

Elizabeth Abernethy, ACIP, Zoning Official (POD) Date
Development Review Services Division
Planning & Economic Development Department

EA/AMH:pj



City of St. Petersburg, Florida
Development Review Services
Case No.: 16-54000095
Address: 1050 25th Street North



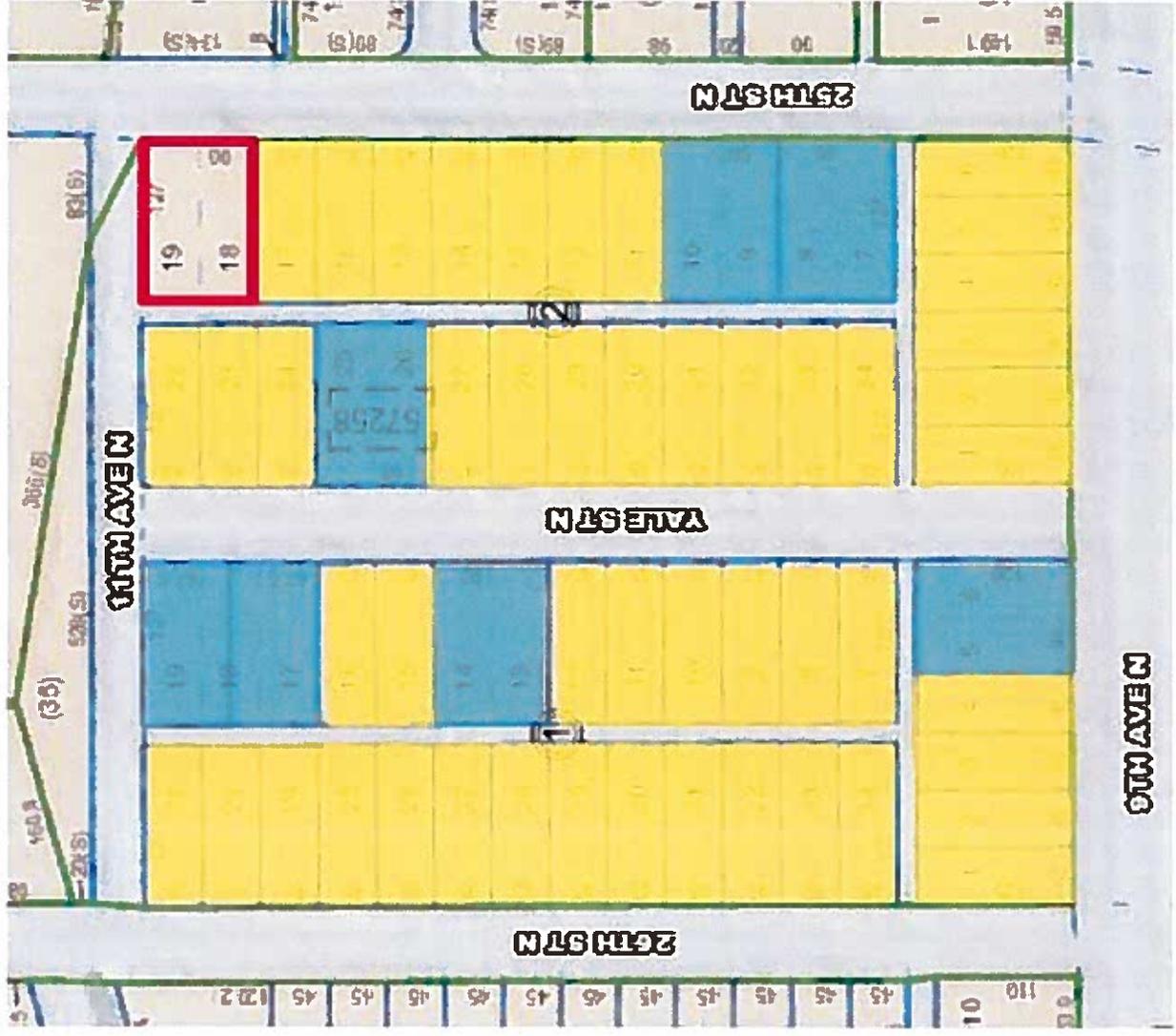
Neighborhood Lot Exhibit

 Subject Property

 Conforming Lots

 Nonconforming Lots

** All nonconforming lots are substandard in width and area, and have one house per platted lot of record.*



Average Lot Size Analysis

Site Address: 1050 25th Street North

Case #: 16-54000095

Revised: 12/22/2016

Zoning: Neighborhood Traditional 2

Width Required: 50 ft

Area Required: 5800 sq. ft.

Table 1 - First Addition to Melrose Subdivision - Lot Width Analysis

Block	Conforming Width	Substandard Width	% Substandard
Subject Block Face (25th St N - West side)	2	7	77.78%
Yale St N - East side	1	11	91.67%
Yale St N - West side	3	8	72.73%
26th St N - East side	0	13	100.00%
9th Ave N - Block 1	1	4	80.00%
9th Ave N - Block 2	0	6	100.00%
Average			87.03%

Table 2 - First Addition to Melrose Subdivision - Lot Area Analysis

Block	Conforming Area	Substandard Area	% Substandard
Subject Block Face (25th St N - West side)	2	7	77.78%
Yale St N - East side	1	11	91.67%
Yale St N - West side	3	8	72.73%
26th St N - East side	0	13	100.00%
9th Ave N - Block 1	1	4	80.00%
9th Ave N - Block 2	0	6	100.00%
Average			87.03%

JOB NO.: 161965		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5780 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 12/6/16			FAX (727) 344-4840

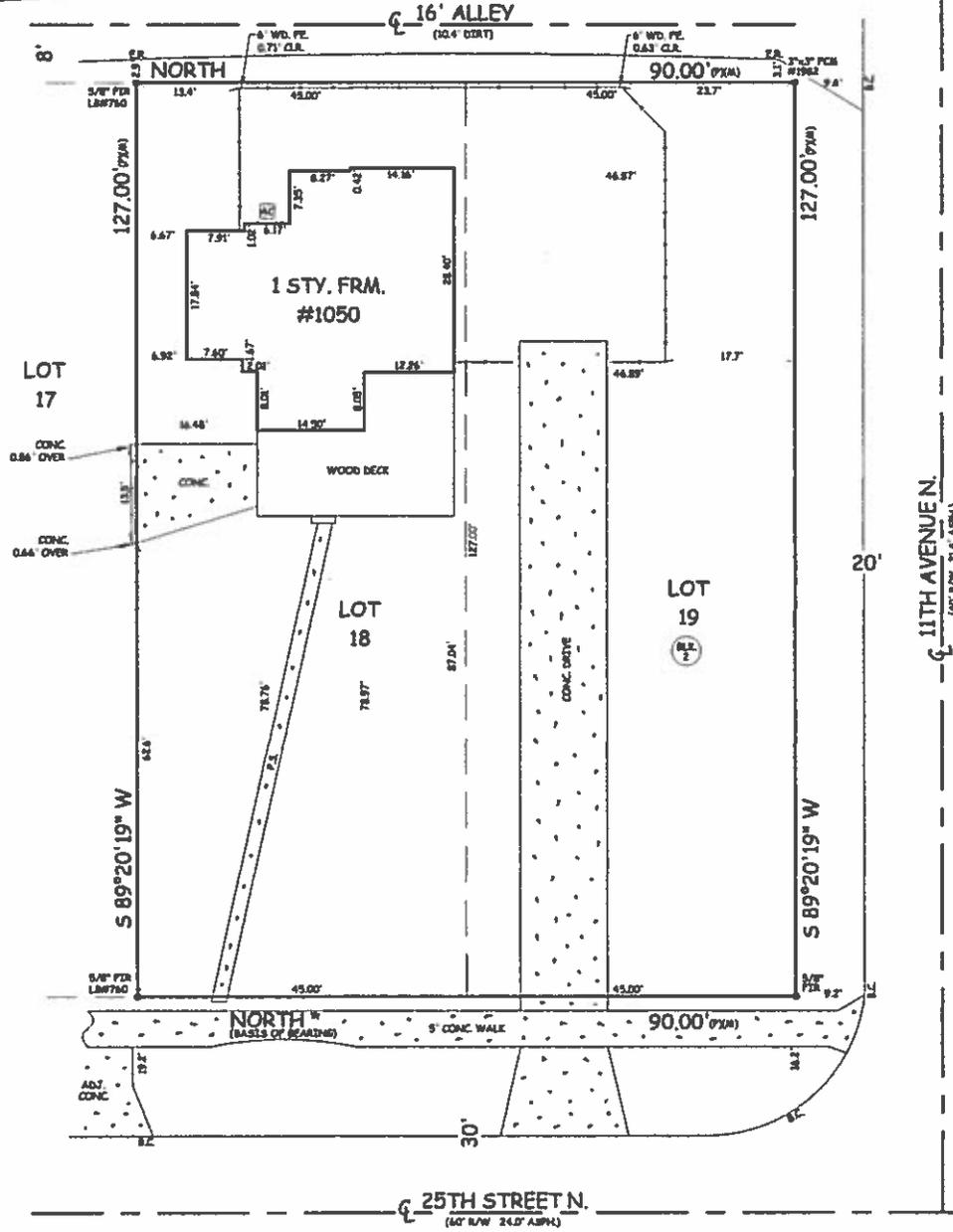
CERTIFIED TO: CFP Home Investments, Inc.

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 14 TWP. 31 S. RGE. 16 E.

NORTH (ASSUMED)



A BOUNDARY SURVEY OF: Lots 18 & 19, Block 2, FIRST ADDITION TO MELROSE, as recorded in Plat Book 6, Page 70 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: X Comm. Panel No.: 125148 0216 G Map Date: 9/03/03 Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTIES, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 92-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS ENDORSED BY SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

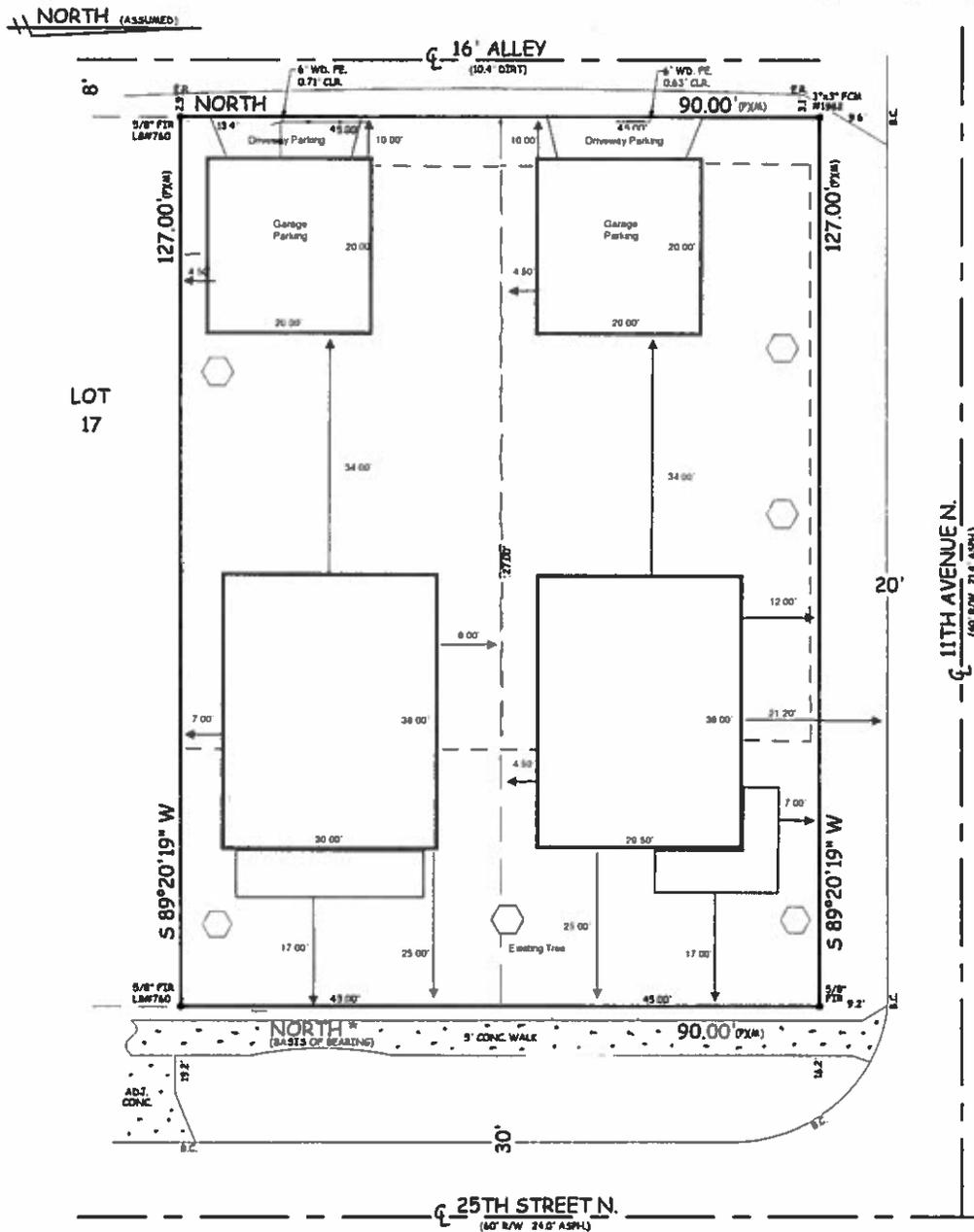
Edward D. Murphy
 EDWARD D. MURPHY REG. P.L.S. # 6338

LEGEND:	P.D. - POUND P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION I.C.I. - FENCE A.F. - ADJACENT FENCE C.L.F. - CHAIN LINK FENCE F.E. - FENCE A.D.J. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER M.A. - MANSIONARY C.L.P. - FRAMSE F.E. - FENCE C.B. - CATCH BASIN	ALUM. - ALUMINUM W.H. - WATER HEATER P.B. - PAVING STONE C.P. - CARPORT P.L. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.L. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W/W - WING WALL C. - CENTERLINE M.S. - METAL SHEED P. - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	EASEMT. - EASEMENT M.H. - MANSIONARY CONC. - CONCRETE C.F. - CLEAR C.C. - COVERED CONCRETE W.D. - WOOD B.L.K. - BLOCK S.W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHAND GAR. - GARAGE C/V. - COVERED WOOD C.P. - COVERED PAVING STONE C.C. - COVERED CONCRETE W.D. - WOOD S.P. - SCREENED PORCH P.P. - OVERHEAD POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
----------------	--	--	---	--	---	---

JOB NO.: 161965		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 12/6/16			FAX (727) 344-4640

CERTIFIED TO: CFP Home Investments, Inc.

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 14 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot's 18 & 19, Block 2, FIRST ADDITION TO MELROSE, as recorded in Plat Book 6, Page 70 of the Public Records of Pinellas County, Florida.

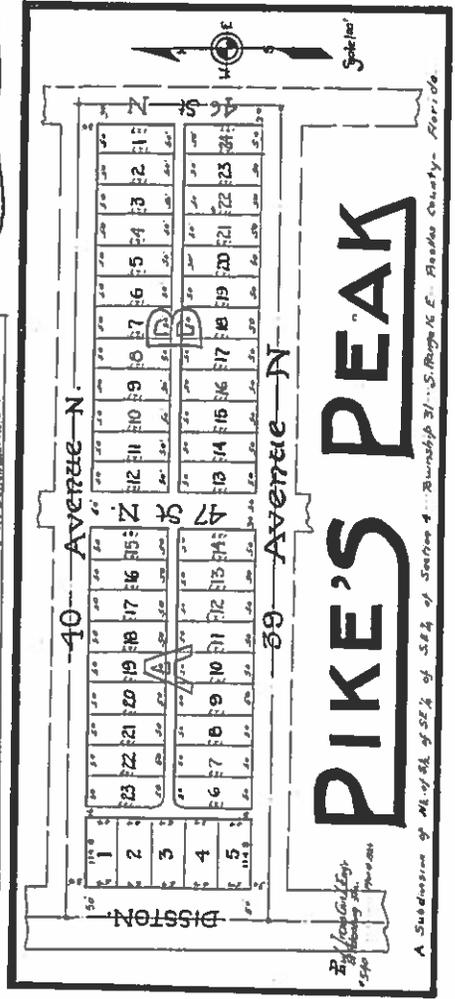
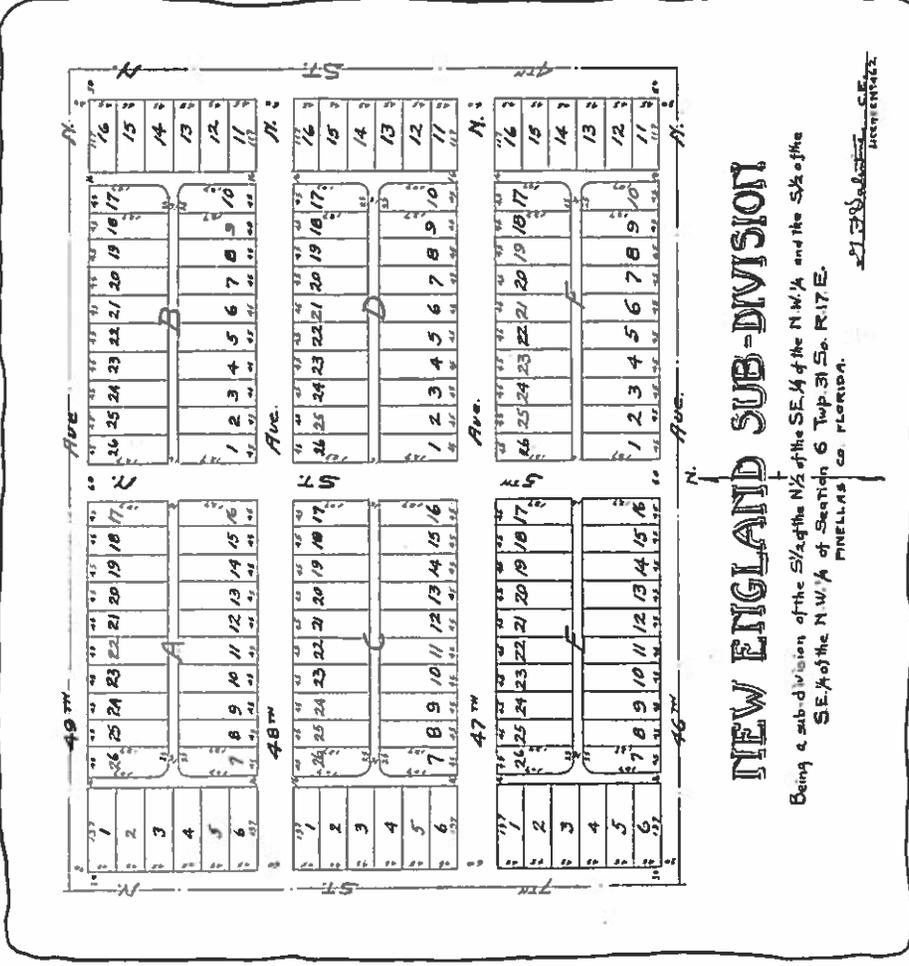
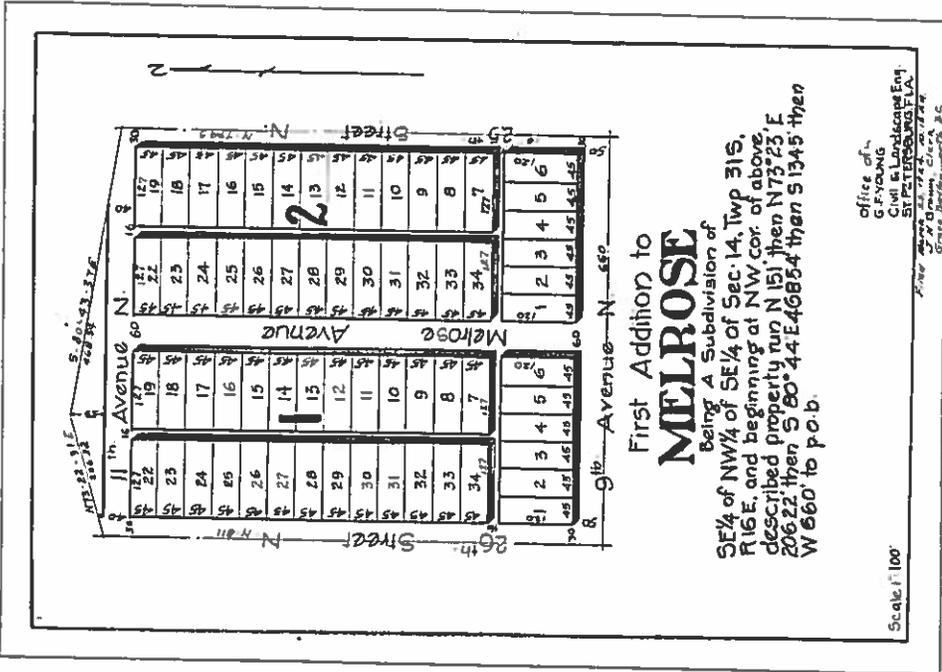
According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: X Comm. Panel No.: 125148 0216 G Map Date: 9/03/03 Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEREIN PARTY(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMAL REQUIREMENTS OF CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS ENDORSED BY A SURVEYOR. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

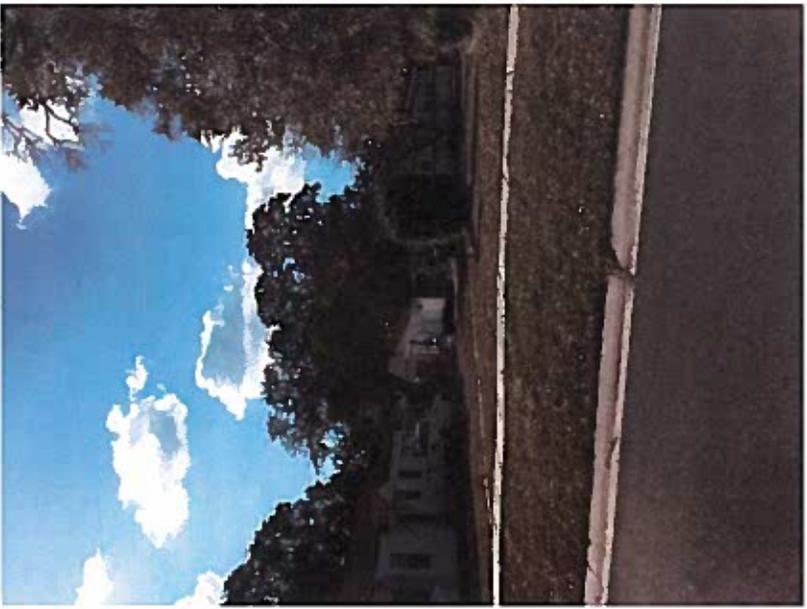
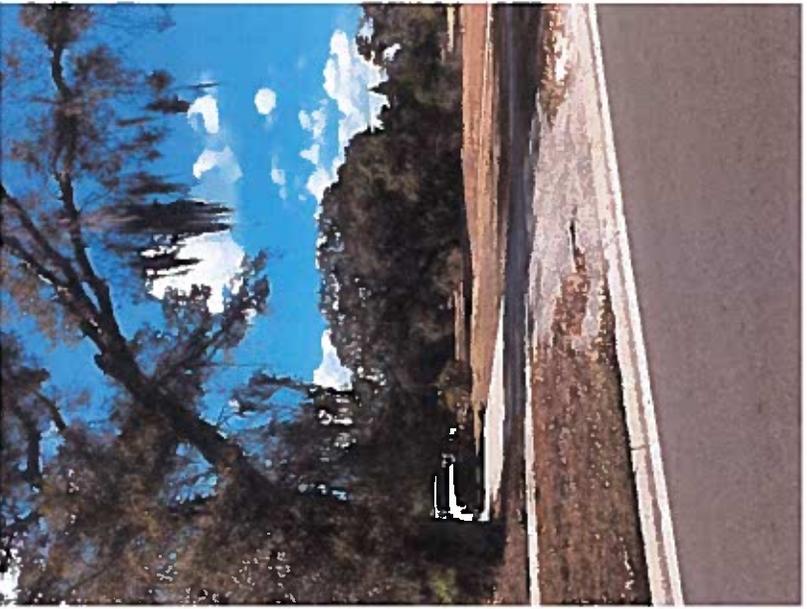
* BEARINGS SHOWN ARE ASSUMED

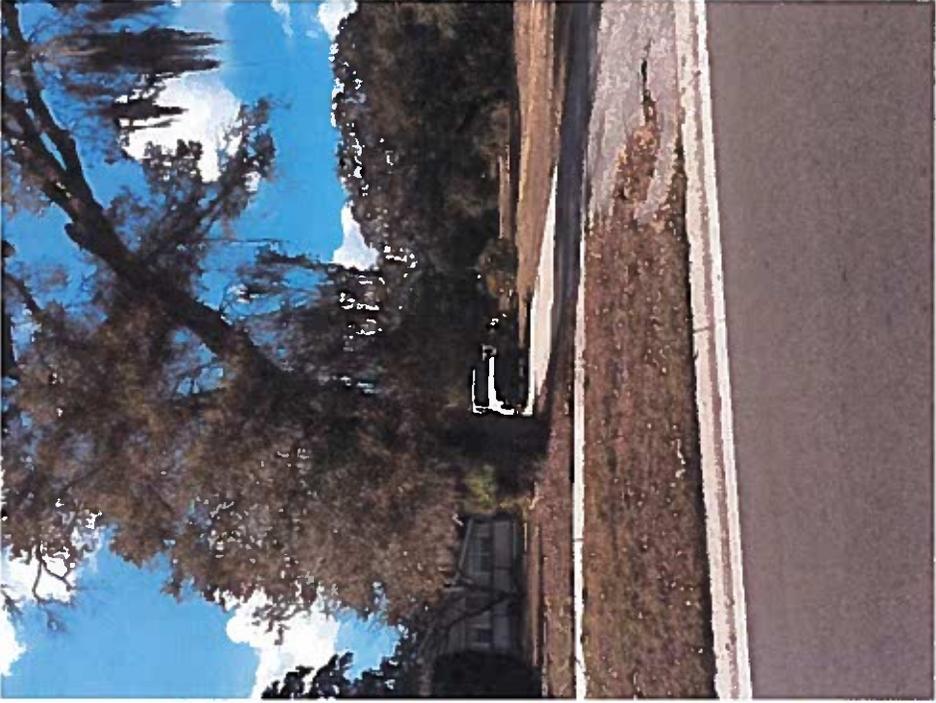
EDWARD D. MURPHY REG. P.L.S. # 5330

LEGEND:					
F.I.P. - FOUND IRON PIPE	FD. - FOUND	R. - RADIUS	ALUM. - ALUMINUM	WWW - WIND WALL	ESMT - EASEMENT
F.C.M. - FOUND CONCRETE MONUMENT	P.O.L. - POINT ON LINE	A. - ARC	A. - ARC	Q. - CENTERLINE	M.H. - MANHOLE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	C. - CHORD	W.H. - WATER HEATER	M/S - METAL SHEET	CONC. - CONCRETE
S.I.R. - SET IRON ROD 1/2" LB #7410	P.T. - POINT OF TANGENCY	Δ - DELTA	P.S. - PATIO STONE	CLF - CLEAR	CP.S. - COVERED PAVED STONE
P.R.C. - POINT OF REVERSE CURVATURE	P.I. - POINT OF INTERSECTION	RAW - RIGHT OF WAY	C.P. - CANPOST	COL. - COLLAR	C/C - COVERED CONCRETE
P.C.C. - POINT OF COMPOUND CURVATURE	X-X-X - FENCE	# - NUMBER	PL. - PLANTER	WD. - WOOD	A/C - AIR CONDITIONER
FW.F.L. - FINISHED FLOOR ELEVATION	A-F - ADJACENT FENCE	MAB - MASONRY	S.C. - BACK OF CURB	BLK. - BLOCK	S.P. - SCREENED PORCH
N.A.D. - NAIL AND DISK	C.L.F. - CHAIN LINK FENCE	FRM - FRAME	E.P. - EDGE OF PAVEMENT	SHW - SEAWALL	-P.P. - OVERHEAD POWER LINES
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	PE. - FENCE	Q1. - DRAPE INLET	E.O.W. - EDGE OF ROAD	ASPH. - ASPHALT	-T.T. - OVERHEAD TELEPHONE LINES
	ADJ. - ADJACENT	C.B. - CATCH BASIN	E.O.W. - EDGE OF WATER	UTL. - UTILITY	P.P. - POWER POLE
			T.O.B. - TOP OF BANK	DR. - DRAINAGE	L.P. - LIGHT POLE



Filed March 19, 1924, P.M.
S. M. Brown, Clerk
Grace Duggan, Secretary, etc.





VARIANCE

st.petersburg
www.stpete.org

Application No. 16-54000095

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 Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): CFP Home Investments Inc	
Street Address:1085 21st Ave N	
City, State, Zip:St Petersburg, FL 33704	
Telephone No: 8132200706	Email Address:cal@cfphomes.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location:1050 25th St N, St Petersburg, FL 33713	
Parcel ID#(s): 14-31-16-57258-002-0180	
DESCRIPTION OF REQUEST:	
Reconverting the double lot to original platted land to build two new St Pete Traditional American Four Squares.	
PRE-APPLICATION DATE:	PLANNER:

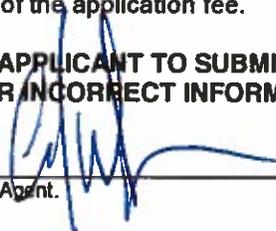
FEE SCHEDULE			
1 & 2 Unit, Residential – 1 st Variance	\$300.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential –		After-the-Fact	\$500.00
1 st Variance	\$300.00	Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

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

Signature of Owner / Agent*: 

Date: 12/12/16

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

VARIANCE

NARRATIVE

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 1050 25th St N, St Petersburg, FL 33713	Case No.: 16-5400095
Detailed Description of Project and Request: Reconvert this double lot back the original platted lots to build two new Traditional St Pete American Four Square	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? There is no unique shape or size about the lot. Its is just a double lot and I am requesting to reconvert the originally platted size. The area was originally platted with 45 foot wide lots. I am converting this 90 foot wide lot back to two 45 foot lots.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced. This whole block/ neighborhood is littered with 45x127 lots. The lot under discussion is 90x127 being reconverted to 45x127.</p>	
<p>3. How is the requested variance not the result of actions of the applicant? I have yet to do anything to the lot.</p>	

VARIANCE

NARRATIVE

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood? In granting this request, the older neighborhood that is littered with older smaller functionally obsolete homes, will be enhanced by two new traditional looking homes, that will be roughly 2,100sf. This is solving one of the biggest needs the city of St Pete is facing, converting old small homes to larger family size homes.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable? I considered remodeling the current structure but the house layout (1bed/1bath) is so disfunctional to a point where it would cost too much to convert the original structure. The house is also sitting at the rear of the lot giving a non-consistant look to the street. The reason why the other alternative are unacceptable is due the deal financially doesn't make sense.

6. In what ways will granting the requested variance enhance the character of the neighborhood? On top of what I mentioned before, these two beautiful new traditional homes will raise the look and style of the neighborhood.



VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address: 1050 25th N	Case No.: 16-54000095
Description of Request: Convert original two lots back to buildable lots.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 1051 25th St. N	
Owner Name (print): Robert Chattersow	
Owner Signature: <i>[Signature]</i>	
2. Affected Property Address: 1046 25th St N	
Owner Name (print): LOUISIE HOPSON	
Owner Signature: <i>[Signature]</i>	
3. Affected Property Address: 950 25th St N,	
Owner Name (print): JAKE RAMIREZ	
Owner Signature: <i>[Signature]</i>	
4. Affected Property Address: 933 25th St N	
Owner Name (print): Leonard Gilman	
Owner Signature: <i>[Signature]</i>	
5. Affected Property Address: 1045 25th St. N.	
Owner Name (print): Mary Alice Bolline	
Owner Signature: <i>[Signature]</i>	
6. Affected Property Address: 1063 25th St N	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. 16-54006095

In accordance with LDR Section 16.70.040.1.F. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process. "

APPLICANT REPORT

Street Address: 1050 25th St N, St Petersburg, FL 33713

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

No meeting was put on but I walked around knocking on doors. I talked to as many as possible. I also left flyers in the neighbor's mailbox inviting them to call me about any concerns about the variance change.

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

See attached letter to the neighbors. The letters were dropped of at their house 12/13/16.
23 letters were dropped at the different houses. I have not received any feedback.

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

The residences of the immediate block/alley and across the street.

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

For the 5 people I talked to, they all expressed encouragement on the development of the two homes.

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

- Check one: Proposal supported
 Do not support the Proposal
 Unable to comment on the Proposal at this time
 Other comment(s):

Association Name North Kenwood

President or Vice-President Signature

If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification:

as President of North Kenwood Neighborhood Association

Recent Message Requests More

Search

- 

Matt Leverone 9:51am
 Nice! The block seems like a real...
- 

Maria Paula Garces 9:50am
 Ok good.
- 

Gail Groves Walsh 9:50am
 Gail, I am sorry but I am just see...
- 

Chitt Tock 9:45am
 Good morning Chitt, I am sorry. T...
- 

Kate's 2nd Birthday Party!! Thu
 Elijah
- 

Sarah Frey Howe Tue
 Hey Sarah!! It was great seeing y...
- 

Erica, Chip Tue
 Erica: Thought you might find L...
- 

Jonnie Sue Presley Dec 9
 Greetings Please JOIN New F...
- 

Allison Parsons Dec 8

Matt Leverone Lives in Saint Petersburg, Florida

+ New Message

- Conversation started Wednesday
- Matt Leverone** 12/14, 7:57pm
 Hey man. Don't know you but I got your note about converting 1050 25th st into two lots. Your letter doesn't say anything about how to respond but you have my support. I'm all for improving the neighborhood.
- Today
- You accepted Matt's request.
- Cal Webster** 7:05am
 Sweet! Thanks for getting back to me Matt. Where do you live on the street?
- Matt Leverone** 7:32am
 1029 Yale St
- Cal Webster** 9:51am
 Nice! The block seems like a really cool spot

Sponsored

Create Ad



Free Luzon! Spend \$100, Get a Free Lu...
 cotopaxi.com/free_luzon
 When you spend \$100 at Cotopaxi this week only, we're throwing in our best-selling Luzon D...



We Just Saved a Client 37% on Homeo...
 delateyourrate.com
 Get 15+ Home Insurance Quotes in less than 30 Seconds! No Personal Information required! c...

English (US) · Español · Português (Brasil) · Français (France) · Deutsch

Chat (Off)

VARIANCE DATA:

Structure	Required Water Yard Setback	Requested Water Yard Setback	Variance	Magnitude
Elevated deck	15 feet	5 feet	10 feet	66.6 %
Stairway	4 feet	1.5 feet	2.5 feet	62.5 %
Screen room with a solid roof	15 feet	5 feet	10 feet	66.6 %

BACKGROUND: The subject property is an interior lot, originally platted at 75 feet in width and 100 feet in depth and abuts a water canal within the Shore Acres Neighborhood. The property is within a Neighborhood Suburban, single-family zoning district, NS-1. The 75 feet width meets the required lot width of the district. The 7,500 square feet of the lot area exceeds the required 5,800 square feet lot area of the district. The City's Building Department records document that the existing single-family residence was built in 1973. The structure and grounds appear to be in sound condition and well maintained, as are the surrounding properties.

In 2007, an elevated deck, in-ground pool and screen enclosure were permitted and constructed at the rear of the structure.

The applicant purchased the property in 2013. Subsequent to the purchase of the property, the applicant extended the existing permitted elevated deck. A permit was required for this work. However, the owner did not obtain a permit for the expanded deck.

REQUEST: The applicant seeks after-the-fact approval of the unpermitted elevated deck expansion and the stairway that leads from the deck to the seawall and a permitted dock structure at the waterway. Both the elevated deck and stairway encroach into the required waterfront yard setback. Additionally, the applicant seeks approval to construct a solid roofed screen room on the subject deck. The proposed screen room also encroaches into the required waterfront yard setback. See the VARIANCE DATA table above.

CONSISTENCY REVIEW COMMENTS: The Planning & Economic Development Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
 - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The site involves the addition of an elevated deck, stairway and screen room at an existing single-family residence.

- b. Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The subject property is a legal, conforming platted lot of record which meets the minimal lot width requirement and exceeds the lot area requirement of the district.

- c. Preservation district. If the site contains a designated preservation district.*

This criterion is not applicable.

- d. Historic Resources. If the site contains historical significance.*

This criterion is not applicable

- e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

This criterion is not applicable

- f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The subject property and the surrounding properties were all developed within the mid to late 1970's. The homes were all consistently placed 20 feet or less from the seawall. This placement pattern provides for a generous front yard. However, the relatively shallow depth of the rear yard and the sloping grade of these properties to the seawall significantly constrains any current development within the rear waterfront yard.

- g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

This criterion is not applicable.

- 2. The special conditions existing are not the result of the actions of the applicant;*

The applicant's request is self-imposed. The already-built expanded deck and stairway and the proposed covered screen room provides desirable, expanded outdoor living area to this waterfront home.

A lowered deck with a reconfigured stairway and a significantly smaller screen room with a screen roof could be built to meet the current required setback standards. However, a number of other surrounding properties, including both abutting properties, have been developed with elevated decks and stairways extending to or exceeding the requested placement of the subject deck and stairway and have covered structures placed consistent with the covered screen room proposed by the applicant. The waterfront amenities of these properties were developed prior to the current Land Development Regulations, which were adopted in the fall of 2007.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

As stated in Item 2 above, a reconfigured deck and stairs and a smaller screen-roofed screen room could be constructed consistent with the current setback regulations. This re-design would significantly reduce the desired amount of additional weather-protected outdoor living area and would be less than that already provided at a number of the surrounding properties.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

As stated in Items 2 & 3 above, a reconfigured deck and stairs and a smaller screen-roofed screen room could be constructed consistent with the current setback regulations. This re-design would significantly reduce the desired amount of additional weather-protected outdoor living area and would be less than that already provided at a number of the surrounding properties

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

In consideration of the already developed surrounding properties and support of the subject proposal by both of the abutting property owners, the request appears to be reasonable. One significant intent of the current setback regulations for structures within the waterfront yard is to provide a view corridor for the immediately abutting properties. Both of the abutting properties are developed in a similar manner as that proposed by the applicant and signatures of support from both abutting property owners were submitted by the applicant.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The requested variances are found to be consistent with the purpose and intent of the Code to accommodate reasonable use of property. In consideration of the already developed water yards of the surrounding property owners and in particular, both the abutting properties, the request is consistent with the existing development. Additionally, the applicant submitted signatures of support from both abutting property owners.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of the variance will allow for the applicant's desired development at the waterfront and is found to be consistent with other surrounding waterfront properties. Signatures of support from both abutting property owners were submitted by the applicant.

8. *The reasons set forth in the application justify the granting of a variance;*

The reasons set forth in the application generally justify the granting of the variances.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

This criterion is not applicable

PUBLIC COMMENTS: As of the writing of this report, the following comments have been received from the public:

- Abutting property owners- The applicant submitted signatures of support from both abutting property owners. See attached.
- A surrounding property owner- Upon receipt of the required Public Notice, a property owner across the waterway from the subject property e-mailed a statement of no objections to the proposed request. See e-mail attached.
- The Shore Acres Civic Association- The Shore Acres Civic Association stated on the Public Participation Report submitted with the application that the association takes no position on the subject request. See the Public Participation Report attached.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Economic Development Department Staff recommends **APPROVAL** of the requested variances.

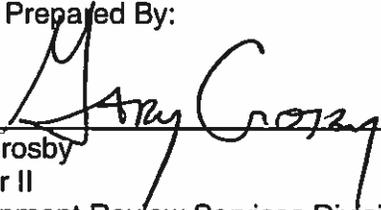
CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Economic Development Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting shall substantially resemble the plans and elevations submitted with this application.
2. The following additional design requirements shall be noted on the plans submitted for the roofed screen room and shall be incorporated in the built structure:
 - a. The exterior finish of all metal components of the roofed screen room shall be consistent with the color and metal finish of the existing screened pool enclosure.
 - b. The screen color of the roofed screen room shall be consistent with the screen of the existing screen pool enclosure.
3. The applicant shall submit an after-the-fact permit for the existing elevated deck and stairway. The permit for these structures shall be required to receive an approved Final Building Inspection prior to or concurrent with receiving an approved Zoning Inspection for the roofed screen room.

4. The existing shed adjacent to the subject elevated deck shall be removed from the property or relocated to meet the setback requirements of the district. The removal or relocation of the shed shall occur prior to receiving an approved Final Zoning Inspection for the permit required for the roofed screen room.
5. This variance approval shall be valid through **February 01, 2020**. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
6. Maximum impervious surface on the site shall not exceed 60%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
7. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
8. The applicant is advised that inspections are required for the permits; failure to obtain approval of the required inspections shall invalidate the variance and the permits.

ATTACHMENTS: Aerial view of subject property, site plan, proposed screen room plan, variance narrative, authorized agent affidavit, signatures of support, public participation report, e-mail from surrounding property owner, photos of existing conditions.

Report Prepared By:

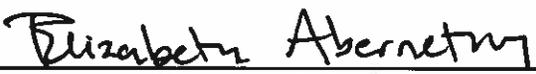


Gary Crosby
Planner II
Development Review Services Division
Planning & Economic Development Department

1-25-2017

Date

Report Approved By:



Elizabeth Abernethy, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Economic Development Department

1-25-17

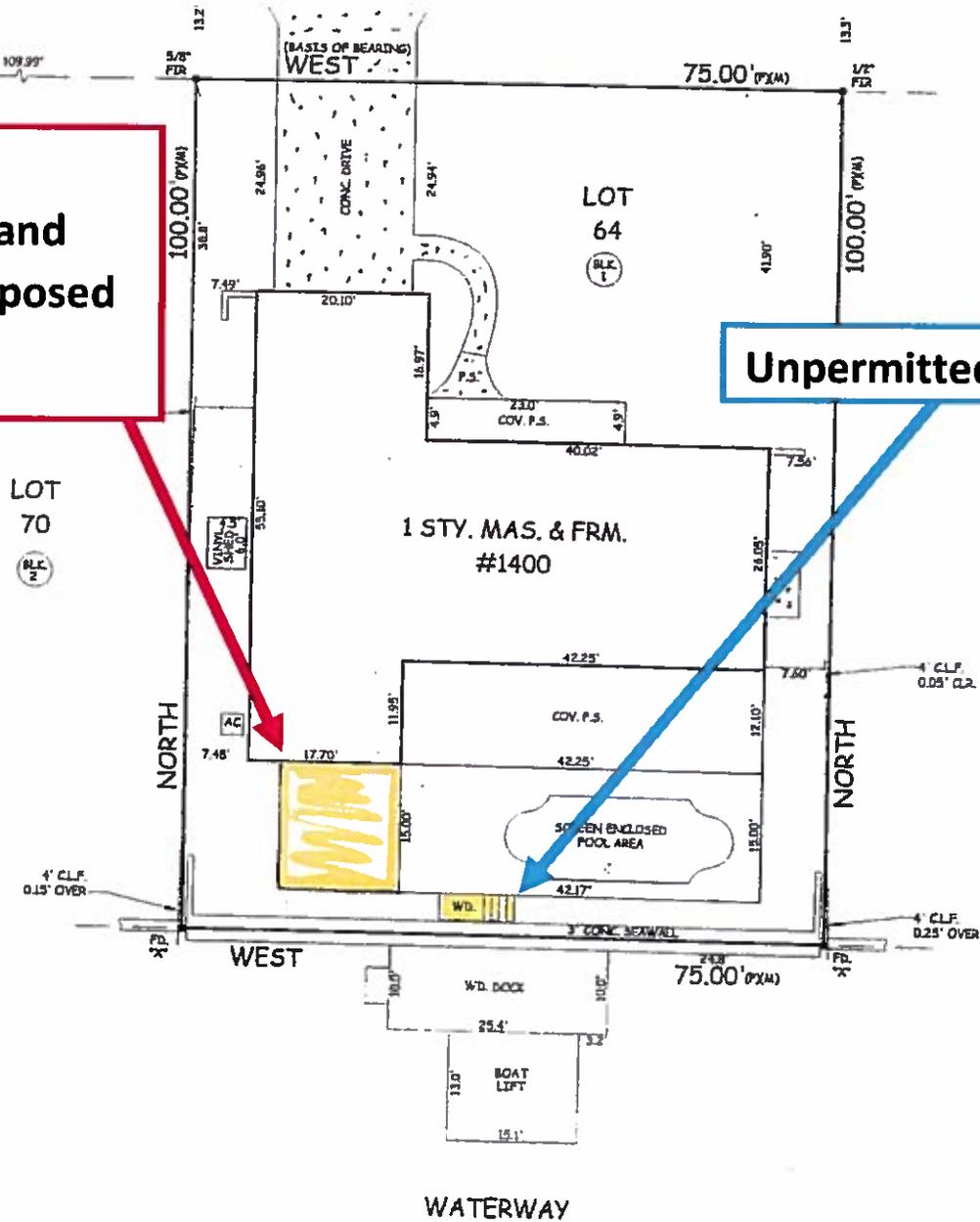
Date



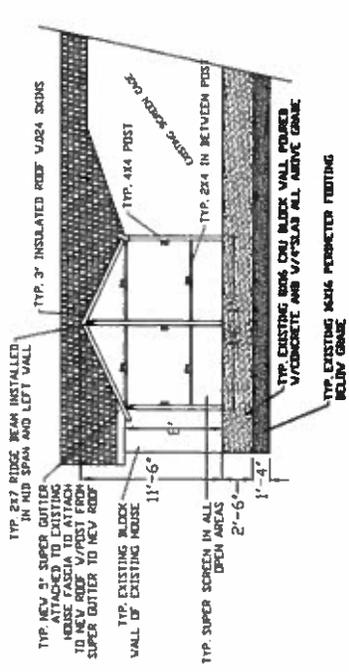
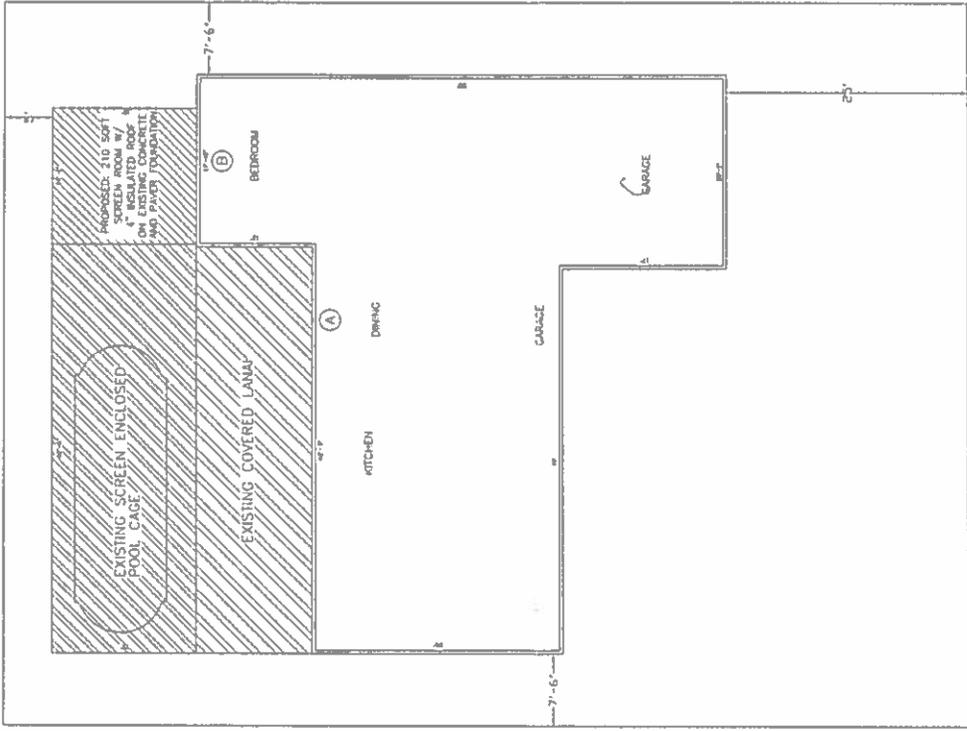
Subject property: 1400 50th Avenue Northeast

Unpermitted elevated deck and location of proposed screen room

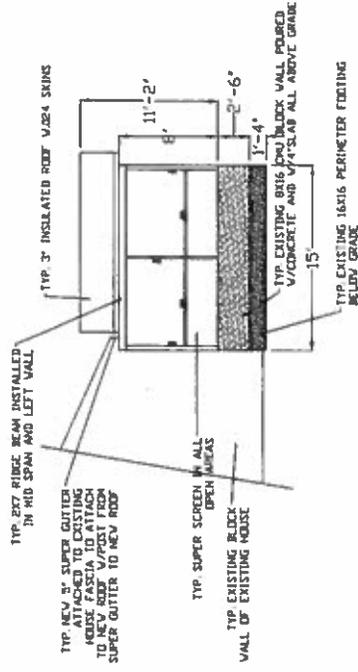
Unpermitted stairway



1400 50th Avenue Northeast



NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

Proposed Solid-Roofed Screen Room



st.petersburg
www.stpete.org

VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 1400 50 TH AVENUE	Case No.: 16-54000096
Detailed Description of Project and Request:	
14' x 15' SCREEN ENCLOSURE, SCREEN WALLS AND 3" SOLID ROOF	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
ATTACHING TO A LEGAL NON-CONFORMING STRUCTURE, WE DO NOT EXTEND BEYOND THE EXISTING FOOTPRINT OF SAID STRUCTURE	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
TOO MANY TO LIST PLEASE SEE ATTACHED PICTURES. PICTURES ARE TAKEN FROM HOME CORNER BACK YARD	
1432 50 th Ave N.E.	1399 49 th Ave N.E.
1446 50th St. N.E.	1409 49 th Ave N.E.
1446 50 th Ave N.E.	
5017 14 th St. N.E.	
1481 49 th Ave N.E.	
3. How is the requested variance not the result of actions of the applicant?	
EXISTING LEGAL NON CONFORMING STRUCTURE EXTENDING TOWARD CORNER OF HOME	



st.petersburg
www.stpete.org

VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?

EXTEND OUT DOOR LIVING SPACE AS OTHERS HAVE DONE IN NEIGHBORHOOD

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

ONLY ALTERNATIVE WOULD BE A STICK STRUCTURE WHICH IS COST PROHIBITIVE. NO OTHER ALTERNATIVE, MAKING IT SMALLER WOULD NOT CONFORM TO ARCHITECTURE OF EXISTING HOME.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

ADD PROPERTY VALUE, IMPROVE QUALITY OF LIFE, AND CREATE A LARGER OUTSIDE USABLE SPACE.



st.petersburg
www.stpete.org

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

DEVELOPMENT REVIEW COMMISSION
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: JOHN ROBERT O'CONNOR

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

Property Address: 1400 50TH AVE NE ST PETE FL 33703

Parcel ID No.: _____

Request: _____

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): MARK MILLER

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): [Handwritten Signature]

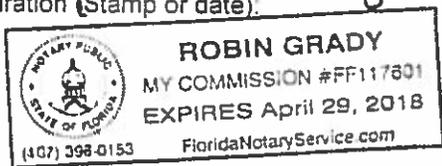
JOHN R. O'CONNOR
Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: [Handwritten Signature]
Commission Expiration (Stamp or date): _____

Date: 11/10/10



City of St. Petersburg - One 4th Street North - PO Box 2842 - St. Petersburg, FL 33731-2842 - (727) 893-7471



st.petersburg
www.stpete.org

VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET

Street Address: 1400 50th Ave NE Case No.: 16-54000096

Description of Request:

Water Yard Set Back to construct elevated deck and
Small roofed screen room @ 5 ft to seawall.

The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):

Right side
Left side

1. Affected Property Address: 1396 50th AVE NE ST PETE, FL
Owner Name (print): BRENDA SEAMAN
Owner Signature: [Signature]

2. Affected Property Address: 1416 / ~~1450~~ 50th AVE NE ST PETE FL
Owner Name (print): JOHN SCHRADEL
Owner Signature: [Signature]

3. Affected Property Address:
Owner Name (print):
Owner Signature:

4. Affected Property Address:
Owner Name (print):
Owner Signature:

5. Affected Property Address:
Owner Name (print):
Owner Signature:

6. Affected Property Address:
Owner Name (print):
Owner Signature:

7. Affected Property Address:
Owner Name (print):
Owner Signature:

8. Affected Property Address:
Owner Name (print):
Owner Signature:



PUBLIC PARTICIPATION REPORT

Application No. 165400096

In accordance with LDR Section 16.70.040.1.F.2. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
Door to Door Discussion	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
None	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
No	
2. Summary of concerns, issues, and problems expressed during the process	
None	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one:	<input type="checkbox"/> Proposal supported <input type="checkbox"/> Do not support the Proposal <input type="checkbox"/> Unable to comment on the Proposal at this time <input checked="" type="checkbox"/> Other comment(s): SACA takes no position
Association Name: SACA	President or Vice-President Signature:
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	

Gary W Crosby



From: david Steakley <davidsteakley@tampabay.rr.com>
Sent: Monday, January 16, 2017 11:40 AM
To: Gary W Crosby
Subject: Public hearing

Ref: Variance review for 1400 50th Ave NE.

I have no objections to the modifications to the property across the canal from our property. If further actions are required, please contact me at:

306 Noble Faire Dr
Sun City Center, FL 33573
(Home) (813) 938-4666
(Cell) (727) 415-0507
(Fax) (813) 938-4666
E-Mail davidsteakley@tampabay.rr.com

Thank you,

David Steakley



Unpermitted elevated deck and stairway



Looking West from the subject property



Looking East from the subject property



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **February 1, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-31000016 PLAT SHEET: G-6

REQUEST: Approval of a site plan modification to construct a 19,214 sq. ft. addition to an existing hospital.

OWNER:

- St Anthony's Prof Buildings & Svc - OW
Fiscal Services (Sarc)
1200 7th Avenue North
Saint Petersburg, Florida 33705-1300
- St Anthony's Hospital Inc - OW
16255 Bay Vista Drive
Clearwater, Florida 33760-3127
- St Anthony's Prof Buildings & Svc - OW
435 5th Avenue North #200
Saint Petersburg, Florida 33701-2835
- St Anthony's Professional Buildings - OW
3001 West Dr. Martin Luther King Jr. Boulevard
Tampa, Florida 33607-6307
- St Anthony's Prof Buildings Svc - OW
PO Box 414
Saint Petersburg, Florida 33731-0414
- Ariss, Eddie - OW
1025 7th Avenue North

Saint Petersburg, Florida 33705

11th Street Downtown Apartment - OW
1014 Alhambra Way South
Saint Petersburg, Florida 33705-4617

Resurrection House Inc - OW
800 11th Street North
Saint Petersburg, Florida 33705-1256

Nemishawn Inc - OW
1111 7th Avenue North #107
Saint Petersburg, Florida 33705-1348

City of St. Petersburg – OW
Bruce Grimes, Real Estate
PO Box 2842
Saint Petersburg, Florida 33731-2842

AGENT:

Deborah Bartley - AG
7801 E Telecom Parkway
Tampa, Florida 33637

ADDRESSES AND

PARCEL ID NOS.: 513 15th Street North; 13-31-16-10062-000-1120
1332 7th Avenue North; 13-31-16-77879-000-0101
1108 7th Avenue North; 13-31-16-77879-000-0100
6th Avenue North; 13-31-16-77879-000-0102
1311 6th Avenue North; 13-31-16-77879-000-0108
1201 5th Avenue North; 13-31-16-77879-000-0106
1201 5th Avenue North; 13-31-16-77879-000-0109
1099 5th Avenue North; 13-31-16-77879-000-0107
631 11th Street North; 13-31-16-77879-000-0103
560 Jackson Street North; 13-31-16-77879-000-0104
620 10th Street North; 13-31-16-77879-000-0105
10th Street North; 13-31-16-77879-000-0111
7th Avenue North; 13-31-16-77879-000-0110
500 Dr. Martin Luther King Jr Street North; 13-31-16-11197-001-0010
527 10th Street North; 13-31-16-11196-004-0160
610 Dr. Martin Luther King Jr Street North; 13-31-16-11196-004-0050
700 Dr. Martin Luther King Jr Street North; 13-31-16-11196-001-0070
701 10th Street North; 13-31-16-11196-001-0130
1025 7th Avenue North; 13-31-16-11196-002-0130
742 11th Street North; 13-31-16-72504-002-0070
800 11th Street North; 13-31-16-72504-002-0060
810 11th Street North; 13-31-16-72504-002-0050
834 11th Street North; 13-31-16-72504-002-0020
1102 9th Avenue North; 13-31-16-72504-002-0010
1130 9th Avenue North; 13-31-16-77874-001-0021

9th Avenue North; 13-31-16-77874-001-0020
1111 7th Avenue North; 13-31-16-77876-000-0010
1201 7th Avenue North; 13-31-16-77874-001-0040
800 12th Street North; 13-31-16-77874-001-0010
801 13th Street North; 13-31-16-77874-001-0050
7th Avenue North; 13-31-16-65952-000-0060
802 13th Street North; 13-31-16-10062-000-0540
826 13th Street North; 13-31-16-10062-000-0520
828 13th Street North; 13-31-16-10062-000-0510
557 10th Street North; 13-31-16-11196-004-0170
736 13th Street North; 13-31-16-65952-000-0110
1100 5th Avenue North; 24-31-16-27814-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2), Institutional Center (IC),
Corridor Commercial Traditional-1 (CCT-1)

SITE AREA TOTAL: 1,436,317 square feet or 32.97 acres

GROSS FLOOR AREA:

Existing:	908,907 square feet	0.63 F.A.R.
Proposed:	928,171 square feet	0.64 F.A.R.
Permitted:	1,781,033 square feet	1.24 F.A.R.

BUILDING COVERAGE:

Existing:	321,959 square feet	22% of Site MOL
Proposed:	321,959 square feet	22% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	898,031 square feet	62% of Site MOL
Proposed:	898,031 square feet	62% of Site MOL
Permitted:	1,220,869 square feet	85% of Site MOL

OPEN GREEN SPACE:

Existing:	538,286 square feet	37% of Site MOL
Proposed:	538,286 square feet	37% of Site MOL

PAVING COVERAGE:

Existing:	576,072 square feet	40% of Site MOL
Proposed:	576,072 square feet	40% of Site MOL

PARKING:

Existing:	2,506; including 94 handicapped spaces
Proposed:	2,506; including 94 handicapped spaces
Required	1,388; including 32 handicapped spaces

BUILDING HEIGHT:

Existing:	100 feet
Proposed:	100 feet
Permitted:	100 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a hospital which is a permitted use within the IC Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a site plan modification to construct a 19,214 sq. ft. addition to an existing hospital. The St. Anthony's Hospital campus is generally bounded by Dr. ML King Jr. Street North, 5th Avenue North, 14th Street North and 9th Avenue North.

The Development Review Commission previously approved a site plan modification on October 5, 2011, to construct a three (3) story, 107,000 square foot medical office building and a six (6) story parking garage.

Current Proposal:

The applicant proposes to expand the existing operating room with a two-story addition. The addition will occur on the north side of the hospital building adjacent to an existing loading dock. The expansion will consist of an inpatient pharmacy, three (3) operating rooms and a mechanical penthouse. This project will allow an expansion and enhancement of existing services offered by the hospital. No other changes to the hospital campus are proposed at this time.

Public Comments:

Staff received two phone calls inquiring about the proposed development. No objections were expressed by the callers.

III. **RECOMMENDATION:**

A. Staff recommends **APPROVAL** of the Site Plan Modification subject to the Special Conditions of Approval.

B. **SPECIAL CONDITIONS OF APPROVAL:**

1. Exterior lighting shall comply with Section 16.40.070.
2. Bicycle parking shall be provided for the proposed addition as required by Section 16.40.090.4.
3. Any roof-top mechanical equipment shall be screened from the abutting rights-of-way.
4. The proposed additional shall architectural match the existing hospital.
5. The plans submitted for permitting shall be revised as necessary to comply with the Engineering and Capital Improvements Department's Memorandum that is attached to this staff report.
6. The site plan approval is valid until February 1, 2020. 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 & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the 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, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and

bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;

1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
- a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Institutional/Residential General Office/Planned Redevelopment Mixed-use/Planned Redevelopment Residential**

The land uses of the surrounding properties are:

North: **Residential General Office/Planned Redevelopment**
South: **Interstate Right-of-way**
East: **Planned Redevelopment Mixed-use**
West: **Planned Redevelopment Mixed-use**

REPORT PREPARED BY:



COREY MALYSZKA, Urban Design & Development Coordinator
Planning and Economic Development
Development Review Services Division

1/23/17

DATE

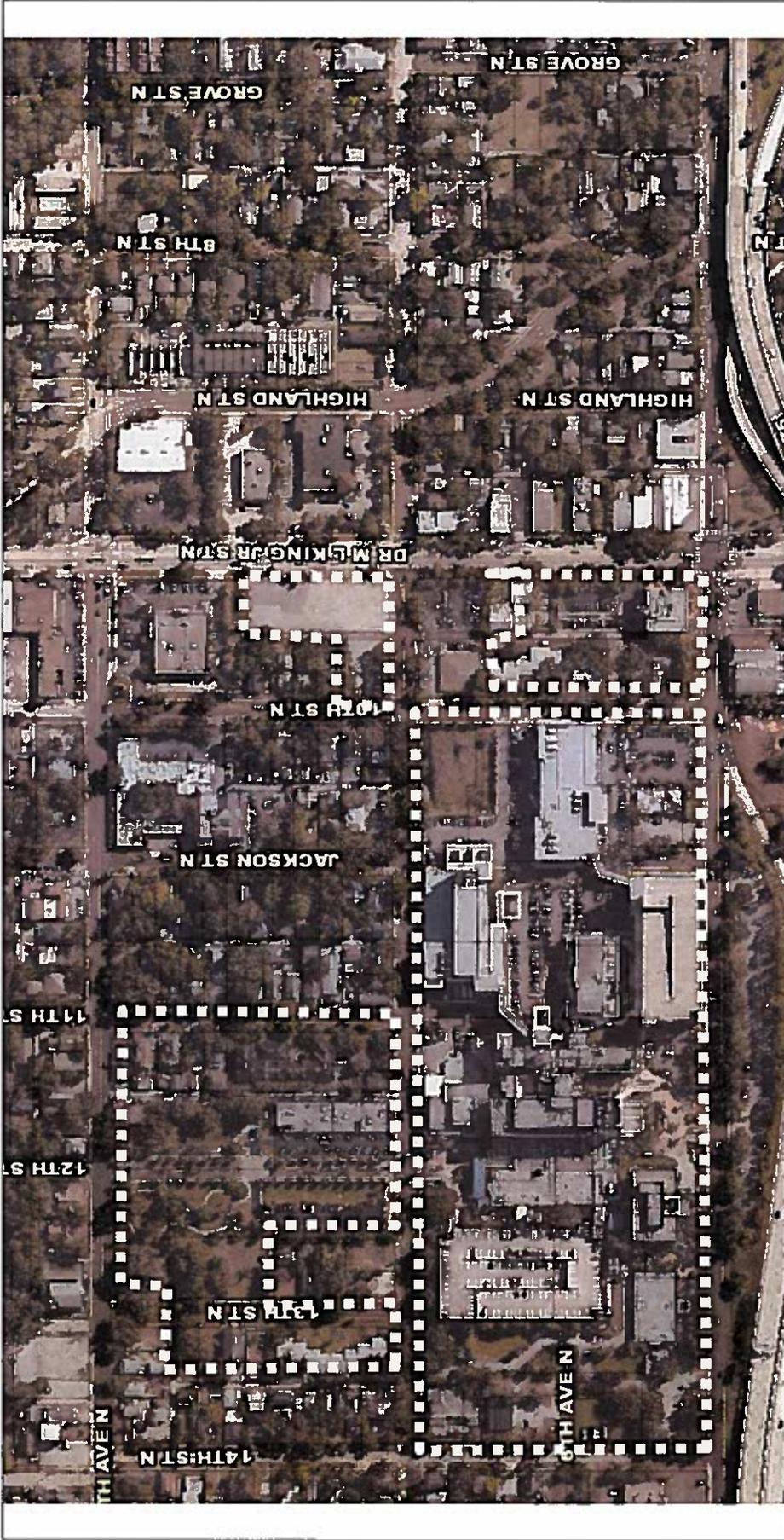
REPORT APPROVED BY:



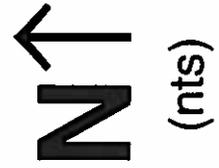
ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

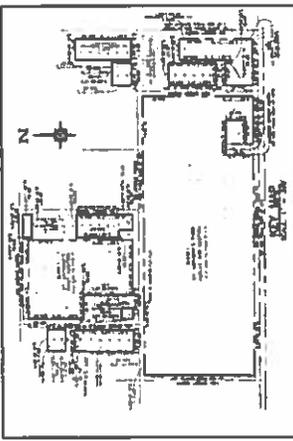
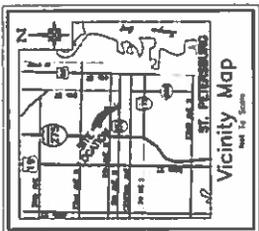
1-23-17

DATE



City of St. Petersburg, Florida
Development Review Services
Case No.: 16-31000016
Address: 1200 7th Avenue North





DESCRIPTION:

1. The site is located on the east side of 7th Avenue, North, between 1st Street, North and 2nd Street, North. The site is bounded by 7th Avenue, North to the west, 1st Street, North to the north, 2nd Street, North to the east, and the railroad tracks to the south.

2. The site is currently vacant and is zoned for commercial use.

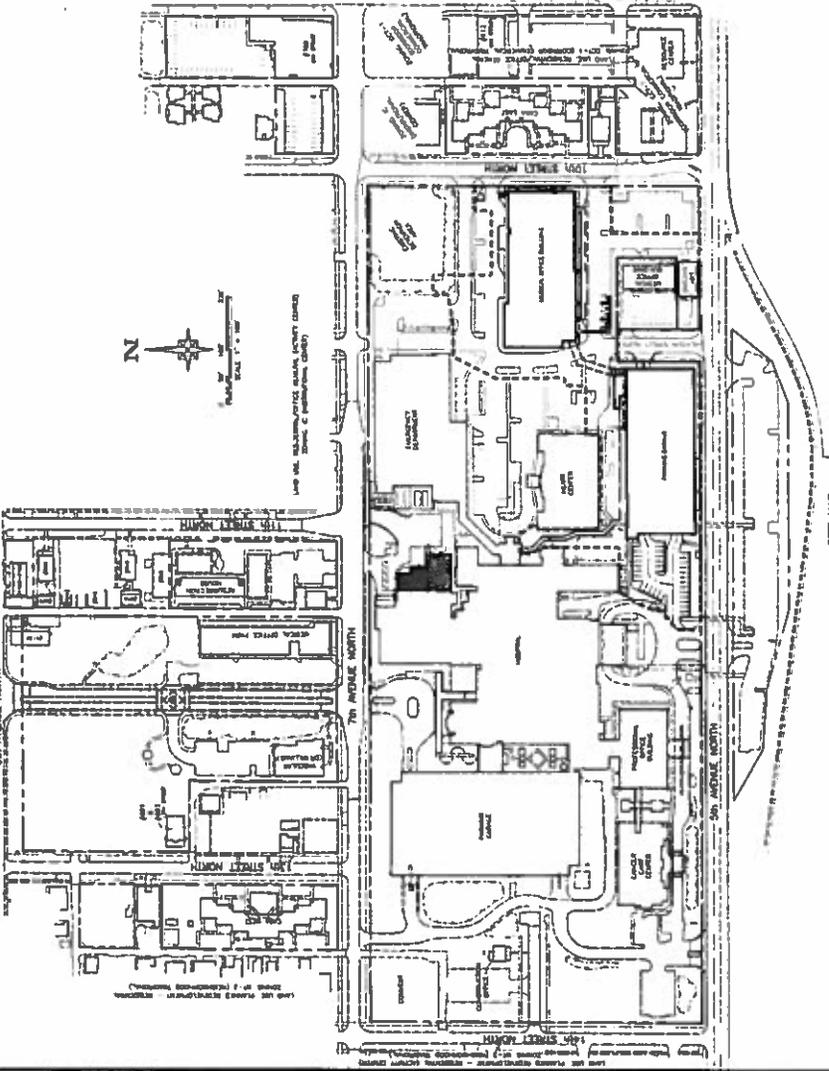
3. The proposed development consists of a parking garage and a medical office building. The parking garage is located on the west side of the site, and the medical office building is located on the east side of the site.

4. The parking garage is a two-story structure with a total area of approximately 10,000 square feet. It will provide parking for approximately 100 vehicles.

5. The medical office building is a two-story structure with a total area of approximately 20,000 square feet. It will be used for medical offices and related services.

6. The proposed development is consistent with the zoning regulations for the area.

7. The site is well-served by public transportation and is easily accessible to the surrounding community.



GENERAL NOTES:

1. The site is located on the east side of 7th Avenue, North, between 1st Street, North and 2nd Street, North.

2. The site is currently vacant and is zoned for commercial use.

3. The proposed development consists of a parking garage and a medical office building.

4. The parking garage is a two-story structure with a total area of approximately 10,000 square feet.

5. The medical office building is a two-story structure with a total area of approximately 20,000 square feet.

6. The proposed development is consistent with the zoning regulations for the area.

7. The site is well-served by public transportation and is easily accessible to the surrounding community.

ZONING COMPLIANCE NOTES:

1. The site is located in a commercial zone.

2. The proposed development is consistent with the zoning regulations for the area.

3. The site is well-served by public transportation and is easily accessible to the surrounding community.

GENERAL LEGEND:

1. Building Footprint

2. Parking Space

3. Driveway

4. Walkway

5. Utility Lines

6. Street Right-of-Way

7. Other

ST. ANTHONY'S PARKING GARAGE AND MEDICAL OFFICE BUILDING

SITE PLAN

Prepared by: LLOVERAS, BAUR & STEVENS

Date: 1/15/13

Scale: 1/4" = 1'-0"

Sheet No. 1 of 2

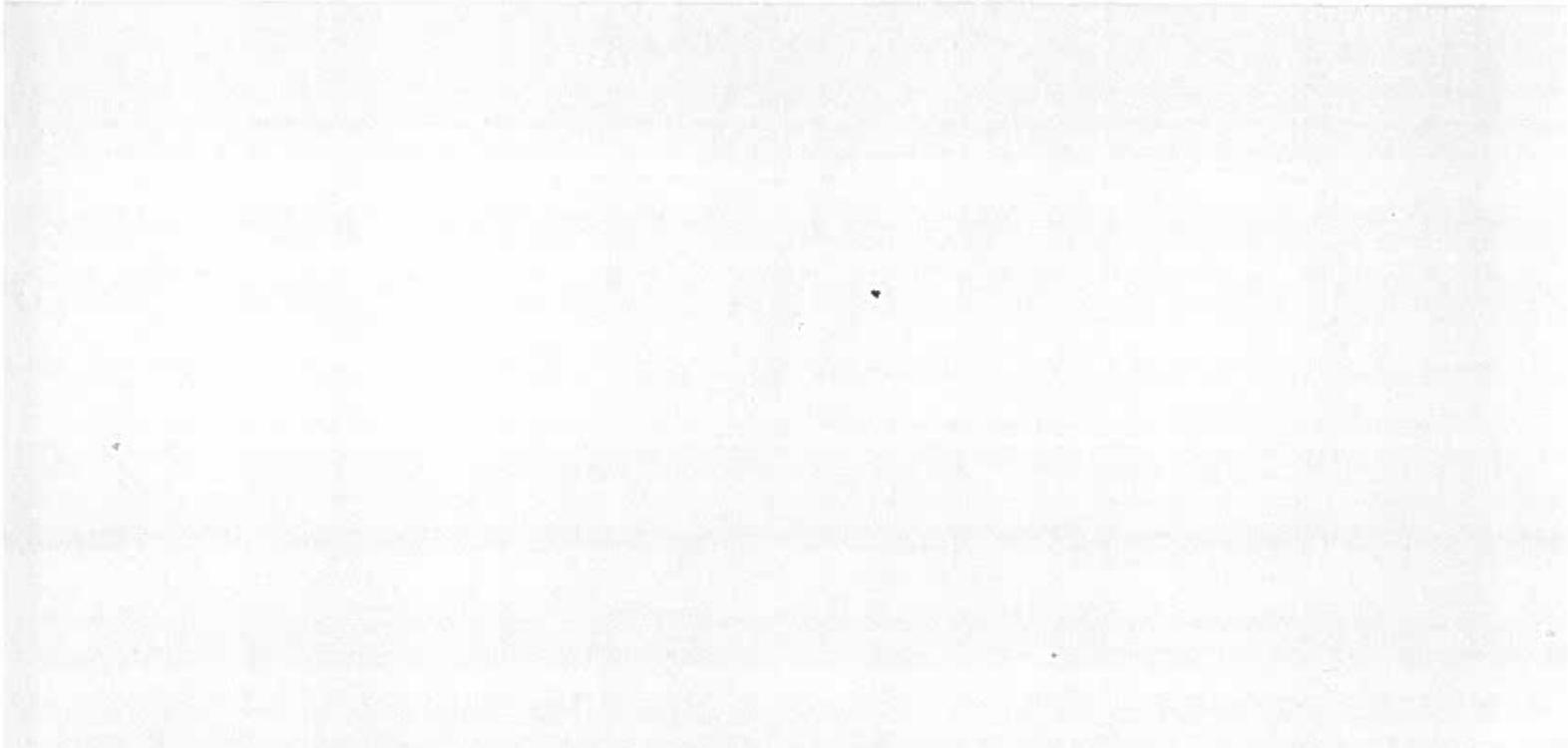
St. Anthony's Parking Garage and Medical Office Building

SPR Application – 12/9/2016
St Anthony's Hospital – OR Expansion Project

Gresham Smith and Partners, Architect

ADDITION NARRATIVE ::

The St Anthony's OR Expansion project consists of a 19,264 Square Foot (SF) vertical addition to the existing hospital building footprint. An inpatient Pharmacy, (3) Operating Rooms and Mechanical Penthouse will be housed in the new addition which is located on the north side of the campus adjacent to the existing loading dock. No new services are being added to the facility with this project, only the expansion and enhancement of the services currently offered by the hospital.



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

TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: January 10, 2017
SUBJECT: Site Plan Review
FILE: 16-31000016



LOCATION: 513 15 th Street North;	13-31-16-10062-000-1120
1332 7 th Avenue North;	13-31-16-77879-000-0101
1108 7 th Avenue North;	13-31-16-77879-000-0100
6 th Avenue North;	13-31-16-77879-000-0102
1311 6 th Avenue North;	13-31-16-77879-000-0108
1201 5 th Avenue North;	13-31-16-77879-000-0106
1201 5 th Avenue North;	13-31-16-77879-000-0109
1099 5 th Avenue North;	13-31-16-77879-000-0107
631 11 th Street North;	13-31-16-77879-000-0103
560 Jackson Street North;	13-31-16-77879-000-0104
620 10 th Street North;	13-31-16-77879-000-0105
10 th Street North;	13-31-16-77879-000-0111
7 th Avenue North;	13-31-16-77879-000-0110
500 Dr. Martin Luther King Jr Street North;	13-31-16-11197-001-0010
527 10 th Street North;	13-31-16-11196-004-0160
610 Dr. Martin Luther King Jr Street North;	13-31-16-11196-004-0050
700 Dr. Martin Luther King Jr Street North;	13-31-16-11196-001-0070
701 10 th Street North;	13-31-16-11196-001-0130
1025 7 th Avenue North;	13-31-16-11196-002-0130
742 11 th Street North;	13-31-16-72504-002-0070
800 11 th Street North;	13-31-16-72504-002-0060
810 11 th Street North;	13-31-16-72504-002-0050
834 11 th Street North;	13-31-16-72504-002-0020
1102 9 th Avenue North;	13-31-16-72504-002-0010
1130 9 th Avenue North;	13-31-16-77874-001-0021
9 th Avenue North;	13-31-16-77874-001-0020
1111 7 th Avenue North;	13-31-16-77876-000-0010
1201 7 th Avenue North;	13-31-16-77874-001-0040
800 12 th Street North;	13-31-16-77874-001-0010
801 13 th Street North;	13-31-16-77874-001-0050
7 th Avenue North;	13-31-16-65952-000-0060
802 13 th Street North;	13-31-16-10062-000-0540
826 13 th Street North;	13-31-16-10062-000-0520
828 13 th Street North;	13-31-16-10062-000-0510
557 10 th Street North;	13-31-16-11196-004-0170
736 13 th Street North;	13-31-16-65952-000-0110

1100 5th Avenue North;

24-31-16-27814-001-0010

ATLAS: G-6
PROJECT: St Anthony's Hospital

REQUEST: Approval of a site plan modification to construct a 19,214 square foot addition to an existing hospital.

The Engineering Department has no objection to the proposed site plan provided that the following Standard Comments are included as conditions of approval:

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. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

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 a proposed service or an increase in projected flow) as required to provide connection to a public collection system 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 City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department 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 proposed civil utility connection plan, 1) a completed Wastewater Tracking 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 conveyance system is found insufficient, the conveyance system must be upgraded to provide 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's Water Resources department 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.

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.

A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated 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.

Development and redevelopment shall be in 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 comingling with the runoff from that portion of the site which is redeveloped. 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. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

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 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. 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.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

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.

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. 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 driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary 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 future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

PC: Kelly Donnelly
Reading File
Correspondence File
Subdivision File: ST ANTHONY'S THIRD REPLAT AND ADDITION



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on February 1, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 16-32000022 **PLAT SHEET:** Q-20

REQUEST: Approval of a special exception and related site plan to construct a carwash. The applicant is requesting variances for 1) front yard setback and 2) location of vacuum stations.

OWNER: RREFRB 2012 LT 1, LLC
730 NW 107th Avenue #400
Miami, Florida 33172-3104

AGENT: Braulio Grajales
High Point Engineering
5300 West Cypress Street #282
Tampa, Florida 33607

REGISTERED OPPONENT: Matt Andrias
3699 66th Way North
Saint Petersburg, Florida 33710

ADDRESS: 3600 66th Street North

PARCEL ID NO.: 07-31-16-86904-001-0020

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban-1 (CCS-1)

SITE AREA TOTAL: 47,719 square feet or 1.095 acres

GROSS FLOOR AREA:

Existing:	9,098 square feet	0.19 F.A.R.
Proposed:	5,265 square feet	0.11 F.A.R.
Permitted:	26,245 square feet	0.55 F.A.R.

BUILDING COVERAGE:

Existing:	9,098 square feet	19% of Site MOL
Proposed:	5,265 square feet	11% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	46,600 square feet	98% of Site MOL
Proposed:	34,220 square feet	72% of Site MOL
Permitted:	40,561 square feet	85% of Site MOL

OPEN GREEN SPACE:

Existing:	1,119 square feet	2% of Site MOL
Proposed:	13,499 square feet	28% of Site MOL

PAVING COVERAGE:

Existing:	37,502 square feet	74% of Site MOL
Proposed:	28,955 square feet	61% of Site MOL

PARKING:

Existing:	67; including 0 handicapped spaces
Proposed:	28; including 1 handicapped spaces
Required	20; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	24 feet
Proposed:	20 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 Municipal Code for a carwash which is a Special Exception use within the CCS-1 Zoning District.
- II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to construct a carwash. The applicant is requesting variances for 1) front yard setback and 2) location of vacuum stations. The subject property is located on the west side of 66th Street North. Currently, there is a 9,098 square foot restaurant with surface parking lot developed on the subject property. The applicant proposes to demolish the existing restaurant.

Current Proposal:

The applicant proposes to construct a limited service carwash on the subject property. The proposed carwash building will be located along the east side of the property. The east side of

the carwash building will be open and a portion of the north and south sides of the building will be open where vehicles will enter. The west side of the building is fully enclosed. Vehicular ingress/egress to the site will be from a curb cut that will be north of the carwash building. Parking will be located along the north side of the subject property. An automatic payment station is located on the south side of the subject property. Located behind the automatic payment station and along the west side of the property will be two stacking lanes. In between the carwash building and two stacking lanes will be 17 vacuum stations.

Customers will access the site from the proposed ingress/egress drive and proceed through one of the two stacking lanes as they approach the automated payment station. The customer will pay for the carwash and will then proceed into the carwash bay without getting out of their vehicle. Once the vehicle exits the carwash bay the customer will proceed to the egress drive. The customer can access the vacuum stations on the west side of the building either before or after getting their car washed. To mitigate for noise, the equipment for the vacuums and carwash are located within a fully enclosed concrete block room within the carwash building.

The proposed carwash building is a contemporary style of architecture. The building will have a shed styled roof, finished with metal and have an exposed metal truss system. The canopy support columns will be metal with a portion of the columns finished with stucco. There is a low knee wall along the east façade that will also be finished with stucco.

Special Exception:

A carwash in the CCS-1 zoning district 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. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. The applicant has also placed all equipment that can generate noise in a fully enclosed concrete block building. An eight (8) foot high wall is also required along the west property line to shield the vacuum stations, parking lot and stacking lanes from the residential properties to the west.

VARIANCE:

Front yard setback:

Required:	20 feet
Proposed:	10 feet
Variance:	10 feet

Location of vacuum station:

Required:	Yard not abutting a residential zoned property
Proposed:	Yard abutting a residential zoned property

A property zoned CCS-1, with a lot area over 1-acre requires a front yard setback of 20 feet. The subject property is just over an acre, at 1.095-acres. The lot frontage is over 320 feet and the lot depth is at 125 feet. The width of the lot is adequate, but the depth of the lot is quite narrow for a commercially zoned property. Other commercial zoned lots on the east side of 66th Street North have a lot depth of 240 feet. Placing the carwash building closer to the street will mitigate for any potential impacts, such as noise and overspray that could be generated by the carwash and impact the residential zoned property to the west.

In addition, by locating the vacuum stations on the west side of the carwash building will allow the carwash building to be placed closer to the street. The vacuum stations will not generate significant noise, since the equipment is placed in a fully enclosed building. If the vacuum stations were placed along 66th Street North, the carwash building would have to be pushed towards the west side of the property. Placing the carwash building closer to the residential zoned property could significantly increase the chances of creating adverse impacts for those residential zoned properties that are to the west.

Public Comments:

No comments or concerns were expressed to the author at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. Variance to front yard setback;
2. Variance to the location of the vacuum stations; and
3. Special Exception and related site plan, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. The site plan shall be revised as necessary to comply with the protection of existing specimen trees as required by Section 16.40.060.2.1.1.
2. Plans shall comply with Section 16.50.050. Car Wash and Detailing, including limiting the hours of operation between 8AM to 8PM.
3. An eight (8) foot high finished masonry wall shall be constructed along the west property line.
4. If the operation of the carwash changes from a limited service to a full service carwash, a public hearing with public notice shall be required.
5. Evergreen trees shall be installed around the exterior perimeter of the new parking lot.
6. The dumpster compound shall have opaque gates.
7. Exterior lighting shall comply with Section 16.40.070.
8. Bicycle parking shall comply with Section 16.40.090.4.1.
9. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated January 10 2017.
10. The special exception and related site plan approval is valid until February 1, 2020. 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 & ECONOMIC DEVELOPMENT DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the 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, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian

safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
- a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Planned Redevelopment Mixed-use**

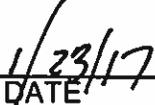
The land uses of the surrounding properties are:

North: **Planned Redevelopment Mixed-use**
South: **Residential Office General**
East: **Planned Redevelopment Mixed-use and Institutional**
West: **Residential Urban**

REPORT PREPARED BY:



COREY MALYSZKA, Urban Design & Development Coordinator
Planning and Economic Development
Development Review Services Division



DATE

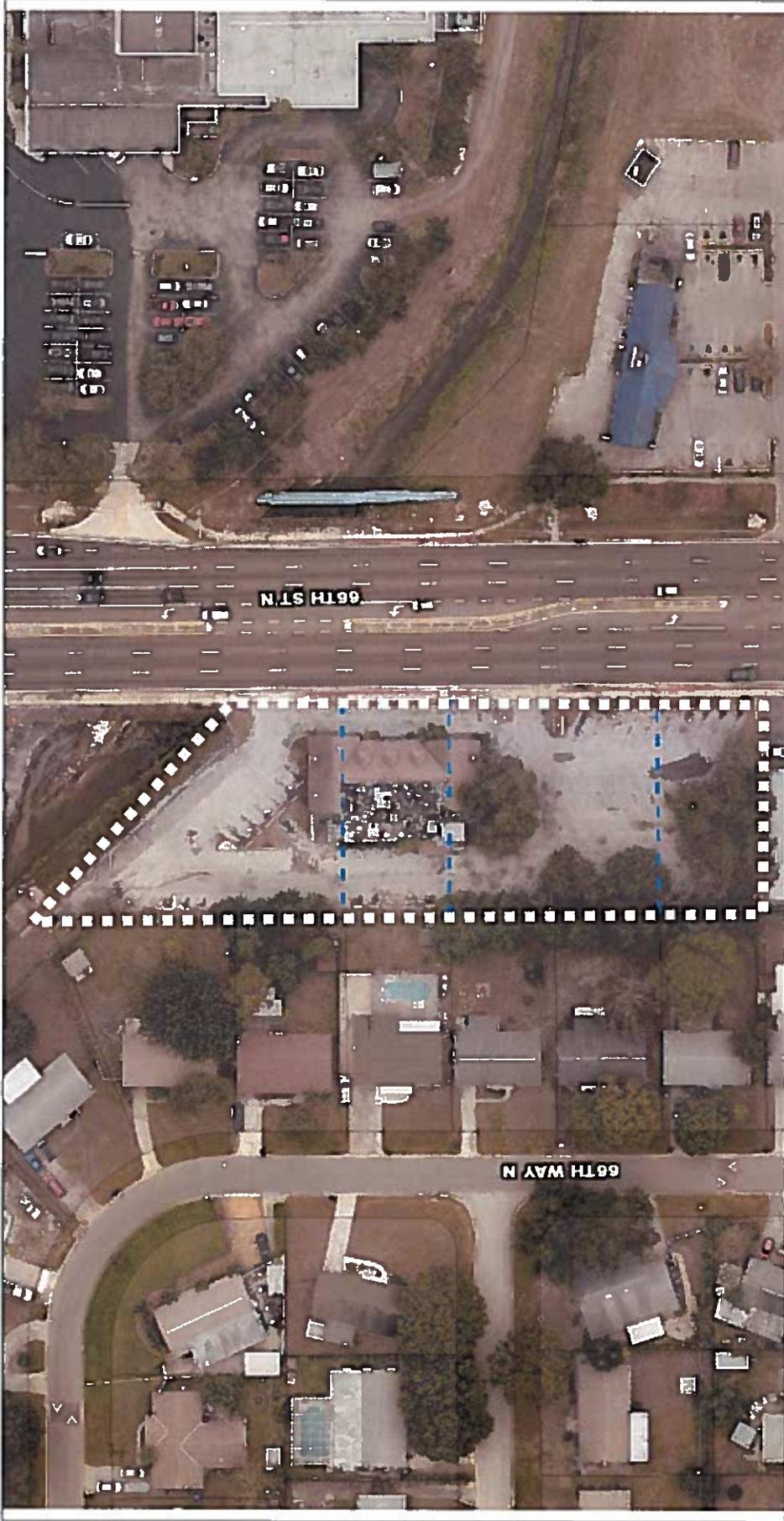
REPORT APPROVED BY:



ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division



DATE



City of St. Petersburg, Florida
Development Review Services
Case No.: 16-32000022
Address: 3600 66th Street North





East Building Elevation

Bubble Down Car Wash | 66th Street

CONCEPT DESIGN
PROPOSAL SHEET

E

NOT TO SCALE
NOVEMBER 14th, 2016

ARC3
architecture



Entrance Perspective

Bubble Down Car Wash | 66th Street

CONCEPT DESIGN
PROVISIONAL SHEET

A

NOT TO SCALE
NOVEMBER 14th, 2016

ARC3
architecture



Street Aerial

Bubble Down Car Wash | 66th Street

SCHEFFEL DESIGN
PROPOSAL SHEET

B

NOT TO SCALE
NOVEMBER 14th, 2016

ARC3
architecture



Drive Aisle Perspective

Bubble Down Car Wash | 66th Street

CONCEPT DESIGN
PROPOSAL SHEET



ARC3
architecture

NOT TO SCALE
NOVEMBER 14th, 2016



Control/Office/Vending Entry

Bubble Down Car Wash | 66th Street

CONCEPT DESIGN
PROPOSAL SHEET



NOT TO SCALE
NOVEMBER 14th, 2016

ARC3
architecture

Bubble Down Car Wash – DRC Application Narrative
3600 66th Street North

The proposed project is a redevelopment of the former Arigato's Japanese Steakhouse located at 3600 66th Street North in St. Petersburg Florida. The proposed use is as a limited service Car Wash facility. This facility is slated to be the second of a series of car wash properties currently under development by this ownership group. The current zoning (CCS-1 – Corridor Commercial Suburban) allows car wash as a use via special exception which gives rise to this application for consideration by the DRC. As noted in our submittal, we are also seeking a reduction in the front yard setback from 20 to 10 feet. The intent of this additional request is to move the building closer to the right of way and away from the residential uses to the west of the subject parcel.

During our pre-application meetings with Corey Mylaska of the City Planning staff, we discussed the potential areas of concern for their staff and that of the neighborhood. These key areas are noise, traffic and site lighting. In all instances we have taken measures to mitigate these concerns as follows:

Noise – In order to mitigate the potential for noise, all equipment inclusive of vacuum units have been located inside a concrete block equipment room that parallels the drive through car wash tunnel. The car wash tunnel itself is a covered structure open to the east which is toward the 66th Street right of way. The equipment room (which runs the length of the tunnel) is used as a buffer for any noise that emanates from the car wash activity in the tunnel itself.

Traffic – Because this is a limited service car wash, customers drive into the site via the existing curb cut, queue to the automated pay station and are immediately directed into the wash entrance. Customers stay in their vehicle throughout the car wash process. Most customers exit the facility without ever leaving their vehicle. On average, less than 25% proceed to a vacuum station and elect to vacuum the interior of their car. This approach to the design and operation of the facility allows for the efficient movement of vehicles into and out of the site. Queuing lanes along the length of the western side of the site and placement of multiple pay stations at the southern property line allows for the maximum amount of stacking to avoid the potential for impacting traffic along 66th Street. Exiting for most customers will be straight out of the tunnel to the right onto 66th Street in the southbound direction. It should be noted that any backup in the tunnel due to stacking constraints is accounted for by the operation of the tunnel itself. The conveyor can stop as needed to allow the tunnel itself to function as a queuing lane if needed as well.

Light – It is the intent of the applicant to focus on site illumination around the building only. Limited site lighting will be provided only as required to support safety and security of the site during non-operating hours. The interior of the tunnel itself will primarily utilize natural light during normal operation and rely on artificial light during maintenance activities. The eastern elevation will be adorned with decorative lighting at the building's architectural features. The western elevation will have building mounted wall-pack type fixtures dedicated to illuminating public access to the control office of the car wash at the southwest corner of the car wash tunnel. The wall along the western property line will be retained and enhanced so as to remain as a permanent buffer between the residential properties to the west of the subject parcel. In addition to the wall along the western property line, shade trees and landscape material will be installed along the western property line to further screen the property from its' neighbors to the west.

**Bubble Down Car Wash – DRC Application Narrative
3600 66th Street North**

At the request of staff, we have reached out to the local neighborhood association (Dr. Ed Carlson of the Jungle Terrace Civic Association) and shared a copy of this application along with an offer to meet to review any aspects of the proposed project with the association's representatives and/or the neighbors most affected by the prospective re-development project. At the time of the submittal, the applicant was in the process of contacting the most proximate residential neighbors in order to determine if any additional concerns may exist than those already mitigated by the efforts described herein.

The applicant has assembled a knowledgeable and resourceful local project team that seeks to re-develop a property that has become blighted in recent years. We welcome the feedback from staff, neighborhood and the committee and look forward to responding to the comments provided throughout this process.

Thank you for the consideration and the opportunity.

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

TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: January 10, 2017
SUBJECT: Special Exception
FILE: 16-32000022



LOCATION: 3600 66th Street North
PIN: 07/31/16/86904/001/0020
ATLAS: Q-20
PROJECT: Special Exception

REQUEST: Approval of a special exception and related site plan to construct a car wash.

The Engineering department has no objection to the special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. Per recorded plat book 41, page 17, a 5-foot wide public easement exists along the western property boundary which contains a public 8" vitreous clay sanitary sewer main. Trees and other deep rooted landscaping, light poles, or other structures must be located outside this easement. Show the location of the easement when plans are submitted for construction permits.
2. Per recorded plat book 41, page 17, a 25' public drainage easement exists along the north property line. Above grade surface features, structures, light poles, etc. must be located outside this easement. Show the location of the easement when plans are submitted for construction permits.
3. Though no stormwater system is shown on this submittal, development and redevelopment shall be in 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. Note that this site is contained within WBID 1668A. 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. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.
4. Note that the adjacent Joes Creek is controlled by Pinellas County. Any impacts to the creek or adjacent public easement must also be coordinated through the County.
5. The adjacent right of way of 66th Street North is controlled by FDOT. All proposed construction within FDOT right of way and any drainage impacts to FDOT drainage systems shall be coordinated with and permitted through the FDOT.
6. The applicant will be required to submit to the City Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, SWFWMD and Pinellas County, as required for future development on this site.

7. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. 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.

8. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the RC zoning district, a 6-foot wide sidewalk is required in the eastern parkway of 66th Street North adjacent to the site boundary. 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 driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

9. 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 a proposed service or an increase in projected flow) as required to provide connection to a public collection system 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 City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department 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 proposed civil utility connection plan, 1) a completed Wastewater Tracking 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 conveyance system is found insufficient, the conveyance system must be upgraded to provide 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's Water Resources department 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.

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. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

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.

A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within any 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.

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

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

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.

NED/MJR/jw

pc: Kelly Donnelly
Reading File
Correspondence File
Subdivision File

Pamela Jones

From: Thomas M Whalen
Sent: Monday, January 09, 2017 2:29 PM
To: Pamela Jones; Corey D. Malyszka
Cc: Kyle Simpson; Michael J. Frederick; Nancy Davis; Mark Riedmueller; Elizabeth Abernethy
Subject: RE: Comments requested by 1/10 - Case No. 16-32000022 - 3600 66th Street North

The Transportation and Parking Management Department has reviewed this case and has several comments. The FDOT plans to close the median opening on 66th Street that currently provides ingress for northbound motorists that turn left into the property at the northernmost driveway and egress for motorists that leave the site and seek to travel north. We have notified Peter Hsu at FDOT regarding the proposed carwash. Northbound motorists can access the site by making a protected left turn at the signalized intersection of 66th Street and 38th Avenue North (green arrow phase) and then traveling south. Motorists leaving the site and seeking to travel north on 66th Street can make a U-turn at an intersection south of the site.

The applicant states that they are providing three short-term bicycle parking spaces. They cannot provide three spaces if they are using the preferred "inverted U" bicycle rack, which provides two points of contact with the bicycle frame as required under City Code 16.40.090.4.2. - Development standards.

Tom Whalen, AICP
Planner III, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

From: Pamela Jones
Sent: Tuesday, December 20, 2016 12:56 PM
To: Jill S. Wells; Kelly A. Donnelly; Kyle Simpson; Mark Riedmueller; Michael J. Frederick; Nancy Davis; Richard F Kowalczyk; Thomas M Whalen
Cc: Corey D. Malyszka
Subject: Comments requested by 1/10 - Case No. 16-32000022 - 3600 66th Street North

Good afternoon,
Would you all please review the attached and return your comments to me by 1/10.

The applicant is seeking:

Approval of a special exception and related site plan to construct a carwash. The applicant is requesting a variance to the front yard setback.

Thank you,

Pamela Jones
Administrative Clerk, Development Review Services
City of St. Petersburg
One 4th Street North, PO Box 2842



LDR 2017-01 – RESIDENTIAL LAND DEVELOPMENT REGULATIONS (LDRs) CODE UPDATE

C.O.W. January 19, 2017

SECTION NO.	SECTION TITLE	COMPLEXITY	DESCRIPTION
1.	16.20.010.5. Neighborhood Traditional Single-Family Districts Maximum development potential	Regulatory Change	<p>Problem Statement: Concerns have been expressed regarding the size and bulk of new homes being built, particularly in the traditional neighborhoods, and their consistency with the surrounding neighborhood and development pattern. Many new homes have 2nd stories built close to or at the minimum required setbacks, creating a box-like, bulky appearance. Research on the average home size and FAR indicates significant increases for new construction.</p> <p>Requested Action: Create standards to limit the size and bulk of new homes to be proportionate with the lot size by establishing a maximum building coverage standard and a maximum Floor Area Ratio. Consider additional second story setbacks. Establish standards for bonuses if the development incorporates design elements beneficial to the character of the neighborhood such as providing greater second floor setbacks in the front, side or rear.</p>
2.	16.20.010.5. Neighborhood Traditional Single-Family Districts Maximum development potential Minimum Lot Width & Area	Regulatory Change	<p>Problem Statement: Minimum Lot Area and Width in NT-1 is not reflective of the existing development pattern, rendering many lots unbuildable without a variance, which puts an undue burden on the property owners and discourages redevelopment efforts</p> <p>Requested Action: Reduce the minimum lot size and width in the NT-1 zoning districts</p>
3.	16.20.010.6 Neighborhood Traditional Single-Family Districts Building envelope: Maximum height and minimum setbacks.	Regulatory Change	<p>Problem Statement: Interior side yard setback of 10% for lots less than 60-feet allows structures too close to the property line and is not consistent with the building code.</p> <p>Requested Action: Provide a minimum 5-foot setback for lots equal to or less than 50-feet</p>
4.	16.20.010.6 Neighborhood Traditional Single-Family Districts Building envelope: Maximum height and minimum setbacks.	Regulatory Change	<p>Problem Statement: Language is not clear that open porch setback applies to a one-story porch; a two-story covered porch is too great of a mass at the reduced porch setback</p> <p>Requested Action: Modify the footnote to clarify that a covered two-story porch is required to meet the principal structure setbacks</p>
5.	16.20.010.10 Neighborhood Traditional Single-Family Districts Setbacks consistent with established neighborhood patterns.	Regulatory Change	<p>Problem Statement: This section allows reduced front and side yard setbacks based on the neighborhood pattern. There is no practical way to get accurate measurements of existing side yard setbacks on the subject and adjacent blocks, and it is not appropriate to allow a reduction of side yards without such data.</p> <p>Requested Action: Eliminate the allowance for a side yard reduction based on neighborhood pattern</p>
6.	16.20.010.11 Neighborhood Traditional Single-Family Districts Building Design	Clarification	<p>Problem Statement: This section addresses both building and site design, but section title only references building design</p> <p>Requested Action: Add "Site" to description</p>
7.	16.20.010.11 Neighborhood Traditional Single-Family Districts Building Design Building and parking layout and orientation	Clarification	<p>Problem Statement: NS includes language stating that accessory structures shall be located behind the front façade of the principal structure, but no such language exists for NT.</p> <p>Requested Action: Add same language to NT for consistency</p>
8.	16.20.010.11 Neighborhood Traditional Single-Family Districts Building Design Vehicle connections. (1.d.)	Clarification	<p>Problem Statement: Not clear that vehicle parking needs to be 10-feet behind the main structure.</p> <p>Requested Action: Add clarifying language stating that this does not include the front porch</p>
9.	16.20.010.11 Neighborhood Traditional Single-Family Districts Building Design Vehicle connections. (2.)	Clarification	<p>Problem Statement: Not clear that an additional driveway apron is allowed only if a driveway on the front is allowed</p> <p>Requested Action: Add clarifying language</p>
10.	16.20.010.11 Neighborhood Traditional Single-Family Districts Building Design Pedestrian connections.	Clarification	<p>Problem Statement: This section also speaks to porches, in addition to pedestrian connections</p> <p>Requested Action: Add "Porches" to description</p>

11.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Pedestrian connections.	Regulatory Change	Problem Statement: Requiring a separate walkway for homes with front driveways is not necessary as pedestrians can access the public sidewalk and street via the drive. This adds to both cost and additional impervious surface in the front yard. Requested Action: Add new subsection exempting separate walkway when there is a driveway in the front
12.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Pedestrian connections.	Clarification	Problem Statement: It is not clear that the walkway through the front entry does not count towards the required 48-square feet of usable porch area, and that columns and railings are not to be included in this calculation Requested Action: Add clarifying language and graphic
13.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Building Style	Clarification/ Regulatory Change	Problem Statement: Description of the district notes that the intent is to support the appearance and character of neighborhoods developed over time, but code does not provide a clear, measurable standard to regulate repetitive design Requested Action: Create new Repetitive Design Standard: Design of homes located on the same block face or within three lots on an adjacent block face with similar floor plans shall be varied, such that a substantially similar home cannot be replicated. Variation shall include at least three of the following elements: architectural style, roof form, materials, and details (doors, windows, columns).
14.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Building Form	Clarification	Problem Statement: Requirement for appearance of an elevated floor at least 16 inches above grade and height to width ratio requirements need clarification Requested Action: Add graphics and clarifying language stating that height to width ratio is for front façade only
15.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Wall Composition (1.)	Clarification	Problem Statement: Language regarding blank façade on multi-story buildings is confusing Requested Action: Modify to state that there shall not be blank areas greater than 16-feet in width for both first and second stories, except for one-story garage in the rear third of the building, in the interior side yards
16.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Wall Composition (2.)	Regulatory Change	Problem Statement: The percentage of fenestration and glazing is excessive for all architectural styles and has caused the need for frequent design variances Requested Action: Reduce minimum percentages to be reflective of typical architectural styles
17.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Wall Composition	Regulatory Change	Problem Statement: Requires windows on street-side façade to be evenly distributed, however this is not appropriate for certain architectural styles Requested Action: Modify subsection, to allow a variation based on architectural style
18.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Wall Composition	Regulatory Change	Problem Statement: New homes in the flood plain can be required to be significantly higher than existing grade, which results in a greater expanse of wall area below the first floor Requested Action: Add new standard: Where design elevation is equal to or greater than 48" above existing grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.
19.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Garage Doors	Clarification	Problem Statement: Not clear what constitutes a decorative garage door Requested Action: Add additional language and graphic to clarify
20.	16.20.010.11	Neighborhood Traditional Single-Family Districts Building Design Building Materials	Regulatory Change/ Clarification	Problem Statement: Standards do not articulate the architectural design practice which dictates that heavier materials such as brick or stone should be placed below lighter materials such as stucco or siding on a wall face Requested Action: Add additional language to clarify
21.	16.20.010.11	Neighborhood Traditional Single-Family Districts Accessory Structures	Consistency	Problem Statement: Accessory structure design requirements are located in multiple sections of the code and need to be consolidated for clarity Requested Action: Reformat for clarity

22.	16.20.010.11	Neighborhood Traditional Single-Family Districts Accessory Structures	Regulatory Change	Problem Statement: Accessory structures 200 square feet and over are required to be consistent with style, materials and color of the principal structure. Restrictions on open carports in the rear yard not visible from a City street do not support the purpose of this section of code related to the pedestrian experience, and create an undue financial burden on residents desiring to construct two car carport structures. In addition, metal carports along alleys are very typical to the districts. Requested Action: Allow exemption for open car ports in the rear 1/3 yard, behind the principal structure, not visible from the street.
23.	16.20.020.6	Neighborhood Suburban Single-Family Districts Maximum development potential	Regulatory Change	Problem Statement: Concerns have been expressed regarding the size and bulk of new homes being built, particularly in the traditional neighborhoods, and their consistency with the surrounding neighborhood and development pattern. Many new homes have 2nd stories built close to or at the minimum required setbacks, creating a box-like, bulky appearance. Research on the average home size and FAR indicates significant increases for new construction. Requested Action: Create standards to limit the size and bulk of new homes to be proportionate with the lot size by establishing a maximum building coverage standard and a maximum Floor Area Ratio. Consider additional second story setbacks. Establish standards for bonuses if the development incorporates design elements beneficial to the character of the neighborhood such as providing greater second floor setbacks in the front, side or rear.
24.	16.20.020.7	Neighborhood Suburban Single-Family Districts Building envelope: Maximum height and minimum setbacks.	Regulatory Change and Clarification	Problem Statement: Language is not clear that open porch setback applies to a one-story porch Requested Action: Modify the footnote to clarify that a covered two-story porch is required to meet the principal structure setbacks
25.	16.20.020.11	Neighborhood Suburban Single-Family Districts Setbacks consistent with established neighborhood patterns.	Clarification	Problem Statement: This section allows reduced front and side yard setbacks based on the neighborhood pattern. There is no practical way to get accurate measurements of existing side yard setbacks on the subject and adjacent blocks, and it is not appropriate to allow a reduction of side yards without such data. In addition, this section has a procedure for approval that is inconsistent with language in NT and also references the incorrect commission Requested Action: Eliminate the allowance for a side yard reduction based on neighborhood pattern and revise language to be consistent with NT section
26.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Design	Clarification	Problem Statement: This section addresses both building and site design, but section title only references building design Requested Action: Add "Site" to description
27.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Design Wall Composition (1.)	Regulatory Change	Problem Statement: Limits blank walls to no more than 16 linear feet; Difficult and impractical to design to this standard for garage, which typically are at least 20-feet. Requested Action: Add language to exempt garages from this requirement, if the garage is located in the rear third of the building
28.	16.20.020.12	Districts Building Design Wall Composition (2.)	Regulatory Change	Problem Statement: New homes in the flood plain can be required to be significantly higher than existing grade, which results in a greater expanse of wall area below the first floor Requested Action: Add new standard: "Where design elevation is equal to or greater than 48" above existing grade, an articulated base is required." The base may consist of a different material or decorative band, depending upon on the architectural style.
29.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Design Transparency	Regulatory Change	Problem Statement: Language regarding transparency and requirement for windows to be evenly distributed is unnecessary in the NS zoning district. Window distribution should be dictated by the chosen architectural style. Requested Action: Delete requirement for windows to be evenly distributed
30.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Design Accessory structures	Consistency	Problem Statement: Accessory structure design requirements are located in multiple sections of the code and need to be consolidated for clarity Requested Action: Reformat for consistency
31.	16.20.020.12	Neighborhood Suburban Single-Family Districts Building Design Accessory structures	Regulatory Change	Problem Statement: Accessory structures 200 square feet and over are required to be consistent with style, materials and color of the principal structure. Restrictions on open carports in the rear yard not visible from a City street do not support the purpose of this section of code related to the pedestrian experience, and create an undue financial burden on residents desiring to construct two car carport structures. In addition, metal carports along alleys are very typical to the districts. There is a continual request from residents for this modification. Mechanical equipment is required to be screened from view of the streetscape, and it is also important to screen from view of waterways. Requested Action: Allow exemption for open car ports in the rear 1/3 yard, behind the principal structure, not visible from the street. Add language to require screening from waterways in addition to streetscape.
32.	16.40.020.1.	Architecture and Building Design Architectural Styles	Regulatory Change	Problem Statement: Photos and descriptions of architectural styles need updating. Descriptions are very limited and most photos are not from the City Requested Action: Eliminate detail in this section and refer to design guidelines for historic properties (currently being updated; in draft stage)

33.	16.40.040.3.2	Fence, Wall and Hedge Regulations Waterfront yards (all uses). Maximum Height	Clarification/ Regulatory Change	Problem Statement: Height of solid fences, walls and hedges are limited to 3-feet in height in the waterfront yard. There are many types of plant material other than hedges that can block waterfront views. Requested Action: Change “hedge” to “landscape materials, other than trees”
34.	16.40.040.3.2 16.40.040.5.C.12.	Fence, Wall and Hedge Regulations	Regulatory Change	Problem Statement: Gates and fencing for docks on non-contiguous water lots (Coffee Pot Boulevard, Sunrise Dr. S., Sunset Drive N. and S.) are not separately regulated, and specific standards for materials, height and width, are needed to protect the public view of these water lots from the adjacent streets. Requested Action: Add regulations to limit the height to 5-feet, with a maximum gate height of 6-feet and a maximum arch structure of 7.5-feet. Any fencing projecting beyond the limits of the dock shall be limited to 5-feet in height and 3 feet in width. Add language requiring materials to be decorative wrought iron, aluminum, masonry, concrete, stone, vinyl, or composite. Wood fences and gates may be repaired but not replaced.
35.	16.40.140.5.4	Subdivision Permanent Reference monuments	Clarification	Problem Statement: Not clear that financial guarantee needs to include lot corners Requested Action: Revise language
36.	16.50.010.3	Accessory Dwelling and Accessory Living Space Purpose and Intent (1.)	Regulatory Change	Problem Statement: Prohibits variance to any standards related to accessory dwelling units and accessory living space. Given the very limited number of accessory dwelling units constructed in the last ten years, this provision seems unduly restrictive. Requested Action: Delete subsection in its entirety
37.	16.50.010.3	Accessory Dwelling and Accessory Living Space Purpose and Intent (2.)	Consistency	Problem Statement: Language references reinstatement process for grandfathered accessory dwelling units, which is not consistent with those sections of code related to grandfathered use and reinstatements Requested Action: Delete subsection in its entirety
38.	16.50.010.4	Accessory Dwelling and Accessory Living Space Establishment	Clarification	Problem Statement: Reference to accessory dwelling use vs. unit is confusing Requested Action: Change “use” to “unit” throughout subsection
39.	16.50.010.4.	Accessory Dwelling and Accessory Living Space Establishment (3.)	Regulatory Change	Problem Statement: Accessory dwelling use is required to be subordinate in height to the principal structure. This does not allow a 2-story garage structure when there is a one story home on a property. It is very typical in our traditional neighborhoods for there to be a 2-story garage structure with a one story house Requested Action: Delete “height”
40.	16.50.010.5.1	Accessory Dwelling and Accessory Living Space Lot requirements	Clarification	Problem Statement: Prohibits ADU for lots that have been refaced, which is unnecessarily restrictive Requested Action: Change “use” to “unit” throughout subsection; eliminate limitation for lots that have been refaced
41.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space Building Requirements	Clarification	Problem Statement: Intro language is confusing. Should reference building and site requirements for accessory dwelling units (new and redeveloped) Requested Action: Amend language
42.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space Building Requirements (1.)	Regulatory Change	Problem Statement: Minimum size of units specified as 375-square feet. Building code allows smaller units, and there is a desire for “Tiny” units Requested Action: Delete required minimum; allow building code to regulate
43.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space Building Requirements (3.)	Clarification	Problem Statement: Incorrect reference to living space rather than unit Requested Action: Change “space” to “unit”
44.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space Building Requirements (5.)	Regulatory Change	Problem Statement: Requires a pedestrian connection to parking and to public sidewalk. Units are often on an alley, rendering connection to public sidewalk impractical. Requested Action: Delete required connection to public sidewalk, if there is direct access to the alley
45.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space Visual Buffering (1.)	Clarification	Problem Statement: Requirement to orient outdoor living areas to the interior of the property is confusing Requested Action: Add language to clarify that all areas in the rear yard with a minimum of 10-foot setback are considered to be interior

46.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space Visual Buffering (2.)	Clarification	Problem Statement: Requires minimum 48" sill height, which conflicts with the building code Requested Action: Eliminate sill height requirement
47.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space Parking and accessibility	Regulatory Change/ Clarification	Problem Statement: Prohibits variances, which is unduly restrictive; clarification to language needed; requires set aside for solid waste container in alley Requested Action: Modify subsection
48.	16.50.010.5.5	Accessory Dwelling and Accessory Living Space Accessory Living Spaces	Regulatory Change/ Clarification	Problem Statement: Requires accessory living space to meet all requirements for accessory dwelling unit, which is unduly restrictive Requested Action: Re-write this section of code to separate accessory dwelling unit and accessory living space
49.	16.50.020.4.1	Accessory Storage structure	Clarification	Problem Statement: Limits storage structures to 100 square feet; not consistent with other sections of code allowing accessory structures Requested Action: Delete subsection 1
50.	16.60.10.3.B.	Dimensional Regulations and Lot Characteristics Minimum lot area	Consistency	Problem Statement: Conflicting language regarding permits for nonconforming lots of record Requested Action: Add clarifying language
51.	16.60.10.6	Height Measurement	Clarification	Problem Statement: Language related to measurement of height in a special flood hazard area (flood zone) are not clear Requested Action: Add clarifying language
52.	16.60.10.9	Measurements in the waterfront yard	Clarification	Problem Statement: Where there is no seawall or where property lines extend into the water (above submerged lands), it is not clear where the setback is measured from Requested Action: Add clarifying language and graphic
53.	16.60.030.D.	Non-conforming and Grandfathered Situations Abandoned	Consistency Improvement	Problem Statement: Cessation of payment of business tax is the primary trigger for deeming a use abandoned. Other jurisdictions also consider whether the use is regularly occupied and utilize utility records to demonstrate occupation. If we add such language, it will reduce the number of grandfathered uses deemed "abandoned" and reduce the need for reinstatement process. Requested Action: Amend section to include new language regarding regularly occupied and active utility services for the subject unit(s)
54.	16.60.050	Setbacks, allowable encroachments Garages, residential side-loading	Clarification	Problem Statement: Garages facing an alley in Neighborhood Suburban zoning should have the same allowable encroachment as garages facing alleys in Neighborhood Traditional zoning. Requested Action: Amend language to clarify
55.	16.60.050	Setbacks, allowable encroachments Sheds	Clarification	Problem Statement: Current size limit is 10 feet by 10 feet, which doesn't allow for other small sheds of equal square footage, such as 8 feet by 12 feet; additionally, a recent code change to allow sheds in the side yard inadvertently changed the allowance for a shed anywhere in the rear third Requested Action: Change to 100 square feet
56.	16.70.040.1.14.D.	Reinstatement of abandoned uses. Procedure	Regulatory Change	Problem Statement: Administrative approvals are limited to one residential unit, requiring streamline and/or commission review, regardless if a variance is needed for reinstatement of additional residential units. This adds to cost and time for the applicant and creates additional work for staff. In review of cases over last ten years, all reinstatements without variances have been approved. Requested Action: Change language to allow staff to process residential reinstatements administratively, provided no variances are requested.
57.	16.70.040.1.14.E.6.	Reinstatement of abandoned uses. Standards for review	Consistency	Problem Statement: Conversion of dwelling units references one or more bedroom sizes Requested Action: Change reference to building code

58.	16.70.040.1.14.E.7 & 8.	Reinstatement of abandoned uses. Standards for review	Regulatory Change	<p>Problem Statement: Minimum size of units are specified, and a minimum of 375 square feet is required. Requirements for windows and egress are specified in the building code. This unduly restricts reinstatements of smaller units that may meet building code.</p> <p>Requested Action: Modify to remove minimum sizes of units and refer to compliance with the building code.</p>
59.	16.70.040.1.14.E.9.	Reinstatement of abandoned uses. Standards for review	Regulatory Change	<p>Problem Statement: Specifies that units 220 square feet or less may not request a parking variance. Unduly restrictive to not allow an applicant with a small unit to apply for a variance</p> <p>Requested Action: Delete subsection</p>
60.	16.70.040.15.B.4.	Redevelopment of Grandfathered uses. Application	Regulatory Change	<p>Problem Statement: Requires submittal of a financing plan with cost estimates, evidence of financing, and timetable for work. This type of requirement is not found in any other part of the code and seems unnecessary to the review and approval process for a redevelopment plan.</p> <p>Requested Action: Delete subsection in its entirety</p>
61.	16.70.040.15.C.1.e.	Redevelopment of Grandfathered uses. Conditions and requirements	Regulatory Change	<p>Problem Statement: Specifies that redevelopment plans not propose to place structures on vacated public right-of-way. If a project was not subject to redevelopment, this restriction would not be in place. No public purpose related to such prohibition solely for a redevelopment project, which should be subject to the same setback parameters of any structure</p> <p>Requested Action: Delete subsection in its entirety</p>
62.	16.70.040.15.C.2.a.	Redevelopment of Grandfathered uses. Conditions and requirements	Consistency	<p>Problem Statement: References minimum unit size of reinstatement section of the code, which is proposed to be eliminated</p> <p>Requested Action: Delete subsection in its entirety</p>
63.	16.70.040.15.D.1.	Redevelopment of Grandfathered uses. Procedure	Regulatory Change	<p>Problem Statement: All redevelopment projects currently require a public hearing before DRC. This seems unduly burdensome for an applicant wanting to tear down a garage apartment and rebuild. Redevelopment of an existing accessory dwelling unit should be allowed to be processed as a streamline application, if no variances are requested.</p> <p>Requested Action: Add new subsection allowing one accessory dwelling unit to be reviewed as streamline application, at the discretion of the POD, provided no variances are requested</p>
64.	16.70.040.15.E.1.	Redevelopment of Grandfathered uses. Standards for review. Building Height (3.)	Consistency	<p>Problem Statement: Requirement is based on zoning district</p> <p>Requested Action: Delete subsection in its entirety</p>
65.	16.70.040.15.E.1	Redevelopment of Grandfathered uses. Standards for review. Non-traditional roadway network (2.)	Clarification	<p>Problem Statement: Requires sidewalk connections to surrounding streets, “homes and businesses”. Unclear what is meant by surrounding homes and businesses, difficult to regulate, and seems unnecessary to the purpose and intent of the redevelopment provisions</p> <p>Requested Action: Delete “homes and businesses”</p>
66.	16.70.040.15.E.3.	Redevelopment of Grandfathered uses. Standards for review. Floor area ratio bonus.	Regulatory Change	<p>Problem Statement: Allows FAR bonuses up to .85, which is out of scale in any neighborhood.</p> <p>Requested Action: Reduce bonus for traditional style from 0.20 to 0.10 and eliminate 0.10 bonus for front porch, which is already required by the design standards. Reduces total bonus allowed from 0.35 to 0.15</p>
67.	16.70.050.1.1.B.	Vacation	Clarification	<p>Problem Statement: It is not clear who can initiate</p> <p>Requested Action: Revise language to clarify</p>
68.	16.90.020.3	Definitions	Clarification	<p>Problem Statement: Many definitions need updating and there is a need for some additional definitions</p> <p>Requested Action: Add definitions for Arbor, Bay Window, Fenestration, Transparency; Revise definition of impervious surface to specifically include decks; update graphic for Stoop; Eaves/Beginning of roof line</p>