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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

SITE PLAN REVIEW
PUBLIC HEARING

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

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

CASE NO.:	17-31000007	PLAT SHEET:	E-9
REQUEST:	Approval of a Master Plan and related Site Plan for a new 400 space high and dry, marine building, and a retail and office building.		
OWNER:	Santa Fe Boatyard, LLC 107 15th Ave SE St. Petersburg, FL Saint Petersburg, FL 33701		
AGENT:	Brian Hartley 107 15th Ave SE St. Petersburg FL Saint Petersburg, FL 33701		
ADDRESS:	107 15th Avenue Southeast		
PARCEL ID NO:	30-31-17-78600-001-0020		
LEGAL DESCRIPTION:	On File		
ZONING:	Institutional Center (IC)		

SITE AREA TOTAL: 175,547 square feet or 4.0 acres

GROSS FLOOR AREA:

Existing:	13,214 square feet	0.075 F.A.R.
Proposed:	70,260 square feet	0.40 F.A.R.
Permitted:	240,499 square feet	1.37 F.A.R.

BUILDING COVERAGE:

Existing:	13,214 square feet	7.5% of Site MOL
Proposed:	70,260 square feet	40% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	149,386 square feet	86% of Site MOL
Proposed:	142,728 square feet	81% of Site MOL
Permitted:	149,215 square feet	85% of Site MOL

OPEN GREEN SPACE:

Existing:	0 square feet	
Proposed:	32,819 square feet	4% of Site MOL

PAVING COVERAGE:

Existing:	125,657 square feet	72% of Site MOL
Proposed:	62,483 square feet	7% of Site MOL

PARKING:

Existing:	8; including 0 handicapped spaces
Proposed:	81; including 0 handicapped spaces
Required	80; including 4 handicapped spaces

BUILDING HEIGHT:

Existing:	30 feet
Proposed:	54 feet
Permitted:	54 feet*

*With an approved master plan.

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 marina which is a permitted use within the IC Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

<u>The Request:</u>
The applicant seeks approval of a Master Plan and related Site Plan for a new 400 space high and dry/boat storage building, marine building, and a retail and office building. The subject property is located in the Old Southeast Neighborhood Association at the northwest corner of 16th Avenue Southeast and Bay Street Southeast.

Current Proposal:
The site is currently developed with four sales, service and office buildings, 141 upland boat slips and 22 wet slips. The applicant proposes to demolish the existing four buildings and remove the 141 upland boat slips. In its place, a new 400 space 62,790 square foot high and dry/boat storage building, a 2,500 square foot marina building, and a 5,000 square foot retail and office building and an 81 space surface parking lot will be built. The proposed high and dry building will be 54 feet in height and will be constructed first. The high and dry building will be located towards the south side of the subject property. The one-story marina building and one-story retail and office building will be constructed north of the high and dry building abutting Salt Creek. Surface parking will be constructed in between the high and dry and the southern and eastern property lines. Access to the property will be from one ingress/egress driveway along 16th Avenue Southeast and one ingress/egress driveway along Bay Street Southeast.

The applicant proposes a west indies/key west vernacular style of architecture. The high and dry will have a decorative parapet, windows, changes in materials and colors and recesses and projections in the facade. These treatment will break down the overall mass of the building. A condition of approval to add additional landscaping has been added to the report. The landscaping will further minimize the mass and height of the building.

Master Plan Requirements
This project has been designed pursuant to the Master Plan requirements in the Institutional Center Zoning District. These regulations are specifically designed to allow additional building height towards the center of the property. The building height with an approved Master Plan can be 150 percent of the maximum building height that is allowed without a Master Plan. The maximum building height is 36 feet when adjacent to a residentially zoned property. The properties to the south and east are zoned residential. The properties to the north and west are zoned institutional center. Therefore, the maximum building height with an approved Master Plan is 54 feet. To attain the additional building height, a 75 foot buffer is required between the taller building and the eastern and southern property lines of the subject property. The site plan provided by the applicant illustrates that a 75 foot buffer has been provided for the high and dry/boat storage building.

Public Comments:
Staff has received a few phone calls, multiple emails and petitions expressing objections to the proposed high and dry. Concerns include: building height, aesthetics, noise, odor, traffic, parking, commercial intrusion, environmental and reduction in property values. The emails and petitions are attached to this report.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Master Plan and related site plan for a new 400 space high and dry/boat storage building, a marine building, and a retail and office building.

B. SPECIAL CONDITIONS OF APPROVAL:

1. **Except as otherwise provided in the following special conditions, plans submitted for permitting shall substantially resemble the plans attached to this staff report.**
2. **A three-foot opaque fence or wall shall be constructed along south and east property lines to shield the parking area from the adjacent residential uses.**

3. **The hedge that is required along the exterior perimeter of the parking lot shall be installed along the exterior perimeter of the three-foot opaque fence or wall along the south and east property lines.**
4. **Evergreen shade trees shall be installed 25 feet on-center in the exterior green yard along 16th Avenue Southeast and Bay Street Southeast. Evergreen understory trees shall be installed centered between the required shade trees along 16th Avenue Southeast and Bay Street Southeast. Evergreen understory trees can be substituted for shade trees on 1:5 to 1 basis where there is conflicts with above ground utilities.**
5. **The location of any on-site dumpsters shall be approved by the City's Sanitation Department.**
6. **The dumpster(s) shall be located in a concrete block dumpster enclosure with opaque gates. The enclosure shall be finished to match the building.**
7. **Exterior lighting shall comply with Section 16.40.070.**
8. **Bicycle parking shall comply with Section 16.40.090.4.1.**
9. **Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated October 12, 2017.**
10. **The Master Plan approval and related site plan and variances is valid until November 1, 2020. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.**

C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.

2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.

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

3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.

4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

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

2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.

5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Economic Development Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.

3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.

4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.

5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.

6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.

7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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

A. The use is consistent with the Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).

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

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

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

The land use of the subject property is: **Community Redevelopment District**

The land uses of the surrounding properties are:

North:	**Community Redevelopment District and Water**
South:	**Planned Redevelopment Residential**
East	**Planned Redevelopment Residential**
West:	**Community Redevelopment District and Water**

REPORT PREPARED BY:

Corey Malyszka 10/25/17

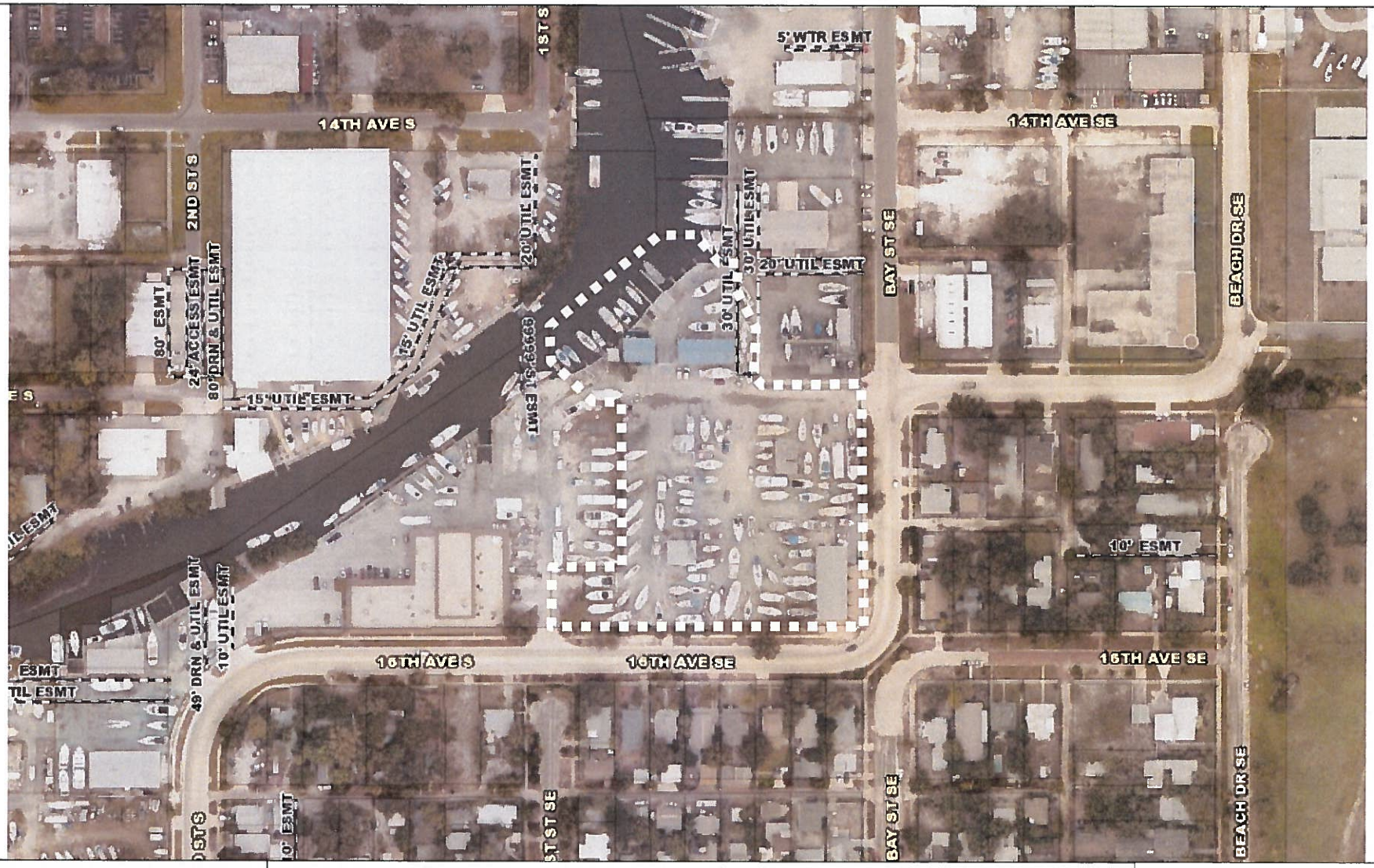
COREY MALYSZKA, Urban Design and Development Coordinator DATE

REPORT APPROVED BY:

Elizabeth Abernethy 10-25-17

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

Attachments: aerial, site plan, elevations, narrative, Engineering Department memorandum, Transportation and Parking Department correspondence and emails.



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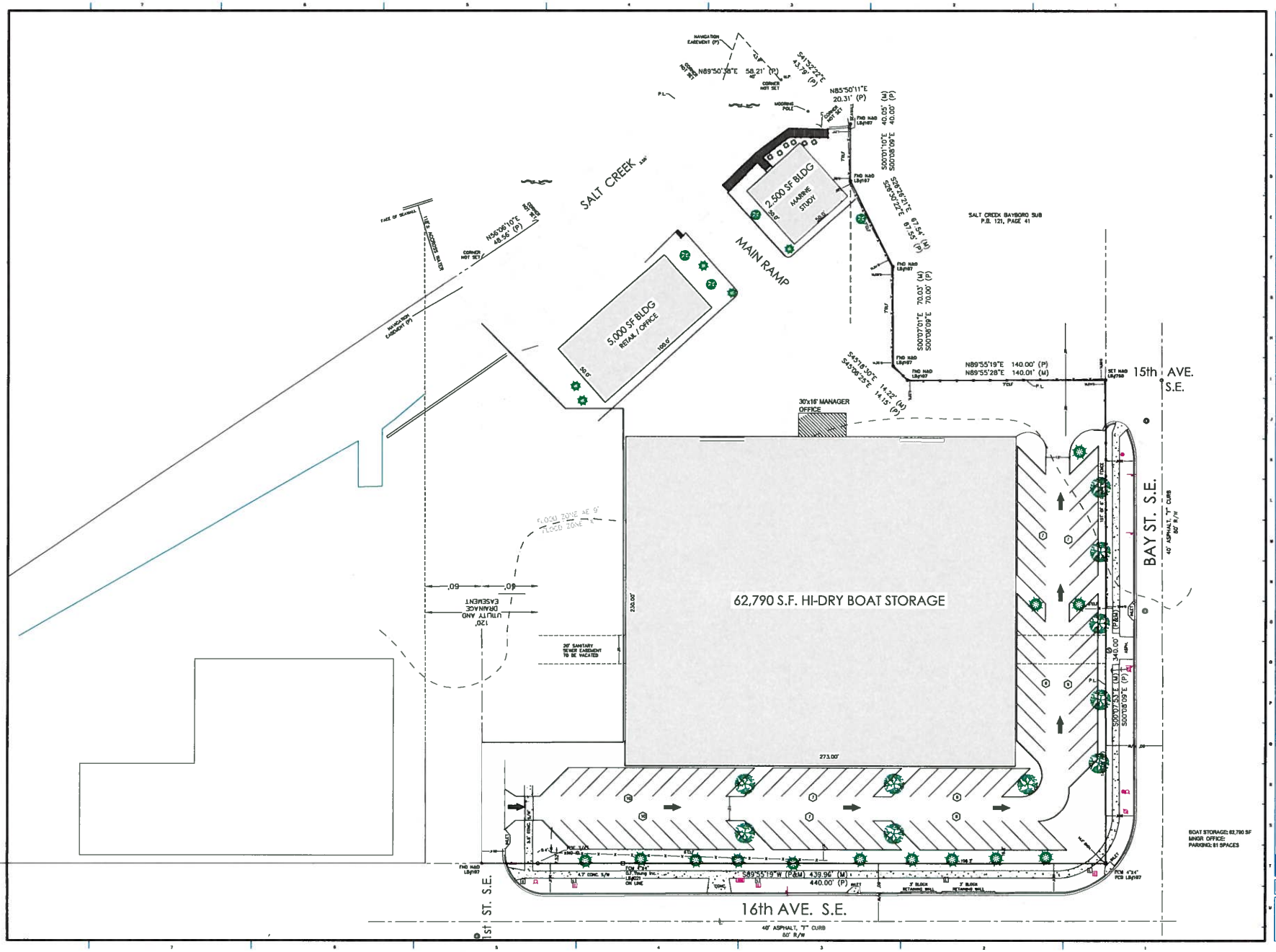
City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-31000007
Address: 107 15th Avenue Southeast

N↑
(nts)



H2O DESIGN
CONSULTING CIVIL ENGINEERS
Certificate of Authorization No. 3597
5447 HAINES ROAD SUITE 120
ST. PETERSBURG, FL 33714
727-627-6890 Web: http://h2oeng.com

CLIENT:

SANTA FE BOATYARD, LLC
107 15TH AVE SE
ST. PETERSBURG, FL 33701
727-625-1000

PROJECT:
80,000 SF
HI-DRY MARINA
SITE ADDRESS:
107 15TH AVE SE
ST. PETERSBURG, FL
P.I.N. - 36-17-78820-001-0020

JOB #
2016-20

REVISIONS

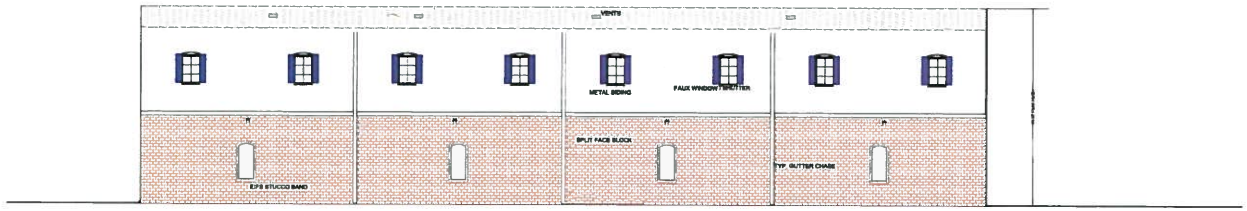
VERTICAL DATUM: 1988 NAVD 88 = M.S.L.

SHEET NAME:
PRELIMINARY SITE PLAN

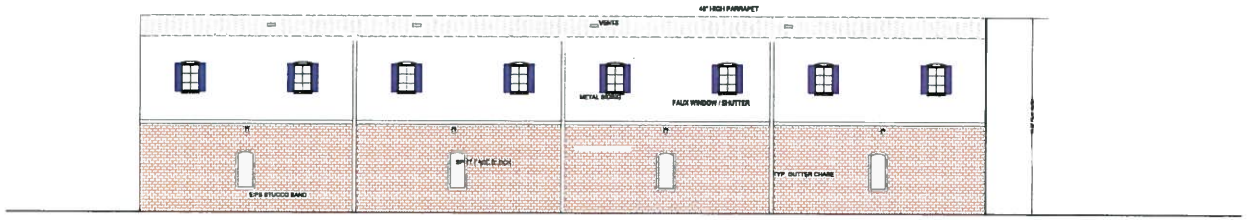
James C. Hickey, P.E.
Registered Engineer No. 14610
November 8, 2016

PERMIT DRAWINGS

SHEET No.
C-1



1 EAST ELEVATION (VIEW FROM BAY ST)



2 WEST ELEVATION

H2O DESIGN
CONSULTING CIVIL ENGINEERS
Certificate of Authorization No. 8547
8447 HAINES ROAD SUITE 120
ST. PETERSBURG, FL 33714
727-527-5660 Web: http://h2oeng.com

CLIENT:
SANTA FE BOATYARD, LLC
107 15TH AVE SE
ST. PETERSBURG, FL 33701
727-525-1666

PROJECT:
SANTA FE
HI-DRY MARINA
SITE ADDRESS:
107 15TH AVE SE
ST. PETERSBURG, FL
P.I.N. 30-31-17-75000-001-0020

JOB #
2016-20

REVISIONS

VERTICAL DATUM:1988 NAVD 8.00 = M.S.L.

SCALE: 1/16" = 1.0'

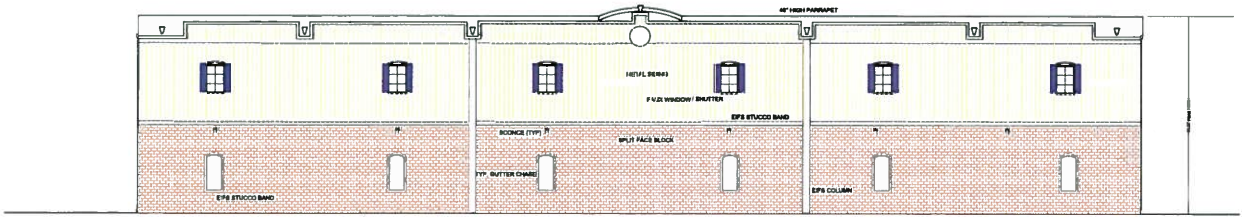
SHEET NAME:
building elevations

PROFESSIONAL SEAL

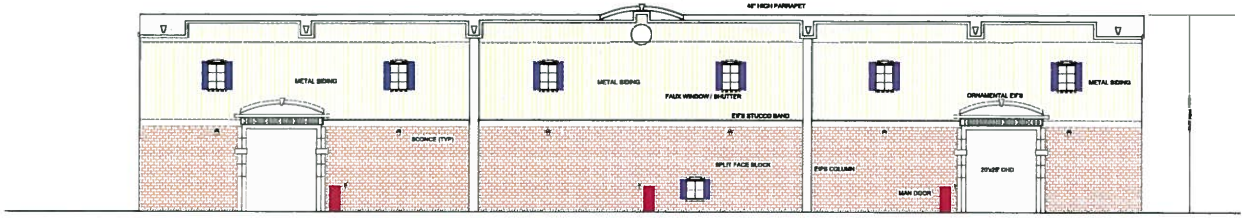
JAMES C. HARTLEY, P.E. #34518
DATE STAMPED: SEPTEMBER 18, 2017

VARIANCE DRAWINGS

SHEET No.
A-3.2



1 SOUTH ELEVATION (VIEW FROM 16TH AVENUE SE)



2 NORTH ELEVATION (VIEW FROM SALT CREEK)

H2O DESIGN
CONSULTING CIVIL ENGINEERS
5447 HAINES ROAD SUITE 120
ST. PETERSBURG, FL 33714
727-527-2000 Web: http://h2oeng.com

CLIENT:
SANTA FE BOATYARD, LLC
107 18TH AVE SE
ST. PETERSBURG, FL 33701
727-525-1000

PROJECT:
SANTA FE
HI-DRY MARINA

SITE ADDRESS:
107 18TH AVE SE
ST. PETERSBURG, FL
P.I.N. 30-31-17-79880-001-0020

JOB #
2016-20

REVISIONS

VERTICAL DATUM:1988 NAVD 8.00 = M.S.L.

SCALE: 1/16" = 1.0'

SHEET NAME:
building elevations

JAMES C. HARTLEY, P.E. #34518
DATE STAMPED: SEPTEMBER 18, 2017

VARIANCE DRAWINGS

SHEET No.
A-3.1

REQUEST:
APPROVAL OF A SITE PLAN MODIFICATION TO APPROVE A PHASED DEVELOPMENT TO EXPAND AN EXISTING BOAT STORAGE AND SALE CENTER. THE SITE CURRENTLY HAS 100% (ISR) COVERAGE ASPHALT/CONCRETE/OYSTER SHELL, FOUR SALES, SERVICE, & OFFICE BUILDINGS, 141 UPLAND BOAT SLIPS AND 22 WET SLIPS. THE PROPOSED PLAN WILL INCLUDE A MAXIMUM BUILDING HEIGHT OF 54' HIGH AND DRY BOAT STORAGE FACILITY, NEW SERVICE AND OFFICE SPACE AND PARKING LOT. APPLICANT PROPOSES A PHASED CONSTRUCTION SCHEDULE WITH THE HIGH & DRY FACILITY BEING ERECTED FIRST AND THE TWO WATERFRONT BUILDINGS FOLLOWING.

OWNER:
SANTA FE BOATYARD, LLC
107 15TH AVE SE
SAINT PETERSBURG, FL 33701

ENGINEER:
H30 DESIGN

LEGAL DESCRIPTION:
LOT 2, BLOCK 1, SALT CREEK BAYBORO SUBDIVISION #2, BEING A REPLAT OF LOTS 1, 2, AND 33, BLOCK 1, SALT CREEK BAYBORO SUBDIVISION, AS RECORDED IN PLAT BOOK 120, PAGES 41 AND 42, PINELLAS COUNTY, FLORIDA RECORDS, AND THE SOUTH 76 OF LOT 14, BLOCK 34 OF W.J. OVERMAN'S REARRANGEMENT OF J.P. TITCOMBS PLAN OF BAYBORO AS RECORDED IN PLAT BOOK 1, PAGE 19, SECTION 30, TOWNSHIP 31 OF SOUTH, RANGE 17 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY.

FLOOD ZONE:
AE (EL 8'), "X"

TOTAL SITE AREA:
4.03AC - 175,547SF

ZONING:
IC (CRD, ACTIVITY CENTER)

MAXIMUM RESIDENTIAL UNITS	97
MAXIMUM BONUS WORKFORCE UNITS	24
MAXIMUM FLOOR/AREA RATIO	1.25
MAXIMUM BUILDABLE SF	219,434SF

PROPOSED SUMMARY & SITE DATA:

	EXISTING	PROPOSED
TOTAL BUILDING AREA		
MARINE STUDY OFFICE OR R&D		2,500SF
RETAIL/OFFICE	MULTI	5,000SF
HIGH & DRY	OPEN AIR	62,760SF
BOAT HIGH & DRY SLIPS	141 SLIPS	400 SLIPS
BOAT WET SLIPS	22 SLIPS	22 SLIPS
TOTAL:		70,260SF
TOTAL ASPHALT/CONCRETE/OYSTER SHELL AREA:	100%	
TOTAL IMPERVIOUS AREA	149,386SF	142,728SF
TOTAL GREEN AREA	0	6,658F

PARKING:

	RATIO	REQUIRED
MARINE STUDY OFFICE OR R&D	300 SF/SPACE	9
OFFICE	300 SF/SPACE	17
HIGH & DRY		
BOAT HIGH & DRY SLIPS	8 BOATS/SPACE	50
BOAT WET SLIPS	5 BOATS/SPACE	4
TOTAL:		80
TOTAL PROPOSED:		*81*

Corey D. Malyszka

From: Brian Hartley <brianchartley@gmail.com>
Sent: Tuesday, September 19, 2017 12:08 PM
To: Corey D. Malyszka
Subject: Fwd: Proposed High & Dry

---------- Forwarded message ----------
From: **Jopie Helsen** <jopie@sailorswharf.com>
Date: Tue, Sep 19, 2017 at 9:08 AM
Subject: re: Proposed High & Dry
To: Brian Hartley <brianchartley@gmail.com>

I have no problem supporting it!

J. Jopie Helsen
Sailors Wharf Yacht Yard
1421 Bay Street SE
St. Petersburg FL 33701

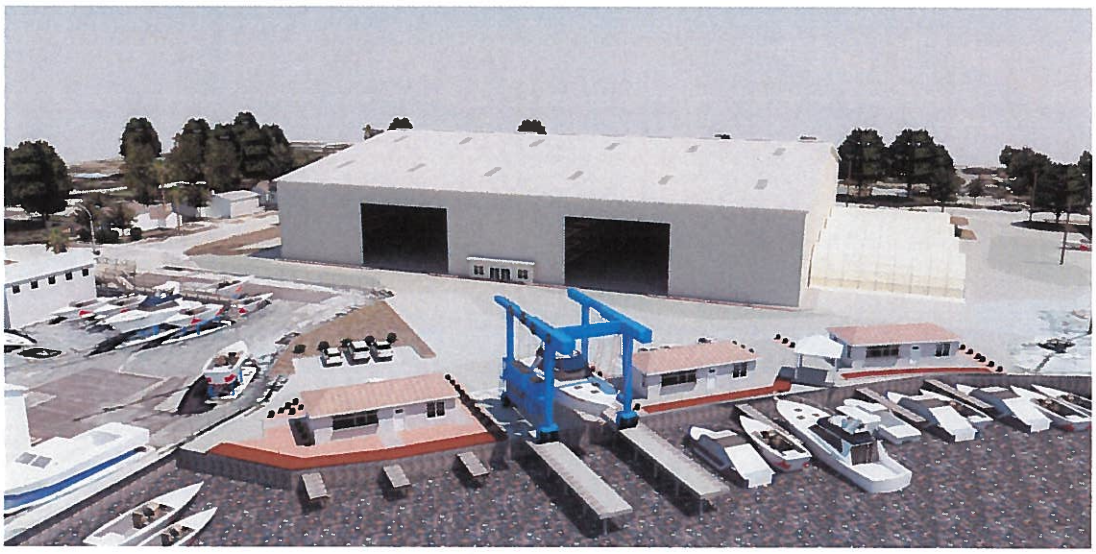
TEL: 727-823-1155, ext. 206
FAX: 727-895-4305
CELL: 727-439-5460
http://www.sailorswharf.com
jopie@sailorswharf.com

Celebrating 39 Years Since 1978 - 2017
---------- **Original Message** ----------

From: Brian Hartley <brianchartley@gmail.com>
To: Jopie Helsen <jopie@sailorswharf.com>
Cc:
Date: Sat, 16 Sep 2017 10:31:53 -0400
Subject: **Proposed High & Dry**

Mr. Helsen:

We are submitting an application for a high & dry facility on our property Monday, September 18th. I have attached a proposed rendering. I wanted to know if you would support the proposed project? The City would require a building height variance of up to 54'. I would like to include your support in our application as my neighbor. Thank you.



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Brian Hartley
727.525.1000
brianchartley@gmail.com

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St. Petersburg FL 33701

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Corey D. Malyszka

From: Brian Hartley <brianchartley@gmail.com>
Sent: Friday, September 22, 2017 10:24 AM
To: Corey D. Malyszka
Subject: Fwd: Salt Creek Marina
Attachments: Hi Dry Boat Building 3_7099.jpg; Hi Dry Boat Building 3_7104.jpg; Hi Dry Boat Building 3_7105.jpg

---------- Forwarded message ----------
From: **Brian Hartley** <brianchartley@gmail.com>
Date: Thu, Sep 21, 2017 at 7:54 AM
Subject: Salt Creek Marina
To: debby@igbranding.com
Cc: Brian Hartley <brianchartley@gmail.com>

Ms. Debby:

I wanted to follow up from our phone call last week. I hope things are back to normal after the hurricane.

We are submitting an application for a high and dry facility at 107 15th Ave SE. I have attached a few renderings to show the conceptual designs of the project. The maximum building height would be 54' and accommodate around 400 boats. We have proposed two new buildings along the waterfront in addition to the high & dry facility. Would you be available in the near future? I would like to personally introduce myself to further discuss the project. Thank you ma'am.

--
Brian Hartley
727.525.1000
brianchartley@gmail.com

--
Brian Hartley
727.525.1000
brianchartley@gmail.com

Corey D. Malyszka

From: Brian Hartley <brianchartley@gmail.com>
Sent: Sunday, October 08, 2017 8:03 AM
To: debby@igbranding.com; Corey D. Malyszka
Subject: Santa Fe Boatyard Proposed High & Dry
Attachments: Hi Dry Boat Building 6_0868.jpg; Hi Dry Boat Building 6_0870.jpg; Hi Dry Boat Building 6_0871.jpg; Hi Dry Boat Building 6_0872.jpg

Ms. Debby:

Mr. Malyszka emailed me a list of questions the neighborhood had and I wanted to try and get you some answers promptly. I would be happy to meet you in person as well. Please feel free to reach out if you have any further concerns. Thank you. I attached a sample picture of another high & dry on the east coast we will be trying to replicate pending Mr. Malyszka's final approval and a few sample renderings beginning to outline the facade.

1-The height variance was crossed out?

I do not think we are requesting a height variance, just a structure with a maximum height of 54'. Since our property has some residential frontage, we are limited to this height without seeking a variance. Corey may be able to better speak to that, but in short we are proposing a 54' max height high and dry building.

2-Will they be doing boat repairs? And if so, will they be using noxious chemicals that can waft into our neighborhood? As many of us know, this has been a problem in the past.

We will be doing boat repairs, but they will be less evasive than even current use. There are no plans for any indented boat manufacturing or heavy industrial use which is a main source of the referenced toxins.

3-The potential increase in traffic . Especially boats on trailers that would have to access the facility by using 18th ave S. and 3rd or 4th streets.

We hope there is a moderate increase in traffic to the facility, but the boats will mainly be stored in the high & dry. We would traditionally not accept trailered boats or launch them as that would not be the intended use of the facility. There are several city boat ramps that can be used.

4- Since the profile of the building that would face the houses along 16th ave SE and Bay st SE (see pictures) looks to be a huge wall, I would definitely like to see the project include enough landscaping and possibly a mural on the 2 sides of the building that would face residences

We would be more than open to that discussion. We have engaged in a few murals in the last couple of years and been quite pleased with the results. I have attached a basic updated rendering of the current facade and welcome your comments.

--
Brian Hartley
727.525.1000
brianchartley@gmail.com

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Corey Malyszka, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: October 12, 2017

SUBJECT: Site Plan Review – Santa Fe Boatyard

FILE: 17-31000007

LOCATION: 107 15th Avenue Southeast
PIN: 30/31/17/78600/001/0020
ATLAS: E-9
PROJECT: Santa Fe Boatyard Master Site Plan
REQUEST: Approval of a Master Plan and related Site Plan for a new 400-space high and dry, marine building, and a retail and office building.

SPECIAL CONDITIONS OF APPROVAL:

1. All easements shown on the recorded plat book 134, page 63 must be shown on a survey which includes the locations of all public utilities which exist within the easement areas. This information should be superimposed over the proposed site plan and included when necessary easement vacations are submitted to the city for review. Approval of the proposed master site plan would be contingent on the applicant performing all necessary utility relocations and easement vacations. The applicant will be required to dedicate and or maintain adequate public utility easement over all City infrastructure which remains within the private property boundary. Easement widths will be determined based on utility size and depth per current City Engineering standards and specifications.

2. The proposed project will require the relocation of an existing City sanitary sewer (10" sewer main runs thru middle of site between public manhole E9-175 and E9-110) and may require the relocation of a second City sanitary sewer (8" sewer main in north section of site between public manhole E9-100 and E9-95). This existing 8" sanitary sewer main appears to be in very close proximity to the southern corner of the proposed 5000 sf building thus requiring relocation of a portion of the 8" sanitary sewer main. Prior to approval of this project masterplan the applicant must obtain City approval for all necessary sanitary sewer relocation(s). Note that the FDEP Wasterwater Collection system permit for sanitary sewer main relocations must be the "Individual" type. All construction shall be in conformance with current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

3. The proposed project will require the adjustment of a 6" potable water main which extends through the site. Plans for the water main work must be submitted to the City's Water Resources department (contact Kelly Donnelly, phone 727-892-5614, email Kelly.Donnelly@stpete.org) for approval. All adjustments to the City owned potable water main shall be performed by City forces at the expense of the applicant.

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. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the IC zoning district, a 5-foot wide public sidewalk is required in the western parkway of Bay Street SE and a 5-foot wide sidewalk is required within the northern parkway of 16th Avenue SE. Existing sidewalks must be removed and replaced 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.

8. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project redevelopment shall be removed as part of the project. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type.

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.

11. The applicant will be required to submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for redevelopment on this site. This form may be obtained by contacting the Engineering front counter phone 727-893-7238 or email to Marta.Hegenbarth@stpete.org.

12. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the 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 project plan submittal 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 main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City'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.

13. 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.).

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.

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.

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

NED/MJR/mh

pc: Kelly Donnelly
Reading File
Correspondence File
SUBDIV FILE: SALT CREEK BAYBORO SUB #2 BLK 1, LOT 2 (PER OR'S 9205/595, 13651/1838)

Corey D. Malyszka

From: donna@onpointfirearms.com
Sent: Tuesday, October 24, 2017 5:16 PM
To: Corey D. Malyszka
Subject: Re:Case Number 17-31000007

Donna Marie Kostreva

206 17th Avenue SE

St. Petersburg, Florida 33701-5910

October 24, 2017

Mr. Corey Malyszka, City Planner

City Hall

175 5th Street North

St. Petersburg, Florida 33703

Dear Mr. Malyszka:

Re: Case Number 17-31000007

I strenuously oppose the possible construction of a fifty-four (54) foot high, sixty-three thousand (63,000) square foot, High and Dry facility in our residential neighborhood.

Over the decades, we neighbors have fought for better City care of Lassing Park. We established the OSNA. We picketed the USCG and then petitioned Congressman Bill Young's intercession in creating the by-pass road to limit commercial intrusion into our neighborhood. We were partners in creating the Old Southeast Neighborhood Plan, which preceded the City's Master Waterfront Plan. We have been working for decades to improve our piece of paradise, where neighbors know each other, care about each other, and allow everyone freedom to enjoy.

We neighbors in the Old Southeast are a tightly focused group interested in maintaining our quality of life, and property values.

The current form of this proposed project would bring unnecessary traffic, clogging our already limited ingress and egress, and create a cacophony of noise intrusion, disrupting our equipoise.

The structure would be the tallest and does not belong in our neighborhood. It sets a negative precedence that I never saw mentioned in the Master Waterfront Plan.

Not only would this structure obscure the view for the residents on 16th Avenue SE, it would forever sully the view of downtown that I enjoy from my front door.

A casual glance at the current facility, with it overgrown, weed filled vegetation, and unkempt flapping fabric covering the fence, instructs any viewer, that pride in ownership is absent.

I urge the Board to reject this unnecessary and damaging variance, which negates the hard work of decades to make the Old Southeast the very desirable neighborhood we enjoy.

Sincerely,

Donna Marie Kostreva

Donna Marie Kostreva
Federal Firearms Licensee

ON POINT FIREARMS
5500 Haines Road North
St. Petersburg, Florida 33714
727.744.3067 (mobile)
727.489.6926 (fax)
donna@onpointfirearms.com

www.ONPOINTFIREARMS.com

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Corey D. Malyszka

From: Roger Telschow <roger@journeydeep.com>
Sent: Tuesday, October 24, 2017 3:41 PM
To: Corey D. Malyszka
Subject: 54' high and dry development proposal

Dear Ms. Malyszka,

We live at 1645 Beach Drive SE, a block or two from this proposed development.

We were shocked to hear that it has nearly been approved for construction, yet no neighborhood input has been sought out.

Due to the size and nature of the project, it will have serious impact on our neighborhood. Surely this is at best an oversight, and worst case is a violation of public due diligence.

Please let us know how we may weigh in on this proposal in a deliberate way, learning all aspects of the proposal and the request for zoning variance.

The neighborhood is in a bit of an uproar over this—feeling blindsided.

Your prompt response to our concerns is greatly appreciated.

Sincerely,

Roger Telschow
Frances Gatz
1645 Beach Dr SE
St Petersburg, FL 33701

Corey D. Malyszka

From: Elizabeth Ostman <Elizabeth.Ostman@hotmail.com>
Sent: Tuesday, October 24, 2017 8:49 AM
To: Corey D. Malyszka
Subject: Case 71-31000007 - objection to variance request

Good evening,

I am writing in opposition of high and dry facility height variance request.

I am a homeowner at 124 17th Ave South, St Petersburg FL 33701. I believe this facility will be visible from my home, however, I was not notified by the city of the impending hearing. This facility and the proposed operations will be damaging to the value of my property by several ways. Thank you for considering my objection and the reasons for my objection.

*A shed building at a 54 foot height, however beautified, blocks a good deal of the skyline, including a view of downtown from homes and strollers in the neighborhood, blocks the natural airflow in the neighborhood, and brings no benefit to the homeowners and residences in lieu of the natural skyline it takes away. **It makes possible a doubling of the activity in the spot due to lack of sufficient parking as it cobbles up all space for moneymaking and rises 50% above allowance into the sky. A doubling of possible activity that the area cannot support without direct harm to the residents who have a property investment in the neighborhood.**

Direct harms include:

*The diesel fumes will be unhealthy and unpleasant from forklift trucks that are much larger and not comparable to the little trucks in a home depot. This is large machinery operating all day without reprieve on weekends, next to my home.

*The noise of constant running heavy machinery from dawn to dusk near my home will exceed anything a residential neighborhood should be asked to endure without recompense and for other's profit.

*Constant heavy traffic, especially on weekends, traveling on the one road in and out of that area which passes within one half block of my home.

*Lack of sufficient parking which will encourage the patrons to seek additional parking on our streets. I will note the alleys are the first way into the streets due to the traffic calming cul-de-sacs, before 19th Avenue. The residents and visitors of the neighborhood heavily use the alleyways between 16th avenue and 19th avenue for this reason to enter and exit. The additional traffic of those patrons to the high and dry who are seeking parking due to overflow will learn quickly to use our unpaved and narrow alleys and raise more dust into our homes, endangering our children and pets.

It should be made clear that the artist's rendering is extremely deceiving. The open parklike space depicted in the background is not possible. The area directly behind the building site is occupied residential homes which would face the back of the structure (a 54' tall metal wall) unless the builders intend to mow down the block behind the new structure. **These people have no right to reduce the value of homeowner's and resident's investment in the neighborhood for their own gain. Make them abide by the city codes and the waterfront masterplan.**

My heart is crying for the loss of the simple and beautiful working boatyards in that place now.

Best regards,

Elizabeth Ostman
124 17th Avenue South
St Petersburg FL 33701
727-560-7783

Corey D. Malyszka

From: Diana Sander <dianasander@cs.com>
Sent: Monday, October 23, 2017 8:20 PM
To: OS-NA@yahoogroups.com; Corey D. Malyszka
Cc: Mayor; Council; Karl J. Nurse; connect@bridgingdesign.com
Subject: Re: [OS-NA] 54' high and dry boat storage...case# 17-31000007

consensus of all!

Nana's House Pet Care
where every pet is a grandpet.

-----Original Message-----
From: Glenn Anderson wlfsng914@aol.com [OS-NA] <OS-NA@yahoogroups.com>
To: Corey.Malyszka <Corey.Malyszka@stpete.org>
Cc: mayor <mayor@stpete.org>; council <council@stpete.org>; Karl.Nurse <Karl.Nurse@stpete.org>; OS-NA <OS-NA@yahoogroups.com>; connect <connect@bridgingdesign.com>
Sent: Mon, Oct 23, 2017 4:33 pm
Subject: [OS-NA] 54' high and dry boat storage...case# 17-31000007

As a resident of the Old Southeast neighborhood and a concerned citizen of St. Petersburg, I protest the plan to build this boat storage facility, a huge edifice to greed, on the Southern side of Salt Creek, adjacent to our neighborhood. Our neighborhood has been active in helping with the Master Plan, has seen its benefits to us and St. Petersburg and listened to the planner's promises but NOWHERE in that plan does it say that building this commercial edifice at two stories higher than the current restrictions allow would be a fine idea. In fact, it is a terrible idea...unless the only thing on one's mind is acquiring riches at the expense of the life and ambiance of the area in which it is located.

Glenn Anderson
166 17th Avenue SE
St.Petersburg, FL
727-898-9653

Posted by: Glenn Anderson <wlfsng914@aol.com>

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Corey D. Malyszka

From: Glenn Anderson <wlfsng914@aol.com>
Sent: Monday, October 23, 2017 4:33 PM
To: Corey D. Malyszka
Cc: Mayor; Council; Karl J. Nurse; OS-NA@yahoogroups.com; connect@bridgingdesign.com
Subject: 54' high and dry boat storage...case# 17-31000007

As a resident of the Old Southeast neighborhood and a concerned citizen of St. Petersburg, I protest the plan to build this boat storage facility, a huge edifice to greed, on the Southern side of Salt Creek, adjacent to our neighborhood. Our neighborhood has been active in helping with the Master Plan, has seen its benefits to us and St. Petersburg and listened to the planner's promises but NOWHERE in that plan does it say that building this commercial edifice at two stories higher than the current restrictions allow would be a fine idea. In fact, it is a terrible idea...unless the only thing on one's mind is acquiring riches at the expense of the life and ambiance of the area in which it is located.

Glenn Anderson
166 17th Avenue SE
St.Petersburg, FL
727-898-9653

Corey D. Malyszka

From: Debby Hill <debby@iqbranding.com>
Sent: Monday, October 23, 2017 4:44 PM
To: Corey D. Malyszka
Subject: Old Southeast

Hi Corey,

I am sure you have heard by now from many of the Old Southeast residents regarding Application. Cased Number 17-31000007 107 15th Ave SE. I personally object but will not be able to attend the meeting.

There is also some talk on nextdoor about a condo development proposed for 18th ave between 3rd and 4th st. Can you tell me if this is true. Does this require rezoning?

Thank you,

Debby Hill
OSNA President

Corey D. Malyszka

From: Mary Anderson <marymand@me.com>
Sent: Monday, October 23, 2017 4:58 PM
To: Corey D. Malyszka
Subject: High and Dry proposal in the Old Southeast

Hi Corey,

I am writing to tell you how strongly we disagree with the prospect of having a High and Dry boat slip built in our wonderful Old Southeast neighborhood. We bought our house 9 years ago mainly because it was quiet and a commercial free zone. Having this homely structure practically in our back yard and the noise and traffic that goes along with it will completely change all that we cherish about The Old Southeast and Lassing Park. Please do not allow this to happen in our neighborhood!

Thank you!

Sincerely,

Mary Anderson
1619 Beach Dr. SE
St. Petersburg, FL. 33701
218-966-6731

Corey D. Malyszka

From: Mindy Brown <mindy.kimberlain.brown@gmail.com>
Sent: Monday, October 23, 2017 4:23 PM
To: Corey D. Malyszka
Subject: Case #: 17-31000007

Mr. Malyszka,

My name is Mindy Brown, and I live at 126 17th Avenue SE, St. Petersburg, FL 33701. I have been notified by Debby Hill, the President of the Old Southeast Neighborhood Association about Case #: 17-31000007 (High and Dry Marina located at 107 15th Avenue SE).

While the proposed site of this high and dry is located within the Marine District, it is ALSO located on the street that forms the northern border of the Historic Old Southeast Neighborhood. The marina is on one side of the 100 block of 15th Avenue Southeast, and a row of homes is located directly across the street on the other side of the 100 block of 15th Avenue Southeast. Due to the extreme height of the high and dry, not only would these homes be visually impacted, but most of the homes in the Historic Old Southeast Neighborhood would be able to see the top of this gargantuan "shed" from their windows and yards.

My concern with the project is the height and the aesthetic design. I truly believe the developer and the neighborhood could reach a compromise if these issues were addressed and resolved.

Height
The high and dry is simply too tall. While there will always be someone in total opposition to any new development, I believe a reasonable reduction in height would be a good starting point. Special considerations must be made on this project given its proximity to a historic neighborhood where most of the homes are (or are nearing) 100 years old. It is an area experiencing amazing revitalization, and it would be remiss on the part of the city of St. Petersburg to thwart the progress that has increased property values and turned the Old Southeast neighborhood into a highly sought after community.

Aesthetic Design
Reasonable compromise could be reached if the high and dry is designed to complement the neighboring historic homes and community. Rather than an aluminum building that screams industrial minimalism, establishing aesthetic considerations in the construction of the high and dry should be required. Anytime new construction occurs in a historic district, there should be guidelines to insure the new structure aesthetically complements the existing neighborhood. If the developer and neighborhood could meet and discuss architectural elements that could be added for a more cohesive structure would be an excellent idea!

While I believe that height and design are the critical issues that must be addressed, I also thought I'd add a suggestion regarding the retail space that is included in this project. If the retail space shown in the plans housed a business that could be frequented by the Old Southeast residents (such as a coffee shop or small cafe), it might add an element of community inclusion to this project.

If you have made it this far in my email, I want to thank you for taking the time to read this. I genuinely appreciate it, and I honestly think if the developer and neighborhood could have a constructive discussion regarding their concerns, a reasonable compromise is possible.

Thanks!

Mindy Brown

Corey D. Malyszka

From: Victoria Paradise <handsontherapies@brighthouse.com>
Sent: Saturday, October 21, 2017 10:33 AM
To: Corey D. Malyszka
Subject: FW: opposotion to Boat Shed for high/dry boat storage

I am a long time resident of Old Southeast , St. Pete and I am writing to state my opposition to the building of a metal shed for high and dry boat storage
Along 15/16th Ave SE.

This is NOT in my opinion , something will be an asset to our neighborhood and would actually be a hindrance in many ways.

Please deny this proposal set forth.

Kind regards,
Victoria Paradise
handsontherapies@brighthouse.com
175 18th Avenue S.E.
St. Petersburg, Florida 33705
727 560 3851

Corey D. Malyszka

From: Harris Aloha <ambush09@hotmail.com>
Sent: Monday, October 23, 2017 8:57 AM
To: Corey D. Malyszka
Subject: Opposition of High & Dry in Old Southeast

Hello,

I am writing to state my opposition of the proposed high and dry in the Old Southeast neighborhood. This neighborhood would be negatively affected by such a large and industrial addition. As a resident of the neighborhood and an employee at USFSP, I go by this area everyday. Having such a large structure with the possibilities for so many negative variables to the environment and the neighborhood is reason enough not to build this unwelcome structure.

Please consider the people, the animals and the habitat when thinking about this, and the many ways it will negatively affect all of them.

Thank you,

Harris Ambush
317 21st Ave S.
St. Pete, FL 33705

"In the path of your true happiness lie the lessons you have chosen this lifetime to learn."
-Richard Bach

Corey D. Malyszka

From: Joni Schinske <jonischinske@yahoo.com>
Sent: Sunday, October 22, 2017 2:07 PM
To: Corey D. Malyszka
Subject: case 17-31000007 marine building

Dear Mr. Malyszka - This letter is regarding the review of the "Master Plan and related site plan for a new 400 space high and dry, marine building, retail and office building" to be located on 107 15th Avenue Southeast, St Petersburg.
My husband and I purchased our home a year ago at 1600 Bay St. SE, because we were attracted to the serenity and charm of the Old Southeast neighborhood. To learn of the proposed monstrous metal warehouse catty-corner of our home has us enraged. Surely you are aware that this area has seen a recent economic boost, with home sales rising sharply. With views of downtown and a pleasant, cozy personality, this charming area affords St. Petersburg a sought-after residential community just 17 blocks from the city center. Current growth requires serious conversation about future amenities while sustaining attractive neighborhoods. Putting an enormous metal building so close to residences is not intelligent planning.

At this juncture, I'd like to propose some ideas to be considered:

Reducing the height and moving the building further away from houses with a significant buffer zone would help mitigate the project's potential sight and noise impact.

Water run-off should be an environmental issue since the lot is currently pervious but wouldn't be with the proposed footprint.

A building with a high volume of vessels with explosive potential under one roof so close to residences should be prohibited.

The warehouse proposal will affect the state of this community and serious conversations about the value of hundreds of residents vs. a stagnant warehouse building needs to happen in a well thought out timely manner. More community input is warranted.

The development of the marine district needs to be carefully planned, keeping its neighbors in the forefront, with the significant socioeconomic impact of this proposal taken into consideration.

Unfortunately my husband just recently passed away. As a member of a city's planning board and economics professor, he would be outraged that this project is being considered, as am I. I can only hope that you will hear our community's concerns and fight for us.
Sincerely,
Joni Schinske

Corey D. Malyszka

From: Donna Arlinghaus <donna.arlinghaus@gmail.com>
Sent: Monday, October 23, 2017 10:26 AM
To: Corey D. Malyszka
Subject: case number is 71-31000007

High and Dry Boat Storage; 16th/15th Ave SE

This letter is regarding the site plan for a new 400 space high and dry, marine building, retail and office building" to be located on 107 15th Avenue Southeast, St Petersburg.

I live a couple blocks from this proposed project. I am objecting to the approval of the project as it is proposed. I have lived in this unique quiet neighborhood since 2010. This plan will create more noise pollution, obstruct views in the surrounding area, add a heavy volume of traffic and parking in our neighborhood. The height is overbearing for our residential area. Property values and quality of life will be negatively affected.

Thank you in advance for you consideration in this pressing matter.

Donna Arlinghaus

Corey D. Malyszka

From: Christopher Coheley <coheleyusmc@hotmail.com>
Sent: Sunday, October 22, 2017 12:27 PM
To: Corey D. Malyszka
Subject: 71-31000007

Hello. I was just informed that there was a proposed high and dry going in the old southeast. My family and I strongly disagree with the idea that another marina will be located here as we already have issues with ones that currently cause toxic epoxy fumes and a community eyesore. This will lower our property values while increasing traffic issues for our neighborhood.

If there are any questions or additional information needed from us feel free to contact us through email, phone at 813-525-4024, or writing at 301 20th Ave S, St. Petersburg Fl 33705

Thank you for your time
Christopher Coheley

Sent from my iPhone

Corey D. Malyszka

From: astrorealty3@gmail.com on behalf of Fred Cormier <astrorealty@charter.net>
Sent: Sunday, October 22, 2017 1:01 PM
To: Corey D. Malyszka
Subject: Proposal

Dear Corey,
Please don't allow this new development proposal to move forward as it will definitely be detrimental to our beautiful, quiet and friendly Old Southeast neighborhood.
We moved here just a year ago to get away from this type of development and now you're bringing one to us here.
Very disheartening especially at my age.
Please reconsider and think of the important and historic section of St Pete that you will be harming.

Sincerely,

Fred and Dale Cormier
126 17th Ave South
St Petersburg, FL 33701

Corey D. Malyszka

From: Stephen Piazza <steve@soulfishdesign.com>
Sent: Saturday, October 21, 2017 12:31 PM
To: Corey D. Malyszka
Subject: I object to the 54' high dry boat storage

I object to the height of the project going beyond the current limits of 36'. I am a resident of the old southeast and I am voicing my objection. You guys are trying to seek this in and I will do my best to vote against thus and anyone who supports it. Remember that in voting day.

Stephen Piazza
125 19th ave se
St Pete, fl 33705
415 497 8922

Sent from my Verizon, Samsung Galaxy smartphone

Corey D. Malyszka

From: Simon Watkins <simonwatkins26b@gmail.com>
Sent: Saturday, October 21, 2017 12:33 PM
To: Corey D. Malyszka
Subject: High and dry boat store

Dear Corey, I am concerned about the proposed boat store development between 15th ave south and 16th ave South/East. My home is at 226, 16th ave south east and I also own 215. I am in the Uk right now and won't be back to Fl until November 15th. Can you please send me exact details of the proposal and note my concerns regarding the potential negative effect on my neighbourhood.

Thank you and kind regards

Simon Watkins

Corey D. Malyszka

From: Deni Elliott <denielliott@gmail.com>
Sent: Saturday, October 21, 2017 12:50 PM
To: Corey D. Malyszka
Subject: Objection to Boat Storage in Old Southeast

Hi. I live at 1519 Beach Drive SE and own the property there.

I strongly object to the construction of the boat storage facility in Old Southeast.

I am legally blind and walk to work to work with my guide dog down 15th Avenue SE to 3rd Street in the morning and back in the afternoon. The increased traffic on 15th Avenue SE will severely impact my ability to walk through the neighborhood.

The facility will change the quiet neighborhood that I moved into so that I could be mobile.

Deni Elliott

Corey D. Malyszka

From: MDee590 <MDee590@protonmail.com>
Sent: Friday, October 20, 2017 11:36 AM
To: Corey D. Malyszka
Subject: Case #: 17-31000007 107 15th Ave SE

Corey,

My name is Michael Drexler. I live at 236 16th Ave SE 33701.
Please hear my formal opposition to the construction of a high and dry in the Old Southeast Neighborhood. This neighborhood is no place for a 5 story commercial construction. A construction of this height would further drive the wedge between the Old Southeast's connection to downtown. There is ample industrial marina usage along 3rd street north of the Old Southeast. The increased traffic, fuel, boat repair, noise and smell will actively undermine St. Pete's best kept secret and emerging neighborhood.

Let me restate - the Old Southeast as we know it now is no place for commercial development on this scale. Please don't do this, these properties are ripe for development, a 5 story metal shed driving into the heart of our beloved neighborhood is not smart planning.

Sent with ProtonMail Secure Email.

Corey D. Malyszka

From: Eugenie Bondurant <eb@eugeniebondurant.net>
Sent: Friday, October 20, 2017 1:27 PM
To: Corey D. Malyszka
Cc: nursestpete@gmail.com; Darden Rice
Subject: Case No. 17-31000007
Attachments: West facing closer up.jpg; West facing view of corner.jpg; North west facing view (far).jpg; Corner opposite South east facing view, residential.jpg; Opposite view, East facing residential.jpg; OSE boat storage doc.jpg

Importance: High

Dear Mr. Malyszka -

This letter is regarding the review of the "Master Plan and related site plan for a new 400 space high and dry, marine building, retail and office building" to be located on 107 15th Avenue Southeast, St Petersburg.

My husband and I live one and a half blocks away from this proposed project that will take up the entire block, block views of downtown because of its height – a 5-story warehouse structure. It will only have space for 80 cars, have 2 other buildings erected of 5000 and 2500 square feet.

I am objecting to the approval of this project. We live two blocks away and were not notified, nor were our neighbors and the deadline for objecting or raising questions is next week. We don't even know what this project looks like.

We have lived in this charming quiet hamlet since 2009. Approval of this plan will create more noise pollution, obstruct views in the surrounding area, potentially harm property values, add a heavy volume of traffic and parking in our neighborhood.

Do you think the residences of the Old Northeast would stand for this? I've attached photos of our neighborhood so you can see the charm it exudes. The opposing corner has just been re-landscaped. I invite you to walk through the area during the day and evening so you may see what we see and understand my and others point of view.

A project of this magnitude should not be erected without input and review from our entire community and all impacted residents should be notified. That has not happened. I object to the time frame that has been imposed on this project. It seems designed to keep public input to a minimum.

Thank you in advance for you consideration in this pressing matter.

Eugenie Bondurant
236 17th Ave., SE
St. Petersburg, 33701

Eugenie Bondurant

WWW.IMDB.ME/EUGENIEBONDURANT
SAG/AFTRA

Ways to Stay Connected:
Twitter @EugBondurant
Instagram @eugbondurant
Facebook @EugenieBondurantActress
@TinyBacteriaMovie

16 AV SE

Bay St SE

st.petersburg
www.stpete.org

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

NOTICE OF PUBLIC HEARING

October 10, 2017

Dear Neighbor or Participating Organization:

This letter is to advise you that a Public Hearing for the property located at **107 15th Avenue Southeast** has been scheduled to be heard by the Development Review Commission on **Wednesday, November 1, 2017,** at 2:00 p.m. The Public Hearing will occur at City Hall, Council Chamber, 175 5th Street North, St. Petersburg, Florida.

REQUEST: **Case No. 17-31000007.** Approval of a Master Plan and related site plan for a new 400-space high and dry, marine building, and retail and office building.

Records indicate you own property within 200 feet of the land in question or you may have an interest in the land in question. The site plan and application are on file in the Development Review Services Division, Municipal Service Center (1st Floor), One 4th Street North, St. Petersburg, Florida.

We urge interested persons to contact the case planner or the Agent before the scheduled hearing date for more information. You may contact the case planner, Corey Malyszka by phone at (727) 892-5453 or via email at corey.malyszka@stpete.org. Written correspondence can be mailed to: Development Review Services, City of St. Petersburg, PO Box 2842, St. Petersburg, FL 33731.

The Staff Report and Meeting Agenda will be available one week prior to the scheduled hearing. Those with internet access may use the following link:
http://www.stpete.org/boards_and_committees/agendas.php

APPLICANT: Santa Fe Boatyard, LLC
107 15th Avenue Southeast
Saint Petersburg, FL 33701

AGENT: Brian Hartley
107 15th Avenue Southeast
Saint Petersburg, FL 33701

Phone: 727-525-1000
Email: brianchartley@gmail.com

Corey D. Malyszka

From: Roger Telschow <roger@journeydeep.com>
Sent: Tuesday, October 24, 2017 11:56 PM
To: Corey D. Malyszka
Subject: RE: 54' high and dry development proposal

Dear Corey,

Thank you for the response. I wish I were in town next Wednesday, but I believe many of my neighbors intend to appear.

It just seems the height of this project would be way out of proportion to the rest of the neighborhood, so I hope reason prevails and maintains the 36' height limit

All the best,
Roger Telschow

From: Corey D. Malyszka [mailto:Corey.Malyszka@stpete.org]
Sent: Tuesday, October 24, 2017 4:51 PM
To: 'roger@journeydeep.com'
Subject: RE: 54' high and dry development proposal

Roger,

This will be going before the DRC next week Wednesday. Anyone who shows up to the meeting will have three minutes to speak. The case is for approval of a master plan for the additional height, this is not a variance request. The applicant did notify the neighborhood association at the time they submitted the application to the city. The city also sent the neighborhood association a copy of the application once we received it. The applicant is required to provide notice to property owners who own property within 200 feet of the subject property. The city provides the list of property owners to the applicant. The applicant is not required, but encourage to do public outreach.

Corey Malyszka
Urban Design and Development Coordinator, Planning and Economic Development Department
City of St Petersburg
727.892.5453
corey.malyszka@stpete.org

From: Roger Telschow [mailto:roger@journeydeep.com]
Sent: Tuesday, October 24, 2017 3:41 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: 54' high and dry development proposal

Dear Ms. Malyszka,

We live at 1645 Beach Drive SE, a block or two from this proposed development.

We were shocked to hear that it has nearly been approved for construction, yet no neighborhood input has been sought out.

Due to the size and nature of the project, it will have serious impact on our neighborhood. Surely this is at best an oversight, and worst case is a violation of public due diligence.

Please let us know how we may weigh in on this proposal in a deliberate way, learning all aspects of the proposal and the request for zoning variance.

The neighborhood is in a bit of an uproar over this—feeling blindsided.

Your prompt response to our concerns is greatly appreciated.

Sincerely,

Roger Telschow
Frances Gatz
1645 Beach Dr SE
St Petersburg, FL 33701

Your Sunshine City

Corey D. Malyszka

From: Johnson Anne <JOHNSONANNE@pcsb.org>
Sent: Wednesday, October 25, 2017 7:06 AM
To: Corey D. Malyszka
Subject: Public Hearing Nov.1

Dear Corey,
I plan on attending the hearing on Nov. 1 to discuss the 54' High and Dry. I live at 125 21st Ave SE.
Thank you for bringing this to my attention.
Sincerely,
Annie Johnson

Annie Johnson M.Ed.
PCS Extended Transition
Pinellas Technical College, St. Petersburg
727-893-2500, ext. 2656
727-893-2776 fax
johnsonanne@pcsb.org
PINELLAS TECHNICAL COLLEGE
Opportunity starts here
777777/888888

Elizabeth Abernethy

From: Michael Hammond <m.c.hammond@gmail.com>
Sent: Wednesday, October 25, 2017 8:28 AM
To: devrev
Subject: Re: Tree Inspection Request
Attachments: Tree Assessment Application_436 21st Ave NE_Michael Hammond.pdf

Hi Liz,

Please find attached the completed application form. I did not know the species or diameter of the tree. I do not want to touch it since it is sometimes touching the power lines.

Please let me know when the arborist will inspect so I can make arrangements to be home.

Have a great day!

Thank you,

Michael Hammond
917-402-2603

On Fri, Oct 20, 2017 at 3:48 PM, devrev <devrev@stpete.org> wrote:

Please fill out the attached application and email it back

Our arborist will then inspect the tree to determine if you need a permit or not,

Thanks,

--Liz

From: Michael Hammond [mailto:m.c.hammond@gmail.com]
Sent: Friday, October 20, 2017 3:38 PM
To: devrev
Cc: Trees
Subject: Fwd: Tree Inspection Request

Hello,

Corey D. Malyszka

From: MDee590 <MDee590@protonmail.com>
Sent: Tuesday, October 24, 2017 5:20 PM
To: Corey D. Malyszka
Cc: Tess Chibirka
Subject: Case #: 17-31000007 107 15th Ave SE
Attachments: Old Southeast opposes high and dry_individuals.pdf; Old Southeast opposes high and dry_individuals.pdf; Old Southeast opposes high and dry_paperversion.pdf

Corey,

Please see and include the attached materials regarding Case #: 17-31000007 107 15th Ave SE in the staff report regarding that hearing. We have collected and registered as many as 100 opponents the proposed high and dry in the old southeast representing roughly 1/3 of our community in full opposition to the project. I've included 128 pages of individual responses as well a summary .csv file of the online petition (46 respondents) and a pdf or the written petition (60 respondents) . Each respondent has indicated their individual complaints about the proposed development which I would encourage you and the committee to review.

However, it is clear that the community does not want this development as proposed in their community and the owner has failed to reach out the affected community in a meaningful way.

-Sincerely,
Michael Drexler

Timestamp		What is yo	What is yo	Email or ph	Have you a	What are your concerns with the p
########	I oppose	Michael Dr	236 16th A	mdee590@	No	Increased traffic, industrial noise f
########	I oppose	Tess Chibir	145 21st A	tessthefirst	Yes	Mainly the monstrosity of a comm
########	I oppose	Richard B L	266 23rd A	rickwrite@	No	what does this do for our neighbo
########	I oppose	Anna Chetl	222 - 17th	303-883-3	No	Unsustainable increased traffic, ob
########	I oppose	Simon watl	226, 16th A	Simon.watl	No	As deatailed in your summary
########	I oppose	Eugenie Bo	236 17th A	eb@eugen	No	See above letter.
########	I oppose	Pj Nowlan	209 20th A	Pjnowlan1	No	Environmental and commercial int
########	I oppose	Fred Cormi	126 17th A	astrorealty	No	This will be detrimental to our qua
########	I oppose	Jesse Good	206 29th a	Bumboyott	No	All of the aformentioned.
########	I oppose	Joni Schins	1600 Bay S	jonischinsk	No	Too close to residences, too tall, e
########	I oppose	Becky nicol	310 20th A	Beckynico	No	Increased commercial developme
########	I oppose	Deborah H	165 19th A	connect@b	No	Height and size across from reside
########	I oppose	Angela Sie	2124 3rd S	ams104@g	No	Proposed building is too tall and w
########	I oppose	J. Pete Oliv	161 19th A	Polivares@	No	As above and additional concerns.
########	I oppose	Michael Ke	1500 Bay S	727-330-4	No	Traffic concerns. Speeding is alrea
########	I oppose	Julia Cumb	109 22nd A	7.28E+09	No	
########	I oppose	olya schaef	609 11 th a	ogugel@ya	No	
########	I oppose	Chelsea Hi	210 20th A	310-997-6	No	Destroy quality of environment an
########	I oppose	Elizabeth O	124 17th A	Elizabeth.C	No	Severe
########	I oppose	Daniel Mor	101 21st A	3.03E+09	No	Height and size of structure will ha
########	I oppose	Nat Owen	1725 Bay S	3.04E+09	No	Propert values and increased traff
########	I oppose	TAYLOR Ov	160 21st A	â€-(303) 9	No	Lack of communication, Increased
########	I oppose	Allison Cru	155 21st A	Cruse.allisc	No	1. The
########	I oppose	chris kenric	chriskenric	727 212 28	No	Size, traffic, environmental impact
########	I oppose	Christophe	301 20th A	813-525-4	No	All the above
########	I oppose	Danielle Da	125 18th A	Buttamous	No	I am concerned about the traffic a
########	I oppose	Rebecca M	580 24th A	850-464-9	No	Height of structure, environmenta
########	I oppose	Donna Arli	1724 First	8.59E+09	No	disturbance to the neighborhood
########	I oppose	Mindy Bro	126 17th A	mindy.kiml	No	My concern is a 54 ft. high and dry
########	I oppose	Michael W	111 19th A	2.4E+09	No	All the above
########	I oppose	Harris Amb	317 21st a	Ambush09	No	The many negative issues that it w
########	I oppose	Ina Springe	2041 Beac	ina.acct.2@	No	The
########	I oppose	Diane Port	224 17th A	qhrbuilds@	No	Height of building, lack of parking,
########	I oppose	Heather H	206 20th A	Thehuff19	No	Environmental concerns regarding
########	I oppose	Roger Tels	1645 Beac	roger@jou	No	Too much industrial development
########	I oppose	Dale Cormi	126 17th A	dayo06@a	No	
########	I oppose	Shannon K	2020 2nd s	Shannonka	No	Decreased property values, comm
########	I oppose	Joey Wilde	1501 Beac	Jwildes20@	No	Height, size, traffic, environmental
########	I oppose	Briant Mer	1501 Beac	briantm11	No	Increased
########	I oppose	Allison boe	105 17th a	Aboerner2	No	We need to keep the old southeas
########	I oppose	Lloyd cates	105 17th a	Lloydcates	No	I dont want the construction, we li
########	I oppose	Sheila Cow	128 20th A	sdcowley9	No	Traffic and environmental safety
########	I oppose	mark hunt	145 20th a	markjhunt	No	traffic, property values, crime
########	I oppose	Tira Myers	2621 Florid	Tiramyers	No	We bought in Driftwood because
########	I oppose	Erin Hurley	117 25th a	4.08E+09	No	Ruining our neighborhood with n
########	I oppose	Frances Ga	1645 Beac	frances@e	No	No community input... project lool

›roposed development?
rom boat engines and forklift alarms, height of structure and decreased residential property value from
ıercial building way beyond the current height restriction and the increased amount of traffic in our resi(
rhood? Nothing. It is most unwelcome.
›literation of views as this would far exceed height of all structures in our quaint neighborhood, and it w

:rusion into a quiet residential neighborhood.
ıint neighborhood

nvironmental impact (non-pervious surface)
ıt that does not impact the community in a positive way. The current city plan for the water front from
ntial homes
'ill negatively impact views. High traffic with too little access to and from the building is a concern. Nois(

dy an issue on this blind corner related to the Coast Guard Base and the Reserve Base. Street parking co

d hazardous to human health and our neighborhood as a quaint and local residency not a commercial a

ıve negative impact on property values. Increased traffic ina n already overburdened road
ic, we bought this house as second home for family and grandchildren. We love the OSE market and pro
commercial activity, property values declining

, sustainability features of the building

nd parking on my street which would be the only way to the Marina. There is already another high and (
l impact, increased traffic in the neighorhood

' (which is essentially a giant garage for boats) being placed in a historic neighborhood. This project sho(

'ill directly affect with the surrounding people, animals and habitat.

increased traffic
; oil and gas leakage into the Tampa Bay and smell, noise and traffic pollution in our neighborhood.
in our neighborhood

ercial traffic near the neighborhood and environmental concerns. I may not be able to attend the meeti
l concerns, and especially parking.

t old and special!
ive in a peaceful neighborhood and this development doesn't belong in the old southeast

we love the Old Southeast. We don't want an eyesore just blocks from our home.
›xious fumes and toxic runoff, attracting people we don't have parking for. Opening our neighborhood u
ks very negative for our neighborhood

downtown views. I'm currently planning a second story addition which will not be blocked.
dential neighborhood of people who are only here for boats and not for residents.

ould add to the hurricane hazards in this residential neighborhood. I oppose this development.

downtown to Lassing would be impacted also. We want our community to have commercial growth th

e pollution. This is a small, quiet neighborhood that could be changed drastically by having such a large

ncerns.

rea.

ximity to USF all with great walkabilty ratings this will increase non neighborhood traffic over thrill hill w

dry, we don't need one more. I'm concerned about building such a tall building in our neighborhood, blo

uld only be approved 1) if it can be reduced in height AND 2) if it can be aesthetically designed to compl

ng on Nov. 1st but strongly oppose and am willing to discuss via phone or email.

ıp to more crime with increased traffic and people. This isn't Pinellas park. We value nature and our solit

at bring benifits to the area, not possible fuel spills, increased car traffic, and a business that doesn't car

proposed business in the area. Possible eye sore.- Does any neighbor really want to see a warehouse wh

which is already dangerous enough. The city has invested in speed humps and cleanup of Lassing parkâ€

cking the nice views, the very reason us property owners bought in this neighborhood in the first place.

ement the historic neighborhood which is directly across the street. Most homes in the Historic Old Sou

tude over big business and it's lack of reverence toward such things.

e about the surrounding communities!

en they walk out the door of their home?

' all indications of the Desire to encourage residential growth in this area. To allow such a heavy comme

I think building a structure that tall sets a precedent in our neighborhood that is not welcomed.

theast neighborhood are (or are nearing) 100 years old, and a 54 ft. piece of metal looming over the nei

ercial building to be considered without approaching the neighborhood most impacted is short sighted o

ghborhood would be a travesty.

ıf the zoning review committee

Case #17-31000007

Additional Information

Provided by Applicant for

January 10, 2018

January 3, 2018

Santa Fe Boatyard, LLC
107 15th Ave SE
St. Petersburg, FL 33701

RE: #17-31000007 – Salt Creek Marine Center Proposed Site Plan Approval

DRC Board Members & City Staff:

The board approved a motion to defer the November 1, 2017 DRC hearing for site plan approval for up to sixty days requesting additional information.

In an effort to further mitigate the concerns of our neighbors and the greater neighborhood, we would like to present a modified site plan. It reverses the traffic flow, adds for a larger setback, reduces the overall facility size by fifty boats, and provides more mature landscaping. Our proposed site plan does not require any variances or special exceptions and is in compliance with all regulations for the IC zoning district and Waterfront Master Plan.

We are proposing a new fully enclosed state of the art marine facility to more safely store our vessels and update our facility. Below is the list of items the Board requested additional information and the relevant information.

a) Traffic flow – We have reversed the traffic flow through the parking lot and added a fence along the entire western property line. This was a concern from our neighbor that felt patrons may encroach on his property without a delineated property line. This should equally help our patrons exit the facility safely into the flow of traffic along 16th Ave SE.

b) Calculation of the parking – The calculation of parking has been provided on the Revised Site Plan. We are proposing 50 less boats for dry storage without decreasing our overall parking. This should provide almost 10% more parking that current code requires.

c) Demonstrate neighborhood participation – We met with several board members on November 15, 2017 and again in December. We have exchanged various email correspondences requesting some additional neighborhood input. Although some members of the community appear to be against any proposed project, we have voluntarily made several changes to the site plan. We have proposed a reduction in our facility size by 50 fewer boats, adding more mature and larger Florida native landscaping, and future neighborhood involvement with any other landscaping or design related materials. We also reversed the parking flow through the facility to address traffic concerns.

Per discussions in our meetings, we would like to request the Board's support to install speed notification signs or other speeding control measures along the road separating the business district from the neighborhood to help slow traffic.

d) Interaction with other Salt Creek boats – There have been five or more continuously operating boatyards and dry storage facilities along Salt Creek for many years. The entire area operates under a no wake zone and is regularly patrolled by the United States Coast Guard. There is a Navigation Easement through the center of Salt Creek providing required access for any vessel wishing to travel throughout Salt Creek.

The width of Salt Creek narrows as you travel upstream. Our facility sits at the widest point in Salt Creek before you turn west to reach Harborage and other facilities.

As Salt Creek narrows, it limits the size vessel each facility can accommodate. We have attached a visual representation showing the approximate number of boats and sizes that each respective facility can accommodate before encroaching on this Easement.

e) Coordination with neighbor – Mr. Douglas responded on behalf of Catalina Yachts on December 29, 2017. His email highlighted two main concerns; a) setback/zero lot line was not adequate for cleaning and maintaining the exterior of the building. We have increased our setback to 6' from the property line to provide

room for his concern. The second point addressed was "(2) 90' degree turns when vehicles entered the property. As discussed in paragraph (a) we have reversed the traffic flow and added a fence along the property line. Please see the attached correspondence.

f) Additional landscaping – We have suggested adding more mature landscaping than current code requires to help further buffer the neighborhood from the business district. We are proposing having our mature trees be no less than 15' in height, our smaller trees no less than 5' in height and most if not all landscaping choices being Florida native and low to zero water requirements. Our intent is to exceed current code requirements by up to 50%.

g) Appearance – The West Indies/Key West architecture theme appearance of the property was highlighted by the neighborhood association and part of our conversations with them. We have agreed prior to permitting to continue involving the neighborhood to the greatest extent possible for design layout choices.

Gmail

Brian Hartley <brianchartley@gmail.com>

FW: Survey , Salt Creek High and Dry

Gerry Douglas <Gerard@catalinayachts.com> Wed, Jan 3, 2018 at 11:09 AM
To: Brian Hartley <brianchartley@gmail.com>
Cc: Frank Butler <Frank@catalinayachts.com>, Sharon Day <Sharon@catalinayachts.com>

Hi Brian,

Thanks for the response to my email and addressing our concerns.

To clarify ;we did not contend that we owned all of the vacated 1st street. The drawings you provided had different dimensions from the curb to the property line at the center of the street, the drawing you provided today has the correct dimension .

Increasing the dimension from your building to the lot line to 6 feet is wise and will make maintenance of the building and space easier, provided you believe it is wide enough to get equipment through.

I hope you have been able to address the residential neighbor's concerns .

Good luck with the project.

Gerry Douglas

From: Brian Hartley [mailto:brianchartley@gmail.com]
Sent: Tuesday, January 2, 2018 6:46 PM
To: Gerry Douglas <Gerard@catalinayachts.com>
Cc: corey.malyszka@stpete.org; Frank Butler <Frank@catalinayachts.com>; Sharon Day <Sharon@catalinayachts.com>; Brian Hartley <brianchartley@gmail.com>
Subject: Re: FW: Survey , Salt Creek High and Dry

January 2, 2017

Mr. Douglas:

I was unable to get back to you sooner from your December 27, 2017 voice message. I was spending the holiday with my family away from the office.

We have not asked for any variances, reduction in setbacks or any exceptions to current zoning or building code. Notwithstanding, we have modified our site plan to address your newest concerns in a effort to work together to gain the support of Catalina Yachts.

Zero Lot Line:

The originally proposed site plan has a 3' setback from the property. I am unaware of any proposed plan that shows a 'zero lot line' as you describe. Notwithstanding, we have added an additional 3' for a total of a 6' setback. This should address your concern on our ability to clean and maintenance our facility. A 16' to 20' setback alleyway seems excessive for the sole purposes of cleaning and maintenance of the exterior of a building.

Vacated portion of 1st St SE/ "(2) 90 degree turns":

It was my understanding you were now in agreement Catalina Yachts only owned 1/2 of the vacated 1st St SE not the entire roadway. I think this was the point of confusion for the Board when it was suggested Catalina owned all of 1st St SE and our property encroached yours.

We have proposed reversing the flow of the parking and added a fence along the property line. Adding a fence seems like a very simple solution and should immediately resolve your encroachment concerns.

Cordially,

--

Brian Hartley

727.525.1000
brianchartley@gmail.com

On Fri, Dec 29, 2017 at 5:47 PM, Gerry Douglas <Gerard@catalinayachts.com> wrote:

Dear Mr. Malyszka,

This email is regarding two important issues with the proposed Salt Creek Marina property high and dry that deserve consideration by the Board before final approval is granted.

I have contacted Mr. Hartley by email and phone with these concerns and have had no response to date, so I am bringing these to your attention.

Following is email correspondence between Mr. Hartley and me regarding the proposed access to his property from the vacated portion of 1st Street . We each own ½ of the vacated street.

Mr. Hartley as sent me two drawings with different dimensions from the center of the street to the existing curb where the entrance to his parking area is proposed. The difference is 8' 7" , which is significant. If the smaller dimension (16'9") is correct I believe this will be inadequate for vehicles to make (2) 90 degree turns , especially if they are pulling a trailer. We do not want our property to become part of his access drive way.

Our second concern is the proximity of the building to our Eastern lot line.

The drawings show a " zero lot line location " Mr. Hartley has verbally assured me that is not the case, and there will be adequate space between our property line and his building to maintain his building and remove trash and debris from between our property line fence and his building , I would suggest at least an alley big enough to drive a pick up truck would be appropriate for purposes of cleaning and maintenance.

The drawing do not reflect this. Mr. Hartley believes they do show space for access. I think he is incorrect. The building may become an eyesore if access for trash removal and maintenance is not provided.

Thank you for your consideration.

Gerry Douglas, Catalina Yachts

From: Gerry Douglas
Sent: Tuesday, December 19, 2017 10:15 AM
To: 'Brian Hartley' <brianchartley@gmail.com>
Cc: Frank Butler <Frank@catalinayachts.com>
Subject: RE: Survey

Hi Brian,

The Deuel Associates plan "revised Salt Creek Bayboro Subdivision " is correct and indicates that lot 1 and lot 2 each have ½ of the vacated 1st St from 16th Ave to our fence .

The area I wanted clarified is the dimension on your H3O plan shows 25'4" from the existing curb to the property line . Your JCB plan shows 16'9" from the curb to the property line , when you overlay the 2 drawings it shows the curb and the property lines in the same locations. I questioned where the additional 8'7" was coming from . If you are moving the curb to accommodate the drive way width you need that is OK. We wanted to make sure you were not planning on using our side of the property line for access to the driveway to you parking area. The 16'9" width seemed a little tight to make (2) 90 degree turns to enter your proposed parking area.

Just wanted to bring the discrepancy to you attention and clarify the property lines.

Regards, Gerry

From: Brian Hartley [mailto:brianchartley@gmail.com]
Sent: Tuesday, December 19, 2017 9:28 AM
To: Frank Butler <Frank@catalinayachts.com>
Cc: Gerry Douglas <Gerard@catalinayachts.com>
Subject: Re: Survey

December 19, 2017

Mr. Butler:

Could you please assist me? I think the point of confusion was Catalina represented it may own the entire vacated 1st Street S. in its entirety (including Lot 14 Block 34 - that is our proposed ingress/egress to the parking lot). I have attached the Fred Deuel and Associates, Inc. dated July 25, 2002 'Salt Creek Boat Storage Site Plan' and 'St. Petersburg Marine Center Site & Grading Plan' and an updated John C. Brendla survey dated February 3, 2016. I was fairly certain this specific point or the authenticity of the surveys' are not in question, but if my assumption is incorrect please advise immediately.

Pursuant to in part Mr. Douglas's below email, our proposed site plan is representative to the fact that; a) the property line is setforth by the aforementioned survey; b) there will be no encroachments or across your property line; c) there are no variances requested special exceptions requested for said site plan; and d) all setbacks are within the AHJ's zoning limitations.

I am not sure if I am missing something or there is some other point of concern, but I would be happy to speak with you about it. As always, I appreciate the candor and working with you. Please call me anytime.

Brian Hartley

727.525.1000

On Mon, Dec 18, 2017 at 12:04 PM, Gerry Douglas <Gerard@catalinayachts.com> wrote:

> Hi Brian,
>
> I have delayed responding to your email until I have clarification from our surveyors. We own the western half of the vacated roadway from the centerline of the vacated 1st St. to 16th Ave, our property line does not end at the fence.
>
> These appears to be a discrepancy in dimensions on the drawing you provided between the HO Design drawing and the JCB drawing on the dimension between the curb and the center of the roadway on 1st St .S.E.
>
> Please advise which is correct.
>
> Regards, Gerry
>
> **From:** Brian Hartley [mailto:brianchartley@gmail.com]
> **Sent:** Monday, December 18, 2017 9:28 AM
> **To:** Gerry Douglas <Gerard@catalinayachts.com>; Frank Butler <Frank@catalinayachts.com>
> **Subject:** Re: Survey
>
> Mr. Douglas:
>
> I am following up on the below email since I did not hear back last week. I wanted to confirm the survey was indeed your understanding of the property line as we discussed telephonically.
>
> Brian Hartley
>
> 727.525.1000
>
> On Tue, Dec 12, 2017 at 12:29 PM, Brian Hartley <brianchartley@gmail.com> wrote:
>
>> Mr. Douglas:
>>
>> I have attached a survey of our property. I wanted to confirm Catalina does not contend you owned anything more than half of the vacated roadway on 1st St SE north to the current fence line. From our conversation yesterday December 11, 2017 it was my understanding we were in agreement that attached survey was indeed a

true and correct survey of the property. This is was was used to overlay our site plan. Can you please confirm this is your understanding?

I will be looking into the exact setback of the proposed site plan that is printed to scale and will respond in a separate email.

I would be happy to buy you lunch next week to further discuss our plans if you had any additional concerns that need to be addressed.

Regards,

--

Brian Hartley

727.525.1000
brianchartley@gmail.com

--

Brian Hartley

727.525.1000
brianchartley@gmail.com

--

Brian Hartley

727.525.1000
brianchartley@gmail.com

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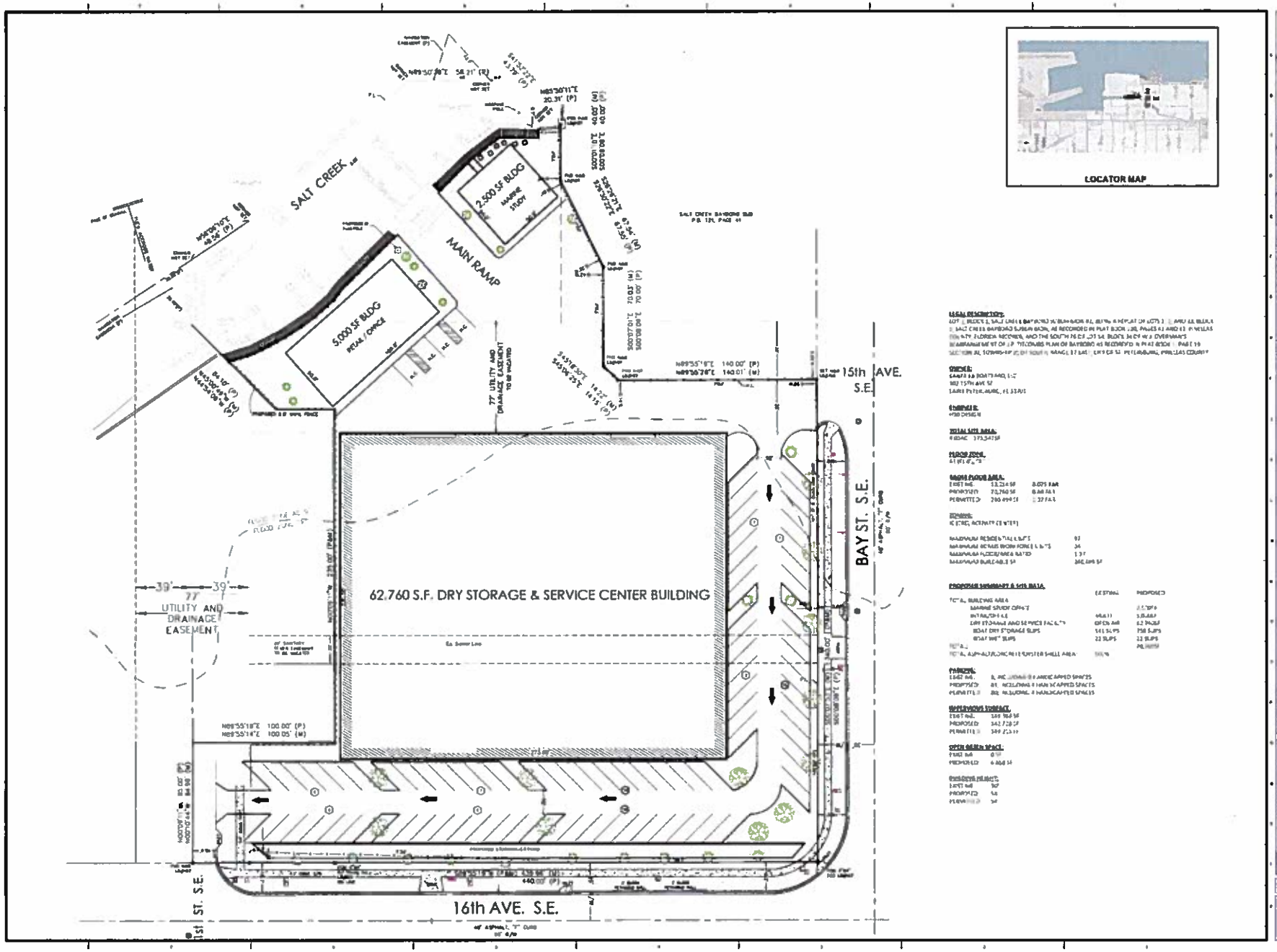
Brian Hartley

727.525.1000
brianchartley@gmail.com



H2O DESIGN

DRY STORAGE & SERVICE CENTER

SCALE: 1" = 30'

site plan & data

PERMIT DRAWINGS

SHEET No.

4

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

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DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

VACATION OF RIGHT-OF-WAY
PUBLIC HEARING

According to Planning & Economic Development Department records, **Commission member Griner** 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 **January 10, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO:	17-33000021	PLAT SHEET:	H-2

REQUEST:	Approval of the Vacation of the street corner rights-of-way on each corner of the block bound by Central Avenue, 1st Avenue North, 17th Street North, and 18th Street North.
APPLICANT:	Castlefrank Florida Holdings 2511 Seven Springs Boulevard Trinity, FL 34655-3628
AGENT:	Clearview Land Design, P.L. 1213 East 6th Avenue Tampa, FL 33605
ADDRESS:	1701 Central Avenue
PARCEL ID NO.:	24-31-16-29720-001-0010
LEGAL DESCRIPTION:	On File
ZONING:	Downtown Center-2 (DC-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the street corner rights-of-way which exist at all four corners of the subject block. The rights-of-way proposed for vacation are depicted on the attached maps and survey sketches. The applicant's goal is to eliminate these rights-of-way to accommodate redevelopment of the block with a project designed to front each street corner, which is

consistent with the DC-2 zoning regulations and the downtown center development pattern. Staff finds that vacating the subject rights-of-way is consistent with the applicable criteria.

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

A. Land Development Regulations

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

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

   The application was routed to all affected City departments and outside utilities for review and comment. No objections were expressed.

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.*

   If this application is approved, no substantial detrimental effect upon access to another lot of record is anticipated.

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, if approved, will not result in adverse impacts to the existing network. Allowing these unnecessary rights-of-way to be vacated will facilitate redevelopment of the block with a new project that is consistent with the overall goals of the DC zoning districts.

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 subject corner radii were dedicated to accommodate future intersection widening projects which are no longer planned. The subject rights-of-way are no longer necessary.

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.

Comments from Agencies and the Public. The application was routed to all affected City departments and outside utilities for review and comment. No objections were expressed. Staff received inquiries from the public regarding plans for the site, but because plans have not yet been submitted, no objections were raised.

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

1. Existing utilities shall be relocated at the expense of the applicant.

2. The applicant shall be responsible for all plans, permits, work, inspections and costs associated with the vacation.

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:

1/3/18

Alexandria Hancock, Planner II — DATE
Development Review Services Division
Planning & Economic Development Department

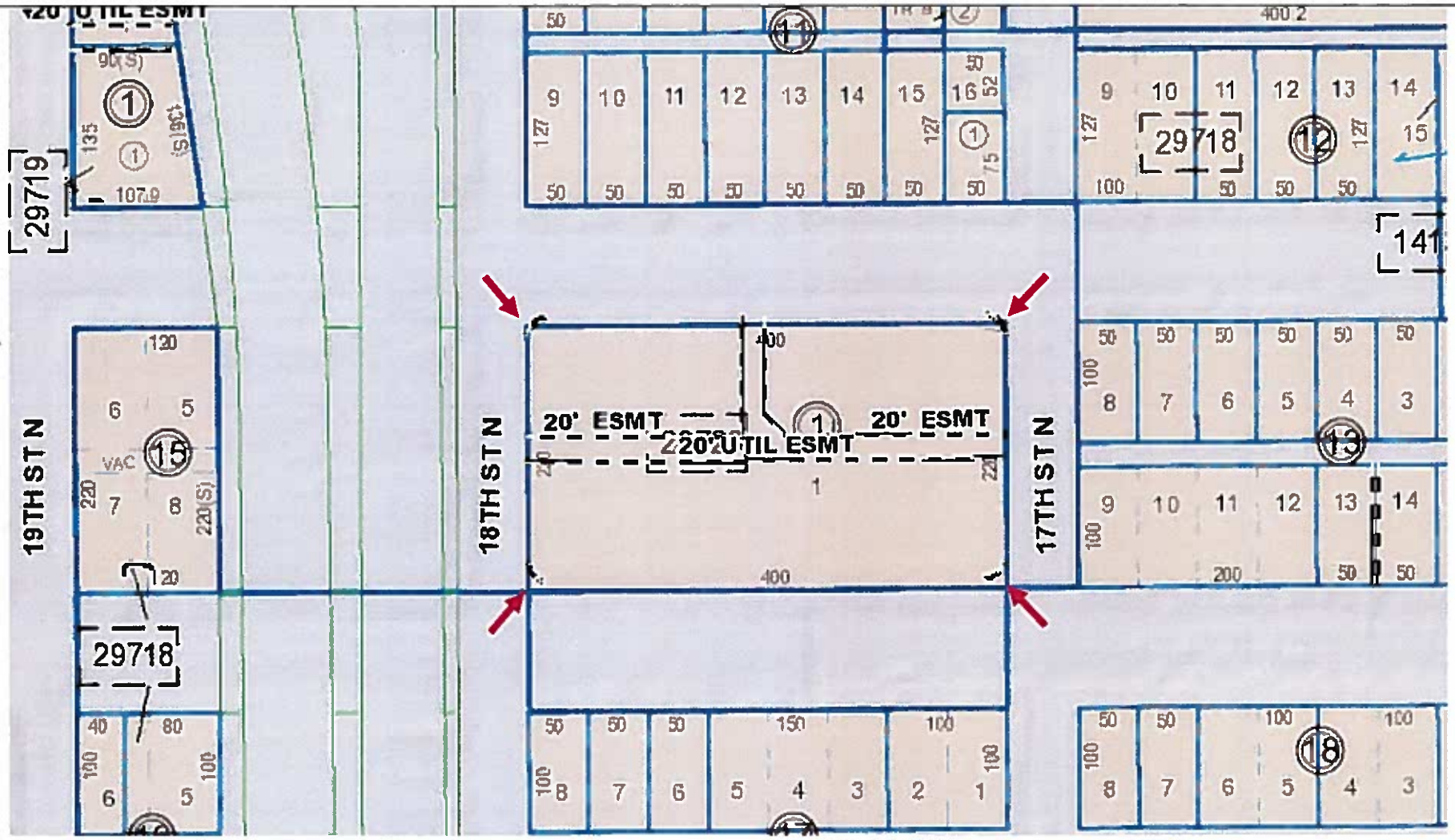
REPORT APPROVED BY:

1-3-18

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

Attachments: A – Parcel Map, B – Aerial Map

Exhibits: "A" – Sketch and Legal Description of the Street Corner Rights-of-Way to be Vacated



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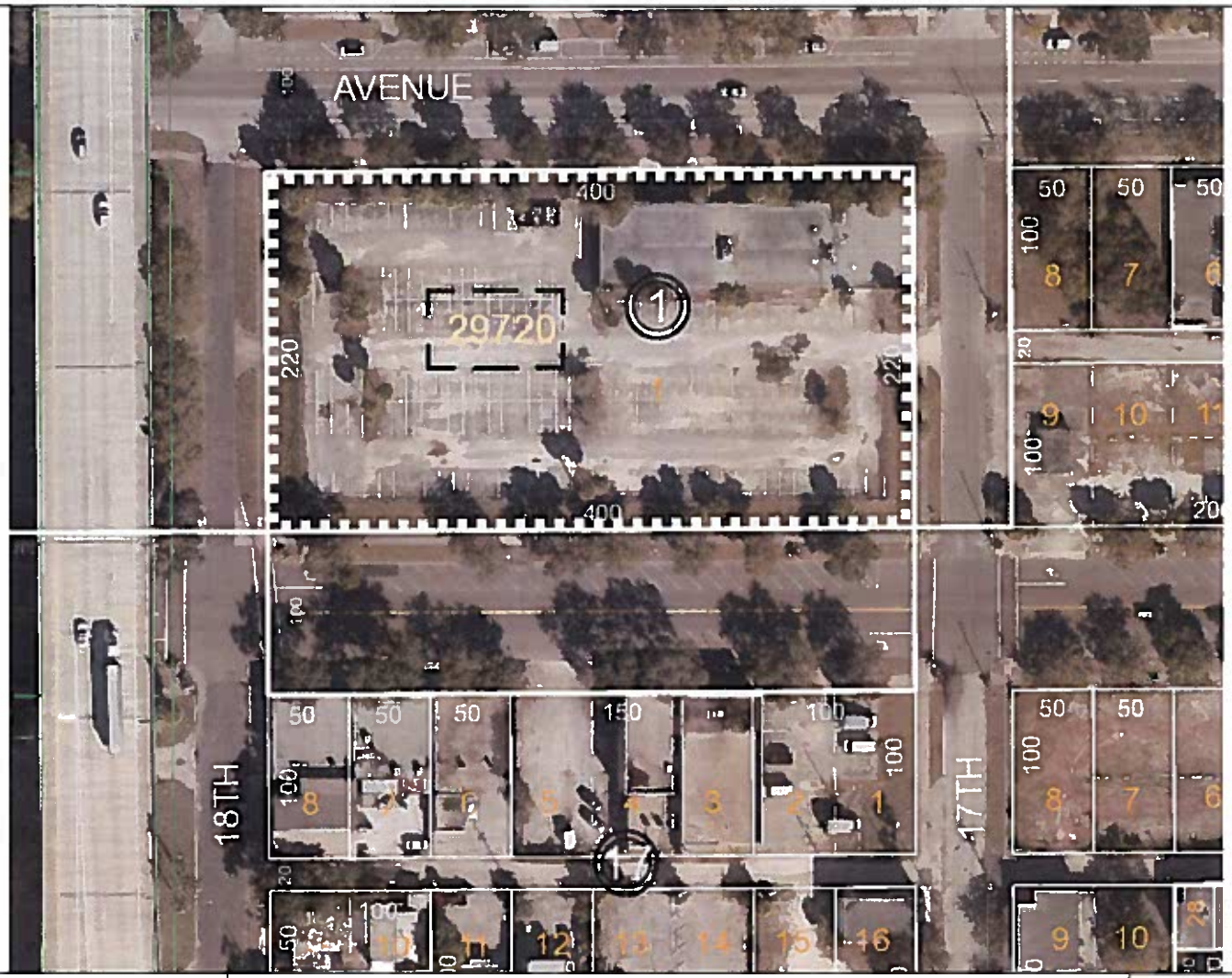
Attachment A - Parcel Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-33000021
Address: 1701 Central Avenue

N↑
(nts)



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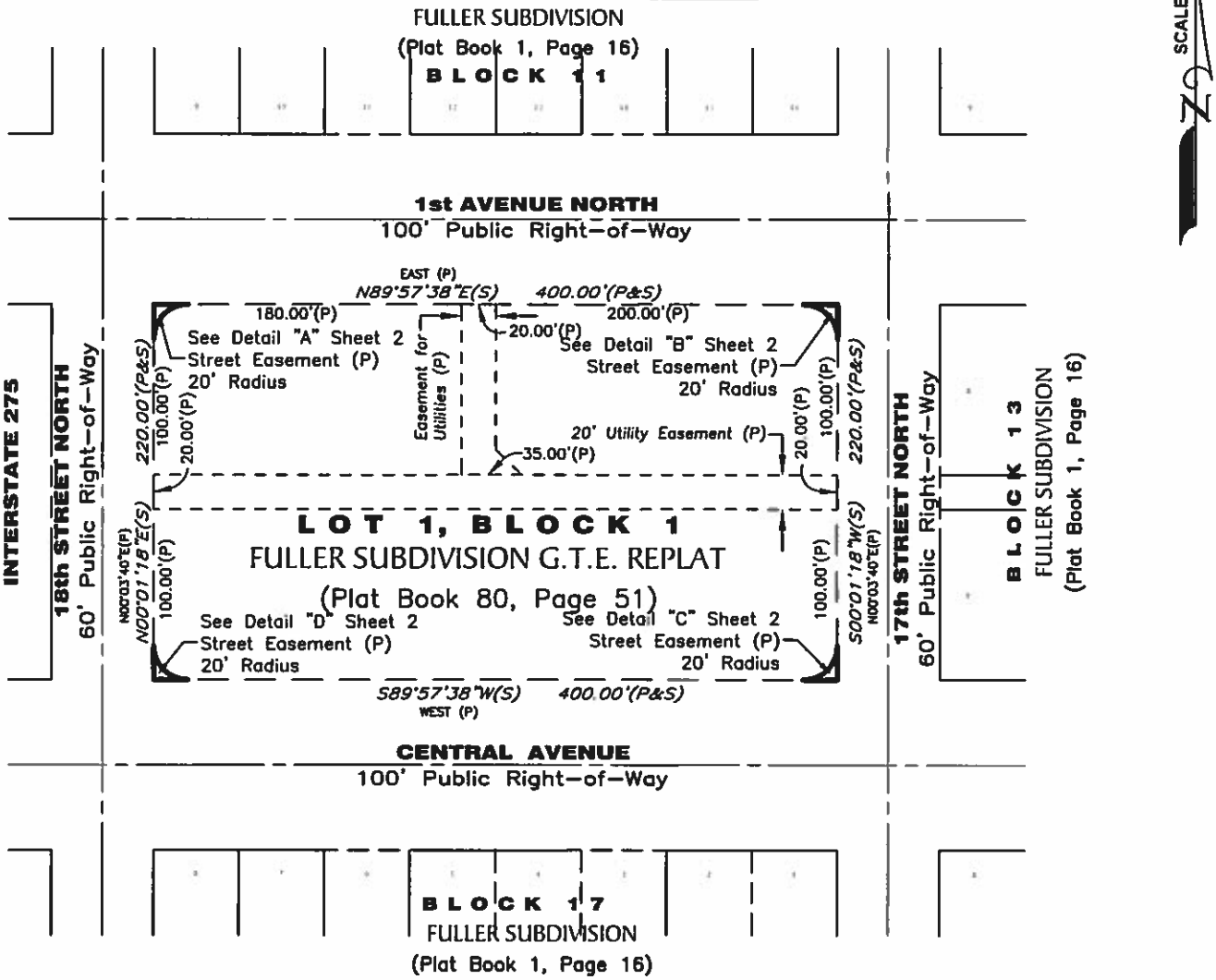
Attachment B - Aerial Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-33000021
Address: 1701 Central Avenue

N↑
(nts)

NRP CENTRAL AVENUE RESIDENCES
VACATING OF STREET EASEMENTS

Exhibit "A"



DESCRIPTION: ALL of the "Street Easements" at the four (4) corners (the Northwest, Northeast, Southeast and Southwest corners) of Lot 1, Block 1, according to the plat of FULLER SUBDIVISION G.T.E. REPLAT, as recorded in Plat Book 80, Page 51, of the Public Records of Pinellas County, Florida.

LEGEND

(P) – PLAT
(S) – SURVEY

NOTE: Refer to the plat of FULLER SUBDIVISION G.T.E. REPLAT, as recorded in Plat Book 80, Page 51, of the Public Records of Pinellas County, Florida, for detail information for LOT 1, BLOCK 1.

This Sketch Prepared For: *NRP CENTRAL AVENUE RESIDENCES*

SHEET NO. 1 OF 2

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.
Revise Curve Data	1/02/18	PAD	–	---

DESCRIPTION SKETCH
(Not a Survey)

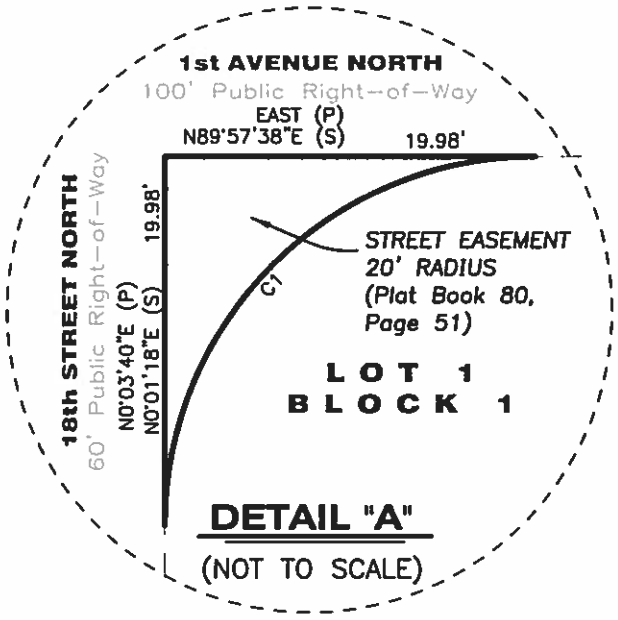
Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

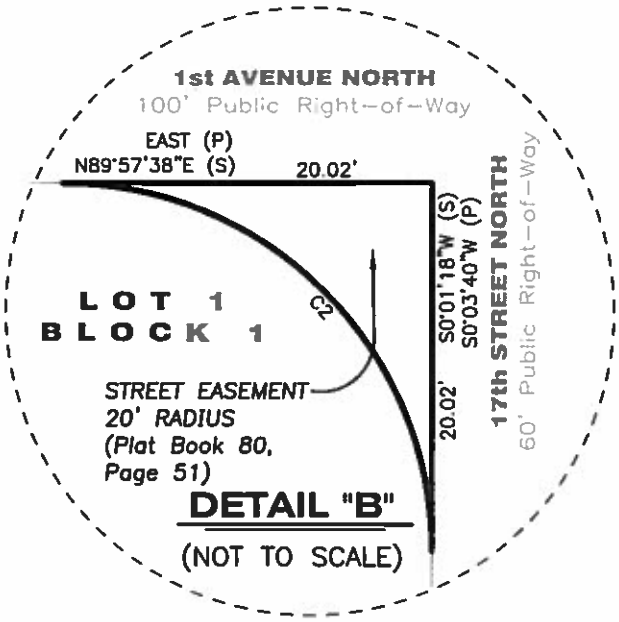
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

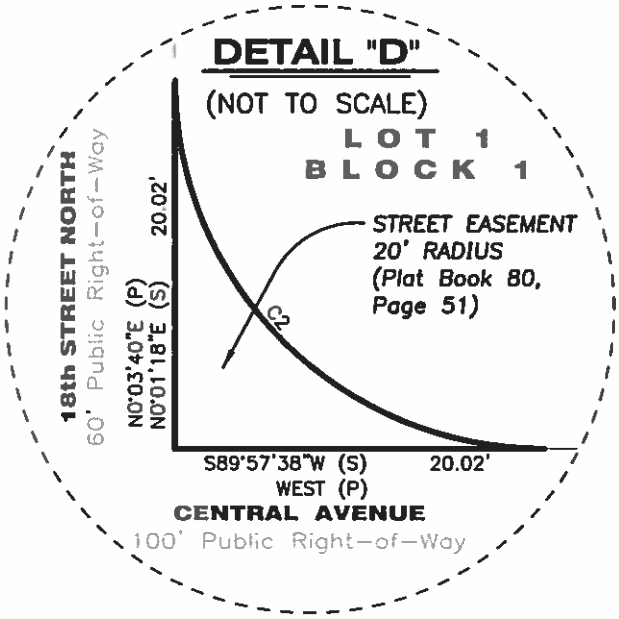
Clearview Land Design, P.L.
Certificate of Authorization No. 28858
Licensed Business No. 8151
CIVIL ENGINEERING
PLANNING
SURVEYING & MAPPING
LANDSCAPE ARCHITECTURE
1213 E. 6th Avenue
Tampa, Florida 33605
Phone: 813-223-3919
FAX: 813-223-3975
www.clearviewland.com

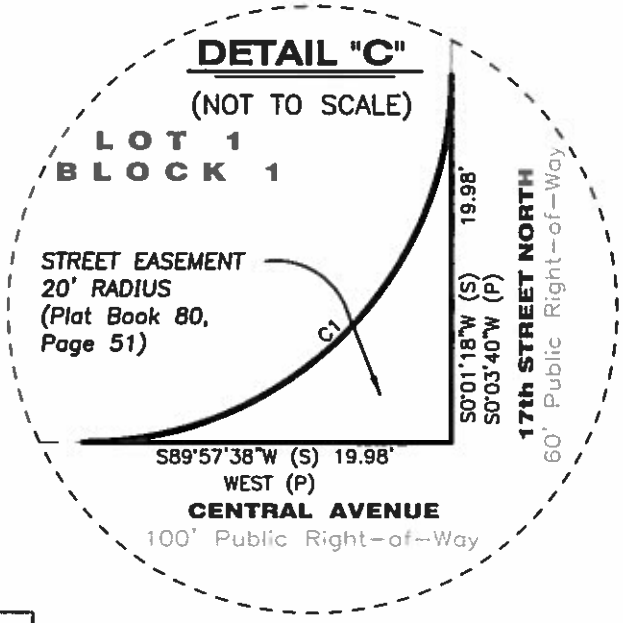
Drawn: PAD | Checked: KEM | Order No.: NRP-CA-011
Date: 8-23-2017 | Dwg: STREET EASEMENT VAC
Section 24, Township 31 South, Range 16 East

NRP CENTRAL AVENUE RESIDENCES
VACATING OF STREET EASEMENTS









CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	20.00'	89°56'20"	31.39'	28.27'	N 44°59'28" E
C2	20.00'	90°03'40"	31.44'	28.30'	S 45°00'32" E

LEGEND

(P) – PLAT
(S) – SURVEY

This Sketch Prepared For: NRP CENTRAL AVENUE RESIDENCES

SHEET NO. 2 OF 2

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.
Revise Curve Data	1/02/18	PAD	–	---

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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Drawn: PAD | Checked: KEM | Order No.: NRP-CA-011
Date: 8-23-2017 | Dwg: STREET EASEMENT VAC
Section 24, Township 31 South, Range 16 East

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

APPEAL
STAFF REPORT
DEVELOPMENT REVIEW COMMISSION

PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **January 10, 2018** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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.

CASE NO.:	17-53000002	PLAT SHEET: C-14
REQUEST:	Appeal of a decision to deny a permit to remove two Grand Trees.	
APPELLANT:	Michael A Igel 1159 Cordova Blvd NE St Petersburg, FL 33704-2442	
ADDRESS:	960 Bayview Place NE	
PARCEL ID NO.:	08/31/17/24498/000/0030/	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Suburban-1 (NS-1)	

Background: The subject property is located in the Snell Isle Neighborhood, on Bayview Place NE, see Exhibit 1. The current property owners, Melanie and Michael Igel, purchased the property from Devonshire Builders, Inc. on October 7, 2016 and the existing single-family home was demolished in November of 2016. An application to construct a new two-story home, 6,423 square feet, was submitted on July 19, 2017 by Devonshire Custom Homes, LLC.

On October 26, 2017, the property owner applied to remove three live oaks, see Exhibit 2. A field inspection determined that all three trees were considered to be Grand Trees, see Exhibit 3, photographs. Staff provided a letter to Bill Westwood of Devonshire Custom Homes on December 1, 2017, indicating that the application to remove the grand trees did not meet the applicable code criteria, see Exhibit 4. Staff indicated in the correspondence that a new house could reasonably be designed to preserve the northerly most tree. Both of these trees were

noted as being in good condition by Staff, and staff indicated that there are variance criteria which support a reduction in setbacks to preserve protected trees.

The applicable code section is as follows:

16.40.60.5.4. - Factors for evaluation of a tree removal or trimming permit.
A. After an application is filed to remove a tree and all applicable requirements are complied with, a permit shall be issued if one or more of the following criteria is met:

1. *Removal of Grand trees. A Grand tree may be removed if:*
   a. *The Grand tree presents a safety hazard to public or private property due to proximity to an existing structure. The applicant may provide a written report bearing the signature of a licensed engineer to support the application; or*
   b. *The Grand tree is diseased, injured, or in declining condition with no reasonable assurance of regaining vigor, and the applicant provides a written report bearing the signature of a certified arborist; or*
   c. *The Grand tree is located in an area where a structure or improvement will be placed, or which serves as an access point to a site, according to an approved plan and the applicant provides a written report bearing the signature of a licensed architect, licensed landscape architect, or licensed engineer providing a determination that the proposed structure, improvement, or access point cannot be reasonably redesigned to preserve the Grand tree.*

Appeal: Bill Westwood, Devonshire Custom Homes, the contractor, filed an appeal on December 11, 2017 to the POD's decision to deny the Grand Tree Removal application, see Exhibit 5. The appeal generally argues the following:

1. The location of the grand trees prohibit constriction on the lot of the designed house; and
2. Setbacks have been met on all sides of the house.

The appellant included two letters with the appeal, and a third letter on December 20, 2017. The first letter is a report from a Certified Arborist, Jordan Upcavage of Independent Tree Service, Inc., dated December 8, 2017, see Exhibit 6. This report indicates that the Oak at the front of the property "has severe co-dominant stems with bark inclusions" and "the likelihood of this tree failing is much greater due to poor branch structure."

The second letter dated December 11, 2017 was signed by Edgar Ellerbe, Design Professional, and Josh Layton, President, Devonshire Custom Homes. This letter stated that the home and pool cannot be reasonable redesigned to preserve the grand tree.

The third letter dated December 19, 2017 was signed by Hunter A. Booth, a Registered Landscape Architect. This letter indicated that preserving "the two large trees located at the rear of the property due to the location and the size would preclude the owner from maximizing the house potential on the lot" and that "Trying to save the trees would put an undue hardship onto the owner." The site plan submitted with the letter was modified from the site plan submitted with the tree removal application.

Staff Response: In conjunction with Staff's field inspection, the written report bearing the signature of the Certified Arborist did adequately address the current health of the Grand Tree at the front of the property, and therefore, Staff can approve the request to remove this tree, in accordance with section 16.40.60.5.4.A.1.b., as noted above.

The letter from Devonshire Custom Homes dated December 11, 2017 regarding the two grand trees near the rear of the property did not adequately address section 16.40.60.5.4.A.1.c. as the letter is not signed by a licensed architect, licensed landscape architect, or licensed engineer.

The letter submitted by Hunter Booth does meet the requirement of section 16.40.60.5.4.A.1.c., with respect to its bearing a signature by a licensed landscape architect, however, staff finds that it fails to address the requirement to make a determination that the proposed improvements cannot be reasonably redesigned. As previously noted, the letter notes that tree preservation would "preclude the owner from maximizing the house potential" on the lot and would cause an "undue hardship". Staff finds that the house could be reasonably redesigned. The current plans for a two-story home could be modified, shifting the proposed outdoor living area to the north, and designing it around the Grand tree. The same sized house could still be accommodated on the lot while preserving one of the three Grand trees.

Public Comments: As of the date of this report, Staff received one phone call in opposition to the appeal, and three emails in opposition to the appeal, supporting the denial of the application for a permit to remove the Grand Trees. Correspondence is attached as Exhibit 7.

Recommendation: The Planning and Economic Development Department Staff recommends **DENIAL** of the appeal, thereby upholding the PODs decision to deny the permit to remove two Grand Trees, and that the site plan be redesigned to preserve at least one the two Grand Trees in the rear of the property.

Report Prepared By:

1·3·18

SHANE LARGENT, Urban Forester — DATE
Development Review Services Division
Planning & Economic Development Department

1-3-18

ELIZABETH ABERNETHY, AICP, Zoning Official (POD) — DATE
Development Review Services Division
Planning & Economic Development Department

LIST OF EXHIBITS:

Exhibit 1:	Aerial Location Map
Exhibit 2:	Tree Removal Application, dated October 26, 2017
Exhibit 3:	Photographs
Exhibit 4:	Staff letter to Contractor, dated December 1, 2017
Exhibit 5:	Appeal dated December 11, 2017
Exhibit 6:	Arborist Report dated December 8, 2017, Devonshire Letter dated December 11, 2017, Booth Design Group letter dated December 19, 2017
Exhibit 7:	Public Correspondence

Exhibit 1

Case #17-53000002

Aerial Location Map

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Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-53000002
Address: 960 Bayview Place Northeast

N↑
(nts)

Exhibit 2

Case #17-53000002

Tree Removal Application, dated October 26, 2017

RECEIVED
OCT 26 2017
DEVELOPMENT REVIEW SERVICES

st.petersburg
www.stpete.org

CITY OF ST. PETERSBURG
DEVELOPMENT REVIEW SERVICES DIVISION

TREE REMOVAL PERMIT APPLICATION

Property Address PERMIT APPLICATION # 1707001088

960 BAYVIEW PLACE N.E.

Description of Tree(s) to be Removed

Tree #	Species	Trunk Circumference* (inches)	Reason for Request
1	Grand LIVE OAK	34" ~~33"~~	IN THE FOOT PRINT OF THE HOME
2	Grand LIVE OAK	44" ~~38"~~	IN THE FOOT PRINT OF THE HOME
3	Grand Live OAK	34"/18" double trunk ~~15"~~	INTERFERES WITH CIRCULAR DRIVE

*Trunk circumference (around the trunk) should be measured 4 ½ feet above the ground.

X Sa

UNABLE TO APPROVE REAL 2 FRONT VARIANCE ?

1 IF REAL 2 GOVED

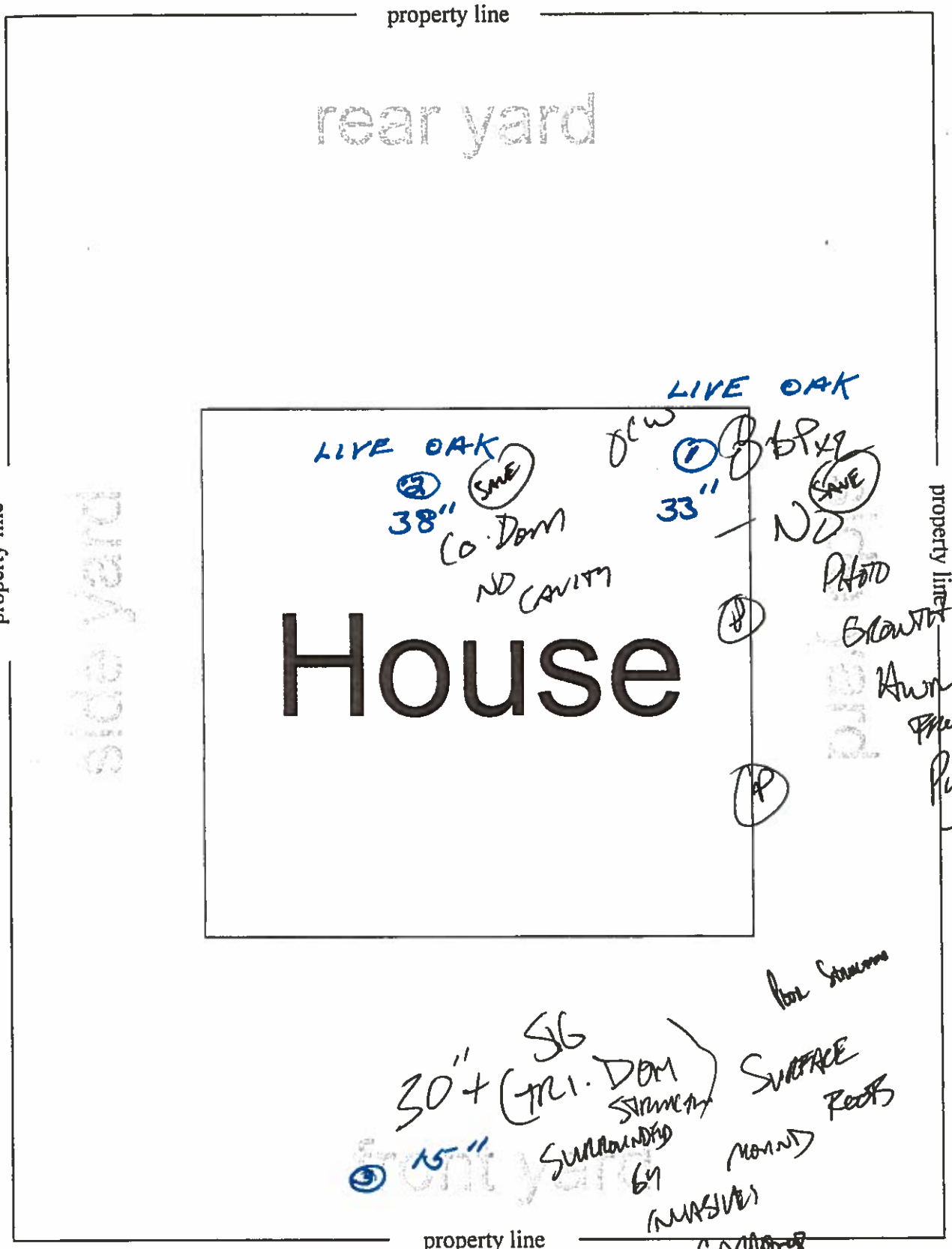
Property Owner Authorization & Contact Info

[signature] Owner Signature	Michael Igel Print Name
	(727) 642-6488 Phone
	igel.michael@gmail.com Email Address

(I affirm that I am the legal owner of the subject property and that I intend to comply with any required special conditions, such as planting and maintaining any necessary replacement tree(s)).

SHANE, BILL WESTWOOD. DEVONSHIRE. PLEASE CALL ME ABOUT LOT. THANKS. BILL 813-368-9820

SITE PLAN TEMPLATE



17 EAST, PINELLAS COUNTY, FLORIDA

RESIDENTIAL SITE PLAN

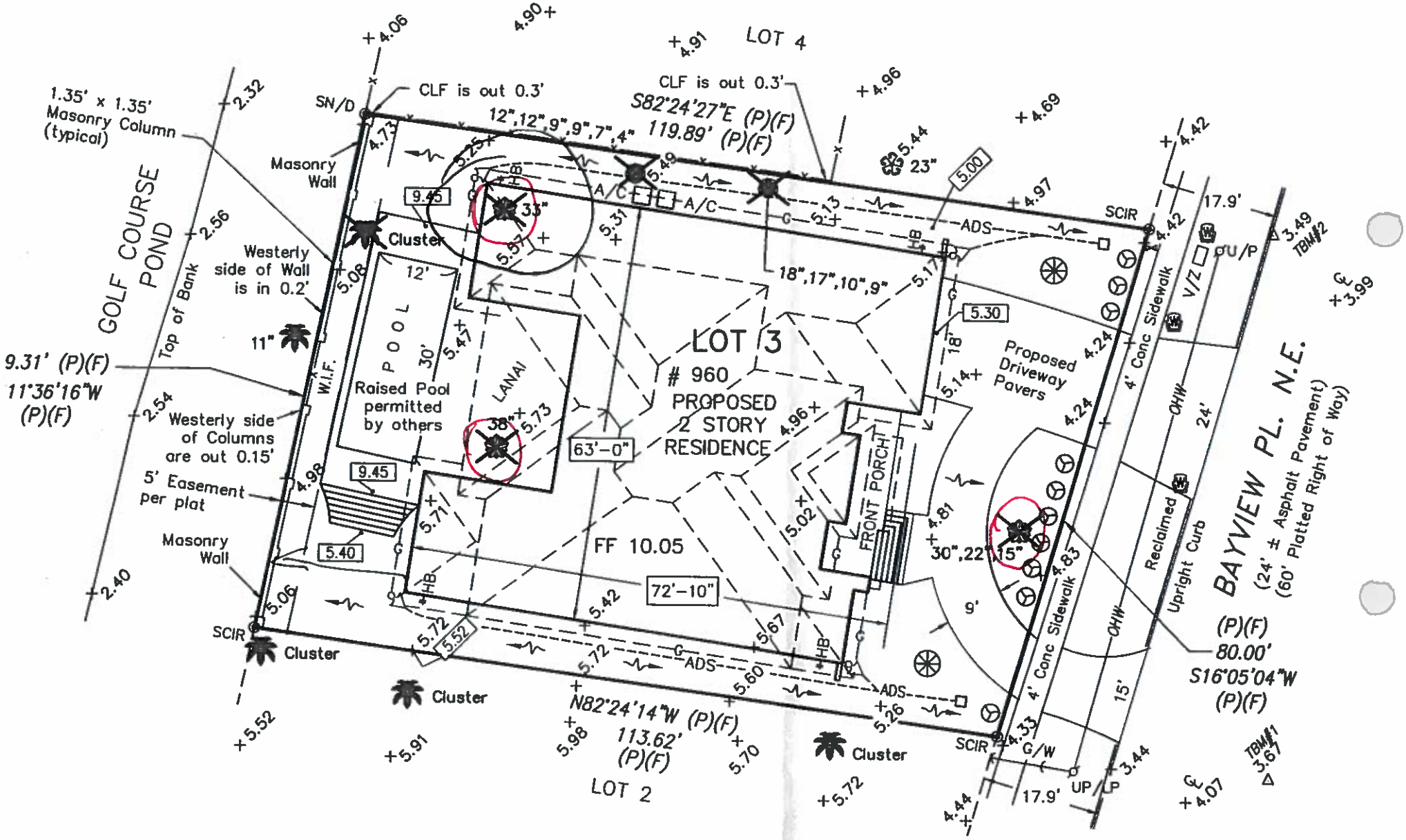


Exhibit 3

Case #17-53000002

Photographs

10 . 27 . 2017

10 27 2017

10 27 2017

Exhibit 4

Case #17-53000002

Staff letter to Contractor, dated December 1, 2017

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Bill Westwood
Devonshire Custom Homes
960 Bayview Place NE
St. Petersburg, FL 33704

December 1, 2017

Mr. Westwood,

Thank you for your patience during the assessment of the subject Grand Live Oaks.

The City Code establishes criteria for the evaluation of Grand Tree removals. (Code Sections 16.40.060 and 16.90.020). During my limited visual assessment of the subject Live Oaks, I noted that the front Live Oak has significant tri-dominant structure and surface roots. The rear-center and rear-right Live Oaks appear to currently be in good health with no significant areas of decline noted.

It is acknowledged that the rear-center Live Oak is located in an area that could preclude the reasonable ability to construct a new single-family dwelling on the subject property. The front Live Oak appears to currently be in good health. However, the tree has structural considerations as described above and appears to have grown within a constrained planter area. Due to the location of the rear-right Live Oak, there is no evidence to support that a new house cannot be reasonably redesigned in order to preserve the Live Oak. There is also the ability for City Staff to support a corresponding setback variance if necessary to help preserve the rear-right Live Oak.

As appropriate to the individual subject trees, a written report bearing the signature of a Certified Arborist or Licensed Architect is required before a grand tree removal permit can be approved. Given the criteria referenced above, the application is hereby denied. You may appeal this decision under the provisions of City Code Section 16.70.010.6. Please be advised that such appeals are time sensitive and would need to be filed by December 11, 2017. Please don't hesitate to contact City Staff to discuss tree preservation and house re-design possibilities.

Regards,

Shane P. Largent
Urban Forester, ISA Certified Arborist
Planning and Economic Development
City of St. Petersburg

P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7171

Exhibit 5

Case #17-53000002

Appeal dated December 11, 2017

ORIGINAL

RECEIVED
DEC 11 2017
DEVELOPMENT REVIEW SERVICES

1pm

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www.stpete.org

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

APPEAL TO DEVELOPMENT REVIEW COMMISSION

Contact Information

Name BILL WESTWOOD, DEVONSHIRE CUSTOM HOMES
Street Address 3412 W. BAY TO BAY BLVD.
City ST ZIP Code TAMPA, FLORIDA 33629
Telephone 813-368-9825
E-Mail Address bill@dchtampa.com
Signature Bill Westwood Date 12-11-17

Date of Hearing

Date of Hearing	

Case No.

Case No.	

Case Address

Case Address	960 BAYVIEW PLACE N.E.

Submittal Requirements

1. Narrative describing grounds for appeal.

LOCATION OF A GRAND OAK(LIVE) PROHIBITS CONSTRUCTION ON THE LOT OF THE DESIGNED HOUSE. SETBACKS HAVE BEEN MET ON ALL SIDES OF THE HOME.

Information on Procedures for Hearing

1) Staff, appellant, applicant, and, registered opponent (if any) will have a total of ten (10) minutes each to present their case.
2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process.

Return form to Office of City Clerk, irs.winn@stpete.org, (727) 892-5498 Fee: $250.00

Property owner:
Michael A. Igel

Exhibit 6

Case #17-53000002

Arborist Report dated December 8, 2017, Devonshire Letter dated December 11, 2017, Booth Design Group letter dated December 19, 2017

Independent Tree Service, Inc.

Excellence In Tree Care At An Affordable Price

P.O. Box 82069
Tampa, Florida 33682-2069
Independenttree@mac.com
813-971-6217

Proposal #287

Created: 12/08/2017
From: Jordan Upcavage

Proposal For

Devonshire Custom Homes
3412 Bay to Bay Blvd
Tampa, FL 33629
main: 813-831-1984
mobile: 813-831-1984
josh@dchtampa.com

Location

960 Bayview Pl NE
St. Petersburg, FL 33704

Terms: Due Upon Receipt

ITEM DESCRIPTION	AMOUNT
1) Arborist Report Property location: 960 Bayview Pl. NE. St. Petersburg, FL 33704. Permit application number: 1707001088 Parcel No: 08-31-17-24498-000-0030 The Live Oak located at the front of the property has severe co-dominate stems with bark inclusions. The likelihood of this tree failing is much greater due to the poor branch structure. The 38 inch Live Oak and 33 inch Live Oak located in the rear of the property are within the building foot print of the referenced site plan. Preservation of these trees is not possible due to construction restraints. Mitigation efforts should be considered as the best solution to compensate for tree removal and land development.	$0.00

Client Notes

All work performed by Independent Tree Service, Inc. is in accordance with the latest industry standards. Limbs to be removed will be cut back to the branch collar, and limbs to be trimmed will be cut to the nearest lateral branch. Our climbers will not be using climbing spikes on the trees we trim. These methods are used for aesthetic reasons as well as for the health of the tree.

Independent Tree Service, Inc. has been maintaining large properties since 1978. Our crews are uniformed and our equipment is O.S.H.A. approved. References are available at your request.

CONDITIONS: We assume no responsibility for any hidden hazards of which we are not informed such as sprinklers or utility pipes, or for damage to sidewalks, drives, etc. in which you request us to cross in the process of our work, nor from claims arising from a question of ownership of trees or work involved. We cannot be responsible for any hazardous waste material which may be contaminated in any debris we are contracted to handle. It is customers responsibility to inform us of this prior to start of work.

Jordan Upcavage
ISA Number: FL-6264A
Office: 813-971-6217
mobile: 813-245-1566

Signature

x

TOTAL	$0.00

Licensed | Insured to $2,000,000.

References Available Upon Request

Devonshire
CUSTOMHOMES

December 11, 2017

Re. Igel Residence
Project # 1707001088
960 Bayview Pl NE
Tampa, FL 33704

To whom it may concern,

As the design professional for Devonshire Custom Homes, we worked 6 months on our present design. We took into consideration the lot constraints and our homeowners requirements. The current design is the culmination of that process.

The tree in question, on the right rear of the home has a canopy, trunk and root system that could not be avoided. It infringes on the 1st and 2nd floor of the home- as well as the pool deck. Due to these issues, the home and pool cannot be reasonably redesigned to preserve the grand tree.

Thank you,

Edgar Ellerbe
Design Professional

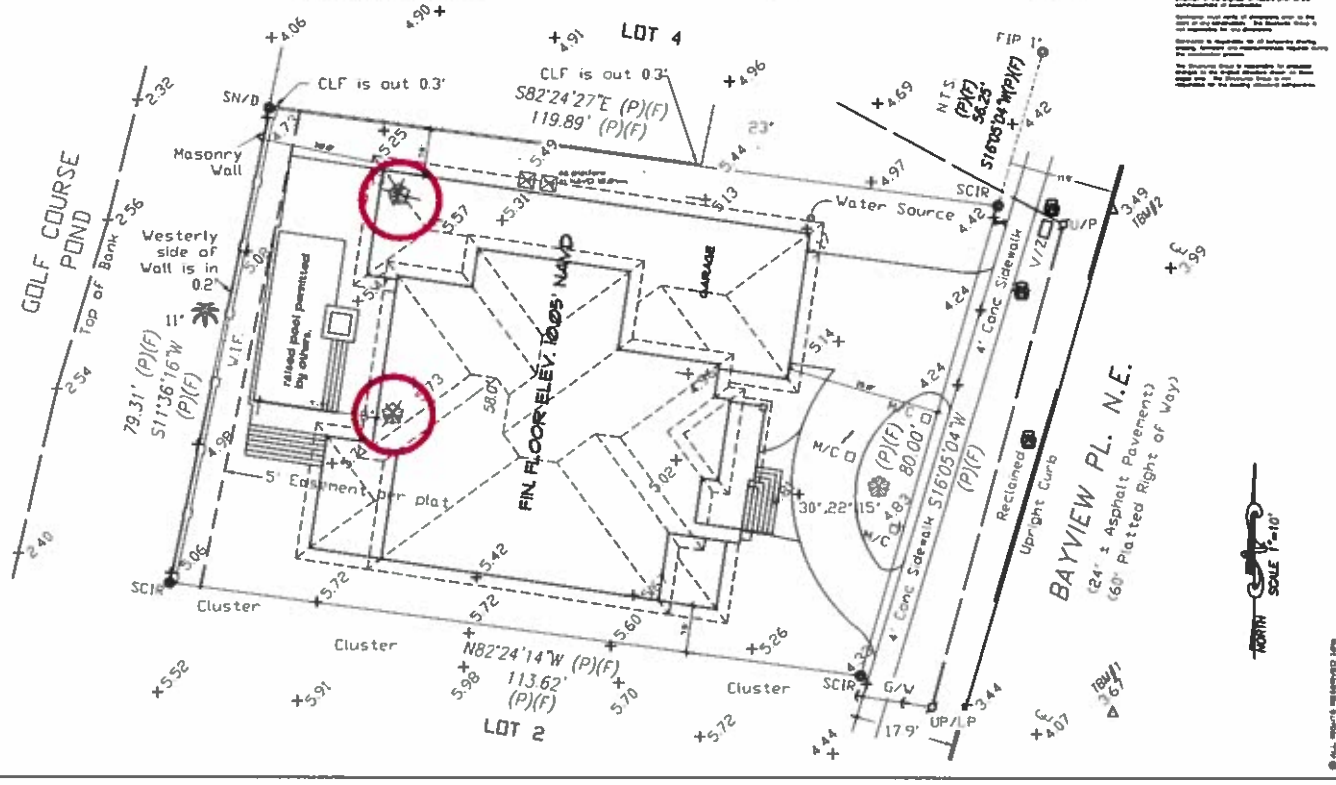
Josh Bayton
President of Devonshire Custom Homes, LLC
CBC # 1251078

3412 Bay to Bay Boulevard
Tampa, Florida
33629

Phone 813.831.1984
Fax 813.831.7194
www.devonshirecustomhomes.com

A CUSTOM RESIDENCE
for
960 BAYVIEW PLACE N. E.
SNELL ISLE, ST. PETERSBURG, FL

Devonshire
CUSTOM HOMES



DRAWINGS INDEX

C	COVER SHEET-SITE PLAN
A-1	FLOOR PLAN-FIRST FLOOR
A-2	FLOOR PLAN-SECOND FLOOR
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	WINDOW AND DOOR SCHEDULE
A-6	WALL SECTIONS
A-7	DETAILS-CHARTS
A-8	ELECTRICAL PLAN-FIRST FLOOR
A-9	ELECTRICAL PLAN-SECOND FLOOR
S-1	FOUNDATION PLAN
S-2	SECOND FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-1	STRUCTURAL DETAILS
S-2	STRUCTURAL DETAILS
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS
S-5	STRUCTURAL DETAILS

The Structures Group, Inc.
Dr. Nick M. Bradford, P.E., S.E., S.I.
FL Reg. #52580 LA 8956
1714 N. Armenia Avenue, #B
Tampa, FL 33607
Phone (813)877-3421
email: structuresgroup@verizon.net
www.Structures-Group.com

REVISIONS

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NO GUARANTEES OR ASSUMPTIONS ARE MADE IN CONNECTION HEREWITH.

Devonshire
CUSTOM HOMES

SITE PLAN

A CUSTOM RESIDENCE FOR:
"MIKE AND MELANIGEL"

1-8-11

C

© ALL RIGHTS RESERVED 2011
DEVONSHIRE CUSTOM HOMES LLC

BOOTH DESIGN GROUP
landscape architecture ▪ planning ▪ urban design
146 Second Street North, Ste. 310 St. Petersburg, FL 33701
PH. 727-821-5699

RECEIVED
DEC 20 2017
DEVELOPMENT REVIEW SERVICES

Memo

Date: December 19, 2017

Project: Ingel Residence 960 Bayview Place NE Snell Isle Florida

To: Bill Westwood Devonshire Custom Homes

From: Hunter A Booth

RE: Exisitng trre house conflicts

It is the opinion of Booth Design Group after looking at the Devonshire site plans dated 7-6-17 for the proposed Ingle Residence, that the two large oak trees located at the rear of the property due to the location and the size would preclude the owner from maximizing the house potential on the lot. Trying to save the trees would put an undue hardship onto the owner and could, at the end construction, not guarantee the trees survivability. This is usually attributed to the trees root system usually extends out to the canopy and the stress extreme pruning would inflict to keep the tree off the house. If the tree were to survive there could be potential ongoing foundation problems as well as interference with utilities. The trees currently exist within the building setbacks that the owner wished to maximize for the house on the lot. If the lot was larger there would be an opportunity to accommodate best management practices to protect these trees.

Sincerely,

Hunter A. Booth
RLA Florida 6666713
President, Booth Design Group, Inc.
146 2nd Street North #302
St. Petersburg, FL 33701
727-821-5699

Exhibit 7

Case #17-53000002

Public Correspondence

Elizabeth Abernethy

From: Email Service <txbabs@hotmail.com>
Sent: Wednesday, December 20, 2017 8:39 AM
To: Elizabeth Abernethy
Subject: Appeal for 960 Bayview Place

Dear Liz and Council-

Both Scott & I don't agree that the 2 grand tress should be removed in order to build a new house. Nor the removal of the oak in the front either.

This is a classic example of a builder making a lot fit the house instead of the house fitting the lot.
Snell Isle is known for its beautiful trees and this especially true for Belleair Dr., Bayview Place & Bayview Dr. People walk, bike and drive down these street to enjoy the shade and the overhanging oaks trees. It is a truly unique street and that is why so many developers are hungry to buy the older homes on these streets in order to build new mega mini mansions. Devonshire as a developer, in my opinion, is a prime example of this building philosophy and tends to build big rectangular homes that go from "lot line to lot line" and fails to keep the trees. By remove all 3 trees on this lot would be the only reason for this. There is plenty of natural footprint to build a beautiful home without the removal of these trees. Also, builders & potential buyers who looked at this lot knew there would be an issue with the trees and Devonshire & Mr. Igel willing purchased this lot knowing this. So to come in and appeal for the removal these trees is with riddle with faults.
If the buyers want a big house & aa lot without tress then find another lot which could accommodate this desire and let a builder with some insight and sense of design build on this lot without the destruction.

Sincerely,
Barbara Matirne

Elizabeth Abernethy

From: kburns2001@aol.com
Sent: Wednesday, December 20, 2017 12:38 PM
To: Elizabeth Abernethy
Subject: RE: GRAND OLD OAK TREES

Hello,
I am a neighbor of the appeal that was made to cut down 2 grand oak trees. PLEASE DO NOT let this happen. This has been an old "rule" of not cutting down the oak trees and I feel that this is a good rule to stand by to keep the city healthy and beautiful.. Especially as a homeowner that put new oak trees in on our new property but also a business owner that the city made us put in many trees on our property. I abided by this City rule and I hope that it will continue to stand for the oak trees on my neighbors property. If this goes through then there will be example of this going through in the future and it will result in a lot more of cutting down trees. Its hard to tell new owners to put up a certain amount of trees but yet let other people cut their trees down.
Thank you for your time.
Dr Karen Burns

case #17-53000002
property address: 960 Bayview Place NE

Elizabeth Abernethy

From: Bruce Denson <bruce@thedensonfirm.com>
Sent: Thursday, December 28, 2017 4:18 PM
To: Elizabeth Abernethy
Subject: Re: 960 Bayview Place - grand tree removal appeal

That is a shame about removing the tree by the road. It looks fine to me but I understand if and arborist said otherwise.

They should definitely save at least one tree and would object to the removal of all the trees from the lot.

Bruce Denson
(727) 896-7000
bruce@thedensonfirm.com

On Dec 28, 2017, at 9:58 AM, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org> wrote:

They want to remove all three live oak trees.
The one in the front is approved for removal due to its condition.
We are asking them to redesign to save at least one tree.

Regards,
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

From: Bruce Denson [mailto:bruce@thedensonfirm.com]
Sent: Thursday, December 28, 2017 8:36 AM
To: Elizabeth Abernethy
Subject: 960 Bayview Place - grand tree removal appeal

Ms Abernethy-Can you let me know which trees are they trying to remove? Is it the one near the street? I would have a strong objection if they wanted to remove that tree.

If they are the trees on the golf course side of the lot I would not be as opposed, though they are beautiful trees.

Bruce Denson
(727) 896-7000
bruce@thedensonfirm.com

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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **January 10, 2018** beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

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.

CASE NO: 17-54000067 PLAT SHEET: S-20

REQUEST: Approval of an after-the-fact variance to the required minimum lot width from 75-ft to 50-ft for two (2) lots in common ownership to allow for the development of one (1) new single-family home.

OWNER: Modern Tampa Bay Homes Inc.
2250 Central Avenue
Saint Petersburg, FL 33712

Retkes Properties, LLC
4430 2nd Avenue South
Saint Petersburg, FL 33711

AGENT: Richard McGinnis, Modern Tampa Bay Homes Inc.
2250 Central Avenue
Saint Petersburg, FL 33712

ADDRESSES: 0 37th Avenue North
8118 37th Avenue North

PARCEL IDS: 12/31/15/44946/039/0030/
12/31/15/44946/039/0040/

ZONING: Neighborhood Suburban-1 (NS-1)

	Required	Requested	Variance	Magnitude
Lot Width (Lots 3 & 4)	75-ft	50-ft	25-ft	33%

BACKGROUND: The subject property consists of two platted lots of record (Lots 3 and 4 of the Jungle Terrace Subdivision, Section D Block 39) and is located within the Jungle Terrace Civic Association. The subject subdivision was originally recorded in 1924 (see attached Jungle Terrace Section 'D' Subdivision). Each lot was platted at a width of 50-ft and a depth of 135-feet, making them MOL 6,750 square feet. Lot 3 was originally developed with one single-family home in 1957. According to Pinellas County Property Appraiser records and City Building Permit records, Lot 4 has never been developed, and remains a vacant lot. In 2017 the lots were under common ownership and were subsequently sold to two separate buyers.

The lots have a zoning designation of Neighborhood Suburban-1 (NS-1). Both lots meet the minimum required lot area (5,800 square feet), but do not meet the required minimum lot width of 50-ft. The existing home on Lot 3 meets the minimum required side yard setbacks of the NS-1 zoning district.

During the review of the regulations by City Council starting in March of 2015, Council made the decision to change the code to restrict development on substandard lots, requiring a variance review to determine if development would be consistent with the surrounding neighborhood pattern. Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. City code was changed in 2003 to allow development on any platted lot of record. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing two homes in an area that historically developed on more than one platted lot could be detrimental to the neighbors and the overall character of the neighborhood. On September 17, 2015, City Council amended the non-conforming lot regulations, thereby eliminating the right to build on these substandard lots without first obtaining a variance.

REQUEST: The applicants seek a variance to the minimum required lot width in order to build one new single-family home on Lot 4, with the existing home on Lot 3 to remain. The proposed home is a single-story structure with 2,420 square feet of living space. The proposed structure meets Land Development Regulation requirements in regards to building coverage (36% proposed, 60% permitted), and impervious surface coverage (51% proposed, 60% permitted). Proposed plans are provided as an attachment to this Staff Report.

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

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

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

    The variance would allow for infill development on a vacant platted lot of record.

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

The individual platted lots are deficient in regards to minimum lot width required for the NS-1 zoning district and are therefore considered to be substandard.

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

The site is not located within a designated preservation district.

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

This criterion is not applicable.

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

This criterion is not applicable.

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

Staff analyzed the development pattern of the subject block and adjacent blocks (see attached study area exhibit and study area table below). Overall, the development pattern is mixed in terms of developed lot sizes and consistency with originally platted lot lines.

Staff inspected the subject block and surrounding blocks. The field review also revealed a mixed development pattern, however there is a prevalence of single-story structures. Based on the field review of the area, Staff determined that the proposed home will be similar in size and mass to existing homes and therefore will promote the established development (see attached photos dated 12/15/2017).

Table 1: Study Area Lot Width Analysis (Subject block and surrounding blocks)

Block	Conforming	Substandard	% Substandard
Subject Block*	8	8	50.00%
Block 2 (north)	12	1	7.69%
Block 3 (northeast)	12	3	20.00%
Block 4 (east)	13	3	18.75%
Block 5 (southeast)	6	13	68.42%
Block 6 (south)	3	3	50.00%
Block 7 (south)	3	8	72.72%
Overall Average	**57**	**39**	**41.00%**

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

The project does not involve public facilities.

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

The development pattern is not the result of any action of the applicant.

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

Literal enforcement may result in an unnecessary hardship. According to property records, Lot 4 has never been developed and the existing single-family residence on Lot 3 was developed separately, prior to the aggregation of lots under common ownership. The existing structure on Lot 3 maintains setbacks that are greater than what would be required by current code standards.

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

Strict application would not provide for reasonable use of the land as lots of similar sizes in the same block and surrounding blocks have been developed in a similar manor.

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

The request is the minimum variance that will make reasonable use of the vacant platted lot. The existing single-family home located on Lot 3 meets required building setbacks, and allowing for infill development on the adjacent platted lot with available utilities would allow for reasonable use of the land.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and infill development. The following objectives and policies promote redevelopment and infill development in the City:

OBJECTIVE LU2:
The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

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

Section 16.20.020 (Neighborhood Suburban Single-Family Districts) describes the purpose and intent of NS district regulations as protecting the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood.

Approval of the variance request would allow for maximum use of available public facilities and direct development to infill where capacity is already available.

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

   Granting of the variance will not be injurious to neighboring properties as the proposed structure will meet all setback and design requirements of the Neighborhood Suburban-1 Zoning District and will be compatible with the mass and scale of existing homes on the block face. In addition, the existing single-story, single-family home on Lot 3 will remain and meets required building setbacks. Development of one new single-story home on the lot would not be detrimental to the overall character of the neighborhood, and the preservation of the existing home will continue to contribute to the established neighborhood character.

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

   Staff finds that the reasons set forth in the application support the justification for granting the variance.

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

   No non-conforming uses or buildings have been utilized as part of Staff's analysis.

PUBLIC COMMENTS: The subject property is within the boundaries of the Jungle Terrace Civic Association. The Civic Association provided correspondence indicating opposition to the request (see attached e-mail and letter from Jungle Terrace Civic Association). E-mails in support were received from two neighboring property owners (see attached e-mails).

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

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

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application and shall comply with setback and

design requirements of the Neighborhood Suburban-1 Zoning District at the time of permitting.

2. This variance approval shall be valid through January 10, 2021. Substantial construction shall commence prior to this expiration date, or the parcels shall be separately conveyed, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations. No variances shall be granted to Building and Site Design requirements of the Neighborhood Suburban zoning districts (Section 16.20.020.12).

Report Prepared By:

1/3/18

Brittany McMullen, AICP, Planner II — Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

1-3-18

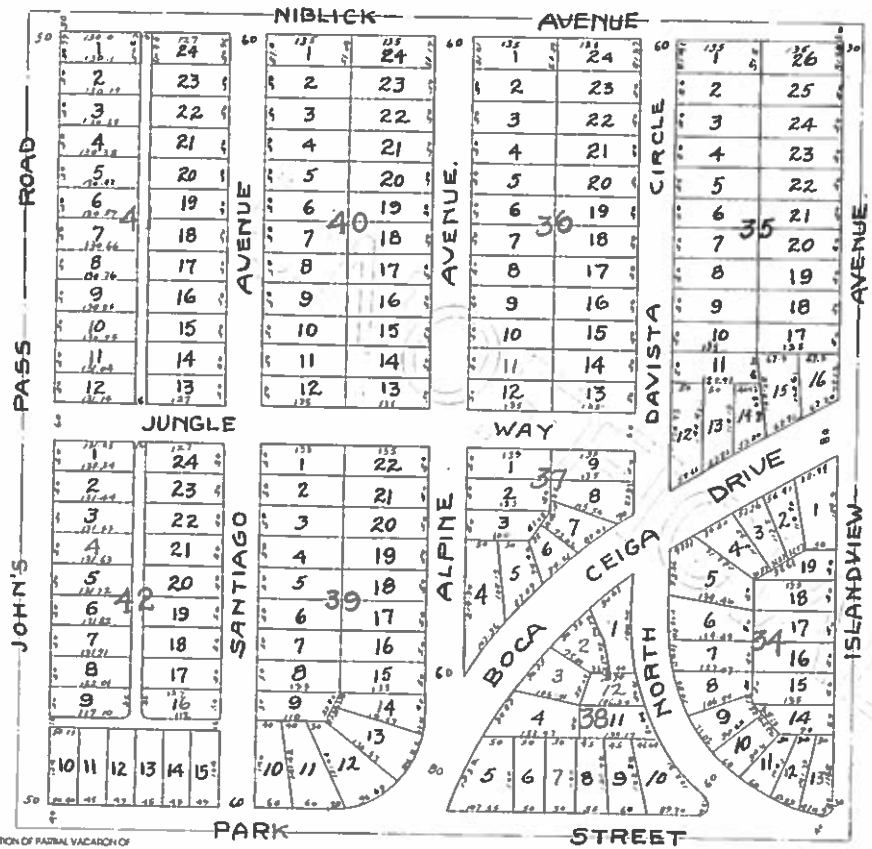
Elizabeth Abernethy, AICP, Zoning Official (POD) — Date
Development Review Services Division
Planning & Economic Development Department

ATTACHMENTS: aerial map, original plat, study area exhibit, existing survey (Lot 4), proposed site plan, floor plan, elevation drawings, illustrative rendering, applicant's narrative, e-mails from Civic Association President and neighboring property owners, photos from 12/15/2017 staff field review

st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-54000067
Address: 8118 and 8126 37th Avenue North

N↑
(nts)



RESOLUTION OF PARTIAL VACATION OF
Jungle Terrace Sec D
SUBDIVISION HAS BEEN RECORDED IN
O.R. BOOK 7650 PAGE 1177
ON 8/12 19 91
KARLENE E. DeBLAKER
Clerk of the Circuit Court
By Donna Pailand Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Jungle Terrace Sec D
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 4245 PAGE 496
ON 3-3- 1975
NAOMI S. SLYTER
Clerk of the Circuit Court
BY Patricia Chubbuck Deputy Clerk

JUNGLE TERRACE
SECTION 'D'

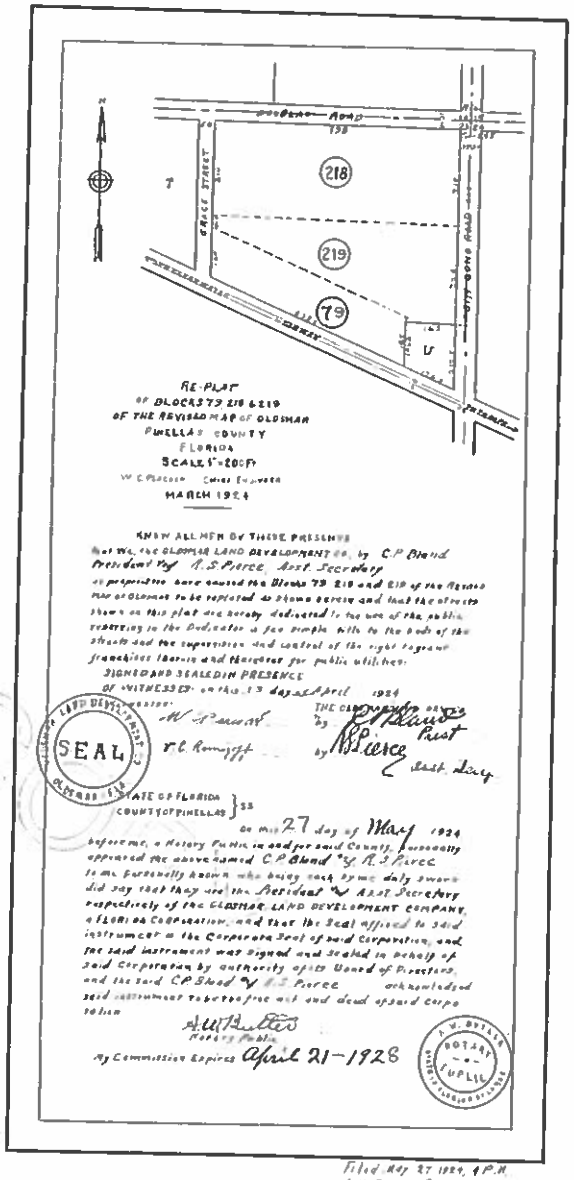
Being a Sub-Division of the N.W.¼ of the N.E.¼ of Sec.12 Twp.31 So.R.15E.

FULLER-HUNTER CORP. OWNERS.
by Walter T. Fuller
Pres.

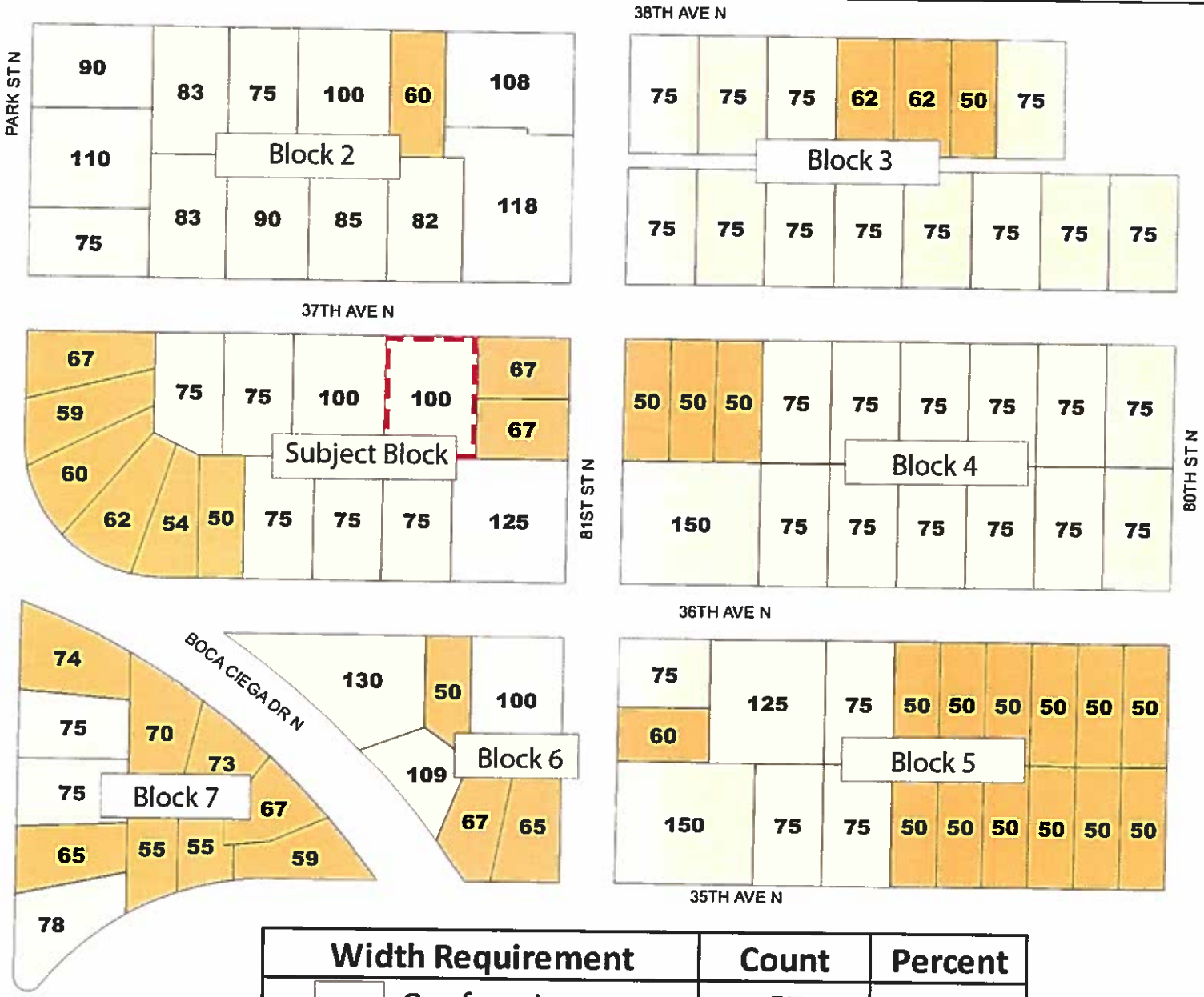
Note :— This plat does not constitute a dedication of any street, avenue alley way or park except for the purpose of granting to the owners of lots in this sub-division an easement over such streets avenues alleys or ways for vehicular and pedestrian traffic the owner of this property hereby reserving unto itself and unto its successors and assigns the fee and all rights and privileges necessary or convenient over, under or through the same, with proper erection and maintenance of electric, telephone, water, gas, sewer or other public utilities, poles, lines, tracks, pipes or conduits

G. F. Valentine C.E.
License No. 462.

Filed April 28, 1926, 4:40 P.M.
J. N. Brown, Clerk
Grace Deffenwirth D.C.



Filed May 27 1924, 4 P.M.
J. N. Brown Clerk
Grace Deffenwirth D.C.



Width Requirement	Count	Percent
Conforming	57	59%
Non-Conforming	39	41%
Total	**96**	**100%**

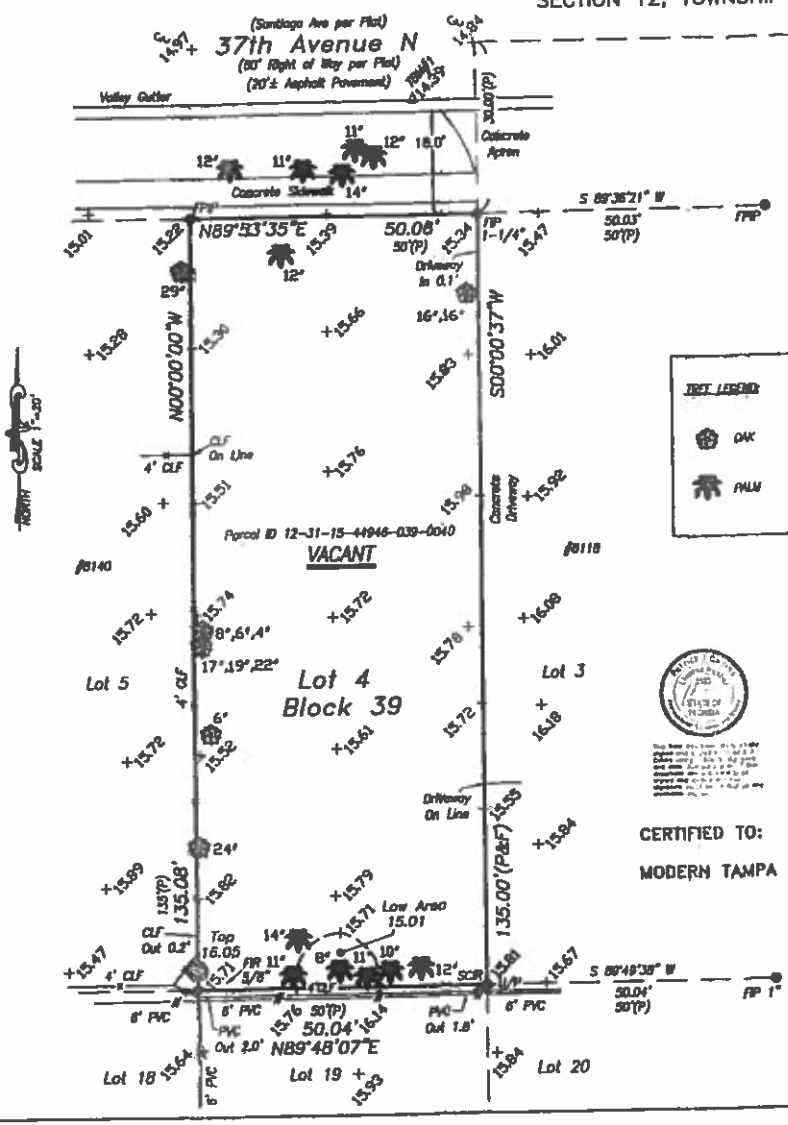
Data Source: Pinellas County Property Appraiser, 2017

Zoning: NS-1
Minimum Required Width of 75-ft

PORTION OF JUNGLE TERRACE

N

SECTION 12, TOWNSHIP 31 SOUTH, RANGE 15 EAST PINELLAAS COUNTY, FLORIDA



TREE LEGEND

OAK

PALM

NOTE: SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT

NOTE: TREE LOCATIONS ARE APPROXIMATE ONLY

NOTE: TREES LESS THAN 4" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN

NOTE: WHERE MULTIPLE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED

DESCRIPTION:

Lot 3, Block 39, JUNGLE TERRACE Section 'D', according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 86, of the Public Records of Pinellas County, Florida.

LEGEND:

15.00 +	EXISTING SPOT ELEVATION
CONC	CONCRETE
U/P	UTILITY POLE
CLF	CHAIN LINK FENCE
PVC	POLYVINYL FENCING
℄	CENTERLINE OF PAVEMENT
(F)	FIELD DATA
(P)	PLAT DATA
TBM	TEMPORARY BENCHMARK, NAIL SET NEAR EDGE OF PAVEMENT
FIR	FOUND IRON ROD
SCIR	SET CAPPED IRON ROD 5/8" SURVEYOR NO. 5523
FIP	FOUND IRON PIPE
FPIP	FOUND PINCHED IRON PIPE
Ⓢ	SANITARY MANHOLE

Patrick Collins
2017.08.14
09:04:51
-04'00'

CERTIFIED TO:

MODERN TAMPA BAY HOMES

SURVEYOR'S NOTES:

1.) This is to certify that a survey has been made under my supervision of the property described hereon and that this drawing is a true and accurate representation thereof and that this survey meets or exceeds the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

2.) Bearings are based on the West Boundary of subject property bearing N00°00'00"W, an assumed bearing.

3.) This survey was conducted for the purposes as stated hereon only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.

4.) This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.

5.) No underground utilities, underground encroachments, building foundations were observed as a part of this Survey, unless otherwise shown. Shrubs, if any, were not located.

6.) This survey not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

7.) The property shown hereon falls within Flood Zone "X", per Federal Emergency Management Agency Flood Map No. 125148 0192 G, dated 9-03-03.

8.) Elevations shown hereon are based on City of St Petersburg Benchmark 224, Elevation 15.05, North American Vertical Datum of 1988.

9.) Bearings and distances are from the field unless noted otherwise.

Date Signed: _____

Patrick J. Collins
Registered Land Surveyor and Mapper
State of Florida No. 5523

Last Date of Field Survey: 8-10-2017

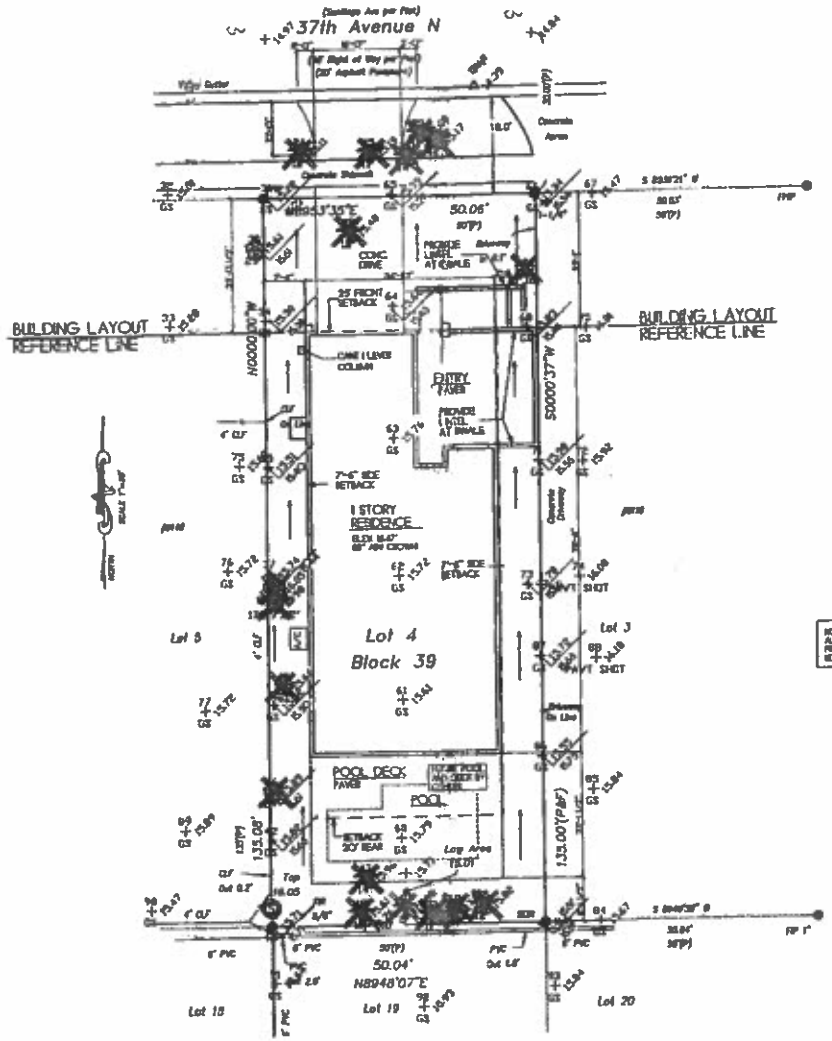
Select Surveying, Inc.
Licensed Business Number 7318
912 W CANDLEWOOD AVE
Tampa, Florida 33603
PH. (813) 453-4408

BOUNDARY & TOPOGRAPHIC SURVEY (w/TREES)

Parcel ID 12-31-15-44946-039-0040
37th Ave N - ST PETERSBURG, FLORIDA 33710

REVISIONS:

DRAWN BY:	BLB
SCALE:	1"=20'
DATE:	8-11-2017
PARTY CHIEF:	SB
FIELD BOOK:	1
PAGE:	4
DWG #:	37th Ave MTBH
JOB #:	17-0303



SITE PLAN

SCALE 1 = 10'-0"

DESCRIPTION:

Lot 3, Block 39, JUNGLE TERRACE Section 'D', according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 86, of the Public Records of Pinellas County, Florida.

LEGEND:

I	EXISTING SPOT ELEVATION
CONC	CONCRETE
U/P	UTILITY POLE
CLF	CHAIN LINK FENCE
PVC	POLYVINYL FENCING
℄	CENTERLINE OF PAVEMENT
(F)	FIELD DATA
(P)	PLAT DATA
TBM	TEMPORARY BENCHMARK, NAIL SET NEAR EDGE OF PAVEMENT
FIR	FOUND IRON ROD
SCIR	SET CAPPED IRON ROD 5/8" SURVEYOR NO. 5523
FIP	FOUND IRON PIPE
FFIP	FOUND PINCHED IRON PIPE
Ⓢ	SANITARY MANHOLE

NOTE: ALL TREES ON PROPERTY TO BE REMOVED

X INDICATES TREE TO BE REMOVED

PNT DESC. EXISTING PROPOSED

ELEVATION MARKER

TREE LEGEND

NOTE: SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT

NOTE: TREE LOCATIONS ARE APPROXIMATE ONLY

NOTE: TREES LESS THAN 4" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN

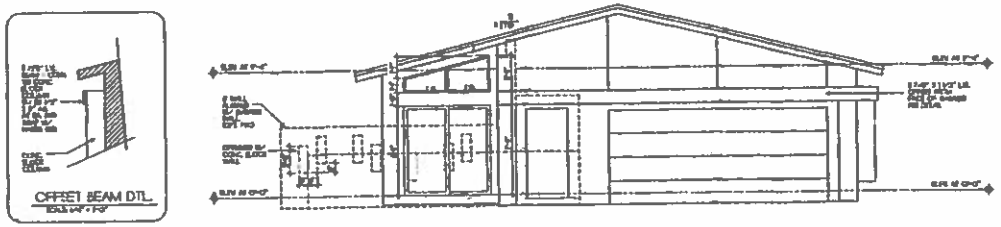
NOTE: WHERE MULTIPLE SIZES ARE SHOWN, A MULTI-TRUNK TREE IS INDICATED

SQ. FTG. INFO		
ITEM	SQ. FT.	PERC.
RESIDENCE	2420	35.8
ENTRY / COURTYARD	221	3.2
POOL DECK	335	5
DRIVE / WALK	483	7.1
GREEN SPACE	3300	48.9
TOTAL	6759	100

MODERN TAMPA BAY HOMES

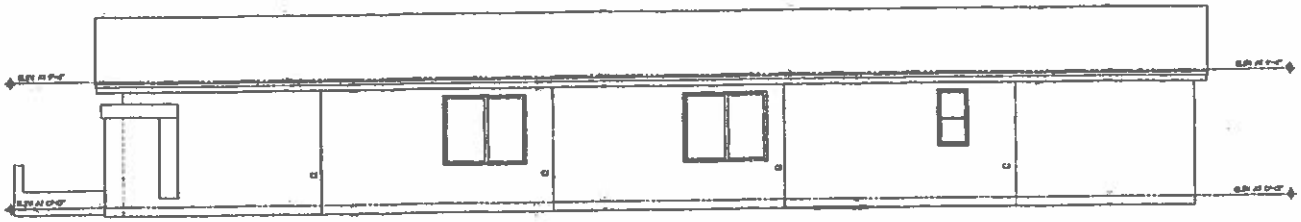
T.B.D. 37TH AVE N.
ST. PETERSBURG, FL.

FLOOR PLAN
SECTION
PRODUCT APPROVAL LIST
NOTES
MODERN TAMPA BAY HOMES
JUNGLE 1
T.B.D. 37TH AVE N. - ST. PETERSBURG, FL
LIVING 972
GARAGE 422
ENTRY 55
TOTAL 2302
PATIO 55
COURTYARD 348
RADD
Residential Design & Drafting
INTEGRAL ENGINEERING

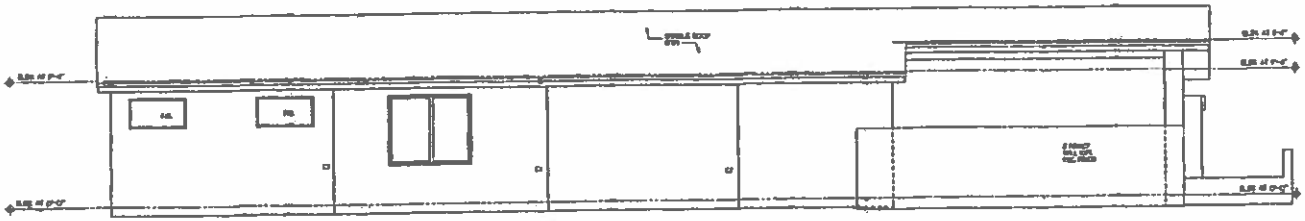


OFFSET BEAM DTL.

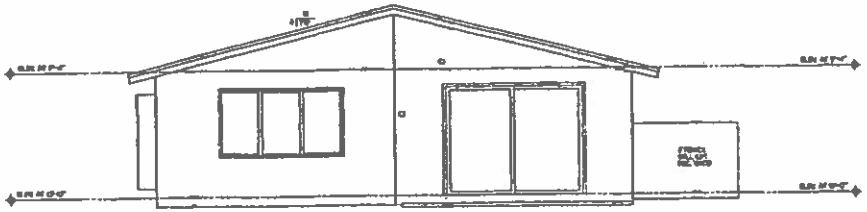
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

INTEGRAL ENGINEERING

RADD

MODERN TAMPA BAY HOMES

JUNGLE I

T.B.D. 37TH AVE N. - ST. PETERSBURG, FL

3

FOR CONSTRUCTION

8082

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VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 8126 37th Ave | **Case No.:**

Detailed Description of Project and Request:

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

platted lot consistent with neighborhood

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.

Yes there are approximately 30% of the homes developed in the area that are consistent

3. How is the requested variance not the result of actions of the applicant?

lot was purchased as a single lot staff had reviewed and advised it was buildable. Applicant did not get this in writing

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

without variance lot would remain empty and be a nuisance

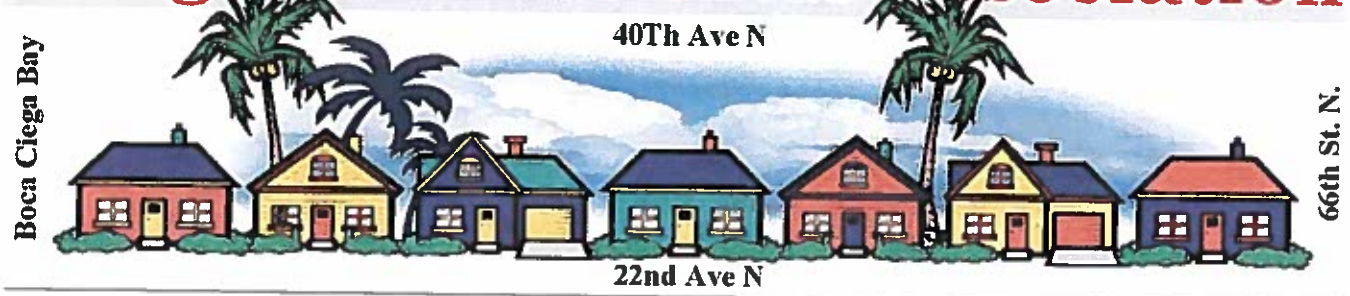
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

The only alternative is not to develop the lot

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

It will provide a beautiful home that will enhance the overall ambience and value of adjacent properties

Jungle Terrace Civic Association



January 2, 2018

Development Review Services
PO Box 2842, St. Pete, FL 33731

RE: Case No. 17-54000067
8118 + 8126 37th Ave. N.

Development Review Staff and Commission,

1. Both properties were acquired the 2nd half of 2017 by Developers.
2. There is "NO hardship" required for a variance because knew rule before buying.
3. As in Allendale, developer intent to build as many houses on small lots as possible.
4. **PRECEDENT set** to allow 50 foot lot. Opens Door for MORE of this tiny lot size.
   Maintain 75 foot requirement! Otherwise . . . Hard to stop future 50' requests.
5. Inconsistent with Jungle Terrace Neighborhood Plan passed by City Council:
   "GOAL: TO CONSERVE AND ENHANCE THE QUALITY, CONDITION AND APPEARANCE OF THE **EXISTING** HOUSING STOCK.
6. Destroy 3 "Grand Oak Trees."

Unanimous Opposition in multiple neighbors surveyed, and J.T. Board of Directors.

Sincerely,

Dr. Ed Carlson, President, for J.T. Board of Directors, PO Box 47476, St. Pete, FL 33743
Jungle Terrace Civic Association, Inc.
West Neighborhoods United, Inc.

Brittany McMullen

From:	Dr. Ed Carlson <acegang1@aol.com>
Sent:	Tuesday, January 02, 2018 7:24 AM
To:	Brittany McMullen
Cc:	acegang1@aol.com; Charlie Gerdes
Subject:	Re: 17-54000067 Variance to Lot Width - 8118 and 8126 37th Avenue North
Attachments:	JT 18 DRS Letter on 37th Ave N.docx

Hello Brittany!

Surveying multiple neighbors plus Jungle Terrace Board of Directors -- ALL are **unanimously opposed** to variance to 50' lot for reasons detailed in letter attached and hardcopy mailed.

Primarily because SETS a PRECEDENT for Developers, and hard to deny in future.
Plus destruction of 3 Grand Oak Trees, the icon of Jungle Terrace.

Dr. Ed

Dr. Ed Carlson, President
Jungle Terrace Civic Association, Inc.
West Neighborhoods United, Inc.

From: Brittany McMullen <Brittany.McMullen@stpete.org>
To: Dr. Ed Carlson <acegang1@aol.com>; Iris L. Winn <Iris.Winn@stpete.org>
Sent: Thu, Dec 14, 2017 10:35 am
Subject: RE: 17-54000067 Variance to Lot Width - 8118 and 8126 37th Avenue North

Good morning,

The two lots are currently under two separate parcel ID numbers. They were previously owned by the same property owner (earlier this year), and are substandard to the minimum lot width requirement, so the division of the lots without first obtaining a variance is considered to be a zoning violation.

The existing house on the lot to the east will remain (Lot 3). The applicant is proposing to build a new house on Lot 4. It is not considered a "buildable lot" without variance approval. Staff is still in the process of reviewing the request and making a determination on whether or not to recommend approval.

Neighbors within 200-ft will be notified via mail.

Please feel free to let me know if you have any follow up questions/comments – we appreciate the feedback and as I mentioned have not made a final determination on this application yet. (The final decision will be made by the Development Review Commission at the January 10th Hearing).

Best regards,

Brittany McMullen, AICP
Planner II, Development Review Services
City of St. Petersburg
One 4th Street North, St. Petersburg, FL 33701
727-892-5807 / Fax: 727-892-5557
Brittany.McMullen@stpete.org

From: Dr. Ed Carlson [mailto:acegang1@aol.com]
Sent: Thursday, December 14, 2017 10:28 AM
To: Iris L. Winn <Iris.Winn@stpete.org>
Cc: Brittany McMullen <Brittany.McMullen@stpete.org>
Subject: Re: 17-54000067 Variance to Lot Width - 8118 and 8126 37th Avenue North

Question 1: Map shows two 50 foot lots now.
Can the single home be built on the two lots together,
without a variance??

Question 2: If variance granted, can it be with permanent condition that
only one single-family home on the lots??
Otherwise, seems a sneaky way to get two 50 foot buildable lots
. . . . then build two houses.

Alternative: Go to 1 75' lot and 1 25' lot.

Trust neighbors are notified.

Thank You, Dr. Ed

In a message dated 12/13/2017 12:00:46 PM Eastern Standard Time, Iris.Winn@stpete.org writes:

Good morning Mr. Carlson,

This email is to advise you that our office has received the attached application for a property in your neighborhood.

The applicant is seeking approval of a Variance to the required minimum lot width from 75-feet to 50-feet to create two buildable lots and allow construction of one single-family home.

This application is currently scheduled to be heard before the Development Review Commission on January 10, 2018, at 2PM. If you should you have any questions, please contact Brittany McMullen at 727-892-5807.

Thank you,

Iris Winn

Administrative Clerk, Development Review Services
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5498 / Fax: 727-892-5557
ILWinn@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City

Brittany McMullen

From: Christie York <christie.york@traveledge.com>
Sent: Wednesday, December 20, 2017 6:03 PM
To: Brittany McMullen
Cc: Danny York
Subject: 8118 and 8136 37th Ave Street North

Hey Brittany-

We were sent notice re a public hearing for approval of a variance for the homes at 8118 and 8126 37th Ave Street North in St Petersburg. We strongly approve of this and think it's a great idea for the neighborhood and community. We can't make the public hearing on Jan 10th, but wanted to pass our thoughts along.

Thanks!

Danny & Christie York
678-464-2050
3660 81st Street North
St Petersburg FL

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TRAVEL EDGE

VIRTUOSO MEMBER

Century Travel is now Travel Edge. Please note my NEW email address.

CONFIDENTIALITY: This e-mail message (including attachments, if any) is confidential and is intended only for the addressee. Any unauthorized use or disclosure is strictly prohibited. If you have received this communication in error, please notify the sender immediately.

Brittany McMullen

From: Hinkle Wade <HINKLEWA@pcsb.org>
Sent: Thursday, December 21, 2017 9:23 AM
To: Brittany McMullen
Subject: 8118 and 8126 37th Ave N

Hello,

My name is Wade Hinkle and I have received a notice from the city of St. Petersburg detailing the project planned at the above address.

I own a very valuable and beautiful home close to this project. I believe Jungle Terrace has the potential to become one of the most sought after areas in St. Petersburg and I want to see the neighborhood become well-kept and beautiful down every street. I believe with our location and access to the beaches, downtown, and plenty of stores and shopping, our neighborhood will have a renaissance in the coming years.

I would like to come out in support for this project. However, I am unable to attend the meeting on Wednesday, January 10 @ 2 PM. What are my next steps to show my support for this project?

Thanks in advance and I look forward to hearing your response!!

Sincerely,

Wade Hinkle
8126 38th Ave N
St. Petersburg, FL 33710

12.15.2017

12. 15. 2017

12. 15. 2017

12. 15. 2017

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

SITE PLAN REVIEW
PUBLIC HEARING

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **January 10, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	17-31000009	PLAT SHEET: C-54
REQUEST:	Approval of a Site Plan to create a Master Plan with a Variance to location of storm water ponds and an After-the-Fact Variance for removal of all specimen trees.	
OWNER:	QS Investments, Inc. 6200 49th Street North Pinellas Park, FL 33781	
AGENT:	David Hennessy 6200 49th Street North Pinellas Park, FL 33781	
ADDRESSES:	1085, 1090, 1091, 1095 Plaza Comercio Drive NE 0 Merino Boulevard Northeast	
PARCEL ID NOS.:	17-30-17-28566-003-0280 17-30-17-28566-003-0300 17-30-17-28566-003-0310 17-30-17-28566-031-0000	
LEGAL DESCRIPTION:	On File	
ZONING:	Neighborhood Suburban Multi-Family (NSM-1) & Neighborhood Planned Unit Development (NPUD-1)	

SITE AREA TOTAL: 92,784.5 square feet or 2.45 acres

GROSS FLOOR AREA:

Existing:	0 square feet	
Proposed:	90,315 square feet	0.97 F.A.R.
Permitted:	N/A	

BUILDING COVERAGE:

Existing:	0 square feet	
Proposed:	31,715 square feet	34% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	0 square feet	
Proposed:	53,952 square feet	58% of Site MOL
Permitted:	60,310 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	92,784.5 square feet	100% of Site MOL
Proposed:	38,832 square feet	42% of Site MOL

PAVING COVERAGE:

Existing:	0 square feet	
Proposed:	22,227 square feet	24% of Site MOL

PARKING:

Existing:	0
Proposed:	54; plus two parking loading areas
Required	54; plus a parking loading area

BUILDING HEIGHT:

Existing:	0
Proposed:	35 feet
Permitted:	36 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a multi-family development which is a permitted use within the NSM-1 and NPUD-1 Zoning Districts.

II. DISCUSSION AND RECOMMENDATIONS:

Request: The applicant seeks approval of a site plan to create a master plan for a three-story, 27-unit multi-family development. As part of the project, the applicant is requesting variances for the location of two storm water ponds and an after the fact Variance for removal of all specimen trees. The subject property is located on north side of Savona Drive, west of Snug Harbor Road Northeast, just south of Gandy Boulevard (see aerial location map).

Proposal: The subject property consists of four undeveloped parcels. The right-of-way that bisected the subject property has been approved for vacation in project case # 13-33000016 and the right-of-ways within the northern three parcels through case # 15-33000020 with conditions. One of these is a replat. The replat for townhomes is going through the final stages of the approval process, case #16-20000012. The proposed project will include five, three story multi-tenant townhome buildings, landscaped areas, two loading areas and two storm water ponds.

The property has two zoning districts, the dividing line is the centerline of Plaza Comercio which is to be vacated. The NSM-1 zoned property would allow 22 units (15 units per acre) and the NPUD-1 zoned portion would allow five units (7.5 units per acre) based on the land area.

The base of each building will consist of garages that can accommodate two vehicles. City Code Section 16.10.020.1 requires 1.5 parking spaces per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; and a loading area required for more than 5 units. The proposed floor plan will include three bedrooms for each unit. Therefore, the total number of required parking spaces will be 54, plus one loading area. The applicant will meet the minimum required parking.

The proposed townhomes architectural style will incorporate a vernacular colonial revival design. Each building will be designed to have an attached two-car garage at the base with two stories of living space directly above.

Master Plan City Code Section 16.50.290.1 requires a master plan for a Planned Unit Development project in the NPUD zoning districts. Approval of a master plan allows the relaxation of certain development standards, such as setbacks, height, and off-street parking. The proposal is for a multi-family 27-unit development meeting setback, height, and off-street parking requirements.

Variance Request- Stormwater Pond Location The applicant is proposing to install two stormwater retention ponds in the front yard, along Savona Drive. City Code Section 16.40.030.10.B.1 requires the location of detention ponds, in the NSM and NPUD zoning districts, to be located behind the principal structure to the rear of the property.

According to the applicant, the location of the storm water retention ponds is necessary due to the topography of the subject site, in which the overland flow causes the water to runoff from north to south, towards the front of the property along Savona Drive. The location of the emergency outfall for water runoff is also located in the front of the subject property along Savona Drive. For this reason, there is no other feasible location for the proposed retention ponds. The retention ponds will also be wet and will serve as a water feature. The applicant is proposing to install 6-foot tall decorative fencing and landscaping around the retention ponds. This will help mitigate the location of the retention ponds in the front by improving the appearance. A special condition of approval requiring a decorative fence has been recommended.

After-the-fact Variance- Specimen Tree Preservation A natural resources permit was approved by zoning on 10/01/14 (14-09001199), to allow clearing of the site, with a condition that a separate tree removal permit was required for removal of any protected trees and that no fill is allowed without an approved master site plan. A codes compliance case was initiated on 04/15/15 for tree removal without a permit, and an after-the-fact tree removal permit (15-36000378) was issued by Staff on 05/15/15 for the removal of thirty one trees, including native pines and palms. During a recent site visit, Staff determined that additional trees were removed from the subject site beyond the scope of the tree removal permit, in violation of section

16.40.060.2.1.3.D.8. A Stop Work order was issued on 11/03/17, based on reports that fill was being added to the site and grading activity was taking place. The permit specifically notes that no fill is to be brought to the site and that a separate tree removal permit is required. Therefore, an after-the-fact variance is required for removal of all specimen trees.

Based on a survey from February 23, 2015 and updated on October 10, 2016, provided by the applicant, a total of twenty-four specimen trees were removed from the site. The total diameter of specimen trees removed from the site was 351 inches. City Code requires a minimum of 25% of the total diameter of specimen trees to be preserved. Therefore, a special condition of approval has been included to require the replanting of the 88 inches which would have been required to be preserved. In addition, staff has included a condition that a minimum of 44 inches of the required mitigation to be slash pine trees, as the majority of the trees removed were slash pines.

City Code Section 16.40.060.2.1.3 requires a total of thirty-eight 2" dbh trees for the proposed townhome project, or 76-inches. Therefore, the required plus the suggested replacement inches totals 164 inches. Understory trees may be substituted for required shade trees, on a 1.5 to 1.0 basis, in accordance with 16.40.060.2.1.3.D

Public Comments:
As of the date of this report, one phone call was received by an adjacent neighbor expressing concerns regarding clearing of the site and mosquitos.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Master Plan and related site plan for the 27-unit multi-family development, with a Variance to location of storm water ponds and an After-the-Fact Variance for removal of all specimen trees, subject to the following Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. **Except as otherwise provided in the following special conditions, plans submitted for permitting shall substantially resemble the plans attached to this staff report.**
2. **Elevations shall be revised to meet all design requirements set forth by City Code Section 16.20.030.11 and Code Section 16.20.050.8, including the requirement that structures which are situated on corner lots or by the nature of the site layout have a façade which is clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from rights-of-way; such as roof design, wall materials, and door and window openings while it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout. San Merino Boulevard is also considered as a right-of-way.**
3. **The landscape plan shall be revised to provide for a minimum of 164 inches of shade trees, consisting of 76" required shade trees and 88" replacement shade trees. A minimum of 44" of slash pine trees shall be provided. Understory trees may be substituted for the required shade trees only, on a 1.5 to 1.0 basis. This may be achieved by replanting 2 inch (dbh) minimum trees, or 4 inch (dbh) minimum (8"-10" spread, 14' to 16' height, 100-gallon container grown) or any combination thereof.**

4. **The fencing around the storm water retention ponds shall be decorative (PVC or metal), shall not exceed 6-feet in height and shall comply with City Section 16.40.160 visibility at intersections sight triangles.**
5. **Exterior lighting shall comply with Section 16.40.070.**
6. **Plans shall be revised as necessary to comply the Engineering Department memorandum dated December 20, 2017.**
7. **The Master Plan approval and related site plan, with variances is valid until January 10, 2021. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.**

C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

1. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
2. All fencing shall be decorative (PVC or metal) and shall not exceed 6 feet in height.
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 to 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.

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 subject property is under two zoning classifications, therefore, the Future Land Use classification for the northern parcels are Residential Medium and the southern parcel is Residential Urban. The districts allow multi-family uses.

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 ingress and egress for direct vehicular access to the multi-family townhome development. The proposed project has been reviewed by the City's Engineering Division with comments, see attached memo.

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. City Transportation Division had no comments on the proposed project.

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 Division does not have any comments on the proposed comments pertaining to vehicular traffic, as described in the attached memo.

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 exterior lighting for the multi-family development project 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;

City Code Section 16.40.060.2.1.3 requires for the proposed townhome project to install 38 trees and a special condition has been included to require mitigation for removal of 88" of specimen trees. The area feasible to replant the proposed trees are towards the rear and side of the subject site, and this will create a natural landscaped buffer next to adjacent properties.

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 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 three single-family homes to the east and one commercial site to the north. The proposed development will be a multi-family development will be in harmony with the existing surrounding uses.

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 three single-family homes to the east and one commercial site to the north. There are other similar multi-family properties further south of the subject site.

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 27 unit multi-family development will meet all setback requirements set forth by City Code. The project will also include perimeter fencing and landscape buffers to provide for compatibility.

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

The subject parcel is appropriate and adequate in size to accommodate the proposed multi-family development.

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.

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

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

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.

Q. The future land use of the subject property is: **Residential Medium** and **Residential Urban**

The land uses of the surrounding properties are:

North:	**Commercial**
South:	**Undeveloped Land**
East	**Single-Family Residential**
West:	**Undeveloped Land**

REPORT PREPARED BY:

1/8/18

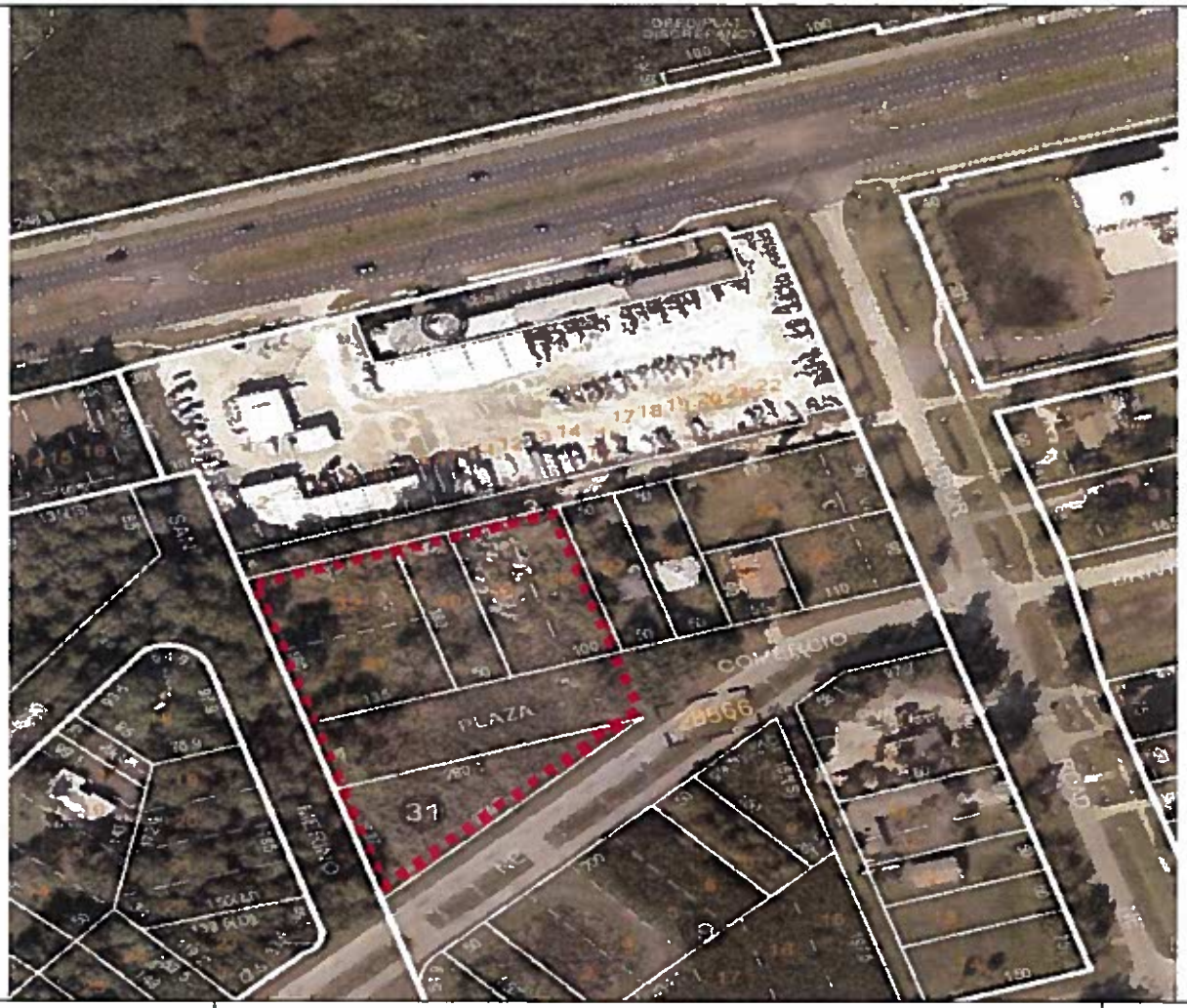
CRISTIAN I. ARIAS, Planner I — DATE
Planning and Economic Development
Development Review Services Division

REPORT APPROVED BY:

1-3-18

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

Attachments: location map, survey, site plan, elevation drawings, floor plans, narrative, tree removal data, site photos, City Engineering Division memo dated December 20, 2017, City Transportation Division memo dated December 6, 2017, Permit 14-09001199



st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-31000009
Address: 1085, 1090, 1091, and 1095 Plaza Plaza Comercio Drive Northeast

N↑
(nts)

CERTIFIED TO:
DS INVESTMENTS INC. A FLORIDA CORPORATION

SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST

RECEIVED
JAN 15 2018
DEVELOPMENT REVIEW SERVICES

NORTH BASIS: PLAT
SCALE: 1" = 20'

LEGAL DESCRIPTION

LOTS 26, 29, 30, 31, AND 32, BLOCK 3, SECTION "D" FLORIDA RIVIERA PLAT NO. 3, AS REVISED BY REPLAT OF BLOCKS 7, 3 AND 9 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 37 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

TOGETHER WITH

(OFFICIAL RECORDS BOOK 10125, PAGE 1278)

UNDIVIDED BLOCK 31, SECTION "D" FLORIDA RIVIERA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 37 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

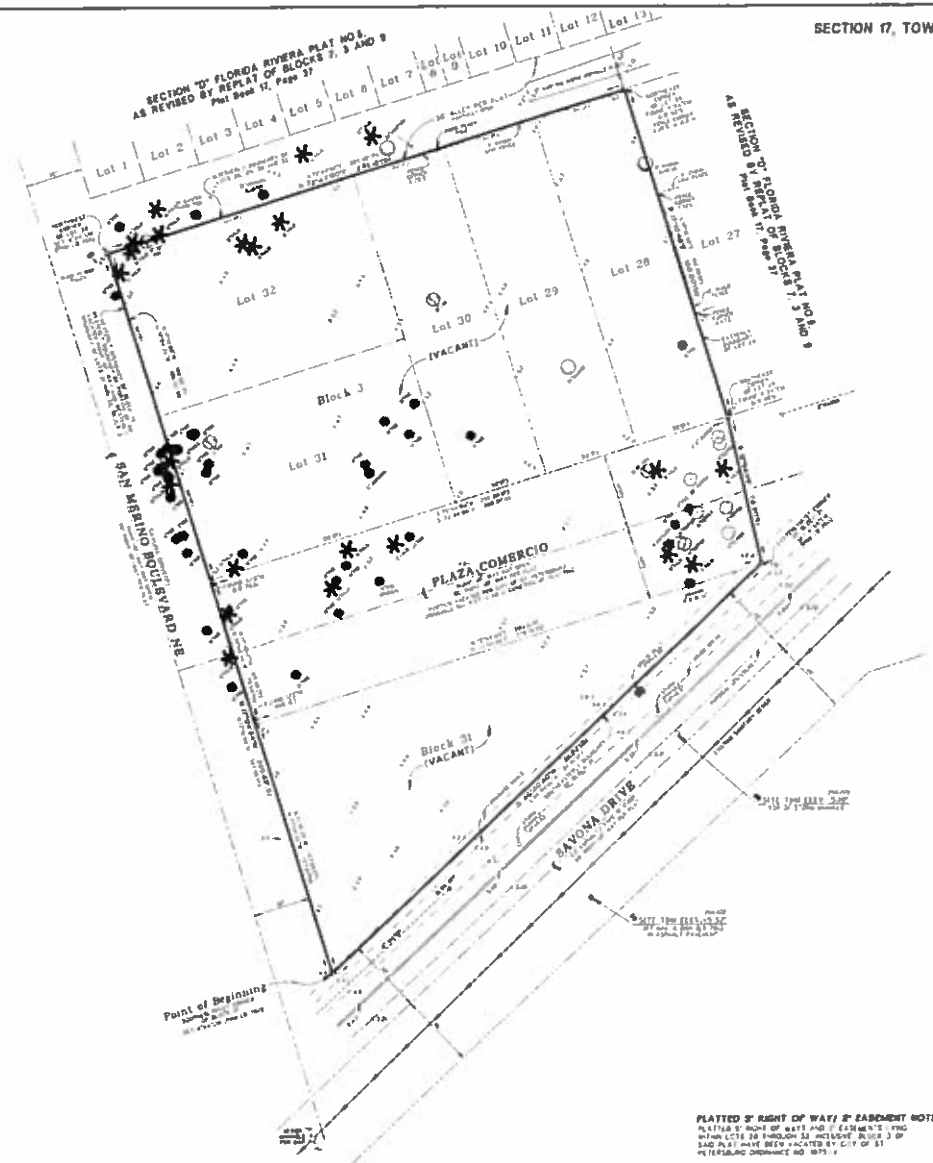
TOGETHER WITH

THAT PORTION OF 44.83 FEET (ONE FOOT-OF-WAY KNOWN AS PLAZA COMERCIO LYING SOUTH OF AND CONCENTRIC WITH THE SOUTHERLY LINE OF LOTS 26, 29, 30 AND 31, BLOCK 3, ACCORDING TO THE PLAT OF SECTION "D" FLORIDA RIVIERA PLAT NO. 3 AS REVISED BY REPLAT OF BLOCKS 7, 3 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 37 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA VACATED BY CITY OF ST. PETERSBURG ORDINANCE NO. 3957-V, DATED MARCH 27, 2014

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF BLOCK 31, SECTION "D" FLORIDA RIVIERA PLAT NO. 3, AS REVISED BY REPLAT OF BLOCKS 7, 3 AND 9 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 37 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE ALONG 24" M. ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 31 AND ACROSS THE WESTERLY BOUNDARY OF VACATED PORTION OF 44.83 FEET WIDE RIGHT-OF-WAY PLATTED AS PLAZA COMERCIO, VACATED BY CITY OF ST. PETERSBURG ORDINANCE NO. 3957-V, DATED MARCH 27, 2014 AND ALONG THE WESTERLY BOUNDARY OF LOTS 31 AND 32, BLOCK 3 OF SAID PLAT A DISTANCE OF 300.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 32, BLOCK 3; THENCE RUN N72°49'06"E ALONG THE NORTHERLY BOUNDARY OF SAID LOT 32 AND LOTS 26, 29 AND 30, BLOCK 3 OF SAID PLAT A DISTANCE OF 183.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE RUN S17°10'53"E ALONG THE EASTERLY BOUNDARY OF SAID LOT 26 A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE RUN S72°49'06"W ACROSS A PORTION OF SAID VACATED PORTION OF 44.83 FOOT RIGHT-OF-WAY A DISTANCE OF 78.00 FEET TO THE EASTERLY POINT CORNER OF SAID BLOCK 31; THENCE RUN S45°49'06"W ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 31 A DISTANCE OF 32.32 FEET TO THE ARGREED SOUTHERLY POINT CORNER OF SAID BLOCK 31 AND THE POINT OF BEGINNING.

CONTAINING 1.130 ACRES MORE OR LESS.



PLATTED 5' RIGHT OF WAY/ 5' EASEMENT NOTE:
PLATTED 5' RIGHT OF WAY AND 5' EASEMENT LYING WITHIN LOTS 26 THROUGH 32, INCLUSIVE, BLOCK 3 OF SAID PLAT HAVE BEEN VACATED BY CITY OF ST. PETERSBURG ORDINANCE NO. 3957-V

SURVEYOR'S REPORT:

ALL HORIZONTAL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TOTAL STATION AND/OR STEEL TAPE WITH UNITS OF MEASUREMENT IN U.S. SURVEY FOOT. ALL DIMENSIONS ARE FIELD MEASURED UNLESS NOTED OTHERWISE.

THE SURVEY BOUNDARY ACCURACY HAS BEEN MEASURED USING A TRAVERSE CLOSURE METHOD WITH AN ACCURACY OF 1/7500.

SITE VERTICAL SURVEY CONTROL HAS BEEN ESTABLISHED USING PINELLAS COUNTY VERTICAL CONTROL NETWORK DATA SPECIFIED ON DRAWING. HEREON REFERENCED VERTICAL DATA HAS BEEN ADJUSTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE VERTICAL SURVEY CONTROL FIELD EXPECTED METHODS USING A SINGLE CIRCUIT LEVEL LOOP AND AS ACCURATE TO A STANDARD OF 0.05 (0.02 FEET) TIMES THE SQUARE ROOT OF THE LEVEL LOOP DISTANCE IN MILES.

ACCURACY STANDARDS: ALL MEASUREMENTS, DISTANCES, ELEVATIONS, AND DIRECTIONS SHOWN HEREON WERE MEASURED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 F.A.C. RULES.

SURVEYOR'S NOTES:

SURVEY DRAWING RELATED ITEMS CONTAINED WITHIN TITLE SEARCH REPORT BY PINELLAS PARK TITLE COMPANY FILE NO. 2017103 DATED APRIL 23, 2017 ARE AS FOLLOWS:

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT FILED 7/7/03 IN O.R. BOOK 13315, PAGE 1276, AS AMENDED AND RESTATED IN OR BOOK 19077 PAGE 0318 CANNOT BE DEPICTED HEREON.

ABBREVIATIONS:

℄ = CENTERLINE
C = CONCRETE MONUMENT
ELEV = ELEVATION
Δ = DELTA ANGLE
M = ARC DIST.
LB = LICENSED BUSINESS
(M) = MEASURED
MSL = MEAN SEA LEVEL
NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
(P) = PLAT
PRM = PERMANENT REFERENCE MONUMENT
(R) = 56°
TBM = TEMPORARY BENCHMARK

Flood Zone Data
FLOOD ZONE AE (BANKFULL ELEVATION 6')
COMMUNITY PANEL #125130 0139C(NEW) & REVISED 6/3/03

Basis of Bearings
NORTHERLY RIGHT-OF-WAY LINE OF PLAZA COMERCIO AS BEING S72°49'06"W, PER PLAT.

Benchmark
PINELLAS COUNTY BMP PART 15-72-A00 (BMT)
ELEV=1.697 NGVD, ADJUSTED TO
ELEV=0.78' NAVD, ADJ=0.00'

NOTE

THE SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH REPORT BY PINELLAS PARK TITLE COMPANY, FILE NO. 2017103, DATED MARCH 28, 2017

SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CURRENT OWNER OF THE PROPERTY AND OTHER THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE WITHIN ONE (1) YEAR FROM DATE HEREOF

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code

JOHN C. BRENDLA
Florida Surveyor's Registration No. 4269
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC
Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932
LB 760

BJ004 CRD

BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION

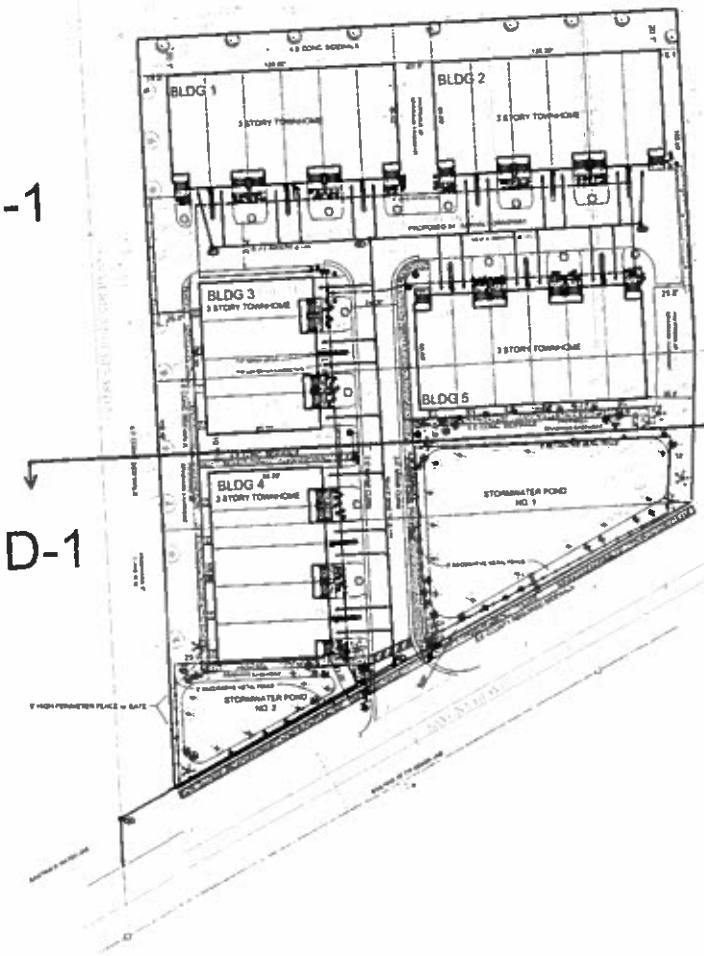
REVISIONS

NO.	DESCRIPTION	DATE
1.	UPDATE SURVEY AND SET PLAT PINS	10/10/16
2.	PER LEC NEW TITLE SEARCH REPORT	1/23/17

File BJ004 PC 3-3-18
FB 836 PG 3-4
Job Number: 03003-19
Survey Date: 2/23/15
Drawn: DS
Checked: JCB

NSM-1

NPUD-1



LANDSCAPE PLANT SCHEDULE:

SITE DATA:

EXISTING ZONING: NSM-1 & NPUD-1
EXISTING USE: VACANT
PROPOSED USE: TOWNHOMES (FEE SIMPLE)
TOTAL UNITS: 27

TOTAL AREA: 62,764.45 SF = 2.13 ACRES

AREA BREAKDOWN BY ZONING:

NSM-1 = 62,733.4 S.F. = 1.44 ACRES @ 15 UNITS = 21.6 UNITS ALLOWABLE
PROPOSED BUILDING AREA = 1,138 SF/UNIT x 22 = 24,976 S.F.
PROPOSED PAVEMENT AREA= 19,449 S.F. (INCLUDING PORCH SLABS & STAIRS)
TOTAL IMPERVIOUS = 44,416 S.F. = I.S.R. = 44,416 / 62,733 = 71%
PROPOSED GREEN AREA= 18,318 S.F.

NPUD-1 = 30,861 S.F. = 0.66 ACRES @ 15 UNITS = 10.3 UNITS ALLOWABLE
PROPOSED BUILDING AREA= 1,138 S.F./UNIT x 5 = 5,675 S.F.
PROPOSED PAVEMENT AREA= 5,730 S.F.
TOTAL IMPERVIOUS = 11,405 S.F. = I.S.R. = 11,405 / 30,861 = 36%
PROPOSED GREEN AREA= 19,646 S.F.

PARKING REQUIREMENTS= 1 SPACE PER LIVING UNIT
PARKING PROPOSED = 1 SPACE PER UNIT TOTAL 27

MAXIMUM BUILDING HEIGHT = 35'
BUILDING SETBACKS:
FRONT 19' MIN PROPOSED AS SHOWN
INTERIOR SIDE 7.5' OK PROPOSED 10'
STREET SIDE 15' OK AS SHOWN 35' +
REAR 25' OK 35' PROPOSED

NOTES:

1. ALL MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MEET FEMA REQUIREMENTS AND BE SHIELDED AND BUFFERED FROM THE RIGHT-OF-WAYS WITH COMPATIBLE BUILDING MATERIAL PER THE ZONING DEPARTMENT
2. ALL INSTALLED OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF ST. PETERSBURG CODE SECTION 16.40.375
3. A SEPARATE PERMIT WILL BE REQUIRED FOR THE MONUMENT SIGN (PROJECT SIGN)
4. SOLID WASTE DISPOSAL BY RESIDENTIAL CONTAINER PER UNIT APPROVED BY SANITATION
5. ALL DISTURBED AREAS OF THE ROW SHALL BE FULLY SODDED
6. SEE PLAT BY JOHN BRENDLA & ASSOCIATES INC. FOR UNIT LOTS, EASEMENTS AND OTHER ENCUMBRANCES

H2O DESIGN
CONSULTING CIVIL ENGINEERS

CLIENT

PROJECT
RIVIERA TOWNHOMES

SITE ADDRESS

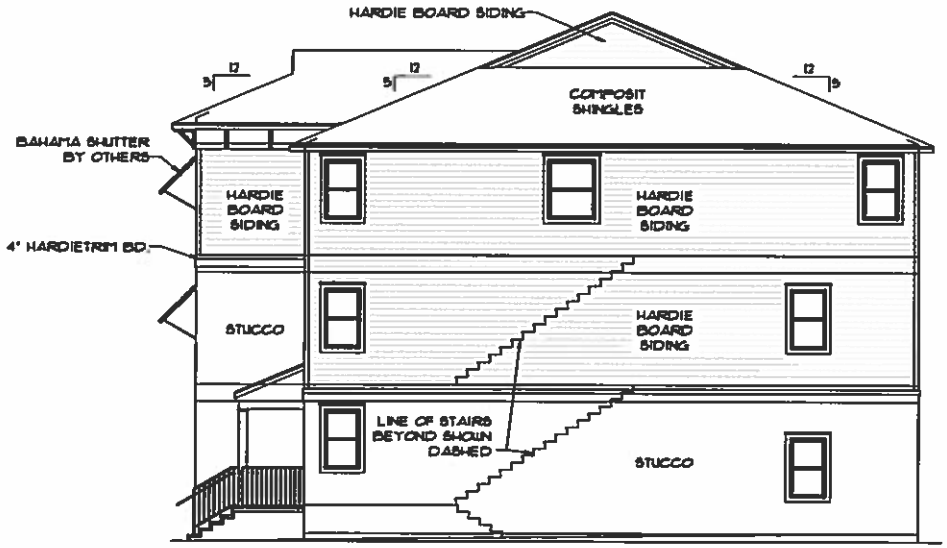
SCALE: 1" = 30'

JOB # 2015-13

site plan & data

PERMIT DRAWINGS

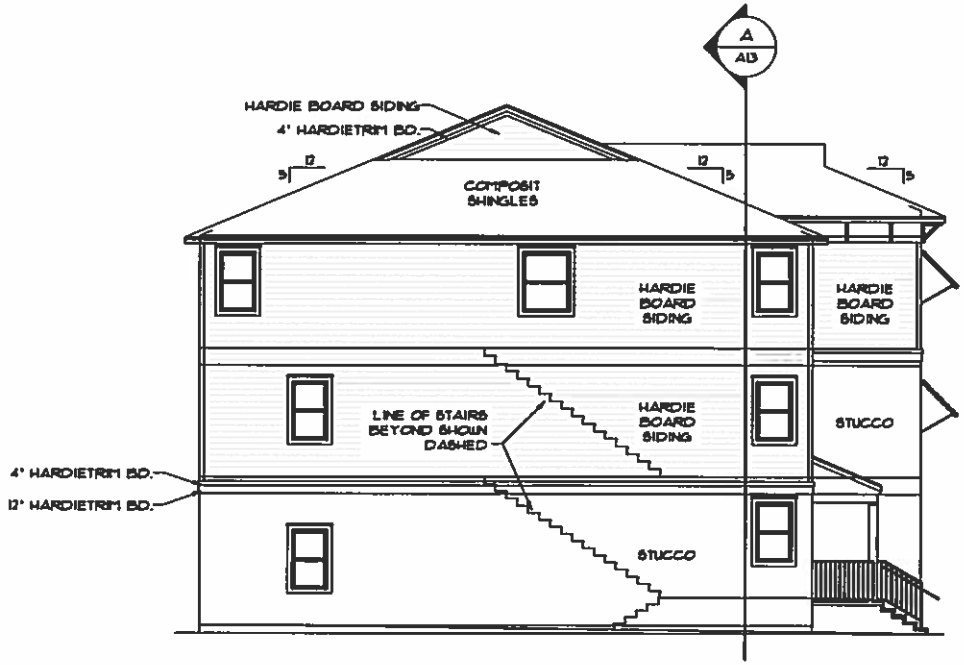
C-1



EAST ELEVATION-BUILDING 1 AND 2
WEST ELEVATION-BUILDING 5
SCALE : 1/8"=1'-0"

BUILDING ONE, TWO AND FIVE

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703



WEST ELEVATION-BUILDING 1 AND 2
EAST ELEVATION-BUILDING 5
SCALE : 1/16"=1'-0"

BUILDING ONE, TWO AND FIVE

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703

NORTH ELEVATION-BUILDING 1 AND 2
SOUTH ELEVATION-BUILDING 5
SCALE : 1/16"=1'-0"

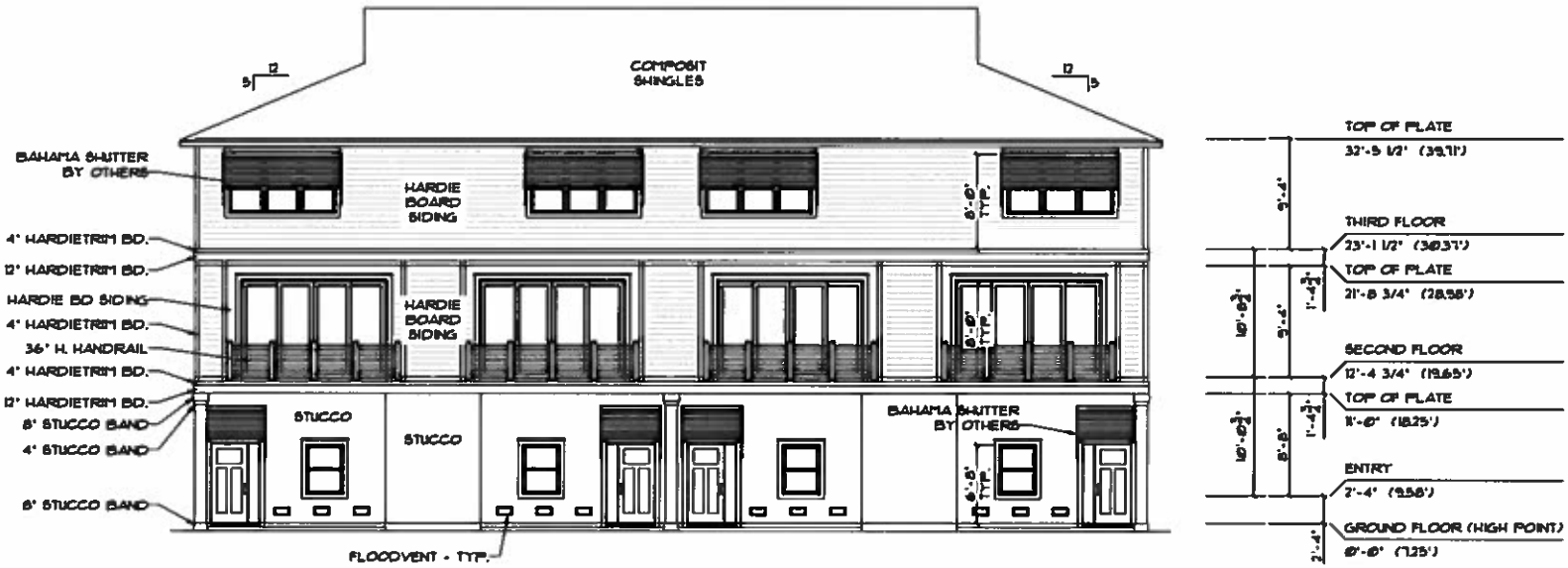
BUILDING ONE, TWO AND FIVE

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703

EAST ELEVATION-BUILDING 3
SCALE : 1/16"=1'-0"

BUILDING THREE

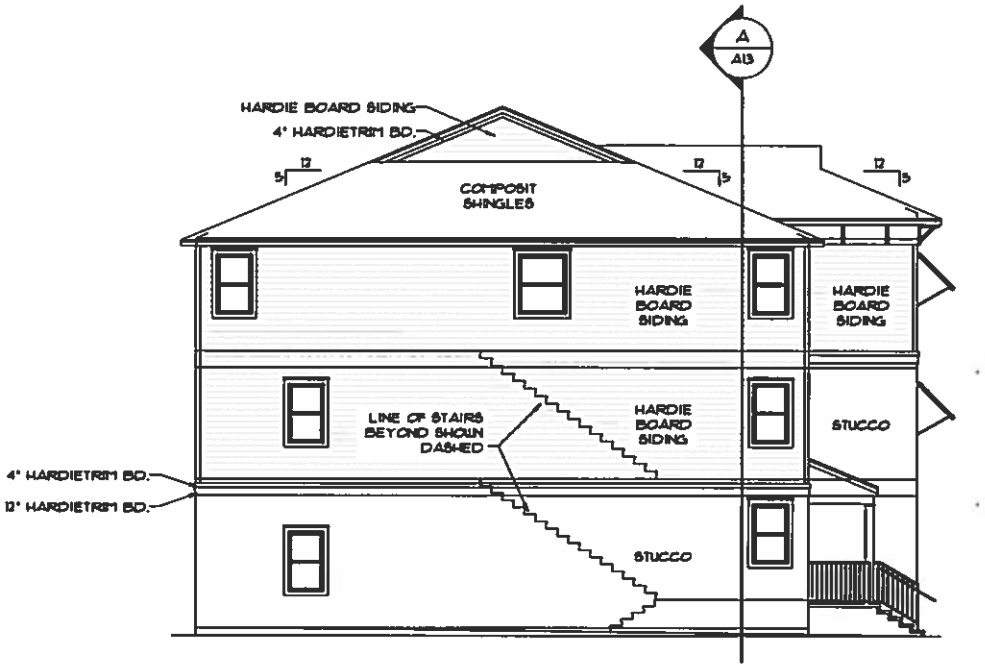
RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703



WEST ELEVATION-BUILDING 3
SCALE : 1/16"=1'-0"

BUILDING THREE

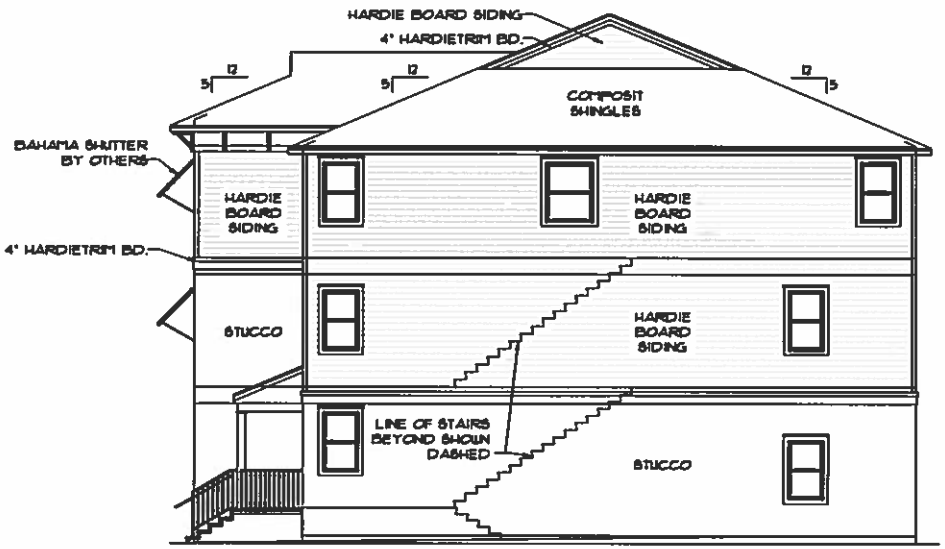
RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703



SOUTH ELEVATION-BUILDING 3
SCALE : 1/16"=1'-0"

BUILDING THREE

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703



NORTH ELEVATION-BUILDING 3
SCALE : 1/16"=1'-0"

BUILDING THREE

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703

EAST ELEVATION-BUILDING 4
SCALE : 1/16"=1'-0"

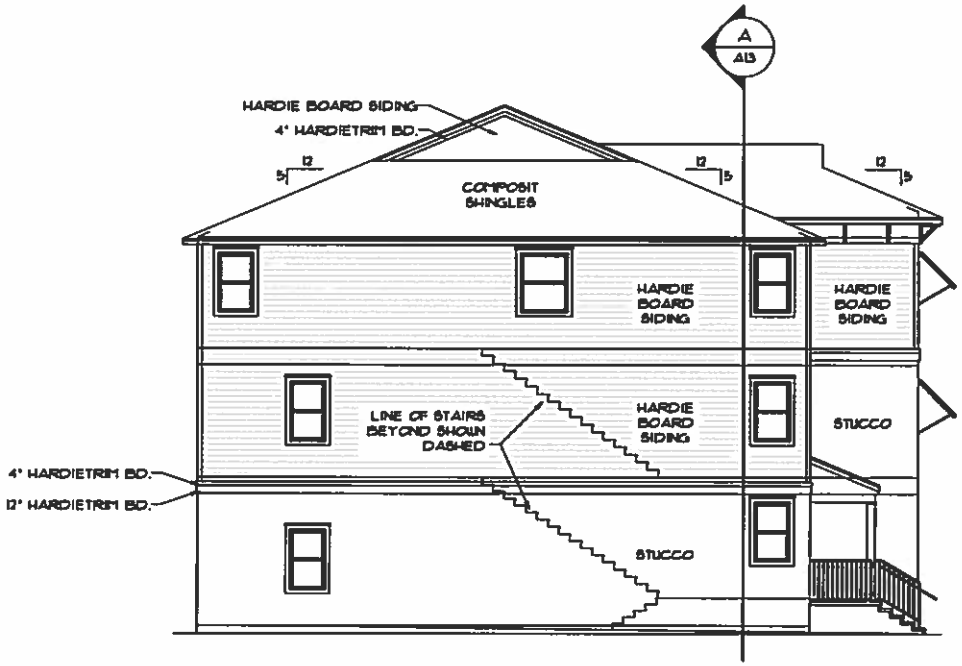
BUILDING FOUR

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703

WEST ELEVATION-BUILDING 4
SCALE : 1/16"=1'-0"

BUILDING FOUR

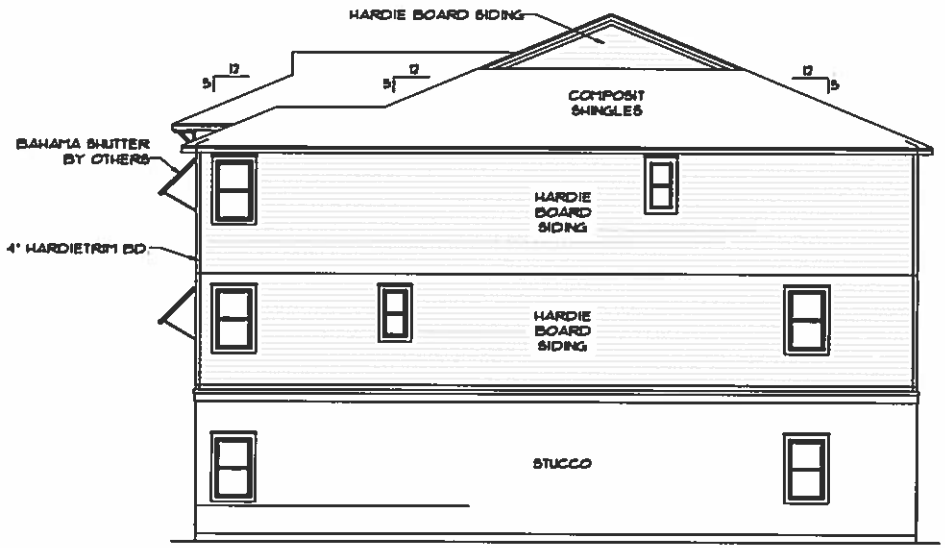
RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703



SOUTH ELEVATION-BUILDING 4
SCALE : 1/16"=1'-0"

BUILDING FOUR

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703



NORTH ELEVATION-BUILDING 4
SCALE : 1/16"=1'-0"

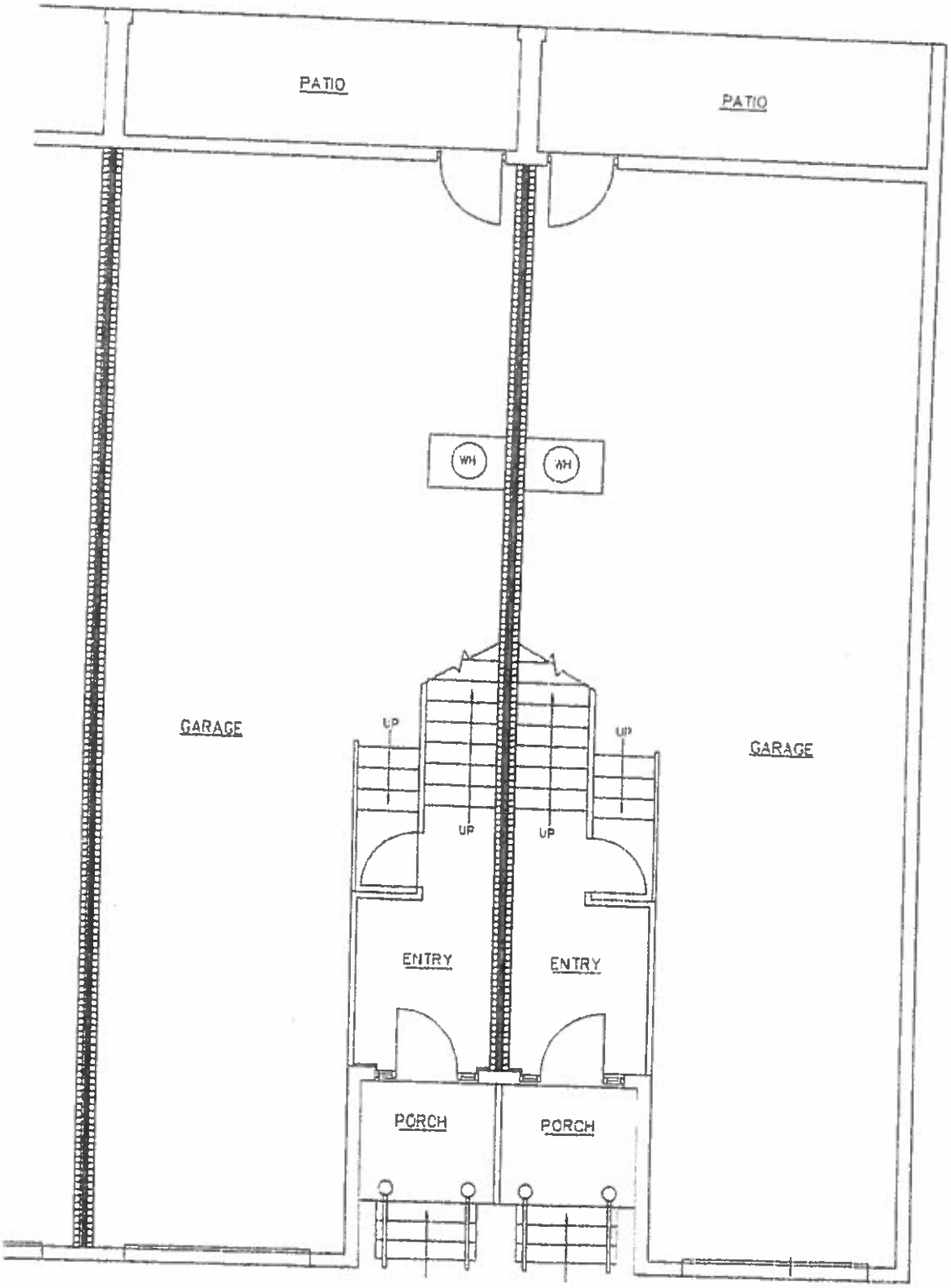
BUILDING FOUR

RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703

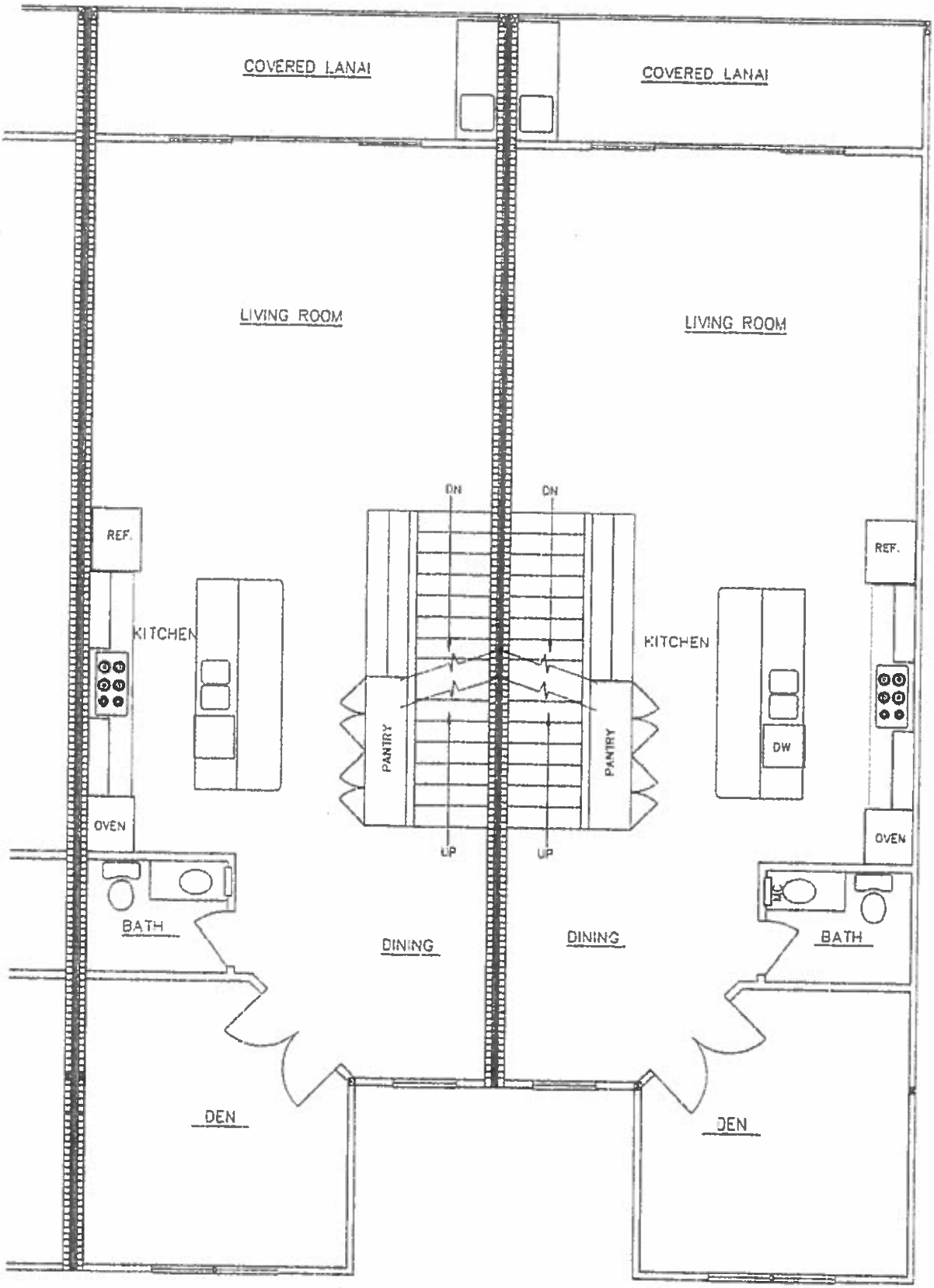
SOUTH ELEVATION-BUILDING 1 AND 2
NORTH ELEVATION-BUILDING 5
SCALE : 1/16"=1'-0"

BUILDING ONE, TWO AND FIVE

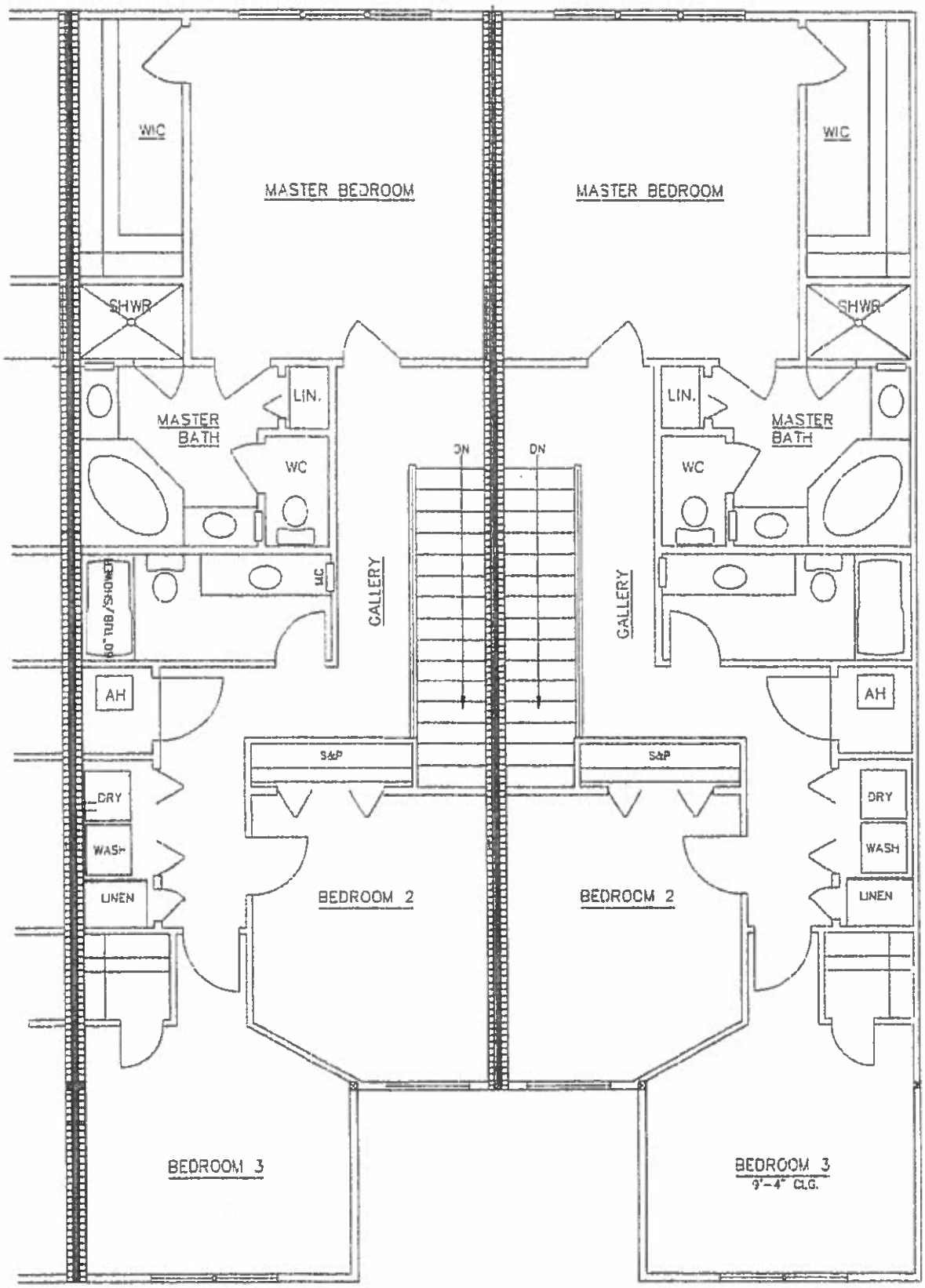
RIVIERA PLACE
PROPOSED 27 TOWNHOUSES
SAVONA DRIVE
SAINT PETERSBURG, FLORIDA 33703



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 1090 Plaza Comercio Dr NE | **Case No.:**

Detailed Description of Project and Request: Townhome community site plan review with asking variance for detention ponds being at the front of property

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

The topography of the proposed project confirms overland flow from north to south.
The required stormwater pond is located along the right of way portionof the site to capture all runoff.
The emergency outfall is also located alongside the right of way(Sanova Drive)

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.

No - there are no other residential townhome projects. There are however several
single family detached homes east of the site.

3. How is the requested variance not the result of actions of the applicant?

The natural topography and overland gradient of the site would
always reflect a design locating a stormwater system
along the roadwayby virtual of the north-south flow.

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?
Both the city engineering department and SWFWMD requires a stormwater system, and the topography
sites the pond system along side the right of way, the only reasonable location for said pond system
would be in front of the buildings alongside the road where the outfall is also located.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
A rebalance of the site facilitating placement of the stormwater system on the "highside"(bucking the grade)
of the parcel would potentially disrupt the natural flow of run-off at the north and also cause flooding.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The area is not developed and has an un-sightly commercial boat yard to the north. On a minimum
this will buffer the roadway(Sanova)and enhance property valuse for the residences to the east.

Site Plan Review #17-31000009

Tree Species	Diameter in Inches
Pine	14
Pine	26
Pine	14
Pine	24
Pine	14
Pine	14
Pine	14
Pine	14
Pine	12
Pine	12
Pine	13
Pine	12
Pine	13
Pine	12
Pine	14
Oak	12
Oak	18
Pine	14
Pine	14
Pine	13
Pine	14
Pine	16
Pine	15
Pine	13
Total	**351**

Data based on 10/10/2016 site survey

Total Specimen Trees removed		**24 trees**
Total Diameter in inches removed		**351 inches**
Breakdown		
Pines (total diameter in inches removed)		**321 inches**
Oaks (total diameter in inches removed)		**30 inches**
	total	**351 inches**

Mitigating Data

Total diameter (inches) 25% preservation requirement	**88 inches**
Required replant for after the fact tree removal	**88 inches**
Required trees per City Code	**38 trees**

TOTAL REQUIRED: 38 trees plus 88 inches (dbh) Specimen Trees

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Corey Malyszka, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: December 20, 2017

SUBJECT: Site Plan Review – Riviera Townhomes

FILE: 17-31000009

LOCATION: 1085, 1091, 1095, 1090 Plaza Comercio Drive Northeast
PIN: 17/30/17/28566/003/0310
ATLAS: C-54
PROJECT: Riviera Townhomes
REQUEST: Approval of a site plan to create a master plan with a variance to storm water location and an after the fact variance for removal of all specimen trees.

The Engineering Department has no objection to the proposed site plan with variances to the location of the storm water pond location and for the removal of all specimen trees provided the following special conditions and standard comments are included as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. The internal pavement surfaces, sidewalks, utilities, and stormwater pond located within this master plan shall remain privately owned and maintained by the private property owners. The applicant shall document the installation of all shared private infrastructure at the time of construction and a Homeowners/Property Owners Association shall be established to provide for future ownership, upkeep, and maintenance of all shared private utility systems and areas associated with ingress/egress.

3. 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.

3. 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. A minimum 5-foot wide public sidewalk is required in the right-of-way of Savona Drive Northeast adjacent to the project. Existing sidewalks must be removed and replaced 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.

4. 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.

5. 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.

6. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of the project redevelopment shall be removed as part of the project. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type.

7. 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.

8. The applicant will be required to submit to the Engineering Department copies of all permits from

other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

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.

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.

Upon redevelopment, the applicant will be required to submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for redevelopment on this site. This form may be obtained by contacting the Engineering front counter phone 727-893-7238 or email to Marta.Hegenbarth@stpete.org.

NED/MJR/mh

pc: Kelly Donnelly
Reading File
Correspondence File
SUBDIV FILE: SALT CREEK BAYBORO SUB #2 BLK 1, LOT 2 (PER OR'S 9205/595, 13651/1838)

Cristian I. Arias

From: Kyle Simpson
Sent: Wednesday, December 06, 2017 3:12 PM
To: Cristian I. Arias
Cc: Michael J. Frederick; Thomas M Whalen
Subject: RE: 17-310000009 Site Plan Review for Master Plan

Transportation and Parking Management has no comments on the case.

Thanks,

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: Cristian I. Arias
Sent: Monday, December 04, 2017 10:08 AM
To: Kyle Simpson <Kyle.Simpson@stpete.org>; Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>
Subject: 17-310000009 Site Plan Review for Master Plan

Good morning gentleman,

Can you please review the attached proposed project and return your comments at your earliest convenience. This is for a site plan review to create a master with a variance to the storm water location for a 27-unit multi-family development.

Should you have any questions, please do not hesitate to contact me.

Cristian I. Arias
City Planner I – Planning and Economic Development
City of St. Petersburg
727-892-5096 / Fax: 727-892-5557
Cristian.Arias@stpete.org

Property Information

Address:	1085 PLAZA COMERCIO DR NE SAINT PETERSBURG, FL 337021451
Location ID:	211023
Owner name:	Q S INVESTMENT INC
Parcel Identification Nbr:	17/30/17/28566/003/0280/
Old account number:	25601300
Zoning:	NA NOT APPLICABLE
Subdivision:	

Application Information

Application status:	APPROVED FOR PERMIT
Status Date:	3/23/2017
Application type:	NATURAL RESOURCES /GRUBBING/GRADING
Application date:	9/29/2014
Valuation:	2000
Square footage:	0
Public building:	NO
Reviewed by:	PSG PETYA S GETSOVA
Pin number:	240346
Entered by:	JAFISCHE
Electronic enabled:	NO

Contractor Information

Contractor Name:	QT CONSTRUCTION
Contractor Number:	13476
Type:	GENERAL CONTRACTOR
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
PCCLB CERTIFICATE/REGISTRATION	I-CGC1516335	9/30/2018
STATE CERTIFICATE/REGISTRATION	CGC1516335	8/31/2018
OUT OF COUNTY		8/31/2018
CITY OCCUPATIONAL		8/31/2018
SPECIALTY INSURANCE		8/31/2018

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max
SITE MAINTENANC				NATURAL RESOURC	00	1000	

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Code	Freeform information	Date	Print flag	Permit display	Inspection display	CO display
BNOT	GRUBBING DOES NOT ALLOW REMOVAL OF	9/29/2014	Y	Y		

Code	Freeform information	Date	Print flag	Permit display	Inspection display	CO display
	(Continued)					
BNOT	VEGETATION LOCATED WITHIN AN	9/29/2014	Y	Y		
BNOT	ENVIRONMENTALLY SENSITIVE AREA OR	9/29/2014	Y	Y		
BNOT	DESIGNATED PRESERVATION AREA.	9/29/2014	Y	Y		
CBFP	September 29, 2014 1:16:54 PM pjguglie.	10/24/2014	Y	Y	Y	
CBFP	NATURAL RESOURCE SITE PLAN REVIEWED, NO	10/24/2014	Y	Y	Y	
CBFP	FIRE PERMITS.	10/24/2014	Y	Y	Y	
CBFP	COMMERCIAL BUILDING FINAL FIRE PERMIT.	10/24/2014	Y	Y	Y	
CBFP	USE THIS PERMIT TO SCHEDULE THE FINAL	10/24/2014	Y	Y	Y	
CBFP	FIRE INSPECTION ONLY (0696).	10/24/2014	Y	Y	Y	
EX	***EXTENSION***	4/20/2015	Y	Y	Y	
EX	GRANTIING A 90DAY EXT. NEW EXP DATE WILL	4/20/2015	Y	Y	Y	
EX	BE 07/20/15. PER EXT APP REQUEST "WORK	4/20/2015	Y	Y	Y	
EX	IS NOT COMPLETED"	4/20/2015	Y	Y	Y	
EX	April 20, 2015 4:29:23 PM yksawyer.	4/20/2015	Y	Y	Y	
EX	90 DAY EXT GRANTED	7/20/2015	Y	Y	Y	
EX	July 20, 2015 2:34:59 PM mlgerhar.	7/20/2015	Y	Y	Y	
EX	90 DAY EXT GRANTED October 20, 2015	10/20/2015	Y	Y	Y	
EX	2:37:23 PM mlgerhar.	10/20/2015	Y	Y	Y	
EX	March 23, 2017 10:28:02 AM tymiddle.	3/23/2017	Y	Y	Y	
EX	90 DAY EXTENSION GRANTED PAID $250 FEE	3/23/2017	Y	Y	Y	
EX	HAS 90 DAYS TO GET AN APPROVED	3/23/2017	Y	Y	Y	
EX	INSPECTION.	3/23/2017	Y	Y	Y	
EX	60 day extension granted. has 60 days to	8/17/2017	Y	Y	Y	
EX	obtain an approved inspection.	8/17/2017	Y	Y	Y	
EX	August 17, 2017 9:48:55 AM khfincke.	8/17/2017	Y	Y	Y	
EX	90 EXTENSION APPROVED BY MAB. CONTRACTOR	12/11/2017	Y	Y	Y	
EX	HAS 90 DAYS TO GET APPROVED INSPECTIONS.	12/11/2017	Y	Y	Y	
EX	CONTRACTOR IS AWARE OF THE NEW PRCING	12/11/2017	Y	Y	Y	
EX	FOR FEES. NEXT EXTENSION WILL BE FOR 30	12/11/2017	Y	Y	Y	
EX	DAYS AT A COST OF $250.00.	12/11/2017	Y	Y	Y	
EX	December 11, 2017 11:23:35 AM mabell.	12/11/2017	Y	Y	Y	
NATR	SCOPE OF WORK TO INCLUDE:	10/24/2014	Y	Y	Y	
NATR	October 6, 2014 4:35:37 PM redunn.	10/24/2014	Y	Y	Y	
NATR	Conditional approval pending attachment	10/24/2014	Y	Y	Y	
NATR	of City and Florida	10/24/2014	Y	Y	Y	
NATR	Stormwater Erosion and Sedimentation	10/24/2014	Y	Y	Y	
NATR	control standards for	10/24/2014	Y	Y	Y	
NATR	protection of County waterways.	10/24/2014	Y	Y	Y	
NATR	******** ********** ********	10/24/2014	Y	Y	Y	
NATR	Absolutely no fill allowed to be	10/24/2014	Y	Y	Y	
NATR	brought to site without an	10/24/2014	Y	Y	Y	
NATR	approved master site plan (approved by	10/24/2014	Y	Y	Y	
NATR	City Engineering	10/24/2014	Y	Y	Y	
NATR	Department and Flood Plain Manager.	10/24/2014	Y	Y	Y	
STOR	November 3, 2017 9:08:30 AM Rbstaffa.	11/03/2017	Y			
STOR	SM Plans are stored with Central in box	11/03/2017	Y			
STOR	#105810.	11/03/2017	Y			
ZONE	October 1, 2014 10:01:57 AM cdmalysz.	10/24/2014	Y	Y	Y	
ZONE	approved to clear site, a tree removal	10/24/2014	Y	Y	Y	
ZONE	permit is required	10/24/2014	Y	Y	Y	

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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

SITE PLAN REVIEW
PUBLIC HEARING

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **January 10, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	17-31000010	**PLAT SHEET:**	H-5
REQUEST:	Approval of a Site Plan Modification for a previously approved Special Exception to construct an addition to a church building. The applicant is requesting a Variance to setbacks.		
OWNER:	Abundant Life Ministries Fellowship Church Inc. 2051 9th Avenue South Saint Petersburg, Florida 33712-2205		
APPLICANT:	J Edwards Construction Group LLC 4905 34th Street South Saint Petersburg, Florida 33711		
ADDRESS:	2051 9th Avenue South		
PARCEL ID NO:	25-31-68310-000-0609 & 25-31-16-20232-001-0300		
LEGAL DESICRIPTION:	On File		
ZONING:	Neighborhood Suburban Multi-Family (NSM-1) & Neighborhood Traditional Single-Family (NT-1)		
SITE AREA TOTAL:	18,671 square feet or 0.42 acres		
GROSS FLOOR AREA:			
Existing:	2,084 square feet	0.11 F.A.R.	
Proposed:	3,232 square feet	0.17 F.A.R.	
Permitted:	9,336 square feet	0.50 F.A.R.	

BUILDING COVERAGE:

Existing:	2,084 square feet	11% of Site MOL
Proposed:	3,232 square feet	17% of Site MOL
Permitted:	9,336 square feet	50% of Site MOL

IMPERVIOUS SURFACE:

Existing:	3,033 square feet	16% of Site MOL
Proposed:	3,529 square feet	19% of Site MOL
Permitted:	10,269 square feet	55% of Site MOL

OPEN GREEN SPACE:

Existing:	10,592 square feet	57% of Site MOL
Proposed:	9,919 square feet	53% of Site MOL

PAVING COVERAGE:

Existing:	949 square feet	5% of Site MOL
Proposed:	297 square feet	2% of Site MOL

PARKING:

Existing:	23; including 2 handicapped spaces
Proposed:	23; including 2 handicapped spaces
Required	13; including 1 handicapped space

BUILDING HEIGHT:

Existing:	25 feet
Proposed:	25 feet
Permitted:	36 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a house of worship which is a Special Exception use within the NSM-1 and NT-1 Zoning Districts.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:
The applicant seeks approval of a Site Plan Modification to a previously approved Special Exception to construct a 1,148 square foot building addition to an existing church. The applicant is requesting a Variance to setbacks. The church is located at the northeast corner of Treasure Court South and 9th Avenue South within the Melrose Mercy Neighborhood.

History:
The existing church was constructed in 1940, according to the Pinellas County Property Appraiser, and is approximately 2,084 square feet in size. The property owned by the Abundant Life Ministries Fellowship Church Inc. consists of two parcels. The primary parcel, where the church is located, is on the northeast corner of Treasure Court South and 9th Avenue South and is zoned NSM-1. The second parcel, which contains an unpaved surface parking lot, is located

on the southeast corner of Treasure Court South and 9th Avenue South and is zoned NT-1, see Location Map and Aerial attached as Exhibit 1.

Approval of a Site Plan Modification to construct a 1,395 square foot building addition, with setback Variances, was approved for this site in 2012 (Case No. 12-32000005). However, the proposed addition was never constructed. The previously approved addition was slightly larger than what is currently proposed and was designed to align with the front façade of the existing structure and be closer to the front and side property lines than the current proposal. Therefore, the current proposed addition will have less of an impact than the previously approved addition.

Current Proposal:
The applicant proposes to construct a building addition to an existing church for an activity room and restrooms, see Site Plan, Elevation Drawings and Floor Plan attached as Exhibit 2. The existing building is located in the southwest corner of the primary parcel. The new addition will be along the east side of the existing building and align with the existing building's northern façade. The proposed placement of the new addition does not meet the minimum front yard and side yard setbacks for a Special Exception use in the Neighborhood Suburban Multi-Family (NSM-1) zoning district. The required building setbacks for Special Exception uses on NSM-1 zoned properties is 35 feet on all yards. The applicant is requesting a Variance to the front and side yard setbacks. The primary parking lot is located behind the existing church and is accessed from Treasure Court South on the east side of the property. There is a second parking lot located on the south side of 9th Avenue South directly across the street from the church. Parking for that lot is accessed from 21st Street South and from an existing alley on the east side of the parking lot. The proposed building addition will be complementary and have similar proportions as the existing church.

VARIANCE:

Front Yard Setback

Required:	**35 feet**
Existing Church:	**5 feet**
Proposed Addition:	**22 feet**
Variance:	**13 feet**

Side Yard Setback

Required:	**35 feet**
Existing Church:	**37 feet**
Proposed Addition:	**12 feet**
Variance:	**23 feet**

The proposed building addition will be set back approximately 22 feet from the front property line and 12 feet from the side yard property line. City Code requires Special Exception Uses in a NSM-1 zoning district to be set back 35 feet from all property lines. As a result, the applicant is requesting a Variance to the required front yard and side yard setbacks in order to construct the proposed addition.

The existing building is approximately 5 feet from the front property line, excluding the stairs. As proposed, the new building addition will be set back further than the existing building from the front property line and will align with the rear of the existing building. The proposed building addition will be approximately 12 feet from the side property line. The height of the proposed addition will be approximately 10 feet to the truss bearing and 19 feet to the peak of the roof. A multi-family structure, which is a permitted use in this district, is required to have a minimum front yard setback of 20 feet and a side yard setback of 7.5 feet with a maximum building height of 48 feet. The proposed building addition would comply with the minimum front yard setback, side yard setback and maximum building height if a house of worship was a permitted use. Based on the existing development pattern, the existing building and proposed addition will be in keeping with the scale of the residential neighborhood which also contains several other houses of worship nearby. The properties that would be impacted by this addition include a house of worship's food pantry abutting the property to the east, and a parking lot that is owned by the applicant located on the south side of 9th Avenue South.

The Code requires a 35 foot setback for Special Exception uses in the NSM-1 zoning district because of the potential impacts that the building and use could have on uses that are permitted in a NSM-1 district. The most predominate use in the NSM-1 district is a multi-family structure. Typically, houses of worship in a residential neighborhood are much larger than the proposed building, which would be 3,232 square feet including the proposed addition. The scale and mass of the existing church with the proposed addition is very similar to the other buildings in the immediate area.

Public Comments:

No comments or concerns were expressed to staff at the time this report was prepared. The applicant provided a Neighborhood Worksheet with signatures from five (5) neighbors and attended a Melrose Mercy Neighborhood Association meeting on September 25, 2017, see Neighborhood Worksheet and Public Participation Report attached as Exhibit 3.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Site Plan Modification for a previously approved Special Exception to construct an addition to a church building, including the Variance to setbacks, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. **The applicant shall modify the landscape plan submitted for permitting to include the following:**
   - **a) Shade trees and a hedge shall be installed around the exterior perimeter of the parking lot on the south side of 9th Avenue South.**
   - **b) A hedge and shade trees shall be installed on the east and west side of the parking lot that is north of the existing house of worship.**
   - **c) Foundation landscaping shall be installed on the south side of the existing and proposed building.**
   - **d) The required landscaping shall comply with Section 16.40.060 – Landscaping and Irrigation.**

2. **The building shall complement the architectural style of the existing building.**
3. **The existing dumpster shall be placed in an opaque enclosure with opaque gates.**
4. **The site plan shall be revised as necessary to comply with the Engineering Department's Memorandum dated November 16, 2017.**
5. **This Special Exception/Site Plan approval shall be valid through January 10, 2021. 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. 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 classifications are Residential Medium on the parcel with the church and Planned Redevelopment - Residential on the parcel with the additional parking lot. Both of these classifications permit institutional uses consisting of less than five (5) acres. The NSM-1 and NT-1 zoning districts both allow a house of worship as a Special Exception use. The existing church and parking lot have been at this location for many years along with several other churches located within the neighborhood.

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 addition will not change the ingress/egress to the property and does not create any new demand for additional public services.

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;

This proposal will not affect existing vehicular and pedestrian access and does not impact traffic patterns on the site.

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

The proposed addition is minor and will not have an impact the level of service on adjacent streets and intersections.

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 Engineering Department memo attached as Exhibit 4 requires compliance with the City's Drainage Ordinance when the total site modification(s) reaches the 3,000 sq. ft. threshold. The current proposal of a 1,148 sq. ft. addition will count towards the threshold, but does not trigger compliance.

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

The requested Site Plan Modification does not include any signage or 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 building addition will align with the rear of the existing church on the east side. Windows and a door will activate the façade facing the adjacent property to the east which previously did not have any windows.

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 addition.

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 other similar uses in the area; however, this church has existed at this site since 1940 and the proposed addition is to add an activity room and restrooms to serve existing parishioners.

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 in the neighborhood as this is an addition to an existing use.

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;

If the proposed addition was to an existing multifamily structure it would meet the required setbacks for NSM-1 zoned property. The setbacks for

the new addition are compatible with and has similar front and side setbacks as the structure located on the adjacent property to the east. The proposal will provide space inside for activities thereby controlling any noise that may occur from members congregating outside after services.

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

A sufficient amount of land area exists to allow for the proposed addition. Including the addition the site will be utilizing approximately 34% of the allowable FAR for the property.

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

The area of the property where the addition will be constructed does not contain any trees, wetlands or significant 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;

The proposed addition does not impact the 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.

This modification to add an activity room and restrooms will not add demand for additional public services.

The future land use classifications of the subject property are: Residential Medium (RM) on the parcel with the proposed church addition and Planned Redevelopment - Residential (PR-R) on the parcel with the additional parking lot.

The future land use classifications of the surrounding properties are:

North: **Residential Medium**

South: **Planned Redevelopment – Residential**

East: **Residential Medium**

West: **Residential Medium**

REPORT PREPARED BY:

12/20/17

SCOT BOLYARD, AICP, Planner I
Planning and Economic Development
Development Review Services Division

DATE

REPORT APPROVED BY:

12-20-17

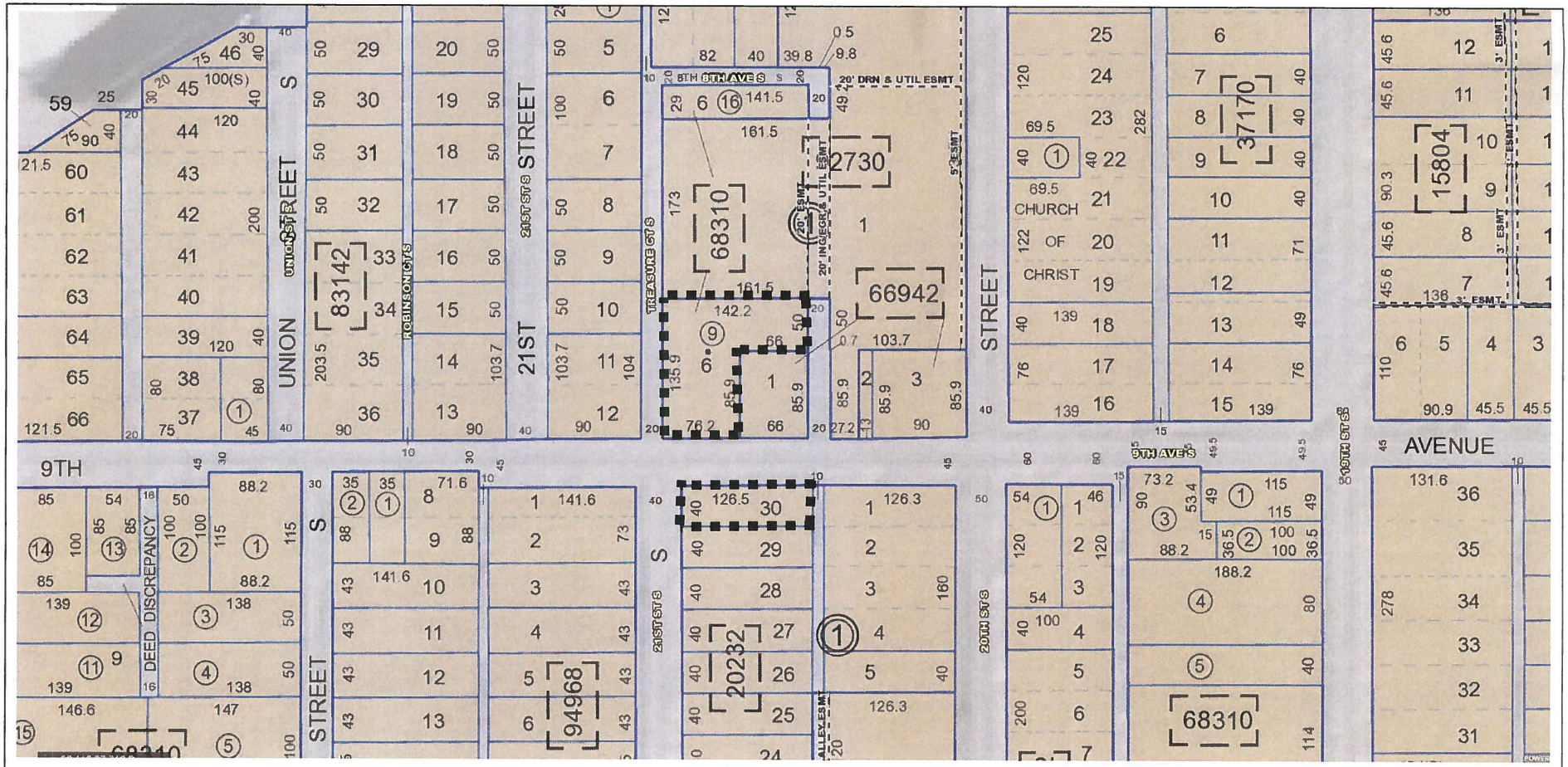
ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning and Economic Development
Development Review Services Division

DATE

List of Exhibits:
Exhibit 1: Location Map and Aerial Map
Exhibit 2: Applicant's Narrative, Site Plan, Elevation Drawings and Floor Plan
Exhibit 3: Applicant's Neighborhood Worksheet and Public Participation Report
Exhibit 4: Engineering Memo dated November 16, 2017

EXHIBIT 1

Location Map and Aerial Map



st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-31000010
Address: 2051 9th Avenue South

N↑
(nts)

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N↑
(nts)

EXHIBIT 2

Applicant's Narrative, Site Plan,
Elevation Drawings and Floor Plan

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VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

Street Address: 2051 9th AVE/ SOUTH | **Case No.:**

Detailed Description of Project and Request: THE PROPOSED 1148 SF FELLOWSHIP HALL ADDITION WILL EXCEED THE NORMAL 35'-0 SETBACK REQUIREMENTS

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

THE PROPOSED AREA FOR THE VARIANCE REQUEST IS ADJACENT TO THE EXISTING CHURCH SANCTUARY. THIS AREA WOULD NOT OR HAS NOT BEEN IN USE OTHER THAN TO A COURTYARD AND FOR THE CHURCH SIGNE.

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.

NONE THAT WE ARE AWARE OF.

3. How is the requested variance not the result of actions of the applicant? ABUNDANT LIFE MINISTRIES AQUIRED THE PROPERTY WITH THE PROPOSED BUILDING ARE AND THE VARIANCE REQUEST WILL ALLOW THE CHURCH TO MAKE USE OF THE AVAILIBLE SQUARE FOOTAGE.

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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

THE PROPOSED AREA WILL ALLOW FOR AN ADDITIONAL 1148 SF TO THE EXISTING CHURCH STRUCTURE THAT WILL ALLOW THE CHURCH TO INCREASE IT'S ABILITY TO SERVICE THE MEMBERS AND IMMEDIATE SURROUNDING COMMUNITY. THE CHURCH IS LOOKING TO MORE CHURCH FUNCTIONS LIKE BIBLE STUDY, HOSTING GUEST SPEAKERS, AFTER SERVICE REFRESHMENTS, STUDY HALL OR AFTER SCHOOL CARE FOR KIDS.

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

IN 2012 A PORTIBLE UNIT WAS PROPESED AS AN OBJECTIVE TO UTILIZE IN THIS PROPOSED AREA. THE CHURCH VOTED AND REQUESTED A MORE PEMANENT STRUCTURE THAT WOULD ADD MORE VALUE TO THE CHURCH PROPERTY!

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

THIS 1148 SF ADDITION WILL GIVE THE CHURCH THE OPPORTUNITY TO SERVICE SURROUNDING COMMUNTY BETTER WITH THE ADDED SPACE FOR MORE PROGRAMS AND ACTIVIES. ABUNDANT LIFE MINISTRIES HAS ONLY BEEN ABLE TO HOST NORMAL CHURCH SERVICES IN THE SANCTUARY. THEY WOULD LIKE TO ABLE TO AFFECT THE SURROUNDING COMMUNITY BY CREATING MORE USABLE SPACE AND THE PROPOSED STRUCTURE WILL ALLOW THOSE EFFORTS TO BE SUCCESSFUL.

Abundant Life Ministies Fellowship Church

2051 9th Avenue South
St. Petersburg, FL 33712

GENERAL CONSTRUCTION NOTES

1. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.

2. DEPOSITS AND FEES: DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE GENERAL CONTRACTOR. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.

3. GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.

4. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.

6. ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE

7. ALL PIERS, SUPPORTS, SHELVING FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTORS FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.

8. FOR CONVENIENCE IN DESCRIPTION & AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.

9. ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.

10. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

11. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS

12. ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1,000 PSI, OR NO. 2 SOUTHERN PINE UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

13. ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT

GENERAL NOTES

GOVERNING CODE: FLORIDA BUILDING CODE (FBC 2014), LATEST EDITION. ANSI / ASCE 7-10 FOR WIND LOADS. (145 MPH WIDESPREAD EXPOSURE "B")

REFERENCE STANDARDS: REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.

NOTES: NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.

SPECIFICATIONS: REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS

ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS

OMISSIONS/CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING
WITH THE WORK.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.

LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".

SUBMITTALS: WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED

ALTERNATES ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS

ACCESSIBILITY COMPLIANCE

THE PUBLIC SPACE SHALL COMPLY FULLY WITH THE ADA (AMERICAN WITH DISABILITIES ACT) FEDERAL STANDARDS FOR ACCESSIBLE DESIGN (2010).

THIS PUBLIC SPACE SHALL COMPLY FULLY WITH THE 2010 FLORIDA BUILDING CODE CHAPTER 11 PART A OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

ACCESSIBILITY NOTE.
ALL SPACES ARE JOINED BY A FLUSH AND LEVEL COVERED SIDEWALK WHICH SERVICES ALL ENTRIES WITH AN ACCESSIBLE APPROACH. SIDEWALKS ARE ACCESSED BY RAMPS AND PARKING AS REQUIRED BY FLORIDA AND ADA CODES.

BUILDING DATA SUMMARY

BUILDING HEIGHT : EXISTING (ONE- STORY)
CONSTRUCTION TYPE: TYPE III B
THIS SPACE IS UN-SPRINKLERED

OCCUPANCY SUMMARY TENANT

USE	AREA S.F.	S.F./PERSON	OCCUPANTS
EXISTING A3- ASSEMBLY	1,408 SF	FIXED	217
A3- ASSEMBLY (ACTIVITIY ROOM)	908 SF	7 NET	130
	TOTAL OCCUPANTS :		347

LIFE SAFETY CRITERIA

BUILDING CLASSIFICATION:	ASSEMBLY
OCCUPANCY (TABLE - 1004.1.2 OF F.B.C.-2014)	347
MEANS OF EGRESS REQUIRED (SECTION-1005 OF F.B.C.-2010)	.2 INCHES PER PERSON x 347 = 69"
MEANS OF EGRESS PROVIDED:	(6) AT 36" = 216"
	FOR A TOTAL OF 216"

REQUIRED PLUMBING FIXTURES

ACCORDING TO THE ABOVE CHART, MAXIMUM OCCUPANCY IS 61 (150 WITH EXISTING AREA).
AS PER THE FLORIDA BUILDING CODE 2014 SECTION (P403) SECTION 403.2· SEPARATE FACILITIES ARE REQUIRED IN A3 OCCUPANCIES AS PER TABLE 403.1 (f.) 1 DRINKING FOUNTAIN IS REQUIRED.

AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2014 SECTION (P403) MINIMUM PLUMBING FACILITIES, B BUSINESS

FACILITIES REQUIRED:
MEN 1 WATER CLOSET, 1 LAVATORY
WOMEN 2 W.C. 1 LAVATORY

FACILITIES PROVIDED:
2 MEN W.C. 1 WOMAN W C., 4 LAVATORY 1 HAND WASH SINK (EXISTING), 1 DF

GOVERNING CODE

FLORIDA BUILDING CODE fifth edition (2014)
2014 FLORIDA FIRE PREVENTION CODE

SCOPE OF WORK

THIS PROJECT IS AN 1,1148 SF ADDITION TO AN EXISTING CHURCH ASSEMBLY ADDING AND REMOVING TOILET ROOMS.

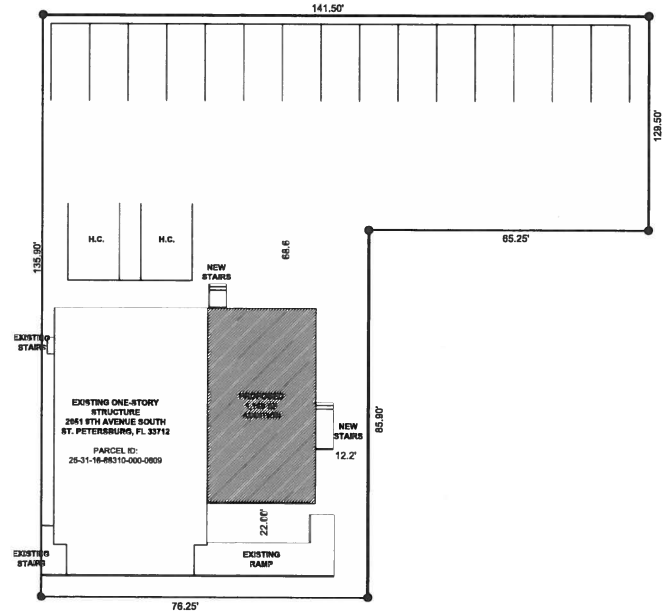
TWO NEW ELECTRICAL ARE PROPOSED BEING SERVED BY THE EXISTING PANEL, ALL EXISTING OUTLETS AND ELECTRICAL PANEL ARE TO REAMIN AND BE REUSED WITHOUTCHANGE

PLUMBING WORK CONSISTS OF PROVIDING PLUMBING TO THE NEW FIXTURES.

THE EXISTING A/C UNIT AND ALL DIFFUSERS ARE TO REMAIN AS IS AND BE REUSED WITHOUT CHANGE. A NEW SYSTEM IS PROPOSED TO BE ADDED TO THE NEW AREA.

SIGNAGE

SIGNAGE IS NOT IN THIS SCOPE OF WORK



9TH AVENUE SOUTH

N 1 C1 SITE PLAN

SCALE 1" = 20'

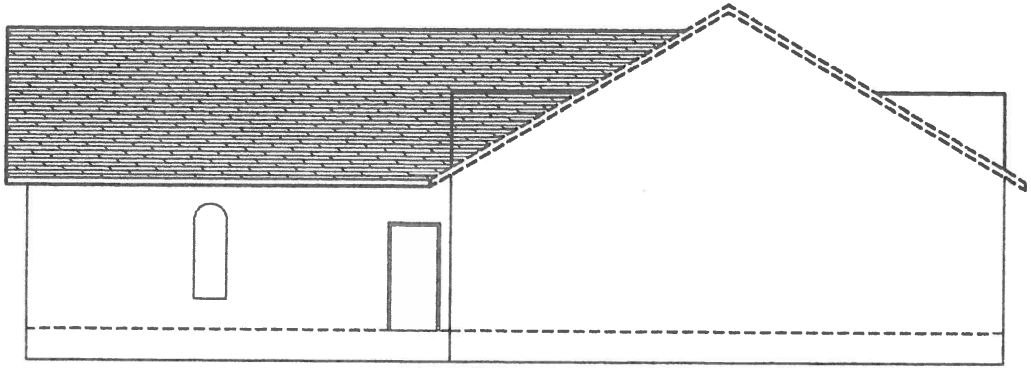
THIS DRAWING MAY NOT BE USED OR RE-PRODUCED WITHOUT WRITTEN PERMISSION OF G-SQUARED CAD SERVICES.

ENGINEERING SERVICES PROVIDED BY
GREGORY D. GAINER P.E. FL#70885
1401 PRESTON STREET S
ST. PETERSBURG, FLORIDA 33712
passmenot@hotmail.com
727-452-6823

CAD SERVICES
5387 ALHAMBRA WAY S
ST PETERSBURG, FL 33712
727-452-6823 passmenot@hotmail.com

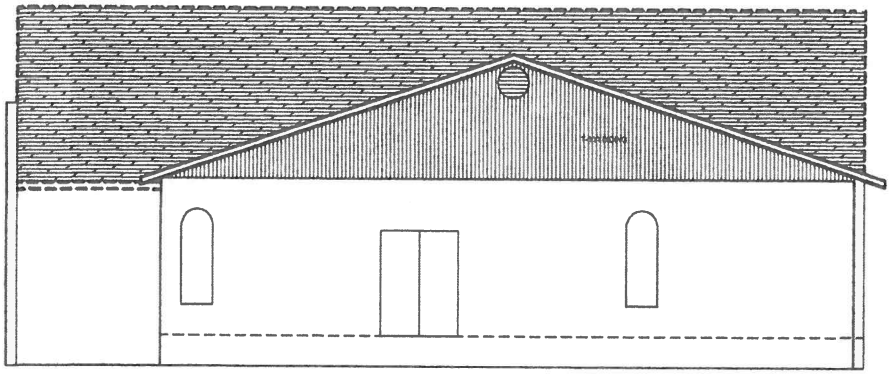
PROPOSED ADDITION
ABUNDANT LIFE MINISTRIES
9TH AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712

DATE 20 JUNE 2016
DRAWN
CHECKED
JOB NO.
SHEET C1.0



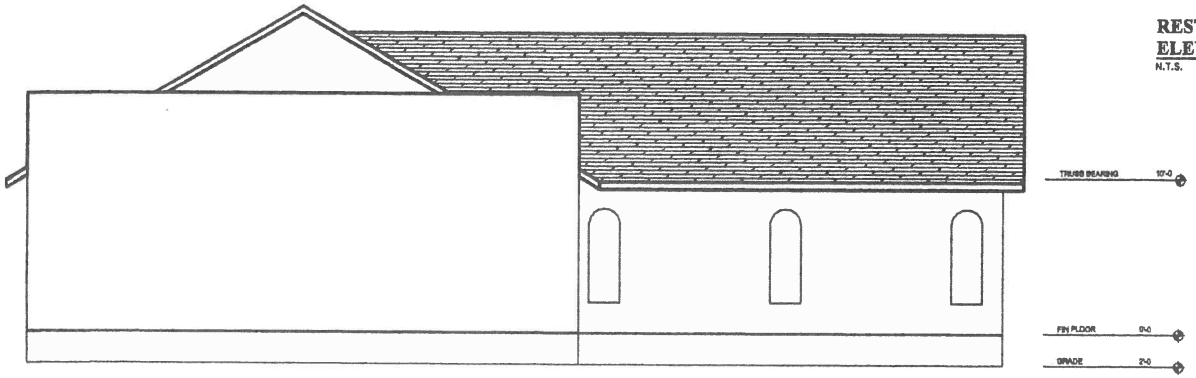
3 S1.2 NORTH ELEVATION

SCALE 1/4" = 1'-0



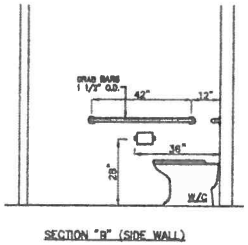
2 S1.2 EAST ELEVATION

SCALE 1/4" = 1'-0

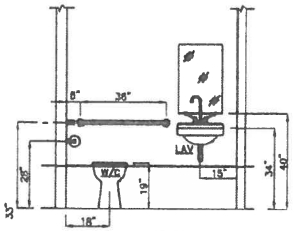


1 S1.2 SOUTH ELEVATION

SCALE 1/4" = 1'-0



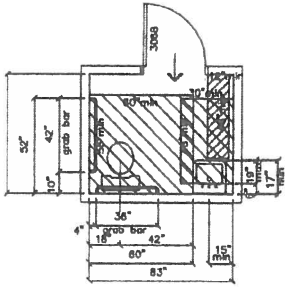
SECTION "B" (SIDE WALL)



SECTION "A" (REAR WALL)

RESTROOM INTERIOR ELEVATIONS

N.T.S.



HANDICAP ACCESSIBLE TOILET ROOM DETAIL

THIS DRAWING MAY NOT BE USED OR RE-PRODUCED WITHOUT WRITTEN PERMISSION OF G-SQUARED CAD SERVICES.

ENGINEERING SERVICES PROVIDED BY
GREGORY D. GAINER P.E. FL#70885
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ST. PETERSBURG, FLORIDA 33712
passmenot@hotmail.com
727-452-6823

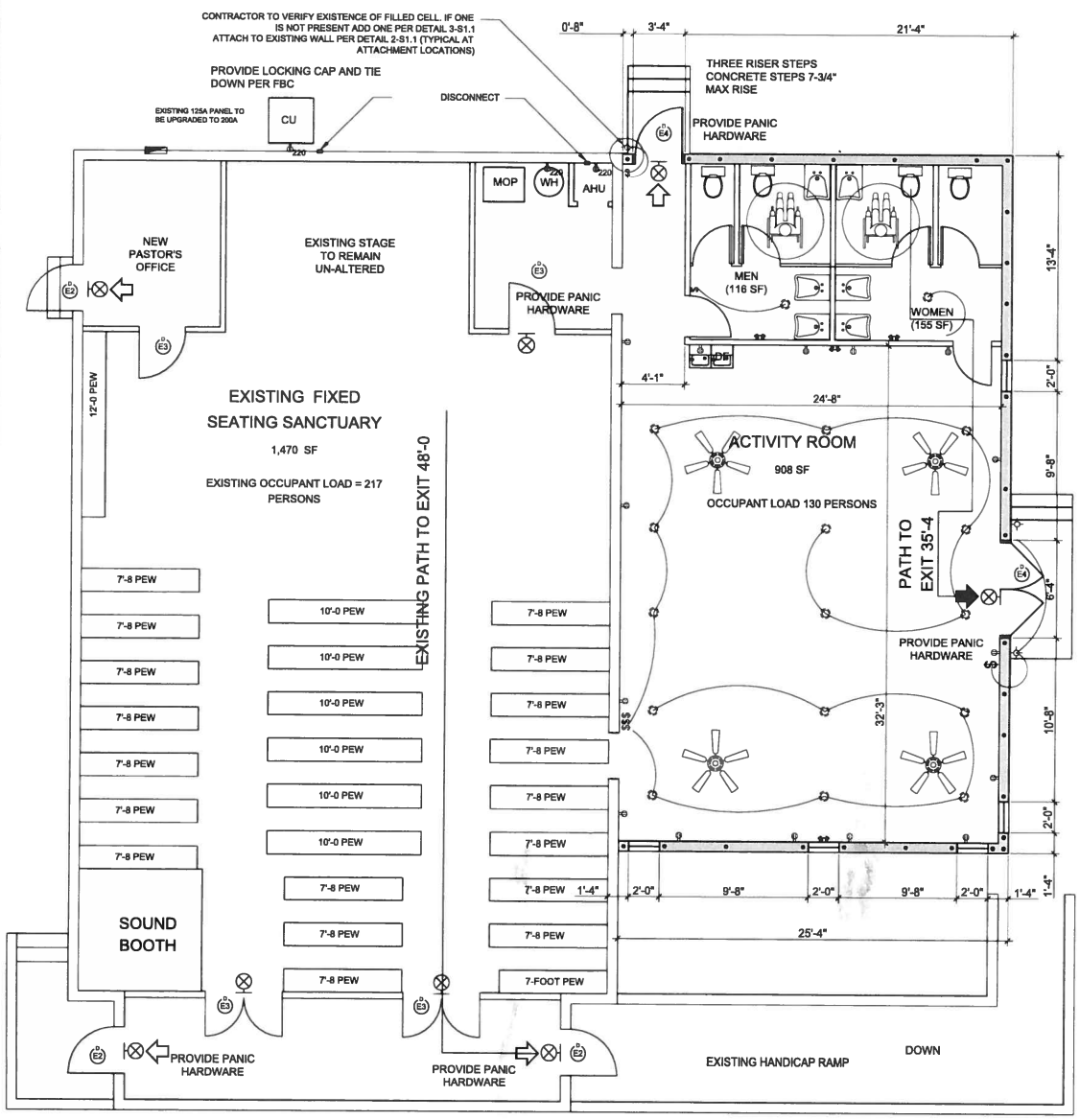
CAD SERVICES
5387 ALHAMBRA WAY S
ST PETERSBURG, FL 33712
727-452-6823 passmenot@hotmail.com

PROPOSED ADDITION
ABUNDANT LIFE MINISTRIES
9TH AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712

29 JUNE 2016

S1.2

DOOR SCHEDULE						
MARK	NOMINAL SIZE	TYPE	MATERIAL	FRAME	FINISH	REMARKS/HARDWARE
E1	(2) 3'-0" X 6'-8"	2	ALUMINUM & GLASS	ALUMINUM	FACTORY	EXISTING EGRESS EXTERIOR DOOR WITH THUMB DEADBOLT WITH EXTERIOR KEY LOCK
E2	(2) 3'-0" X 6'-8"	2	WOOD	ALUMINUM	FACTORY	EXISTING EGRESS EXTERIOR DOOR WITH THUMB DEADBOLT WITH EXTERIOR KEY LOCK
E3	3'-0" X 6'-8"	1	WOOD	WOOD	FACTORY	EXISTING INTERIOR DOOR
E4	3'-0" X 6'-8"	1	WOOD	WOOD	FACTORY	NEW EXTERIOR DOOR FL8891,1
1	3'-0" X 6'-8"	1	WOOD	WOOD	PAINT	NEW INTERIOR DOOR: PRIVACY LOCK, ADA HARDWARE
2	3'-0" X 6'-8"	1	WOOD	WOOD	PAINT	NEW INTERIOR DOOR: PRIVACY LOCK, ADA HARDWARE
3	3'-0" X 6'-8"	1	WOOD	WOOD	PAINT	NEW INTERIOR DOOR: PRIVACY LOCK, ADA HARDWARE



1 S1.1 FLOOR PLAN

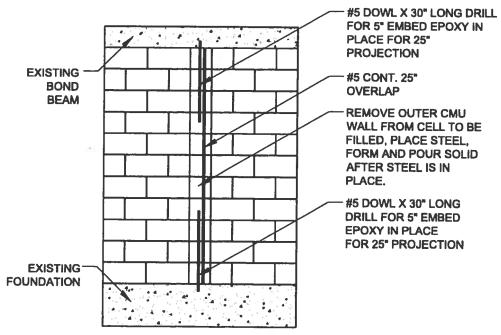
SCALE 3/16" = 1'-0

NEW MULE EMERGENCY LIGHT WITH BATTERY BACK-UP. MULE #SQHO-6542 (6V 20 WATT HEADS WITH #H7554 LAMPS). TYPICAL WHERE SHOWN.

NEW MULE COMBO EMERGENCY / EXIT LIGHT WITH BATTERY BACK-UP. MULE #SQRXU (6V 10 WATT HEADS WITH #H7552 LAMPS). TYPICAL WHERE SHOWN.

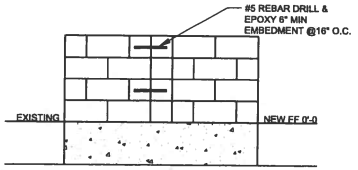
WALL LEGEND

- EXTERIOR CMU WALL
- INTERIOR LOAD BEARING WALL
- INTERIOR FRAMED WALL



1 S1.1 FILLED CELL DETAIL AT EXISTING

SCALE3/8" = 1'-0



2 S1.1 CMU TIE-IN

SCALE3/8" = 1'-0

THIS DRAWING MAY NOT BE USED OR RE-PRODUCED WITHOUT WRITTEN PERMISSION OF G-SQUARED CAD SERVICES.

ENGINEERING SERVICES PROVIDED BY
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PROPOSED ADDITION
ABUNDANT LIFE MINISTRIES
9TH AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712

DATE 20 JUNE 2018
DRAWN
CHECKED GDG
JOB NO. GDG
SHEET S1.1

EXHIBIT 3

Applicant's Neighborhood Worksheet and Public Participation Report

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NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET

Street Address: 2051 9th AVENUE SOUTH | **Case No.:**

Description of Request: REQUEST FOR VARIANCE TO BUILD AN 1148 SF ADDITION TO THE EXISTING CHURCH.

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

1. Affected Property Address: 2101 9th A/S
   Owner Name (print): NEW CONGRETIONAL CHURCH - PASTOR EARL MILLS
   Owner Signature:

2. Affected Property Address: 2100 9th A/S
   Owner Name (print): DARREN MOODY
   Owner Signature:

3. Affected Property Address: MT. ZION PROGRESSIVE MBC PASTOR L. MURPHY
   Owner Name (print): 955 20th S/S
   Owner Signature:

4. Affected Property Address: 2114 9th A/S
   Owner Name (print): JESSE BROWN
   Owner Signature:

5. Affected Property Address:
   Owner Name (print): Montez & Ronald Shelby
   Owner Signature: Montez & Shelby

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

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

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

st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. 17-31000010

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

APPLICANT REPORT

Street Address:

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

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

CONTRACTOR ATTENDED THE MELROSE/MERCY NEIGHBORHOOD ASSOCIATION MEETING ON SEPT. 25, 2017. ON SEPT. 20, 2017 NOTIFICATON LETTERS WENT OUT TO THE SURROUNDING NEIGHBORS THAT WERE DIRECTLY AFFECTED BY THIS VARIANCE REQUEST.

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

PLEASE SEE THE ATTCHED DOCUMENTS.

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

THE LETTER OF NOTIFICATION IS A PART OF THE REQUEST PACKET THE WE ARE SUBMITTING.

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

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

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

MELROSE MERCY NEIGHBORHOOD ASSN — Moatez Aremant Shelby

Association Name — President or Vice-President Signature

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

JAMES WELDON JOHNSON LIBRARY

Melrose/Mercy Neighborhood Association

Agenda

September 25, 2017

6:30 P.M. - 6:35 P.M. Sign in/Opening

6:35 P.M. - 6:40 P.M. Minutes of last meeting/Paulette Jones

6:40 P.M. - 6:50 P.M. City of St Petersburg Police

6:50 P.M. -7:00 P.M. ~~JOHN~~ JOHNITA Edwards/Abundant Life Ministries

7:10 P.M. 7:20 P.M. Art/Happy Workers Project

7:05 P.M. -7:10 P.M. Old Business

A. Treasurer/ Ramona D

7:10 P. M.-7:20 P.M. New Business/FLYERS FOR NEXT MEETINGS

A. Volunteers/ Project in Carefest

B.

C. Dues/Association (membership)

D. Plans adopt a family in need for the Holidays (food, toys etc.)

E. Meet our neighbors/ Christmas celebration

F. Announcements/ New Members (Speakers next meeting GINA

7:25 P.M- 7:30 P.M. CLOSING

Next Scheduled Meetings Mondays:

10/23/17

Abundant Life Ministries Fellowship Church, Inc.

2051 9th Avenue South | Saint Petersburg, FL 33712 | Church Office (727) 821-8200 | Church Cell (727) 768-2781
Apostle Roger Stroman Jr., Pastor
Lady Endrica Stroman

September 20, 2017

TO: HOMEOWNER, CHURCH LEADERS AND COMMUNITY
FROM: ABUNDANT LIFE MINITRIES FELLOWSHIP CHURCH, INC.
RE: UPCOMING CONSTRUCTION

Abundant Life Ministries Fellowship Church, would like to notify our surrounding homeowners, churches and community of our upcoming construction. Our church will be under construction within the next couple of months as our focus is to build a fellowship hall that will be connected to our church. Our fellowship hall will assist our church in the enablement of conducting various activities for our youth, outreach ministry, workshops, etc. We will require a variance as we are approaching the property line of Mercy Keepers Inc., Food Bank.

Your support in the approval of our application for this variance would be greatly appreciated. Please provide your name, address, contact information and approval of the variance below and send letter back to Abundant Life Ministries or send a letter to the City of St. Petersburg Construction Services & Permitting at: One 4th Street North Saint Petersburg, FL 33701 or you may fax it to their department at 727.892.5447.

Also, you are welcome to visit our church at any time before or during this process. Service hours are as follows: Wednesday night Bible Study-7:00pm, Friday night Sabbath Service-7:00pm and Sunday school followed by Morning Worship beginning at 10:00am. We thank you in advance.

Yours in Christ,

Roger Stroman Jr

Apostle Roger Stroman Jr., Pastor
& Abundant Life Ministries Church Family

And above all these things [put on] charity, which is the bond of perfectness.
Colossians 3:14

Name: **New Congregational Church**-Pastor Earl Mills
Address: 2101 9th Avenue South Saint Petersburg, FL 33712
Contact #: 727-460-9197

I approve of variances (yes or no): Yes

Signature: [signature]

Name: Darren Moody

Address: 2100 9th Avenue South Saint Petersburg, FL 33712

Contact #: 727-873-8347

I approve of variances (yes or no): yes

Signature: Darren Moody

Name: **Mt. Zion Progressive M.B.C**- Rev. Louis M. Murphy Sr., Pastor

Address: 955 20th Street South Saint Petersburg, FL 33712

Contact #: 727-894-4311

I approve of variances (yes or no): yes

Signature:

Name: Jesse Brown

Address: 2114 9th Avenue South Saint Petersburg, FL 33712

Contact #: _____

I approve of variances (yes or no): YES

Signature: Jesse Brown

EXHIBIT 4

Engineering Memo dated
November 16, 2017

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Scot Bolyard, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: November 16, 2017

SUBJECT: Site Plan Modification – Abundant Life Ministries Fellowship Church Inc.

FILE: 17-31000010

LOCATION: 2051 9th Avenue South
PIN: 25/31/16/68310/000/0609, 25/31/16/20232/001/0300
ATLAS: H-5
PROJECT: Abundant Life Ministries Fellowship Church Inc.
REQUEST: Approval of a Site Plan Modification for a previously approved Special Exception to construct an addition to a church building. The applicant is requesting a Variance to setbacks.

SPECIAL CONDITIONS OF APPROVAL:

1. It is Engineering's understanding that the parking lots will not be paved with this project. The applicant should be aware that the construction of the 1148 sf building addition, will count toward the 3000 sf site modification threshold which triggers compliance with the City's drainage ordinance. Therefore any future modification of the site which equals or exceeds 1852 sf will trigger compliance with the City's Drainage Ordinance, requiring on-site stormwater quality and stormwater attenuation.

- If site modifications are made which exceed a 3000 sf site threshold, then upon redevelopment, the applicant will be required to submit drainage calculations which conform with the water quantity and the water quality requirements of Ordinance 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.

- If future site modifications are made which exceed the 3000 sf site modification threshold which triggers compliance with the City's Drainage Ordinance, then public sidewalk upgrades will also be required by City of St. Petersburg Land Development Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions or unless a sidewalk variance is obtained from the City's Zoning division. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City

and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

2. The concrete steps which encroach into the right of way of 9th Avenue South must be removed and the sidewalk restored per current City Engineering Standards and Specifications.

3. The public sidewalk at the intersection with the adjacent Treasure Court South needs to be adjusted to have a flush transition to the alley and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) must be installed at the intersection with the alley per current City and ADA requirements. All existing public sidewalks adjacent to this site must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

4. 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.

5. 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.

6. 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.

7. 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.

8. The applicant will be required to submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for redevelopment on this site. This form may be obtained by contacting the Engineering front counter phone 727-893-7238 or email to Marta.Hegenbarth@stpete.org.

9. 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.).

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.

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.

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

NED/MJR/mh

pc: Kelly Donnelly
Reading File
Correspondence File
SUBDIV FILE: ABUNDANT LIFE MINISTRIES FELLOWSHIP CHURCH INC

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www.stpete.org

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, **Commission Member Griner** 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 **January 10, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000025 **PLAT SHEET:** G-4

REQUEST: Approval of a modification to a previously approved Special Exception and related site plan for a Social Service, Long Term Residential Facility as follows:

1.) To revise the site plan to remove Lots 2 and 3 (326 15th St N.) and to add Lot 7 (282 15th St N.) and allow construction of three pads with utilities for three temporary residential structures, and
2.) Allow a Variance to the 35-foot required setback; and
3.) Allow a Variance to reduce required vehicular parking from 18 to 10 spaces.

APPLICANT: SOCIAL SERVICES CHARITABLE TRUST
1648 E 54TH ST, APT 1C
CHICAGO, IL 60615-5792

ADDRESS:	**PARCEL ID NO:**
310 15TH ST N	24/31/16/37512/012/0040
302 15TH ST N	24/31/16/37512/012/0050
282 15TH ST N	24/31/16/37512/012/0070

ZONING NEIGHBORHOOD SURBURBAN MULTI-FAMILY (NSM-2)

SITE AREA TOTAL: 20,000 square feet or 0.46 acres (Lots 4-7)

GROSS FLOOR AREA:

Existing:	9,369 square feet	0.47 F.A.R.
Proposed:	10,119 square feet	0.51 F.A.R.

BUILDING COVERAGE:

Existing:	3,632 square feet	18 % of Site MOL
Proposed:	4,382 square feet	22 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	5,386 square feet	27 % of Site MOL
Proposed:	8,062 square feet	40 % of Site MOL
Permitted:	13,000 square feet	65 % of Site MOL

OPEN GREEN SPACE:

Existing:	14,614 square feet	73 % of Site MOL
Proposed:	11,938 square feet	60 % of Site MOL

PAVING COVERAGE:

Existing:	400 square feet	2 % of Site MOL
Proposed:	2,000 square feet	10 % of Site MOL

PARKING:

Existing:	0; including 0 handicapped spaces
Proposed:	10; including 1 handicapped space
Required	18; including 1 handicapped space

BUILDING HEIGHT:

Existing:	25 feet
Proposed:	25 feet
Permitted:	36 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 which a Social Service, Long Term Residential Facility is a Special Exception use within the NSM Zoning District.

DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a modification to a previously approved Special Exception and related site plan for a Social Service, Long Term Residential Facility. The modifications and request are as follows:

1) to revise the site plan to remove Lots 2 and 3 (326 15th St N.) and to add Lot 7 (282 15th St N.);
2) to allow construction of three pads with utilities for three temporary residential structures;
3) to allow a variance to the 35-foot required setback; and
4) to allow a variance to reduce required vehicular parking from 18 spaces to 10 spaces

The applicant has submitted a concurrent application for a Community Assembly Facility with a Community Garden on lots to the north of this subject application, Case #17-310000031. These lots were formerly contiguous to the Social Service, however, the two intervening platted lots (Lots 2 and 3; 326 15th St N.) are now under separate ownership.

History: The subject property is an existing Social Services Agency, Long Term Residential Facility, located in the Methodist Town Neighborhood, see Exhibit 1, aerial location map. On June 5, 1996, Environmental Development Commission (EDC) approved a Special Exception and related site plan (Case #SE96-031), to allow a social service agency expansion with variances for setbacks, parking, buffer wall and allowing grass parking, see attached staff report and site plan, Exhibit 2. The approval was for forty-six (46) residents with two employees. As noted in the staff report, the minimum stay was 90-days and the average stay was 11 months. The program provided for transitional housing of people in recovery from drug or alcohol abuse.

The applicant acquired the business in early 2017. Subsequently, the underlying property owner of Lots 2 and 3 (326 15th Street N.) which contains two residential structures, terminated the lease with the applicant. The applicant then acquired additional properties to the south.

Complaints were initiated in late January 2017 and the property owner was cited by the codes compliance team for property maintenance and zoning violations including provision of transient accommodations, the community garden and the number of chickens. Zoning staff inspected the property on March 3rd, met with the applicant on May 16, 2017 to review the zoning requirements and provided a summary letter on May 22, 2017, see attached zoning correspondence provided in Exhibit 5. Staff found that some of the proposed programs and activities qualified under the Social Service, Long-term housing definition, see Exhibit 4. The codes compliance cases have been deferred pending the processing of the Special Exception modification.

The owner was issued a permit for a temporary event on 03/29/17, for a "Tiny House" festival. A condition of approval was that all temporary buildings, vehicles and structures were to be removed within 48-hours of the event. There appear to be two such structures which are still on the property, see photos provided in Exhibit 3. The applicant applied for the Special Exception modification on September 11, 2017. The application was postponed to allow negotiations with the former and future owner of 326 15th Street North, the two lots which are have been removed from the social service use and to coordinate the hearing with the concurrent application for the Community Assembly Facility and Community Garden.

Current Proposal: The applicant seeks approval of a site plan modification to shift the boundary of the previous approved residential social service agency to the south, see attached Exhibit 3, applicant's narrative, site plan and photos. The number of residents proposed is 43 with two employees. A Social Service residential facility is defined in Chapter 16 as follows: "*Long-term housing* means housing that is designed to accommodate persons for greater than six months, and support services (counseling, daycare, etc.) for the purpose of facilitating the movement of the residents to independent living. This use includes transitional and permanent housing". Short-term housing is not a permitted or a special exception use in the NSM zoning district, see Exhibit 4 for related zoning code provision.

The applicant is also proposing to construct three pads with water and sewer hook-ups to allow temporary residential structures, also referred to as "Tiny Homes on Wheels" on the property for use for residential units for the clients. These temporary structures are licensed by the state Department of Motor Vehicles, similar to a Recreational Vehicle, or by HUD, see Exhibit 4 "Tiny House Living in the City of St. Petersburg" and applicant's narrative for more information. The zoning code allows for such temporary structures in the Neighborhood Suburban Mobile Home zoning classification, and Staff finds that location of such temporary structures within the NSM-1 classification is not consistent with the Land Development Code use regulations and district provisions, which allow for construction of permanent buildings with a consistent architectural design. This request would constitute a "use variance" which is not authorized under Chapter 16. The applicant would need to pursue a rezoning to a Neighborhood Suburban Mobile Home classification or a modification to the Land Development Code to allow such temporary structures for residential use.

Variance: Special Exception uses are required to maintain a 35-foot setback. As per the applicant's site plan, the setbacks for the existing and proposed structures are as follows:

Front (east):	Existing Structure – 10.52 feet
	Proposed Structures – 23-feet
Side (south):	Existing Structure – 2 feet
	Proposed Structures – 8-feet
	Parking – 12-feet
Side (north):	Existing Structure – 1 foot
	Proposed Structures – 104-feet
	Parking – 40-feet
Rear (west):	Existing Structure – 68 feet
	Proposed Structures – 29-feet
	Parking – 0-feet

Abutting uses to the west across the alley include vehicle repair facilities. The property to the north is a multi-family residence, which was previously part of the Social Service agency use. The property to the south is a townhouse and the first townhouse unit is owned by the applicant.

RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):
City Code Section 16.70.040.1.4.D sets forth the general criteria for evaluating Special Exceptions. Staff responses to each of the criteria are provided below.

A. The use is consistent with the Comprehensive Plan.

Staff finds that the proposed modification is generally 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 Residential High. The NSM zoning allows a Long-term residential Social Service as a Special Exception use. The existing 45 client facility is being shifted to the south, with 43 proposed clients. The proposed pads for temporary residential structures are considered to be mobile homes or domestic equipment, and are not allowed in NSM zoning. Tiny Homes are only allowed for residential use in the Neighborhood Suburban Mobile Home District (NMH), see Exhibit 4, Tiny House Handout. Therefore the use is inconsistent with the Future Land Use Element of the City Comprehensive Plan and does not have valid zoning.

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;

Because the number of clients will be reduced from 46 to 43, the modification 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. Access to the proposed temporary residential pads will also be from the alley.

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. Vehicular parking will be continue to be provided along the alley abutting on the west and bicycle parking will be added.

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. The Transportation and Parking Management Department reviewed the application and did not determine that there would be any significant impact to the adjacent streets or intersections, see correspondence included in Exhibit 5.

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 in Exhibit 5 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 and any proposed signage will need to meet the sign code. There have been no permits issued for the current on-site signage.

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;

Staff finds that shifting of the social service to the south within the existing structures or within permanent structure's will not affect the relationship with the surrounding neighborhood. However, Staff finds that introduction of pads for to allow temporary structures would not be compatible with the surrounding neighborhood. The zoning code allows for such temporary structures in the Neighborhood Mobile Home zoning classification, and Staff finds that location of such temporary structures within the NSM-1 classification is not consistent with the Land Development Code use regulations and district provisions, which allow for construction of permanent buildings with a consistent architectural design.

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 significant natural, historic or archaeological resources on the subject site. Existing protected trees are to be preserved. Staff finds that the modification to the Long Term Social Service agency is compatible with other properties in the neighborhood. Staff finds that the proposed pads for temporary structures are not compatible with the adjacent residential uses to the east and south.

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 is an existing Social Service agency to the north, operated by St. Vincent DePaul. However, since the application does not include an expansion to the number of clients or the total square footage of the facility, any such impacts related to the change in the site plan would be minimal. However, adjacent neighbors, property owners and the neighborhood association have expressed concerns related to having two such agencies in close proximity, see Exhibit 6, public correspondence. Staff is concerned about the possible detrimental effects of the three proposed building pads for temporary structures.

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

As previously noted, there is another Social Service agency in close proximity and adjacent property owners have expressed concerns regarding such concentration of uses and the negative affect on the conditions in the neighborhood. Staff is concerned about the possible detrimental effects of the three proposed building pads for temporary structures, which would not be compatible with the adjacent residential uses to the east and south.

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 applicant owns the immediately abutting townhouse to the south of the subject site, which provides for a buffer to the remaining townhouse property owners to the south. The long term residential uses within the existing buildings provide for adequate setbacks and do not create such adverse effects.

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 sufficient area to place the proposed improvements.

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

Existing protected trees are to be preserved, as depicted on the site plan.

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, as the facility will maintain a similar number of clients.

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, as the number of clients is substantially similar.

The future land use classification of the subject property is: Redevelopment High- (RH)

The land uses of the surrounding properties are:

North:	**Commercial/Social Service**
South:	**Residential**
East	**Residential**
West:	**Light Industrial (Auto repair)**

Additional Evaluation Criteria for Special Exception review of Social Services

City Code Section 16.50.390.5 sets forth additional criteria for evaluating Social Service uses. Staff responses to each of the criteria are provided below.

16.50.390.5. - Minimum requirements.

In addition to the criteria for special exception and site plan review, the Development Review Commission and POD shall consider the following requirements in determining whether to approve, approve with conditions or deny a request for a special exception or site plan involving a social service agency use:

1. The facility shall be served by or easily accessible to mass transit;

   PSTA bus service is available on 16th Street N., one block to the west and on Central Avenue, which is an approximately ¼ mile walk to the southwest.

2. The facility shall be of adequate size and design to reasonably accommodate its projected capacity;

   The proposed modification is a slight reduction in both number of clients and building square footage.

3. The facility shall have internal or external waiting areas sufficient for the proposed maximum number of persons waiting at any one time. Personal care service/drop-in centers shall provide an activity area sufficient for the proposed maximum number of clients;

   This criterion does not apply to a long-term residential facility.

4. Exterior waiting and exterior activity areas shall be adequately buffered from abutting properties and streets with a fence, wall or hedge that is the maximum height allowed and which meets the visibility at intersection requirements;

   This criterion does not apply to a long-term residential facility.

5. Parking: a. Long and short term housing uses shall provide two spaces, plus one space per each staff person on the shift with the largest number of staff, plus one space for every three beds or units.

   The applicant has requested a variance to the required number of spaces. The previous social service agency had approval for a parking variance, for a reduction to 14 spaces. The modified site plan will provide for 11 spaces, and there will be 13 additional spaces available for evening use on the applicant's proposed Community Assembly/Community Garden parcel to the north.

6. Social service agency uses with the same special exception or principal operating component are prohibited within 1,200 feet of each other unless the DRC determines that the cumulative impacts of the existing and proposed uses will not adversely affect the living and working conditions of the properties located between the two uses;

   This criterion does apply not as there is not expansion to the existing social service agency. The St. Vincent DePaul social service agency located approximately 400 feet to the north, provides a variety of services including food center, short term residential shelter, emergency shelter and counseling services.

7. Office and long and short term housing uses shall meet the maximum density, lot, FAR, height and ISR requirements and minimum lot and yard requirements of the zoning district in which they are located. Other uses shall meet the maximum lot, FAR, height and ISR requirements and minimum lot and yard requirements of the most similar use in the zoning district in which they are located;

   The modified plan meets these standards.

8. Social service agency uses with different special exception or principal operating components, which are located within 1,200 feet of each other, may be denied if the DRC determines that the cumulative impacts of the existing and proposed uses will adversely affect the living and working conditions of properties in close proximity to the proposed use.

   This criterion does not as there is not expansion to the existing social service agency. Adjacent property owners have expressed concerns regarding such cumulative impacts of the two facilities.

Variance Analysis

Staff finds that the setback variance request generally meets the applicable variance criteria as follows:

Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

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

   Approval of the special exception setback variance would allow for the shifting of the existing social service use to the property to the south with renovation of a deteriorated residential structure.

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

   The structure on the property to the south is existing, which is not the result of any action of the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship; and 4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

   The additional property could continue to be used for a single-family residence, and therefore, a literal enforcement would not result in an unnecessary hardship.

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

   The proposed parking along the alley is consistent with abutting uses of the alley. The existing residential structure does not meet the 35-foot setback, and reuse of the structure for four clients is reasonable.

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

   Staff finds that granting the variance for the existing structures and proposed parking would be in harmony with the general purpose and intent of the Land Development Regulations. The modification to the social service does not intensify the previously approved use, and the applicant owns the next property to the south, which provides a buffer.

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

   Special conditions of approval have been included to address compatibility with the residential uses to the east and staff is not supporting the request for the temporary structures. If permanent structures were constructed, in compliance with the design criteria, the proposed setbacks are consistent with the surrounding residential structures.

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

   Staff does find that the reasons set forth in the application are sufficient to grant the requested variance. See attached applicant narrative.

In conclusion, Staff finds that the proposed modification and related site plan are generally consistent with the standards for review as listed above, with the recommended special conditions. However, Staff finds that the addition of the pads to allow temporary residential structures ("Tiny Homes on wheels") is not a permitted use within the zoning district. Staff would support such units if constructed as permanent buildings in accordance with the Florida Building code, the Life Safety code, and the NSM design criteria.

Public Comments:

As of the date of this report, staff has received correspondence in opposition from the 15th Street Townhome Property Owners Association Board of Directors, from the Methodist Town Neighborhood Association, and from an adjacent property owner. Concerns were expressed regarding the expansion onto Lot 7, the addition of the three temporary residential structures, and the parking variance request. Correspondence is attached as Exhibit 6.

I. **<u>RECOMMENDATION</u>: Staff recommends approval of the request to modify the site plan to shift the Social Service use to the south. Recommended conditions of approval are as follows:**

A. SPECIAL CONDITIONS OF APPROVAL:

1. This Special Exception/Site Plan approval shall be valid through January 10, 2021. 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. Programs shall be limited to those which facilitate the movement of the residents to independent living per section 16.50.390.3, and all programs on Lot 7, 282 15th St N. shall be a minimum of 6-months.
3. All new residential structures shall be permanent and shall require building permits to demonstrate compliance with all requirements of the NSM district, 16.20.030.11. as well as the Florida Building Code and Life Safety Code.
4. A building permit shall be required for all structures including sheds and storage containers.
5. Clients shall not be allowed to sleep overnight in vehicles, on-site or within any City right-of-way.
6. Parking spaces shall be paved in accordance with Section 16.40.090.3.4.B.7.a. (asphalt, concrete, brick or decorative pavers).
7. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department memorandum dated November 7, 2017 and Transportation and Parking Management Department correspondence dated December 22, 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 PREPARED BY:

Elizabeth Abernethy 1-3-18

Elizabeth Abernethy, AICP, Zoning Official (POD) DATE
Planning and Economic Development
Development Review Services Division

List of Exhibits:
Exhibit 1: Aerial Location Map
Exhibit 2: Staff Report and Site Plan, Case # SE96-031
Exhibit 3: Applicant's Site Plan, narrative and photos
Exhibit 4: Social Service Agency code provision and Tiny House Handout
Exhibit 5: Engineering Memo dated November 7, 2017; Transportation and Parking Management Department correspondence dated December 22, 2017; Zoning correspondence
Exhibit 6: Public correspondence

Exhibit 1

Case #17-32000025

Aerial Location Map

st.petersburg
www.stpete.org

City of St. Petersburg, Florida
Planning & Economic Development Department
Case No.: 17-32000025
Address: 282, 302 & 310 15th St N.

N↑
(nts)

Exhibit 2

Case #17-32000025

Staff Report and Site Plan

Case # SE96-031

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

REPORT TO THE ENVIRONMENTAL DEVELOPMENT COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF PLANNING, HOUSING & DEVELOPMENT REVIEW SERVICES, for Public Hearing and Executive Action on June 5, 1996 at 2:00 P.M. in Council Chambers, Municipal Building, 175 Fifth Street North, St. Petersburg, Florida.

STAFF REPORT:	SE-96-031 (G-4)	May 30, 1996 Item No. 4
APPLICANT:	Christian Recovery Centers, Inc. 302 15th St. N. St. Petersburg, FL 33705	
REPRESENTATIVE:	Gene Parrish	
LOCATION:	346-378 15th Street North	
LEGAL DESCRIPTION:	Lots 2-6 , Blk "L", Corrected Map of Harvey's Subdivision	
REQUEST:	Approval of a Special Exception and related site plan to permit a social service agency expansion with variances for 1) setbacks, 2) parking, 3) buffer wall *, and with a request for grass parking.	

SITE DATA:

Zone:	RM-12/15	
Proposed Use:	social service agency	
Site Area:	25,000 sq. ft.	.57 Acres

TOTAL SITE:

MAXIMUM LOT DEVELOPMENT:		
Proposed Total Gross Floor Area:	9,900 sq. ft.	.4 F.A.R.
Existing Gross Floor Area:	9,900 sq. ft.	.4 F.A.R.
MAXIMUM PERMITTED BLDG. COVERAGE:		
Proposed:	5,510 sq. ft.	22 % of Site m.o.l.
Existing:	5,510 sq. ft.	22 % of Site m.o.l.
IMPERVIOUS SURFACES:		
Maximum Permitted:	16,250 sq. ft.	65 % of Site m.o.l.
Proposed:	7,610 sq. ft.	31 % of Site m.o.l.***
Existing:	5,839 sq. ft.	23 % of Site m.o.l.**
OPEN GREEN SPACE:		
Proposed:	17,390 sq. ft.	69 % of Site m.o.l.***
Existing:	19,161 sq. ft.	77 % of Site m.o.l.**
PAVING COVERAGE:		
Proposed Paving Coverage:	2,100 sq. ft.	9 % of Site m.o.l.***
Existing Paving Coverage:	400 sq. ft.	2 % of Site m.o.l.**

AUTOMOBILE PARKING SPACES:

Required:	50;	2 HC (1/200 sf)
Proposed:	13;	1 HC
Existing:	0;	0 HC

BUILDING HEIGHT:

Permitted:	35 ft.
Proposed:	25 ft.
Existing:	25 ft.

*** the wall variance is moot as parking is proposed off the rear alley**

OTHER MISC. DATA:

Proposed Employees:	2
Existing Employees:	2
Proposed Clients:	46
Existing Clients:	46

SPECIAL EXCEPTION/SITE PLAN REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of the Zoning Code Chapter 29, Article 5, Division #3 and Section 29-244 for social service agencies.

II. DISCUSSION AND RECOMMENDATIONS:

The applicant is seeking approval of a Special Exception and related site plan to permit a social service agency expansion with variances for setbacks, parking, buffer wall, and with a request for grass parking. The applicant has purchased adjacent property in order to provide its residents and programs more space.

Christian Recovery Centers is a private non-profit organization which has been in the City for over 20 years and provides transitional housing and support services for people in recovery from drug or alcohol abuse. The residents of the facility work are carefully screened, must agree to commit to a 90 day program, must stay drug-free, and must agree to attend meetings. Residents work and pay a reasonable weekly amount ($70) for board and three meals per day from a communal kitchen facility. Clients do not generally drive or own vehicles. The facility has 24 hr. supervision. As part of the regular on-going activities, other support agencies such as CASA, AA, etc. speak and counsel clients at the facility, or organize support/discussion groups. Most residents stay an average of 11 months, therefore this program does not attract transients. This organization enjoys a high success rate and general support from the neighborhood.

VARIANCES:

1) **Setback:**

Front setback Required:	25 ft. (15 St.)
Front Setback Proposed:	3-4 ft. (15 St.)
Front Setback Existing:	3-4 ft. (15 St.)
Front Setback Variance:	21-22 ft. (15 St.)

Rear Setback Required: 20 ft. (alley)
Rear Setback Proposed: 5-13 ft. (alley)
Rear Setback Existing: 5-13 ft. (alley)
Rear Setback Variance: 7-15 ft. (alley)

Side Setback Required: 10 ft. (south & north)
Side Setback Proposed: 2-8 ft. (south & north)
Side Setback Existing: 2-8 ft. (south & north)
Side Setback Variance: 2-8 ft. (south & north)

The variances are resulting from existing conditions. The proposal does not propose any building additions.

2) Parking:

Required: 50; 2 HC (1/200 sf)
Proposed: 13; 1 HC
Existing: 0; 0 HC

The parking required under the Code does not fit the nature of the facility. The proposed use is more analogous to a Community Residential Home which requires parking based on the formula of 2 spaces plus 1/3 clients. In applying this formula to the proposal, m.o.l. 18 spaces would be required. The residents of the program predominately utilize public transportation. The applicant is willing to stipulate that no resident would own a vehicle (noted herein).

3) Greenspace Parking:

Grass Parking Permitted : 25 % (4-5 spaces)
Grass Parking Proposed: 6
Grass Parking Existing: 0
Grass Parking Variance: 1

The applicant proposes to have six grass spaces, at the northwest corner of the site off the alley, in order to preserve the maximum amount of green space so that it may be utilized for recreational activity when not in use. The seven paved spaces proposed is more than sufficient for the two staff members and guests.

III. STAFF RECOMMENDATIONS:

A. Staff recommends APPROVAL of the following:

Variance #1: Setbacks
Variance #2: Parking
variance #3: Greenspace parking

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

B. SPECIAL CONDITIONS OF APPROVAL:

1. Residents of the facility shall not own vehicles.

2. **The applicant shall plant an 18-24" tall hedge, planted leaf to leaf, in front of the existing chain-link fence along 15 St. N. (to be worked out with Staff).**

3. **The applicant shall plant m.o.l. five-six 3" dbh Live Oaks along the 15 St. North perimeter (to be worked out with Staff).**

D. **STANDARD CONDITIONS OF APPROVAL:**

1. **ALL SITE PLAN MODIFICATIONS AS REQUIRED BY THE E.D.C. SHALL REFLECT EXISTING CONDITIONS AND/OR APPROVALS AND SHALL BE INDICATED ON THE FINAL SITE PLAN AND THE FINAL PLAN SHALL BE SUBMITTED TO THE PLANNING, HOUSING & DEVELOPMENT REVIEW SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

2. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department in order to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.

3. All site visibility triangle requirements shall be met (Chapter 29, Article IV, Section 29-192).

4. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions noted herein. The applicant shall submit drainage calculations and grading plans, which conform with the quantity and the water quality requirements of Ordinance (Chapter 16, Article VI), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year, one hour design storm. Staff notes that the proposal does not appear to "trigger" Drainage Ordinance requirements.

5. 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.

6. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

7. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to their approval of any permits being issued.

8. Sign plans shall be in accordance with the Sign Ordinance in the City Code (Chapter 16, Article XI). The applicant shall submit sign plans to the City's Construction Services and Permitting Division for necessary permits. Signs, if illuminated, shall be directed away from residential areas.

9. Required yards shall be unoccupied and shall be unobstructed by any portion of any structure (including mechanical, such as air-conditioning units) from ground level upward (eaves may project two and one-half feet into a required yard but not over a dedicated easement). Compliance with this requirement shall be clearly indicated on the site plan. Staff recommends approval of the setback variances noted herein.

10. 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.

11. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

12. The applicant shall resubmit a revised landscape plan which meets Code requirements and conditions noted herein. The EDC hereby grants the Staff discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (retention needs, underground conditions, saving existing trees, etc.) as long as the intent of the Landscape Ordinance is maintained. Landscaping plans shall be in accordance with the following Ordinances:

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

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

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

13. All plans for tree removal and permitting shall be submitted to the Staff and the City's Urban Forester, Planning, Housing & Development Review Services Department, for approval (Chapter 16, Article IX).

14. All existing and newly planted trees and shrubs shall be mulched with 3" organic matter within a 2 ft. radius around trunk of the tree.

15. A timed automated sprinkler system shall be provided in all landscaped areas. Drip irrigation can be permitted as specified within Chapter 16, Article IX.

16. Concrete curbing, wheelstops, or other type of physical barrier shall be provided around/within all vehicular use areas to be used by the public (to protect landscaped areas).

17. Natural or man-made features to be preserved: Any healthy existing trees shall be preserved if feasible (to be worked out with staff).

18. Any trees being preserved shall be protected during construction in accordance with Chapter 16, Article XIII, Section 16-963) of City Code. The Urban Forester shall inspect and approve all tree protection barricades prior to any permits being issued. Any tree that is to be

preserved, that is damaged or destroyed, shall be replaced on a 2:1 ratio with 3" dbh native drought-tolerant hardwood shade trees.

19. The location and size of the trash container(s) needs to be designated, shall be adequately screened, and shall be subject to the approval of the Staff and the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall, and a minimum 18-24 inch dense hedge, planted two feet on-center shall be planted around the perimeters of the dumpster pad.

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

(a) Minimum Traffic Engineering Standards have been met.

(b) There shall be adequate screening of any parking areas.

(c) There will be no traffic impact by the proposal as the residents will not drive, and the proposal has met concurrency standards (Certificate # 3327).

(d) Per City Ordinance (Chapter 16, Article VI), storm water runoff shall not be increased and shall be retained on-site.

(e) Any proposed signs shall meet Code requirements.

(f) The proposal is consistent with the character of the surrounding property.

(g) The Comprehensive Land Use Plan designates the property: Residential Medium

Surrounding land use is as follows:

North: Residential Medium
South: Residential Medium
East: Residential Medium
West: Industrial General

The proposed use is compatible with the surrounding neighborhood uses.

The use is consistent with the Comprehensive Plan.

(h) There should be no detrimental effects of the proposal on the surrounding neighborhood or surrounding property values.

Staff has received no objections to the proposal. Staff did receive a call from Ingid Comberg, President of Uptown Neighborhood Association, who said she visited the project, thought it operated/managed very well, and gave verbal support to the proposal.

(i) There should be no detrimental effects of the proposal on the working conditions of the neighborhood, as the residents will not drive.

(j) The proposal does not meet the required building setbacks; However, they are resulting from existing conditions. Therefore, Staff is recommending approval of the setback variances noted herein.

(k) Land area is appropriate, and adequate for the use.

(l) General amenities included in this proposal: The site will receive additional landscape improvements.

(m) A revised detailed landscape plan shall be submitted to Staff for approval that reflects conditions noted herein as well as meeting Landscape Code requirements (to be worked out with and approved by Staff).

(n) There are no Historic or Archaeological resources on the site or within 200 feet (Chapter 16, Article VIII).

(o) The site is not within a flood hazard area (Chapter 29, Article IV, Section 29-221).
Although the site is within an airport zone (Chapter 29, Article IV, Section 29-194), it does not exceed the 258 ft. height permitted.

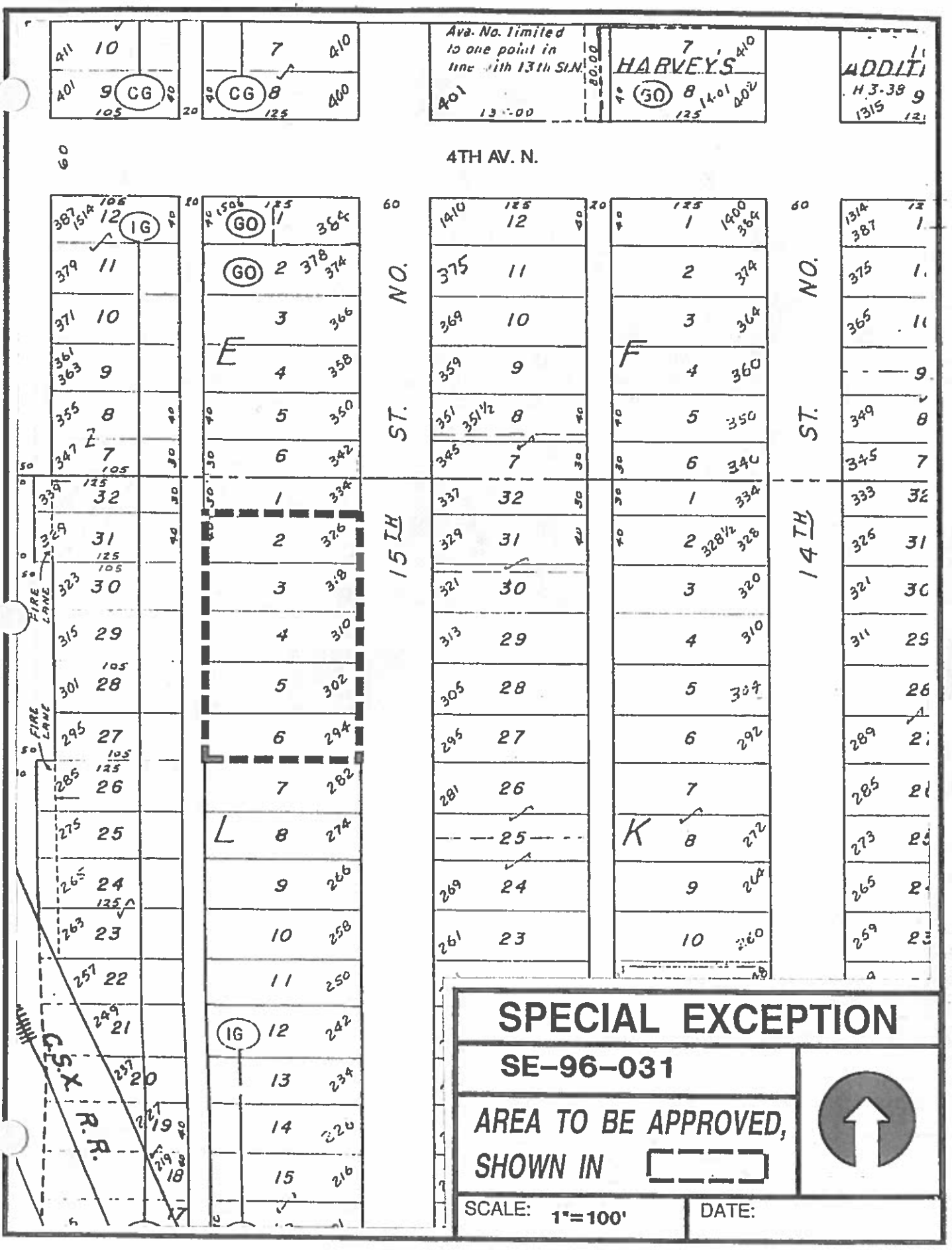
(p) The proposal meets the adopted level of service.
All services are adequate.

The adjacent roadways meet the adopted levels of service.

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

e:SE-96-031

4 AV N (SR 595)
16 ST
15 ST
14 ST
BURLINGTON AVE NO
N


Ave. No. limited to one point in line with 13th St. N.
HARVEY'S
ADDITI
4TH AV. N.
15TH ST. NO.
14TH ST. NO.
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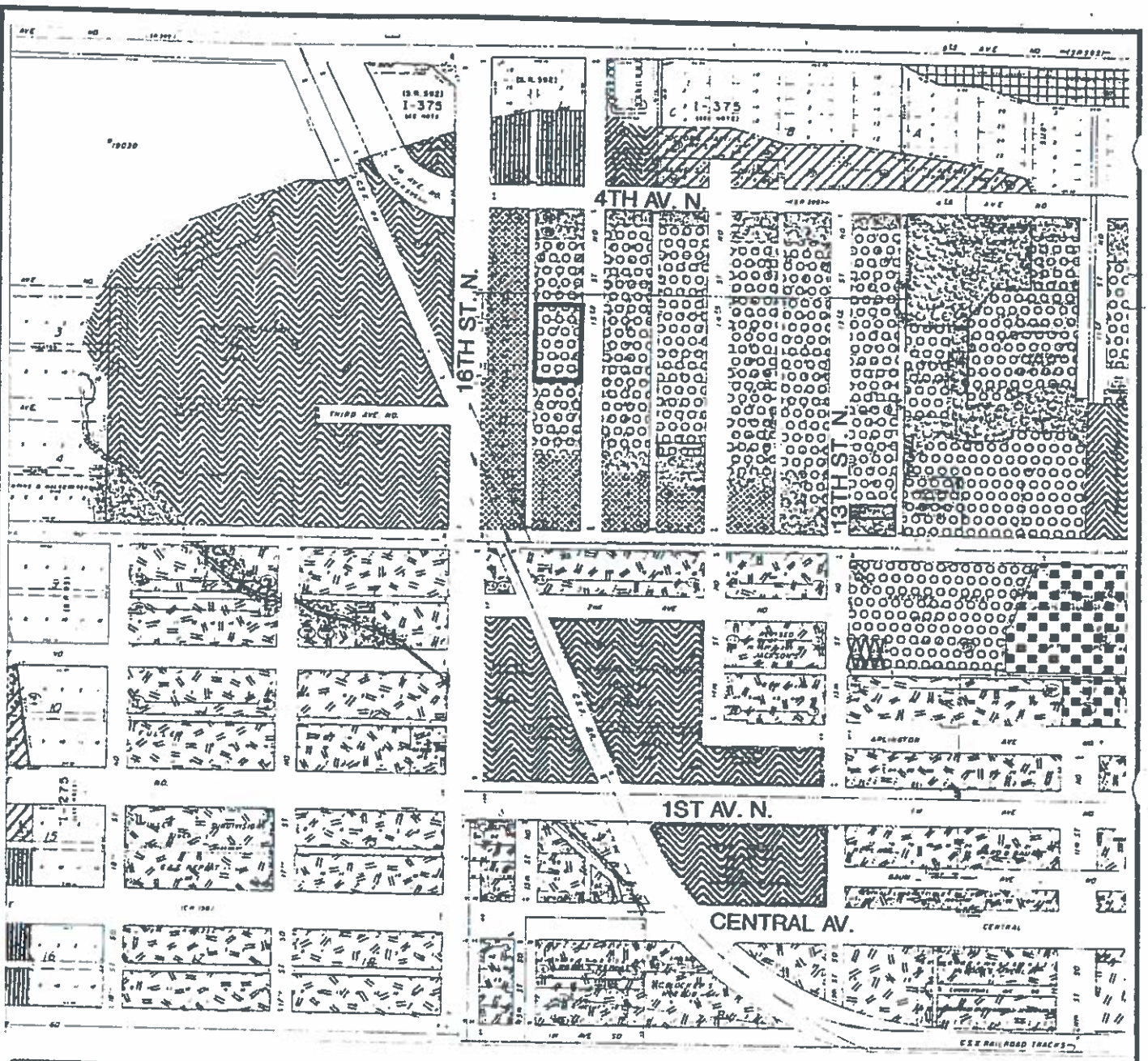
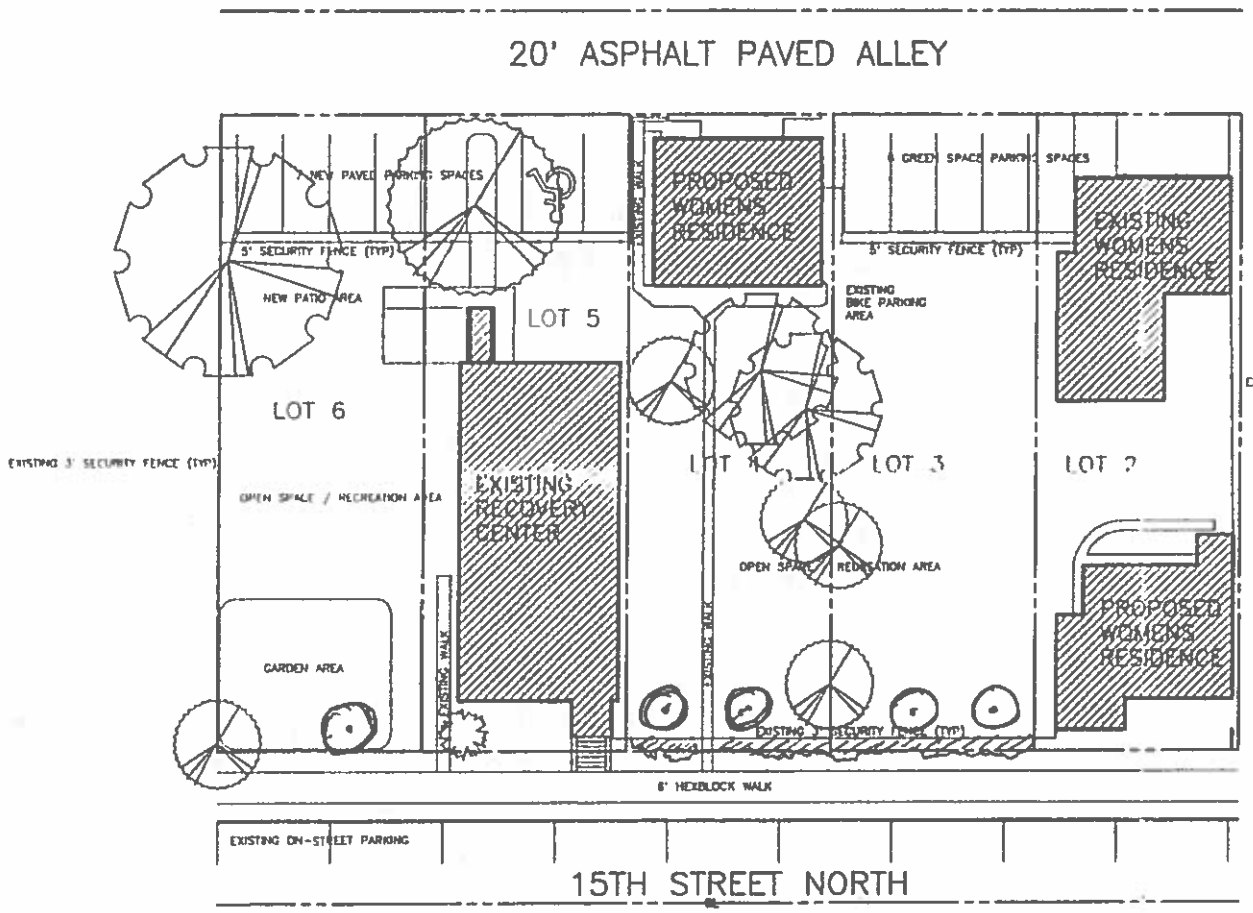
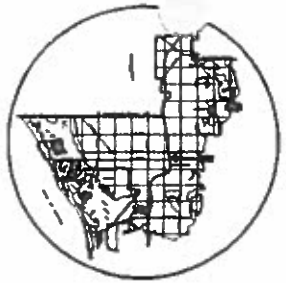
FIRE LANE
FIRE LANE
CSX R.R.
SPECIAL EXCEPTION
SE-96-031
AREA TO BE APPROVED, SHOWN IN
SCALE: 1"=100'
DATE:



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

LAND USE PLAN DESIGNATION





LOCATION MAP

ADDED
⊙ = 3" dbh OAK

= 18"-24" HEDGE

CLIENT	PROJECT NAME	REVISIONS		George F. Young, Inc.	SHEET
CHRISTIAN RECOVERY CENTERS, INC. 302 15TH STREET NORTH ST.PETE. FLA. 822-4061	CHRISTIAN RECOVERY CENTER MASTER SITE PLAN				1 1

299 Ninth Street North
P.O. Box 683
St. Petersburg, Florida 33731-0683
(813) 822-4317 FAX (813) 822-2919

Since 1919

George F. Young, Inc.

A Subsidiary of George F. Young of Florida, Inc

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING

May 8, 1996

MEMO To: Jammi Shelton, Planner III
City of St. Petersburg

Memo From: C. Michael Horton

Re: Christian Service Center

The applicant, has successfully provided social services on the existing site for approximately the last 20 years. At this time they have expanded their complex to include the adjacent two story building which will serve as an additional women's residence for the center. There has been no previous Social Service use approvals for the complex so this addition will require the complex itself to be approved as a special exception by the Environmental Development Commission.

The Center should be considered a unique Social Service facility which provides rooms for a small monthly fee to drug and alcohol rehabilitated persons. Their maximum capacity is 46 people and there are central eating facilities where meals are served daily. Additionally Alcohol Anonymous, Smart Recovery and Narcotic Anonymous Meetings are held on the premises on a regular basis. Support services utilizing professional volunteers and other qualified agencies are provided to the residents. The Center Against Spouse Abuse also offers weekly group meetings at the facility while Suncoast Mental health provides additional off site support when needed. The center has a Zero tolerance for drug and alcohol abuse and uses blood testing for control when necessary .

Residents are not allowed personal cars at the center, however bicycle use is encouraged and is the primary mode of transportation for most of the residents. Security is also very regulated at the center to protect the residents and maintain the integrity of the group. Since parking is limited and the center only has two employees, the applicant will require a parking variance for the complex. The center for the last 20 years has needed spaces for 3 or 4 cars for employees and visitors which have parked on a sand lot area in the S.W. corner of the complex.

The applicant is proposing 13 parking spaces which we feel are more the adequate for this unique center and are therefore requesting approval of this application and the related variances.

Christian Recovery Centers, Inc.
302 15th Street, North
St. Petersburg, Florida 33701
(813) 822-4981

May 12, 1996

Jammi M. Shelton, Planner III
Planning Department, City of St. Petersburg
475 Central Avenue
St. Petersburg, Florida 33701

Dear Ms. Shelton:

This letter is in response to recent inquiries regarding the activities of our agency. The following as a brief description of our program, and of the activities conducted at our facilities.:

Our agency, which is a private, non-profit organization governed by a 10-member all volunteer board of directors comprised of community business and professional men and women, has been in continuous operation in St. Petersburg for over 20 years providing transitional housing and support services to men and women in recovery from chronic alcoholism and/or drug addiction. We operate facilities located at 302 15th Street, North in St. Petersburg and have a bed capacity to accommodate 46 individuals.

The reason for our existence is described in the following paragraph:

Our court systems, jails and prisons, our social service agencies, hospitals and mental health facilities are swamped by the urgent needs of alcohol and/or drug abusers and their dependents or their victims or persons otherwise seriously impacted by their behavior. The misuse of drugs and alcohol is considered a significant factor in most cases of domestic abuse and child abuse, abandonment and neglect. The misuse of chemicals plays a prominent role in most crimes of violence, and in crimes which involve theft and property damage. Millions of dollars are expended each year as the result of automobile accidents involving individuals under the influence of alcohol or illegal drugs. Individuals who misuse drugs and alcohol are now considered the primary high risk group for the spread of AIDS and other deadly communicable diseases. Because individuals who misuse drugs and alcohol are seldom gainfully employed and do not carry insurance, most of the cost of caring for these individuals and their dependents and their victims must be born by public, often on a local level. Traditional methods of treating individuals suffering from alcoholism and/or drug addiction is seldom effective. Jailing them and fining them, trying to push them out of sight or simply subsidizing them with food stamps and rent vouchers to keep them off the streets is an expensive exercise in futility. Treatment programs, although they play an essential role in the recovery process, are very expensive, often costing up to $1,000 per

day. Most treatment programs traditionally last 28 days, and once treatment is completed the individual is returned to his/her old environment. Homeless, unemployed, heavily in debt with no credible social or work history, and hopelessly alienated from family and all productive society, the alcoholic/drug addict nearly always relapses, and the heart- breaking and enormously expensive cycle is repeated over and over and over again.

Recent studies have shown that an addict who can maintain his/her sobriety for five years greatly increases his/her chances for permanent recovery. (Statistics concerning relapse during early recovery are grim almost beyond belief). We provide a vital link between treatment and long term stability for the addict. Although we work closely and cooperatively with all area treatment centers, we do not ourselves function on a professional level -- which means we can operate inexpensively. The vast majority of our operating expenses are covered by our program fees which are paid by our residents themselves. We have been able to maintain our program fees at $70 per week to cover the cost of comfortable, respectable supervised housing and three well balanced meals per day. This $70 a week fee is one our residents can easily afford even though most of our residents must reenter the job market at entry level wages. We will carry a resident for the first few weeks after his admission if he/she is making a sincere effort find work. This $70 a week fee is not based on a sliding scale because our intent is to provide our residents with an opportunity to fully rehabilitate themselves, which involves their meeting other existing financial obligations and preparing themselves to reenter the community on a level conducive to their continuing recovery.

Addiction does not respect financial or social boundaries. Many of our residents grew up in stable homes and many, at one time, had promising careers. We do not pamper our residents or encourage them to remain dependent. Our residents must find work, on any level, as quickly as possible after admission. They must observe rules and regulations which are especially designed to assist them in their recovery. They must attend recovery meetings regularly. Our grounds and facilities are supervised on a twenty-four hour basis and we maintain a rigidly enforced curfew. Residents must be clean and sober at the time of admission and we administer drug and alcohol tests regularly to assure that residents remain drug and alcohol free. We are well established in the community and our reputation is good. It is well known in the community that we will not tolerate the use of drugs and alcohol on our premises so we do not attract drug or alcohol abusers to our neighborhood. Our residents know that they must conduct themselves responsibly and respectably both in and out of our facilities and they do. Our applicants are carefully screened before admission, and they are admitted singly. (The influence our long-term residents have on our new- comers is one of our most valuable operating tools .) Our residents are required to make a minimum 90-day commitment to our program. Most remain with us for approximately 11 months, which means that our program is stable and does not attract transients or individuals simply looking for a hand-out. Most of our residents are wearing everything that they own at the time of admission. They do not own vehicles and most of them have lost their driving privileges as a result of their addiction. They ride bicycles and rely on public transportation to get to and from work. Our agency has only two outside employees. Because our residents do not (cannot) drive, we have no need for extensive parking and we do not foresee a need for extensive parking.

Our facilities are clean, attractive, comfortable and home-like. We keep three gentle, well-mannered dogs on the premises, and maintain aviaries, which include four large talking parrots and numerous smaller, breeding exotic birds. We have a fish pond behind our main facility, a large vegetable garden and flower gardens. The gardens and the pets were introduced five years ago to encourage our residents to develop hobbies and interests to fill the time which they used to devote to drinking and drugging. The effect that the pets and gardens have had on our residents has been nothing short of remarkable. Residents voluntarily care for the pets and gardens, hand-feeding the baby birds and personally nurturing the plants.

We maintain good relations with our neighbors who often visit and bring guests to enjoy our birds and gardens, and regularly attend special events held on our premises. Our grounds and facilities are well lighted and supervised on a 24- hour basis, which has enhanced security generally in our neighborhood. I have been the director of this agency for six years. We have never, ever, received a complaint regarding agency activities or the conduct of any of our residents. Our residents, in fact, have made many friends in the neighborhood. Two graduates of our program, both still very active in recovery, recently returned to the neighborhood with their families and rent apartments across the street from our facilities.

As noted above, we work closely and cooperatively with all area treatment centers and hospitals. We also work in close cooperation with the Pinellas County court system and with area probation and parole officers. CASA (Center Against Spouse Abuse) provides weekly on-site workshops for our female residents. HOST (Homeless Outreach Support Team) provides counseling both on-site and off-site for our residents, as well as offering accredited on-site parenting classes for our residents. We also work closely with the Pinellas County Mobile Medical Team and Suncoast Mental Health Services. AA meetings and Smart Recovery meetings are held on our premises. Our facilities are inspected regularly by the Pinellas County Health Department and we are in compliance with all health and safety requirements. We receive small grants from the City of St. Petersburg and Pinellas County. We are members of the Homeless Coalition of Pinellas County, and we maintain long lists of business and professional volunteers available to assist our residents in their efforts to reestablish themselves as productive and contributing residents of our community.

On a personal note, over the past four years seven babies have been born to pregnant women admitted to our program. All seven babies were born healthy and absolutely free of any effects of drugs and alcohol. All seven babies were allowed to remain with their mothers, who are all now living independently...and three former residents returned during the past few years to be married in our living room.

.Cordially,

Miriam Parrish
Executive Director

STAFF REPORT:	SE-96-031 (G-4)
APPLICANT:	Christian Recovery Centers, Inc. 302 15th St. N., St. Petersburg, FL 33705
REPRESENTATIVE:	Gene Parrish
LOCATION:	346-378 15th Street North
LEGAL DESCRIPTION:	Lots 2-6 , Block "L", Corrected Map of Harvey's Subdivision
REQUEST:	Approval of a Special Exception and related site plan to permit a social service agency expansion with variances for 1) setbacks, 2) parking, 3) buffer wall *, and with a request for grass parking.

Mr. Jan Norsoph, City Staff, announced that Christian Recovery Center has been in the City for over 20 years and provides transitional housing and support services for people in recovery from drug or alcohol abuse. The applicant has purchased adjacent property in order to provide its residents and programs more space. Staff recommends approval of the proposal.

Mr. Gene Parrish of Christian Recovery Center, Inc. and Mr. Mike Horton or George F. Young, Inc. requested approval of the proposal. They had read the Staff Report and concurred with the recommendations.

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

1. Ingrid Comberg, representing the Uptown Neighborhood Association, spoke in support of the proposal.

2. Emily Rogers Coeyman expressed concerns regarding the number of group homes within this area.

FIRST MOTION:

Commissioner Renker moved with the second of Commissioner Eichler for approval of the request for grass parking.

ROLL CALL: AYES: Bryan, Eichler, Renker, Strobel, Gridley, Fisher, Kehm
NAYS: none.

SECOND MOTION:

Commissioner Renker moved with the second of Commissioner Eichler for approval of the buffer wall variance.

ROLL CALL: AYES: Bryan, Eichler, Renker, Strobel, Gridley, Fisher, Kehm
NAYS: none.

THIRD MOTION:

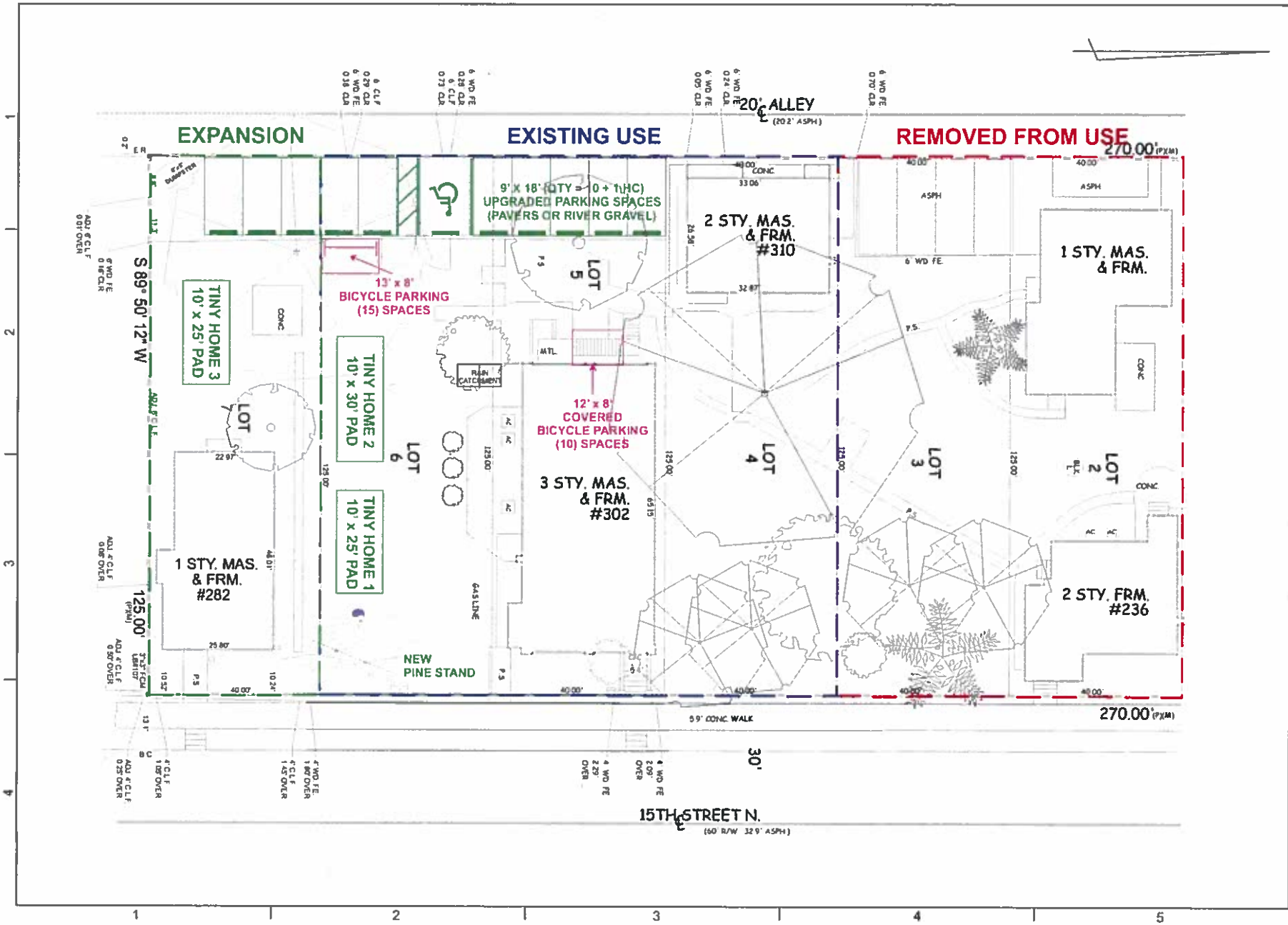
Commissioner Renker moved with the second of Commissioner Eichler for approval of the parking variance.

ROLL CALL: AYES: Bryan, Eichler, Renker, Strobel, Gridley, Fisher, Kehm
NAYS: none.

Exhibit 3

Case #17-32000025

Applicant's Site Plan, Narrative and Photos



SPECIAL EXCEPTION APPLICATION

AT

ST. PETE ECOVILLAGE

ST PETERSBURG, FL

Ivy Group CONSULTANTS

ST. PETE ECO VILLAGE

IV11100.00

ECOVILLAGE SITE PLAN

L1

November 6th, 2017

Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg

Application for Revision to Special Exception: Narrative

ABOUT THE ST. PETE ECOVILLAGE:

The St. Pete EcoVillage provides immersive educational experiences for nature and humans to thrive.

The St. Pete Eco Village is an Integrative learning and living residential educational center with programs that engage in daily sustainable living practices. Our educational and resident based programs are designed to cultivate green businesses, to provide hands on opportunities to those who wish to build upon their skill sets in the Environmental or Sustainability fields and for those who are looking to fully immerse themselves into hands-on community and environmental, value based enrichment projects.

The Village is helping to improve our neighborhood while providing environmentally friendly solutions for: affordable housing, job skills training and employment placement, urban food deserts, sustainable living and more.

Our mission is to be a living, breathing educational center that provides courses and methodologies in sustainable living practices through workshops, formal education, and hands on opportunities for our community. **We are part of a global movement of people seeking to create positive solutions to our community's social, environmental and economic challenges.**

Programs vary in duration from (3) months to full immersion multi-year live/work residencies. We mitigate social isolation while providing a network of support to those that need it the most. Sometimes it takes a village.

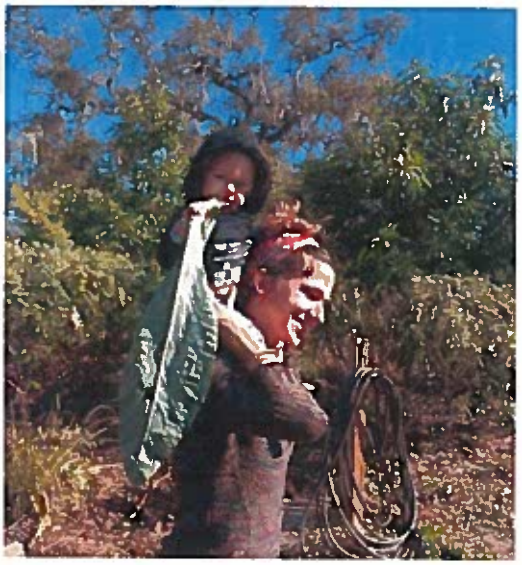
Our vibrant and diverse community attracts individuals from all walks of life to live and work together. The highly educated, the high school drop-out, the millionaire entrepreneur, the unemployed veteran, the single mother, the child with behavioral issues - all are proud to learn, teach, and serve in this innovative community. At the EcoVillage, everybody has something to offer. Everyone is welcome to apply to our programs regardless of age, sex, race, gender identity, income level, background.

VISION STATEMENT

No person is denied the opportunity to live an economically and ecologically conscious life.

ST. PETE ECO VILLAGE

VILLAGERS IN ACTION



"Villagers" working together, teaching and sharing on the property and out in the community.

ST. PETE ECO VILLAGE

PROGRAMMING

1. Sustainable Living
    a. Institute for Sustainable Living - a fully immersive tuition based educational program specially formatted to meet with student and or apprentice skill sets and program area of focus. We offer programs and certifications in Non-profit management, Urban Farming and Permaculture design, Outdoor and Garden Education, Green Business Development and Alternative Energy and Development.
    b. Demonstration Tours: Individual and small groups are welcomed for guided tours of our Living Demonstration Center. Come and take a look through our off-grid house, learn more about our sustainable energy devices like the Biodigester, Aquaponics or RainCube rain harvesting systems and while lunch is being prepared fresh from the garden, you'll enjoy a guided tour of our ½ acre permaculture vegetable garden, followed by a tour of 3 Tiny Homes.
    c. Sustainability Events – 2-3 times per year (i.e. Tiny Home Festival).
2. Farm and Garden
    a. Outdoor Education opportunities - On Wednesdays and Sundays we offer youth outdoor and garden education programs tailored to each age group.
    b. The Farm provides seedlings and assistance to community, home gardens and school gardens through IFAS (UF Extension Services).
    c. Field to Fork Dinners – Our "long-table" meals are meant to build community and enrich our understanding of how sharing food is vital to our health and success.
    d. Guided Garden Therapy - For those with PTSD and behavioral issues.
3. Green Business Development and Incubation program
    a. As part of the Institute for Sustainable Living, the mentorship program offers a resident based entrepreneurial opportunity for residents looking for an affordable, six-month option for housing and guided business creation and incubation.
4. Personal Wellness
    a. Monthly Wellness workshops will provide opportunities for the community on how to prepare a healthy vegetarian or vegan meal, homesteading techniques, yoga and wellness, and more.
5. Eco and Adventure Tours
    a. Twice a week we'll be leading guided adventure tours around the nature coast of Florida. We require at least (10) participants for a guided excursion.
6. Civic Engagement
    a. Public participation in grassroots projects influence the efforts and municipal support for sustainability programs regionally located to the Eco Village (i.e. Solar co-op initiatives, Community clean-ups, Plastic bag bans, recycling initiatives, 100% campaign, City of St. Petersburg ordinances pertaining to the core focus areas, etc.)

FACILITIES

The EcoVillage, located at 302 15th Street North, comprises (9) lots, formerly owned and operated by the Christian Recovery Center as a halfway house and social services center. The north end of the garden is adjacent to St. Vincent dePaul, another nonprofit social services provider.

On the (9) lots, there are (3) mixed-use residential buildings and a 6,900-square foot urban garden that annually produces thousands of pounds of organic produce. The buildings are used as residences, shared living spaces, communal kitchen and dining, and for classroom and workshop space. Housing is strictly limited to staff, faculty, and participants enrolled in our educational programs with a minimum of (3) month agreement.

In addition to investing in the overall appearance and functionality of the buildings on our campus, the EcoVillage is converting each of these buildings to become a working demonstration of environmentally friendly building products, technologies, and practices.

In March 2017, a long-term lease with option to purchase was secured for the vacant property located at 282 15th Street North. Since then, we have completed interior demolition, began replacing windows and completed the replacement of the aging roof with an efficient vented metal roof. We intend for this home to house 2-4 residents/staff, small offices and to be shown as an off-grid fully sustainable eco-home. A photovoltaic solar system, high-efficiency appliances, rain capture and grey-water systems and locally upcycled materials will be installed in the coming months. **In this Special Exception Application, we request that this property be included for Special Use.**

In September, (2) lots and (2) buildings (lots 2 & 3 of Blk L), were repossessed by the previous owners through foreclosure proceedings that began prior to the EcoVillage acquiring the properties. **The EcoVillage is currently in negotiations to purchase or lease these properties, but they are not a part of this Special Exception Application.**

Lots 3, 4, 5, 6 of Blk E and Lot 1 of Blk L function as the EcoVillage Garden. These lots provide food for the residents as well as a living classroom for the all the resident programs, the Urban Food Park, the Sustainable Urban Agriculture Coalition and the community.

PARKING

Onsite parking will include (11) parking spaces and (1) ADA Accessible space at the rear of the properties adjacent to the alley. This parking area will be modified to be surfaced with pavers or river rock gravel. Most residents and staff do not own cars, reducing the need for onsite parking and impact to the neighborhood. There are onsite bike parking accommodations for approximately (25) bikes and there is ample access to public transportation. The property is within reasonable walking distance to downtown and common amenities further reducing the need for residents to own vehicles.

TINY HOMES ON WHEELS

The St. Pete EcoVillage has been at the forefront of the local Tiny Home Movement and is committed to advancing the initiatives needed to allow for safe, affordable and legal Tiny Living in St. Pete and Pinellas. Several of our members are actively pursuing the design and construction of Tiny Homes on Wheels with the intention of living in the City of St. Petersburg.

In April 2017, we organized and hosted St. Pete's first Tiny Home Festival to an overwhelming reception. The Festival drew over 1,500 attendees from all over the country, showcased 10 Tiny Homes on Wheels (including 3 local builders), presented 12 Educational Workshops, hosted over 30 relevant vendors and gave tours of our Garden and Village.

The EcoVillage currently owns three Tiny Homes on Wheels and has showcased them at multiple local events, but is currently unable to utilize them to their full potential due to current local ordinances restricting their placement.

We are aware and encouraged that the City has recently modified ordinances to allow for smaller traditional homes and accessory dwelling units on foundations. Currently, living full-time in a Tiny Home on Wheels is not yet legal in areas other than Mobile Home Park designated zones.

We request, through this application, that the City permit the St. Pete EcoVillage to use Tiny Homes on Wheels and/or other "Travel-Trailers" as accessory dwelling units and/or demonstration pieces on our property. We will install utilities, landscaping and hardscaping similar to a Mobile Home Park, while meeting all Neighborhood (NSM-2) Requirements for safety, use and aesthetics and will be NOAH Certified. We will install (2) Tiny Home "lots" on the empty lot south of the 302 15th St. building and (1) in the backyard of the 282 15th St. building.

This Exception will allow the City and its residents/visitors to learn more about the benefits and challenges of accepting **Tiny Homes on Wheels as a viable alternative to traditional affordable and seasonal housing.**

NOAH inspects each Tiny House structure at 5 - specific phases of construction for compliance to the NOAH Standard: Foundation, Trailer & Attachment, Framing & All-Trades (electrical, plumbing & HVAC), Insulation & Final. All inspections are archived & available for review in the future. NOAH inspections are performed &/or reviewed by InterNACHI Certified Professional Inspectors, Engineers, General Contractors, Electricians, Plumbers & other professionals as needed. The National Organization for Alternative Housing is a locally based National Trade Association for builders, Manufacturers & DIY'ers, producing Tiny Houses, suitable for permanent, full-time or part-time residential living. They are excited to engage the City, property owners and businesses in the processes and discussions needed to adopt legal and regulatory frameworks or modifications that have been taken on by cities like, Rockledge, FL, Sarasota, FL, Fresno City, CA, and Spur, TX.

We believe Tiny Homes on Wheels can contribute to the housing needs of St. Petersburg by adding affordable, efficient and seasonal housing to areas that need infill and redevelopment and areas where the costs of traditional housing have reached unattainable levels for young families, students, the elderly and more.

"Hammy" – Designed and built locally by Stephanie Henschen of USF SCAD.

"Siesta" - Designed and built locally by Tiny Lifestyle Homes of Sarasota.

"The Burg" – Designed and built locally by Tampa Bay Tiny Homes.

Designed and built locally by artist Vince Pompei of Pinellas Park.

SUPPORTING DOCUMENTS

Attachment A – NFPA White Paper "Applying Building Codes to Tiny Homes"

Attachment B – Amendment to Land Development Regulations Providing for Tiny Homes in Pocket Neighborhoods. Rockledge, FL

OTHER REFERENCES

American Tiny Home Association - http://americantinyhouseassociation.org/

National Organization for Alternative Housing - http://noahcertified.org/

Tiny House Expedition, "Living Tiny Legally" - http://www.tinyhouseexpedition.com/livingtinylegally/

ST. PETE ECO VILLAGE

PROPERTY DATA SHEETS

WHITE HOUSE – 282 15TH ST. N.

TO BE INCLUDED IN REVISED SPECIAL EXCEPTION

Ownership: Owned by Humphrey family; [1]Leased by SPSSCT – (5) years with option for (5) renewals

Lot: 35'x125'; Living Area – 851 SQFT

Intended Use: Residential – Max (4) Residents, EcoVillage Office Space, Off-Grid Home Showcase

Current Status: Roof Replacement – Vented metal roof + insulation (100% complete), Window Replacement (90% complete), Interior Remodeling (40% complete).

Future Projects (6-months): Rear Parking Modifications, Landscaping, Solar PV, Other Efficiency Upgrades, Tiny Home in backyard (if permissible).

[1] See Attachment C – 282 Lease.

ST. PETE ECO VILLAGE

BLUE HOUSE – 302 15TH ST. N.

CURRENTLY PERMITTED UNDER SPECIAL EXCEPTION c. 1996

Ownership: Owned by SPSSCT

Lot: 85'x125'; Living Area – 4,996 SQFT; 2-story + Basement

Intended Use: Residential – (13) Living Units (Max 30 residents), Communal Kitchen & Dining Area, Educational & Demonstration Projects (Aquaponics System, RainCube System), Library.

Current Status: Housing (10) Residents, Property Condition/Needs Assessment, Window Quotes, Fire Sprinkler Inspection and Maintenance.

Future Projects (9-months): Rear Parking Modifications, Landscaping (Trees & Gardens), Window Replacement, Exterior Waterproofing, Efficiency Upgrades, (2) Tiny Homes on Wheels in empty lot (if permissible).

ST. PETE ECO VILLAGE

GREEN HOUSE – 310 15TH ST. N.

CURRENTLY PERMITTED UNDER SPECIAL EXCEPTION c. 1996

Ownership: Owned by SPSSCT

Lot: 40'x125'; Living Area – 1,584 SQFT; 2-story

Intended Use: Residential – (2) Living Units (Max 12 residents), Communal Kitchen & Dining Area, Work Space, Workshops, Gathering Space.

Current Status: Housing (5) Residents, Interior Remodeling (90% complete) Property Condition/Needs Assessment.

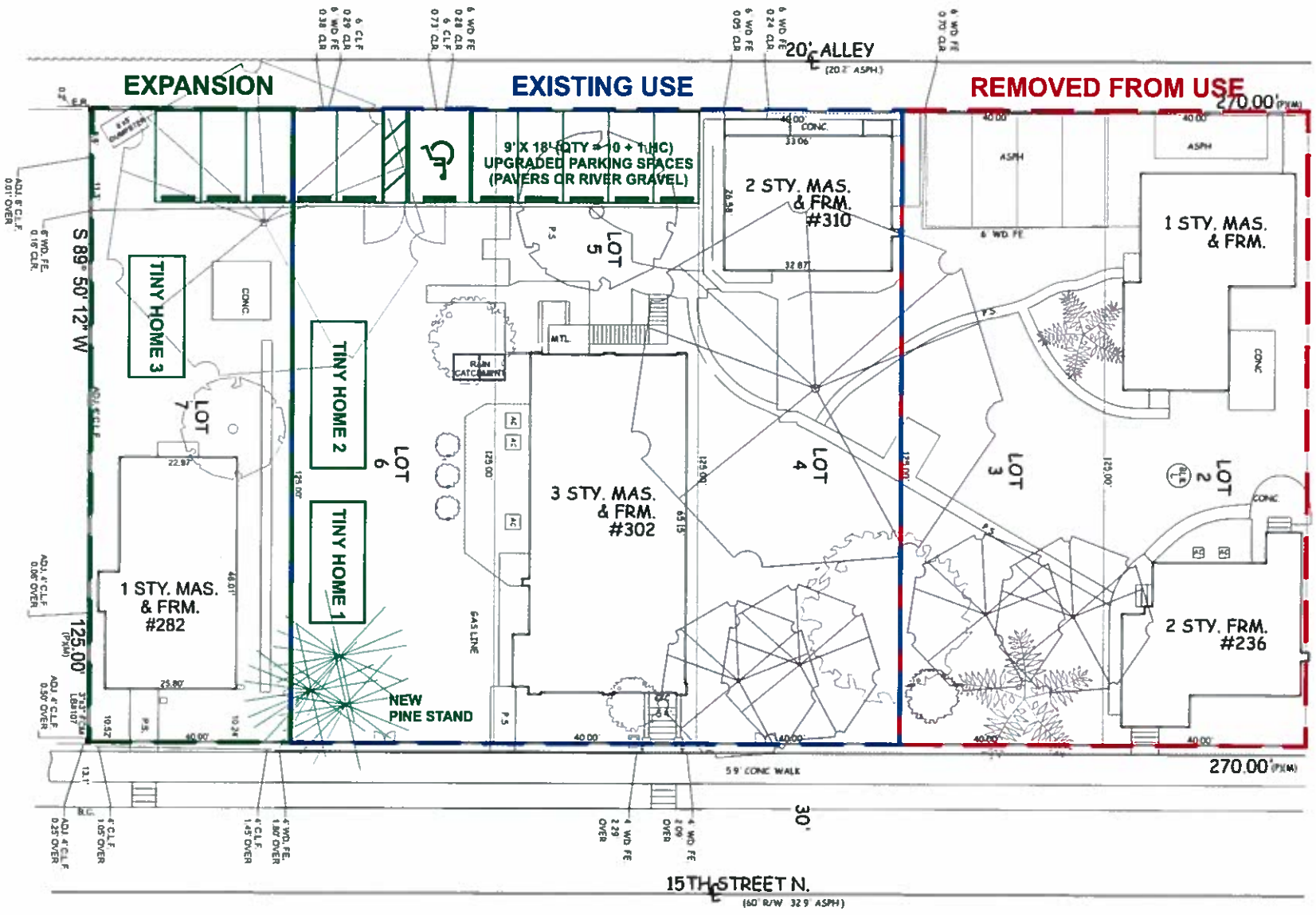
Future Projects (6-months): Landscaping, Exterior Waterproofing, Efficiency Upgrades.

ST. PETE ECO VILLAGE

THE FARM – 334, 342 AND 366 15TH ST. N.

MODIFY USE TO COMMUNITY ASSEMBLY FACILITY & URBAN FARM

The Farm at the EcoVillage provides food for EcoVillage residents as well as a living classroom for the resident programs, the Urban Food Park, the Sustainable Urban Agriculture Coalition and the community.



SPECIAL EXCEPTION APPLICATION

AT

ST. PETE ECOVILLAGE

ST. PETERSBURG, FL

IV11100.00

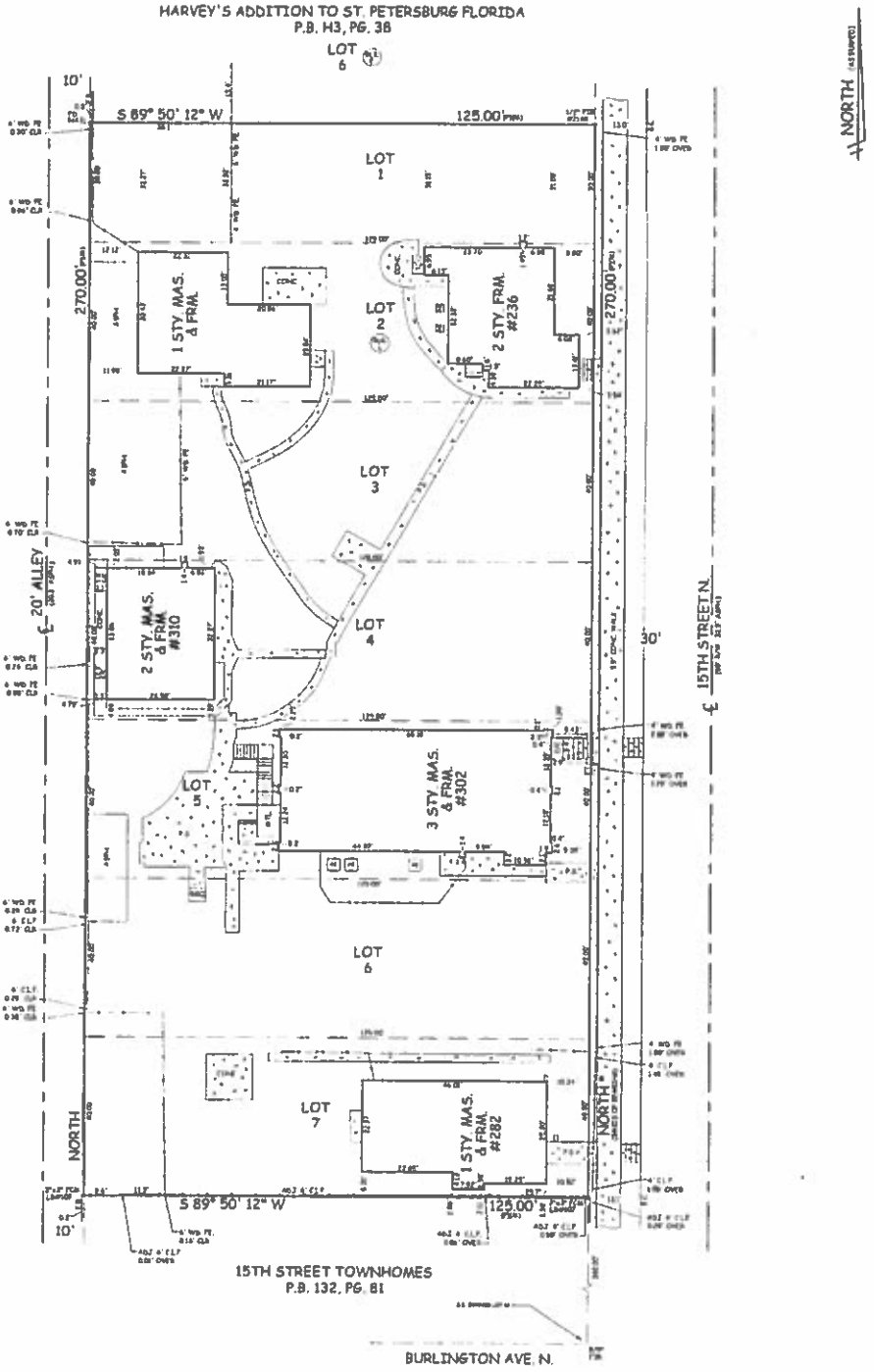
ECOVILLAGE SITE PLAN

L1

JOB NO. 170179	**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MRB / CHECKED BY: EDM	**PROFESSIONAL LAND SURVEYORS** 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	PH. (727) 347-8740
DATE OF FIELD WORK: 2/14/17		FAX (727) 344-4640

CERTIFIED TO: St. Pete Eco Village

SCALE: 1" = 30' Survey not valid for more than one (1) year from date of field work. SEC. 24 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lots 1, 2, 3, 4, 5, 6 and 7, Block L, CORRECTED MAP OF HARVEY'S SUBDIVISION, as recorded in Plat Book 3, Page 45 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

Flood zone: X Comm. Panel No.: 125148 0219 G Map Date: 9/03/03 Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR WORK THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY, REG. P.L.S. # 5333

LEGEND:

P.I.P. - POUND IRON PIPE
P.C.M. - POUND CONCRETE MONUMENT
P.I.R. - POUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
PIN. FLR. - FINISHED FLOOR ELEVATION
P.R.M. - PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

PD. - FOUND
N.&D. - NAIL AND DISK
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
-X-X-X- - FENCE
FE. - FENCE
C.L.F. - CHAIN LINK FENCE
-A-A- - ADJACENT FENCE
ADJ. - ADJACENT

R. - RADIUS
A. - ARC
C. - CHORD
Δ. - DELTA
R/W. - RIGHT OF WAY
P. - NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT

M/S. - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK

WW. - WING WALL
℄ - CENTERLINE
R/W. - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST

ESM'T. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
S/W. - SEA WALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR. - DRAINAGE

O.H. - OVERHANG
GAR. - GARAGE
C/WD. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
C/C. - COVERED CONCRETE
A/C. - AIR CONDITIONER
S.P. - SCREENED PORCH
-P-P- - OVERHEAD POWER LINES
-T-T- - OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE

Applying Building Codes to Tiny Homes

March 2017

NATIONAL FIRE PROTECTION ASSOCIATION
The leading information and knowledge resource on fire, electrical and related hazards

This white paper contains some basic information about code guidelines for tiny homes. It identifies some of the NFPA documents and requirements in these documents as of the date of publication. This material is not the complete and official position of the NFPA on the referenced topics which is represented solely by the NFPA documents in their entirety. For free access to the complete and most current version of these and all NFPA documents, please go to nfpa.org/standards. The NFPA makes no warranty or guaranty of the completeness of the information in this white paper. In using this information, you should rely on your independent judgment and, when appropriate, consult a competent professional and your local authority having jurisdiction.

ABSTRACT

Tiny homes are a popular trend in housing. Some people view them as a counterculture movement; to others they are a necessity for reduced living costs, especially in expensive real estate markets. Tiny homes have also been suggested as an affordable means to house the homeless.

Clearly, this trend for tiny homes is on the rise. Tiny homes are showing up within cities and towns on parking lots and yards. Empty lots are turning into tiny home developments. But with this new movement come questions regarding the applicability of building codes to these unique dwellings.

Do the provisions that apply to traditional dwellings also apply to the particular characteristics of tiny homes? A case could be made that due to their small size, compliance with a building code can be challenging.

This paper, *Applying Building Codes to Tiny Homes*, has been developed by the Building Code Development Committee (BCDC) of the National Fire Protection Association (NFPA) to assist understanding the expectation of code enforcement practices on the construction or setting-in-place of tiny homes.

AUTHORS

Development of *Applying Building Codes to Tiny Homes* took place as an activity of the Building Code Development Committee (BCDC). Members of the BCDC identified the need for the report and worked collaboratively with peers to develop a draft through a task group. Ultimate review and input was provided and approved unanimously by the full BCDC in December 2016.

IMPORTANT DISCLAIMERS

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INTRODUCTION

For the most part, a tiny home is just that — it is a single family dwelling on a very small scale. The tiny home community often states that the size of a tiny home is 400 square feet or less. But this threshold is subjective. There is no formal definition for tiny homes in nationally recognized building codes.

Tiny homes are dwellings. A dwelling is considered by building codes to be used as a non-transient occupancy for the purposes of living, which includes sleeping and cooking. Dwellings are not for transient use, where occupants unfamiliar with the building will stay temporarily, such as a hotel room.

Dwellings are therefore generally subjected to the same building code regulations as any other home unless specifically exempted. Those working to enforce code provisions on tiny homes may have difficulties because the nature of tiny homes introduces features that challenge conventional code requirements.

This *Applying Building Codes to Tiny Homes* has been developed by the Building Code Development Committee (BCDC) of the National Fire Protection Association (NFPA) to assist in understanding the expectation of code enforcement practices on the construction or setting-in-place of tiny homes.

SCOPE OF BUILDING CODES

Codes are adopted and enforced by jurisdictions to provide a minimum level of safety to protect building occupants and property. Their intent is to minimize dangers to life and property. These regulations protect against many risks associated with the purpose and use of buildings. The safety goal of building codes is to reduce the probability of injury or death from fire, structural failure, and building use.

Codes that regulate building construction are often referred to as construction codes or building codes. These codes don't only address the architectural features of buildings, they also address the systems associated with buildings such as the mechanical, electrical, and plumbing systems. As such, the terms *building code* and *construction code* may also include mechanical codes, electrical codes, and plumbing codes. Building codes may also be referred to as residential codes when they are applied to residential occupancies.

This guide does not address compliance with zoning codes. Zoning regulations may address many issues that could affect the placement or use of a tiny home. This could include lot size, sewage, water, and electrical requirements.

Tiny homes are built in different ways, and it is important to identify which types of tiny homes fall within the scope and application of building codes.

Types of tiny homes include the following:

- Recreational vehicles
- Manufactured homes
- Modular dwellings
- Site-built dwellings

Regulations for each of these four types may vary from state to state and from jurisdiction to jurisdiction. Generally, building codes will apply only to tiny homes in the form of modular dwellings and

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site-built dwellings. Those taking the form of recreational vehicles and manufactured homes are not regulated by building codes but are under the regulation of other codes and standards.

For the purposes of these guidelines, a tiny home is intended for permanent and non-transitory occupancy or residency. Also for the purposes of these guidelines, tiny homes are not attached to multiple units and would not be configured or used as a bunkhouse.

Recreational Vehicles

Tiny homes that can be set on a permanent trailer chassis with wheels are often referred to as tiny homes on wheels (THOW). Remaining in a mobile-ready state, they do not fall within the scope of building codes. They may fall within the scope of other laws or regulations, such as NFPA 1192, *Standard on Recreational Vehicles*, as well as rules established by the state Division of Motor Vehicles.

There is one issue when following regulations for recreational vehicles (RVs). The U.S. Department of Housing and Urban Development (HUD) requires RVs to be only "temporary living quarters," and tiny homes often are intended to be permanent homes. Regardless, tiny homes taking this form are not regulated by building codes. As RVs, they more likely must comply with other state or federal regulations.

Manufactured Homes

Manufactured dwellings or manufactured homes are pre-manufactured at an off-site location, such as a factory or shop, and then relocated to a permanent site. These are historically referred to as *mobile homes* and in some cases *park models*.

"Park model" is a vehicular-type unit that has a floor area of 400 square feet or less and meets the American National Standards Institute (ANSI) recreational standard A119.5, *Park Model Recreational Vehicle Standard*. Park models are primarily designed for permanent or semi-permanent installation and are used as residences. Some suggest that a park model may not be used for permanent occupancy and may be intended for recreational or seasonal use.

Whether a manufactured home, mobile home, or park model, it will have a label from HUD affixed to it at the factory identifying that it meets HUD regulations.

Manufactured homes are usually installed on a chassis. This allows them to be transported by truck to a site where they are placed permanently or semi-permanently to a foundation. The wheels may be removed and generally the home is rendered non-transitory. In fact, the home may be set on a foundation. Regardless, the chassis will remain with the structure, which will have a label identifying the HUD standard to which it was built.

In this form, manufactured homes are not regulated by building codes but are predominantly regulated by HUD requirements. NFPA 501, *Standard on Manufactured Housing*, and NFPA 225, *Model Manufactured Home Installation Standard*, may be adopted and enforced at the state or local level, and other state and local regulations may also apply. Note that current HUD requirements are based on NFPA 501, but HUD has substantially revised the NFPA provisions.

Modular Dwellings

Modular dwellings are built in whole or in part at a factory, and then taken to a site for installation. These types of dwellings are not built or labeled to the HUD standards for manufactured homes nor labeled as such. Modular dwellings are regulated by building codes.

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Site-Built Dwellings

Site-built dwellings are structures that are used as buildings. In general, a structure is something that is built or constructed (see *NFPA 5000,® Building Construction and Safety Code,®* Section 3.3.628, and IRC Section 202). A building is a structure that is used or intended for supporting or sheltering a use or occupancy (see *NFPA 5000* Section 3.3.67, and IRC Section 202).

If a tiny home is a building used for occupancy that meets these definitions and is excluded by being considered an RV, manufactured home, mobile home, or park model, then the building code applies.

The guidelines in this publication are intend to provide insight on regulatory issues from a building code perspective. They will identify provisions in building codes that are intended to apply to site-built single family dwellings.

CODE APPLICATION

There are two nationally recognized, voluntary building construction codes promulgated in the United States that regulate the construction of single-family dwellings: *NFPA 5000, Building Construction and Safety Code*, promulgated by the National Fire Protection Association (NFPA), and the International Building Code (IBC) promulgated by the International Code Council (ICC). Generally, the IBC establishes regulations for homes in the International Residential Code (IRC). Provisions from these documents will be cited from their 2015 editions.

NFPA *101, Life Safety Code*, correlates closely with *NFPA 5000*, and many of these issues are also regulated by NFPA *101*. The corresponding sections from the *Life Safety Code* are not cited in this document.

Currently, these building codes do not have an authoritative definition of tiny home for purposes of regulation. This is likely because there are no provisions or exceptions specifically for tiny homes in these nationally recognized codes. Further, it does not appear that the term tiny home is used in either the NFPA or ICC codes. Therefore, the definition of the term tiny home as it relates to *NFPA 5000* or the IRC does not have an impact on the enforcement of the code provisions. This would change if specific provisions are introduced to the codes.

Codes make accommodations for special situations because of the impracticality of applying certain requirements. For example, there are specific places where ladders are allowed as a means of egress. However, these accommodations usually consider their impact on life safety and may include trade-offs.

Additionally, both national building codes do not allow code requirements to be waived. *NFPA 5000* Section 1.5 allows equivalencies to be used when it is not possible to meet the requirements of the code when using the prescribed code provisions. It also allows for the design and construction of homes to follow a performance-based approach, as outlined in *NFPA 5000* Chapter 5. IRC Section R104.11 allows for the use of alternate materials and methods of construction when the prescribed provisions of the code cannot be met, as well as allowing for a performance-based approach.

Enforcement of the construction codes also depends on any amendments or ordinances that are developed by the adopting jurisdiction. These may be present, and if so, may vary. It is important to know what, if any, local building codes and ordinances may also apply.

Both nationally recognized codes indicate that they apply to buildings that are built in, or moved into, the enforcing jurisdiction as outlined in *NFPA 5000* Section 1.3.1 and IRC Section R101.2.

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Building codes require that a building be classified with an occupancy. See *NFPA 5000* Section 1.7.6.2.1 and IBC Section 302.1. Tiny homes are separate buildings intended for non-transient living purposes. The occupancy that building codes establish for an occupancy for residential living is a dwelling unit: in *NFPA 5000* the occupancy is a one- and two-family dwelling; in the IBC/IRC it is an R-3 occupancy.

Tiny homes are single-family dwellings, and under this occupancy description the building code will regulate them. A dwelling is defined as a building provided with permanent provisions for sleeping, cooking, eating, living, and sanitation.

Tiny homes are not accessory structures, as considered by building codes. *Accessory structures* is a term used in building codes to refer to structures accessory and incidental to a building on the same lot. This means that an accessory structure is not for primary use. A dwelling, no matter what the size, is a primary use and a permanent, habitable occupancy. Accessory structures would more commonly be a shed or detached garage.

Following are building code–related issues that may affect the design and construction of tiny homes. This is not intended to be a complete code analysis. These are the general requirements that have the greatest effect, and these citations do not necessarily reflect all the exceptions, allowances, and trade-offs established by the codes.

Room Size and Dimension

Requirements for minimum room sizes and dimensions are established in both codes. These include minimum sizes for habitable rooms, minimum horizontal dimensions in rooms, and other dimensional requirements. Note that the codes do not require a dwelling to have multiple rooms.

NFPA 5000 49.5.2.1 and IRC Section R304.2 set a minimum horizontal dimension of 7 feet for habitable rooms. The IRC provision is for one dimension, but for *NFPA 5000* this applies to all dimensions, which ultimately sets a minimum room size of 49 square feet. IRC Section R304.1 establishes that habitable rooms have a minimum area of 70 square feet.

Bathrooms are not habitable rooms, but there are established dimensional requirements that may affect a tiny home. Codes generally require a clearance of 15 inches from the center of a toilet to any obstruction. They also require 24 inches in front of a toilet. Also, shower basins are required to be a minimum of 30 inches by 30 inches. See IRC Section P2708.

Currently, the codes do not exclude tiny homes from these requirements. These provisions should not adversely affect the design or code compliance of tiny homes.

Mezzanines/Lofts

Many tiny homes contain lofts that are used for different purposes, often sleeping. Logic suggests that these are lofts, yet the codes do not address the functionality of these spaces.

Codes recognize elevated areas that are not separate stories within a room as mezzanines. *NFPA 5000* Section 3.3.417 defines a mezzanine as an intermediate level between the floor and ceiling. *NFPA 5000* Section 8.13.2 limits the aggregate area of mezzanines within a room, except for those in special-purpose industrial occupancies, to less than one-third the open area of the room. IRC Section R325 indicates that a mezzanine is allowed where the height above and below the mezzanine floor is 7 feet and the aggregate area is not more than one-third the area of the room. For both codes, mezzanines must be open to the floor below and require means of egress to comply with stair requirements.

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The dimensional requirements could make compliance with the IRC mezzanine provisions difficult within tiny homes.

Though undefined in the building codes, lofts typically are considered spaces open to the floor below that do not comply with headroom or egress requirements because they more nearly resemble a storage shelf. As such, they are not a habitable or occupiable space and do not need to comply with headroom and egress requirements.

However, many tiny homes use a loft space for sleeping, which implies it is habitable. This use does not appear to be allowed in the current codes unless the spaces are provided with headroom and egress requirements. Thus, habitable loft areas within a room must meet the requirements of a mezzanine.

In a tiny home with a proposed raised sleeping area, the best approach to allow its use may be to request from the authority having jurisdiction (AHJ) an equivalent alternative per Section 1.5 of *NFPA 5000* or an alternate design in accordance with IRC Section R104.11. The request could identify the intended use for sleeping, the specific limited area/clearances, access, and the intent to permanently install what would otherwise be considered a raised (bunk) bed. Applying these sections of the codes require approval by the AHJ.

Headroom

Both national codes establish minimum ceiling heights in habitable rooms. NFPA 5000 generally establishes this at 7 feet 6 inches in Section 49.5.2.2, and IRC establishes this at 7 feet in Section R305.1. This may vary for toilet rooms, bathrooms, and laundry rooms.

Both codes have similar allowances for room size calculations where sloping ceilings reduce the height to 5 feet, as well as other projections into the required ceiling height, such as furred ceilings, and beams.

Consideration has not yet been given to providing any exceptions specific to tiny homes. As indicated, there are exceptions for sloped ceilings, projections, and non-habitable rooms.

Means of Escape

Both codes require providing a primary and secondary means of escape. *NFPA 5000* Section 22.2.2.1.1 requires sleeping rooms and living areas to have primary and secondary means of escape for dwellings. Section 22.2.2.1.2 of *NFPA 5000* forgoes the need for secondary means of escape when the room has a door leading directly to the outside finished ground level or if fire sprinklers are provided.

IRC Section R310.1 requires an emergency escape and rescue opening in sleeping rooms that leads directly to the outside. Additionally IRC Section R311 requires a primary means of egress in accordance with Section R311. There are some trade-offs for this provision, based on dimensions and geometry, but no exceptions.

In most cases, the sleeping room in a tiny home is the main room of the house, and the main door serves as the primary means of escape. Where a separate sleeping room is created, a secondary means of escape is required, as noted above.

NFPA 5000 Section 22.2.2.2 does not require the primary door to be a side-hinged door. However, IRC Section R311.2 requires the primary means of escape to be a side-hinged door. Thus, a sliding door may be nonconforming where the IRC is enforced.

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Egress Width

The primary means of escape is required to be at least 32 inches wide by *NFPA 5000* Section 22.2.2.1.2 and IRC Section R311.2. Both codes establish some exceptions in very specific cases, but they are not related to tiny homes.

This clear width is also required for accessibility purposes. Exit width does not seem to impact the design of tiny homes, as this is usually the width of the door on the exterior wall. The 32-inch clear opening dimension should be easily achievable for tiny homes.

STAIRS

Second stories must be provided with means of egress. The most traditional means of egress is a stairway. National building codes maintain specific requirements for stair geometry and minimum widths.

The required geometry may limit traditional stairways from being inside a tiny home, but stairways may be located outside as well. *NFPA 5000* Table 11.2.2.2.1 calls for a maximum rise of 7 inches and a minimum run of 11 inches; IRC Section R311.7.5 requires a maximum rise of 7¾ inch and a minimum run of 10 inches. Minimum stairway widths are 36 inches (see *NFPA 5000* Section 11.2.2.2.1.1, and IRC Section R311.7.1). *NFPA 5000* Table 11.2.2.2.1 and IRC Section R311.7.2 require stairways to have a minimum headroom of at least 6 feet 8 inches.

NFPA 5000 Section 11.2.2.3.1 and IRC Section R311.5.1 require all stairs serving as required means of egress to be fixed construction. This would prohibit the use of movable stairs to access a second story.

NFPA 5000 Section 11.2.2.2.3.1 and IRC Section R311.7.10.1 allow the use of spiral or circular stairs as the primary means of egress from a second story. The maximum rise for spiral stairs serving an occupant load of three or fewer in *NFPA 5000* Section 11.2.2.2.3.3 is 9½ inches IRC Section R311.7.10.1 requires this maximum rise despite occupant load. *NFPA 5000* Section 11.2.2.2.3.3 and IRC Section R311.7.10.1 require a 7½-inch minimum run at 12 inches from the narrower edge. Once again stairs are allowed to be inside or outside.

Access to loft areas as noted above should be considered as an alternate means or method of construction.

AUTOMATIC FIRE SPRINKLERS

NFPA 5000 Section 22.3.5.1 and IRC Section 313.2 require automatic fire sprinkler systems to be installed in all new one- and two-family dwellings. Note that the fire sprinkler standards referenced allow for multi-purpose systems, where sprinklers are integral to the standard plumbing system.

Since plumbing is required for dwelling units, providing fire sprinklers should not be difficult to include within tiny homes.

SMOKE ALARMS

NFPA 5000 Section 22.3.4.1 and IRC Section R314.3 both require smoke alarms to be provided within dwellings. Both codes reference *NFPA 72, National Fire Alarm and Signaling Code*, for their installation. The location requirements for smoke alarms are specific, and exceptions within *NFPA 72* are intended to address small dwellings.

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CARBON MONOXIDE ALARMS

Both codes also require carbon monoxide detectors where fuel fired equipment is installed or attached garages are present. See *NFPA 5000* Section 22.3.4.2 and IRC Section R315.2. This should not pose a significant issue with tiny homes.

SANITATION

Tiny homes are dwellings. The IRC definition of a dwelling unit requires permanent provisions for sanitation. The occupancy definition of one- and two-family dwellings in *NFPA 5000* Section 3.3.178 and in Section 6.1.8.1.1 dwelling units also requires bathroom facilities. IRC Section R306.1 states that every dwelling unit must have a toilet, lavatory, and a tub or shower.

Therefore accommodations must be made for these facilities in tiny homes.

LIGHT AND VENTILATION

Light and ventilation for buildings are required in both codes. *NFPA 5000* Sections 49.3.2 and 49.2.2.7, respectively, and IRC Section R303.1 require glazing to be 8 percent of the floor area and 4 percent openable.

If natural light is not provided, both codes require a minimum level of switched receptacles for electrical lighting. See *NFPA 5000* Section 49.3.1 and IRC Section R303.1.

See *NFPA 5000* Section 11.8.1.3 and IRC Section R303.7 for stairway lighting.

Conditioned space is also required. IRC Section R303.9 requires heating not less than 68 degrees F. *NFPA 5000* Section 49.7.3.1 has a similar provision through reference to ASHRAE 55 *Thermal Environmental Conditions for Human Occupancy*.

ELECTRICAL

If electrical systems are installed in a home, both codes refer to *NFPA 70, National Electrical Code* (*NEC*), for electrical requirements. The IRC provides reprints of applicable portions from the *NEC*.

ACCESSIBILITY

Accessibility is not required for single family dwellings used for non-transient purposes.

CONCLUSION

Building codes apply to tiny homes if they are constructed in ways that fall within the scope of building codes. Recreational vehicles and manufactured homes do not fall within the scope of building codes.

The concept of tiny homes is not currently addressed in the building codes. Most aspects of codes apply to these types of structures, and many of the provisions do not conflict with the concept of tiny homes. As pointed out in these guidelines, a few of the design concepts may have difficulty with code compliance.

Consideration should be given to the design elements as an equivalent alternate or alternate design as approved by the AHJ.

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ORDINANCE NO. 1680 - 2015

AN ORDINANCE OF THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 7 OF THE ROCKLEDGE LAND DEVELOPMENT REGULATIONS TO ADD A SECTION 70.90 PROVIDING FOR TINY HOUSES IN POCKET NEIGHBORHOODS AS A USE WITHIN THE REDEVELOPMENT MIXED USE (RMU) AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS; DECLARING THAT INVALIDITY OF ANY PORTION HEREOF SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; PROVIDING FOR THE EFFECTIVE DATE HEREOF AND FOR OTHER PURPOSES.

WHEREAS, the Rockledge Planning Commission has reviewed the necessity for an ordinance creating a Land Development Regulation allowing and controlling Tiny House construction and uses within the City of Rockledge; and

WHEREAS, the Rockledge Planning Commission has recommended that a Tiny Houses in Pocket Neighborhoods category be added to the City's Land Development Regulations; and

WHEREAS, the Rockledge City Council has determined that an addition to the Rockledge Land Development Regulations be created to provide a category allowing and regulating Tiny House uses in Pocket Neighborhoods within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA, AS FOLLOWS:

SECTION 1. The Rockledge Land Development Regulations are amended by adding a new Section 70.90 as contained in Exhibit "A" attached hereto.

SECTION 2. The provisions of this Ordinance are severable,

and if any section, sentence, clause, or phrase hereof is for any reason held to be unconstitutional, invalid, or ineffective, such holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without the inclusion therein of any invalid portion or portions.

SECTION 3. This Ordinance shall become effective ten (10) days following its adoption and signed by the Chairman of the City Council.

ADOPTED at a regular meeting of the City Council of the City of Rockledge, Florida, this 23rd day of September 2015.

/s/ Thomas J. Price
Chairman, City Council of the
City of Rockledge, Florida

ATTEST:

/s/ Betsi Beatty Moist
City Clerk

1st Reading: 09/09/15
2nd Reading: 09/23/15

Exhibit "A" to Ordinance No. 1680 - 2015

SECTION 70.90. TINY HOUSES IN POCKET NEIGHBORHOODS

A. A tiny house shall be defined as a principal residential dwelling that has a square footage of between 170 and 1,100. Tiny Houses are only permitted within the Redevelopment Mixed Use district (RMU) or a Planned Unit Development (PUD) in a Pocket Neighborhood setting.

1. Each dwelling unit shall have a minimum gross floor area of not less than 170 square feet for the first occupant and not less than 100 square feet for each additional occupant.

2. Required space in sleeping rooms. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.

3. Minimum ceiling height. Every habitable room, foyer, bathroom, hall or corridor shall have a ceiling height of at least seven feet. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof, but the floor area of that part of any room where the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

4. Structure width. The minimum width of a tiny house must be at least 8.5 feet, with a maximum of 20 feet.

B. A tiny house on wheels (THOW), *for the purposes of these Guidelines*, is a structure which is intended as a full time residence or year-round rental property and meets these conditions:

1. Built on a trailer that is registered with the builder's local DMV.

2. Towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, cannot move (and was not designed to be moved) under its own power.

3. Is no larger than allowed by applicable state law. (The typical THOW is no more than 8'6" wide, 30' long, and 13'6" high. Larger tiny houses may require a special commercial driver license and/or special permits when being towed.)

   a. Verify with the DMV that the THOW is with limits of the law.

   b. Roof height is from bottom of tires to the top of the highest exterior point on the house, including any protrusions. The roof height may be taller when stationary, as long as it is collapsible for towing of the THOW. Chimney piping may need to be removed for travel and then reinstalled to meet clearance requirements for use.

   c. Built to the standards of a Florida ASCE structural engineer's approved plans

4. Has at least 170 square feet of first floor interior living space.

5. Includes basic functional areas that support normal daily routines (such as cooking, sleeping, and toiletry).

6. The following documentation will be required to be submitted for building permit for a THOW in a pocket neighborhood:

   a. Detailed structural plans illustrating the location of studs, joists, rafters, and engineered connectors (hurricane clips, tension ties, etc.). Plans should clearly address how the structure is secured to the trailer, and how the floors, walls, and roof are framed and sheathed. Plans should also include an illustration of a floor, wall and roof section, showing the building members, insulation, vapor barrier, moisture barrier, sheathing, siding and roofing.

   b. Detailed diagram of the electrical plan.

   c. Photographs of the framing, roof, insulation, rough plumbing, and rough electrical.

d. A statement describing your construction methods along with the names and addresses of any subcontractors you may have hired.

C. A tiny house will be permitted within a planned pocket neighborhood. A pocket neighborhood is defined as meeting the following requirements:

1. A minimum of 4 tiny houses and maximum of 12 tiny houses per pocket neighborhood. Twenty-five percent (25%) of these house sites may be for THOWs.

2. Centralized common area. The common open space area shall include usable public spaces such as lawn, gardens, patios, plazas or scenic viewing area. Common tables, chairs and benches are encouraged, with all houses having access to it.

   a. Four hundred square feet of common open space is required per unit.

   b. Fifty percent of units must have their main entry on the common open space.

   c. All units must be within five feet of each common open space(s). Setbacks cannot be counted towards the common open space calculation.

   d. The principal common open space must be located centrally to the project. Additional common open space can only account for twenty-five percent of the total requirement with trails and pathways connecting the total development. Passive trails are allowed and may count towards the common open space requirement.

   e. Community buildings or clubhouses can be counted towards the common open space calculation.

   f. Tiny Houses must surround the common open space on a minimum of two sides of the green.

   g. Common open space shall be located outside of stormwater/detention ponds, wetlands, streams, lakes, and critical area buffers, and cannot be located on slopes greater than ten percent.

3. All houses must have both front and rear porches.

   a. Porches shall be oriented towards common open space or street and designed to provide a sense of privacy between units. Porch shall be a minimum of (80) eighty square feet and a minimum of (8′) eight feet deep on the common open space side of the building. The square footage of the porch may be reduced to (60) sixty square feet (six by ten feet deep) on units less than six hundred total gross square feet.

   b. Secondary entrances facing the parking and sidewalk are required to have a minimum five-by-five-foot porch.

4. Pocket neighborhood communities must be part of a condo or homeowners association to maintain the common areas

5. Lot Requirements.

   a. Area. The minimum lot area per dwelling unit shall be of (1,200) Twelve Hundred square feet. Maximum lot area per dwelling unit shall be (3,000) Three thousand square feet. Maximum lot coverage 40% for structure, porches and drives 30%

   b. Width. Minimum width per lot shall be 18 feet. Maximum width per lot 30 feet.

   c. Depth. Minimum length per lot 50 feet. Maximum length per lot 100 feet

6. Setbacks.

   a. Front setback: shall be twenty feet to be used for front porch and parking.

   b. Rear or next to common area the set back shall be five feet for the construction of a rear porch.

   c. Side Setbacks: The sum of side setbacks shall be not less than ten feet. If the side setback adjoins public open space, these setback requirements may be reduced by an amount equal

to the distance from the property line to the centerline of the open space.

d. A modified setback shall be endorsed upon the approved site plan. No portion of a building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than five feet to any structure on an adjacent lot.

7. Maintenance of open space and utilities. Before approval is granted, the applicant shall submit covenants, deeds and homeowners association bylaws and other documents guaranteeing maintenance and common fee ownership of public open space, community facilities, private roads and drives, and all other commonly owned and operated property. These documents shall be reviewed and accompanied by a certificate from an attorney that they comply with the requirements of this chapter prior to approval. Such documents and conveyances shall be accomplished and be recorded, as applicable, with the county auditor as a condition precedent to the filing of any final plat of the property or division thereof, except that the conveyance of land to a homeowners association may be recorded simultaneously with the filing of the final plat.

8. Tiny houses on wheels (THOW) in pocket neighborhoods must comply with the following:

a. THOWs must be placed in a designated area in the approved site plan of the pocket neighborhood.

b. All THOWs must be placed adjacent to common open space area.

c. Must meet the tie down and skirting requirements of the Mobile Home requirements of the Land Development Regulations. The Building Official may require additional standards to ensure the porches hide any hitches.

End Exhibit "A"

MAR-KEY
PROPERTY SERVICES, LLC

MAR-KEY Property Services, LLC
Katherine Leavitt
Broker/Owner
3025 5th Ave N
St Petersburg, FL 33713
727-408-1999

To Whom it May Concern;

As a local Real Estate Brokerage and Property Management Firm, we are constantly evaluating the needs of our clients and analyzing the trends in our marketplace. We feel very strongly that now, more than ever, is the time to implement affordable housing options with eco-friendly construction and sustainability in mind.

MAR-KEY Property Services supports the St. Pete EcoVillage (aka St. Petersburg Social Services Charitable Trust) and their efforts to obtain a Special Exception allowing for Tiny Homes on Wheels to be used as Temporary Accessory Dwelling Units.

We believe, without uncertainty, that Tiny Homes on Wheels can contribute to the housing needs of so many within our community, thus providing affordable, efficient and seasonal housing to areas that need infill and redevelopment. Furthermore, we believe that Tiny Home Dwellings will provide a comfortable and affordable option in comparison to the cost of traditional housing, which unfortunately has reached unattainable levels for so many consumers within our community.

We appreciate your consideration and attention to this matter.

Sincerely,

Katherine Leavitt

TAMPA BAY
Tiny Homes

As a local small business and evangelist of alternative housing solutions Tampa Bay Tiny Homes wishes to voice our support for the St. Pete EcoVillage (aka St. Petersburg Social Services Charitable Trust) and their application for this Special Exception allowing for Tiny Homes on Wheels to be used as Temporary Accessory Dwelling Units.

We believe Tiny Homes on Wheels can contribute to the housing needs of St. Petersburg by adding affordable, efficient and seasonal housing to areas that need infill and redevelopment and areas where the costs of traditional housing have reached unattainable levels for young families, students, the elderly and more.

As a tiny home builder our primary challenges in helping our clients and ultimately succeeding as a business are financing and placement of tiny homes on wheels. We have made great progress with financing options through local partnerships and believe that having Temporary Accessory Dwelling Units allowed at the St. Pete EcoVillage (aka St. Petersburg Social Services Charitable Trust) will ultimately benefit tiny home buyers, tourists, local small businesses and the community as a whole.

Approval of this Special Exception for an established entity with clear purpose and strong value will act as a proving ground, providing an example that other individuals and organizations can leverage in their own efforts to advance compliant tiny home living.

Thank you for your consideration in this matter.

CHRIS SHORT

Chris Short
Co-Founder at Tampa Bay Tiny Homes

727.286.0934
info@tampabaytinyhomes.com
www.tampabaytinyhomes.com

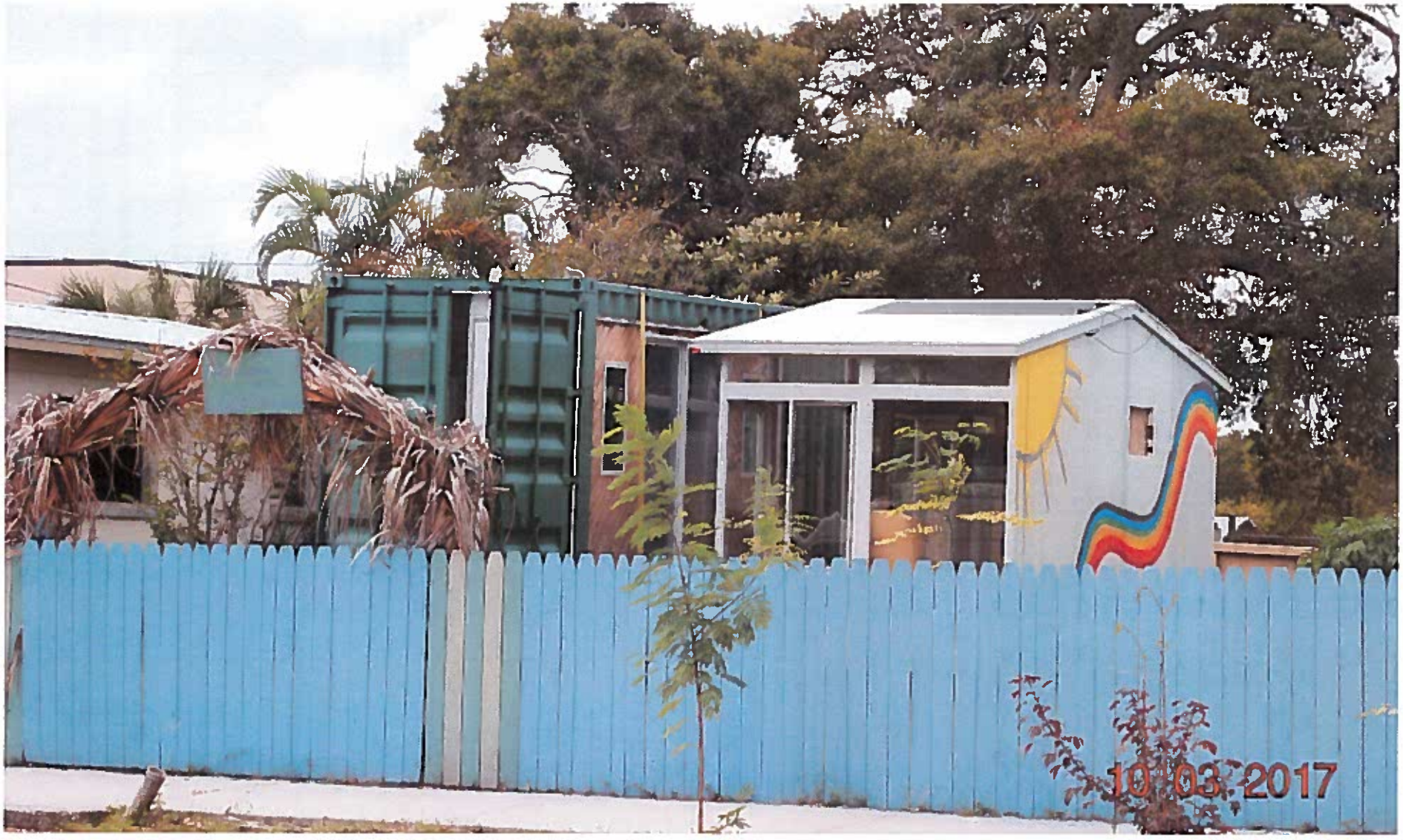
10 03 2017

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Exhibit 4

Case #17-32000025

Tiny House Handout and Social Service Agency code provision

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"Tiny House" Living in the City of St. Petersburg

There has been a growing trend towards smaller homes known as "tiny homes." People choose a compact living arrangement for a variety of reasons, including: housing affordability, greater mobility, reduced environmental impact, and a simpler lifestyle. A typical "tiny home" is defined by most sources as a habitable structure that is between 100 and 400 square feet.

The term "tiny home" is not specifically defined in the City's Land Development Regulations (LDRs), which regulate all development and use of property in the City of St. Petersburg or in the Florida Building Code which establishes minimum life safety requirements for buildings throughout our state. The codes applicable to the location and use of a "tiny home" depend on how the "tiny home" is constructed (on wheels vs. set on a foundation).

Given the area's high population density, built out land mass, and high risk for hurricanes and flooding, it is the responsibility of the City of St. Petersburg to regulate the built environment in a way that protects the health, safety and welfare of all citizens residing in the city.

Frequently Asked Questions (FAQ)

My tiny home is on wheels (e.g. a trailer). Where may I legally store/park my tiny home? May I use it for my residence?

1. A tiny home on wheels may be located in a mobile home park, which provide for utility and electric hook-ups so that you can reside in the home. Mobile Homes are licensed HUD or the Florida State Department of Motor Vehicles.

2. You can store a tiny home on a residential property with an existing single-family home, but you cannot live in it. Your tiny home on a trailer is considered to be "domestic equipment" and is subject to domestic equipment regulations, see City Code Section 16.40.100.

    - The size of the Tiny Home is limited to 35 feet in overall length, eight feet in width and 12 feet in overall height.
    - No more than two pieces of domestic equipment may be parked or stored on neighborhood zoned property outside a legally constructed fully enclosed structure.
    - There are locational requirements restricting placement behind the existing house (not allowed in the front yard, except on weekends).
    - **It cannot be used as a residence**
    - **It cannot be located on vacant property**

My tiny home is an on-site structure, set on a foundation. What zoning districts allow tiny homes? Are there any restrictions?

1. If built as a permanent on-site structure, the "tiny home" is allowed on vacant land, subject to the same zoning requirements as any new single-family home, including building setbacks, design requirements, and parking requirements of the applicable zoning district, and is subject to the Florida Building Code.

Additionally, a cluster of tiny homes on one lot may be permitted under multi-family zoning. You need to submit a building permit application with plans. Please see the Residential Plans Submittal Checklist:

http://www.stpete.org/construction_services_and_permitting/docs/Residential%20Plan%20Review%20Checklist.pdf

2. A "tiny home" may also be built on a property with an existing single-family home, as an "Accessory Dwelling Unit (ADU)" within certain zoning districts on a lot with a minimum lot size of 5,800 square feet (see Section 16.50.010.). Use Specific Development Standards including design requirements, visual buffering, and parking and accessibility, need to be followed and can be found in LDR Section 16.50.010.Accessory Dwelling and Accessory Living Space. Please contact us to determine if the property is eligible.

What are the requirements for connecting Sewer and Water? Providing Electricity and Heat? A building permit is required to establish utility and electrical connections, which are required as part of the Florida Building Code and the National Electrical Code (NED NFPA 70). "Off-the-grid" living is not permitted within our dense, urban City. Florida building code standards include the following requirements:

Electricity: All occupied dwelling units shall have a reliable and safe source of electricity (Section 8-166). A Photovoltaic Solar Energy System may be sufficient to satisfy this requirement.

Sewer: Facilities are to be connected to the City sewer system (Section 27-247).

Water Supply: All water shall be supplied through the public potable water supply (Section 8-163).

Gray water systems utilized for indoor flushing only have been permitted by the City according to Florida Building Code regulations (see http://floridabuilding2.iccsafe.org/app/book/content/2014_Florida/Plumbing%20Code/Chapter%2013.html).

Heat: Each dwelling unit which is held out to the public for the purpose of providing living or rooming quarters shall be equipped with permanent heating equipment, which shall be capable of safely and adequately heating to a minimum air temperature of 68 degrees Fahrenheit, measured three feet above the floor.

Each occupied dwelling shall have a hot water heater or be supplied by a central hot water system capable of supplying hot water when being used to the kitchen sink, lavatory and the tub or shower, heated to a temperature of not less than 120 degrees Fahrenheit (Section 8-167). A solar water heater that meets code requirements may be acceptable.

Please contact Development Review Services at DevRev@StPete.org or 727-893-7471 for any zoning related questions or the Construction Services & Permitting Division at Permits@StPete.org or 727-893-7231 for questions related to building permits, building codes, and utilities.

Updated: 08/22/17

SECTION 16.50.390. - SOCIAL SERVICE AGENCY

Sections:

16.50.390.1. - Introduction.

Social service agencies constitute a complex mixture of operational activities, including administrative offices, counseling offices, residential housing, and food distribution. Each of these activities has a different need for public services and infrastructure and a different potential impact on surrounding properties. This section is established to differentiate social service agency uses on the basis of the activity to be conducted at specific locations, allowing the operational needs and impacts of the use to be addressed through designation to the appropriate zoning districts to ensure land use compatibility and adequate public services, and through review procedures designed to identify and mitigate potential impacts.

(Code 1992, § 16.50.390.1)

16.50.390.2. - Applicability.

This section applies to all social service agency uses, as defined herein. Where a particular social service agency operational component is listed in the social service agency use table in this section, the use is considered a use permitted by right or a special exception as indicated in the table. All social service agency uses shall follow the applicable review procedures for permitted and special exception uses and shall meet the additional requirements of this section.

(Code 1992, § 16.50.390.2)

16.50.390.3. - Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Child foster home means a family care facility, regulated or required to be licensed or regulated by the State, which provides, in a single-family home setting, care and supervision pursuant to state licensing for persons under 18 years of age not requiring a special treatment program, which is not occupied solely by persons related to each other by blood, adoption or marriage, and who are living together as a family.

Food center means a distribution center for food to persons where prepared food is distributed for immediate consumption or where on-premises consumption of the food occurs. A food center is not a "restaurant" as elsewhere defined and used in this Code. One characteristic of a food center is that food is distributed primarily for no charge or for less than fair market value, such as in a soup kitchen. Such facilities shall have designated hours of operation for service of meals.

Long-term housing means housing that is designed to accommodate persons for greater than six months, and support services (counseling, daycare, etc.) for the purpose of facilitating the movement of the residents to independent living. This use includes transitional and permanent housing.

Personal care services/drop-in center means a facility that provides a daytime communal atmosphere open to the public for the provision of services to persons in need of assistance due to age, physical or mental disability, illness or injury including but not limited to supervision of self-administered medication, aid in personal hygiene, eating and drinking, ambulation, dressing or recreation. Services may be provided during part of a 24-hour day, shall not include any overnight stays, and shall have no overnight sleeping facilities. This use includes programs such as day treatment programs and drop-in centers with no overnight sleeping facilities but does not include a food center.

Short-term/emergency housing means a facility that is designed to provide housing to persons for less than six months and support services to persons for the purpose of facilitating the movement of the residents to independent living or transitional housing. This use includes programs such as homeless shelters and halfway houses.

Supply pantry means a distribution center for food, clothing and other essential items to persons at no charge or for less than fair market value where no on-premises consumption of the items occurs.

(Code 1992, § 16.50.390.3)

16.50.390.4. - Social service agency use table.

A. The following table shall be used to determine the applicable zoning district for the specified social service agency operational components. The table shall be used to determine whether the proposed use is a permitted use or a special exception use. If an operational component has been approved as a special exception use, no conversion to a different operational component which is a special exception use is allowed without obtaining a special exception approval for the new operational component. A social service agency's operational component is prohibited within any zoning district not specified or cross-referenced within the following table unless the component is clearly accessory.

Operational Components (Listed in order of impact intensity)	**Zoning District**	**Approval Category**
Administrative and treatment offices for nonresidents (includes counseling but no residential or overnight facilities)	These are office uses and shall be a permitted or special exception use in those districts in which office is a permitted or special exception use and shall meet all the requirements thereof.	Z
Long term housing such as permanent or transitional housing greater than six months. Facilities or services provided on-site shall be used for residents.	For housing units with individual kitchens in each unit, these are multi-family uses and shall be a permitted or special exception use in those districts in which multi-family uses with the same number of units are a permitted or special exception use.	Z
	For housing units without individual kitchens in each unit (communal or no kitchens): These uses are multi-family uses and shall be a special exception use in those districts in which multi-family uses are a permitted or special exception use.	SE
Short-term/emergency housing (< 6 months)	CCT, CCS, IT, RC, DC [1]	SE
	IC [1]	P

Supply pantry	CCT, CCS, DC	SE
	IC, IT	P
Personal care service/drop-in center	CCS, IT	SE
	IC	P
Food center	CCS, IT	SE
	IC	P
Two or more of any of the operational components operating of this table on the same approved site	Shall be a special exception in the districts where the most intense use is allowed.	SE
(1) *Short term/emergency housing* is prohibited within the Dome Industrial Park (DIP) Community Redevelopment Area (CRA).		
Rules of interpretation for table: P = permitted by right; SE = permitted by special exception; Z = dependent on the zoning district and size of the proposed facility.		

B. For special exception approval of a social service agency which provides services for a specified number of persons at the site, the Development Review Commission may condition its approval with a limitation on the maximum number of persons served by the site at any one time in order to ensure that the impacts of the site do not exceed those reviewed in the approval.

If the Development Review Commission approves a limitation as set forth herein, it must grant the application, subject to the additional conditions and safeguards it has deemed necessary, approval of the site plan and any necessary variances, specifically stating the factors upon which its determination to require the limitation is based.

(Code 1992, § 16.50.390.4; Ord. No. 893-G, § 11(16.50.390.4A), 9-4-2008; Ord. No. 1029-G, § 50, 9-8-2011)

16.50.390.5. - Minimum requirements.

In addition to the criteria for special exception and site plan review, the Development Review Commission and POD shall consider the following requirements in determining whether to approve, approve with conditions or deny a request for a special exception or site plan involving a social service agency use:

1. The facility shall be served by or easily accessible to mass transit;
2. The facility shall be of adequate size and design to reasonably accommodate its projected capacity;
3. The facility shall have internal or external waiting areas sufficient for the proposed maximum number of persons waiting at any one time. Personal care service/drop-in centers shall provide an activity area sufficient for the proposed maximum number of clients;
4. Exterior waiting and exterior activity areas shall be adequately buffered from abutting properties and streets with a fence, wall or hedge that is the maximum height allowed and which meets the visibility at intersection requirements;
5. Parking:
    a. Long and short term housing uses shall provide two spaces, plus one space per each staff person on the shift with the largest number of staff, plus one space for every three beds or units.
    b. Other uses shall provide one space for every 200 square feet.
6. Social service agency uses with the same special exception or principal operating component are prohibited within 1,200 feet of each other unless the DRC determines that the cumulative impacts of the existing and proposed uses will not adversely affect the living and working conditions of the properties located between the two uses;
7. Office and long and short term housing uses shall meet the maximum density, lot, FAR, height and ISR requirements and minimum lot and yard requirements of the zoning district in which they are located. Other uses shall meet the maximum lot, FAR, height and ISR requirements and minimum lot and yard requirements of the most similar use in the zoning district in which they are located;
8. Social service agency uses with different special exception or principal operating components, which are located within 1,200 feet of each other, may be denied if the DRC determines that the cumulative impacts of the existing and proposed uses will adversely affect the living and working conditions of properties in close proximity to the proposed use.

(Code 1992, § 16.50.390.5; Ord. No. 893-G, § 11(16.50.390.5), 9-4-2008)

16.50.390.6. - Application submittal requirements.

A social service agency shall submit the following information with an application for site plan or special exception approval:

1. Hours of operation;
2. Average number of people expected to be served daily and the maximum number of people who could be served daily;
3. Number of staff persons on site for each shift;
4. Number of beds, if any; and
5. Detailed description of entire program and uses, including accessory uses.

(Code 1992, § 16.50.390.6)

16.50.390.7. - Accessory uses.

Accessory uses shall not exceed 25 percent of the floor area of the principal use.

(Code 1992, § 16.50.390.7)

16.50.390.8. - Child foster homes.

Child foster homes having one to five foster children shall be permitted in zoning districts that allow single-family residential uses and in any existing grandfathered single-family dwelling unit.

(Code 1992, § 16.50.390.8)

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NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET

Street Address: | **Case No.:**

Description of Request:

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

1. Affected Property Address: 384 15TH ST N
   Owner Name (print): SOCIETY ST VINCENT DE PAUL
   Owner Signature: Silvia Lopez
2. Affected Property Address: 345 15TH ST N 351 15TH ST N
   Owner Name (print): TOUCHED BY FAITH ASSISTED LIVING
   Y Owner Signature: Steven Ward
3. Affected Property Address: 262 15th St. North
   Owner Name (print): Neil Keidel
   Owner Signature:
4. Affected Property Address: 269 15th St N unit B
   Owner Name (print): Alyssa Adams, AJ Lambden
   Owner Signature:
5. Affected Property Address:
   Owner Name (print):
   Owner Signature:
6. Affected Property Address:
   Owner Name (print):
   Owner Signature:
7. Affected Property Address:
   Owner Name (print):
   Owner Signature:
8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

Exhibit 5

Case #17-32000025

Engineering Memo dated November 7, 2017;

Transportation and Parking Management Department correspondence dated December 22, 2017;

Zoning correspondence

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May 22, 2017

Chris Kenrick
St. Pete EcoVillage

RE:	Address:	302, 310, 362, 342 and 282 15th St N.
	Legal Description:	Lots 3-6, Harvey's Add Block E and Lots 1-7, Harvey's Block L
	Parcel ID#s:	24-31-16-37530-005-0030 & 0040
		24-31-16-37512-012-0010, 0020, 0040, 0050, 0070
	Zoning:	Neighborhood Suburban (NSM)-2

Dear Mr. Kenrick:

Thank you for providing me a tour of your facility on March 3rd and responding to my email requests to provide a detailed description of the services provided by St. Pete EcoVillage, on the property referenced above. The property is zoned NSM-2, which allows multi-family residential uses. A Social Service, Long term residential facility (6 months or more) is allowed as a Special Exception use. Services may be provided for the residents. In 1996, a Special Exception was approved for a residential facility with a 90-day minimum program, on Lots 2-6, see attached File #SE-96-031. In accordance with code section 16.70.040.1.H., Modifications, any expansion of the social service use to additional lots or additional buildings requires review and approval by the Development Review Commission. Any expansion of residential programs will be subject to the current regulations which require a minimum 6-month program.

In your program description, you include many services that are allowed under the previous approval, on Lots 2-6 only. All long term (90-days or more) residential programs with services for the residents are permitted. There are a number of services included in your description that are not allowed. All short term residential programs are not permitted in this zoning district. Services and programs for non-residents are also not permitted in this zoning district. Staff is also aware that additional structures have been placed on the property without zoning approval or building permits, and that clients are sleeping in vehicles in the City street overnight, which is not allowed. If you wish to pursue a reclassification of the zoning, please contact Derek Kilborn, manager of the Urban Planning & Historic Preservation Division, 893-7872.

P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7171

In order to correct the current zoning violations on the referenced properties, **please cease offering any services or programs to non-residents, all short term programs, and allowing clients to sleep in vehicles in the street**. You will need to file a Special Exception application to expand the long term residential facility to the additional lots under your ownership or control, and add any additional structures to expand services for long term residents only. Subsequent to approval by the Development Review Commission, you will be required to submit for building permits for all modifications. Staff will only support the addition of permanent structures on the property. Mobile homes or structures on wheels will not be supported.

Feel free to contact me to answer any questions you may have, 727-892-5344 or via email Elizabeth.Abernethy@StPete.org. I would like to continue to work with you to bring the program into compliance.

Sincerely,

Elizabeth Abernethy, AICP
Zoning Official

Cc. Robert Gerdes, Codes Compliance Director
Dave Goodwin, Planning & Economic Development Director
Derek Kilborn, Urban Planning and Historic Preservation Manager

Owners:
Thelma & Dexter Humphrey, 282 15th St N. 24-31-16-37512-012-0070
P.O. Box 3834
Sarasota, FL 34230

Faith House Florida Inc., 302 15th St N.; 24-31-16-37512-012-0020
302 15th St N.

Social Services Charitable Trust
1648 E 54th St Unit 1C
Chicago, IL 60615-5792

Enclosure: SE-96-031

CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Corey Malyszka, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: November 7, 2017

SUBJECT: Special Exception

FILE: 17-32000025

LOCATION:	310 15TH ST N	24/31/16/37512/012/0040/
AND PIN:	302 15TH ST N	24/31/16/37512/012/0050/
	282 15TH ST N	24/31/16/37512/012/0070/
ATLAS:	G-4	
PROJECT:	Special Exception	

REQUEST: Approval of a modification to a previously approved Special Exception and related site plan for a Social Service, Long Term Residential Facility as follows:

1.) To revise the site plan to remove Lots 2 and 3 (236 15th St N.) and to add Lot 7 (282 15th St N.) and allow construction of three pads with utilities for three temporary residential structures, and
2.) Allow a Variance to the 35-foot required setback; and
3.) Allow a Variance to reduce required vehicular parking from 18 to 10 spaces.

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

SPECIAL CONDITIONS:

1. The applicant should 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. This site modification threshold is a cumulative total and once reached, all future site modifications must provide water quality treatment and water quantity attenuation for stormwater.

Once the 3000 sf site modification threshold is exceeded, the applicant's Engineer will be required to submit signed and sealed drainage design and 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.

2. Review of Goggle Maps indicates that a wood timber edged landscape bed has been created along a portion of the property frontage along 15th Street North directly adjacent to the road curb. The first 4-feet behind the road curb is maintained as a clear zone for vehicular safety and generally at the elevation of the

road curb. Roadside features such as the landscape timbers which exceed a height of 4-6 inches above the road curb pose a hazard to opening doors of parked vehicles and therefore must be removed from the 4-foot clear zone area or reduced to an appropriate height. Landscaping and landscaping features placed within the 4-foot roadway clear zone may be pedestrian friendly groundcover which does not block positive surface drainage to the roadway.

3. Upon development of the Tiny Homes, Engineering design plans for providing sanitary sewer and water service must be provided to the City for review/approval/permitting. All construction proposed within the public right of way shall be designed in compliance with current City Engineering Standards and Specifications.

4. 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.

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 proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the 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 project plan submittal 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 main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City'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.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

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

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

Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

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.

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

NED/MJR/meh
pc Kelly Donnelly
Reading File
Correspondence File
Subdivision File TANGERINE TERRACE

Elizabeth Abernethy

From: Thomas M Whalen
Sent: Tuesday, December 12, 2017 3:29 PM
To: Iris L. Winn
Cc: Elizabeth Abernethy; Kyle Simpson; Michael J. Frederick
Subject: RE: 17-32000025 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

The Transportation and Parking Management Department has reviewed this case and has several comments. Based on information provided by the applicant on the intended use, we do not believe the requested parking variance would negatively affect adjacent properties. The Transportation Department collected on-street parking occupancy data in July 2016 for 13th Street, 14th Street and 15th Street, and conducted an early morning field check of 15th Street in October 2017, when parking occupancy levels are likely to be higher due to the residential nature of 15th Street. Based on the parking occupancy data and our field check, there is a surplus of on-street parking available to accommodate additional vehicles generated by the proposed use if the site's parking lot is fully occupied. We also reviewed Google Street View photographs of 15th Street north and south of the site, taken between 2007 and 2015, and observed a significant amount of surplus on-street parking.

The location of the proposed bicycle parking is not identified on the site plan. The applicant must follow the standards for Bicycle Parking identified in City Code Section 16.40.090.4. - Bicycle parking. Details on where the bicycle parking would be located, including rack type and spacing, are needed to ensure compliance with the code.

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: Iris L. Winn
Sent: Wednesday, November 22, 2017 3:35 PM
To: Michael J. Frederick; Thomas M Whalen; Kyle Simpson; Kelly A. Donnelly; Kirsten J. Corcoran; Richard F Kowalczyk; Nancy Davis; Jim F. Chism; Jill S. Wells
Cc: Elizabeth Abernethy
Subject: 17-32000025 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

Good afternoon,

Please see the attached Application, Site Plan, Narrative and Map for Case #17-32000025.

The applicant is seeking approval of a modification to a previously approved Special Exception and related site plan for a Social Service, Long
Term Residential Facility as follows:

1.) To revise the site plan to remove Lots 2 and 3 (326 15th St N.) and add Lot 7 (282 15th St N.) and allow construction of three pads with utilities for three temporary residential structures, and
2.) Allow a Variance to the 35-foot required setback; and
3.) Allow a Variance to reduce required vehicular parking from 18 to 10 spaces.

We request your comments by December 8, 2017. Please send all comments directly to me.

Elizabeth Abernethy

From:	Thomas M Whalen
Sent:	Friday, December 22, 2017 9:35 AM
To:	Elizabeth Abernethy
Cc:	Kyle Simpson
Subject:	RE: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017
Attachments:	Short-term Bicycle Parking.docx; Long-term Bicycle Parking.docx

Liz,

Thank you for the additional information on bike parking, which Kyle Simpson and I have reviewed. We have attached information on short-term bike parking and long-term bike parking that summarizes and illustrates the bike parking code requirements, but as you know the complete list of bike parking requirements can be found in Section 16.40.090.4. If the applicant has questions they can call Kyle at 893-7151 or write to Kyle at Kyle.Simpson@stpete.org. Here are our comments on each case:

17-32000025:

- The applicant states that there will be a maximum of 46 residents in the existing structures on the site, in addition to three tiny homes. The closest use currently in our bicycle parking code to this use is residential, dormitory. Residential dormitory requires a minimum of one space per two bedrooms for long-term bicycle parking and one space per 20 bedrooms for short-term bicycle parking. Considering each bed a bedroom (including one bed per tiny home), a minimum of 25 long-term bicycle parking spaces is needed, as well as two short-term bicycle parking spaces.
- The site plan includes 25 bike parking spaces, so it is close to what we consider the code requirement. We encourage the applicant to provide more than the code requirement since they indicated in their narrative that most of the residents will not own cars.
- Bike racks must support the bicycle frame in at least two places. Inverted "U" racks are the most common rack used, since they meet this requirement. Each inverted "U" rack provides parking for two bicycles, which would result in an even number of bicycle parking spaces provided (instead of 15 at one location). The area that will have 16 spaces does not meet the bike spacing requirement for length (minimum of 36" away from any vertical object and at least 30" between racks). The other bike parking areas should be checked to ensure they also meets this requirement.
- The site plan does not distinguish between short-term and long-term bike parking.
- Since it looks like the bike parking will be outside, up to 50% of the bike parking may be uncovered and in an area that is enclosed by a fence or with a locked gate.

17-32000031:

- Meeting hall and other community assembly facility requires a minimum of two short-term and two long-term bicycle parking spaces for uses up to 10,000 square feet.
- As we stated for 17-32000025, the applicant should ensure that the bike parking area meets spacing requirements and the racks support the bicycle frame in at least two places.

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: Elizabeth Abernethy
Sent: Tuesday, December 12, 2017 4:12 PM
To: Thomas M Whalen
Subject: FW: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

See attached

Thanks!
--Liz

From: Scott Bitterli [mailto:sbitterli@ivygroupconsultants.com]
Sent: Tuesday, December 12, 2017 4:11 PM
To: Elizabeth Abernethy; Chris Kenrick
Subject: RE: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

I apologize for the oversite. Here are the revised plans with bike parking in pink.

SCOTT BITTERLI, CDT, LEED GREEN ASSOCIATE
Project Manager, Building Investigator
E: sbitterli@ivygroupconsultants.com
T: 727.895.3363
C: 727.643.2530

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From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Tuesday, December 12, 2017 3:36 PM
To: Scott Bitterli <sbitterli@ivygroupconsultants.com>; Chris Kenrick <ChrisKenrick195@gmail.com>
Subject: FW: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

Fyi
Comments from transportation below and attached

Thanks!
--Liz

From: Thomas M Whalen
Sent: Tuesday, December 12, 2017 3:30 PM

To: Iris L. Winn
Cc: Michael J. Frederick; Kyle Simpson; Elizabeth Abernethy
Subject: RE: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

The Transportation and Parking Management Department has reviewed this case. The location of the proposed bicycle parking is not identified on the site plan. The applicant must follow the standards for Bicycle Parking identified in City Code Section 16.40.090.4. - Bicycle parking. Details on where the bicycle parking would be located, including rack type and spacing, are needed to ensure compliance with the code.

Tom Whalen, AICP CTP
Planner III, Transportation and Parking Management
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One Fourth Street North, St. Petersburg, FL 33701
727-893-7883 / Fax: 727-551-3326
Tom.Whalen@stpete.org

From: Iris L. Winn
Sent: Wednesday, November 22, 2017 3:35 PM
To: Michael J. Frederick; Thomas M Whalen; Kyle Simpson; Kelly A. Donnelly; Kirsten J. Corcoran; Richard F Kowalczyk; Nancy Davis; Jim F. Chism; Jill S. Wells
Cc: Elizabeth Abernethy
Subject: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

Good afternoon,

Please see the attached Application, Site Plan, Narrative and Map for Case #17-32000031.

The applicant is seeking Approval of a Special Exception and related Site Plan for a Community Assembly Facility with a Community
Garden and a Variance to 35-foot required setback.

We request your comments by December 8, 2017. Please send all comments directly to me.

Thank you,

Iris Winn
Administrative Clerk, Development Review Services
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5498 / Fax: 727-892-5557
ILWinn@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City

Elizabeth Abernethy

From: Scott Bitterli <sbitterli@ivygroupconsultants.com>
Sent: Friday, September 15, 2017 12:05 PM
To: Elizabeth Abernethy
Cc: Chris Kenrick
Subject: RE: St. Pete EcoVillage - Special Exception Application

Sorry Liz, I forgot about the 3 additional beds that would be in the Tiny Homes.

Total proposed = 43.

SCOTT BITTERLI, CDT, LEED GREEN ASSOCIATE
Project Manager, Building Investigator
E: sbitterli@ivygroupconsultants.com
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From: Scott Bitterli
Sent: Friday, September 15, 2017 12:00 PM
To: 'Elizabeth Abernethy' <Elizabeth.Abernethy@stpete.org>
Cc: Chris Kenrick <ChrisKenrick195@gmail.com>
Subject: RE: St. Pete EcoVillage - Special Exception Application

Liz,

Staff Residing Off-site = 2
Onsite Residents/Beds
282 15th St N White House = 4
302 15th St N Blue House = 30
310 15th St N Green House = 6 (other rooms to be used as work space for residents).

SCOTT BITTERLI, CDT, LEED GREEN ASSOCIATE
Project Manager, Building Investigator
E: sbitterli@ivygroupconsultants.com
T: 727.895.3363
C: 727.643.2530

Exhibit 6

Case #17-32000025

Public Correspondence

Methodist Town

On the EDGE of Downtown St Pete

December 28, 2017

Ms. Abernathy,

In March 2000, the Methodist Town Neighborhood Association sent a letter to the city's Development Services Department in support of the St Vincent DePaul's Society's special exception request to establish a food center and transitional housing facility in the northwest corner of our neighborhood. City staff recommended approval subject to several conditions that included there would be "no detrimental effects of the proposed use on the surrounding neighborhood or surrounding property values." This decision became a nearly two-decade nightmare for both Methodist Town and Historic Uptown and continues to present daily challenges. We do not have the time, energy or patience to deal with another social experiment in our neighborhood and if we learned any lesson from the St Vincent debacle it's that once something becomes approved, there is no mechanism for monitoring compliance of special conditions. St Vincent grew exponentially and continually increased services and had a significant negative impact on the surrounding neighborhoods.

We are not here to judge the merits of St Pete Eco Village's stated mission and have met many wonderful people from their organization that have come to our meetings, participated in our neighborhood cleanups and seem truly interested in making St Petersburg and the world a better place. Unfortunately, we were never afforded the opportunity to engage in a discussion of whether another social service agency should establish itself in a neighborhood already overburdened with one. We question whether the Eco-Village even fits the definition of a social service agency especially when it began its operation as an "eco-hostel" but, for the sake of argument, we will accept the definition and speak on the merits of the application and how it would impact the neighborhood.

The first request is to allow an expansion of the special use of this property to include 282 15th St N to house 2 – 4 residents/staff and add (11) parking spaces and (1) ADA space at the rear of the properties adjacent to the alley. The properties at 302 15th St N and 310 15th St N are designated for a maximum of 30 residents and 12 residents respectively. According to their application there are only 15 residents currently occupying these addresses. The applicant has indicated that there will be minimal use of resident-owned vehicles but we already saw from experience when they first began operation in January 2016 that 15th Street N was occupied by many additional vehicles including large buses that were housing people living and working there. In addition to the parking issue, they have already expanded into 282 15th St N by created a smoking area at the rear of the property that is a mixture of haphazard furniture that also becomes a magnet for junk around the dumpster located there. They are also using the rear of the property at 282 for storage. This in addition to their purchase of 268 15th St N and renting it out to individuals associated with their operation and initially violating the rules of the homeowners association that governs the property at that address. We do not support any expansion into adjacent properties and feel that there is inadequate parking to serve up to 42 residents plus an additional four in 282 15th St N and

uncertainty with the number of occupants associated with 268 15th St N. 12 parking spaces would not be adequate to meet the needs of all these additional people. This doesn't even take into consideration the additional traffic and parking needs that would be created by their educational workshops and other activities they market to the community. The applicant is trying to retrofit their social service agency definition into a property that previously had a completely different clientele and use with little to no resident vehicle ownership. A better plan for parking needs to be brought forward that deals with this issue.

Tiny Homes on Wheels are already an unwelcome sight on this property and belong in a mobile home park. This neighborhood is not zoned for mobile homes nor do we wish to have that designation.

Which leads us to the other special exception request to modify the use of the current garden area (334 – 366 15th St N) for use as a community assembly facility and urban farm. We love the community garden concept in its current state. Their proposal to create a community assembly facility with the addition of a small-scale commercial kitchen with walk in cooler, outdoor grill, placement of 40 and 20 foot shipping containers, etc... for up to 60 guests will only exacerbate the parking issues created by the number of live/work residents. They are proposing only 12 parking spaces to accommodate up to 60 guests with 7 paved and 5 grass spaces. There is also no guarantee of the frequency of the use of this space and the impact that would have on the surrounding neighborhood by having up to 60 additional non-residents which is already overburdened by a large number of transients associated with St Vincent DePaul. This proposal potentially creates a commercial operation in a residential neighborhood, which would have an adverse impact on parking and traffic that is already affected by St Vincent DePaul employees during weekdays and attendees of Tampa Bay Rays games during baseball season. We do not support the special request to modify the community garden and would prefer it remain as is. There is no mention of event frequency or hours of operation nor is there a guarantee in the application that this will be minimal. We also do not support the use of storage containers as structures in the neighborhood.

We respectfully request you strongly take into consideration that there currently is little to no neighborhood support for these special exception requests. We believe the operators of St Pete "Eco Village" should try and run their organization for a longer period of time to gain the trust of the neighborhood before asking for additional exceptions. We also want to state for the record that it was unfair to allow another social service agency to begin operating here without neighborhood input or taking into consideration the completely different mission from the previous occupant – Faith House. Methodist Town does not want to repeat history with the addition of another social experiment that will have limited compliance monitoring and that has the potential to further burden our community with unintended negative outcomes. We appreciate the opportunity to state our position.

Respectfully,

Methodist Town Neighborhood Association Board of Directors
Joey Mingione, President
Jackie Mills, VP/Secretary
Erica Walker, Treasurer

Elizabeth Abernethy

From: John Goode <jtgoode@hotmail.com>
Sent: Friday, December 08, 2017 1:43 PM
To: Elizabeth Abernethy
Subject: Case #32000025 & Case #32000031

Dear Ms. Abernethy,

As the property owner of the Townhome located at 238 15th Street North in Saint Petersburg, I would like to share with you some of my concerns relative to the city's case numbers 32000025 and 32000031 associated with requests of special exceptions by the Social Services Charitable Trust and its St. Pete *Eco* Village.

Case #32000025: Although I see the value in the Trust improving the properties included in the variance requests, I have grave concerns in the creation of pads with full utilities for 3 tiny homes. Whether these are as stated "Tiny Homes on Wheels and/or 'Travel Trailers' as accessory dwelling units and/or demonstration pieces on our property", it appears to me the intent is to add additional living structures on lots intended for one residential structure. Since the city already provides for the existence of mobile home communities, I see no reason to allow our neighborhood to be converted into another quasi-mobile home community. With the addition of 11 parking spaces as part of their revision leads me to believe there will be more individuals residing within the *Eco* Village learning attending classes and/or living within the village. Since the City has performed an exceptional job in virtually eliminating the milling around of non-residents associated with the St. Vincent DePaul Shelter, I would certainly not want to see a return of those issues.

In summary, I cannot support the Trust's variance request to create any number of pads with full utilities to locate Tiny Homes and/or Travel Trailers on any property associated with The St. Pete *Eco* Village.

Case #32000031: The Trust is requesting modification of these properties to be **a stand-alone Community Assembly Facility and Urban Farm** with the addition of **a small-scale commercial kitchen w/walk-in cooler, outdoor grill, wood-fired bread oven, covered meeting/dinning space, office and bathroom facilities for up to (60) guests.** The intention is to install and convert 40' and 20' shipping containers to be integrated into an enclosed 1350' structure to house their guests for dining. Clearly the plans exist to operate a kitchen and dining room facility to feed individuals within our neighborhood in lite of all Health Department issues. Although I cannot support the creation of a small-scale commercial kitchen with all peripheral equipment and dining area, I certainly do not support the installation of steel shipping containers to accomplish their desires. In their virgin state, they are an eyesore when resting alone and even more so when resting on real estate with other structures. In addition, they are proposing to add 13 parking spaces of which only 7 will have any substrate paving hence, leaving 6 spaces to turn to mud with prolonged use. Again, the potential for an additional eyesore within our neighborhood.

In summary, I cannot support the Trust's Site Special Exception to create the small-scale commercial kitchen w/walk-in cooler, outdoor grill, wood-fired bread oven, covered meeting/dinning space, office and bathroom for facilities for up to (60) guests. Clearly this is amplified with the use of shipping containers. In addition, I think all parking spaces should have an approved substrate utilized to properly support the anticipated vehicles using such spaces.

I want to thank you for your time and consideration and trust all neighbors' thoughts will be fairly considered in making a final determination on Social Services Charitable Trust requests.

Sincerely,

John T Goode
238 15th Street N.

Elizabeth Abernethy

From: pdh870@yahoo.com
Sent: Thursday, October 19, 2017 10:30 PM
To: Elizabeth Abernethy
Subject: St Pete Eco Village (SPEV) Special Exception Modification Request

Dear Ms. Abernathy,

We are writing to let you know that we are opposed to any further modifications to the special exception that was previously granted to Faith House for the operation of a social service agency located at 302 15th St N. Our reasons are many but are as follows:

This organization came into our neighborhood with no warning in January 2017 and began operation as an Eco-Hostel with an influx of cars, buses and lots of short term overnight stays. They then bought 268 15th St N which is one of the properties in our townhome development under the guise of individual ownership of a Mr. Mark Hunter and switched it to St Pete Social Services Charitable Trust at closing without initially disclosing this information in order to gain HOA Board Approval of the sale. Soon after they began advertising the unit on Air BNB as an "Eco Retreat" and directly associated it with the Eco Village operation. This after we made it very clear that they could not use the property as an extension of their business. They were also informed that it was against our community declarations and covenants to rent any unit out for a period of less than three months more than twice any calendar year. We made both Mark Hunter and Chris Kenrick aware of this in writing and never received any response. Not until they wanted to obtain a modification to the special exception did anyone reach out to us to try and resolve the issue. The bottom of line of all these shenanigans is that we do not have any trust in anything they say they are going to do and have very little faith at this time that they will operate within the parameters they have presented. It should be noted, however, that we do appreciate Scott Bitterli who is representing SPEV stepping up recently to meet with us to work through the short term rental issue.

Regarding the three requests for modification:

Addition of 282 15th St N - This property is immediately adjacent to our town homes and directly next to the unit they purchased (268 15th St N). This property would add 4 additional beds for a total of 43 beds. According to their application most of their "residents" would not drive. There is absolutely no evidence provided that their clients would not drive and unless it is a condition of residency that residents cannot have vehicles there, there is no basis for this claim. They plan on having all these community events such as dinners, work shops and demonstration tours in addition to their residency program so where exactly are all these people going to park during these events? Expanding into another property will only add to this issue. We also believe it will encourage further violations of our HOA rules by creating a contiguous use of the property related to their ownership and have a direct impact on our town home property. It should be noted that they already have breached the chain link fence between 268 and 282 15th St N while they are working on 282 and so we see this as a sign of more blurred lines between our town homes and their organization. The fact that they are using 268 15th St N as a rental property already has the potential to negatively impact our property values.

Allow for temporary structure (Tiny homes on wheels) - this is basically tantamount to creating a mobile home park in our neighborhood. There are already places specifically zoned for this and so we are adamantly opposed. In their application they describe "tiny homes on wheels" and "Travel trailers" as accessory dwelling units and/or demonstration pieces. We had to deal with several months of people living in buses on our street and in the lot next to 282 in addition to these other mobile homes. They are unsightly and belong in mobile home and RV parks only.

35 foot setback requirement - We did not find any information related to this request in the application.

Reduce vehicular parking from 18 spaces to 10 spaces - As we stated above, there is no evidence provided that their residents will not have vehicles and the addition of other programming will add an additional burden of available street parking. There is not enough street parking to support 43 residents in addition to their extra programming. Faith House catered to a clientele that was recently released from jail or were indigent with no means of affordable vehicle transportation. This was demonstrated over many years by their presence in the neighborhood. St Pete Eco Village has already shown their presence creates parking issues and so why would an exception be even considered without at least a year of operation to demonstrate impact?

This neighborhood had to endure years of nonsense from the clients of St Vincent DePaul which frankly still continues but is much improved thanks to the efforts of our police department and city officials working with shelter management to come up with some workable solutions. St Vincent promised no adverse neighborhood impact when they initially proposed coming into the neighborhood and we all know how that worked out. It is extremely disappointing that the city has allowed another social experiment to descend on this neighborhood without any discussion. St Pete Eco Village was simply allowed to state their purpose changed from a hostel to a

social service agency and we just have to accept their presence with no forum for discussion prior to allowing them to piggyback off of the Faith House exception.

At this time, we do not support any expansion of their services nor special exception modifications. If St Pete Eco Village can demonstrate that they will operate in good faith within their proposed scope over the next 12 to 18 months with no adverse impact on the neighborhood or our homes, we would be more than willing to revisit this matter at a later date.

Thank you for your time and we appreciate the opportunity to present our opinion.

Respectfully,

Dean Hopkins
VP 15th Street Townhomes Property Owners Association
On Behalf of the Board of Directors

Please note that the Neighborhood Worksheet Lists 262 15th St N as not objecting to the nature of the applicants request. Neil Keidel is NOT an owner and rents this property from Laura Stanton who is currently stationed with the US Air Force in Guam. She has made it known, she does not support this request as an owner in our HOA.

Elizabeth Abernethy

From: Joseph Mingione <methodisttown@aol.com>
Sent: Monday, April 17, 2017 8:42 PM
To: Elizabeth Abernethy
Subject: St Pete Eco-Village

Ms. Abernethy,

Can anyone in your office give us an update about what the city is doing to address the organization called St Pete Eco Village, 302 15th St N,which has taken up residence in Methodist Town and having a very mixed impact on the neighborhood. Some of the concerns being brought to our attention are as follows:

- Residents are confused as to the business purpose of this organization. It was originally billed as an Eco-Hostel. We are told that individuals can live there in a exchange for work and that they are actually running it as a hostel with a lot of short term occupants. Is this property zoned for such activity?

- Residents are seeing an increase in individuals sleeping in automobiles up and down 15th Street N between Burlington and 4th Avenue N including a large bus with three or four occupants. At one point, there were three small to large buses parked on the street and one that has been parked on their property. One young lady frequenting the Eco-Village had been living out of her car for three weeks.

- There are two and possibly three "tiny houses" parked on the property that look like they are being used as housing. Are these legal? One is a large green shipping container.

- They have moved the fence behind 282 15th St N (which apparently they are leasing) in from the alley to create additional parking and are also using the area for storage of recycling and other junk from their property visible from the alley.

- They have purchased a townhome located at 268 15th St N next to them and at closing had the owner changed from a Mark Hunter (address listed as 1648 E 54th St Apt 1C, Chicago, IL 60615) to St Petersburg Social Service Charitable Trust (address listed in Richmond, VA) which is the same ownership as the property at 302 15th St N except that one has the Chicago address. The ownership group of the townhomes were unaware of the change in ownership name from Mark Hunter to the Charitable Trust name until after the closing. From what we have observed, this organization is neither a social services or charitable organization and so there are a lot of alarms going off with several residents on 15th Street particularly the 15th Street Townhomes where they purchased. Chris Kenrick and Mark Hunter both affiliated with St Pete Eco Village have been made aware that the townhome cannot be used for the operation of a business and so we are closely monitoring the use of that property.

On a positive note they have assisted the neighborhood with a couple of clean ups and seem to want to have a positive relationship. The use of the property, however, is very different from the last group Faith House which was very quiet and low key. It's a dramatic change for the neighborhood that was already dealing with multiple other issues related to the city's homeless population that are drawn into our neighborhood due to the location of St Vincent DePaul.

We are not opposed to sustainable living or anything else that is good for the environment but just want to make sure this organization is operating within the zoning and codes compliance rules and regulations of St Pete as well are being a good neighbor. We have established dialogue with them regarding some minor issues but really need the city to step in and make sure they are operating within the letter of the law. Any information you can provide that the city is addressing or will be addressing would be greatly appreciated.

Thank you for your assistance.

Joey Mingione
President
Methodist Town Neighborhood Association

Elizabeth Abernethy

From: Joseph Mingione <methodisttown@aol.com>
Sent: Sunday, April 23, 2017 7:13 PM
To: Elizabeth Abernethy
Subject: Re: St Pete Eco-Village
Attachments: Wow SPEV workaway comments.docx

Thank you for responding. Several neighbors have reported the overnight sleeping in the buses and other vehicles and the police will respond. There is one bus that has been there for several months that simply moves from the street to parking on their property on a regular basis. At least two or more individuals live on this bus and are working there.

We're not sure how they are trying to categorize themselves as a social service agency but I believe there may be city codes that prevent two social service from being within 1200 feet of each other (Ordinance 430-G of the St Petersburg City Code for Social Service agencies) and this organization is basically next door to St Vincent DePaul which has been an albatross around this neighborhood's neck since 2004. This is no longer Faith House which dissolved and let this organization assume the property's debt. One of the managers at the Eco-Village shared this with me when I asked what happened to Faith House.

We are not observing a social service agency in any traditional definition but some sort of commune where people stay sometimes overnight or for a week or more. Their face book page was originally labeled St Pete Eco-Hostel and they advertise on a website called workaway.info that allows people to travel from place to place and work for their room and board while they stay there or pay a fee for their accommodations. In the description for them on the workaway site they state they are looking for volunteers to help with workshops, retreats, tiny homes, hostel, handicraft industries, wellness camps, yoga fests, etc... They also list their accommodations as private bedrooms, shared, dorm, camping and rv/motor home parking (hence the hippie school buses that frequent the place).

I have attached a word document where I have copied some of their reviews from both facebook and workaway which may assist your staff in assessing their business purpose. Many comments refer to them as a hostel and talk about the social aspect of the place. It would be important for your staff to visit the website and read the actual comments at https://www.workaway.info/345927332364-en.html in addition to their facebook page. People stay overnight, a couple weeks, and several are living there long term. It is being called the sister community of St Peace House Co Op locate at 2100 4th St S. It's more of a social club and co-op community than a social service organization but I'm sure city code enforcement and zoning staff will be able to determine their true business purpose.

The appearance of this organization out of virtually nowhere has just placed an additional burden on a residential neighborhood that already was dealing with the overwhelming presence of St Vincent DePaul. The neighborhood had no input on this and so we are looking to the city to make sure that all city ordinances and zoning requirements are being followed and that St Pete Eco-Hostel is not permitted to operate outside of these rules and regulations. We aren't saying it's a bad concept or that these are bad people, just that we are already hosting St Vincent DePaul on the same street. It's just too much for one block.

Thank you again for following up.

Sincerely,

Joseph Mingione
President
Methodist Town Neighborhood Association

-----Original Message-----
From: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
To: Joseph Mingione <methodisttown@aol.com>
Cc: Robert M Gerdes <Robert.Gerdes@stpete.org>; Dave S Goodwin <Dave.Goodwin@stpete.org>; Corey D. Malyszka <Corey.Malyszka@stpete.org>

Sent: Thu, Apr 20, 2017 2:56 pm
Subject: Re: St Pete Eco-Village

Joseph,

There is an active codes compliance case for the zoning issues related to the changes on this property. I met with the representatives a month or so ago and sent follow-up emails, but as of two weeks ago when I left for vacation, I had not received the detailed description of their operation that I have requested. We have not approved the additional structures, nor any expansion of the previously approved social service use to incorporate additional parcels. Such an expansion would require a Special Exception modification with a public hearing before the the DRC. I did speak at their Tiny House festival and informed them of the process for submitting for our review.

I have not received any email correspondence from them during my vacation, and will see if there has been anything submitted in my absence when I return to the office tomorrow.

I am CC'ing our codes compliance director so he has this additional information that can be assessed by his team.

Has there been any contact with our police department regarding the overnight sleeping in the vehicles/bus? Who is your community police officer? We may need to engage them to assist with that issue if they haven't already been contacted.

I appreciate your reaching out and providing additional information for our review.

Feel free to check back with me and send any updates that might assist us in evaluating the situation.

Sincerely,
Elizabeth Abernethy, AICP
Zoning Official

Sent from my iPhone

On Apr 18, 2017, at 1:41 AM, Joseph Mingione <methodisttown@aol.com> wrote:

> Ms. Abernethy,
>
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Joey Mingione
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Your Sunshine City

st.petersburg
www.stpete.org

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, **Commission Member Griner** 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 **January 10, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-32000031 **PLAT SHEET:** G-4

REQUEST: Approval of a Special Exception and related Site Plan for a Community Assembly Facility with a Community Garden and a Variance to the 35-foot required setback.

APPLICANT: SOCIAL SERVICES CHARITABLE TRUST
1648 E 54TH ST, APT 1C
CHICAGO, IL 60615-5792

ADDRESS:	**PARCEL ID NO:**
334 15TH ST N	24/31/16/37512/012/0010
342 15TH ST N	24/31/16/37530/005/0040
366 15TH ST N	24/31/16/37530/005/0030

ZONING NEIGHBORHOOD SURBURBAN MULTI-FAMILY (NSM-2)

SITE AREA TOTAL: 22,500 square feet or 1.94 acres

GROSS FLOOR AREA:

Existing:	0 square feet	0 F.A.R.
Proposed:	850 square feet	0.04 F.A.R.
Permitted:	13,500 square feet	0.60 F.A.R.

BUILDING COVERAGE:

Existing:	0 square feet	0 % of Site MOL
Proposed:	850 square feet	4 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	1,200 square feet	5 % of Site MOL
Proposed:	3,700 square feet	16 % of Site MOL
Permitted:	14,625 square feet	75 % of Site MOL

OPEN GREEN SPACE:

Existing:	21,300 square feet	95 % of Site MOL
Proposed:	18,800 square feet	84 % of Site MOL

PAVING COVERAGE:

Existing:	1,200 square feet	5 % of Site MOL
Proposed:	1,500 square feet	7 % of Site MOL

PARKING:

Existing:	0; including 0 handicapped spaces
Proposed:	13; including 1 handicapped spaces
Required	11; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	0 feet
Proposed:	15 feet
Permitted:	36 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 which a Community Assembly Facility is a Special Exception use within the NSM Zoning District.

DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Special Exception and related site plan to establish a Community Assembly Facility with a Community Garden, with a variance to the 35-foot setback requirement.

The applicant has submitted a concurrent application for a modification to a previously approved Special Exception and related site plan for a Social Service Agency, Long Term Residential Facility on lots to the south of this subject application, Case #17-310000025. These lots were formerly contiguous to the existing Community Garden, however, the two intervening platted lots (Lots 2 and 3; 326 15th St N.) are now under separate ownership.

History: The subject property is an existing accessory Community Garden, associated with the adjacent Social Service Agency, Long Term Residential Facility. The subject application is located in the Methodist Town Neighborhood, see Exhibit 1, aerial location map. The applicant acquired the business in early 2017. Subsequently, the underlying property owner of Lots 2 and 3 (326 15th Street N.) which contains two residential structures, terminated the lease with the applicant.

Complaints were initiated in late January 2017 and the property owner was cited by the codes compliance team for property maintenance and zoning violations including provision of transient accommodations, the community garden and the number of chickens. Zoning staff inspected the property on March 3rd, met with the applicant on May 16, 2017 to review the zoning requirements and provided a summary letter on May 22, 2017, see attached zoning correspondence provided in Exhibit 4. The codes compliance cases have been deferred pending the processing of the Special Exception application.

Current Proposal and Staff Analysis: The applicant's narrative and site plan provide for an overview of the proposed Community Assembly Facility layout and programs, as well as the proposed modifications to the existing Community Garden, see Exhibit 2. Photos of the existing Community Garden are also attached in Exhibit 2. According to the applicant's narrative, the Community Assembly Facility will support the Community Garden with meal events, culinary classes, wellness workshops and provide for small event space. The proposed program description also includes educational tours.

A Community Assembly Facility is defined in Chapter 16 as follows: "Establishments that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls and similar structures that provide a gathering for community functions." Staff finds that the activities as proposed are generally consistent with the definition of a Community Assembly Facility.

The applicant's request included a variance to allow on-site sales of produce. Staff has determined that the request cannot be considered through this application, as allowing on-site sales is considered to be a "use" variance, which is not authorized under Chapter 16. The applicant would need to pursue a rezoning to a commercial classification or a modification to the use specific standards for Community Gardens. These standards are provided under code section 16.50.085, see attached Exhibit 3. A special condition of approval has been included to require compliance with these standards which include property maintenance requirements, limits on the hours of operation, and prohibition for on-site retail sales.

The site plan depicts a chicken run, 50 feet by 10 feet and the narrative indicates that there are 40 hens on the property and six rabbits. As previously noted, there has been an active codes compliance case regarding the number of chickens on the property. Pursuant to city code Chapter 4, "Animals", Section 4.31.c.f., *Keeping fowl in the City*, "no more than ten fowl are allowed on each property, regardless of the size of the property" and coops shall meet side and rear yard setback requirements. There is no variance process associated with this code provision, and the Development Review Commission has no review authority over Chapter 4, Animals. A special condition of approval has been included to require compliance, with an additional setback to be provided from the southern property line, abutting the multi-family residence under separate ownership. Section 4.31 c.f. provides for the allowance to keep fowl at an owners premise. Because the property will no longer be contiguous to the residential buildings which house the Social Service agency, a special condition of approval also requires that a Unity of Title document be provided for review, approval and recording prior to issuance of any building permits to establish the premise of the owner. This document will tie together the residential buildings that are located on Lots 4-7 associated with the concurrent Special Exception application to modify the long term residential facility, Case #17-31000025.

There has been indication from the applicant that there is bee-keeping on the Community Garden site. Bee keeping activity is generally pre-empted by state law from any local regulations. A special condition has been included related to any bee-keeping activity, requiring compliance with the applicable Florida state statutes, which require that the beekeeper sign a "Beekeeper Compliance Agreement" and follow the "Best Management Requirements for Maintaining European Honey Bee Colonies on Non-Agricultural Lands."

The site plan depicts thirteen parking spaces. Based on the size of the proposed assembly area, eleven parking spaces are required, including one ADA space. Section 16.40.090.3.4.B.7.b. allows approval of up to 25% of the required spaces as grass, which is two spaces, and therefore a special condition of approval has been included to require that a minimum of nine spaces be paved in accordance with Section 16.40.090.3.4.B.7.a. (asphalt, concrete, brick or decorative pavers). Additional parking will be available during the day for special events on the applicant's property to the south, and a special condition has been

included to require that the applicant obtain off-site parking for any special events which will require additional parking.

In order to meet the special use criteria for a Community Assembly Facility and respond to concerns expressed by neighbors, special conditions of approval are included as follows: outdoor events shall be limited to the hours of 8am to 10pm Monday through Thursday and Sunday, 8am to 11pm Friday, Saturday and holidays. There shall be no amplified outdoor sound, and all activities shall be subject to the City noise ordinance. Adequate off-site parking shall be provided for all events based on the projected attendance.

Variance: Special exception uses are required to maintain a 35-foot setback. As per the applicant's site plan, the existing Community Garden is setback 4-feet from the south (interior side), 0-feet from the east (front), 0-feet from the west (rear) and 0-feet from the north (interior side). The proposed parking backs-out into the alley, and is 3-feet from the south (interior). The proposed outdoor assembly area is located on the northern portion of the property, approximately 40-feet from the east (front), 11-feet from the north (interior side), and 45-feet from the west (rear). There are proposed structures for a kitchen and walk-in cooler, located to the west of the assembly structure. The site plan does not depict the location of restroom facilities, which will be required for the assembly area based on the building code. Abutting uses to the west across the alley include vehicle repair facilities. The property to the north is owned and operated as an office by St. Vincent DePaul, as part of their Social Service agency, located on the north side of 4th Avenue North. The south side of the property is multi-family residences, formerly part of the social service. The east side of 15th Street North is residential homes and multi-family residences.

RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):
City Code Section 16.70.040.1.4.D sets forth the general criteria for evaluating Special Exceptions. Staff responses to each of the criteria are provided below.

A. The use is consistent with the Comprehensive Plan.

Staff finds that the proposed request to be generally 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 Residential High. The NSM zoning allows a Community Assembly Facility as a Special Exception use. The existing community garden is permitted as an accessory use, and as a principal use with an annual permit.

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;

Parking and refuse collection will be provided via the rear alley. The Transportation and Parking Management Department reviewed the application and had no concerns regarding 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;

Vehicular parking will be provided along the alley abutting on the west and bicycle parking will be added.

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

The Transportation and Parking Management Department reviewed the application and did not determine that there would be any significant impact to the adjacent streets or intersections.

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. Any outdoor lighting would need to comply with the standards which require shielding from surrounding residential uses to the east and south. Signage shall require a permit and meet the sign 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; Commercial type of operation is not appropriate in a neighborhood

The proposed outdoor assembly area is located on the northern side of the property, adjacent to commercial uses to the north and industrial uses to the west. The Community Assembly Facility and Community Garden uses serve as a buffer between the light industrial, auto repair businesses to the west and the social service agency to the north and the residential uses to the east and south. A special condition of approval has been included to require compliance with the design standards of the NSM zoning district. Adjacent neighbors, property owners and the neighborhood association have expressed concerns regarding compatibility of the assembly use, see Exhibit 5.

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 significant natural, historic or archaeological resources on the subject site. The location of the assembly area on the property would minimize impacts, however, the Community Assembly Facility may not be compatible with the residential uses on the east side of 15th Street N if the applicant fails to adhere to the conditions of approval which limit the hours, noise, size and operation. Location of an assembly facility on a local roadway could cause excessive traffic and limit on-street parking for the adjacent residential uses if the applicant fails to provide off-site parking.

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 community assembly facilities in the area, and therefore there is no concentration of similar use. As previously noted, the community assembly facility could have a detrimental effect on the residences to the east and south if conditions of approval are not adhered to.

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;

To minimize the potential for detrimental effects, Special conditions of approval provide for limits on the hours of operation, prohibit amplified noise and limit attendees.

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 community assembly facility structures are located approximately 37-feet from the front property line on 15th Street, providing for separation from the residential uses on the east side of 15th Street. A special condition of approval has been included to prohibit amplified sound, limit event hours, and limit event attendance. A field review determined that the chicken coops and run do have an associated odor, and therefore a setback from the southern property line abutting the multi-family residences needs to be maintained.

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 sufficient area to locate the proposed improvements.

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

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, as there are no residential uses proposed.

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

The use will not add demand for additional public services.

The future land use classification of the subject property is: Redevelopment High- (RH)

The land uses of the surrounding properties are:

North:	**Commercial/Social Service**
South:	**Residential**
East	**Residential**
West:	**Light Industrial (Auto repair)**

Variance Analysis
Staff finds that the setback variance request meets the applicable variance criteria as follows: Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

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

   Approval of the special exception setback variance would allow an expansion of Community Garden programs and Community Assembly uses as detailed in the applicant's narrative.

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

   The size of the property is not the result of any action of the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship; and 4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

   The property can continue to be used for a Community Garden, and therefore, a literal enforcement would not result in an unnecessary hardship.

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

   The location of the assembly area on the northwest side of the property will minimize impacts to the residential neighbors to the east and south. The proposed chicken run should be located a minimum of 35-feet from the residential property to the south.

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

   Staff finds that granting the variance would be in harmony with the general purpose and intent of the Land Development Regulations. The Community Assembly Facility and garden serve as a transitional land use between the light industrial, auto repair businesses to the west and the residential uses to the east and south.

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

   With the exception of the chicken run, Staff finds that the based on surrounding land uses to the west, south and north the proposed Community Assembly Facility and

garden will not be injurious. Special conditions of approval have been included to address compatibility with the residential uses to the east.

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

With the exception of the chicken run, Staff does find that the reasons set forth in the application are sufficient to grant the requested variance. See attached applicant narrative.

In conclusion, staff finds that the Special Exception and related site plan are generally consistent with the standards for review as listed above, with the recommended special conditions. Recommended special conditions of approval related to the Community Assembly Facility include limits on hours of operation, prohibition to amplified noise, limit on the maximum number of attendees and provision of off-site parking for all events.

Public Comments:
As of the date of this report, staff has correspondence in opposition, from the 15th Street Townhome Property Owners Association Board of Directors, from the Methodist Town Neighborhood Association, and from an adjacent property owner. Concerns were expressed regarding the assembly facility use, the commercial kitchen and dining area, and the design of the additional structures. Correspondence is included as Exhibit 5.

I. **RECOMMENDATION:**

A. SPECIAL CONDITIONS OF APPROVAL:

1. This Special Exception/Site Plan approval shall be valid through January 10, 2021. 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. There shall be no more than ten (10) chickens on the subject property in accordance with Section 4.31.c.f.. The coop shall not be located in the front yard and shall provide for a 35-foot interior side yard setback from the southern property line and 10 foot rear yard setback. A Unity of Title shall be submitted for review, approval and recordation to establish the premises of the owner prior to issuance of a building permit for construction of any structures on the property. All chickens in excess of the 10 allowed shall be removed within 30-days.
3. Apiary shall meet Florida Statute 586 which requires that the beekeeper sign a "Beekeeper Compliance Agreement" and follow the "Best Management Requirements for Maintaining European Honey Bee Colonies on Non-Agricultural Lands."
4. There shall be no other animals kept overnight on the property.
5. All structures including the proposed covered dining/seating area, kitchen and cooler shall meet the design requirements of the NSM district, 16.20.030.11.
6. All requirements of 16.50.085.4.1. shall apply to the Community Garden Use.
7. A building permit shall be required to establish the Community Assembly Facility, including all proposed structures including sheds, containers and permanent covered dining/seating area. Permanent restroom facilities shall be provided in accordance with the Florida Building Code.
8. Events shall be limited to more than 60-attendees and hours shall be limited to 8am to 10pm Monday through Thursday and Sunday, 8am to 11pm Friday,

Saturday and holidays. Adequate off-site parking shall be secured for all events based on the projected attendance.

9. In order to mitigate the impact of the proposed use to the abutting single family residential use to the east of the subject property and other nearby residences, no outdoor amplified sound shall be permitted on the subject property and all activities shall be subject to the City noise ordinance, as that ordinance is currently codified and may be amended from time to time.
10. Plans shall be revised as necessary to provide for a minimum of nine paved parking spaces and to comply with comments provided by the City's Engineering Department memorandum dated December 14, 2017 and Transportation and Parking Management Department dated December 22, 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 PREPARED BY:

1-3-18

Elizabeth Abernethy, AICP, Zoning Official (POD) DATE
Planning and Economic Development
Development Review Services Division

List of Exhibits:
Exhibit 1: Aerial Location Map
Exhibit 2: Applicant's Site Plan, Narrative and Photos
Exhibit 3: Community Garden standards (16.50.085)
Exhibit 4: Engineering Memo dated December 14, 2017; Transportation and Parking Management Department correspondence dated December 22, 2017
Exhibit 5: Public Correspondence

Exhibit 1

Case #17-32000031

Aerial Location Map

st.petersburg
www.stpete.org

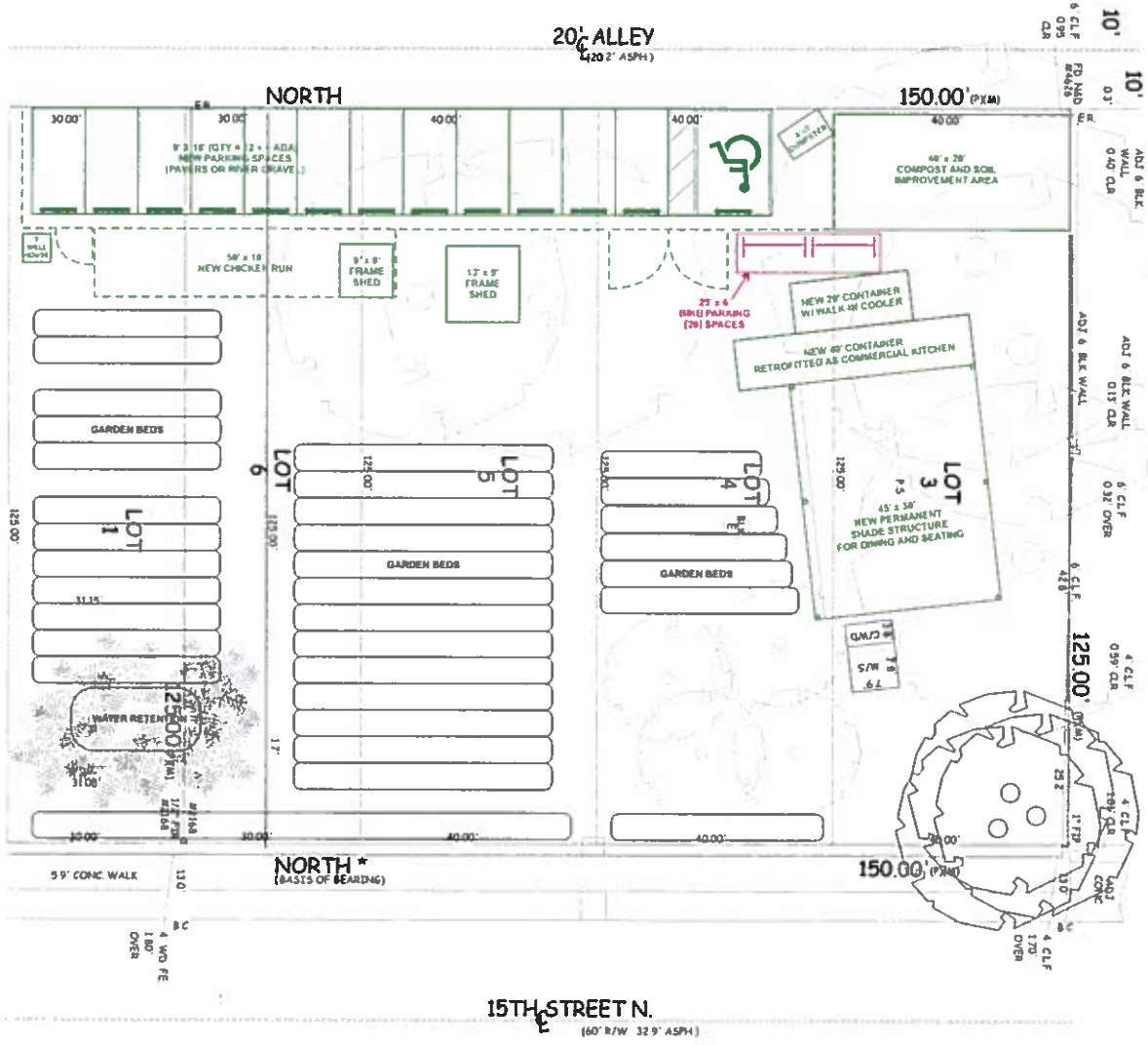
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 17-32000031
Address: 334, 342, and 366 15th Street North

N
(nts)

Exhibit 2

Case #17-32000031

Applicant's Site Plan, Narrative and Photos



COMMUNITY
ASSEMBLY FACILITY
& URBAN FARM

AT

**ST. PETE
ECOVILLAGE**

ST PETERSBURG, FL

IVY Group
CONSULTANTS

ST. PETE
ECO
VILLAGE

IV11100.00

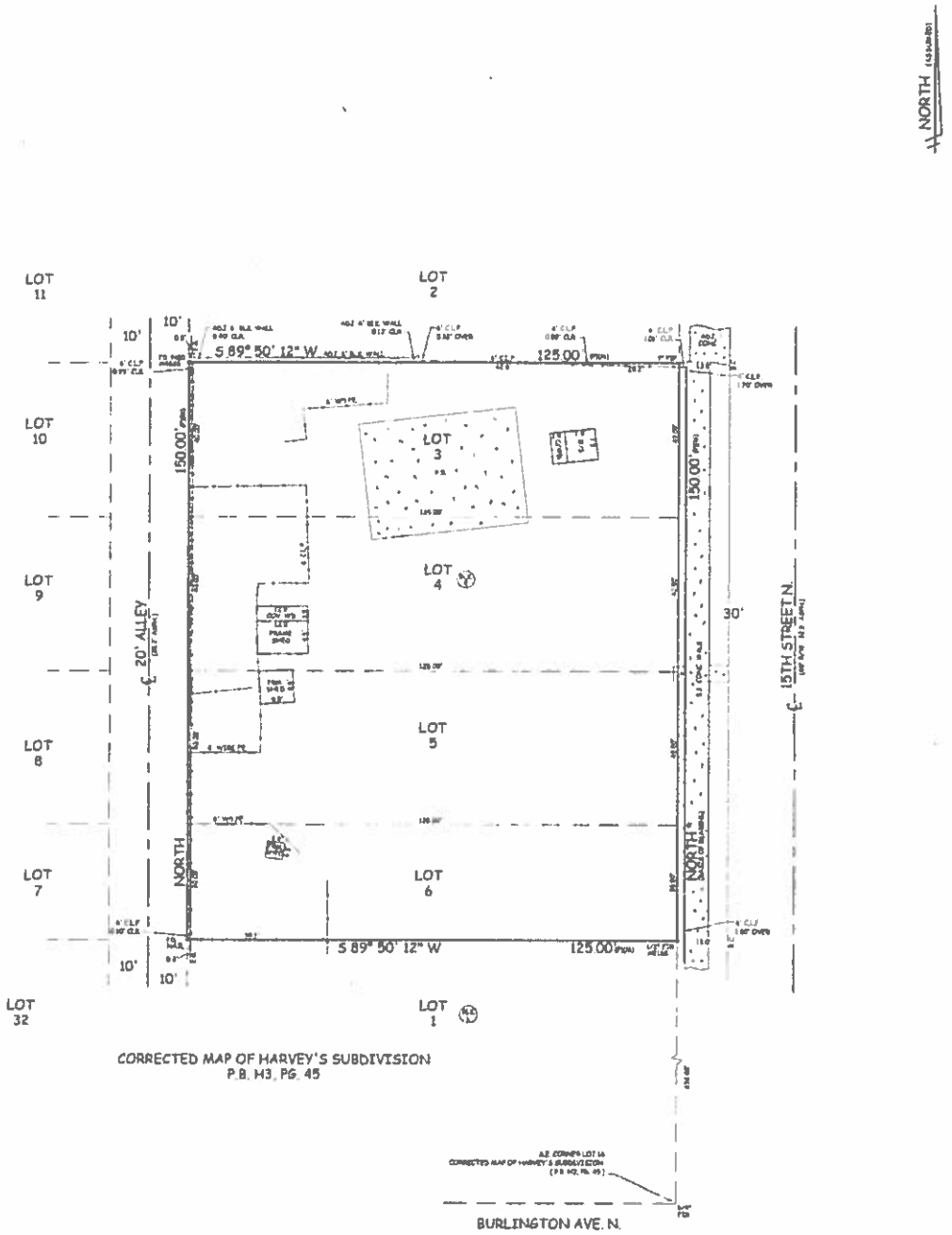
SITEPLAN

L2

JOB NO. 170181		**MURPHY'S LAND SURVEYING, INC.**	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM	PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	PH. (727) 347-8740
DATE OF FIELD WORK: 2/14/17			FAX (727) 344-4640

CERTIFIED TO: St. Pete Eco Village

SCALE: 1" = 30' Survey not valid for more than one (1) year from date of field work. SEC. 24 TWP. 31 S RGE. 16 E.



A BOUNDARY SURVEY OF: Lots 3, 4, 5 and 6, Block E, HARVEY'S ADDITION TO ST. PETERSBURG FLORIDA, as recorded in Plat Book 3, Page 38 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
Flood zone: X Comm. Panel No.: 125148 0219 G Map Date: 9/03/03 Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. # 5323

LEGEND:
P.I.P. - POUND IRON PIPE
P.C.M. - POUND CONCRETE MONUMENT
P.I.R. - POUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
F.W. FLR. - FINISHED FLOOR ELEVATION
P.R.M. - PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988
PG. - POUND
N.&D. - NAIL AND DISK
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
-X-X-X- - FENCE
FE. - FENCE
C.L.F. - CHAIN LINK FENCE
-F-F- - ADJACENT FENCE
ADJ. - ADJACENT
R. - RADIUS
A. - ARC
C. - CHORD
Δ. - DELTA
R/W - RIGHT OF WAY
R - RUBBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT
M/S - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK
W/W - WING WALL
E. - CENTERLINE
R/W - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
EMPT. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
SAW. - SEAWALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR. - DRAINAGE
O.H. - OVERHANG
GAR. - GARAGE
C/WD. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
C/C. - COVERED CONCRETE
A/C. - AIR CONDITIONER
S.P. - SCREENED PORCH
-P-P- - OVERHEAD POWER LINES
-T-T- - OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE

November 6th, 2017

Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg

Application for Community Assembly Facility & Urban Farm: Narrative

ABOUT THE ST. PETE ECOVILLAGE:

The St. Pete EcoVillage provides immersive educational experiences for nature and humans to thrive.

The St. Pete Eco Village is an Integrative learning and living residential educational center with programs that engage in daily sustainable living practices. Our educational and resident based programs are designed to cultivate green businesses, to provide hands on opportunities to those who wish to build upon their skill sets in the Environmental or Sustainability fields and for those who are looking to fully immerse themselves into hands-on community and environmental, value based enrichment projects.

The Village is helping to improve our neighborhood while providing environmentally friendly solutions for: affordable housing, job skills training and employment placement, urban food deserts, sustainable living and more.

Our mission is to be a living, breathing educational center that provides courses and methodologies in sustainable living practices through workshops, formal education, and hands on opportunities for our community. **We are part of a global movement of people seeking to create positive solutions to our community's social, environmental and economic challenges.**

Programs vary in duration from (3) months to full immersion multi-year live/work residencies. We mitigate social isolation while providing a network of support to those that need it the most. Sometimes it takes a village.

Our vibrant and diverse community attracts individuals from all walks of life to live and work together. The highly educated, the high school drop-out, the millionaire entrepreneur, the unemployed veteran, the single mother, the child with behavioral issues - all are proud to learn, teach, and serve in this innovative community. At the EcoVillage, everybody has something to offer. Everyone is welcome to apply to our programs regardless of age, sex, race, gender identity, income level, background.

VISION STATEMENT

No person is denied the opportunity to live an economically and ecologically conscious life.

ABOUT THE FARM AT THE ST. PETE ECOVILLAGE

The Farm at the EcoVillage provides food for EcoVillage residents as well as a living classroom for the resident programs, the Urban Food Park, the Sustainable Urban Agriculture Coalition and the community.

SUAC (Sustainable Urban Agriculture Coalition) and Urban Food Park have transformed this garden property over the past eight years, providing healthy, organic food and education to the community from what were once vacant lots[1]. Emmanuel Roux and Bill Bilodeau have dreamt of expanding the scope of their educational and demonstration farming for years. Now partnered with the St. Pete EcoVillage, we hope to make those dreams a reality.

We will continue to host weekly volunteer work days and small tours to students and educational organizations, but now plan to welcome field-to-fork meal events, a food share co-op, culinary classes, small events and more. These activities will serve to teach neighbors and visitors where healthy food comes from; how to grow, harvest and prepare it themselves and how this process is vital to growing healthy communities.

[1] See Attachment A – Educational and Outreach Programs

PROGRAMMING

EcoVillage Resident and Community Programs supported by the Farm.

1. Farm and Garden (See Attachment A for more details)
    a. Outdoor Education opportunities - On Wednesdays and Sundays we offer youth outdoor and garden education programs tailored to each age group.
    b. The Farm provides seedlings and assistance to community, home gardens and school gardens through IFAS (UF Extension Services).
    c. Field to Fork Dinners – Our "long-table" meals are meant to build community and enrich our understanding of how sharing food is vital to our health and success. All meals are prepared in a Commercially Licensed Kitchen by trained chefs.
    d. Event space - We offer wellness cooking programs, outdoor education opportunities, community movies, community picnics and more!
    e. Guided Garden Therapy - For those with PTSD and behavioral issues.
2. Sustainable Living
    a. Institute for Sustainable Living - a fully immersive tuition based educational program specially formatted to meet with student and or apprentice skill sets and program area of focus. We offer programs and certifications in Non-profit management, Urban Farming and Permaculture design, Outdoor and Garden Education, Green Business Development and Alternative Energy and Development.
    b. Demonstration Tours: Individual and small groups are welcomed for guided tours of our Living Demonstration Center. Guided tours of our ½ acre Urban Farm.
    c. Sustainability Events – 2-3 times per year (i.e. Tiny Home Festival).
3. Green Business Development and Incubation program
    a. As part of the Institute for Sustainable Living, the mentorship program offers a resident based entrepreneurial opportunity for residents looking for an affordable, six-month option for housing and guided business creation and incubation.
4. Personal Wellness
    a. Monthly Wellness workshops will provide opportunities for the community on how to prepare a healthy vegetarian or vegan meal, homesteading techniques, yoga and wellness, and more.
5. Civic Engagement
    a. Public participation in grassroots projects influence the efforts and municipal support for sustainability programs regionally located to the Eco Village (i.e. Solar co-op initiatives, Community clean-ups, Plastic bag bans, recycling initiatives, 100% campaign, City of St. Petersburg ordinances pertaining to the core focus areas, etc.)

FACILITY USE AND MODIFICATIONS

The Farm at the EcoVillage includes 334, 342 and 366 15th St. N. The north end of the farm is adjacent to St. Vincent dePaul, another nonprofit social services provider.

The 6,900-square foot urban farm that annually produces 12,000 pounds of organic produce, providing food for EcoVillage residents as well as a living classroom for the all the resident programs, the Urban Food Park, the Sustainable Urban Agriculture Coalition and the community.

The farm is currently fed by a single, generator-pumped well on the property with a series of spigots and drip irrigation systems. A small open-air nursery is used to sprouts seedlings. One small wooden shed houses all the tools necessary for maintaining the farm. One small portable shed stores supplies for meals hosted at the farm. A composting and soil preparation area utilizes 1100sqft with (4) 4'x8' bins.

Small bee hives are securely housed and maintained by experienced and trained bee keepers for educational purposes and to benefit pollination of the farm.

There is a 1350sqft uncovered paved area for dining and seating for educational programs.

The garden has (40) hen chickens housed in one (1) large coop and occupy a fenced run that is 600 square feet and spans (3) lots. The coop and run are located at the rear of the property and are maintained daily along with (6) rabbits. The eggs from the hens are used to feed the residents, dispose of food scraps and contribute to the ecosystem of the garden. They also serve as educational tools for many programs and as entertaining pets.

PARKING

There are currently (0) dedicated parking spaces on-site. All visitors use on-street parking or arrive via alternative transportation. There is ample access to public transportation and the property is within reasonable walking distance to downtown and residential neighborhoods.

MODIFICATIONS

We will upgrade these properties to be **a stand-alone Community Assembly Facility and Urban Farm** with the addition of **a small-scale commercial kitchen w/walk-in cooler, outdoor grill, wood-fired bread oven, covered meeting/dining space, office and bathroom facilities for up to (60) guests.** We have secured a 40' shipping container to be placed on site and converted into the necessary conditioned spaces and a 20' shipping container that includes a walk-in cooler.

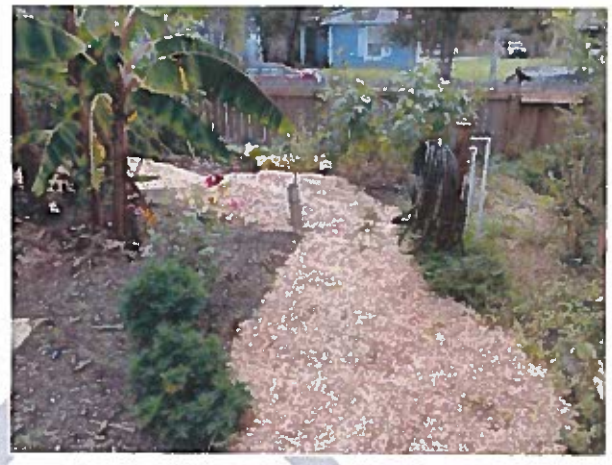
We will install a permanent shade/rain structure over the 1350sqft paved dining/seating area, all utilities necessary for the conditioned spaces and outdoor facilities and an additional well for the garden.

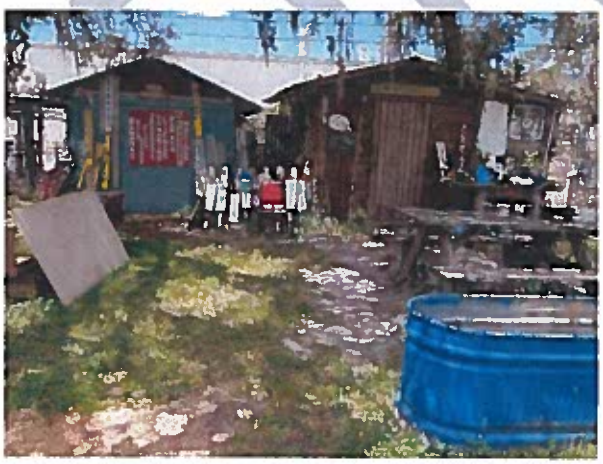
We will install (12) parking spaces plus (1) ADA parking space adjacent to the alley. The ADA space and (7) of the parking spaces will be paved with acceptable substrates and the remaining (5) will be grass surface. We will also install bike parking for (20) bicycles.

The Farm intends to sell produce harvested on-site only to fulfill the financial obligations and mission statement of the non-profit organization. The on-site sales will be limited to regular business hours and will be limited to products harvested or produced on the property.

ST. PETE ECO VILLAGE

PHOTO SHEET





ST. PETE ECO VILLAGE

URBAN FOOD PARK

SUSTAINABLE URBAN AGRICULTURE COALITION

ATTACHMENT A:
Educational and Outreach Programs at the Farm at the St. Pete EcoVillage

1. Alpha House

Garden visits and gardening training activities, harvesting for take home produce. Set up a rotating garden made of plants in pots to be harvested on the Alpha house campus to teach care and nurturing.

Provide 20 lbs + of produce / week to their residents.

2. Pinellas County Extension Institute of Food and Agricultural Sciences

Seedlings production for school gardens.

3. YMCA

Garden visits and general "Nature deficit" offset classes. Specific programs to be developed in October. We have delivered fresh produce to the 4th St. S location to low income families.

4. Behavior Help Now LLC

Series of 8 nutrition classes for children and parents on the impact of fresh healthy produce on autistic individuals.

5. Home schools / parents

We are developing and tapping into a network of home schooled families who are spreading the word through Facebook. Current attendance 15 to 20 every week.

6. USF College of communications

Collaboration with a PHD candidate to use the Farm as a site to attract families to be engaged in a study to assess the impact of parents reading to their children in low income neighborhood (Jamestown).

7. Vincent House

Provide fresh vegetables that their students will come harvest and prepare as part of their culinary program. Garden tours and events where their clients would serve and help cook as part of their professional training. They also have an active graphic design program and are looking for projects.

8. Johns Hopkins

Planned farm visit with the head and staff of the outreach / nutrition department.

ST. PETE ECO VILLAGE

URBAN FOOD PARK

SUSTAINABLE URBAN AGRICULTURE COALITION

ATTACHMENT A:

Educational and Outreach Programs at the Farm at the St. Pete EcoVillage

9. C.A.S.A.

We are in discussions to provide seedlings and assistance for their garden and we are going to explore a similar program to Alpha house.

10. Juvenile Welfare Board

Contact made and visit being planned to determine which of their partnering organizations would be interested in using the facilities for their programs.

11. Girl Scouts

We have had 2 visits by troops who will come back and we are making more contacts with parents.

12. USF St. Pete MBA program

Possible nonprofit business development based on the farm resources to promote and install home gardens in low income areas.

13. USF St. Pete College of Anthropology and Environmental sciences

Farm tours and classes, volunteer's source and possible student project.

14. USDA

Soil scientists international conference Tampa October 20 to 23 Farm visit Oct 22.

15. Gulfport preschool and Sunflower elementary school

Farm tours and seedlings

16. Integrative Health, wellness, nutrition coaches and MD

Classes on healthy nutrition and organic vegetables

17. Fisher House V.A Hospital

Possible garden creation and produce sales

18. St Anthony's Hospital

Developing contacts with their outreach nutrition programs through one of their major donor

ST. PETE ECO VILLAGE

URBAN FOOD PARK

SUSTAINABLE URBAN AGRICULTURE COALITION

ATTACHMENT A:

Educational and Outreach Programs at the Farm at the St. Pete EcoVillage

19. Feeding Tampa Bay AARP

Discussions regarding providing fresh produce essentially to limited income seniors and farm tours in collaboration with AARP. We are following up with AARP foundation in DC and the regional director.

20. Volunteers

More and more new volunteers are coming and require attention thus reducing available time to get things done at the farm since the great majority are inexperienced.

We are developing 2 volunteer leaders as well as 2 tour guides to manage the new volunteers, visitors load and tours.

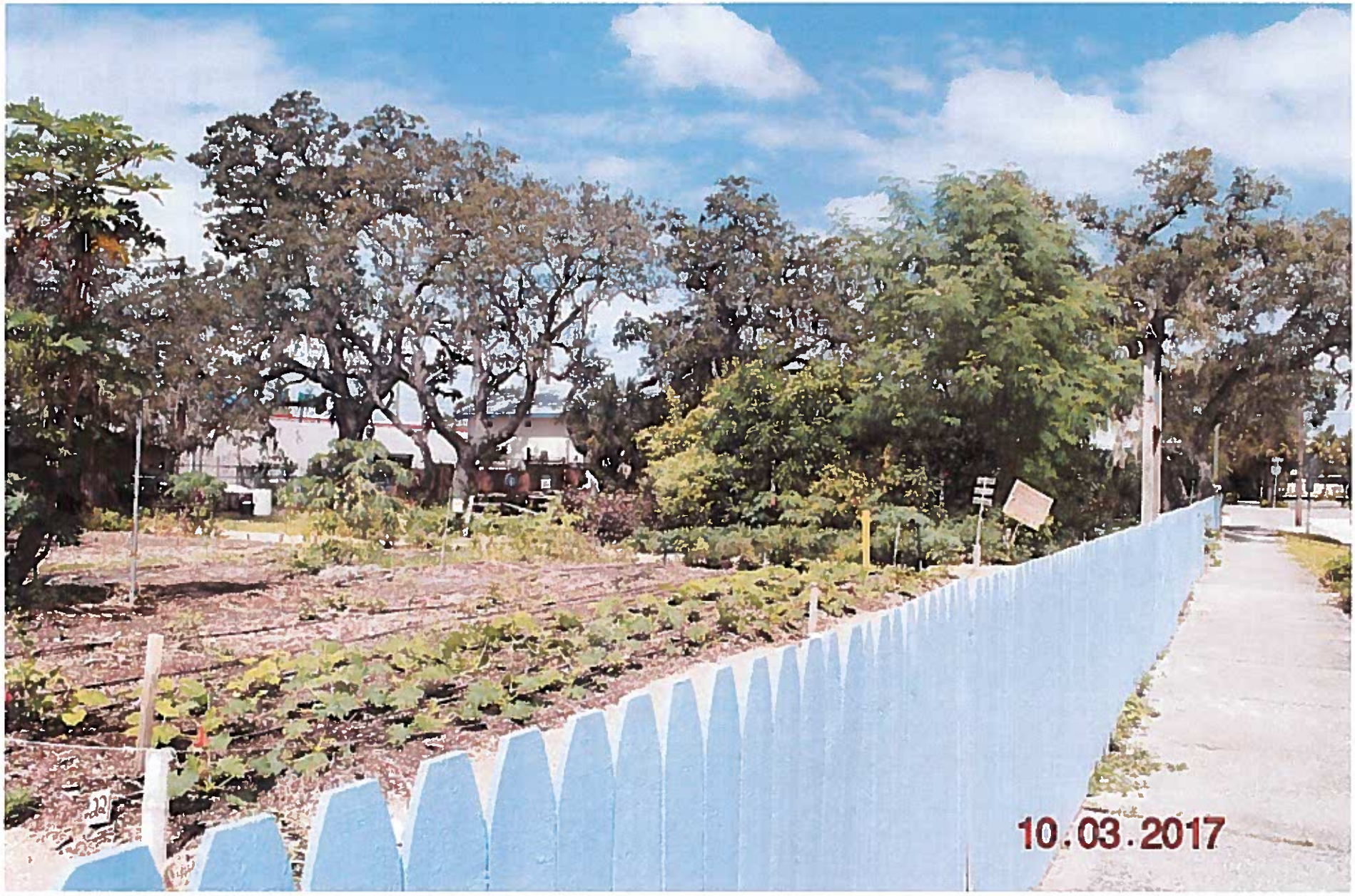

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Exhibit 4

Case #17-32000031

Engineering Memo dated December 14, 2017;

Transportation and Parking Management Department correspondence dated December 22, 2017

CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: December 14, 2017

SUBJECT: Special Exception

FILE: 17-32000031

LOCATION: 334 15th Street North
AND PIN: 24/31/16/37530/005/0030
ATLAS: G-4
PROJECT: Special Exception

REQUEST: The applicant is seeking Approval of a Special Exception and related Site Plan for a Community Assembly Facility with a Community Garden and a Variance to 35-foot required setback.

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:

1. The applicant should 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. This site modification threshold is a cumulative total and once reached, all future site modifications must provide water quality treatment and water quantity attenuation for stormwater. Based on the site plan and narrative provided, the 3000-sf site modification threshold which triggers compliance with the City's Drainage and Surface Water Management regulations will be reached with the paving of the 7 parking spaces (1436.4 sf non ADA), the installation of the new 20' and 40' containers (total ± 520 sf), and the shade structure (1350 sf); total site modification equal to 3306.4 sf.

The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. With permitting submittals, the applicant's State of Florida licensed professional engineer will be required submit signed and sealed 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.

2. 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.

3. Review of Goggle Maps indicates that a wood timber edged landscape bed has been created along a portion of the property frontage along 15th Street North directly adjacent to the road curb. The first 4-feet behind the road curb is maintained as a clear zone for vehicular safety and generally at the elevation of the road curb. Roadside features such as the landscape timbers which exceed a height of 4-6 inches above the road curb pose a hazard to opening doors of parked vehicles and therefore must be removed from the 4-foot clear zone area or reduced to an appropriate height. Landscaping and landscaping features placed within the 4-foot roadway clear zone may be pedestrian friendly groundcover which does not block positive surface drainage to the roadway.

4. 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.

5. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

6. 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 CONDITIONS OF APPROVAL: 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 proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the 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 project plan submittal 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 main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City'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.

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

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

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

NED/MJR/meh
pc Kelly Donnelly
Reading File
Correspondence File
Subdivision File KORTSCH'S WEDGEWOOD PARK TRACT 'A' PARTIAL REPLAT E 135FT OF LOT 6

Elizabeth Abernethy

From: Thomas M Whalen
Sent: Tuesday, December 12, 2017 3:30 PM
To: Iris L. Winn
Cc: Michael J. Frederick; Kyle Simpson; Elizabeth Abernethy
Subject: RE: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

The Transportation and Parking Management Department has reviewed this case. The location of the proposed bicycle parking is not identified on the site plan. The applicant must follow the standards for Bicycle Parking identified in City Code Section 16.40.090.4. - Bicycle parking. Details on where the bicycle parking would be located, including rack type and spacing, are needed to ensure compliance with the code.

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: Iris L. Winn
Sent: Wednesday, November 22, 2017 3:35 PM
To: Michael J. Frederick; Thomas M Whalen; Kyle Simpson; Kelly A. Donnelly; Kirsten J. Corcoran; Richard F Kowalczyk; Nancy Davis; Jim F. Chism; Jill S. Wells
Cc: Elizabeth Abernethy
Subject: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

Good afternoon,

Please see the attached Application, Site Plan, Narrative and Map for Case #17-32000031.

The applicant is seeking Approval of a Special Exception and related Site Plan for a Community Assembly Facility with a Community
Garden and a Variance to 35-foot required setback.

We request your comments by December 8, 2017. Please send all comments directly to me.

Thank you,

Iris Winn
Administrative Clerk, Development Review Services
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5498 / Fax: 727-892-5557
ILWinn@stpete.org

Please note all emails are subject to public records law.

Elizabeth Abernethy

From:	Thomas M Whalen
Sent:	Friday, December 22, 2017 9:35 AM
To:	Elizabeth Abernethy
Cc:	Kyle Simpson
Subject:	RE: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017
Attachments:	Short-term Bicycle Parking.docx; Long-term Bicycle Parking.docx

Liz,

Thank you for the additional information on bike parking, which Kyle Simpson and I have reviewed. We have attached information on short-term bike parking and long-term bike parking that summarizes and illustrates the bike parking code requirements, but as you know the complete list of bike parking requirements can be found in Section 16.40.090.4. If the applicant has questions they can call Kyle at 893-7151 or write to Kyle at Kyle.Simpson@stpete.org. Here are our comments on each case:

17-32000025:

- The applicant states that there will be a maximum of 46 residents in the existing structures on the site, in addition to three tiny homes. The closest use currently in our bicycle parking code to this use is residential, dormitory. Residential dormitory requires a minimum of one space per two bedrooms for long-term bicycle parking and one space per 20 bedrooms for short-term bicycle parking. Considering each bed a bedroom (including one bed per tiny home), a minimum of 25 long-term bicycle parking spaces is needed, as well as two short-term bicycle parking spaces.
- The site plan includes 25 bike parking spaces, so it is close to what we consider the code requirement. We encourage the applicant to provide more than the code requirement since they indicated in their narrative that most of the residents will not own cars.
- Bike racks must support the bicycle frame in at least two places. Inverted "U" racks are the most common rack used, since they meet this requirement. Each inverted "U" rack provides parking for two bicycles, which would result in an even number of bicycle parking spaces provided (instead of 15 at one location). The area that will have 16 spaces does not meet the bike spacing requirement for length (minimum of 36" away from any vertical object and at least 30" between racks). The other bike parking areas should be checked to ensure they also meets this requirement.
- The site plan does not distinguish between short-term and long-term bike parking.
- Since it looks like the bike parking will be outside, up to 50% of the bike parking may be uncovered and in an area that is enclosed by a fence or with a locked gate.

17-32000031:

- Meeting hall and other community assembly facility requires a minimum of two short-term and two long-term bicycle parking spaces for uses up to 10,000 square feet.
- As we stated for 17-32000025, the applicant should ensure that the bike parking area meets spacing requirements and the racks support the bicycle frame in at least two places.

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: Elizabeth Abernethy
Sent: Tuesday, December 12, 2017 4:12 PM
To: Thomas M Whalen
Subject: FW: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

See attached

Thanks!
--Liz

From: Scott Bitterli [mailto:sbitterli@ivygroupconsultants.com]
Sent: Tuesday, December 12, 2017 4:11 PM
To: Elizabeth Abernethy; Chris Kenrick
Subject: RE: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

I apologize for the oversite. Here are the revised plans with bike parking in pink.

SCOTT BITTERLI, CDT, LEED GREEN ASSOCIATE
Project Manager, Building Investigator
E: sbitterli@ivygroupconsultants.com
T: 727.895.3363
C: 727.643.2530

IVY Group CONSULTANTS
Forensic Architecture | Building Sciences

www.ivygroupconsultants.com

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From: Elizabeth Abernethy [mailto:Elizabeth.Abernethy@stpete.org]
Sent: Tuesday, December 12, 2017 3:36 PM
To: Scott Bitterli <sbitterli@ivygroupconsultants.com>; Chris Kenrick <ChrisKenrick195@gmail.com>
Subject: FW: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

Fyi
Comments from transportation below and attached

Thanks!
--Liz

From: Thomas M Whalen
Sent: Tuesday, December 12, 2017 3:30 PM

To: Iris L. Winn
Cc: Michael J. Frederick; Kyle Simpson; Elizabeth Abernethy
Subject: RE: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

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Tom Whalen, AICP CTP
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Cc: Elizabeth Abernethy
Subject: 17-32000031 Special Exception and Related Site Plan - Comments Requested by December 8, 2017

Good afternoon,

Please see the attached Application, Site Plan, Narrative and Map for Case #17-32000031.

The applicant is seeking Approval of a Special Exception and related Site Plan for a Community Assembly Facility with a Community
Garden and a Variance to 35-foot required setback.

We request your comments by December 8, 2017. Please send all comments directly to me.

Thank you,

Iris Winn
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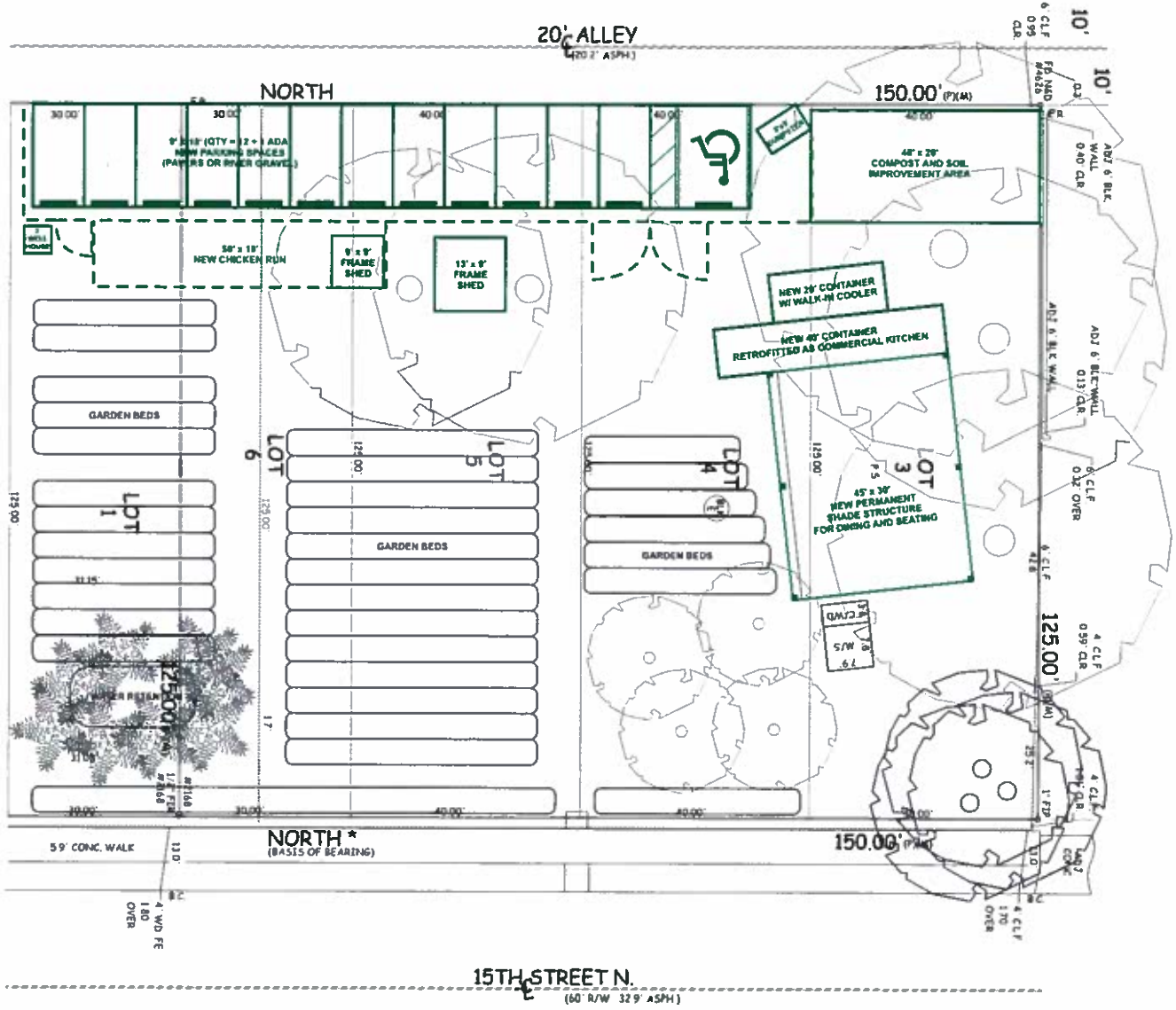
727-892-5498 / Fax: 727-892-5557
ILWinn@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City



COMMUNITY ASSEMBLY FACILITY & URBAN FARM

AT

ST. PETE ECOVILLAGE

ST. PETERSBURG, FL

IVY Group CONSULTANTS

ST. PETE ECO VILLAGE

IV11100.00

1" = 30'

11/6/17

SITEPLAN

L2

Exhibit 3

Case #17-32000031

Community Garden standards (16.50.085)

SECTION 16.50.085. - COMMUNITY GARDENS

Sections:

16.50.085.1. - Applicability.

A. This section shall apply to community garden uses as a principal use.

B. This section shall not apply to a garden which is accessory to a principal use. Garden uses are often accessory uses to many principal uses, including residential uses, educational uses, restaurant uses, café uses, and house of worship uses.

C. It shall be unlawful for any person to operate a community garden without a permit as required by this chapter.

(Ord. No. 933-G, § 1(16.50.085.1), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.2. - Purpose and intent.

Community gardens may create impacts which can be detrimental to the quality of life on adjacent properties. The purpose and intent of this section is to establish appropriate standards that allow for a community garden use, while mitigating any associated undesirable impacts. A community garden is a principal use that allows the growing, harvesting and in districts allowing retail sales, the incidental retail sale, of edible fruits or vegetables or other plant products intended for ingestion by neighboring residents, friends, owners, and the permittees of the owner for their consumption and enjoyment and for the consumption and enjoyment of others on a not-for-profit basis, except as expressly allowed herein.

(Ord. No. 933-G, § 1(16.50.085.2), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.3. - Establishment.

Community garden uses are allowed in any zoning district and shall comply with the development standards of the zoning district, the general development standards, and this section.

(Ord. No. 933-G, § 1(16.50.085.3), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4. - Use specific development standards.

16.50.085.4.1. - Property maintenance.

A. The property shall be maintained in an orderly and neat condition consistent with the City property maintenance standards.

B. No trash or debris shall be stored or allowed to remain on the property outside of approved garbage containers.

C. Tools and supplies shall be stored indoors or removed from the property daily.

D. Vegetative material (e.g., compost), additional dirt for distribution and other bulk supplies shall be stored to the rear or center of the property, shall be kept in a neat and orderly fashion and shall not create a visual blight or offensive odors.

E. Large power tools (e.g., mowers, tillers) shall be stored at the rear of the property.

F. The community garden shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining off of the property. Pesticides and fertilizers may only be stored on the property in a locked building or shed and must comply with any other applicable requirements for hazardous materials.

(Ord. No. 933-G, § 1(16.50.085.4.1), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4.2. - Hours of operation and noise limitations.

No retail sale activities shall take place before 7:00 a.m. or after 9:00 p.m. All activities shall comply with the noise ordinances (currently section 11-47 et seq.).

(Ord. No. 933-G, § 1(16.50.085.4.2), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4.3. - Sale of produce.

A. A community garden is not allowed to be a commercial enterprise; however, there may be occasions when surplus is available. On-site retail sales of products grown on-site, including value added-products such as pickles and jams, are permitted only in the Corridor Commercial Traditional (CCT), Corridor Commercial Suburban (CCS), Downtown Center Core and 1, 2, and 3 (DC Core, 1, 2, 3), Retail Center (RC), Employment Center (EC), Institutional Center (IC), and Industrial (IT, IS) zoning districts and shall comply with all the requirements of this section.

B. On-site retail sales of products grown on-site are not permitted in any other zoning district.

C. Surplus produce may be sold off the premises to assist in defraying the costs of the community garden.

(Ord. No. 933-G, § 1(16.50.085.4.3), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4.4. - Accessory structures.

Structures, including sheds, buildings or signs, shall comply with the requirements of the zoning district.

(Ord. No. 933-G, § 1(16.50.085.4.4), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4.5. - Garbage containers.

Garbage container types, use and maintenance shall comply with the Solid Waste Collection, Disposal Section of the Code (currently Chapter 27, Article V). The property owner shall coordinate the location of the trash container used on the site with the POD. Trash containers shall be located abutting the alley. If there is no alley, then they shall be located to the rear of the property unless the POD determines that another location creates less impact on the adjacent properties and is accessible by the City's solid waste collection vehicles.

(Ord. No. 933-G, § 1(16.50.085.4.5), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4.6. - Fencing.

All fencing shall comply with the requirements in the fence, wall and hedge regulations section (currently section 16.40.040).

(Ord. No. 933-G, § 1(16.50.085.4.6), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4.7. - Required yards.

Plantings shall not be planted closer than five feet to the side or rear property line and not closer than ten feet to the front or street side property line. Climbing plants, such as beans and snow peas, may encroach out of these boundaries when grown on structures allowed by this chapter. All plantings shall comply with the visibility at intersections requirements.

(Ord. No. 933-G, § 1(16.50.085.4.7), 6-4-2009; Ord. No. 141-H, § 1, 11-24-2014)

16.50.085.4.8. - Environmental compliance.

A. *Soil.* The community garden shall comply with all federal, state and local regulations pertaining to agricultural production and soil suitability.

B. *Water.* Water conservation and stormwater runoff prevention practices shall be employed in accordance with applicable regulations adopted by the Southwest Florida Water Management District (SWFWMD) and the City. In addition, it is recommended that community gardens use water conservation techniques, including sheet mulching, basins and swales, and drip irrigation systems.

C. *Pesticides and herbicides.* Community gardens shall comply with all federal, state and local regulations pertaining to pesticides and herbicides.

D. *Fertilizer.* Community gardens shall comply with all federal, state and local regulations pertaining to fertilizer.

(Ord. No. 141-H, § 1, 11-24-2014)

Exhibit 5

Case #17-32000031

Public Correspondence

Methodist Town
On the EDGE of Downtown St Pete

December 28, 2017

Ms. Abernathy,

In March 2000, the Methodist Town Neighborhood Association sent a letter to the city's Development Services Department in support of the St Vincent DePaul's Society's special exception request to establish a food center and transitional housing facility in the northwest corner of our neighborhood. City staff recommended approval subject to several conditions that included there would be "no detrimental effects of the proposed use on the surrounding neighborhood or surrounding property values." This decision became a nearly two-decade nightmare for both Methodist Town and Historic Uptown and continues to present daily challenges. We do not have the time, energy or patience to deal with another social experiment in our neighborhood and if we learned any lesson from the St Vincent debacle it's that once something becomes approved, there is no mechanism for monitoring compliance of special conditions. St Vincent grew exponentially and continually increased services and had a significant negative impact on the surrounding neighborhoods.

We are not here to judge the merits of St Pete Eco Village's stated mission and have met many wonderful people from their organization that have come to our meetings, participated in our neighborhood cleanups and seem truly interested in making St Petersburg and the world a better place. Unfortunately, we were never afforded the opportunity to engage in a discussion of whether another social service agency should establish itself in a neighborhood already overburdened with one. We question whether the Eco-Village even fits the definition of a social service agency especially when it began its operation as an "eco-hostel" but, for the sake of argument, we will accept the definition and speak on the merits of the application and how it would impact the neighborhood.

The first request is to allow an expansion of the special use of this property to include 282 15th St N to house 2 – 4 residents/staff and add (11) parking spaces and (1) ADA space at the rear of the properties adjacent to the alley. The properties at 302 15th St N and 310 15th St N are designated for a maximum of 30 residents and 12 residents respectively. According to their application there are only 15 residents currently occupying these addresses. The applicant has indicated that there will be minimal use of resident-owned vehicles but we already saw from experience when they first began operation in January 2016 that 15th Street N was occupied by many additional vehicles including large buses that were housing people living and working there. In addition to the parking issue, they have already expanded into 282 15th St N by created a smoking area at the rear of the property that is a mixture of haphazard furniture that also becomes a magnet for junk around the dumpster located there. They are also using the rear of the property at 282 for storage. This in addition to their purchase of 268 15th St N and renting it out to individuals associated with their operation and initially violating the rules of the homeowners association that governs the property at that address. We do not support any expansion into adjacent properties and feel that there is inadequate parking to serve up to 42 residents plus an additional four in 282 15th St N and

uncertainty with the number of occupants associated with 268 15th St N. 12 parking spaces would not be adequate to meet the needs of all these additional people. This doesn't even take into consideration the additional traffic and parking needs that would be created by their educational workshops and other activities they market to the community. The applicant is trying to retrofit their social service agency definition into a property that previously had a completely different clientele and use with little to no resident vehicle ownership. A better plan for parking needs to be brought forward that deals with this issue.

Tiny Homes on Wheels are already an unwelcome sight on this property and belong in a mobile home park. This neighborhood is not zoned for mobile homes nor do we wish to have that designation.

Which leads us to the other special exception request to modify the use of the current garden area (334 – 366 15th St N) for use as a community assembly facility and urban farm. We love the community garden concept in its current state. Their proposal to create a community assembly facility with the addition of a small-scale commercial kitchen with walk in cooler, outdoor grill, placement of 40 and 20 foot shipping containers, etc... for up to 60 guests will only exacerbate the parking issues created by the number of live/work residents. They are proposing only 12 parking spaces to accommodate up to 60 guests with 7 paved and 5 grass spaces. There is also no guarantee of the frequency of the use of this space and the impact that would have on the surrounding neighborhood by having up to 60 additional non-residents which is already overburdened by a large number of transients associated with St Vincent DePaul. This proposal potentially creates a commercial operation in a residential neighborhood, which would have an adverse impact on parking and traffic that is already affected by St Vincent DePaul employees during weekdays and attendees of Tampa Bay Rays games during baseball season. We do not support the special request to modify the community garden and would prefer it remain as is. There is no mention of event frequency or hours of operation nor is there a guarantee in the application that this will be minimal. We also do not support the use of storage containers as structures in the neighborhood.

We respectfully request you strongly take into consideration that there currently is little to no neighborhood support for these special exception requests. We believe the operators of St Pete "Eco Village" should try and run their organization for a longer period of time to gain the trust of the neighborhood before asking for additional exceptions. We also want to state for the record that it was unfair to allow another social service agency to begin operating here without neighborhood input or taking into consideration the completely different mission from the previous occupant – Faith House. Methodist Town does not want to repeat history with the addition of another social experiment that will have limited compliance monitoring and that has the potential to further burden our community with unintended negative outcomes. We appreciate the opportunity to state our position.

Respectfully,

Methodist Town Neighborhood Association Board of Directors
Joey Mingione, President
Jackie Mills, VP/Secretary
Erica Walker, Treasurer

Elizabeth Abernethy

From: John Goode <jtgoode@hotmail.com>
Sent: Friday, December 08, 2017 1:43 PM
To: Elizabeth Abernethy
Subject: Case #32000025 & Case #32000031

Dear Ms. Abernethy,

As the property owner of the Townhome located at 238 15th Street North in Saint Petersburg, I would like to share with you some of my concerns relative to the city's case numbers 32000025 and 32000031 associated with requests of special exceptions by the Social Services Charitable Trust and its St. Pete *Eco* Village.

Case #32000025: Although I see the value in the Trust improving the properties included in the variance requests, I have grave concerns in the creation of pads with full utilities for 3 tiny homes. Whether these are as stated "Tiny Homes on Wheels and/or 'Travel Trailers' as accessory dwelling units and/or demonstration pieces on our property", it appears to me the intent is to add additional living structures on lots intended for one residential structure. Since the city already provides for the existence of mobile home communities, I see no reason to allow our neighborhood to be converted into another quasi-mobile home community. With the addition of 11 parking spaces as part of their revision leads me to believe there will be more individuals residing within the *Eco* Village learning attending classes and/or living within the village. Since the City has performed an exceptional job in virtually eliminating the milling around of non-residents associated with the St. Vincent DePaul Shelter, I would certainly not want to see a return of those issues.

In summary, I cannot support the Trust's variance request to create any number of pads with full utilities to locate Tiny Homes and/or Travel Trailers on any property associated with The St. Pete *Eco* Village.

Case #32000031: The Trust is requesting modification of these properties to be **a stand-alone Community Assembly Facility and Urban Farm** with the addition of **a small-scale commercial kitchen w/walk-in cooler, outdoor grill, wood-fired bread oven, covered meeting/dinning space, office and bathroom facilities for up to (60) guests.** The intention is to install and convert 40' and 20' shipping containers to be integrated into an enclosed 1350' structure to house their guests for dining. Clearly the plans exist to operate a kitchen and dining room facility to feed individuals within our neighborhood in lite of all Health Department issues. Although I cannot support the creation of a small-scale commercial kitchen with all peripheral equipment and dining area, I certainly do not support the installation of steel shipping containers to accomplish their desires. In their virgin state, they are an eyesore when resting alone and even more so when resting on real estate with other structures. In addition, they are proposing to add 13 parking spaces of which only 7 will have any substrate paving hence, leaving 6 spaces to turn to mud with prolonged use. Again, the potential for an additional eyesore within our neighborhood.

In summary, I cannot support the Trust's Site Special Exception to create the small-scale commercial kitchen w/walk-in cooler, outdoor grill, wood-fired bread oven, covered meeting/dinning space, office and bathroom for facilities for up to (60) guests. Clearly this is amplified with the use of shipping containers. In addition, I think all parking spaces should have an approved substrate utilized to properly support the anticipated vehicles using such spaces.

I want to thank you for your time and consideration and trust all neighbors' thoughts will be fairly considered in making a final determination on Social Services Charitable Trust requests.

Sincerely,

John T Goode
238 15th Street N.