



**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 August 2, 2107, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-33000008 **PLAT SHEET:** L-3

REQUEST: Approval of a Vacation of a 22-foot segment of a 20-foot street and public utility easement.

OWNER: City of St. Petersburg
Parks and Recreation
1 4th Street North
Saint Petersburg, Florida 33731-2842

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

ADDRESS: 601 45th Street South

PARCEL ID NO.: 22-31-16-99091-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional (NT-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 22-foot segment of a 20-foot street and public utility easement located within Child's Park, in order to build a press box for the football field. This 20-

foot street and public utility easement was dedicated by the Plat of Child's Park Athletic Field Complex in 2009.

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 vacate this portion of the street and public utility easement in order to be able to construct a building.

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 16.40.140.2.1 E 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. The City's Engineering Department has comments on the application. Private utility providers indicated that they had no objection to the vacation.

An associated special condition of approval has been suggested at the end of this report which would ensure that the applicant complies with the Engineering conditions.

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 this portion of the street easement will not cause a detrimental effect upon or impair or deny 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 this portion of the street easement will not adversely impact the existing roadway network or alter utilized travel patterns, or undermine the integrity of a historic plat.

-
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 street easement is not needed for the purpose for which the City has a legal interest and there is no known present or future need for this portion of the street easement.

The portion of the public utility easement may have City utilities within the area to be vacated and Engineering has asked for additional location verification. As a proposed condition of approval, the applicant will comply with the conditions in the Engineering Memorandum prior to release of construction permits.

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

The subject right-of-way is within the boundaries of the Child's Park Neighborhood Association and within the South St. Petersburg CRA. There are no neighborhood or special area plans which affect vacation of this street easement in this area of the City.

Comments from Agencies and the Public: Four calls were received from the public in response to the mailed public notice. Neither indicated any concerns with the project.

As noted above City Departments did indicate that facilities may exist in the portion of the easement to be vacated and requested relocation at the applicant's expense if the City's water main is found to be within the portion of easement proposed for vacation. The applicant will be required to provide an additional public notice prior to the public hearing before the City Council.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed street and public utility easement vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to issuance of construction permits for the press box, the applicant shall comply with condition number 1 in the Engineering Memorandum dated June 13, 2017.
2. Prior to issuance of a CO for the press box, the applicant shall comply with condition number 2 in the Engineering Memorandum dated June 13, 2017.

3. As required City Code Section 16.70.050.1.1 F, Approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the commission designated in the Decisions and Appeals Table or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one year. The vacation ordinance shall be recorded after any conditions precedent have been compiled with.

REPORT PREPARED BY:


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

7/25/17
DATE

REPORT APPROVED BY:


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

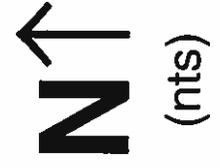
7-25-17
DATE

Attachments: A – Parcel Map, B – Aerial Map, C – Engineering Conditions of Approval dated June 13, 2017

Exhibits: "A" – Sketch and Legal Description of easement portion to be vacated



Attachment A
 City of St. Petersburg, Florida
 Planning and Economic Development
 Department
 Case No.: 17-3300008
 Address: 601 45th Street South



LEGAL DESCRIPTION

Exhibit "A" - Pg 1 of 2

A portion of that certain 20 foot Street and Public Utility Easement as shown on Plat of CHILDS PARK ATHLETIC FIELD COMPLEX as recorded in Plat Book 136, Pages 25 and 26, Public Records of Pinellas County, Florida described as follows:

From the Northwest corner of Lot 1, Block 1, of said CHILDS PARK ATHLETIC FIELD COMPLEX, as the Point of Commencement, thence S.00°08'15"E. along the West line of said Lot 1, said line also being the East right-of-way line of 46th Street South, said line also being the West line of said 20 feet Street and Public Utility Easement, 368.72 feet to the POINT OF BEGINNING; thence continue S.00°08'15"E. along said East right-of-way line, and along the West line of said Lot 1, and along the West line of said 20 foot Street and Public Utility Easement, 22.00 feet; thence departing said East right-of-way line and the West line of said Lot 1 and the West line of said 20 foot Street and Public Utility Easement, N.89°51'45"E., 20.00 feet to a point of intersection with the East line of said 20 foot Street and Public Utility Easement; thence along said East line, N.00°08'15"W., 22.00 feet; thence departing said East line, S.89°51'45"W., 20.00 feet to the POINT OF BEGINNING.

Containing 440 square feet or 0.010 acre, more or less.

St. Petersburg, Florida

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: S.00°08'15"E. along the East right-of-way line of 46th Avenue South, as per record plat.
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" = 30'.
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.

LEGEND

- | | | | |
|----|-------------------|-----|----------------------------------|
| LB | Licensed Business | PSM | Professional Surveyor and Mapper |
| LS | Land Surveyor | R/W | Right-of-way |

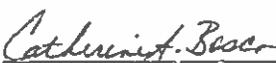
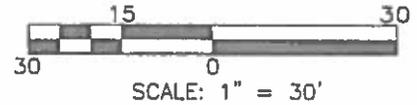
PREPARED FOR: CITY OF ST. PETERSBURG		DESCRIPTION AND SKETCH				BY	DATE	DESCRIPTION			
		SECTION 22	TOWNSHIP 31 S.	RANGE 16 E.	REVISED						
CREW CHIEF	INITIALS	DATE				George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126 PHONE (727) 822-4317 FAX (727) 822-2919 LICENSED BUSINESS 18021 ARCHITECTURE - ENGINEERING - ENVIRONMENTAL - LANDSCAPE - PLANNING - SURVEYING - UTILITIES GAINESVILLE - LAKEWOOD RANCH - ORLANDO - PALM BEACH - ST. PETERSBURG - TAMPA			JOB NO. 15Y25617SS		
DRAWN	WOK	05/16/17							 Catharine A. Boaco PSM LS 6257		SHEET NO. 1 OF 2
CHECKED	CAB	05/17/17									
FIELD BOOK	May 17, 2017										
SCALE	1" = 30'		DATE								

Exhibit "A" - Pg 2 of 2

POINT OF COMMENCEMENT
NORTHWEST CORNER LOT 1

6TH AVENUE SOUTH



46TH STREET SOUTH

S00°08'15"E 368.72'

POINT OF BEGINNING

20.00'
S89°51'45"W

22.00'
S00°08'15"E

N00°08'15"W
22.00'

N89°51'45"E
20.00'

EAST R/W LINE

20-FOOT STREET AND
PUBLIC UTILITY EASEMENT

LOT 1
BLOCK 1
CHILDS PARK ATHLETIC FIELD COMPLEX
(PLAT BOOK 136, PAGES 25 & 26)

FREEDOM TERRACE SOUTH

SOUTH R/W LINE

LOT 46
VICTORY TERMINALS
(PLAT BOOK 5, PAGE 96)

PREPARED FOR:
CITY OF ST. PETERSBURG

DESCRIPTION AND SKETCH

SECTION 22 TOWNSHIP 31 S. RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

CREW CHIEF	INITIALS	DATE
DRAWN	WDK	05/16/17
CHECKED	CAB	05/17/17
FIELD BOOK		
SCALE	1" = 30'	

SEE SHEET ONE OF
TWO FOR SIGNATURE,
SEAL, DESCRIPTION,
LEGEND AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126
PHONE (727) 822-4317 FAX (727) 822-2919
LICENSED BUSINESS LB021
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO
15Y25617SS
SHEET NO.
2 OF 2

DATE PLOTTED: 05/17/17 10:00 AM PLOTTER: HP DesignJet 2400



**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 August 2, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000015 **PLAT SHEET:** L-3

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan to allow construction of a 372 sq. ft. accessory building at the Childs Park Athletic Fields Complex, with a Variance to the 35-foot setback requirement.

OWNER: City of St. Petersburg
PO Box 2842
Saint Petersburg, Florida 33731-2842

AGENT: Jonathan Gotwald, P.E.
George F. Young, Inc.
299 Dr. Martin Luther King Jr. Street North
Saint Petersburg, Florida 33701

ADDRESS: 601 45th Street South

PARCEL ID NO.: 22-31-16-99091-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional-2 (NT-2)

SITE AREA TOTAL: 414,888 square feet or 9.52 acres

GROSS FLOOR AREA:

Existing:	15,923 square feet	0.04 F.A.R.
Proposed:	16,175 square feet	0.04 F.A.R.
Permitted:	207,444 square feet	0.50 F.A.R.

BUILDING COVERAGE:

Existing:	15,923 square feet	4 % of Site MOL
Proposed:	16,175 square feet	4 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	64,709 square feet	16 % of Site MOL
Proposed:	64,961 square feet	16 % of Site MOL
Permitted:	228,188 square feet	55 % of Site MOL

OPEN GREEN SPACE:

Existing:	350,179 square feet	84 % of Site MOL
Proposed:	349,927 square feet	84 % of Site MOL

PAVING COVERAGE:

Existing:	61,693 square feet	15 % of Site MOL
Proposed:	61,693 square feet	15 % of Site MOL

PARKING:

Existing:	119 paved and 81 grass spaces
Proposed:	119 paved and 81 grass spaces
Required	Same per approved variance

BUILDING HEIGHT:

Existing:	14.5 feet
Proposed:	19.0 feet
Permitted:	36.0 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.5 of the Municipal Code for an active park which is a Special Exception use within the NT Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request: The applicant seeks approval of a site plan modification to allow construction of a 372 sq. ft. accessory building at the Childs Park Athletic Fields Complex, with a Variance to the 35-foot setback requirement.

History: The subject property is a City owned park is located north of Pinellas Trail between 43rd Street South and 46th Street South, located in the Childs Park Neighborhood, see Exhibit 1, aerial location map. On September 6, 2007, the Environmental Development Commission (EDC) approved a Special Exception and related site plan to construct a 15,000 s.f. community

center at the Childs Park Athletic Fields Complex, with variances for setbacks and grassed parking (Case # 07-32000027), see attached staff report and site plan, Exhibit 2. A 14,213 square foot building was constructed in 2008.

The L-shaped park is developed with two (2) athletic fields, a restroom and concession building, and a maintenance building. The athletic fields are located on the western side of the property and the concession and restroom building and maintenance building are located east of the football field. Parking is located east of the concession and restroom building and accessed from 43rd Street South. A pedestrian connection is provided from the Pinellas Trail to the existing buildings and athletic fields. The community center is located on the easterly side of the park.

Current Proposal: The applicant seeks approval of a site plan modification to construct a 372 square foot pre-cast concrete press box next to the existing football field at Child's Park, see attached Exhibit 3, which includes the applicant's narrative, site plan and building details.

The building will be located on the west side of the existing football field, near the center of the field, and will accommodate storage on the first floor and a press box on the second floor. The size of the first and second floor combined is 372 square feet.

VARIANCE:

1 Special Exception Setback

Required:	35-feet
Proposed:	0-feet
Variance:	35-feet

Public Comments:

As of the date of this report, staff has received two calls. One had no concerns, and the other expressed general concerns about trash from the facility.

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 Comprehensive Plan policies and objectives.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
The Future Land Use classification is Planned Redevelopment - Residential, and the Neighborhood Traditional zoning allows an active park as a Special Exception use. The existing park facility use has been present in the neighborhood for many 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 allow construction of a small storage/press box building will not affect the intensity of use on the overall parcel, there will be no new demand for additional public services and there will be no change to ingress/egress. There will be no vehicular access to the expansion area.

- 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 and there will be no change to the access drives.

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

The proposed development will be required to comply with the applicable stormwater requirements at time of permitting. An Engineering Department memo is attached as Exhibit 4 detailing such requirements.

- 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;

The proposed press box/storage building will be located along the sidelines of the existing football field, which is across the street from single-family residential homes. There are existing trees along 46th Street South which will help to screen the building from view.

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

There are no such resources within the vicinity of the proposed structure.

- 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.

- 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 there is not a concentration of similar uses.

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

The proposed press box is across the street from single-family homes on 46th St. S. There will be no change to the way the football program currently operates, and no additional lighting facilities.

- 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.

- 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 is along the sidelines of the existing football field, 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 **not 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 press box and storage will not add demand for additional public services.

The future land use classification of the subject property is: Planned Redevelopment-Residential (PR-R)

The land uses of the surrounding properties are:

North: **Residential**
South: **Industrial**

East	Residential
West:	Residential

In conclusion, staff finds that the proposed modification and related site plan are consistent with the standards for review as listed above, with the recommended special conditions.

III. RECOMMENDATION:

A. SPECIAL CONDITIONS OF APPROVAL:

1. This Special Exception/Site Plan approval shall be valid through August 2, 2020. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
2. All conditions of approval from the previous Special Exception approval shall apply.
3. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department memorandum dated June 20, 2017.

B. 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.
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 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.

REPORT APPROVED BY:



7-24-17

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

DATE

List of Exhibits:

- Exhibit 1: Aerial Location Map
- Exhibit 2: Staff Report and Site Plan, Case # SE 07-32000027
- Exhibit 3: Applicant's Narrative, Site Plan and Elevations
- Exhibit 4: Engineering Memo dated June 20, 2017

Exhibit 1

Case #17-32000015

Aerial Location Map

Exhibit 2

Case #17-32000015

Staff Report and Site Plan, Case # SE



CITY OF ST. PETERSBURG
DEPARTMENT OF DEVELOPMENT SERVICES
DEVELOPMENT REVIEW SERVICES DIVISION
ENVIRONMENTAL DEVELOPMENT COMMISSION
Letter of Approval

September 6, 2007

City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

RE: CASE NO: 07-32000027
Northwest corner of 43rd Street South and 7th Avenue South

Dear Sir/Madam:

The Environmental Development Commission (EDC), at its meeting of **September 5, 2007**, **approved**, the above-referenced item, subject to the following conditions, as outlined in the Staff Report and as may have been modified by the EDC.

1. The architectural elevations submitted for permitting shall substantially resemble the architectural elevations attached to this report.
2. The dumpster shall be located in a dumpster enclosure that is designed to match the proposed community center building.
3. The site plan for the new parking lot and community center building submitted for permitting shall comply with the minimum landscape and irrigation requirements.
4. A six (6) foot high solid fence shall be installed along the northern property line that abuts the 16 foot wide east-west alley.
5. Additional evergreen understory trees shall be installed along the north side of the proposed community center building. The trees shall be a minimum of 10 feet tall and planted 25 feet on center.
6. The 33 overflow parking spaces along the south side of the property shall be closed off at all times except for football games or other special events where additional parking will be required.
7. The City Administration shall retain the ability to require any of the grass parking spaces to be paved with an acceptable surface should the proposed grass not be maintained.

8. The building plans submitted for permitting shall contain information regarding proposed methods of shielding outdoor lighting such that no direct source of illumination is visible from any window in any residence.

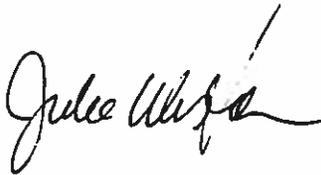
A copy of the Staff Report, which outlines these conditions, is attached to this letter.

A COPY OF THIS LETTER SHALL ACCOMPANY THREE SETS OF CONSTRUCTION PLANS, SUBMITTED FOR PERMITS, TO THE CONSTRUCTION SERVICES AND PERMITTING DIVISION.

Failure to begin construction of a project within eighteen (18) months from the date of approval of the EDC, (for Special Exceptions, Site Plan Review, or Variances) shall invalidate the approval unless a different compliance period or an extension is granted by the Commission. One or more extensions, each extension not to exceed one year, may be granted by the Commission if such extension is in conformance with the City's Land Use Plan and the purpose and intent of the related development ordinances current at that time. Requests for extensions must be submitted prior to expiration of the eighteen (18) month approval period.

We look forward to working with you in the future. If there are any questions, please contact our office, Development Review Services Division, Department of Development Services, Municipal Service Center, One 4th Street North, St. Petersburg, Florida 33701, (727) 893-7874.

Sincerely,



Julie Weston, Director
Development Services

cc: Michael J. Connors
P.O. Box 2842
Saint Petersburg, Florida 33731

John B. Adams, Jr. P.E.
Adams Design
3101 37th Avenue North
Saint Petersburg, Florida 33713



st.petersburg
www.stpete.org

**CITY OF ST. PETERSBURG
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION**

**ENVIRONMENTAL DEVELOPMENT COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

According to Development Services 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 ENVIRONMENTAL DEVELOPMENT COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES, for Public Hearing and Executive Action on September 5, 2007 at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 07-32000027 **PLAT SHEET:** L-3

REQUEST: Approval of a Special Exception and related site plan to construct a 15,000 SF MOL community center (YMCA) at the Childs Park Athletic Fields Complex with variances for 1) setbacks and 2) grassed parking.

APPLICANT: City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

AGENT: Michael J. Connors, Internal Services Administration
P.O. Box 2842
Saint Petersburg, Florida 33731

ARCHITECT/ENGINEER: John B. Adams, Jr. P.E.
Adams Design
3101 37th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: Northwest corner of 43rd Street South and 7th Avenue South
PARCEL ID NO.: 22/31/16/99092/001/0010

LEGAL DESCRIPTION: On File
ZONING: RS-75

SITE AREA TOTAL: 394,315 square feet or 9.05 acres

GROSS FLOOR AREA:

Existing:	3,016 square feet	0.008 F.A.R.
Proposed:	17,856 square feet	0.050 F.A.R.
Permitted:	50,000 square feet	0.300 F.A.R.

BUILDING COVERAGE:

Existing:	3,016 square feet	0.8% of Site MOL
Proposed:	17,856 square feet	4.0% of Site MOL
Permitted:	50,000 square feet	30% of Site MOL

IMPERVIOUS SURFACE:

Existing:	64,709 square feet	16% of Site MOL
Proposed:	83,151 square feet	21% of Site MOL
Permitted:	216,873 square feet	55% of Site MOL

OPEN GREEN SPACE:

Existing:	329,606 square feet	84% of Site MOL
Proposed:	311,164 square feet	79% of Site MOL

PAVING COVERAGE:

Existing:	61,693 square feet	16% of Site MOL
Proposed:	65,295 square feet	17% of Site MOL

PARKING:

Existing:	100; including 4 handicapped spaces
Proposed:	200; including 6 handicapped spaces
Required	178; including 6 handicapped spaces

BUILDING HEIGHT:

Existing:	20 feet
Proposed:	24 feet
Permitted:	50 feet

APPLICATION REVIEW:

- I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 29-324 of the Municipal Code for a community center which is a Special Exception use within the RS-75 Zoning District.
- II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to construct a 15,000 square foot MOL community center building at Childs Park Athletic Field Complex. The subject property is located north of the Pinellas Trail between 43rd Street South and 46th Street South. The applicant is seeking variances for 1) side yard setback and 2) grassed parking.

Current Proposal:

The applicant proposes to construct a new community center (YMCA) to serve the Childs Park neighborhood. The proposed building will contain program rooms, a computer lab, offices,

kitchen, large multipurpose room and an office for the Rattler organization, and possibly a police substation and satellite library. The community center is considered a Special Exception use in the RS-75 zoning district, which requires approval from the EDC.

The subject property is a city owned park, located north of the Pinellas Trail between 43rd Street South and 46th Street South. The L-shaped park is developed with two (2) athletic fields, a restroom and concession building and a maintenance building. The athletic fields are located on the western side of the property, and the concession and restroom building and maintenance building are located east of the athletic fields. Parking is located east of the concession and restroom building and accessed from 43rd Street South. A pedestrian connection is provided from the Pinellas Trail to the existing buildings and athletic fields.

The proposed community center building will be located along 43rd Street South, north of the existing vehicular access drive. The applicant proposes an additional 100 parking spaces, for a total of 200 parking spaces. Only 19 of the 100 new parking spaces will be paved. Further, 48 grass parking spaces will be located along the existing access drive and the remaining 33 grass parking spaces will be located along the southern side of the property. The 33 grass parking spaces will be closed off at all times, except for overflow parking when games or other special events are scheduled. A pedestrian connection is provided from the public sidewalk along 43rd Street South to the building entrance at the southeast corner of the building. A vehicular drop-off area is proposed at the building entrance.

The proposed building is contemporary in style. The building will be in scale with the residential uses that surround the subject property. The building incorporates multiple windows, a gable roof, and two, 2-story glass entry features along the southern façade. The northern façade of the building has a roof line consistent with the residential homes that are north of the subject property.

VARIANCES:

Side Yard Setback

Required:	50 feet
Proposed:	10 feet
Variance:	40 feet

The code requires a 50-foot side yard setback for a community building in the RS-75 zoning district. The proposed building is situated 10 feet from the northern property line. Therefore, a variance to the side yard setback is required.

The subject property is an L-shaped piece of land. The western portion of the property has been developed with two (2) athletic fields, and the center of the property has been developed with parking and a retention pond. The width of the property between the Pinellas Trail and the east-west alley where the proposed building will be located is approximately 115 feet wide, which limits further development for any new recreational buildings. However, this portion of the property could be developed with an outdoor recreational field which would create more adverse impacts for the abutting residences than would a recreational building. The code only requires a minimum side yard setback of 7.5 feet for a single-family residence. The proposed setback of the community center building is 10 feet, which is greater than the setback would be for a single-family residence. The proposed community center building has been designed to be in scale with the residences in the neighborhood to prevent any adverse impacts. Staff finds that

since the building will be designed to complement the residences in the neighborhood and the facility will provide a benefit to the neighborhood, the variance for the side yard setback can be supported.

Permeable Parking

Required:	200 paved parking spaces
Proposed:	119 paved and 81 grass parking spaces
Variance:	81 grass parking spaces

Code requires that parking areas be paved with asphalt or concrete. However, the Zoning Official can allow up to 25 percent of the required parking area to be permeable (i.e. grass parking). The applicant is requesting that 81 of the 200 parking spaces or 40 percent of the parking spaces be grass parking spaces. Code will permit more than 25 percent of the parking to be permeable, but requires EDC review and approval.

The grass parking is provided to accommodate the required number of parking spaces for the community center building and to provide overflow parking for the existing athletic fields. The predominate users of the community center will come to the facility by foot, bike or be dropped off. To require additional parking to be paved that will not be used except for overflow parking when the athletic fields are used would be unreasonable. These types of parking lots produce less run off and are more environmentally friendly. Staff recommends approval with a condition that the parking lot be paved if not adequately maintained.

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 Resolution A:

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. The architectural elevations submitted for permitting shall substantially resemble the architectural elevations attached to this report.**
- 2. The dumpster shall be located in a dumpster enclosure that is designed to match the proposed community center building.**
- 3. The site plan submitted for permitting for the new parking lot and the community center building shall comply with the minimum landscape and irrigation requirements.**
- 4. The final landscape plan including screening, plant size, spacing and placement for the north and south edges of the site shall be developed with input from community representatives and CPTED principles.**
- 5. The 33 overflow parking spaces along the south side of the property shall be closed off at all times, except for when games or other special events will require additional parking.**

6. **The City Administration shall retain the ability to require any of the grass parking spaces to be paved with an acceptable surface should the proposed grass not be maintained.**
7. **The building plans submitted for permitting shall contain information regarding proposed methods of shielding outdoor lighting such that no direct source of illumination is visible from any window in any residence.**

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 EDC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The use/proposal shall be consistent with Concurrency Certificate No. **5844**.
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 29, Article IV, Section 29-192).
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 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.

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 EDC and includes any modifications as required by the EDC. The EDC grants the Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article XV, of the City Code entitled "Landscaping, Irrigation, Vegetation Maintenance, and Tree and Mangrove Protection."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Department 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 IX.
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 XIII, Section 16-963 of City Code. Development Services Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE ENVIRONMENTAL DEVELOPMENT COMMISSION FOR REVIEW (Pursuant to Chapter 29, Section 29-90(c)):

- A. Ingress and egress and overall traffic plan has been evaluated and determined to be appropriate for the subject application.
- B. The location and relationship of parking areas, loading areas, and bicycle parking areas (as applicable) have been evaluated and determined to be appropriate for the subject application. Such improvements are appropriately screened and buffered from adjoining uses and along property lines.
- C. No adverse impacts have been identified in the required traffic study. City staff has reviewed the plan and concurs with the findings of the study.
- D. No adverse drainage impacts were identified by the City's professional engineering staff. Final engineered plans and permits will be required to ensure compliance with all required codes.
- E. Signs, if presented by the applicant, are required to comply with the City's Sign Ordinance.
- F. Orientation and location of the buildings, improvements, and open space have been evaluated in relationship to the neighborhood and the characteristics of the site. The proposed plan is appropriate in the balancing of these considerations.
- G. The use is compatible with the natural environment and neighborhood, and any historic or archaeological sites (if applicable) that may be adjacent to the property.
- H. There is no identifiable concentration of such uses within the immediate vicinity. There are no identifiable adverse impacts to living and/or working conditions of the neighborhood.
- I. Appropriate measures have been implemented to provide adequate setbacks, screens, buffers, and general amenities; and to control adverse impacts necessary to ensure compatibility between uses.
- J. Land area is sufficient to accommodate the proposed use without the creation of identifiable adverse impacts.
- K. General amenities (if provided) are compatible with the character of the area.
- L. The site has been evaluated to accommodate the preservation of existing vegetation and allow for reasonable use of the property.
- M. No adverse impacts related to scale, mass, and building materials have been identified related to historic or archaeological resources within 200 feet of the property.
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article VIII).
 - 2. The property is **not within** a flood hazard area (Chapter 29, Article IV, Section 29-221).
- N. The application does not diminish the adopted levels of service as prescribed by the City's Comprehensive Plan.

O. The use is consistent with the City's Comprehensive Plan.

The land use of the subject property is: **Residential Urban**

The land uses of the surrounding properties are:

North: **Residential Urban**

South: **Industrial General**

East: **Industrial General**

West: **Residential Urban**

REPORT PREPARED BY:



Corey Malyszka, Planner III

8/20/07
DATE

REPORT APPROVED BY:



Julie Weston, Director, Development Services

8/20/07
DATE

RESOLUTION "A"

A RESOLUTION OF THE ENVIRONMENTAL DEVELOPMENT COMMISSION APPROVING A SPECIAL EXCEPTION AND RELATED SITE PLAN WITH VARIANCES FOR 1) SIDE YARD SETBACK AND 2) PERMEABLE PARKING FOR CHILD'S PARK ATHLETIC FIELDS COMPLEX LOCATED AT THE NORTHWEST CORNER OF 43RD STREET SOUTH AND 7TH AVENUE SOUTH, (CASE NO. 07-32000027); MAKING DETERMINATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 5, 2007, the Environmental Development Commission (EDC) held a public hearing for a Special Exception and related site plan with variances for 1) side yard setback and 2) permeable parking, for Child's Park Athletic Fields Complex, located at northwest corner of 43rd Street South and 7th Avenue South;

WHEREAS, Environmental Development Commission, reviewed the recommendations of City staff and all of the evidence brought before the Commission during the hearing.

NOW, THEREFORE BE IT RESOLVED By the Environmental Development Commission of the City of St. Petersburg, Florida that the Commission makes the following determinations:

1. Approval of the Special Exception and related site plan with variances for 1) side yard setback and 2) permeable parking:
 - a. Will not adversely affect the health, safety, welfare, comfort, convenience or order of the City;
 - b. Will not prevent the orderly and reasonable use of properties in the zoning district or in neighboring areas; and
 - c. Will be in harmony with the general purpose and interest of the ordinances of the City.
2. The Environmental Development Commission finds that it is appropriate to **APPROVE** the following:
 - a. The variance for side yard setback;
 - b. The variance for permeable parking;

- c. The Special Exception for a community center building; and
- c. The site plan, subject to the conditions of the Staff Report, as may have been amended by the Environmental Development Commission at the public hearing.

BE IT FURTHER RESOLVED By the Environmental Development Commission of St. Petersburg, Florida, based upon the foregoing findings of fact, that the application for Special Exception and related site plan approval with variances for 1) side yard setback and 2) permeable parking has met the criteria contained in Sections 29-90 and 29-91 of the City Code for Special Exceptions and site plans; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:



Director, Development Services

8/20/07

Date

RESOLUTION "B"

A RESOLUTION OF THE ENVIRONMENTAL DEVELOPMENT COMMISSION DENYING A SPECIAL EXCEPTION AND RELATED SITE PLAN WITH VARIANCES FOR 1) SIDE YARD SETBACK AND 2) PERMEABLE PARKING, FOR CHILD'S PARK ATHLETIC FIELDS COMPLEX, LOCATED AT THE NORTHWEST CORNER OF 43RD STREET SOUTH AND 7TH AVENUE SOUTH, (CASE NO. 07-32000027); MAKING DETERMINATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 5, 2007, the Environmental Development Commission (EDC) held a public hearing for a Special Exception and related site plan with variances for 1) side yard setback and 2) permeable parking for Child's Park Athletic Fields Complex, located at the northwest corner of 43rd Street South and 7th Avenue South;

WHEREAS, Environmental Development Commission, reviewed the recommendations of City staff and all of the evidence brought before the Commission during the hearing.

NOW, THEREFORE BE IT RESOLVED By the Environmental Development Commission of the City of St. Petersburg, Florida that the Commission makes the following determinations:

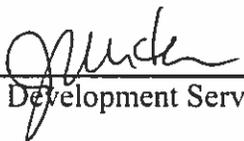
1. Approval of the Special Exception and related site plan with variances for 1) side yard setback and 2) permeable parking:
 - a. Will adversely affect the health, safety, welfare, comfort, convenience or order of the City;
 - b. Will prevent the orderly and reasonable use of properties in the zoning district or in neighboring areas; and
 - c. Will not be in harmony with the general purpose and interest of the ordinances of the City.
2. The Environmental Development Commission finds that it is appropriate to **DENY** the following:
 - a. The variance for side yard setback;

- b. The variance for permeable parking;
- c. The Special Exception for a community center building; and
- d. The site plan.

BE IT FURTHER RESOLVED By the Environmental Development Commission of St. Petersburg, Florida, based upon the foregoing findings of fact, that the application for Special Exception and related site plan approval with variances for 1) side yard setback and 2) permeable parking has not met the criteria contained in Sections 29-90 and 29-91 of the City Code for Special Exceptions and site plans; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon adoption.

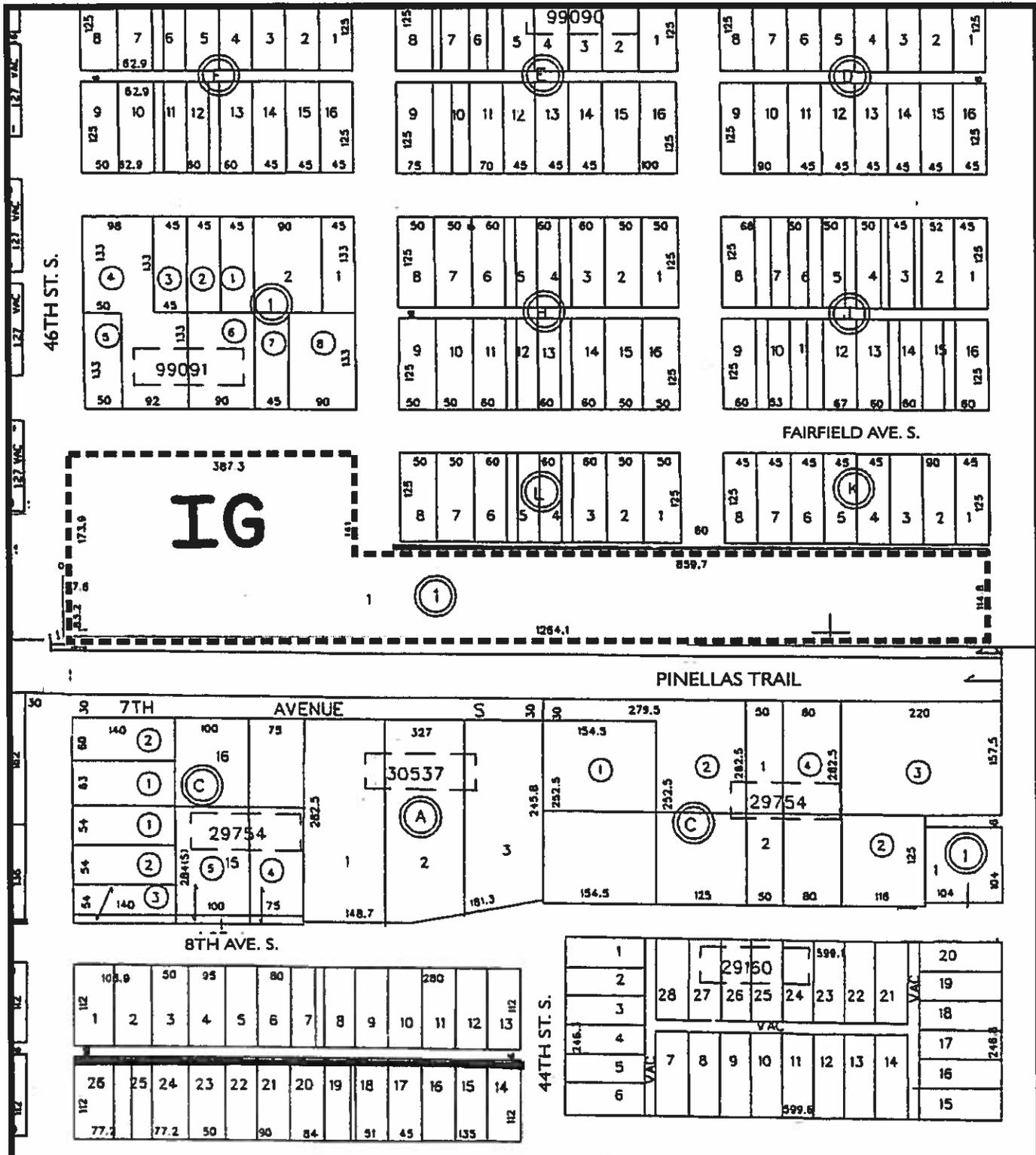
APPROVED AS TO FORM AND SUBSTANCE:



Director, Development Services

8/28/07

Date



SPECIAL EXCEPTION

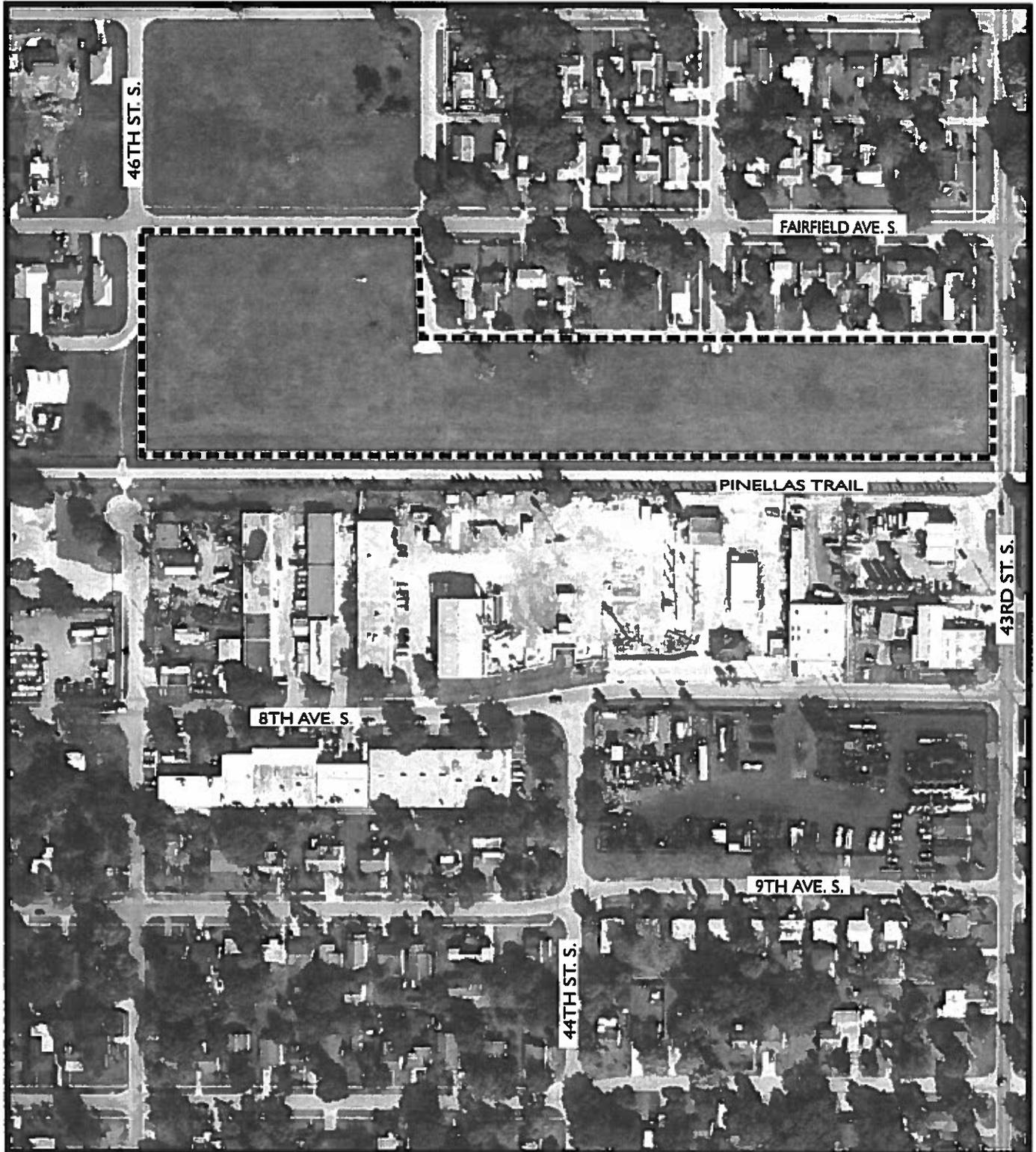
CASE NUMBER:

07-32000027

SCALE: Not to Scale

AREA TO BE APPROVED
SHOWN IN





SPECIAL EXCEPTION

CASE NUMBER:

07-32000027

SCALE: Not to Scale

AREA TO BE APPROVED
SHOWN IN





RESIDENTIAL

- RR** Residential Rural
- RE** Residential Estate
- RS** Residential Suburban
- RL** Residential Low
- RU** Residential Urban
- RLM** Residential Low Medium
- RM** Residential Medium
- RH** Residential High
- RVH** Residential Very High

MIXED USE

- R/OL** Residential/Office Limited
- R/OG** Residential/Office General

- R/O/R** Residential/Office/Retail
- Resort Facilities Overlay
- RFM** Resort Facilities Medium
- RFH** Resort Facilities High

- COMMERCIAL**
- CN** Commercial Neighborhood
 - CL** Commercial Limited
 - CR** Commercial Recreational
 - CG** Commercial General

- INDUSTRIAL**
- IL** Industrial Limited
 - IG** Industrial General
- PUBLIC/SEMI/PUBLIC**
- P** Preservation

- R/OS** Recreation/Open-Space
- INS** Institutional
- Transportation Utility
- SPECIAL DESIGNATIONS**
- Water/Drainage Feature
- Scenic/Non-Commercial Corridor
- Activity Center/Primary Secondary
- CRD** Community Redevelopment District
- CBD** Central Business District

Source: "Countywide Future Land Use Plan Map, Pinellas Planning Council, Countywide Planning Authority, Prepared by: Jim Smith, Property Appraiser Pinellas County, FL." 11/2001, Not to Scale

AREA TO BE APPROVED SHOWN IN:



LAND USE PLAN DESIGNATION



PARKING INFORMATION

EXISTING:	STANDARD PARKS: 845 (100% - 0)
	STANDARD GRASS: 845 (100% - 0)
	MANICURED PARKS: 1267 (100% - 0)
PROPOSED:	STANDARD PARKS: 1267 (100% - 0)
	STANDARD GRASS: 1267 (100% - 0)
	MANICURED PARKS: 1267 (100% - 0)

BUILDING INFORMATION

BUILDING SETBACK INFORMATION:		REQUIRED:	PROPOSED:
FRONT:	35 FT	35 FT	35 FT
REAR:	35 FT	35 FT	35 FT
SIDE:	10 FT	10 FT	10 FT
STREET:	50 FT	50 FT	50 FT
FLOOR AREA INFO (FAR):		FLOOR:	GLASS:
EXISTING:	16,476	16,476	0.00
PROPOSED:	21,118	21,118	0.00
MAX. PERMITTED:	16,476	16,476	0.00

VARIANCES REQUESTED

1. SEE 29-227 MANUAL FOR REQUIREMENTS. RELAXATION OF REQUIRED SIDE YARD SETBACK FROM 50 FT TO 10 FT.

LEGAL DESCRIPTION

LOT 1 AND LOT2, BLOCK 1, RECREATION SUBDIVISION BLOCK 6 REPAID AS RECORDED IN PLAT BOOK 92, PAGE 41 PUBLIC RECORDS OF PHOENIX COUNTY, ILLINOIS AND LOT 1, BLOCK 1, RECREATION SUBDIVISION AMERICAN REPAID AS RECORDED IN PLAT BOOK 94, PAGE 14 PUBLIC RECORDS OF PHOENIX COUNTY, ILLINOIS

SITE DATA

PROJECT ID NO.:	22/21/14/14/0001/0010
ZONING:	RS-75
FLOOD ZONE:	"
TOTAL SITE AREA:	394,310.17 SF (9.05 AC.)
EXISTING IMPROVEMENTS:	BUILDING: 501,547 SF (10.57 AC.) BLANKETS: 2,010.08 SF (0.05 AC.) C&G, S/P & PD: 8,142.29 SF (0.19 AC.) TOTAL: 511,667 SF (11.81 AC.)
PROPOSED IMPROVEMENTS:	BUILDING: 17,554.67 SF (0.40 AC.) BLANKETS: 2,010.08 SF (0.05 AC.) C&G, S/P & PD: 18,117.78 SF (0.42 AC.) TOTAL: 37,682.53 SF (0.87 AC.)
FUTURE IMPROVEMENTS:	EXISTING: 16,476 PROPOSED: 21,118
TOTAL CHANGE IN IMPROVEMENTS:	EXISTING: 16,476 SF (0.47 AC.) PROPOSED: 21,118 SF (0.50 AC.)
TOTAL GREEN SPACE:	EXISTING: 281,700.78 SF (6.50 AC.) PROPOSED: 298,877.78 SF (6.87 AC.)
TOTAL POOL AREA:	EXISTING: 42,484.00 SF (0.97 AC.) PROPOSED: 42,484.00 SF (0.97 AC.)
TOTAL:	EXISTING: 324,184.78 SF (7.47 AC.) PROPOSED: 341,361.78 SF (7.87 AC.)



Location Map

- Shade tree - Live Oak 3" caliper 12' - 14' height
- Flowering Ornamental tree/understory - Liquidambar, Bittersweet
- Hedge/Foundation - Viburnum, Ilex, 3 gallon min 36" height
- Palms - Sabal Palm, Washingtonia Palm
- Existing trees
- Irrigation - Recirculated water system to meet city standards
- variance requested at side setback
- 10' alley



Profile 101

Proposed Site Plan

Exhibit 3

Case #17-32000015

**Applicant's Narrative, Site Plan,
Elevations**

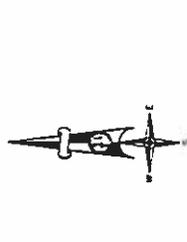
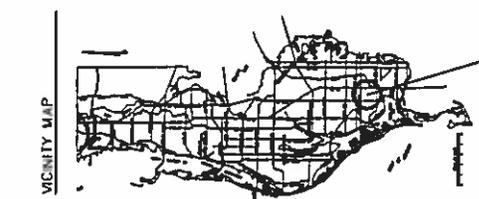
EXHIBIT A

Childs Park – Project Narrative

The City of St. Petersburg is proposing the construction of a storage/pressbox building along 46th Street South between the existing football field and the existing street right of way. The proposed modular building will total 19' in height and the first floor dimensions at ground level will be 21' x 12' and consist of storage. A second floor is proposed which will consist of a press box and the dimensions of this floor will be 12' x 10'.

Since the active park use is a special exception, the required minimum setback for this building is 35'. The City is requesting a setback of 0' or a variance of 35' for the proposed building.

The 35' setback variance is being requested for several reasons: There is an existing drainage swale between the right of way and the football field sideline. Constructing the proposed building at the right of way line will allow for preservation of the existing drainage swale and minimize the grading and disruptions required adjacent to the existing ball field and right of way. The other reason the variance is being requested is so that the entire width of the existing football fields sideline can be preserved in order to maintain physical clearances for the safety of the players and in order to provide unobstructed visual clearance for the viewers along that field sideline.



LEGAL DESCRIPTION

Lot 1 and Lot 2, Block 1, WOODSTOCK SUBDIVISION BLOCK G REPLAT as recorded in Plat Book 92, Page 81 Public Records of Pinellas County, Florida

Lot 1, Block 1, WOODSTOCK SUBDIVISION ANDERSON REPLAT as recorded in Plat Book 92, Page 74 Public Records of Pinellas County, Florida

St. Petersburg, Pinellas County, Florida

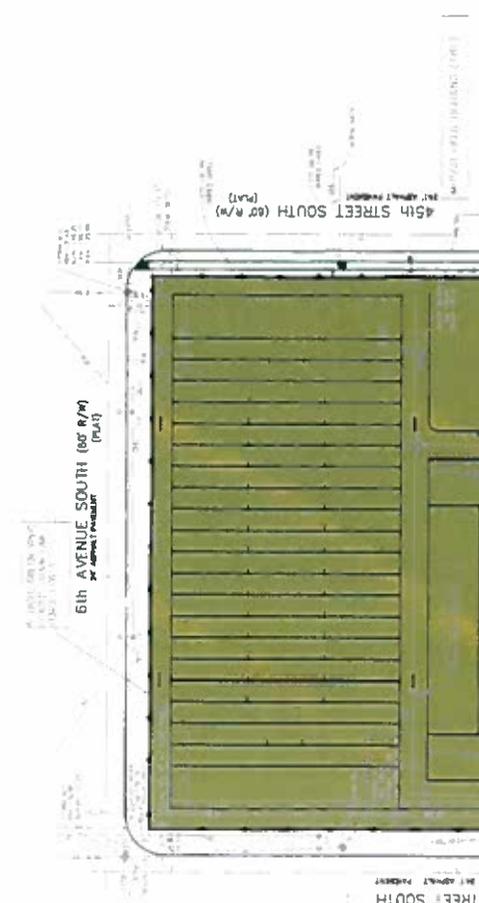
6th AVENUE SOUTH (60' R/W) (PLAN)

5th STREET SOUTH (60' R/W) (PLAN)

4th STREET SOUTH (60' R/W) (PLAN)

3rd STREET SOUTH (60' R/W) (PLAN)

- SITE DATA TABLE**
- | NO. | DESCRIPTION | DATE |
|-----|-----------------------|----------|
| 1 | PRELIMINARY SITE PLAN | 10/15/11 |
| 2 | FINAL SITE PLAN | 11/15/11 |
| 3 | PERMITS | 12/15/11 |
| 4 | CONSTRUCTION | 01/15/12 |
| 5 | AS-BUILT | 02/15/12 |
| 6 | FINAL AS-BUILT | 03/15/12 |
| 7 | FINAL AS-BUILT | 04/15/12 |
| 8 | FINAL AS-BUILT | 05/15/12 |
| 9 | FINAL AS-BUILT | 06/15/12 |
| 10 | FINAL AS-BUILT | 07/15/12 |
| 11 | FINAL AS-BUILT | 08/15/12 |
| 12 | FINAL AS-BUILT | 09/15/12 |
| 13 | FINAL AS-BUILT | 10/15/12 |
| 14 | FINAL AS-BUILT | 11/15/12 |
| 15 | FINAL AS-BUILT | 12/15/12 |
| 16 | FINAL AS-BUILT | 01/15/13 |
| 17 | FINAL AS-BUILT | 02/15/13 |
| 18 | FINAL AS-BUILT | 03/15/13 |
| 19 | FINAL AS-BUILT | 04/15/13 |
| 20 | FINAL AS-BUILT | 05/15/13 |
| 21 | FINAL AS-BUILT | 06/15/13 |
| 22 | FINAL AS-BUILT | 07/15/13 |
| 23 | FINAL AS-BUILT | 08/15/13 |
| 24 | FINAL AS-BUILT | 09/15/13 |
| 25 | FINAL AS-BUILT | 10/15/13 |
| 26 | FINAL AS-BUILT | 11/15/13 |
| 27 | FINAL AS-BUILT | 12/15/13 |
| 28 | FINAL AS-BUILT | 01/15/14 |
| 29 | FINAL AS-BUILT | 02/15/14 |
| 30 | FINAL AS-BUILT | 03/15/14 |
| 31 | FINAL AS-BUILT | 04/15/14 |
| 32 | FINAL AS-BUILT | 05/15/14 |
| 33 | FINAL AS-BUILT | 06/15/14 |
| 34 | FINAL AS-BUILT | 07/15/14 |
| 35 | FINAL AS-BUILT | 08/15/14 |
| 36 | FINAL AS-BUILT | 09/15/14 |
| 37 | FINAL AS-BUILT | 10/15/14 |
| 38 | FINAL AS-BUILT | 11/15/14 |
| 39 | FINAL AS-BUILT | 12/15/14 |
| 40 | FINAL AS-BUILT | 01/15/15 |
| 41 | FINAL AS-BUILT | 02/15/15 |
| 42 | FINAL AS-BUILT | 03/15/15 |
| 43 | FINAL AS-BUILT | 04/15/15 |
| 44 | FINAL AS-BUILT | 05/15/15 |
| 45 | FINAL AS-BUILT | 06/15/15 |
| 46 | FINAL AS-BUILT | 07/15/15 |
| 47 | FINAL AS-BUILT | 08/15/15 |
| 48 | FINAL AS-BUILT | 09/15/15 |
| 49 | FINAL AS-BUILT | 10/15/15 |
| 50 | FINAL AS-BUILT | 11/15/15 |
| 51 | FINAL AS-BUILT | 12/15/15 |
| 52 | FINAL AS-BUILT | 01/15/16 |
| 53 | FINAL AS-BUILT | 02/15/16 |
| 54 | FINAL AS-BUILT | 03/15/16 |
| 55 | FINAL AS-BUILT | 04/15/16 |
| 56 | FINAL AS-BUILT | 05/15/16 |
| 57 | FINAL AS-BUILT | 06/15/16 |
| 58 | FINAL AS-BUILT | 07/15/16 |
| 59 | FINAL AS-BUILT | 08/15/16 |
| 60 | FINAL AS-BUILT | 09/15/16 |
| 61 | FINAL AS-BUILT | 10/15/16 |
| 62 | FINAL AS-BUILT | 11/15/16 |
| 63 | FINAL AS-BUILT | 12/15/16 |
| 64 | FINAL AS-BUILT | 01/15/17 |
| 65 | FINAL AS-BUILT | 02/15/17 |
| 66 | FINAL AS-BUILT | 03/15/17 |
| 67 | FINAL AS-BUILT | 04/15/17 |
| 68 | FINAL AS-BUILT | 05/15/17 |
| 69 | FINAL AS-BUILT | 06/15/17 |
| 70 | FINAL AS-BUILT | 07/15/17 |
| 71 | FINAL AS-BUILT | 08/15/17 |
| 72 | FINAL AS-BUILT | 09/15/17 |
| 73 | FINAL AS-BUILT | 10/15/17 |
| 74 | FINAL AS-BUILT | 11/15/17 |
| 75 | FINAL AS-BUILT | 12/15/17 |
| 76 | FINAL AS-BUILT | 01/15/18 |
| 77 | FINAL AS-BUILT | 02/15/18 |
| 78 | FINAL AS-BUILT | 03/15/18 |
| 79 | FINAL AS-BUILT | 04/15/18 |
| 80 | FINAL AS-BUILT | 05/15/18 |
| 81 | FINAL AS-BUILT | 06/15/18 |
| 82 | FINAL AS-BUILT | 07/15/18 |
| 83 | FINAL AS-BUILT | 08/15/18 |
| 84 | FINAL AS-BUILT | 09/15/18 |
| 85 | FINAL AS-BUILT | 10/15/18 |
| 86 | FINAL AS-BUILT | 11/15/18 |
| 87 | FINAL AS-BUILT | 12/15/18 |
| 88 | FINAL AS-BUILT | 01/15/19 |
| 89 | FINAL AS-BUILT | 02/15/19 |
| 90 | FINAL AS-BUILT | 03/15/19 |
| 91 | FINAL AS-BUILT | 04/15/19 |
| 92 | FINAL AS-BUILT | 05/15/19 |
| 93 | FINAL AS-BUILT | 06/15/19 |
| 94 | FINAL AS-BUILT | 07/15/19 |
| 95 | FINAL AS-BUILT | 08/15/19 |
| 96 | FINAL AS-BUILT | 09/15/19 |
| 97 | FINAL AS-BUILT | 10/15/19 |
| 98 | FINAL AS-BUILT | 11/15/19 |
| 99 | FINAL AS-BUILT | 12/15/19 |
| 100 | FINAL AS-BUILT | 01/15/20 |



6th AVENUE SOUTH (60' R/W) (PLAN)

5th STREET SOUTH (60' R/W) (PLAN)

4th STREET SOUTH (60' R/W) (PLAN)

3rd STREET SOUTH (60' R/W) (PLAN)

PROPOSED 21' x 12' x 10' MAIL BOX BUILDING

NO.	DATE	DESCRIPTION
1	10/15/11	PRELIMINARY SITE PLAN
2	11/15/11	FINAL SITE PLAN
3	12/15/11	PERMITS
4	01/15/12	CONSTRUCTION
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42	03/15/15	FINAL AS-BUILT
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97	10/15/19	FINAL AS-BUILT
98	11/15/19	FINAL AS-BUILT
99	12/15/19	FINAL AS-BUILT
100	01/15/20	FINAL AS-BUILT

PHILLAS TRAIL (EXISTING)

CHILD'S PARK PRESS BOX
DRC SITE PLAN

SECTION 22, TOWNSHIP 31E, RANGE 16E

PROJECT NO. 197260755
SHEET NO. C1

George F. Young, Inc.
1000 1st Street, St. Petersburg, FL 33710
(727) 323-7123

City of St. Petersburg
1000 1st Street, St. Petersburg, FL 33710
(727) 323-7123

NO.	DATE	DESCRIPTION
1	10/15/11	PRELIMINARY SITE PLAN
2	11/15/11	FINAL SITE PLAN
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83	08/15/18	FINAL AS-BUILT
84	09/15/18	FINAL AS-BUILT
85	10/15/18	FINAL AS-BUILT
86	11/15/18	FINAL AS-BUILT
87	12/15/18	FINAL AS-BUILT

SITE INSTALLED ITEMS SUBJECT TO LOCAL INSPECTIONS
 COMPLETE FOUNDATION SUPPORT AND THE DOWN
 RAMPS STAIRS AND GENERAL ACCESS TO BUILDING
 ELECTRICAL SYSTEM
 ELECTRICAL SERVICE HOOK-UP

LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING CODE AND CONSTRUCTION CODE AND REFER TO THE FOLLOWING CRITERIA	
CONST. TYPE	IB
OCCUPANCY	S2
FLOOR LL	178 PSF
WIND VELOCITY	130/117 MPH
WIND RATING OF	0
EXT. WALLS	0 MRS
ALLOWABLE NO.	1
DESIGNER	
MANUFACTURER	GMS
PLAN NUMBER	B
APPROVAL DATE	
HIGH VELOCITY	NO
HURRICANE ZONE	NO
E.M.C.	

ROOF COMPONENTS AND CLADDING LOAD

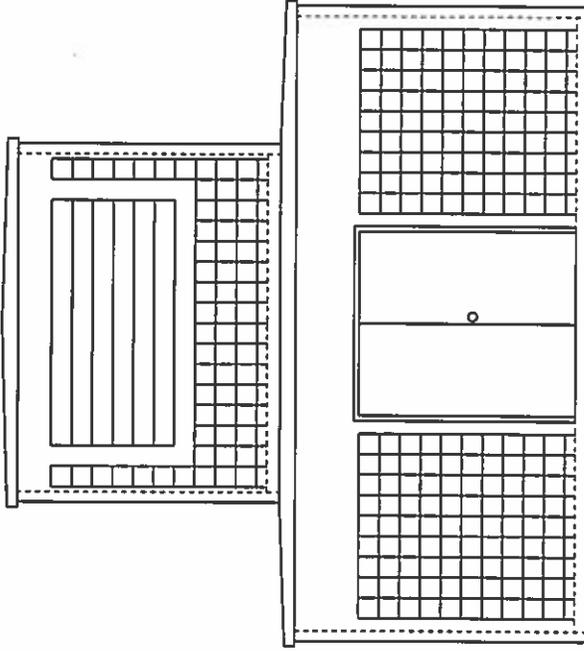
Pr = ZONE 1 = 31.3 PSF
 ZONE 2 = 52.6 PSF
 ZONE 3 = 79.1 PSF

WALL COMPONENTS AND CLADDING LOAD

Pw = ZONE 4 = 34.0 PSF
 ZONE 5 = 41.9 PSF

THIS BUILDING IS NOT DESIGN FOR
 PLACEMENT ON THE UPPER HALF OF A
 HILL OR ESCARPMENT EXCEEDING 15'-0"
 IN HEIGHT.

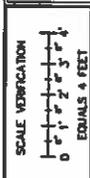
DRAWING INDEX	DRAWING INDEX
C1 COVER PAGE	S1 STORAGE FLOOR PLAN
S1 STORAGE FLOOR PLAN	S2 PRESS BOX FLOOR PLAN
S2 PRESS BOX FLOOR PLAN	S3 OVERALL FLOOR PLAN
S3 OVERALL FLOOR PLAN	S4 STORAGE FRONT/LEFT ELEVATIONS
S4 STORAGE FRONT/LEFT ELEVATIONS	S5 STORAGE BACK/RIGHT ELEVATIONS
S5 STORAGE BACK/RIGHT ELEVATIONS	S6 PRESS BOX ELEVATIONS
S6 PRESS BOX ELEVATIONS	S7 STORAGE FLOOR DETAILS
S7 STORAGE FLOOR DETAILS	S8 PRESS BOX FLOOR DETAILS
S8 PRESS BOX FLOOR DETAILS	S9 STORAGE ROOF DETAILS
S9 STORAGE ROOF DETAILS	S10 PRESS BOX ROOF DETAILS
S10 PRESS BOX ROOF DETAILS	S11 STORAGE FRONT WALL DETAILS
S11 STORAGE FRONT WALL DETAILS	S12 STORAGE LEFT WALL DETAILS
S12 STORAGE LEFT WALL DETAILS	S13 STORAGE RIGHT WALL DETAILS
S13 STORAGE RIGHT WALL DETAILS	S14 STORAGE BACK WALL DETAILS
S14 STORAGE BACK WALL DETAILS	S15 STORAGE FRONT WALL DETAILS
S15 STORAGE FRONT WALL DETAILS	S16 PRESS BOX BACK WALL DETAILS
S16 PRESS BOX BACK WALL DETAILS	S17 STORAGE RIGHT WALL DETAILS
S17 STORAGE RIGHT WALL DETAILS	S18 PRESS BOX RIGHT WALL DETAILS
S18 PRESS BOX RIGHT WALL DETAILS	S19 CONNECTION DETAILS
S19 CONNECTION DETAILS	ET ELECTRICAL PLANS



REV. NO.	DESCRIPTION	DATE	BY

- A. DESIGN CRITERIA**
- FLORIDA BUILDING CODE 5TH EDITION (2014) W/ 2018 SUPPLEMENTS
 - ENCLOSURE CLASSIFICATION: ENCLOSED
 - WIND RISK CATEGORY: III
 - WIND EXPOSURE: C
 - OCCUPANCY CLASSIFICATION: S-2
 - CONSTRUCTION TYPE: II-B
 - ACI-318-11 / 318R-11
 - DESIGN SOIL PRESSURE: 2000 PSF BY OTHERS
 - FLOOD LOAD: NOT DESIGN FOR FLOOD HAZARD AREA
- B. ALL LOADING CRITERIA PER FBC SECTION 1803.1**
- ROOF LIVE LOAD - 65 PSF
 - FLOOR LIVE LOAD - 125 PSF
 - FLOOR DEAD LOAD - 63 PSF
 - WIND LOAD - VOLT = 150 - 117 NOMINAL
- C. DESIGN SPECIFICATION ON MATERIALS**
- CONCRETE: 5000 PSI, LIGHT WEIGHT CONCRETE, 28 DAYS
 - REIN. STEEL - ASTM A618, GRADE 60
 - MINIMUM LAP - 40 TIMES BAR DIAMETERS
 - WELDED WIRE FABRIC - ASTM A185, 1 1/2" INTERIOR - 3/4" MIN. LAP 6", ALTERNATE JOINTS IN PANEL W/ DOUBLE MESH
- D. OTHER**
- REFER TO OWNER'S PROJECT REQUIREMENTS FOR SPECIFICATIONS ON BUILDING COMPONENTS (WINDOWS, DOORS, EQUIPMENT BASES, LOUVERS); HVAC EQUIPMENT (A/C, EXHAUST FANS); PLUMBING FIXTURES (PIPES, DRAINS); ELECTRICAL EQUIPMENT (POWER PANELS, CONDUITS, SWITCHES, LIGHTING FIXTURES), ETC. NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY CONCRETE MODULAR SYSTEMS, INC. WITH THE EXACT SIZE AND LOCATION OF ALL OPENINGS REQUIRED IN THE FLOOR, WALL AND ROOF PANELS. THE ITEMS LISTED ABOVE ARE NOT TO BE CONSTRUED AS AN ALL INCLUSIVE LIST.

- SEE NOTE ON SHEET 3 FOR FOUNDATION REQUIREMENTS TO BE PROVIDED BY OTHERS.
- PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. SHALL BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.
- IN ACCORDANCE WITH THE DBPR, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN SYSTEM DETAILS AND SPECIFICATIONS.
- THE ARCHITECT/ENGINEER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. THE ARCHITECT/ENGINEER OF BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE COMPONENTS AND SYSTEMS RELATING THEREOF.
- WINDSPEED AND SYSTEMS SHALL BE DETERMINED FOR CORRELATION WITH WIND DESIGN PRESSURES FOR COMPOSERS AND CLADDING.
- RAISED SEAL SET OF PLANS ARE IN FILE IN 3RD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.
- ALL MATERIALS COMPRISING THE BUILDING ENVELOPE SHALL HAVE FLORIDA PRODUCT APPROVAL IN ACCORDANCE WITH 553.B42(3) OR FAC CHAPTER 61-620-3.



Joseph W. Bell, P.E.
 Reg# 45147 - CA#29694
 Consulting Engineer
 1503 West Busch Blvd
 Suite A
 Tampa, FL 33612

DRAWN	DATE	CHECKED	DATE
JDG	12/19/16		

DWG NO. **CHANGING**
 FP 21-0*12-0*19-0*
 SCALE: 1/4"=1'
 SHEET C1 OF 1

BLDG. NO. B~
 TITLE: **CHILDS PARK STORAGE/PRESS BOX**
 LOCATION: **ST PETERSBURG, FLORIDA**
 FOR: **CITY OF ST PETERSBURG**

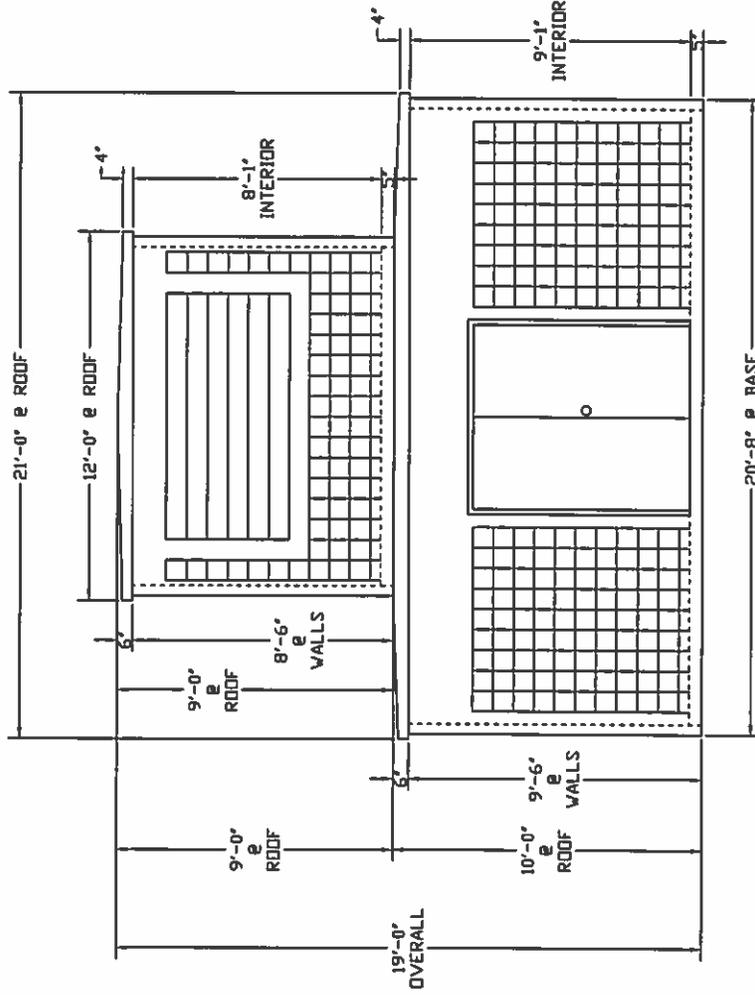
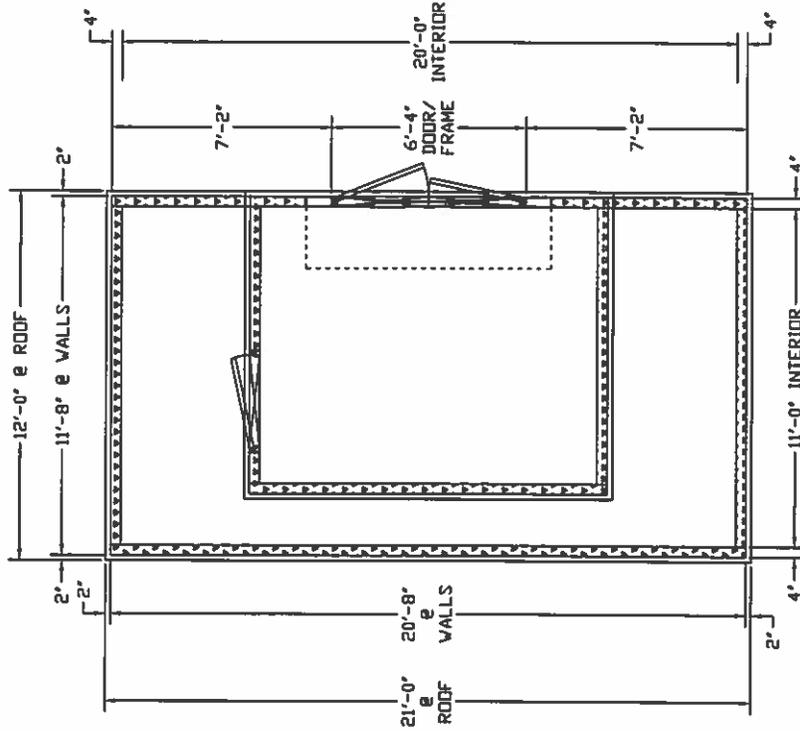
GMS CONCRETE MODULAR SYSTEMS, INC.
 PO Box 531573 ST. PETERSBURG, FL 33747
 TEL: (727) 945-1064 FAX: (727) 945-9756

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OVERALL PLAN VIEW

FP 3/3

INDICATES 4" PRECAST WALLS



REV. NO. DESCRIPTION DATE BY:

SCALE VERIFICATION
 1" = 4 FEET
 0 1 2 3 4

Joseph W. Bell, P.E.
 Reg#45147 - CA#29694
 Consulting Engineer
 1503 West Busch Blvd
 Suite A
 Tampa, FL 33612

DWG NO. 21'-0"x12'-0"x19'-0"
 FP 21'-0"x12'-0"x19'-0"
 SHEET S3 OF 19

BLDG. NO. B~
 SCALE: 1/4"=1'

TITLE: CHILDS PARK STORAGE/PRESS BOX
 LOCATION: ST PETERSBURG, FLORIDA
 FOR: CITY OF ST PETERSBURG

CONCRETE MODULAR SYSTEMS, INC.
 PO Box 531573 ST. PETERSBURG, FL 33747
 TEL: (727) 945-1864 FAX: (727) 945-9756



DRWING DATE: 12/19/16
 CHECKED: DATE:
 This drawing is the property of Concrete Modular Systems, Inc. It is not to be reproduced, copied or used in whole or part with out Concrete Modular Systems, Inc. written permission.

DATE: 12/19/16

DATE: 12/19/16

DATE: 12/19/16

Exhibit 4

Case #17-32000015

Engineering Department
Correspondence

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

TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: June 20, 2017
SUBJECT: Special Exception
FILE: 17-32000015



LOCATION: 601 45th Street South
AND PIN: 22/31/16/99091/001/0010
ATLAS: L-3
PROJECT: Special Exception

REQUEST: Approval of a modification to a previously approved Special Exception and related Site Plan to allow construction of a 252 square foot accessory building at the Childs Park Athletic Field complex.

The Engineering Department has no objection to the proposed special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS:

1. All conditions of associated Easement Vacation case #17-33000008 must be addressed prior to requesting a final Certificate of Occupancy.
2. Note that this site has a master drainage system which was previously designed and constructed in conformance with the City's Drainage and Surface Water Management Regulations found in City Code Section 16.40.030. Since additional site modifications are now proposed with the construction of the press box, the applicant will be required to submit drainage calculations which conform with the water quantity and the water quality requirements of City Code Section 16.40.030.

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.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

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.

NED/MJR/jw

pc: Kelly Donnelly
Reading File
Correspondence File
Subdivision File: WOODSTOCK SUB



**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, Commissioner Calvin Samuel 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 August 2, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000010 **PLAT SHEET:** G-2

REQUEST: Approval of a special exception and related site plan to convert an existing retail building into a bank with drive-thru.

OWNER: G T E Florida, Inc.
PO Box 2749
Addison, Texas 75001-2749

APPLICANT: Frontier Florida, LLC
401 Merritt 7
Norwalk, Connecticut 06851

AGENT: Bob Ziegenfuss
Z Development Services
708 East Colonial Drive #100
Orlando, Florida 32803

ADDRESS: 913 1st Avenue North

PARCEL ID NO.: 24-31-16-39006-000-0440

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-1 (DC-1)

SITE AREA TOTAL: 14,629 square feet or 0.34 acres

GROSS FLOOR AREA:

Existing:	3,133 square feet	0.21 F.A.R.
Proposed:	3,133 square feet	0.21 F.A.R.
Permitted:	44,028 square feet	3.0 F.A.R.

BUILDING COVERAGE:

Existing:	3,133 square feet	21% of Site MOL
Proposed:	3,133 square feet	21% of Site MOL
Permitted:	13,898 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	12,846 square feet	88% of Site MOL
Proposed:	13,039 square feet	89% of Site MOL
Permitted:	N/A	

OPEN GREEN SPACE:

Existing:	1,783 square feet	12% of Site MOL
Proposed:	1,590 square feet	11% of Site MOL

PAVING COVERAGE:

Existing:	9,713 square feet	66% of Site MOL
Proposed:	9,906 square feet	68% of Site MOL

PARKING:

Existing:	26; including 2 handicapped spaces
Proposed:	15; including 1 handicapped spaces
Required	6; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	14 feet
Proposed:	22 feet
Permitted:	125 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 bank with a drive-thru which is a Special Exception use within the DC-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to convert an existing retail building into a bank with a drive-thru. The subject property is located on the east side of Dr. Martin Luther King Jr. Street North in-between 1st Avenue North and Arlington Avenue North.

Current Proposal:

The existing property is developed with a one-store retail building that was recently occupied by Verizon. The exiting building is located along the east side of the property. A 26-space surface

parking lot is located west of the existing building. The existing parking lot is accessed from four curb-cuts, two curb-cuts from 1st Avenue North and two curb-cuts from Arlington Avenue North.

The proposed project includes converting a majority of the existing retail building into a bank with a drive-thru. A small retail space will remain at the rear of the building. Pedestrian access to the bank will be from 1st Avenue North. Pedestrian access to the retail space will be from Dr. Martin Luther King Jr. Street North. The drive-thru will be located along the west side of the building. To accommodate the drive-thru, one of the existing curb-cuts along 1st Avenue North and five parking spaces will be removed. Code only requires six parking spaces, a total of 21 parking spaces will remain on-site after the drive-thru is added. Ingress to the drive-thru will be from Arlington Avenue North. Ingress/egress to the parking lot will be from 1st Avenue North and Arlington Avenue North.

The applicant will be updating the exterior of the existing building. The existing store-front windows will be replaced along the south façade and new store-front windows will be added along the east facade. Canopies, pilasters and cornice treatments will also be added to the façade.

Special Exception:

A bank with a drive-thru is a Special Exception use in the DC-1 zoning district. The DRC is required to review the project for any possible adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

The drive-thru will create minimal adverse impacts, if any for the adjoining properties. The drive-thru is located internally to the site and abuts two major streets. An existing curb-cut has been eliminated to increase pedestrian safety along 1st Avenue North. The City's Transportation Planner has reviewed the proposed use and is recommending approval.

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 Special Exception and related site plan to convert an existing retail building into a bank with a drive-thru, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. If the construction value of the project exceeds 1-million dollars, the project shall be subject to final review and approval by the Community Redevelopment Agency (CRA).**
- 2. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.**
- 3. A four-foot high masonry wall finished to match the building shall be constructed on the south-side of the drive-thru lane to screen the drive-thru from 1st Avenue North.**
- 4. Bicycle parking shall be provided as required by Section 16.40.090.4.**
- 5. Exterior lighting shall comply with Section 16.40.070.**

6. All ancillary equipment shall be screened from the abutting rights-of-way.
7. Signage and pavement markings shall be added in the parking lot as needed to ensure customers leaving the drive-thru will stop before approaching the parking lot and ingress/egress drive on 1st Avenue North.
8. The site plan shall be modified as necessary to comply with the attached memorandum from the City's Engineering Department's that is dated January 31, 2017, excluding Special Condition number 6.
9. This Special Exception/Site Plan approval shall be valid through August 2, 2020. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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;

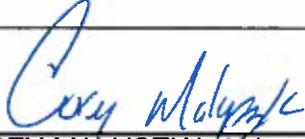
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate 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: **Central Business District**

The land uses of the surrounding properties are:

North: **Central Business District**
South: **Central Business District**
East: **Institutional**
West: **Central Business District**

REPORT PREPARED BY:



COREY MALYSZKA, Urban Design & Development Coordinator

7/17/17
DATE

REPORT APPROVED BY:



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

7-17-17
DATE

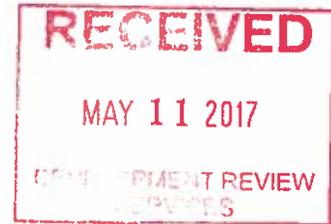


City of St. Petersburg, Florida
Development Review Services
Case No.: 17-3200010
Address: 913 1st Avenue North



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

TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: May 11, 2017
SUBJECT: Special Exception
FILE: 17-32000010



LOCATION: 912 1st Avenue North
AND PIN: 24/31/16/39006/000/0440
ATLAS: G-2
PROJECT: Special Exception

REQUEST: Approval of a modification to a previously approved Special Exception and related site plan to convert an existing retail building into a bank with drive-thru.

The Engineering Department has no objection to the proposed special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS:

1. At the south end of the existing building it appears that an elevated sidewalk ramp was constructed and is existing in the right of way of Arlington Avenue North to provide a pathway into the building. The public sidewalk in this area of Arlington must be removed and replaced to eliminate the need for this ramp. To do this the applicant will need to reset the adjacent road curb for 6" curb reveal above the roadway pavement then reconstruct the public sidewalk to elevate it (maintaining a 2% maximum cross slope and 5% maximum longitudinal slope) to meet the level landing outside the building door. No railings will be permitted in the public right of way.
2. Per City Council Resolution, all existing granite roadway curbing must be preserved and cannot be removed. Granite curb may be reset as flush curb at driveways and may be reset along the road edge to provide standard curb reveal of 6" above the road pavement as may be required to assist with grade transitions from the public sidewalk into the building.
3. The existing redundant (abandoned) driveway approach to 1st Avenue North and associated drop curbing shall be removed. Pavement surfaces associated with this redundant driveway approach shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications.
4. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped with 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.

5. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to project completion.
6. It is noted that the public sidewalk within Arlington Avenue North does not appear to be 10-foot wide as required in the DC zoning district. Engineering recommends that this sidewalk be upgraded to the 10-foot width with this redevelopment project but will defer to the decision of the zoning official and/or the DRC conditions of approval for this case. If sidewalk width upgrades are required all work shall be in compliance with current City Engineering Standards and Specifications and shall the cost of the work shall be the sole expense of the applicant.
7. Please note that a site modification of 3000 sf will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. If the site modification reaches the 3000 sf threshold, the applicant will be required to submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater 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.
8. 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.

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.

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 developers 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.

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.

NED/MJR/jw

pc: Kelly Donnelly
Reading File
Correspondence File
Subdivision File H A MURPHY'S SUB



**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 August 2, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000017 **PLAT SHEET:** H-10

REQUEST: Approval of a Special Exception and related Site Plan to approve an expansion to a Police Training Facility in Woodlawn Park and a variance to short-term bicycle parking.

OWNER: City of St. Petersburg
PO Box 2842
Saint Petersburg, Florida 33731-2842

ADDRESS: 1845 13th Avenue North

PARCEL ID NO.: 13-31-16-77508-000-0090

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Estate (NSE)

SITE AREA TOTAL: 1,113,994 square feet or 25.57 acres

GROSS FLOOR AREA:

Existing:	36,813 square feet	0.033 F.A.R.
Proposed:	49,165 square feet	0.045 F.A.R.
Permitted:	222,799 square feet	0.20 F.A.R.

BUILDING COVERAGE:

Existing:	33,052 square feet	3 % of Site MOL
Proposed:	45,405 square feet	4.1 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	265,033 square feet	23.8 % of Site MOL
Proposed:	283,253 square feet	25.4 % of Site MOL
Permitted:	445,598 square feet	40.0 % of Site MOL

OPEN GREEN SPACE:

Existing:	848,961 square feet	76.2 % of Site MOL
Proposed:	830,741 square feet	74.6 % of Site MOL

PAVING COVERAGE:

Existing:	231,980 square feet	20.8 % of Site MOL
Proposed:	237,848 square feet	21.3 % of Site MOL

PARKING: (For the Police Training Facility only)

Existing:	25; including 1 handicapped spaces
Proposed:	34; including 3 handicapped spaces
Required*	34; including 2 handicapped spaces

*Government Building: 1/300 office; plus 1/150 assembly areas (NIC range area forward of booths)

BUILDING HEIGHT:

Existing:	18'8" feet
Proposed:	26'0" feet
Permitted:	36'0" feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.5 of the Municipal Code for a government building which is a Special Exception use within the NSE Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Special Exception and related site plan to allow for an expansion to an existing Police Training Facility in Woodlawn Park, with a variance to short-term bicycle parking.

Background: The subject property is a City owned park (Woodlawn) located west of 16th Street, north of 13th Ave N., east of 19th St N., south of 17th Ave N. adjacent to Woodlawn Elementary school, see attached Exhibit 1, aerial location map. Facilities at the park include five baseball fields, multipurpose fields, tennis courts, playground and an existing 7,192 police pistol range on the southwest corner of the park.

A Special Exception (SE 1236) was approved in 1998 for the Woodlawn Elementary School in conjunction with the recreational facility on the northern half of the park site. Based on the property record card, the use of the existing facility as a pistol range dates back to 1985.

On February 16, City council approved an ordinance allowing a “substantial change of use” to the park to allow for the expansion for the training facility, attached as Exhibit 2.

Current Proposal: The applicant seeks approval of a special exception and related site plan to allow expansion of the existing 7,192 square foot training facility. The proposed addition is 11,814 square feet and is located on the north and east sides of the existing building, adjacent to the baseball fields to the north and east. The existing 15 lane, 25 yard firing range will be renovated for offices and training classrooms, and a new 10 lane, 50 yard shooting range will be constructed along with a new tactical vehicle garage, see attached Exhibit 3 which includes the Project Narrative, Site Plans, Elevations and Renderings. As shown in the elevations and renderings, the design of the existing building will be significantly enhanced, and the addition includes graphics to incorporate the baseball theme of this area of the park.

A variance to the short term bicycle parking is requested, as this facility is not open to the public. Long term bicycle parking will be provided.

Public Comments: The Euclid St. Paul neighborhood is located on the east side of 16th Street and Assistant Chief Michael Kovacsev made a presentation to the neighborhood association on June 2, 2017. His report of the meeting is as follows: “The meeting started at 7 PM and was held at St. Paul Catholic Church located at 1800 12th Street North. There were approximately 30 residents in attendance and my presentation reference the new Police Training Center/Range lasted 20 minutes. There were three questions related to range, all of which centered around its use by private citizens or another law enforcement agency. There were no issues of note and the group seemed pleased to have an update on the status of the project.”

In addition, officers provided door-to-door outreach for the adjacent neighbors on the south side of 13th Ave N and 12th Ave N, meeting with five of the residents. None of the residents expressed any objections. As of the date of this report, staff has not received any calls or correspondence. Email correspondence summarizing the efforts from the Police Department is attached to this report as Exhibit 5.

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 Comprehensive Plan policies and objectives. The facility allows for training of our police officers, who provide for life safety protection of our citizens, which is a critical public need and benefit.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
The Future Land Use classification is Planned Redevelopment - Residential, and the Neighborhood Suburban Estate zoning allows a government facilities as a Special Exception use. The existing police training facility use has been present in the neighborhood for over 30 years, and the expansion and renovation will provide a needed upgrade to the facility.
- 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 allow for expansion to the existing training facility will not materially affect the intensity of use on the overall 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. There were no concerns expressed by Transportation Division in their correspondence, attached as Exhibit 4.

- 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 add a minimal number of additional vehicular trips to the site and there will be no change to the access drives.

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

The proposed development will be required to comply with the applicable stormwater requirements at time of permitting. An Engineering Department memo is attached as Exhibit 4 detailing such requirements.

- 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;

The proposed expansion to the training facility will be located on the north and east sides of the existing building. The building is setback approximately 66 feet from the 13th Avenue curb, and the closest homes are located on the south side of 13th Ave N. All training activities will take place within the enclosed building. The design of the existing building will be significantly enhanced, and the addition includes graphics to incorporate the baseball theme of this area of the park.

-
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- There are no such resources within the vicinity of the proposed additions. Existing protected trees will be preserved.**
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- There are no other similar facilities in the area, therefore there is no concentration of similar use. The training facility has been present in this area of the park since at least 1985.**
- 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 there is not a concentration of similar uses. All training activities will be inside the enclosed structures.**
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- As previously noted, the proposed expansion will be located to the north and east of the existing building, maintaining the existing setback from the residences located on the south side of 13th Ave N.**
- 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.**
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- Existing landscaping and protected trees are to remain, and additional landscaping will be provided for the small parking lot expansion to the south of the existing parking lot.**
- 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) (see attached Exhibit 6)
 2. The property is **not 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 will not add demand for additional public services, and will improve police service by providing classrooms and a practice range.

The future land use classification of the subject property is: Planned Redevelopment-Residential (PR-R)

The land uses of the surrounding properties are:

North:	Residential
South:	Residential
East:	Residential
West:	Commercial

In conclusion, staff finds that the proposed modification and related site plan are consistent with the standards for review as listed above, with the recommended special conditions.

I. RECOMMENDATION:

A. SPECIAL CONDITIONS OF APPROVAL:

1. This Special Exception/Site Plan approval shall be valid through August 2, 2020. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
2. All training structures and equipment shall be screened from view of the adjacent streets.
3. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department memorandum dated June 30, 2017.

B. 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.
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 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.

REPORT APPROVED BY:



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

7-24-17

DATE

List of Exhibits:

- Exhibit 1: Aerial Location Map
- Exhibit 2: Substantial Change Ordinance
- Exhibit 3: Project Narrative, Site Plan, Elevations, Renderings, Site Photos
- Exhibit 4: Engineering Memo dated June 30, 2017, Transportation Department Correspondence
- Exhibit 5: Public Participation correspondence

Exhibit 1

Case #17-32000017

Aerial Location Map

Woodlawn Park



Existing Facility



st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Development Review Services
Case No.: 17-32000017
Address: 1845 13th Avenue North



(nts)

Exhibit 2

Case #17-32000017

Substantial Change Ordinance

ST. PETERSBURG CITY COUNCIL

REPORT ITEM

MEETING OF FEBRUARY 2, 2017

TO: An ordinance approving a substantial change of use of park property within Woodlawn Park; allowing the reconstruction of the Pistol Range and the construction of training facilities and offices; allowing for construction of parking; and providing an effective date.

EXPLANATION: A substantial change of use is necessary for the renovation of and addition to the Police Pistol Club building and parking presently located at southwest corner of Woodlawn Park. The work will consist of renovations and repurposing of the existing 7,100 square foot concrete block building currently used as the St. Petersburg Police Department pistol firing range for other police purposes, currently a training facility with classrooms and office support functions, and the construction of an approximately 12,000 square foot new firing range and storage addition, currently for tactical vehicles, which will most likely be added on the east and north sides of the existing building in the open areas between the building and the softball fields. Additional parking will also most likely be added along the west side of the existing building. There will be no reduction of the active park features and uses at Woodlawn Park resulting from this project, nor a reduction in the minimum 25% open green space required for the park.

On February 2, 2017, City Council will have a first reading and set the second reading and public hearing on an ordinance which approves the substantial change of use for February 16, 2017 at 6:00 P.M., or as soon thereafter as the same may be heard, in Council Chambers, Municipal Building (City Hall) located at 175 5th Street North, St. Petersburg, Florida.

RECOMMENDATION: City staff recommends approval of the attached Ordinance and setting of the Second Reading and Public Hearing for the City Council meeting on February 16, 2017 at 6:00pm or as soon thereafter as the same may be heard in Council Chambers, Municipal Building (City Hall) located at 175 5th Street North, St. Petersburg, Florida.

COST/FUNDING ASSESSMENT INFORMATION: Funds have been previously appropriated in the Public Safety Capital Improvement Fund (3025), Police Training Facility Project (Oracle No. 15924).

Attachment: Ordinance
Exhibit A (map)

Approvals:

Administrative
Rq

Legal

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUBSTANTIAL CHANGE OF USE OF PARK PROPERTY WITHIN WOODLAWN PARK; ALLOWING THE RECONSTRUCTION OF THE PISTOL RANGE AND THE CONSTRUCTION OF TRAINING FACILITIES AND OFFICES; ALLOWING FOR CONSTRUCTION OF PARKING; 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 defines substantial change of use of park property; and

WHEREAS, Woodlawn Park is a Charter Park and is designated as an active park;
and

WHEREAS, a pistol firing range of approximately 7100 sf and parking, primarily for police purposes, were constructed within Woodlawn Park prior to its' designation as a Charter Park and need to be replaced; and

WHEREAS, in addition to the replacement construction of these facilities and parking, and the construction of a new police station at another location, the City has determined that it is necessary and appropriate to expand the police facilities at this location, currently to include training facilities and offices of approximately 7,100 sf by renovating the existing firing range building, constructing a new approximately 12,000 sf firing range and storage addition to the existing building, and constructing additional parking, for police purposes; and

WHEREAS, the portion of Woodlawn Park needed for these new facilities is shown on the attached Exhibit A; and

WHEREAS, the City has provided notice to owners and residents within 200 yards of Woodlawn Park 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 Woodlawn Park for police purposes, currently for the construction of a new firing range and new training and office facilities with parking on the same general site as the existing

pistol range, with the boundaries of the area to be used for police purposes as 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)

Exhibit 3

Case #17-32000017

Project Narrative, Site Plan, Elevations,
Renderings,
Site Photos

St. Petersburg Police Training Facility

Project Narrative

The proposed project will transform the former Police Pistol Club Shooting Range into a new, state of the art training facility, for the St. Petersburg Police Department. The transformation of the existing facility will include an addition of 11,814 square feet of new construction to the existing 7,192 square foot building. The proposed facility will be staffed with 4-5 full time training officers and will receive regular transient traffic, as officers attend training classes and exercises at the renovated facility.

The existing 15 lane, 25 yard firing range structure will be retained and transformed into new office and training classroom space. A new 10 lane, 50 yard shooting range will be constructed to the east of the existing structure, along with a new tactical vehicle garage on the north side.

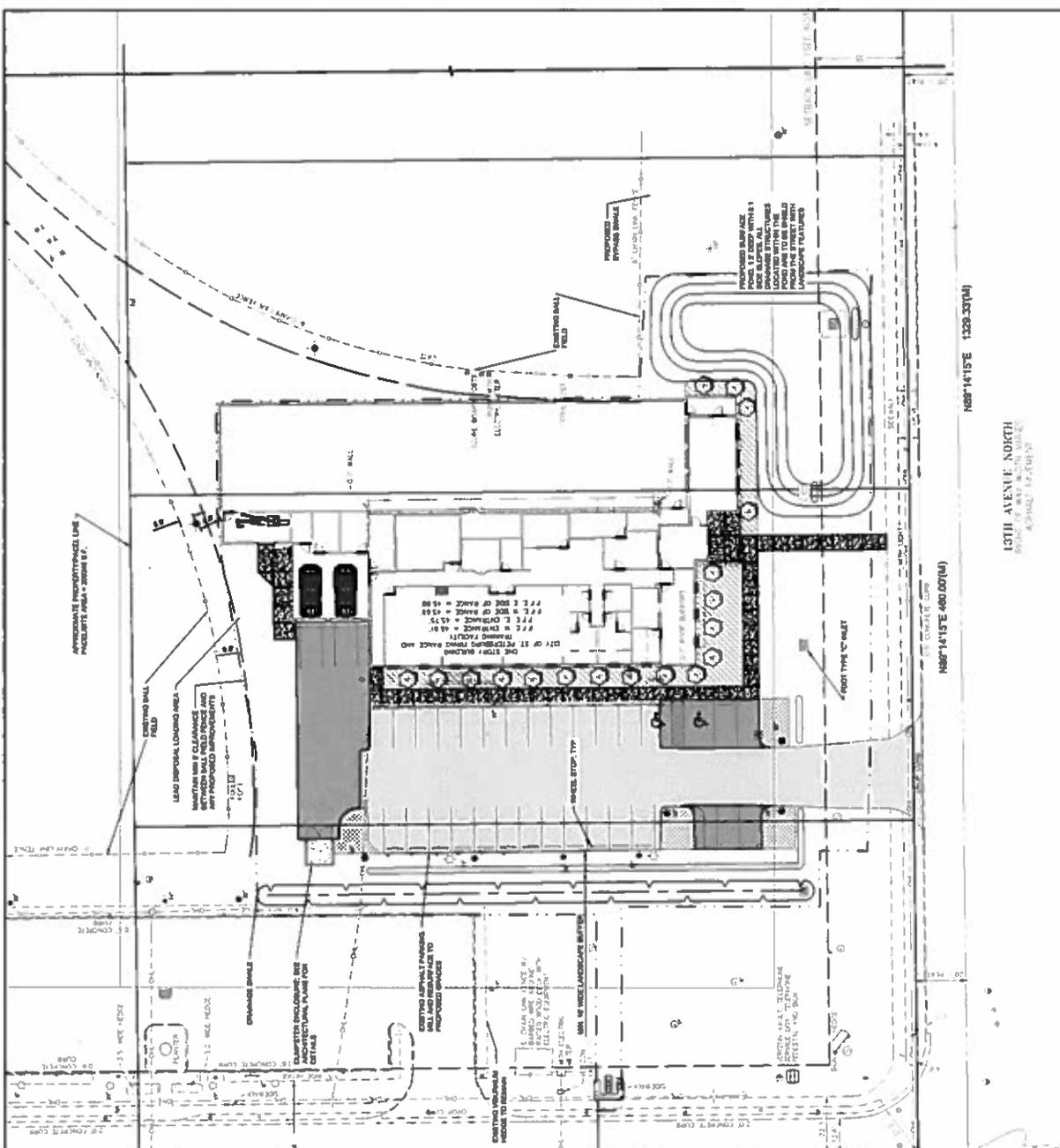
The addition of classrooms to the program constitutes a Change of Use. The facility will have one computer classroom, two traditional teaching classrooms and one range classroom. The building will house the primary training functions for the St. Petersburg Police Department and will operate during normal business hours 8:00 AM to 6:00 PM, with regular Friday evening use of the range. Several times yearly, the department will undergo firearms qualifications and the range will receive more intense use.

The facility has been designed with acoustic control of sound transmission to the exterior, utilizing combinations of concrete mass walls, rigid insulation and a composite concrete roof system, which will minimize any gunfire noise. There will also be increased height to the parapets (+/- 8'), above the range, to not only contain the sound of the discharging guns, but to minimize the sounds from the large specialty mechanical units. The result of the increased measures will keep the sound levels at the exterior to a low level "plinking" sound.

There will be no additional noise impact on the neighborhood resulting from the expanded shooting range. The facility will use a state of the art mechanical system, utilizing multiple arrays of hepa filters, to eliminate gunpowder odors. There will no negative impact on the air quality of the neighborhood as a result of the expansion.

The facility will also use artistic reliefs in the exterior walls, to visually tie into the activities at the adjacent ball fields.

The facility improvements will also include the construction of a stormwater management system. The stormwater management system will consist of drainage inlets and roof drains that convey the stormwater runoff to a shallow dry surface pond. The pond will be designed with gradual side slopes and all drainage structures will be masked by landscaping features.



LANDSCAPE DATA:

DATE: 11/11/14
 DRAWN BY: J. YOUNG
 CHECKED BY: J. YOUNG
 PROJECT NO: 1320-3374(U)
 SHEET NO: 1 OF 1

PLANTING SCHEDULE AND SPECIFICATIONS

COMMON NAME	EXPLANATION	SPACING
SHRUBS/GROUNDCOVER	<ul style="list-style-type: none"> 1.00' DIA. (100) 1.50' DIA. (150) 2.00' DIA. (200) 3.00' DIA. (300) 4.00' DIA. (400) 5.00' DIA. (500) 6.00' DIA. (600) 8.00' DIA. (800) 10.00' DIA. (1000) 12.00' DIA. (1200) 15.00' DIA. (1500) 18.00' DIA. (1800) 20.00' DIA. (2000) 	<ul style="list-style-type: none"> 20' x 20' 30' x 30' 40' x 40' 50' x 50' 60' x 60' 80' x 80' 100' x 100' 120' x 120' 150' x 150' 180' x 180' 200' x 200'
TREES AND PALMS	<ul style="list-style-type: none"> 1.00' DIA. (100) 1.50' DIA. (150) 2.00' DIA. (200) 3.00' DIA. (300) 4.00' DIA. (400) 5.00' DIA. (500) 6.00' DIA. (600) 8.00' DIA. (800) 10.00' DIA. (1000) 12.00' DIA. (1200) 15.00' DIA. (1500) 18.00' DIA. (1800) 20.00' DIA. (2000) 	<ul style="list-style-type: none"> 20' x 20' 30' x 30' 40' x 40' 50' x 50' 60' x 60' 80' x 80' 100' x 100' 120' x 120' 150' x 150' 180' x 180' 200' x 200'

SHRUBS/GROUNDCOVER SPECIFICATIONS:

- 1.00' DIA. (100)
- 1.50' DIA. (150)
- 2.00' DIA. (200)
- 3.00' DIA. (300)
- 4.00' DIA. (400)
- 5.00' DIA. (500)
- 6.00' DIA. (600)
- 8.00' DIA. (800)
- 10.00' DIA. (1000)
- 12.00' DIA. (1200)
- 15.00' DIA. (1500)
- 18.00' DIA. (1800)
- 20.00' DIA. (2000)

TREES AND PALMS SPECIFICATIONS:

- 1.00' DIA. (100)
- 1.50' DIA. (150)
- 2.00' DIA. (200)
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- 4.00' DIA. (400)
- 5.00' DIA. (500)
- 6.00' DIA. (600)
- 8.00' DIA. (800)
- 10.00' DIA. (1000)
- 12.00' DIA. (1200)
- 15.00' DIA. (1500)
- 18.00' DIA. (1800)
- 20.00' DIA. (2000)

13TH AVENUE NORTH
 ADHOC FEATURES

ARC3
 CONSULTANTS

George F. Young, Inc.
 1111 13TH AVENUE NORTH, SUITE 100
 ST. PETERSBURG, FL 33705
 (813) 941-1111

DATE: 11/11/14
SCALE: 1" = 20'
SHEET NO.: 1 OF 1

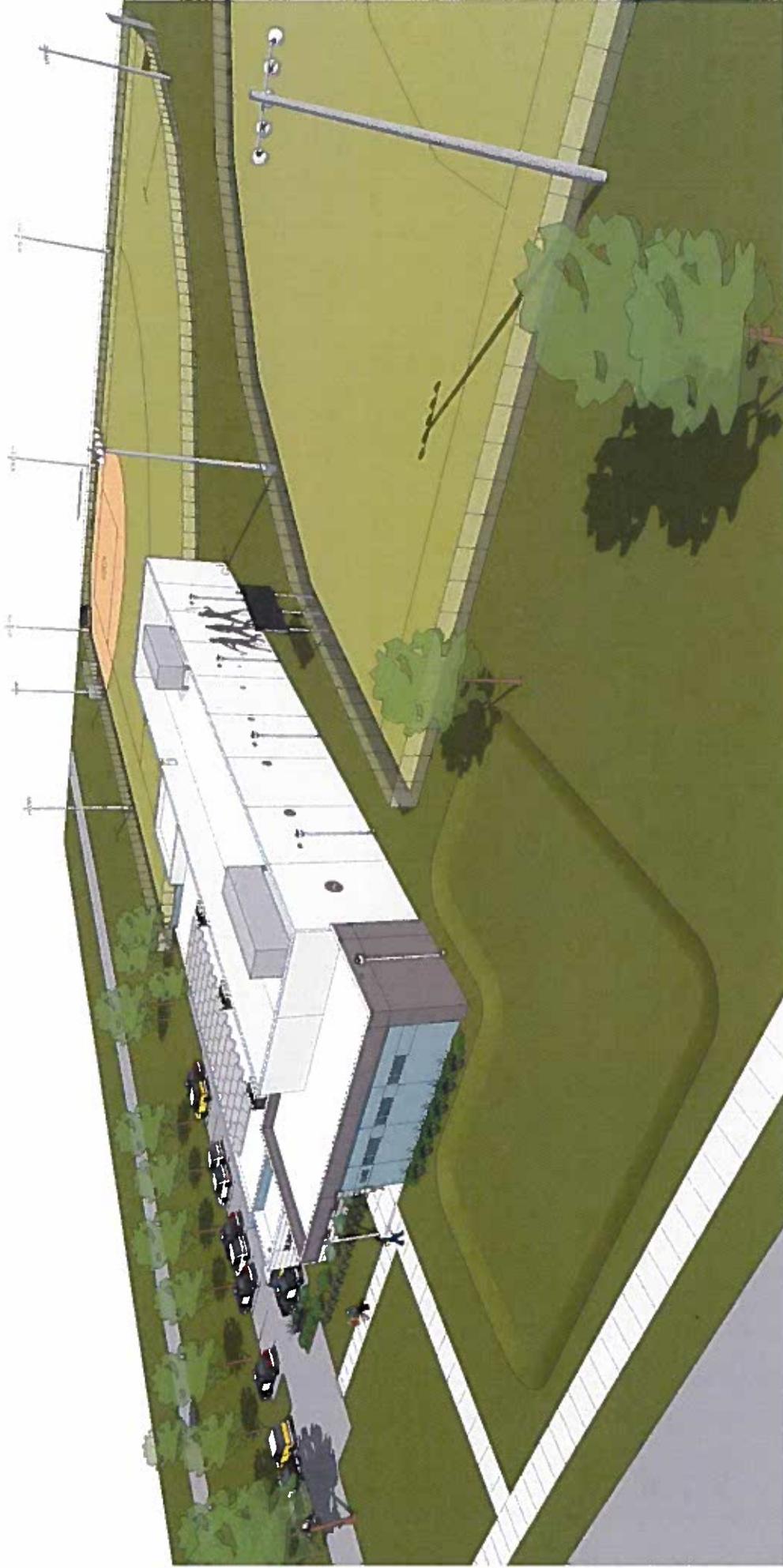
PROJECT NO.: 1320-3374(U)
SHEET NO.: 1 OF 1

CLIENT: CITY OF ST. PETERSBURG
PROJECT: ADHOC FEATURES

DATE: 11/11/14
SCALE: 1" = 20'
SHEET NO.: 1 OF 1

PROJECT NO.: 1320-3374(U)
SHEET NO.: 1 OF 1

CLIENT: CITY OF ST. PETERSBURG
PROJECT: ADHOC FEATURES



Aerial Perspective

St. Petersburg Police | Training Facility

PRELIMINARY DESIGN
PROPOSAL SHEET

B

JUNE 12, 2017
NOT TO SCALE

ARC3
architecture



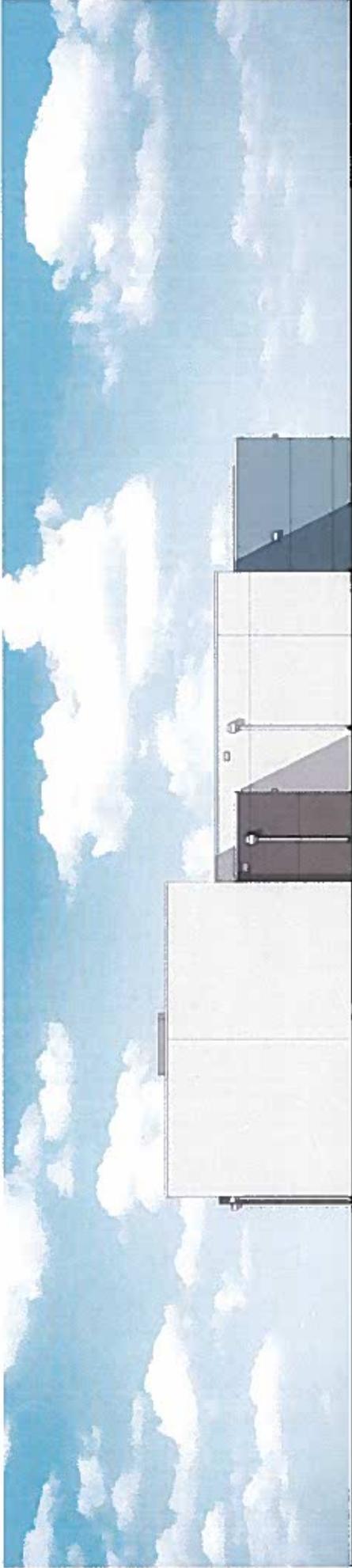
Character Perspective - Southwest
St. Petersburg Police | Training Facility

PRELIMINARY DESIGN
PROPOSAL SHEET

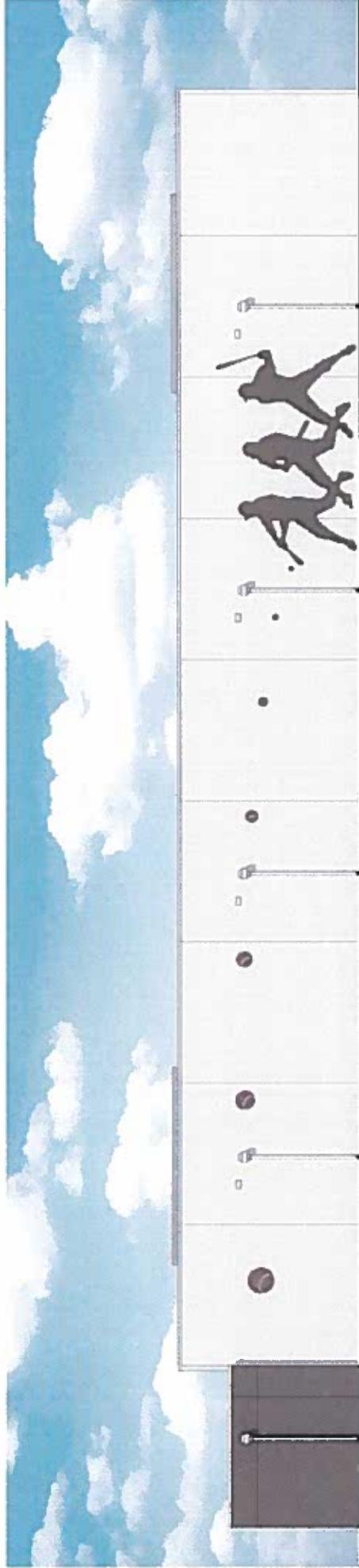


JUNE 12, 2017
NOT TO SCALE

ARC3
architecture



Elevation | North



Elevation | East

Elevations

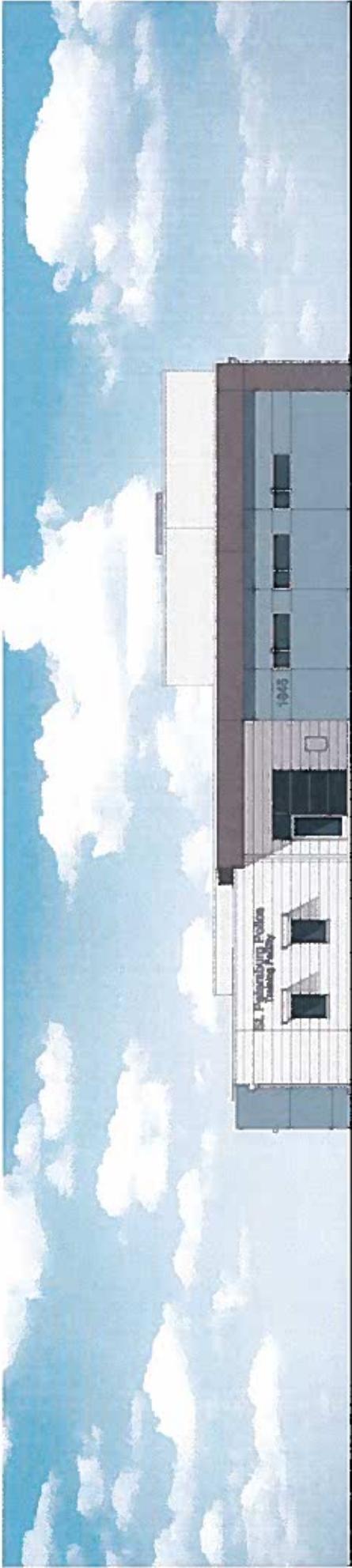
St. Petersburg Police | Training Facility

PRELIMINARY DESIGN
PROPOSAL SHEET

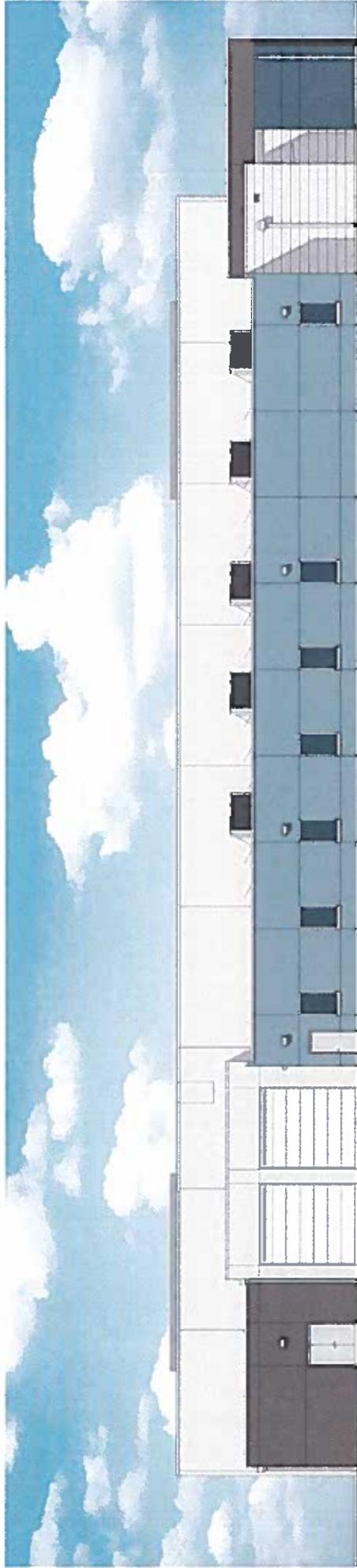
D

JUNE 12, 2017
NOT TO SCALE

ARC3
architecture



Elevation | South



Elevation | West

Elevations

St. Petersburg Police | Training Facility

PRELIMINARY DESIGN
PROPOSAL SHEET

E

JUNE 12, 2017
NOT TO SCALE

ARC3
architecture



Existing Condition

St. Petersburg Police | Training Facility

PRELIMINARY DESIGN
PROPOSAL SHEET

A

JUNE 12, 2017
NOT TO SCALE

ARC3
architecture

Exhibit 4

Case #17-32000017

Transportation Department and
Engineering Department
correspondence

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

TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: June 30, 2017
SUBJECT: Special Exception
FILE: 17-32000017

LOCATION: 1845 13th Avenue North
AND PIN: 13/31/16/77508/000/0090, 13/31/16/00000/240/0200
ATLAS: H-10
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to approve an expansion to a Police Training Facility in Woodlawn Park.

The Engineering Department no objection to the proposed special exception and related site plan provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS:

1. The property boundaries shown on the site plan do not match the property boundaries shown on the Pinellas County Property Appraiser maps. Allison Shaw, P.E., of George F. Young indicated that the boundaries shown on the Special Exception site plan have been verified by survey. It is recommended that the applicant follow up as may be necessary to assure correction of the Pinellas County Property Appraiser maps. Correction of the Pinellas County Property Appraiser data should be coordinated through Angie Tootle of the City's Technology Services GIS division, phone 727-551-3296, email Angie.Tootle@stpete.org.

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.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

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. 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.

NED/MJR/jw

pc Kelly Donnelly
Reading File
Correspondence File
Subdivision File: J C ROYERS SUB

Elizabeth Abernethy

From: Kyle Simpson
Sent: Monday, July 24, 2017 2:52 PM
To: Elizabeth Abernethy
Cc: Thomas M Whalen
Subject: RE: Comments requested by 7/3 - Case No. 17-32000017 - 1845 13th Ave N

Lucas and I looked into the site after talking with Mr. Lund and are ok with the requested variance for bicycle parking.

Kyle

Kyle Simpson
Planner I, Transportation and Parking Management
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
(727) 893-7151
Kyle.Simpson@stpete.org
[Your Sunshine City](#)

From: Elizabeth Abernethy
Sent: Monday, July 24, 2017 2:49 PM
To: Kyle Simpson <Kyle.Simpson@stpete.org>
Cc: Thomas M Whalen <Tom.Whalen@stpete.org>
Subject: FW: Comments requested by 7/3 - Case No. 17-32000017 - 1845 13th Ave N

Can I get an updated email from you stating that you are Ok with this variance??

Thanks!
--Liz

From: Jay C. Lund
Sent: Friday, June 23, 2017 12:51 PM
To: Elizabeth Abernethy
Subject: RE: Comments requested by 7/3 - Case No. 17-32000017 - 1845 13th Ave N

Liz,

Can we request a variance to not install these at this time or will I be creating an issue that is unwinnable? They will never be used and will just create more budget issues that need to be dealt with.

Thank you.

Jay Lund, Architect
Engineering and Capital Improvements
City of St. Petersburg
One 4th Street N
St. Petersburg, FL 33701

Elizabeth Abernethy

From: Shaw, Allison <ashaw@georgefyoung.com>
Sent: Tuesday, June 06, 2017 9:42 AM
To: Elizabeth Abernethy
Cc: Rankin, Timothy
Subject: FW: 16056 cosp police training facility
Attachments: Parking Calculations_060517.pdf

Hi Liz,

Thanks for meeting with us yesterday. I know you are extremely busy. Please confirm that we have calculated the parking correctly (the highlighted assumptions).

Government building in a Suburban Tier location which requires the following:

1 space for 300 G.S.F. of Office use (The corridors and walls were included for a gross number in the office area.)

1 space for 150 S.F. of group seating or assembly areas (Storage rooms, restrooms, garage and shooting range forward of the booths were omitted in the calculations.)

Attached are calculations resulting in a requirement for 34 total spaces.

The existing lots has 25 spaces.

We are currently showing the addition of 34 new spaces for a total of 59.

Thank you,

Allison Shaw, PE
Sr. Project Manager

 **George F. Young, Inc.**

299 Dr. Martin Luther King Jr. St. N.

St. Petersburg, FL 33701

Phone:(727) 822-4317 ext 212

Fax: (727) 822-2919

Cell:(727) 386-3014

www.georgefyoung.com

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From: Merrill Wright [mailto:merrill@arc-3.com]

Sent: Monday, June 05, 2017 3:05 PM

To: Steve Vinci; Shaw, Allison; Rankin, Timothy

Cc: Eddie Mastalerz

Subject: 16056 cosp police training facility

Attached is a corrected version of the parking calculations.
34 is the corrected minimum number of spaces.

Thanks,

Merrill David Wright
Project Manager

ARC3 ARCHITECTURE

6699 13TH AVE NORTH, SUITE 4A
ST. PETERSBURG, FLORIDA 33710
P 727.381.5220 F 727.381.0052
WWW.ARC-3.COM FR AA26000510

St. Petersburg Police Training Facility

Minimum Parking Requirements:

Governmental Building in Suburban Tier:

1 per 300 G.S.F. of Office

1 per 150 S.F. of Group Seating or Assembly Areas

Group Seating or Assembly Areas:

Computer Classroom	769 S.F.
Classroom	760 S.F.
Classroom	768 S.F.
Break Area	248 S.F.
Range Classroom	732 S.F.
<u>Range (Shooting Booth Area)</u>	<u>471 S.F.</u>
Total	3,748 S.F.

3,748 / 150 = 24.9 rounded up to 25 required parking spaces

Office Area:

Training Office Suite (Incl. Armorer):	1,592 G.S.F.
Planning Room:	258 G.S.F.
<u>Simulation Room:</u>	<u>614 G.S.F.</u>
Total	2,464 G.S.F.

2,464 / 300 = 8.084 rounded up to 9 required parking spaces

Total Number of Required Parking Spaces = 34 spaces

Note: Storage, Garage and Shooting Range forward of shooting booths not included in calculations.

Exhibit 5

Case #17-32000017

Public Participation

Correspondence

Elizabeth Abernethy

From: Michael J. Kovacsev
Sent: Thursday, June 01, 2017 9:21 PM
To: Raul Quintana; Jay C. Lund; Elizabeth Abernethy
Cc: Michael L. McDonald
Subject: 16th Street (Euclid/St. Paul) Neighborhood Association Meeting

All,

I attended the 16th Street (Euclid/St. Paul) Neighborhood Association Meeting this evening. The meeting started at 7 PM and was held at St. Paul Catholic Church located at 1800 12th Street North. There were approximately 30 residents in attendance and my presentation reference the new Police Training Center/Range lasted 20 minutes. There were three questions related to range, all of which centered around its use by private citizens or another law enforcement agency. There were no issues of note and the group seemed pleased to have an update on the status of the project.

Assistant Chief Michael Kovacsev
St. Petersburg Police Department

Elizabeth Abernethy

From: Michael J. Kovacsev
Sent: Wednesday, July 05, 2017 7:59 PM
To: Elizabeth Abernethy
Subject: Neighborhood Canvass

Liz,

I personally went to the 9 residences (2 duplexes) in the 1700-1900 block of 13th Avenue North and met with four residents. These residences are closest to the range and on the southside of 13th Avenue North. Each resident advised they were already aware of the project due to a recent mailer provided by the City. I discussed the upcoming project and met with no objections. Only one resident claimed to hear occasional gunfire from our current range since he lives directly SE of the current structure. He was excited to hear about the structural changes to the new range. All were very thankful for the outreach by the City.

I then went to the 1800 block of 12th Avenue North and attempted to make contact with the occupants of three residences on the north side of the avenue. The residents have a direct line of sight to the range facility, due to a large vacant field along 13th Avenue North. I met with one resident and discussed the upcoming changes. There were no issues to note.

Several people I spoke to advised they would pass along information to their neighbors.

Mike

Sent from my iPhone



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**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 August 2, 2017, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000018 PLAT SHEET: J-12

REQUEST: Approval of a special exception and related site plan to construct an 800-unit, 85,263 square-foot self-storage facility.

OWNER: Boukalis Development of St. Petersburg
3100 22nd Avenue North
Saint Petersburg, Florida 33713-3700

AGENT: Mike Michman
5029 West Grace Street
Tampa, Florida 33607

ADDRESSES AND:
PARCEL ID NOS.: 3100 22nd Avenue North; 14-31-16-79309-001-0010
and 14-31-16-71460-000-0100

LEGAL DESCRIPTION: On File

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

SITE AREA TOTAL: 476,895 square-feet or 10.95 acres

GROSS FLOOR AREA:
Existing: 72,572 square feet 0.015 F.A.R.
Proposed: 157,835 square feet 0.33 F.A.R.
Permitted: 262,292 square feet 0.55 F.A.R.

BUILDING COVERAGE:
Existing: 75,052 square feet 16% of Site
Proposed: 103,473 square feet 22% of Site
Permitted: N/A

IMPERVIOUS SURFACE:
Existing: 255,587 square feet 54% of Site
Proposed: 310,308 square feet 65% of Site
Permitted: 405,361 square feet 85% of Site

OPEN GREEN SPACE:
Existing: 221,308 square feet 46% of Site
Proposed: 166,587 square feet 35% of Site

PAVING COVERAGE:
Existing: 180,535 square feet 38% of Site
Proposed: 206,835 square feet 43% of Site

PARKING:
Existing: 302; including 7 handicapped spaces
Proposed: 386; including 8 handicapped spaces
Required: 384; including 8 handicapped spaces + 1 loading space

BUILDING HEIGHT:
Existing: 36 feet
Proposed: 36 feet
Permitted: 48 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 self-storage which is a Special Exception use within the Commercial Corridor Suburban-1 CCS-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

Background:

The subject property is located in the North Kenwood Neighborhood at the southeast corner of 32th Street North and 22nd Avenue North. The subject property is developed with a 75,052 square foot retail building and is zoned CCS-1.

The Request:

The applicant is seeking approval of a Special Exception and related site plan to construct an 85,263 square-foot, three-story self-storage facility.

Current Proposal:

The existing 75,052 square foot retail building and surface parking lot will remain as part of this development. The new 85,263 square-foot three-story self-storage building will have 800 self-storage units and a 1,500 square-foot office. The proposed self-storage building will be located on the southern portion of the property and will include 21 parking spaces, a loading space and one (1) handicapped parking space. Vehicular access to the existing parking lot will not change and access to the self-storage facility will be from a new paved driveway from the existing site and a new ingress/egress drive from 32nd Street North. Parking for the self-storage building will be located at the west and east sides of the self-storage building. Loading areas will be located on the north side of the proposed building. The proposed self-storage facility will conform to Section 16.50.400.4 use specific development standards for self-storage facilities.

The proposed architectural style of the proposed self-storage building is a modern style of architecture. The proposed building will be facing 32nd Street, which is a private street. The subject building will be built at the rear of the property and will not be facing any public street. The building is finished on all sides with stucco, accent materials and projections in the façade.

Special Exception:

A self-storage facility 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.

Staff has reviewed the proposed self-storage facility under the City's Land Development Regulations (LDR) for: specific development standards, lighting, landscaping, and parking requirements. To mitigate any potential impacts on the surrounding commercial properties, staff has placed specific conditions of approval for the proposed project under the LDR regulations. The City's Transportation Department has reviewed proposal and has no objections. The City's Engineering Department has also reviewed the proposed project with conditions of approval contained the attached memorandum.

Public Comments:

No comments or concerns were expressed to staff at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of Special Exception and related site plan, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. The applicant shall comply with use specific regulations for self-storage facilities as outlined in Section 16.50.400.4.**
- 2. The applicant shall install evergreen trees in the 10 foot green yards along 22nd Avenue North and 32nd Street North.**
- 3. The applicant shall comply with Section 16.40.060.2.1.3 (8) Protection of existing specimen trees.**

4. A Unity of Title recognizing the shared entitlements, access, parking, specifications and detailing the process for any future modifications to the approved site plan shall be submitted for review and approval prior to conveyance of either parcel, which are currently under common ownership.
5. The existing parking lot shall be brought into compliance with Section 16.40.060 Landscape and Irrigation.
6. The existing grass parking area shall be brought into compliance with Section 16.40.090 Parking and Loading, Design Standards, for grass parking areas.
7. The three (3) story building shall be designed with full architectural treatment on all sides visible from public rights-of-way. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window openings.
8. All facades shall include fenestration, architectural features, or both. No portion of a facade corresponding to the height between two floors shall have a blank area greater than 24 feet in width.
9. The portion of the first floor of the west façade of the three (3) story building shall comply with the 50 percent transparency requirement.
10. The three (3) story building shall have a parapet on all four sides of the building.
11. Plans shall comply with Section 16.40.070 Lighting.
12. This Special Exception approval shall be valid through August 2, 2020. Substantial construction shall commence by this 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.
13. The plans submitted for permitting shall be revised to comply with the Engineering Department's Memorandum that is attached to this report.

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. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).

2. 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.
3. 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 Stormwater 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 16.40.150, Section 16.40.060.2.1.1 of City Code. Development Services Division Staff shall inspect and approve all tree protection barricades prior to the issuance of development permits.

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.
Staff finds that the proposed project is consistent with the Comprehensive Plan policies and objectives.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
The Future Land Use classification is Planned Redevelopment Mixed-Use, and the Corridor Commercial Suburban zoning allows self-storage facility as a Special Exception use.
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
The proposed project will incorporate an additional ingress and egress for direct vehicular access to the self-storage building from a private street. The proposed project has been reviewed by the City's Engineering Department and Transportation Department with comments, see attached memo and email.
- 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 proposed project will not affect the existing vehicular drives or traffic patterns at the subject site from the public roadway, 22nd Avenue North. Please refer to the City Transportation Department email dated July 3, 2017.

- 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 Transportation Department does not have any comments or objections pertaining to vehicular traffic, as described in the attached email.**
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- The proposed development will be required to comply with the applicable stormwater water requirements at time of permitting. An Engineering Department memo is attached detailing such requirements.**
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- Signs will require separate review and approval. The proposed lighting shall comply with Section 16.40.070 of City Code.**
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- The proposed project will meet landscaping requirements set forth by Section 16.40.060 of City Code for the entire site along streets and abutting properties. The proposed project is surrounded with commercial uses, which area harmonious in landscaping and commercial development.**
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- There are no historic and/or archaeological sites on or surrounding the subject site.**
- 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;
- The subject site is surrounded by commercial uses and there are no neighborhood residential properties, therefore, this section does not apply.**
- 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;
- The subject site is surrounded by commercial uses and there are no neighborhood residential properties, therefore, this section does not apply.**

- 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;

This use does not create noise, lights, dust, fumes or other nuisance. As depicted on the site plan, the proposed 3-story self-storage facility building will meet all setbacks in compliance with Section 16.20.090.6 of City Code. The proposed self-storage facility will comply with Section 16.50.400.4 use specific development standards for self-storage facilities to avoid adverse effects to noise, lights, dust, fumes or other nuisances.

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

The proposed project will include the combination of two lots under common ownership to create a one large parcel with a total land area of 476,365 square-feet (10.95 acres). This modification will accommodate the proposed self-storage facility, the existing retail building and any anticipated operations and expansions.

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

The proposed project will meet the landscaping requirements set forth by Section 16.40.060.2.1.3 of City Code, by installing required landscaping and maintaining the existing trees on site. There is a drain easement, identified as a ditch, which has been furthered reviewed by the City's Engineering Department, please refer to attached memo.

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

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

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

The proposed improvements do not impact demand for hurricane facilities.

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

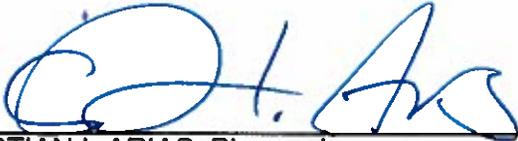
- a. **Water.**
- b. **Sewer (Under normal operating conditions).**
- c. **Sanitation.**
- d. **Parks and recreation.**
- e. **Drainage.**

The land use of the subject property is: **Commercial**

The land uses of the surrounding properties are:

- North: **Commercial**
- South: **Commercial**
- East **Commercial, Industrial, and Water**
- West: **Commercial**

REPORT PREPARED BY:



7/25/17

CRISTIAN I. ARIAS, Planner I

DATE

REPORT APPROVED BY:



7-25-17

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

DATE

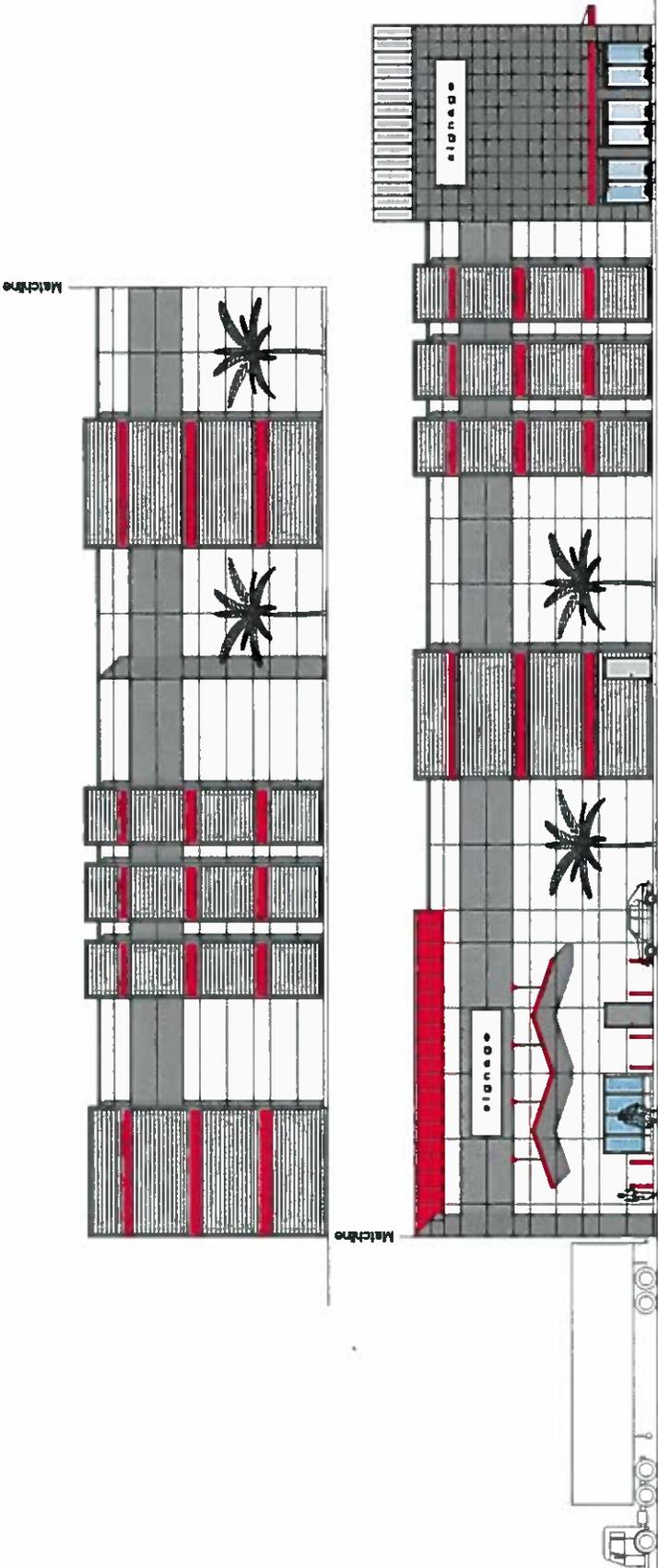
Attachments: Aerial, Site Plan, Elevations, City Engineering Department Memorandum, City Transportation Department Email



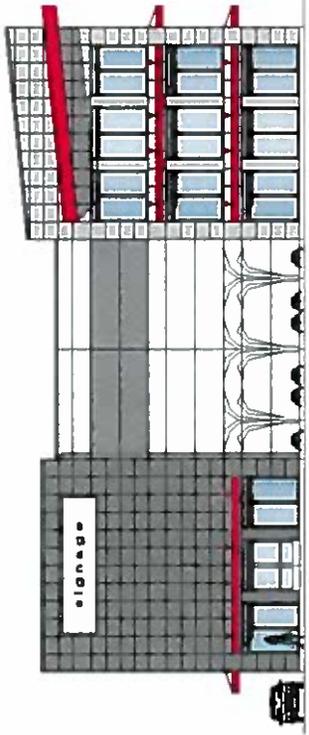
City of St. Petersburg, Florida
Development Review Services
Case No.: 17-32000018
Address: 3100 22nd Avenue North



(nts)



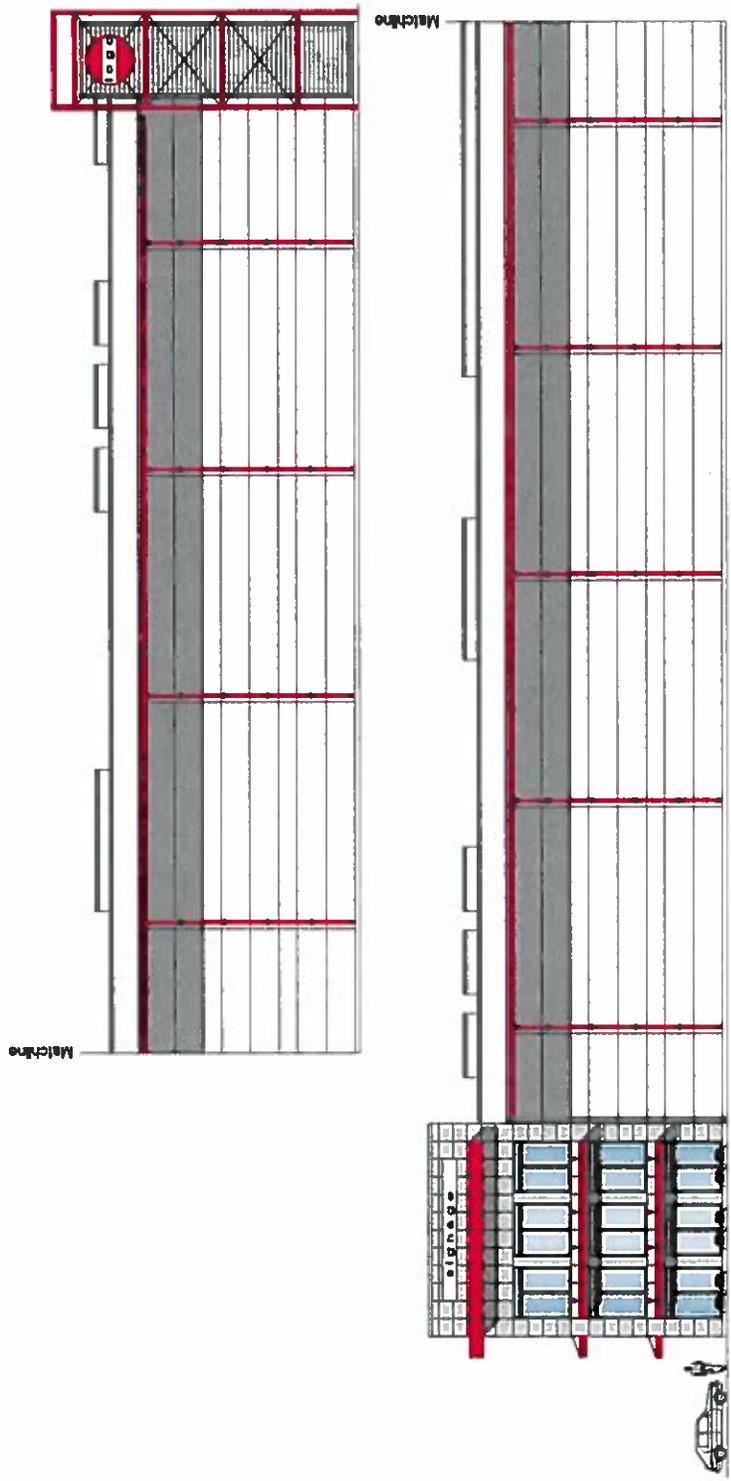
North Exterior Elevation
 SCALE: 1/8" = 1'-0"



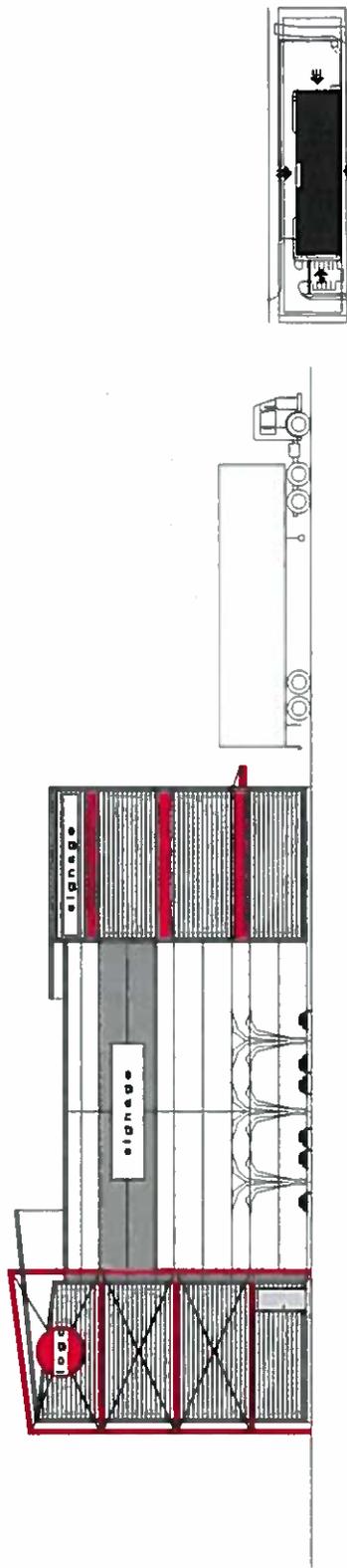
West Exterior Elevation
 SCALE: 1/8" = 1'-0"



KEY PLAN
 SCALE: HTS



South Exterior Elevation
 SCALE: 1/8" = 1'-0"

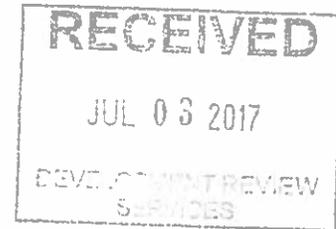


East Exterior Elevation
 SCALE: 1/8" = 1'-0"

KEY PLAN
 SCALE: HTS.

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

TO: Pamela Jones, Development Services Department
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: July 2, 2017
SUBJECT: Special Exception
FILE: 17-32000018



LOCATION: 3100 22nd Avenue North 14/31/16/79309/001/0010
AND PIN: No address 14/31/16/71460/000/0100
ATLAS: J-12
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to construct an 800-unit, 85,263 square foot self-storage facility.

The Engineering Department no objection to the proposed special exception and related site plan with the following special conditions and standard comments:

SPECIAL CONDITIONS:

1. Proposed driveways to the north of the proposed storage site will cross public easement areas containing an active public drainage ditch and a public sanitary sewer main. The plan also includes notation indicating "fill existing ditch extent by client". Prior to construction, the applicant's Engineer must provide signed and sealed design and calculations for culverting the ditch for review/approval by the City Engineering and Capital Improvements department. The design shall adequately protect existing public infrastructure. City master drainage plan B-2-1 recommends a future 48" culvert within the eastern portion of the existing ditch. Culverting this ditch may also require other governmental approvals permits (SWFWMD, FDEP, etc.). It is the responsibility of the applicant to obtain all required governmental approvals prior to initiating construction.
2. When construction plans are developed show all existing public easements on the plans. Any private encroachments into public easement areas may require approval of a Minor Easement Permit which is processed through the City Engineering and Capital Improvements Department.
3. A railroad spur appears to exist along the eastern site boundary of the proposed self-storage site. When construction plans are developed delineate any areas controlled by CSX. The applicant is required to coordinate any necessary approvals through CSX prior to construction.
4. The scope of this project triggers compliance with the Drainage and Surface Water Management Regulations found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater 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.

5. 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.

6. 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 (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.

7. Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site. This form may be obtained by contacting the Engineering front counter phone 727-893-7238.

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. Existing sidewalks must be upgraded to meet the width requirements of the City's code as may be applicable. 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. All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

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

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.

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 mel
pc Kelly Donnelly
Reading File
Correspondence File
Subdivision File J.C ROYERS SUB

Pamela Jones

From: Thomas M Whalen
Sent: Monday, July 03, 2017 8:47 AM
To: Pamela Jones; Corey D. Malyszka
Cc: Michael J. Frederick; Kyle Simpson
Subject: RE: Comments due 7/5 - Case No. 17-32000018 - 3100 22nd Avenue North

The Transportation and Parking Management has reviewed this case and has no comments.

Tom Whalen, AICP CTP
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, June 13, 2017 9:26 AM
To: Alfred Wendler; Bruce E. Grimes; Jill S. Wells; Kelly A. Donnelly; Kirsten J. Corcoran; Kyle Simpson; Mark Riedmueller; Martha Hegenbarth; Michael J. Frederick; Nancy Davis; Richard F Kowalczyk; Thomas M Whalen
Cc: Corey D. Malyszka
Subject: Comments due 7/5 - Case No. 17-32000018 - 3100 22nd Avenue North

Good morning,

Would you all please review the attached and return your comments to me by July 5th. The applicant is seeking approval of a Special Exception and related Site Plan to construct an 800-unit, 85,263 sq. ft. self-storage facility.

Thank you,

Pamela Jones
Administrative Clerk, Development Review Services
City of St. Petersburg
One 4th Street North, PO Box 2842
St. Petersburg, FL 33731-2842
Office (727) 892-5498/Fax (727) 892-5557
Pamela.Jones@stpete.org