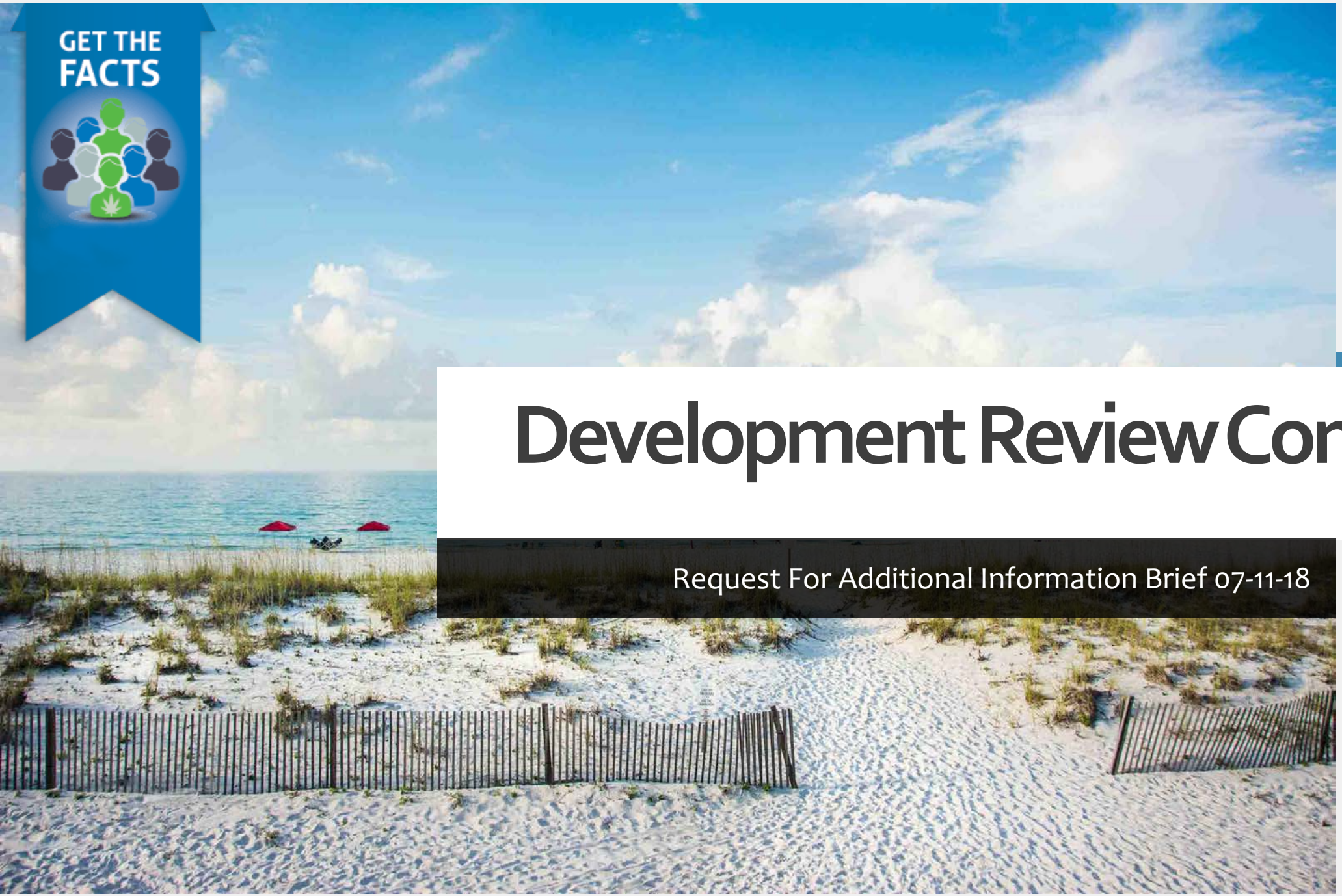
**CASE #18-32000009**

ADDITIONAL INFORMATION FROM APPLICANT




# Development Review Commission

Request For Additional Information Brief 07-11-18

GULF COAST
CANNA MEDS

# Agenda

Gulf Coast Canna Meds: 3201 39th Ave. North
Saint Petersburg, Florida 33714.

## Items to be addressed:

- Odor Mitigation
- Property Values
- Site Lighting
- Security

# Odor Mitigation

Gulf Coast Canna Meds

# Odor Mitigation

What will a resident and/or passer-by smell?

## Technology Used

- Our carbon filters will have aluminum tops and bases for reduced weight and have 46mm RC-4/8 activated, certified virgin carbon beds.
  - Negative air pressure exhaust system.
  - (3) step carbon filtration system.
  - ONA Gel - odor absorbing canasters.
  - Result is – Clean smelling air.

## City Of Santa Rose ORD-2017-025

- Ordinance Outlines Santa Rose's Odor Ordinances
  - ***20-46.050*** General Operating Requirements
  - Odor Control. Cannabis businesses shall incorporate and maintain adequate odor control such that the odors of the Cannabis **cannot** be detected from **outside the structure** of which the business operates. Applicants for the Cannabis Businesses shall include an odor mitigation plan certified by a licensed professional engineer that includes the following;
  - **(1)** *Operational process and maintenance plan.*
  - **(2)** *Staff Training Procedures.*
  - **(3)** *Engineering Controls, which may include carbon filtration or other air methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors.*

# Odor Mitigation

Operational Process & Maintenance Plan

## Operational Process

- Air within the facility will be ventilated through high-efficiency particulate arrestance filters. Additionally, cannabis cultivation rooms include several layers of carbon filtration and fan systems including scrubbers.
    - Factors that produce smell are “VOC” Volatile Organic Compounds and Terpenes which is a fragrant essential oil or hydrocarbon.
    - Filtration takes out most of the partials that smell. A high efficiency particulate air filter with activated carbon such as ours achieves 99.996 percent removal of particulates. Resulting air could still smell faintly of cannabis at the emission nozzle, but not at ground level. Capturing 100% of the particulates creates unhealthy indoor air.

## Maintenance Plan

- Our MEP is Greg Unger
    - The Facilities Manager will replace all filters on a regular basis to ensure proper operation.
    - Given the air processing rate and our SOP’s, we will change filters every 30 days to ensure compliance with our odor elimination policy.

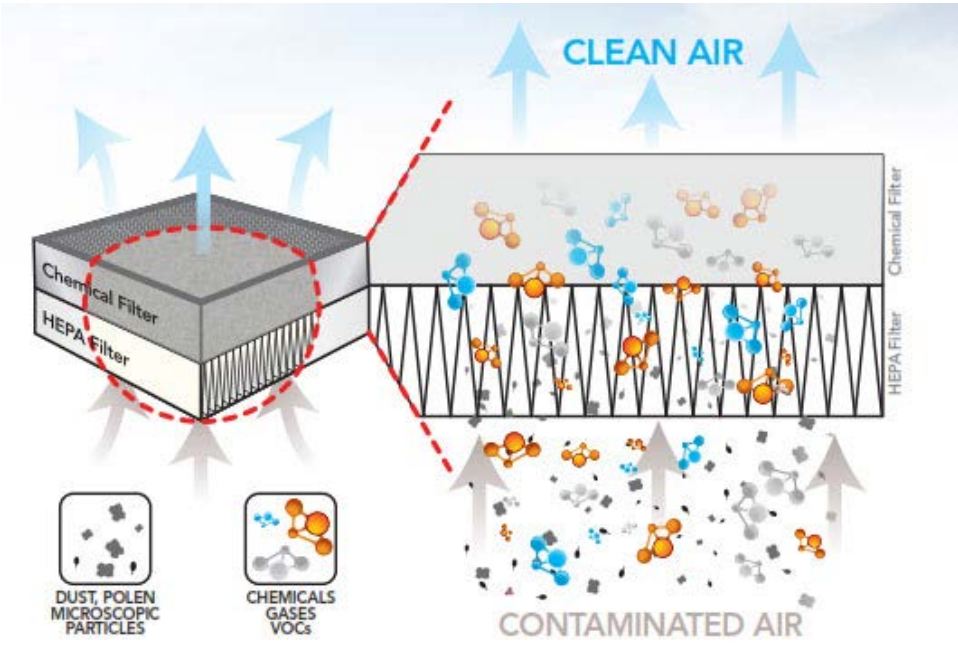
# What is a HEPA Filter?

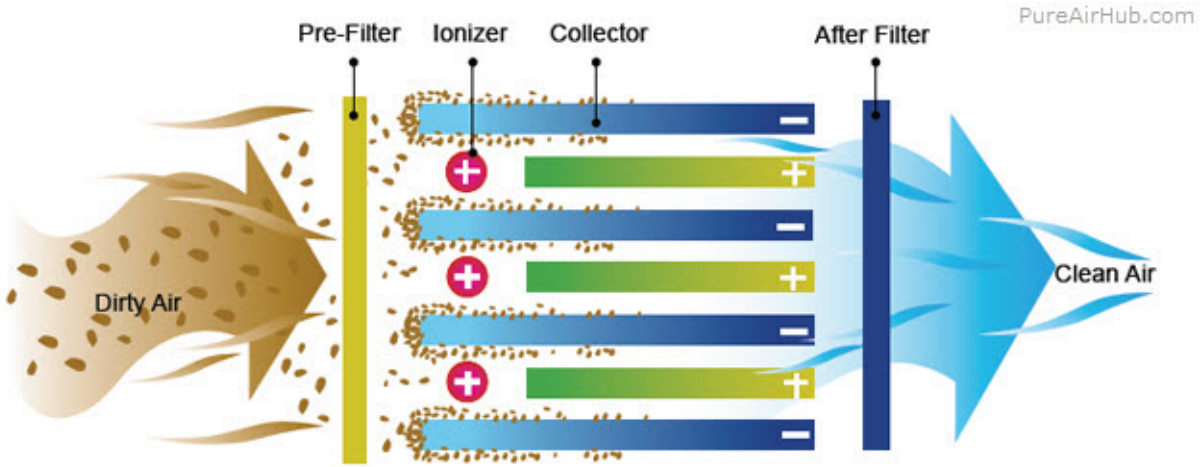
Best practices and applicable uses.

## High efficiency particulate arrestance (HEPA)

- Qualification: To qualify as HEPA by industry standards, an air filter must remove (from the air that passes through) 99.97% of particles that have a size greater-than-or-equal-to 0.3 microns.

  - Factors that produce smell are “VOC” Volatile Organic Compounds and Terpenes which is a fragrant essential oil or hydrocarbon.



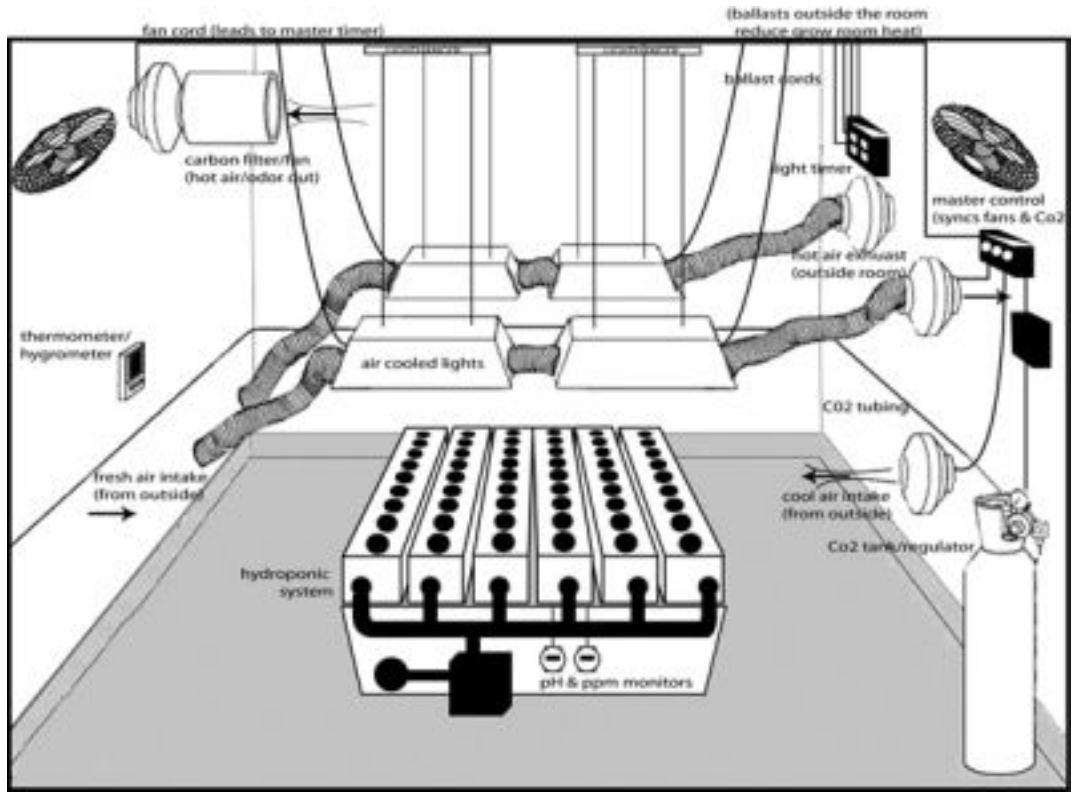



# What is a Carbon Filter?

Best practices and applicable uses.

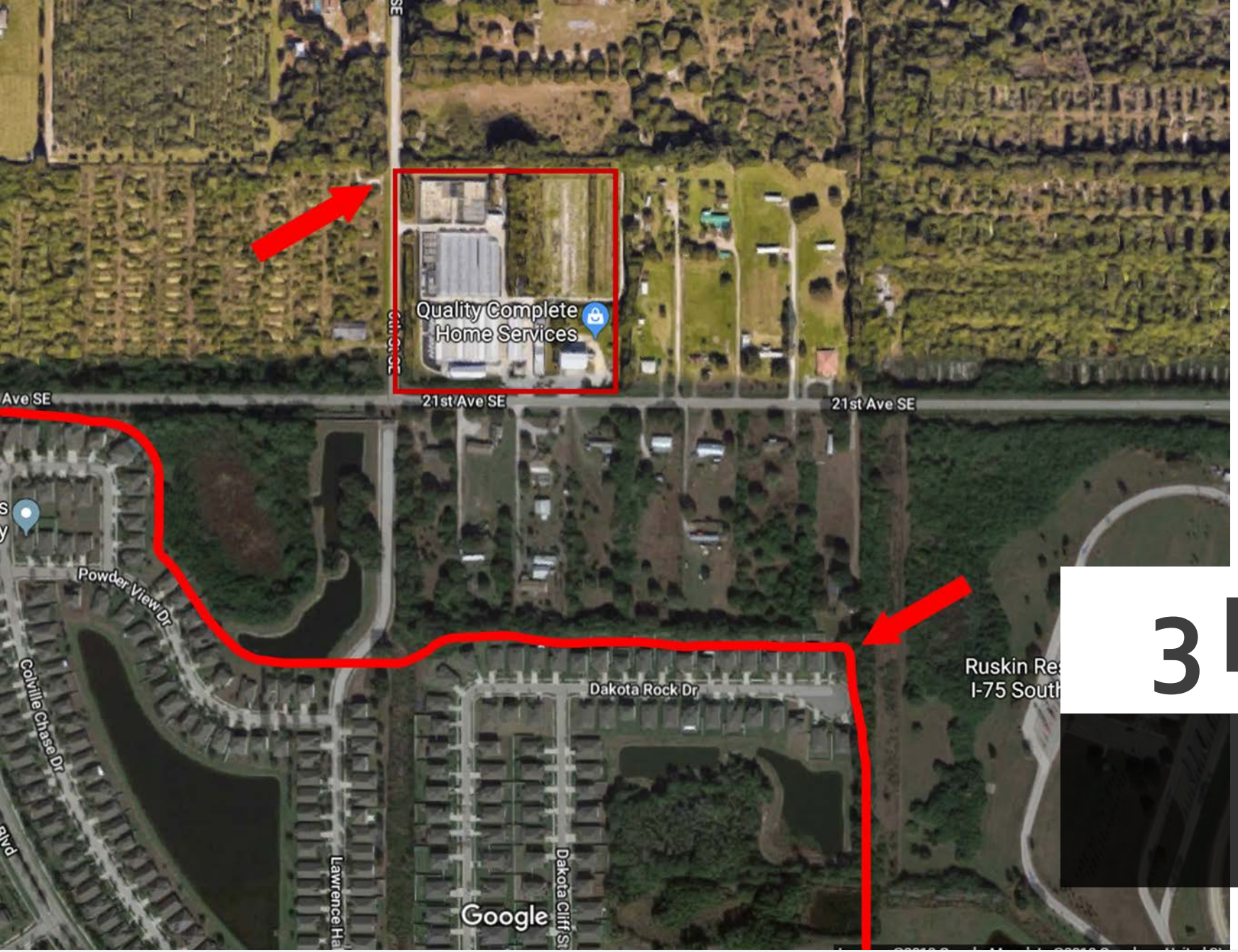
## Taking Care Of VOC's

- Carbon Filters trap chemicals, volatile organic compounds, (formaldehyde), viruses and allergens.
    - Within this process we use a molecular sieve absorption layer which has strong absorption ability to block larger partials thus by increasing the lifespan of the activated carbon filters.
    - Additionally, we will use cold catalyst filtration to oxidize and break down compounds and any toxins.



# Property Values

Gulf Coast Canna Meds




## Distance Facts

- 3 Boys Farms is annotated by the northern red square.
- Nearest residential distance is 98.15ft
- Distance to the large residential complex to the SW is 612.65ft

# 3 Boys Farms

Ariel Property Portrayal

# 3 Boys Farms

Zillow predicts 33570 home values will rise 3.3% next year, compared to a 3.2% increase for Ruskin as a whole. Among 33570 homes, this home is valued 30.2% more than the midpoint (median) home, and is valued 27.8% more per square foot.

Current Home Value: $224,000.00 *vastly more expensive than our surrounding residential.

# Property Value

¾ Mile Radius From The Center Of 3Boys Farms

## Sales Take-aways

- Sales 2016 vs 2018 have an average sale time of (88) days in 2016 vs (45) days in 2018
- *In 2018 (44) homes were sold as opposed to 37 in 2016 which is an **8.4**% increase.*
- *Average Home Appreciation is up over **18**%.*
- *Our assumption based on the above referenced numbers is that the area has not be affected by the **MMTC**. Given the direction that the market is heading, sales will be at their highest level both in sales dollar increase as well as unit sales.*

# Property Value Concerns

Comparative Review Facts

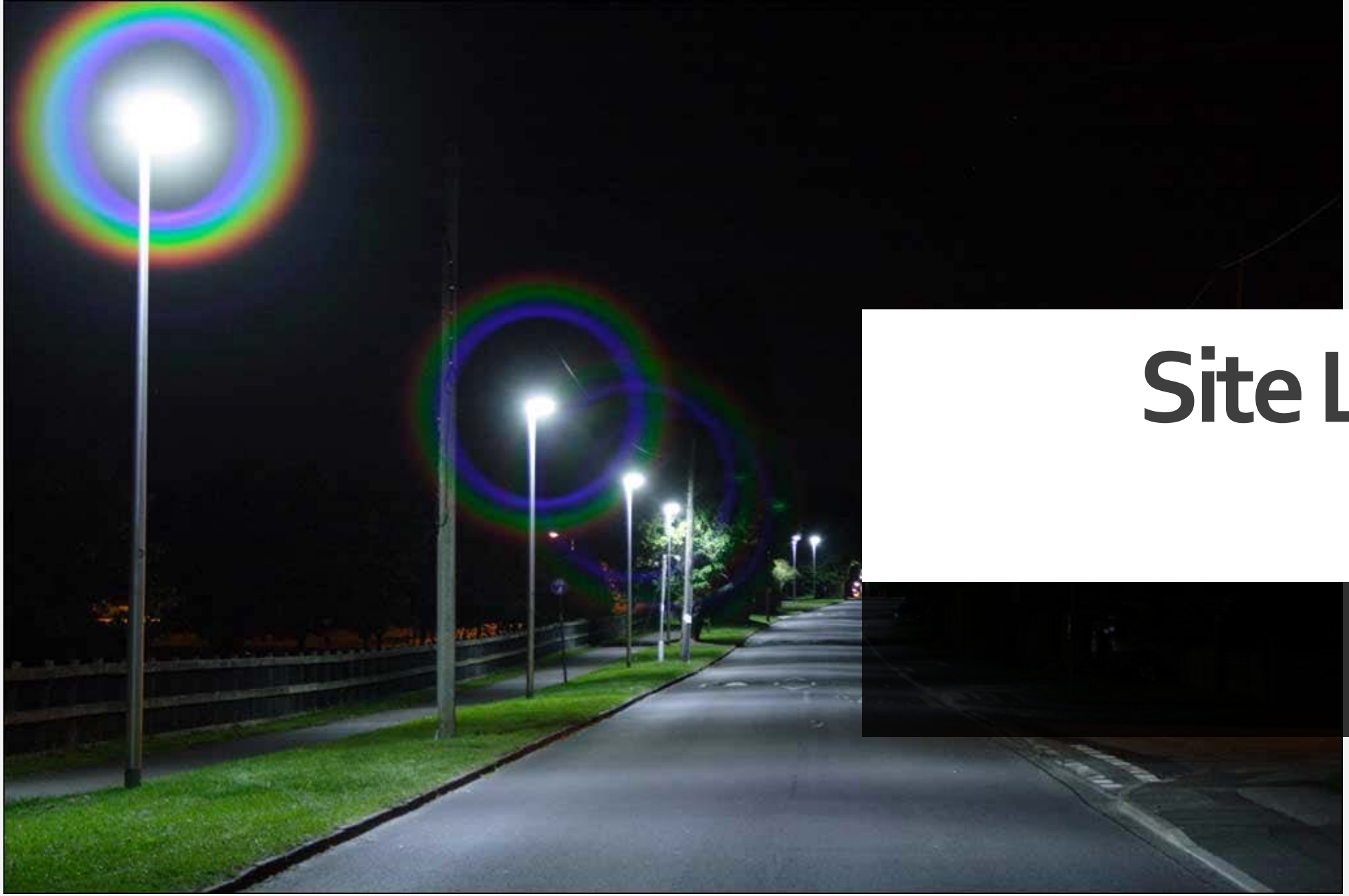
## Comparative Distance To Abutting Residential & Registered Opponent

- 4043 32nd Street North, Saint Petersburg, Florida 33714
  - During our last DRC meeting a Mirela Setkic spoke in opposition to the location of our property as it relates to her residence. Her reasons of concern were potential environmental and health hazards and subsequent property value degradation.
  - The residence in question is approximately 350 ft from the nearest corner of our structure.
  - **Special Note:** *The Cannabis Cultivation facility proposed is approximately* ***200.31*** *feet* ***away*** *from residential at its closest point on 40th Ave. Currently 3 Boys Farms in Ruskin is 98.15 ft away from the nearest single family residence.*

# Property Value Work Sheet

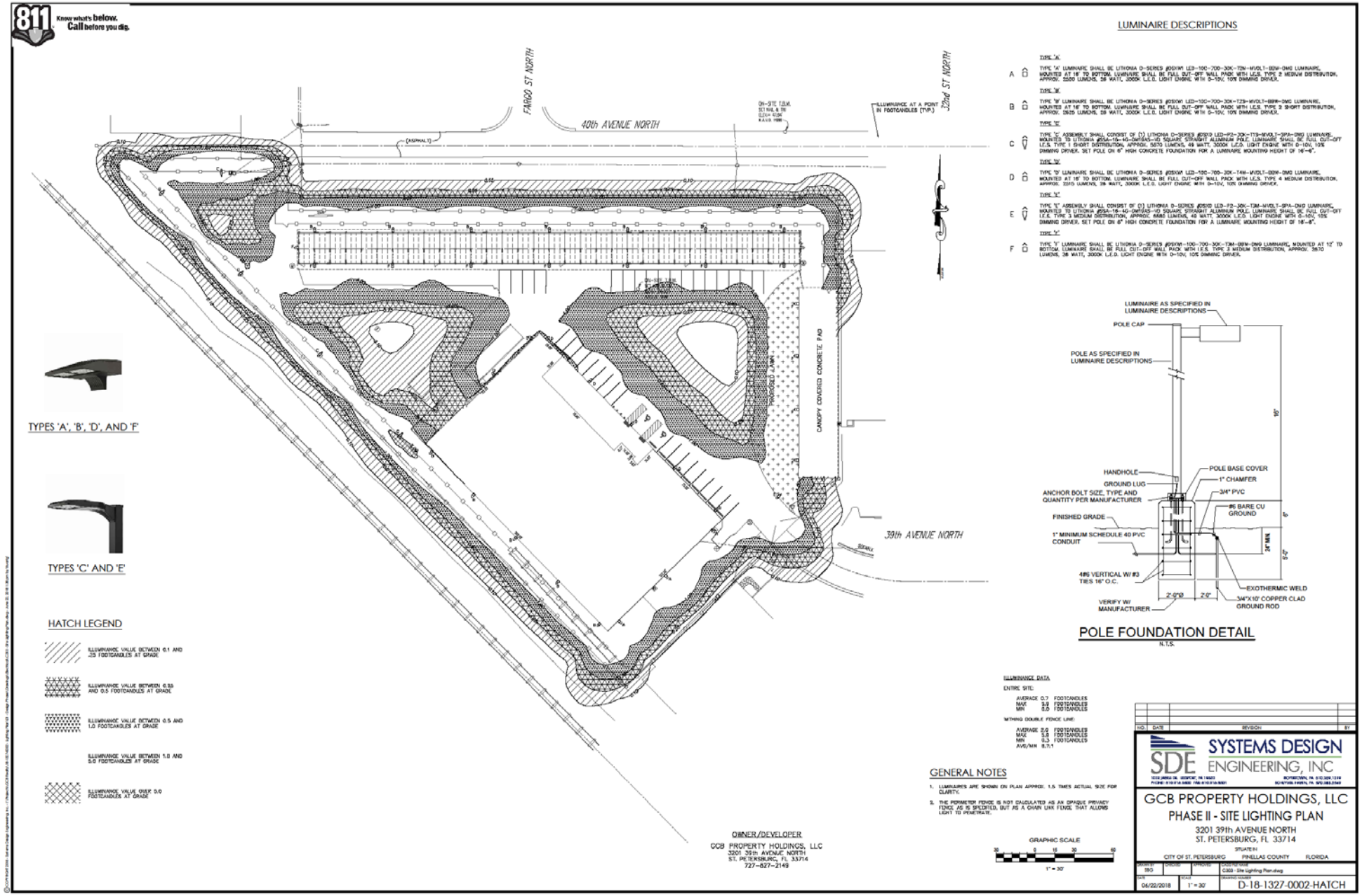
Disclosure: All numbers portrayed below are from Zillow.com and are reflected as represented.

| Address | Category | Property Value (A) | Property Value (B) | Distance From Target | Forecasted Percent Change | Total Estimated Housing / Land Value Increase |
|---|---|---|---|---|---|---|
| **615 21st Ave SE** | Single Family | $224,351.00 | $230,678.00 | 98.15ft | 3.0% | $6,327.00 |
| **607 21st Ave SE** | Single Family | $143,134.00 | $147,428.02 | 98.0 ft | 3.0% | $4,294.00 |
| **601 21st Ave SE** | Single Family | $141,000.00 | $145,230.00 | 98.0 ft | 3.0% | $4,230.00 |
| **712 21st Ave SE** | Single Family | $121,710.00 | $125,361.30 | 98.0 ft | 3.0% | $3,651.30 |
| **730 21st Ave SE** | Single Family | $202,937.00 | $209,025.11 | 160.90 ft | 3.0% | $6,088.11 |



# Site Lighting

Gulf Coast Canna Meds


811 Know what's below. Call before you dig.
FARGO ST NORTH
40th AVENUE NORTH
32nd ST NORTH
39th AVENUE NORTH
CANOPY COVERED CONCRETE PAD
PROPOSED AWN
TYPES 'A', 'B', 'D', AND 'F'
TYPES 'C' AND 'E'
HATCH LEGEND
ILLUMINANCE VALUE BETWEEN 0.1 AND .25 FOOTCANDLES AT GRADE
ILLUMINANCE VALUE BETWEEN 0.25 AND 0.5 FOOTCANDLES AT GRADE
ILLUMINANCE VALUE BETWEEN 0.5 AND 1.0 FOOTCANDLES AT GRADE
ILLUMINANCE VALUE BETWEEN 1.0 AND 5.0 FOOTCANDLES AT GRADE
ILLUMINANCE VALUE OVER 5.0 FOOTCANDLES AT GRADE
LUMINAIRE DESCRIPTIONS
A
B
C
D
E
F
LUMINAIRE AS SPECIFIED IN LUMINAIRE DESCRIPTIONS
POLE CAP
POLE AS SPECIFIED IN LUMINAIRE DESCRIPTIONS
HANDHOLE
GROUND LUG
ANCHOR BOLT SIZE, TYPE AND QUANTITY PER MANUFACTURER
FINISHED GRADE
1" MINIMUM SCHEDULE 40 PVC CONDUIT
4#6 VERTICAL W/ #3 TIES 16" O.C.
VERIFY W/ MANUFACTURER
POLE BASE COVER
1" CHAMFER
3/4" PVC
#6 BARE CU GROUND
EXOTHERMIC WELD
3/4"X10' COPPER CLAD GROUND ROD
2'-0"
2'-0"
24" MIN
POLE FOUNDATION DETAIL
N.T.S.
ILLUMINANCE DATA
ENTIRE SITE:
AVERAGE 0.7 FOOTCANDLES
MAX 3.8 FOOTCANDLES
MIN 0.0 FOOTCANDLES
WITHING DOUBLE FENCE LINE:
AVERAGE 2.0 FOOTCANDLES
MAX 5.8 FOOTCANDLES
MIN 0.3 FOOTCANDLES
AVG/MIN 6.7:1
GENERAL NOTES
1. LUMINAIRES ARE SHOWN ON PLAN APPROX. 1.5 TIMES ACTUAL SIZE FOR CLARITY.
2. THE PERIMETER FENCE IS NOT CALCULATED AS AN OPAQUE PRIVACY FENCE AS IS SPECIFIED, BUT AS A CHAIN LINK FENCE THAT ALLOWS LIGHT TO PENETRATE.
OWNER/DEVELOPER
GCB PROPERTY HOLDINGS, LLC
3201 39th AVENUE NORTH
ST. PETERSBURG, FL 33714
727-827-2149
GRAPHIC SCALE
1" = 30'
NO. DATE REVISION BY
SYSTEMS DESIGN ENGINEERING, INC
GCB PROPERTY HOLDINGS, LLC
PHASE II - SITE LIGHTING PLAN
3201 39th AVENUE NORTH
ST. PETERSBURG, FL 33714
CITY OF ST. PETERSBURG PINELLAS COUNTY FLORIDA
06/22/2018
1" = 30'
D-18-1327-0002-HATCH

# Security Plan

Gulf Coast Canna Meds

# Site Security

*Santa Rose ORD-2017-025 / 26-46.050 Section G.*

## Section G Outline

- Cannabis Businesses shall provide adequate security on the premises, including lighting, and alarms, to ensure the public safety and the safety of the persons within the facility and to protect the premises from theft. Applications for a Cannabis Business shall include a security plan that includes the following minimum security requirements.
- (1) Security Cameras
- (2) Alarm System
- (3) Secure Storage & Waste
- (4) Transportation
- (5) Locks
- (6) Emergency Access

## Site Lighting

- GCCM will install sufficient lighting outside of the MMTC for everyday use between sunset and sunrise that adequately illuminates the MMTC and its surrounding areas, including the parking and entry areas.
- Exterior lighting will be installed near video surveillance devices to ensure proper illumination for the identification of people, vehicles, and license plates within (40) ft of the MMTC.
- The outdoor lighting will be hooded to deflect light away from all adjacent properties. Sufficient exterior lighting will serve as a deterrent against loitering, robbery, diversion and burglary.

# Site Security

*Limited Access Site*

## Access

- GCCM will limit access to its facility to registered guests, employees and Department of Public Health'\'D.W"), find select outside vendors, contractors and visitors.
- All GCCM agents will be required to wear a visible GCCM identification badge at all times. All outside vendors, contractors and visitors must obtain a visitor identification badge prior to entering a limited access area and shall be escorted at all times by an agent authorized to enter the limited access area/s. The visitor identification badge must be visibly displayed at all times while the visitor is in any limited access area.
- All visitors must be logged in and out, and that log shall be available for inspection by the enforcement agencies at all times..

## Prevention

- GCCM will employ security personnel who will routinely patrol the facility perimeters and grounds to prevent loitering, nuisance activity, or crime.
- Security personnel will be trained in security industry and crime prevention standards prior to deployment.
- GCCM will post the following statement (at a minimum size of 12" x 12" with lettering no smaller than I" in height) at all areas of ingress or egress to identify limited-access areas: "Do Not Enter - Limited Access Area Access Limited to Authorized Personnel Only."

# Access Management

*SOP's*

## Safes, Vaults & Equipment Storage

- GCCM will keep all safes and vaults securely locked and protected from entry via electronic.
- GCCM will keep all locks and security equipment in good working order via regular inspections and testing, the occurrence of such inspections and tests is not to exceed thirty (30) calendar days from the previous inspection and test.
- GCCM will use electronic locks with associated card readers to manage exit and entry into limited access areas. And will restrict the availability of access cards only to authorized personnel, which will reduce the risk of access by unauthorized personnel. All access cards must be returned to security personnel at the end of each shift to ensure proper and safe storage.

## Alarm Systems & Video Surveillance

- We will feature an alarm system on all entry points and perimeter windows this includes the use of motion sensors.
- Our electronic security monitoring system will include a failure notification system that provides both an audio and visual notification should a failure occur in the electronic monitoring system. Additionally, senior management will receive email/text notification of the system failure within five ( 5) minutes of any such failure.
- The site will be well illuminated, and video cameras will be placed at all entry and exit points as well as the parking lot so as to allow for the capture of clear and certain identification of any person entering or exiting the area. Additionally, video cameras will be directed at all safe, vaults and areas where marijuana is stored or handled.

# Video Surveillance Continued…

*SOP's*

## Recordings

- Our video surveillance will be operational twenty-four (24) hours a day, seven (7) days a week. Video recordings will be retained for a minimum of ninety (90) days or longer, if requested by an appropriate authority. GCCM will not destroy or alter recordings and will retain recording as long as necessary if GCCM is aware of a pending criminal, civil, or administrative investigation, or a legal proceeding for which the recording may contain relevant information.
- Additionally we will maintain a high-quality printer in the security viewing area that is capable of immediately producing a clear, color, still photo (live or recorded) from any video camera image on site.

## Surveillance Area Access

- The security viewing area will be a limited access area featuring electronic locks that only allow restricted access to select authorized agents, such as the Head of Security and Chief Executive Officer, as well as law enforcement authorities. The security viewing area will remain locked and will not be used for any other function.

# Class "D" Permits

*Regulations & Uses*

## Security Officer Basic Course

- The State of Florida requires a total of 40-hours of instruction for Class "D" license training.
- Course Topics include; Florida State Statutes Section 493 Legal Issues and Liabilities, Basic First Aid, Fire Suppression, Emergency Procedures, Crime & Accident Prevention, Professional Communication, Ethics and Professional Conduct, Patrol Techniques, Observation Techniques & Report Writing, Interview Techniques and other required topics.

## Our Officers

Our MMTC facility will employ a third party security firm as mandated by the state of Florida. Not only will these personnel be required by the State to have all qualifications and instruction referenced herein.

They will also receive a (40) hour additional block of instruction on our facility before deploying.

All personnel assigned to our MMTC will be either former service or police members.

# Class "G" Permits

*Regulations & Uses*

## Florida Statutes Chapter 493.6113

- Each class "G" licensee shall supply proof that he or she has received during each year of the license period a minimum of (4) hours of firearms requalification training taught by a Class "K" licensee and has complied with such other health and training requirements that the department shall adopt by rule.
- Some of the prerequisites required are; fingerprint background check, mental health evaluation and physical preformed by a licensed MD as well as course study and testing in excess of (40) hours of instruction.

## Carry Allowances

FS 493.6115 – In addition to any other firearm approved by the department, a licensee who has been issued a Class "G" license may carry a .38 caliber revolver; or a .380 caliber or 9 millimeter semiautomatic pistol; or a .357 caliber revolver with .38 caliber ammunition only; or a .40 caliber handgun; or a .45 ACP handgun while performing duties authorized under this chapter.

A licensee may not carry more than two firearms upon her or his person when performing her or his duties. A licensee may only carry a firearm of the specific type and caliber with which she or he is qualified pursuant to the firearms training referenced in 493.6113.

Less than lethal practices will be employed at the MMTC to include; Taser, UV OC spray for assailant identification, handcuffs and general de-escalation of force tactics.

# Thank You


Brenden Markopoulos

727-318-7664

info@gulfcoastcannameds.com

Gulf Coast Canna Meds, LLC.


GULF COAST CANNA MEDS

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# Energy efficient indoor VOC air cleaning with activated carbon fiber (ACF) filters

Meera A. Sidheswaran [a], Hugo Destaillats [a,b,*], Douglas P. Sullivan [a], Sebastian Cohn [a], William J. Fisk [a]

[a] Lawrence Berkeley National Laboratory, Indoor Environment Department, California, USA
[b] Arizona State University, School of Sustainable Engineering and the Built Environment, Arizona, USA

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ABSTRACT

This study explores the potential environmental and energy benefits of using activated carbon fiber (ACF) filters for air cleaning in HVAC systems. The parallel aims for the air cleaning system were to enable reduced indoor exposures to volatile organic compounds (VOCs) and to simultaneously allow reduced rates and energy consumption for outdoor air ventilation. We evaluated the use of ACF media to adsorb VOCs from indoor air during repeated simulated 12-h to 24-h periods of occupancy. In a cyclic regeneration process, VOCs were desorbed from the ACF media and vented outdoors to enable the next cycle of air cleaning. The VOC removal efficiency of the ACF media was measured using a 9.5-$cm^2$ ACF specimen exposed to a mixture of VOCs that included toluene, benzene, o-xylene, 1-butanol, limonene, undecane and formaldehyde at 29 °C and 30% relative humidity. The concentrations of these model pollutants upstream of the ACF media were in the range 20–30 ppb, to simulate realistic conditions. Velocities through the ACF media were typical of those in normal particle filter systems (~0.5 m $s^{-1}$). Initial tests were conducted to develop a modified multi-component Freundlich isotherm and estimate the maximum adsorption capacity of the media, which was determined to be 90 mg VOC per gram of ACF. Three different ACF regeneration methods were explored using relatively cleaner outdoor air under ambient conditions, with this air humidified, and with the filter heated. It was found that heating the ACF media to ~150 °C by circulation of a DC current through the fibers for a short period (15 min) yielded the best VOC removal results, allowing for subsequent consistent removal efficiencies of 70–80% for most VOCs. Regeneration with unheated outdoor air was also effective and used less energy (subsequent removal efficiency was 50–60% for most VOCs). ACF did not perform as well in eliminating formaldehyde, for which a maximum removal of 25–30% was achieved with heated regeneration. A mass balance model indicated that the combination of ACF air cleaning and a 50% reduction in ventilation will decrease indoor concentrations of VOCs by 60%–80% and reduce formaldehyde concentrations by 12%–40%. Energy modeling indicated the potential to reduce the energy required for heating and cooling of ventilation air by 35% to almost 50%.

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## 1. Introduction

Ventilation with outdoor air is required to maintain acceptable concentrations of indoor-generated air pollutants. Analyses of recent modeling indicate that approximately 10% of the energy consumed in the U.S. commercial building stock is used to condition ventilation air [2,7] provided mechanically and through air leakage. Energy-saving reductions in ventilation rates may be feasible if air cleaning systems can compensate for the diminished rate of pollutant removal by ventilation. For a ~50% reduction in outdoor air ventilation, a volatile organic compound (VOC) removal efficiency of 15–20% would be required in the supply airstream of a commercial building heating, ventilating, and air conditioning (HVAC) system that contains 15%–20% outdoor air and 80%–85% re-circulated indoor air.

In most commercial buildings, there are few indoor sources of inorganic gaseous pollutants, and the primary indoor-generated airborne pollutants affected by ventilation are particles and VOCs. The existing particle filters in HVAC systems of buildings remove indoor-generated particles using far less energy than ventilation. To complement particle filtration, effective and energy efficient air cleaning methods are needed for VOCs. Recent studies have tested granular activated carbon (GAC) filters for VOC removal in non-industrial buildings and have proposed test methods to evaluate the performance of such air cleaning technologies for reduction in ventilation [1,9]. Similar to GAC, activated carbon fiber filters (ACF) can be implemented to efficiently remove VOCs from indoor air

* Corresponding author. Lawrence Berkeley National Laboratory, Indoor Environment Department, California, USA.
*E-mail address:* HDestaillats@lbl.gov (H. Destaillats).

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[6,12]. Activated carbon fiber (ACF) filters are prepared from fabric precursors and have a very high surface area (specific BET surface area typically higher than 1000 $m^2\ g^{-1}$) [3] and low pressure drop, which make them ideal candidates for use as VOC filters in HVAC systems. Recent studies show that ACF filters are very good VOC adsorbents, showing better performance than granular activated carbon, zeolites and silica gel under identical operation conditions [3]. These filters have a long life time with consistent VOC removal if regenerated periodically. The regeneration process drives previously adsorbed VOCs off the ACF media and exhausts those VOCs outside the building. In Ref. [11] found that desorption of VOCs is very rapid in ACF, as opposed to granular carbon media, and that 90–95% of the toluene adsorbed on an ACF system could be successfully desorbed with ambient air in less than 2 h, using as regeneration air flow rate a 20% of the air flow rate during air cleaning, temperatures of 7.2–18.3 °C, and relative humidity of 50–80%.

In other studies, effective regeneration of the ACF filter was achieved by direct current (DC) electrical heating [3,19]. Refs. [21,22] suggested that short periods of DC electrical heating of the carbon fibers to 150 or 200 °C is a promising option for periodically regenerating ACF. During the heating period, air flows through the ACF at a lower flow rate and is exhausted outdoors. As an alternative to DC heating of the ACF media, regeneration might be accomplished by passing heated air through the ACF media. However, it is essential to optimize parameters such as duration and frequency of regeneration cycles, the air flow rate and temperature. The ACF system must be energy efficient compared to the traditional ventilation process while still providing sufficient regeneration to enable effective air cleaning during periods of building occupancy.

Although there has been prior research on VOC removal using activated carbon fiber media and media regeneration, these studies were limited to high concentrations of VOCs (parts per million) and were generally targeted toward single compounds. However, to allow a reduction in ventilation rates, an air cleaning system needs to be effective in removing a broad spectrum of VOCs that are present simultaneously in the indoor air at low ppb-level concentrations. In this study we have investigated ACF performance in those realistic conditions, by evaluating the use of such ACF systems to remove a mixture of VOCs from indoor air during work hours, with periodic, e.g., nightly, in-situ regeneration of the carbon fiber media. Regeneration would allow the filter to provide effective VOC air cleaning during the subsequent period of occupancy. We characterized the maximum ACF adsorption capacity and evaluated VOC removal performance for a range of indoor VOCs, with realistic indoor concentrations, over periods that included multiple adsorption–regeneration cycles. Two different regeneration techniques were evaluated to optimize this technology, using heated and unheated outdoor air. Further, a simple mass balance model has been developed to evaluate the performance of ACF filtration in conjunction with a 50% reduction in ventilation under various scenarios. Energy cost estimation analysis was also performed to assess the energy savings derived from adoption of this technology, compared to the current practice that relies entirely on ventilation.

Fig. 1 shows two hypothetical HVAC hardware configurations for VOC air cleaning using ACF filters installed downstream of a particle filter (PF). Such retrofits, involving addition of dampers (D4–D6), a heating system (H), auxiliary fan (F2) and secondary ducts, would allow for periodically regenerating the ACF media by desorbing VOCs from the ACF and venting the desorbed VOCs to outdoors. During periods of air cleaning, air passes through the blue shaded air flow path (HVAC main air flow loop) and VOCs can be removed by adsorption on the ACF filter. Periodically, e.g., each night, the adsorbed VOCs can be removed from the ACF filter by passing a relatively small amount of heated or unheated outdoor air in countercurrent through the ACF filter. Configuration 1 requires less hardware, and configuration 2 avoids passing heated high-VOC regeneration air through the particle filter where some VOCs might adsorb and subsequently be released to indoor air. During regeneration, fan 1 is turned off, fan 2 is turned on, the heater (when used) is turned on, damper D5 (configuration 1) or dampers D5 and D6 (configuration 2) are opened, dampers D2 and D4 are closed (configuration 1) or dampers D2–D4 are closed (configuration 2), and VOCs are desorbed from the activated carbon fiber filter and vented to outdoors.

## 2. Methods

### 2.1. Experimental setup

Experiments were conducted with a 1.4-g single-layer specimen of ACF cloth of 80 mm diameter and 0.4 mm thickness (Calgon

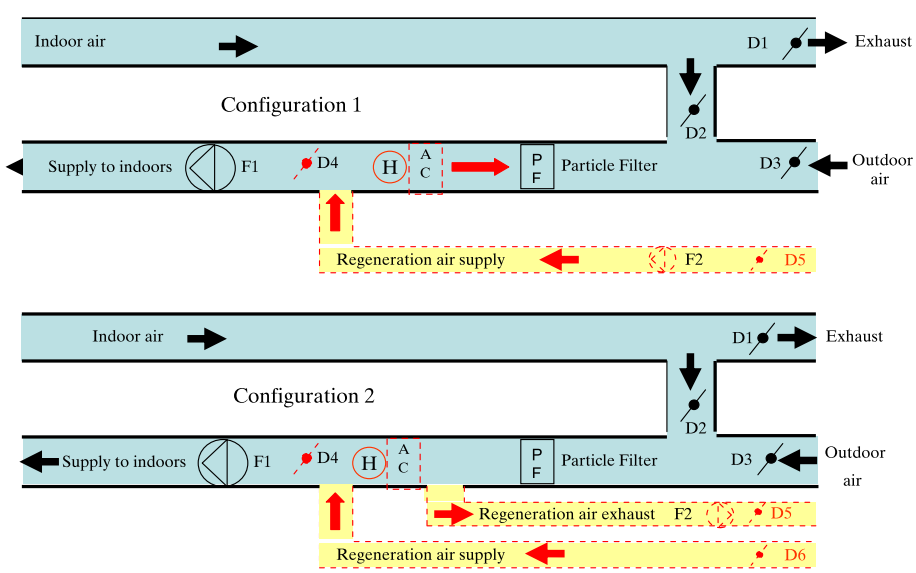


**Fig. 1.** Two possible retrofit configurations using activated carbon fiber air cleaning in a commercial HVAC system. Items in red are added when ACF air cleaning is used. D1–D6: dampers (D1–D3 existing HVAC systems); F1: normal supply air fan; F2: added regeneration air fan; PF: normal particle filter; ACF: added activated carbon fiber filter; H: heater. (For interpretation of the references to color in this figure legend, the reader is referred to the web version of this article.)

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**Table 1**
Properties of ACF.

| Type | Specification | Surface Density (g $m^{-2}$) | Thickness (mm) | Surface Area ($m^2$ $g^{-1}$) |
|---|---|---|---|---|
| Zorflex FM 10 | 1/1 plain weave | 120 | 0.4 | 1000–2000 |

Corp., Type FM10) with an exposed area to air flow of 9.5 $cm^2$. The properties of the ACF reported by the manufacturer are listed in Table 1. The adsorption and desorption capacities of the ACF were tested using a mixture of VOCs that are commonly present in indoor air. The physical properties and concentrations of the compounds used in the challenge mixture are listed in Table 2. We include reported values for indoor levels in residential and commercial buildings, which are typically in the single-digit ppb range. While individual VOC concentrations are typically ~1 order of magnitude lower than those used in our experiment (except for formaldehyde), the total VOC concentrations in our experiments and in buildings are similar. Additionally although the concentrations of VOCs in this study are lower than the exposure impact limit, prolonged exposures at these levels in indoor settings may trigger building related symptoms. A homogeneous liquid mixture of the target VOCs was prepared and injected at a constant rate using a syringe pump into a 19-$m^3$ stainless steel chamber. The liquid droplets emerging from the syringe evaporated and the gaseous VOCs were dispersed into the chamber at a constant rate (0.2 μl $min^{-1}$) using a blower. Formaldehyde was introduced in aqueous solution using a separate syringe pump with a heated inlet. During one of the initial runs, the formaldehyde source was shutdown to study the effect of absence of formaldehyde on the other VOCs. Also, limonene was added much later in the experiments to include a model compound representing the terpene class of volatiles. The temperature and RH in the chamber were monitored using an APT logging system (Automated Performance Testing, TEC, Minneapolis) and these parameters were maintained at ~29 °C and ~30% RH. Ozone-free outdoor air was delivered to the chamber through a GAC filter at an air exchange rate of 1 $h^{-1}$ that enabled for very low VOC and aldehyde background levels and effectively scrubbed ozone. Chamber air was well mixed using internal fans, and also re-circulated using an external loop fitted with a blower operating at an air flow rate of ~200 m3 $h^{-1}$, to maintain uniform concentration throughout the chamber. Chamber air used in the experiments was bled through Teflon tubing connecting to the experimental system shown in Fig. 2. Operation of the ACF test system under different regimes is described below.

### 2.2. Adsorption (air cleaning) period

The ACF filter was subjected to a 24-h or a 12-h VOC adsorption period followed by a shorter desorption (regeneration) period. The adsorption period simulates a stage of air cleaning of similar length in an occupied building, and the regeneration period simulates the stage in which VOCs are removed from the ACF media and vented outside, making the ACF ready for the subsequent air cleaning cycle. The air flows through the ACF were controlled using mass flow controllers (MCR-50SLPM-D/5M, DS, Alicat Scientific) and were maintained to provide a 31.4 ± 0.1 m $min^{-1}$ face velocity during the adsorption period. This face velocity is typical of the velocity expected in a real-world application of ACF media as a pleated filter in a filter bank within the supply airstream of HVAC systems.

In order to avoid VOC contamination during experiments, the mass flow controllers were placed downstream of the ACF filters, and vacuum was applied to draw VOC-laden air from the chamber through the ACF filters (Fig. 2). Initial tests were performed to obtain the maximum VOC adsorption capacity of the ACF media. The media was subject to a continuous adsorption period lasting ~100 h and the resulting data allowed an estimation of the adsorption capacity and determination of parameters corresponding to a modified multi-component Freundlich isotherm for the different VOCs on the surface of ACF. Subsequent to these adsorption capacity studies, alternating adsorption and desorption studies were conducted to evaluate the performance efficiency of the ACF media. The details of experimental conditions are given in Table S-1 (supporting information).

An adsorption and regeneration cycle is defined as one adsorption period of the ACF and one regeneration period following the adsorption period. Hence Cycle *i* represents the *i*th adsorption phase and subsequent *i*th regeneration phase that follows the adsorption phase. Periods of 24 and 12 h were used for the adsorption period and different types of ambient air and heated media regeneration techniques were studied. To measure the VOC removal efficiency of the ACF, simultaneous air/VOC samples were collected upstream and downstream of the ACF filter. Samples for VOCs (except formaldehyde) were collected periodically on Tenax-Carbosieve sorbent tubes using a peristaltic pump for a period of 1 h at the rate of ~30 mL $min^{-1}$. The samples were analyzed using a gas chromatography system (HP 6890 series GC) with mass selective detector (HP 5973) equipped with a Gerstel TDSA2 thermal desorption inlet with autosampler. Quantification was carried out using bromofluorobenzene as internal standard, with calibration curves using authentic standards. Aldehyde sampling was also conducted periodically on DNPH cartridges (Waters Sep-Pak, # WAT047205) using a peristaltic pump operating at ~ 1 L $min^{-1}$ for a duration of 1 h. DNPH cartridges were extracted with 2-mL aliquots acetonitrile, and the extracts were analyzed by HPLC with UV detection at $\lambda_{max}$ = 360 nm (Agilent 1200). From repeated quality control protocols developed in the laboratory, error in concentration estimations of volatiles has been established to below 10%. Additionally, all samples were duplicated to ensure repeatability and the values reported here is the average. The error bars reported are the absolute difference between the

**Table 2**
Physical properties, typical indoor levels of selected VOCs and concentrations used in the challenge mixture.

| Compound | Molecular Weight | Boiling Point (K) | Vapor Pressure (mm Hg) | Reported mean indoor levels (ppb) | Chamber concentration (ppb) |
|---|---|---|---|---|---|
| Benzene | 78 | 353 | 100 | 0.9–3.2[a,b,c] | 12–15 |
| 1-Butanol | 74 | 391 | 8.8 | n.d. | 14–20 |
| Toluene | 92 | 384 | 28.4 | 3.3–12[a] | 40–50 |
| o-Xylene | 106 | 418 | 6.7 | 0.5–1.8[a] | 5–10 |
| Undecane | 156 | 469 | 0.41 | n.d. | 35–40 |
| Limonene | 136 | 449 | 20 | 1.4[c] | 2–10 |
| Formaldehyde | 30 | 252 | (gas at room T) | 17[a] | 15–30 |

n.d.: no data available.
[a] [10].
[b] [17].
[c] [13].

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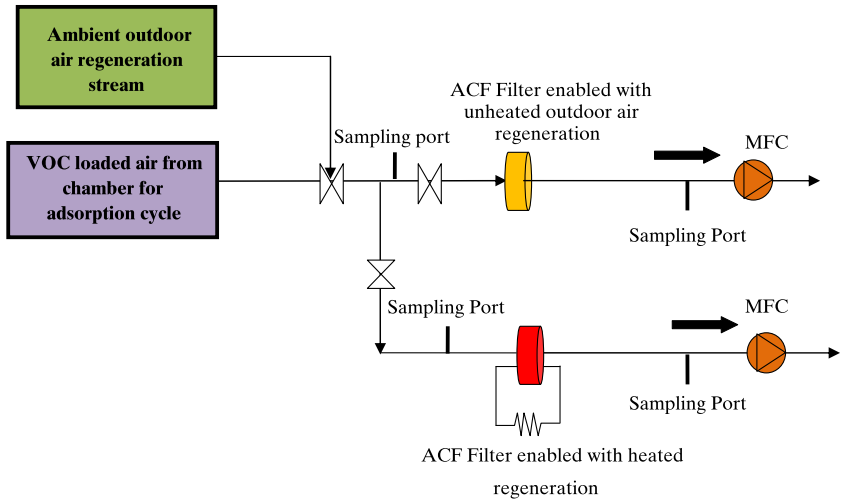


**Fig. 2.** Experimental setup used in this study. The apparatus holding the ACF media was removed, rotated, and reinstalled during regeneration. The direction of air flow through the ACF during regeneration was opposite the direction of air flow during periods of VOC adsorption.

duplicate data points. A calibration curve for quantification was carried out using authentic standards of the dinitrophenyl hydrazone of formaldehyde.

### 2.3. Regeneration period

Two different modes of ACF regeneration were evaluated:

#### 2.3.1. Unheated outdoor air regeneration

Unheated outdoor air was passed through the ACF filter after the completion of an adsorption period. Two different air face velocities (6.28 m min$^{-1}$ and 0.31 m min$^{-1}$) were utilized. The direction of the regeneration air flow was opposite to that of the adsorption air flow. Periodic Tenax and aldehyde samples were collected upstream and downstream of the ACF media and analyzed by methods described above. Details of the experimental conditions can be found in Table S-1 of supporting information.

#### 2.3.2. Electro-thermal regeneration

The electro-thermal regenerative unit was created by clamping the activated carbon cloth between two Teflon flanges. The mating surfaces of the flanges were covered with electrical grade copper sheets in such a way that a voltage could be maintained across the ACF cloth. A Powerstat variable autotransformer, (Type 3PN116C, Superior Electric Co.) was used to apply the desired potential difference across the copper sheets. Temperature on the surface of the ACF media was monitored and recorded using a thermocouple data logger (Extech Easy View 15). The voltage was measured with a multimeter (Keithley 177 Microvolt DMM) and the current across the cloth was measured with an amp meter. The ACF was heated to ~150 °C for all of the electro-thermal regeneration tests. Three different face velocities (5.24 m min$^{-1}$, 0.52 m min$^{-1}$ and 0.11 m min$^{-1}$) were explored to identify the optimum conditions to achieve high regeneration efficiency with minimal energy consumption. Details of the experimental condition can be found in Table S-1 of supporting information.

### 2.4. Effect of relative humidity on adsorption and regeneration

Additional experiments were carried out at 75% relative humidity to evaluate the effect of humidity on adsorption and regeneration of the ACF. All of the adsorption tests (face velocity of 31.4 m min$^{-1}$) with 75% humidity were conducted for a period of 12 h followed by a short heated regeneration for 15 min at 0.52 m min$^{-1}$ at 150 °C. Upstream and downstream VOC samples were collected at the end of 12 h to evaluate the effect of humidity on adsorption capabilities of the carbon fiber in the presence of humidity.

To evaluate the effect and explore the option of using humidity to effectively regenerate the ACF, regeneration experiments were carried out with saturated humid air. The 12 h adsorption period for these tests was maintained at the ambient air level humidity conditions of 20–40%. The regeneration was conducted for a period of 6 h at >75% RH at room temperature at a face velocity of 6.28 m min$^{-1}$. VOC samples were collected during the adsorption cycle to evaluate the effect of humid air regeneration on the adsorption capabilities of ACF.

### 2.5. Determination of removal and regeneration efficiencies

The VOC percent removal efficiency of a given cycle, $\eta_{a,i}$ was calculated as indicated in Eq. (1). The regeneration efficiency of a given cycle $\eta_{r,i}$ was calculated as the ratio of the mass of VOC desorbed during a regeneration run to the net mass of VOC accumulated on the ACF from all of the previous adsorption periods using Eqs. (2a) and (2b). The average mass accumulated $m_{a,i}$ or removed $m_{r,i}$ during a single adsorption/regeneration period was calculated using Eqs. (3a) and (3b).

$$\eta_{a,i} = \left[\frac{C_{0,i} - \overline{C_{a,i}(t)}}{C_{0,i}}\right] \times 100\% \tag{1}$$

$$\eta_{r,i} = \frac{M_{r,i}}{M_{a,i}} \tag{2a}$$

$$M_{a,i} = \sum_{k=1}^{i} m_{a,k} - \sum_{k=1}^{i-1} m_{r,k} \tag{2b}$$

$$M_{r,i} = \sum_{k=1}^{i-1} m_{r,k} \tag{2c}$$

$$m_{a,k} = \int_0^t (C_{0,k} - C_{a,k}(t))Q_a dt \tag{3a}$$

$$m_{r,k} = \int_0^t (C_{r,k}(t))Q_r \mathrm{d}t \tag{3b}$$

where, $\eta_{a,i}$ is the percent removal efficiency, $\eta_{r,i}$ is the regeneration efficiency, $M_{r,i}$ is the mass of VOC desorbed at the end of the $i$th regeneration period (ng), $M_{a,i}$ is the total mass of the VOC adsorbed in the ACF filter at the end of the $i$th adsorption period (ng). $C_{0,k}$ is the inlet concentration of the $k$th adsorption period of the VOC under study (ng m$^{-3}$), $C_{a,k}$ is the outlet concentration obtained downstream of the filter during the $k$th adsorption period (ng m$^{-3}$), $Q_a$ is the adsorption air flow rate (m$^3$ s$^{-1}$), $m_{a,k}$ is the mass of VOC adsorbed in the ACF filter during the $k$th adsorption period (ng). $C_{r,k}$ is the outlet concentration obtained downstream of the filter during the $k$th regeneration period (ng m$^{-3}$), $Q_r$ is the regeneration air flow rate (m$^3$ s$^{-1}$), and $m_{r,k}$ is the mass desorbed during the $k$th regeneration period (ng).

## 3. Results

### 3.1. Modified multi-component adsorption isotherm and VOC holding capacity of ACF

A Freundlich multi-component isotherm model [16] was adopted to develop an approximate isotherm for the different VOCs. There are numerous studies [5,15,18,23], that have modeled a single component adsorption isotherm for activated carbon; however, very little research has been performed on the modeling of multi-component interaction on ACF cloth. Refs. [21–23] have developed isotherms for toluene adsorption and modeled the mono-component adsorption parameters. The multi-component adsorption isotherm expressed in terms of sorbate mass as described by Ref. [16] is written as follows:

$$q_i = K_i C_i \left( \sum_{j=1}^{k} a_{ij} C_j \right)^{n_i - 1}, \tag{4}$$

where $q_i$ is the maximum adsorbed mass of component $i$ per unit mass of media (expressed in μg g$^{-1}$), $K_i$ is the mono-component Freundlich adsorption constant for the component $i$, $a_{i,j}$ are dimensionless adsorption competition coefficients for multi-component system which is equal to unity when $i = j$ ($a_{i,i} = 1$), $n_i$ is the isotherm exponent of the component $i$, $C_j$ is the concentration of the component $j$, and $k$ is the total number of components in the system. This model is valid only for compounds where the mono-component adsorption Freundlich isotherm is applicable.

The dimensionless adsorption breakthrough profile for the VOC mixture studied in this work is shown in the supporting information document (Fig. S-1). The experiments were conducted at the adsorption face velocity of 31.4 m min$^{-1}$ and samples were collected periodically. The saturation time was estimated to be ~97 h. Since we performed a continuous flow experiment to determine the bed life, the off-gassing of VOCs was observed in subsequent measurements leading to values higher than 1 for $C_{a,i}/C_{0,i}$ as shown in Fig. S-1. The breakthrough period reported here is lower than the breakthrough values reported by Refs. [3,21–23]. Both these studies were accomplished with single component adsorption, at different flow velocities with different adsorbent mass and the concentration ranges studied by the latter are in the high ppm range, at least 3 orders of magnitude higher than our study. The isotherm parameter $n$ in case of single component Freundlich model tends to increase with increase in concentration levels of the adsorbate [3,5,21–23]. The exponential $n$ values of the VOCs obtained from the multi-component modeling in this study are different from the $n$ values predicted by Refs. [21–23] for a single component model. The lower saturation period and different isotherm parameters obtained in this study may be due to the behavior of the mixture of VOCs on the ACF surface leading to competitive adsorption. However, the maximum total VOC adsorption capacity obtained from this study are in agreement with the study by Refs. [21–23] in which they show integrated adsorption of 81.6 mg of toluene per gram of ACF over a saturation period of 197 h as opposed to 90.7 mg of VOC mixture per g of ACF obtained in this study.

The maximum adsorption capacity of the ACF cloth for the compounds under study, under the experimental conditions employed, was determined experimentally by integrating the area under the adsorption concentration profile for each compound. The values were estimated to be 3.1, 4.8, 24.2, 7.8, 48.2, and 2.6 mg g$^{-1}$for benzene, 1-butanol, toluene, o-xylene, undecane and formaldehyde respectively (total VOC mass accumulated- = 90.7 mg g$^{-1}$). These experimental values are in agreement with the values predicted by the isotherm developed in this study and are within the 95% confidence interval.

The parameter estimation for the modified multi-component Freundlich isotherm involved solving multi-variable linear equations simultaneously and reiterating the estimated parameters to ensure convergence. The adsorption constant $K_i$ for the different compounds under study was either obtained from or determined by methods listed by Refs. [21–23]. After every iteration, the $a_{i,j}$ values were substituted in Eq. (4) and $K_i$ value was back calculated. This process was repeated until the error difference of the predicted $K_i$ from Refs. [21–23], and the $K_i$ value back calculated from our $a_{i,j}$ values was less than 0.001. The isotherm parameters estimated for benzene, 1-butanol, o-xylene, toluene, undecane and formaldehyde are listed in Table S-2 (Supporting Information). The adsorption capacity for the challenge mixture, evaluated to be 90.7 mg g$^{-1}$, is close to the $K_i$ estimated for 1-butanol (92.3 mg g$^{-1}$) and toluene (123 mg g$^{-1}$); it is much higher than the parameters estimated for the two more volatile constituents, benzene (7.6 mg g$^{-1}$) and formaldehyde (1.8 mg g$^{-1}$); and it is significantly lower than $K_i$ estimated for the constituents with higher tendency to adsorb to the carbon matrix, o-xylene (259 mg g$^{-1}$) and undecane (454 mg g$^{-1}$).

One of the main aims of this isotherm study is to determine the bed life, i.e., the time before the ACF bed becomes saturated and will no longer remove VOCs. Bed life ($T_B$) can be defined as follows [21–23]:

$$T_B = \frac{M_{\mathrm{ACF}}}{Q} \left( \sum_i \frac{q_i}{C_{i,\mathrm{in}}} \right) \tag{5}$$

where, $M_{\mathrm{ACF}}$ is the mass of activated carbon fiber ($g$), $Q$ is the flow rate of the air stream to be treated (L min$^{-1}$), $C_{i,\mathrm{in}}$ is the inlet concentration of the component $i$ of the multi-component VOC stream (μg L$^{-1}$). Hence, we could verify the consistency of the experimental results by estimating the bed life of a mass of 1 g of ACF used to remove benzene, butanol, toluene, xylene, undecane and formaldehyde at average concentrations of 4 μg m$^{-3}$, with an air flow of 1.8 m3 h$^{-1}$ through the ACF from Eqs. (1)–(5). For these conditions the estimated bed life is approximately 103 h, which is consistent with the values estimated from the experiments. The replacement of the ACF media every 103 h of operation is impractical, and hence periodic in-situ regeneration is necessary for this scenario.

### 3.2. Evaluation of VOC air cleaning with different regeneration methods

#### 3.2.1. Adsorption – regeneration cycles: method I – regeneration with room temperature outdoor air

ACF performance using two different regeneration flow rates with outdoor air was evaluated to identify the optimum method for

efficient VOC removal from supply air. New ACF media was saturated initially based on bed life Eq. (5) estimates from Section 3.1 and regenerated for a period of 12 h before subjecting it to alternate adsorption and regeneration phases.

*3.2.1.1. Regeneration with outdoor air at 6.28 m min$^{-1}$.* Fig. 3 shows the VOC removal efficiency achieved for different cycles for different VOCs in the mixture with an adsorption period face velocity of 31.4 m min$^{-1}$. The levels of the VOCs in this study were maintained below 50 ppb. It was found that the ACF had a removal efficiency of 40–70% in the first cycle, which decreased to 20–45% in the subsequent cycles. All of the adsorption–regeneration cycles studied with a 6.28 m min$^{-1}$ regeneration air velocity for a period of 12 h are not shown in the Fig. 3 (a)–(f) to eliminate overlap of data points for a clear demonstration. Limonene was added to the VOC mixture in cycles 6–12 and showed an average removal efficiency of ~35%. Formaldehyde was not present in adsorption period 4 and it was found that there was a very high initial adsorption of >90% for all of the VOCs, thus suggesting a significant competitive effect even for compounds with very low $K_i$ during an initial transient period. However, by the end of a 24-h cycle, the removal efficiency for all compounds decreased to values that are comparable to the other cycles (in the presence of formaldehyde). Table 3 lists the regeneration efficiency $\eta_{r,i}$ (as estimated from Eq. 2a) obtained for various VOCs for the different adsorption–regeneration cycles. The regeneration efficiency increased in the second cycle and decreased subsequently. We speculated that this behavior may be explained by strong initial adsorption of the volatiles as

**Table 3**
Regeneration efficiency $\eta_{r,i}$ (as estimated from Eq. 2a) for different compounds using room temperature outdoor air for regeneration (face velocity during regeneration = 6.3 m min$^{-1}$).

| Compound | Cycle 1 | Cycle 2 | Cycle 3 | Cycle 4 | Cycle 5 |
|---|---|---|---|---|---|
| Benzene | 0.05 | 0.76 | 0.13 | 0.19 | 0.12 |
| Butanol | 0.03 | 0.11 | 0.12 | 0.15 | 0.30 |
| Toluene | 0.01 | 0.40 | 0.30 | 0.12 | 0.28 |
| O-xylene | 0.10 | 0.73 | 0.32 | 0.17 | 0.11 |
| Undecane | 0.04 | 0.22 | 0.20 | 0.11 | 0.08 |
| Formaldehyde | 0.05 | 0.56 | 0.04 | 0.01 | 0.54 |

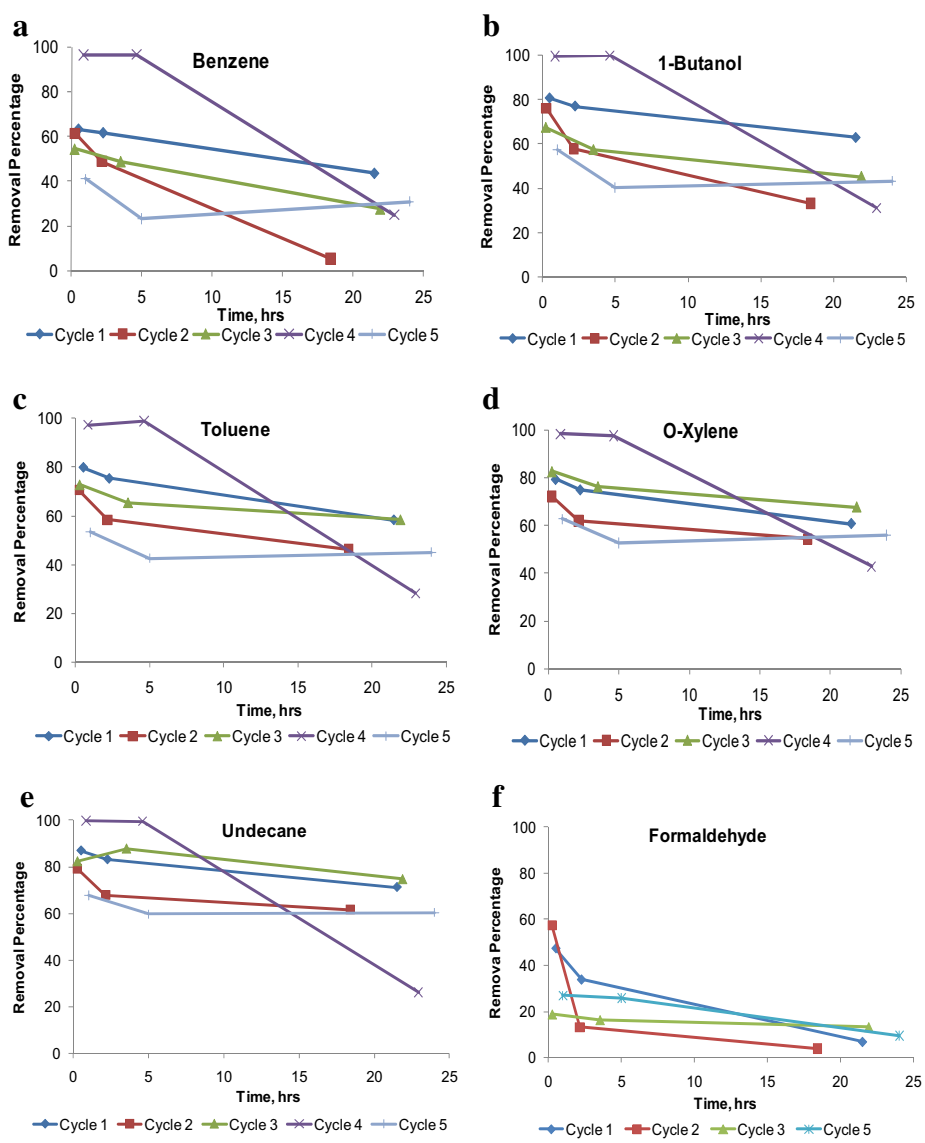


**Fig. 3.** Removal efficiency time profile for (a) benzene, (b) 1-butanol, (c) toluene, (d) o-xylene, (e) undecane, (f) formaldehyde for different adsorption–regeneration cycles with adsorption face velocity of 31.3 m min$^{-1}$ and regeneration face velocity of 6.3 m min$^{-1}$.

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a monolayer on the ACF surface and weaker multi-layer adsorption of additional volatiles. The regeneration process does not remove all of the adsorbed VOCs, thus, as the amount of the VOCs retained on the ACF increased, the VOC amount removed by the cloth from the inlet stream decreased, leading to lower VOC removal efficiency (Fig. 3). The regeneration efficiency increases in the second cycle (Table 3) due to ease of desorption of multi-layer VOCs that are not in direct contact with the ACF surfaces. As the surface adsorption reaches steady state, subsequent cycles show lower regeneration efficiency, as shown in Table 3.

*3.2.1.2. Regeneration with outdoor air at 0.31 m min$^{-1}$ face velocity.* Additional experiments after 12 cycles with outdoor air regeneration at 6.3 m min$^{-1}$ were performed to test the efficiency of regeneration using a much lower air flow. The ACF cloth was regenerated for 53 h using the same air face velocity of 6.3 m min$^{-1}$ prior to additional testing. The additional adsorption experiments of 24 h duration were followed by regeneration with face velocities of 0.3 m min$^{-1}$ over periods of 12 h. These cycles are named as Cycle' to distinguish from the cycles with a regeneration face velocity of 6.3 m min$^{-1}$. Cycle'1 follows the 53 h regeneration after Cycle 12 of the regeneration system discussed above (at 6.3 m min$^{-1}$). The adsorption of more sorptive species improved significantly when preceded by the prolonged regeneration time (Cycle'1). Subsequently, the regeneration efficiency decreased rapidly and breakthrough (release of VOCs by the ACF media during the air cleaning cycle) was achieved at the end of cycle '3 for most constituents, and at the end of cycle'4 for the less volatile constituents (limonene and undecane). These results show that decreasing the regeneration air flow rate decreased the subsequent VOC removal efficiency to an unacceptable level (Fig. 4).

*3.2.2. Adsorption – regeneration cycles: method 2 – regeneration with electro-thermal heating of ACF cloth*

The electro-thermal regeneration method has been explored in a number of studies to obtain optimal loading and regeneration conditions for ACF fiber systems [4,20–23]. These studies utilized a single VOC at different concentrations. Our study concentrates on optimizing electro-thermal regeneration process for multi-VOC system to obtain an ACF system with maximum energy efficiency.

The adsorption period face velocity of the polluted air stream was maintained at 31.4 m min$^{-1}$ for all of these experiments. The temperature of the ACF fiber during regeneration was maintained at 150 °C for 2 h and the regeneration air flow rates were varied. In the heated regeneration phase, three face velocities of 5.24, 0.52 and 0.11 m min$^{-1}$ were studied to determine the optimum regeneration efficiency. Fig. 5 shows the VOC percent removal efficiency for different adsorption–regeneration cycles. The three flow regimes are marked on the plot in Fig. 5. The regeneration face velocity of 5.24 m min$^{-1}$ was maintained for Cycles 1–4. The regeneration face velocity of 0.52 m min$^{-1}$ was maintained for Cycles 5–7 and the regeneration face velocity of 0.11 m min$^{-1}$ was maintained for Cycles 8–12.

Different percent removal efficiencies were observed for different VOCs for regeneration face velocities using the electro-thermal regeneration method. The percent removal of formaldehyde decreased consistently for regeneration cycles with low face velocities. For compounds such as benzene, 1-butanol and toluene, with relatively weaker adsorption to ACF, the percent removal efficiency decreased with decrease in regeneration flow. Instead, o-Xylene, limonene and undecane showed a consistent performance with high and almost constant removal efficiency for each cycle (~62%, 71% and 74%, respectively). These three compounds have a high Freundlich adsorption capacity constant ($K_i$) (Table 3) compared to formaldehyde, benzene, toluene and 1-butanol. These compounds can adsorb strongly on the carbon fiber surface and displace the more volatile species (e.g., benzene and toluene), leading to a decreased percent removal efficiency as shown in Fig. 5. Removal of formaldehyde is consistently lower for all regeneration conditions. The regeneration efficiency of the electro-thermal desorption system was studied for 5.2 m min$^{-1}$ and 0.52 m min$^{-1}$ regeneration velocities and the results are listed in Table 4. The regeneration efficiency depended on the flow rate of the regeneration stream, very similar to the results found in Method I discussed above.

*3.2.3. Adsorption – regeneration cycles: methods 1 and 2 with shorter adsorption (air cleaning) cycles*

*3.2.3.1. Shorter adsorption and regeneration cycles.* One main aim of this project was to identify an optimum cycle to implement ACF

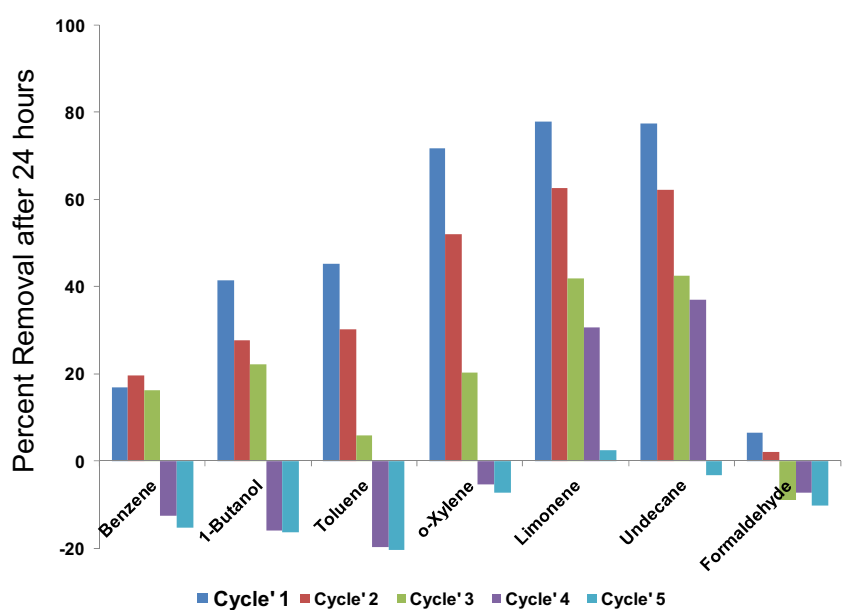


**Fig. 4.** VOC removal efficiency for 24 h adsorption period with a room temperature outdoor air regeneration face velocity of 0.3 m min$^{-1}$ for 12 h. Negative values indicate downstream levels higher than upstream concentrations due to ACF saturation.

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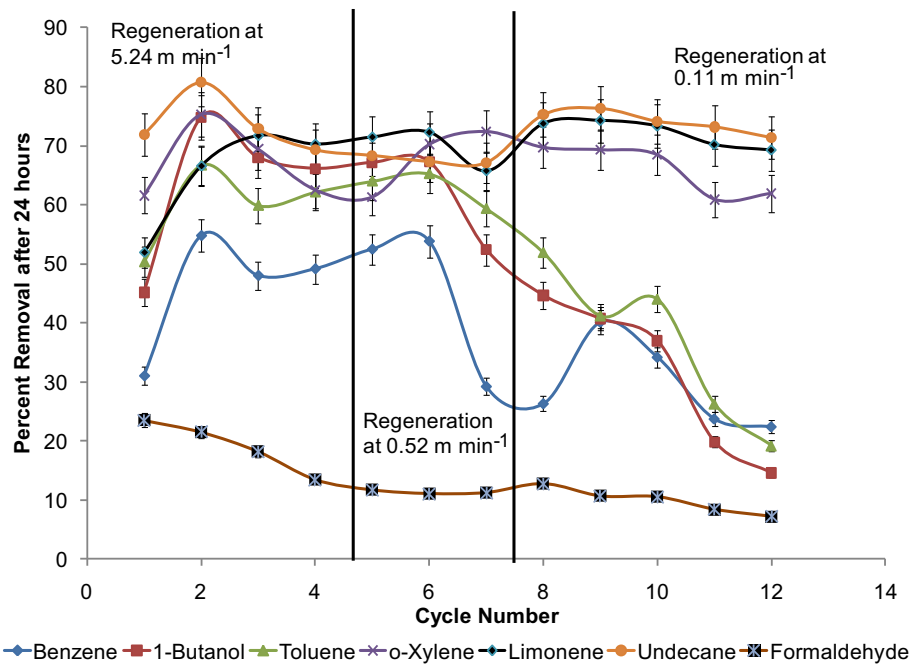


**Fig. 5.** VOC percent removal efficiency for a 24-h adsorption period with different electro-thermal regeneration air stream face velocities and a regeneration temperature of 150 °C for 2 h.

filter system to remove VOCs in HVAC units as energy retrofit in office buildings. For this purpose, we studied shorter adsorption and regeneration periods. The duration of the adsorption period was reduced from 24 h to 12 h. In a building with only work-day occupancy, periods of HVAC operation may be close to approximately 12 h. Both outdoor ambient air regeneration and electro-thermal regeneration were studied with 12 h adsorption periods. The outdoor air regeneration was carried out at air face velocities of 4.2 m min$^{-1}$ for duration of 6 h and the electro-thermal regeneration by heating the ACF cloth at 150 °C was carried out at air face velocities of 1.1 m min$^{-1}$ for a duration of 15 min.

*3.2.3.2. Regeneration with outdoor air at a face velocity of 4.2 m min$^{-1}$.* Fig. 6(A) shows the VOC percent removal efficiency for 12-h adsorption periods with unheated outdoor air regeneration. It was found that the ACF filter had a relatively consistent removal efficiency for all of the VOCs studied. The formaldehyde removal was low (~16%), but at the lower bound of the 15%–20% target needed to compensate for a 50% reduction in outdoor air. The VOC removal efficiencies at the end of 12 h cycles were much higher than the VOC removal efficiency observed for 24-h cycles.

*3.2.3.3. Electro-thermal regeneration at a face velocity of 1.1 m min$^{-1}$.* Fig. 6(B) shows VOC percent removal efficiency

**Table 4**
Regeneration efficiency $\eta_{r,i}$ of different compounds under different face velocities using electro-thermal regeneration at 150 °C for 2 h.

| Compound | Regeneration Face Velocity | | | | | | |
|---|---|---|---|---|---|---|---|
| | 5.2 m min$^{-1}$ | | | | 0.52 m min$^{-1}$ | | |
| | Cycle 1 | Cycle 2 | Cycle 3 | Cycle 4 | Cycle 5 | Cycle 6 | Cycle 7 |
| Benzene | 0.41 | 0.42 | 0.43 | 0.44 | 0.45 | 0.36 | 0.31 |
| Butanol | 0.61 | 0.62 | 0.64 | 0.65 | 0.66 | 0.42 | 0.36 |
| Toluene | 0.64 | 0.61 | 0.58 | 0.55 | 0.52 | 0.45 | 0.37 |
| o-Xylene | 0.85 | 0.83 | 0.81 | 0.79 | 0.68 | 0.58 | 0.59 |
| Undecane | 0.86 | 0.84 | 0.82 | 0.84 | 0.68 | 0.57 | 0.55 |
| Limonene | 0.88 | 0.84 | 0.84 | 0.84 | 0.71 | 0.70 | 0.72 |
| Formaldehyde | 0.87 | 0.83 | 0.80 | 0.76 | 0.73 | 0.70 | 0.68 |

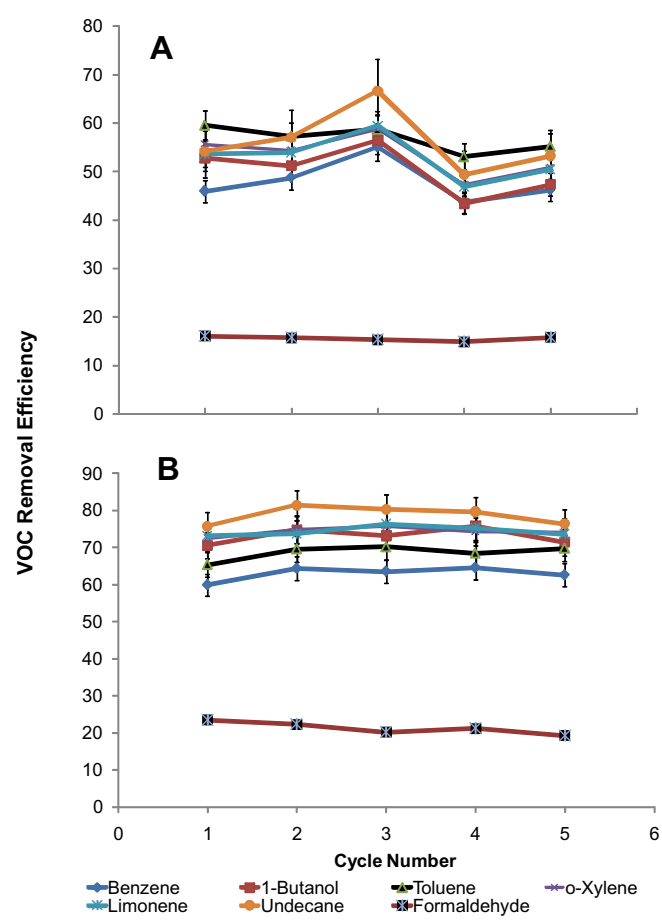


**Fig. 6.** VOC percent removal efficiency for 12 h adsorption cycle with (A) outdoor air regeneration at 25 °C and air face velocity of 4.2 m min$^{-1}$ for 6 h and (B) electro-thermal regeneration at 150 °C and air face velocity of 1.1 m min$^{-1}$ during 15 min.

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obtained at the end of 12 h with electro-thermal regeneration. The VOC removal efficiency was higher than that observed at the end of 24 h with a comparable regeneration flow rate. Further, the removal efficiency was also consistent for all of the VOCs studied, in contrast to the prior findings (Fig. 4) where the removal efficiency decreased to a minimum at the end of 24 h. The formaldehyde removal efficiency was low but met the 15%–20% target. The duration of regeneration was small compared to the duration of regeneration for unheated outdoor ambient air regeneration.

### 3.3. Effect of high relative humidity on adsorption and regeneration

The results of the adsorption experiments with 75% RH at a face velocity of 31.4 m $min^{-1}$ and regeneration at 150 °C are presented in Fig. S-2 of the supporting information. The percent removal of non polar compounds by the ACF such as benzene decreased by <5% while that of compounds soluble in water such as formaldehyde increased by about 10%. The heated regeneration of the activated carbon was effective in restoring the adsorption properties of the ACF.

Two additional experiments were conducted to explore the possibility of using humidified air as to enhance the regeneration efficiency. Results obtained were not encouraging, and this method was not explored further. A comparison between regeneration using ambient air (RH = 20–40%) and high humidity conditions (RH = 80%) is presented in supporting information in Fig. S-3.

### 3.4. Prediction of impacts on indoor VOC levels: mass balance model

A simple mass balance model (flow diagram shown in Supporting Information, Fig. S-4) was developed to analyze the effect of using ACF media to remove VOCs from indoor air. Scenarios with two different initial ventilation rates were studied to predict the performance of ACF when ventilation rates are subsequently reduced. In all scenarios the, volume-normalized supply air flow rate, equal to rate of flow of outdoor air plus recirculated-indoor air through the air cleaner divided by the indoor volume, was 4 $h^{-1}$. This is a typical volume-normalized supply air flow rate in a U.S. commercial building.

#### 3.4.1. Scenario 1: moderate initial ventilation rates

Base Case: The air handling system operates without an ACF filter bed air cleaning unit, an outdoor air ventilation rate of 0.8 $h^{-1}$ and a volume-normalized VOC source emission rate of 6.4 ppb $h^{-1}$ for each VOC.

- Case 1.1: Air handling system with ACF filter bed air cleaning unit with heated outdoor air regeneration and outdoor air ventilation exchange rate of 0.4 $h^{-1}$ (50% reduction in ventilation).
- Case 1.2: ACF filter bed air cleaning unit with unheated outdoor air regeneration and outdoor air ventilation rate of 0.4 $h^{-1}$ (50% reduction in ventilation).

#### 3.4.2. Scenario 2: high initial ventilation rates

Base Case: The air handling system operates without an ACF filter bed air cleaning unit, at an outdoor air ventilation rate of 1.2 $h^{-1}$ and a volume-normalized VOC source emission rate of 6.4 ppb $h^{-1}$ for each VOC.

- Case 2.1: Air handling system with ACF filter bed air cleaning unit with heated outdoor air regeneration, outdoor air ventilation rate of 0.6 $h^{-1}$ (50% reduction in ventilation.
- Case 2.2: ACF filter bed air cleaning unit with unheated outdoor air regeneration and outdoor air ventilation rate of 0.6 $h^{-1}$ (50% in ventilation)

The VOC air cleaning effectiveness ratio ($R_i$) for a given VOC $i$, is defined as the ratio of the indoor VOC concentration with the ACF filter bed installed in the system to the VOC concentration without the ACF system Eq. (6). A lower air cleaning effectiveness ratio denotes a better performing ACF unit. $R_i \leq 1$, signifies that the air cleaning technology maintains a lower indoor VOC concentration than the base case system with twice the ventilation rate. The air cleaning effectiveness ratio can also be calculated from the air exchange rates and VOC removal efficiency of the ACF system as shown in Eq. (7).

$$R_i = \frac{[C_i]_{\mathrm{ACF}}}{[C_i]_{\mathrm{no-ACF}}} \tag{6}$$

$$R_i = \frac{\left[S_r + N_{v,\mathrm{ACF}}(1-\eta_i)\right]N_v}{\left(N_v + \eta_i\left(N_r - N_{v,\mathrm{ACF}}\right)\right)\left(S_r + N_v X_{0,i}\right)} \tag{7}$$

where $[C_i]_{\text{no-ACF}}$ is the indoor concentration of the VOC species $i$ with an air handling unit without ACF filter bed, $[C_i]_{\text{ACF}}$ is the indoor concentration of the VOC species $i$ with an air handling unit with an ACF filter bed, $S_r$ is the emission rate source concentration per unit volume, $N_r$ is the volume-normalized supply air flow, $N_v$ is the number of air changes with outdoor air in the scenario without ACF filter bed, $N_{v\text{-ACF}}$ is the number of air changes with outdoor air in the scenario with ACF filter bed, $X_{0,i}$ is the concentration of VOC entering from outdoors through ventilation (assumed to be 2 ppb for all our model calculations), and $\eta_i$ is the percent removal efficiency of the ACF filter system for a given species $i$.

The removal efficiency of different VOCs tested in our experiments and the corresponding $R_i$ values for different ventilation scenarios and corresponding cases are listed in Table S-3 (Supporting Information). It was observed that in both scenarios of low and high ventilation rates, the system equipped with ACF filter bed and 50% reduced ventilation performed better than the system without ACF filter bed, with $R_i < 1$ (in the range 0.21–0.72) in all cases for all VOCs. This was true even in the case of formaldehyde for which the VOC removal percent was significantly lower than for other organic compounds studied in this project ($R_{\text{formaldehyde}} = 0.56$). It was also observed that cases in which ACF was regenerated by heating have lower $R_i$ (in the range 0.21–0.56) values compared to the corresponding cases in which ACF was regenerated with unheated outdoor air (between 0.26 and 0.72). This shows that the heated regeneration method improved ACF VOC removal performance compared to the unheated outdoor air regeneration method.

### 3.5. Energy consumption associated with the implementation of an ACF filter bed system

The pressure drop across the ACF filter is low (in the range 30 Pa) relative to total supply-airstream pressure drops in commercial air handlers and does not contribute significantly to the overall operational cost of HVAC systems. The main additional operational cost of an ACF filter bed in an HVAC system is the energy required to regenerate the ACF cloth. The energy consumption costs were computed for different regeneration face velocities and temperatures, in order to provide a first-order estimation of energy savings that may be achieved by implementing this technology. Net energy required to regenerate the system was estimated as a sum of the energy required to heat the ACF cloth, heat the regeneration air passing through the cloth and the energy consumed by a fan to

**Table 5**
Annual regeneration energy cost estimates for the electro-thermal regeneration system and savings obtained from ventilation costs.

| Ratio of adsorption to regeneration face velocity | Regeneration temperature °C | Net energy required to produce 1 $m^3$ $s^{-1}$ of VOC free air per regeneration period (KWH/($m^3$ $s^{-1}$)/cycle) | Annual regeneration cost per unit rate of VOC free air[a] ($/$m^3$ $s^{-1}$) | Annual Ventilation cost per unit rate of VOC free air ($/$m^3$ $s^{-1}$) |
|---|---|---|---|---|
| 300 | 150 | 0.35 | 9 | 389 |
| | 200 | 0.48 | 13 | 389 |
| 30 | 150 | 2.15 | 56 | 389 |
| | 200 | 2.99 | 78 | 389 |
| 6 | 20 | 0.22 | 6 | 389 |
| | 150 | 10.4 | 270 | 389 |
| | 200 | 14.3 | 371 | 389 |

[a] Assumes 260 regenerations in a year.

circulate air through the system. The energy consumption and cost estimates for different ratios of adsorption to regeneration face velocity and regeneration temperature are listed in Table 5. For reference, a U.S. average annual ventilation cost in offices was also estimated by analyzing data from Refs. [2,14] Griffith et al. [7]. It was estimated that the unheated outdoor air regeneration consumed the least energy. The most realistic condition for optimal operation with heated regeneration would be operating the ACF at 150 °C at regeneration air velocities that are 1/30 of the velocities during air cleaning adsorption periods. With this operational strategy, the annual energy cost estimate for providing a unit of VOC free air with an ACF filter systems is 15% of the estimated U.S. average cost of providing the same amount of VOC removal by ventilation. Thus, with a 50% reduction in outdoor air, total building ventilation energy cost is reduced by approximately 35%. With unheated outdoor air regeneration, which also yielded good VOC control performance, the total building ventilation energy cost is reduced by almost 50%, as the regeneration energy is insignificant. These preliminary energy cost estimates for operating an ACF system show that incorporating the ACF filter bed in a HVAC system can effectively contribute substantially toward reducing ventilation energy consumption.

## 4. Summary and conclusions

The ACF system has been studied for a mixture of typical indoor VOCs, and the results indicate that this is a very promising technology. ACF cloth media has a long adsorption life time and can be effectively used for removing indoor VOCs with periodic regeneration. The adsorption isotherms of the studied VOCs onto the ACF cloth suggest that it will take about ~100 h to fully saturate the ACF media when challenged with air containing realistic concentrations of a range of indoor VOCs. The results from periodic adsorption and desorption experiments show that the ACF media can be easily regenerated after a 12 or 24 h period of air cleaning. Additional studies are needed to establish the effect of oxidants such as ozone, optimal regeneration conditions, system life time and overall costs. Currently efforts are being taken to study the effect of ozone on the ACF system. Studies by [8] show that ozone can be effectively removed by using carbon based air cleaning systems. Ozone can react and destroy the structural properties of ACF leading to lower performance. However the material tested is different from the material used in this study and the regeneration methods considered in their study was ineffective. Hence it is very difficult to generalize the detrimental effect of ozone on ACF performance based on limited available evidence.

Our experiments also showed that regeneration of the ACF media at 150 °C proved to be effective in improving the VOC air cleaning efficiency relative to regeneration with unheated outdoor air. While regeneration was better with the heated media, results with unheated ACF were also very acceptable, suggesting that an optimal usage of ACF may not necessarily include a heating phase on every cycle. Instead, periodic heating after a (relatively large) number of cycles may be sufficient to remove strongly-adsorbed species that otherwise would buildup under room temperature operation. The VOC removal efficiencies were increased when the adsorption time was reduced to 12 h from 24 h. A mass balance model shows that an HVAC system equipped with an ACF filter bed, with either unheated or heated outdoor air regeneration, can reduce indoor VOC concentrations even when ventilation rates are reduced by 50%. Calculations indicated that reducing ventilation rates by 50% and using of ACF air cleaning with heated or unheated outdoor air will result in substantial energy savings.

## Acknowledgments

This work was supported by the Assistant Secretary for Energy Efficiency and Renewable Energy, Building Technologies Program of the U.S. Department of Energy under Contract No. DE-AC02-05CH11231. The authors thank Jerome Lam, Colin McCormick and Joe Hagerman of DOE for program management, R. Maddalena, M. Sleiman, M. Russell, T. Hotchi, and A. Montalbano for technical assistance, and L. Gundel and M. Apte for reviewing a report on which this paper is based.

## Appendix. Supplementary data

Supplementary data associated with this article can be found, in the online version, at doi:10.1016/j.buildenv.2011.07.002.

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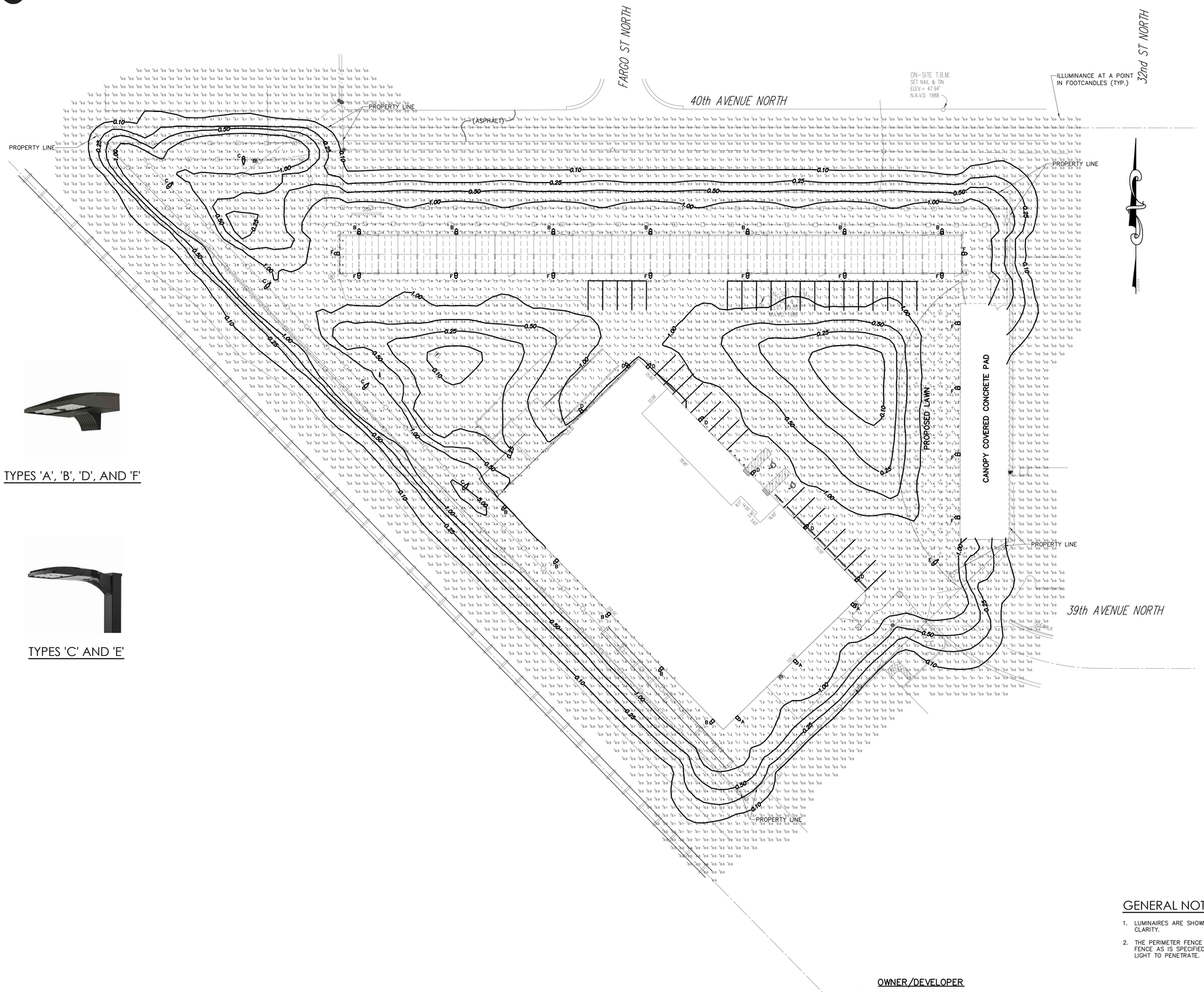
**Call** before you dig.




TYPES 'A', 'B', 'D', AND 'F'



TYPES 'C' AND 'E'

## LUMINAIRE DESCRIPTIONS

TYPE 'A'

A — TYPE 'A' LUMINAIRE SHALL BE LITHONIA D-SERIES #DSXW1 LED-10C-700-30K-T2M-MVOLT-BBW-DMG LUMINAIRE, MOUNTED AT 16' TO BOTTOM. LUMINAIRE SHALL BE FULL CUT-OFF WALL PACK WITH I.E.S. TYPE 2 MEDIUM DISTRIBUTION, APPROX. 2500 LUMENS, 26 WATT, 3000K L.E.D. LIGHT ENGINE WITH 0-10V, 10% DIMMING DRIVER.

TYPE 'B'

B — TYPE 'B' LUMINAIRE SHALL BE LITHONIA D-SERIES #DSXW1 LED-10C-700-30K-T2S-MVOLT-BBW-DMG LUMINAIRE, MOUNTED AT 16' TO BOTTOM. LUMINAIRE SHALL BE FULL CUT-OFF WALL PACK WITH I.E.S. TYPE 2 SHORT DISTRIBUTION, APPROX. 2625 LUMENS, 26 WATT, 3000K L.E.D. LIGHT ENGINE WITH 0-10V, 10% DIMMING DRIVER.

TYPE 'C'

C — TYPE 'C' ASSEMBLY SHALL CONSIST OF (1) LITHONIA D-SERIES #DSX0 LED-P2-30K-T1S-MVOLT-SPA-DMG LUMINAIRE, MOUNTED TO LITHONIA #SSA-16-4G-DM19AS-VD SQUARE STRAIGHT ALUMINUM POLE. LUMINAIRE SHALL BE FULL CUT-OFF I.E.S. TYPE 1 SHORT DISTRIBUTION, APPROX. 5570 LUMENS, 49 WATT, 3000K L.E.D. LIGHT ENGINE WITH 0-10V, 10% DIMMING DRIVER. SET POLE ON 6" HIGH CONCRETE FOUNDATION FOR A LUMINAIRE MOUNTING HEIGHT OF 16'-6".

TYPE 'D'

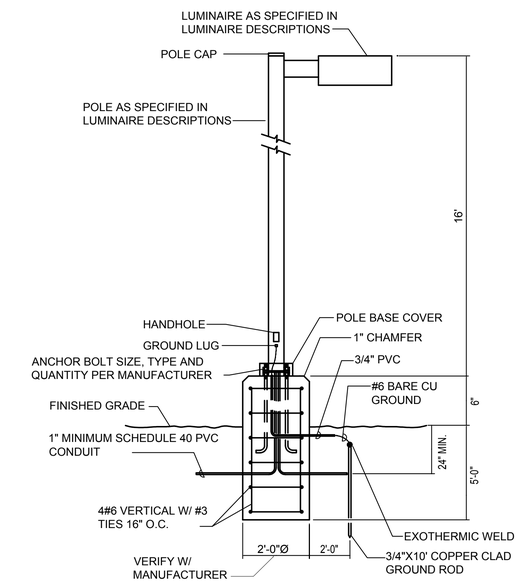
D — TYPE 'D' LUMINAIRE SHALL BE LITHONIA D-SERIES #DSXW1 LED-10C-700-30K-T4M-MVOLT-BBW-DMG LUMINAIRE, MOUNTED AT 16' TO BOTTOM. LUMINAIRE SHALL BE FULL CUT-OFF WALL PACK WITH I.E.S. TYPE 4 MEDIUM DISTRIBUTION, APPROX. 2515 LUMENS, 26 WATT, 3000K L.E.D. LIGHT ENGINE WITH 0-10V, 10% DIMMING DRIVER.

TYPE 'E'

E — TYPE 'E' ASSEMBLY SHALL CONSIST OF (1) LITHONIA D-SERIES #DSX0 LED-P2-30K-T3M-MVOLT-SPA-DMG LUMINAIRE, MOUNTED TO LITHONIA #SSA-16-4G-DM19AS-VD SQUARE STRAIGHT ALUMINUM POLE. LUMINAIRE SHALL BE FULL CUT-OFF I.E.S. TYPE 3 MEDIUM DISTRIBUTION, APPROX. 5580 LUMENS, 49 WATT, 3000K L.E.D. LIGHT ENGINE WITH 0-10V, 10% DIMMING DRIVER. SET POLE ON 6" HIGH CONCRETE FOUNDATION FOR A LUMINAIRE MOUNTING HEIGHT OF 16'-6".

TYPE 'F'

F — TYPE 'F' LUMINAIRE SHALL BE LITHONIA D-SERIES #DSXW1-10C-700-30K-T3M-BBW-DMG LUMINAIRE, MOUNTED AT 12' TO BOTTOM. LUMINAIRE SHALL BE FULL CUT-OFF WALL PACK WITH I.E.S. TYPE 3 MEDIUM DISTRIBUTION, APPROX. 2570 LUMENS, 26 WATT, 3000K L.E.D. LIGHT ENGINE WITH 0-10V, 10% DIMMING DRIVER.




## POLE FOUNDATION DETAIL

N.T.S.

ILLUMINANCE DATA

ENTIRE SITE:

| | | |
|---|---|---|
| AVERAGE | 0.7 | FOOTCANDLES |
| MAX | 5.9 | FOOTCANDLES |
| MIN | 0.0 | FOOTCANDLES |

WITHING DOUBLE FENCE LINE:

| | | |
|---|---|---|
| AVERAGE | 2.0 | FOOTCANDLES |
| MAX | 5.9 | FOOTCANDLES |
| MIN | 0.3 | FOOTCANDLES |
| AVG/MIN | 6.7:1 | |

## GENERAL NOTES

1. LUMINAIRES ARE SHOWN ON PLAN APPROX. 1.5 TIMES ACTUAL SIZE FOR CLARITY.
2. THE PERIMETER FENCE IS NOT CALCULATED AS AN OPAQUE PRIVACY FENCE AS IS SPECIFIED, BUT AS A CHAIN LINK FENCE THAT ALLOWS LIGHT TO PENETRATE.

GRAPHIC SCALE

30 0 15 30 60

1" = 30'

OWNER/DEVELOPER

GCB PROPERTY HOLDINGS, LLC
3201 39th AVENUE NORTH
ST. PETERSBURG, FL 33714
727-827-2149

| NO. | DATE | REVISION | BY |
|---|---|---|---|


SDE SYSTEMS DESIGN ENGINEERING, INC
1032 JAMES DR. LEESPORT, PA 19533 PHONE: 610.916.8500 FAX: 610.916.8501
BOYERTOWN, PA 610.369.1319
SCHUYLKILL HAVEN, PA 570.385.5549


# GCB PROPERTY HOLDINGS, LLC

## PHASE II - SITE LIGHTING PLAN

3201 39th AVENUE NORTH
ST. PETERSBURG, FL 33714

SITUATE IN
CITY OF ST. PETERSBURG PINELLAS COUNTY FLORIDA

| DRAWN BY | CHECKED | APPROVED | CADD FILE NAME |
|---|---|---|---|
| SBG | | | C303 - Site Lighting Plan.dwg |
| DATE | SCALE | | DRAWING NUMBER |
| 06/27/2018 | 1" = 30' | | D-18-1327-0002-C303 |


© Copyright 2018 Systems Design Engineering, Inc. - M:\Projects\GCB Beach\18-1327-0002 - Lighting Plan\01 - Design Phase\Drawings\Electrical\C303 - Site Lighting Plan.dwg - June 27, 2018 9:54 am by SBarsky

# CASE STUDY

## Plasma Air: A Better Way to Clean Indoor Air

### Highlights

- Reduce cannabis odors
- Increase cannabis yield with mold reduction
- Meet exhaust air approved limits

PA200

# The Difference is "Plain as Day": Cannabis Grower Reports Better Odor Control

## THE SITUATION

Controlling odors from cannabis facilities is no small challenge — and one growers must meet or face financial risk. Numerous growers have paid stiff fines for violating city and state odor-control guidelines. One company nearly lost its license after repeated citizen complaints. "Toxic fumes," "a really stinky skunk smell," "constant and very pungent" — neighbors don't mince words when complaining to authorities.

So facilities have a tricky balancing act, reaping the maximum cannabis yield while reducing odors enough to comply with regulations and maintain a good presence in the community.

The standard odor-control method is to install a carbon filter in the duct system, before air moves through the exhaust fan. The carbon traps terpenes, the offending odor, as air passes through the filter before leaving the building.

The problem is, because of the high humidity in grow environments, the high cost of maintenance and the added pressure drop to the fan system, this technology often does not suffice..

## THE SOLUTION

Plasma Air's bipolar ionization technology solves the cannabis grower's dilemma. The ions emitted from the units break down terpenes. What makes ionization technology so effective is that it treats the air in the room. In other words, the air needn't be forced through a constricted space to be treated, like some chemical and filtration systems require. In addition, Plasma Air's ionization technology can be added to existing HVAC systems.

Cannabis growers have found that Plasma Air is a game changer. One Oregon grower installed the units at one of its facilities while leaving old technology in place at another facility. The difference, was "plain as day" and prompted the grower to install Plasma Air units in all its locations.

Jason Butcher, contractor with Planet HVAC, stated "The difference in indoor odor levels between one facility that had been treated with Plasma Air and one that used alternative technology was as plain as day. The lack of odors, mold, fungus and other contaminants all contribute to a better quality, quantity and yield of the crop."

The grower was able to install the Plasma Air 200s in the Variable Refrigerant Flow (VRF) units, creating both a cost-effective and efficient solution.

PLASMA AIR
INTERNATIONAL
*Positive Air Quality - Negative Energy Costs*

35 MELROSE PLACE, STAMFORD, CONNECTICUT 06902
203-662-0800 PH 203-662-0808 FAX www.plasma-air.com info@plasma-air.com

ORDINANCE NO. ORD-2017-025

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ENACTING COMPREHENSIVE REGULATIONS FOR CANNABIS THROUGH THE AMENDMENT OF SANTA ROSA CITY CODE SECTIONS 20-23.030, TABLE 2-2 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS), TABLE 2-6 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS), SECTION 20-24.030, TABLE 2-10 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR INDUSTRIAL DISTRICTS), SECTION 20-36.040, TABLE 3-4 (AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE), SECTION 20-70.020 (DEFINITIONS), THE REPEAL AND REPLACEMENT OF CHAPTER 20-46 (MEDICAL CANNABIS CULTIVATION) WITH CHAPTER 20-46 (CANNABIS), THE REPEAL OF CHAPTER 10-40 (MEDICAL CANNABIS DISPENSARIES) AND THE ADOPTION OF EXEMPTION FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT – FILE NUMBER REZ17-002

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on evidence and records presented, that:

A. Pursuant to its police powers, and as authorized by the California Compassionate Use Act, the California Medical Cannabis Regulation and Safety Act ("MCRSA"), the Adult Use of Marijuana Act ("AUMA"), SB 94 and the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"), the City may enact laws or regulations pertaining to cannabis cultivation, dispensing, manufacturing, distribution, transporting, and testing within its jurisdiction.

B. The City has previously adopted ordinances governing medical cannabis dispensaries and cultivation within the City, and the Zoning Administrator has previously issued a Zoning Interpretation concerning medical cannabis support uses in the City which addresses medical cannabis manufacturing, testing laboratories, and distribution.

C. The City wishes to establish a uniform regulatory structure for all cannabis uses in the City in accordance with state law.

D. The proposed zoning amendments contained herein are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the amendments will direct commercial cannabis businesses to appropriate commercial and industrial districts designated to support such uses. The proposed zoning amendments are internally consistent with other applicable provisions of Title 20 of the Code in that the entirety of the Code will apply to medical and adult use cannabis as a new land use classification, such as identifying where the use is allowed, under what permit authority, development and parking standards and locational and operating requirements. The proposed zoning changes will result in land uses in residentially, commercially and industrially zoned areas that are compatible with existing and future uses and will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

E. Chapter 20-46 of the Code is a permissive ordinance and, except as otherwise expressly provided, the amendments adopted herein do not confer any additional rights or permits related to medical use or adult use cannabis activities.

Section 2. Amend Section 20-23.030, Table 2-2, to read and provide as follows:

| **TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts** | P | Permitted Use, Zoning Clearance required | | | | | |
|---|---|---|---|---|---|---|---|
| | MUP | Minor Conditional Use Permit required | | | | | |
| | CUP | Conditional Use Permit required | | | | | |
| | S | See Specific Use Regulations for permit requirement | | | | | |
| | — | Use not allowed | | | | | |
| | **PERMIT REQUIRED BY DISTRICT** | | | | | | **Specific Use Regulations** |
| **LAND USE (1)** | **RR** | **R-1** | **R-2** | **R-3** | **MH** | **TV-R** | |
| **AGRICULTURAL & OPEN SPACE USES** | | | | | | | |
| Agricultural accessory structure | P | — | — | — | — | — | |
| Animal keeping—Livestock, including aviaries | S | — | — | — | — | — | 20-42.040 |
| Crop production, horticulture, orchard, vineyard | P | MUP | — | — | — | — | |
| Initial crop processing | MUP | MUP | — | — | — | — | |
| Plant nursery | CUP | — | — | — | — | — | |
| | | | | | | | |
| **RECREATION, EDUCATION & PUBLIC ASSEMBLY USES** | | | | | | | |
| Community garden (5) | P | P | P | P | P | P | |
| Equestrian facility | CUP | — | — | — | — | — | |
| Golf course/country club, public or quasi-public | CUP | CUP | — | — | — | — | |
| Health/fitness facility—Quasi-public | MUP | MUP | MUP | MUP | MUP | MUP | |
| Library/museum | MUP | MUP | MUP | MUP | MUP | P | |
| Meeting facility, public or private | MUP | MUP | MUP | MUP | MUP | MUP | |
| Park/playground, public or quasi-public | MUP | MUP | MUP | MUP | MUP | P | |
| Private residential recreation facility | MUP | MUP | MUP | MUP | MUP | MUP | |
| School, public or private | MUP | MUP | MUP | MUP | MUP | MUP | |
| Studio—Art, dance, martial arts, music, etc. | — | — | — | — | — | MUP | |
| **RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)** | | | | | | | |
| Agricultural employee housing—6 or fewer residents | P | P | P | P | P | P | |
| Agricultural employee housing—7 or more residents | MUP | MUP | MUP | MUP | MUP | MUP | |
| Animal keeping—Domestic, exotic | S | S | S | S | S | S | 20-42.040 |
| Cannabis - personal cultivation | P | P | P | P | P | P | 20-46 |
| Community care facility—6 or fewer clients | P | P | P | P | P | P | 20-42.060 |
| Community care facility—7 or more clients | MUP | MUP | MUP | MUP | MUP | MUP | 20-42.060 |
| Emergency shelter | CUP | CUP | CUP | CUP | CUP | CUP | |
| Home occupation | S | S | S | S | S | S | 20-42.070 |
| Live/work | — | — | — | — | — | P(3) | 20-42.080 |
| Mobile home park | CUP | CUP | CUP | CUP | CUP | — | 20-42.100 |
| Mobile home/manufactured housing unit | P | P | P | P | P | P | 20-42.094 |
| Multi-family dwellings | MUP | MUP | P | P | — | P | |
| Organizational house (dormitory, sorority, monastery, etc.) | MUP | MUP | CUP | CUP | — | CUP | |
| Residential accessory structures and uses | P | P | P | P | P | P | 20-42.030 |

| TABLE 2-2<br>Allowed Land Uses and Permit Requirements for Residential Zoning Districts | P<br>MUP<br>CUP<br>S<br>— | Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit requirement<br>Use not allowed | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | PERMIT REQUIRED BY DISTRICT | | | | | | | Specific Use Regulations |
| LAND USE (1) | RR | R-1 | R-2 | R-3 | MH | TV-R | | |
| Residential component of a mixed use project | MUP | MUP | MUP | MUP | MUP | P | | 20-42.090 |
| Rooming or boarding house | P | P | P | P | — | P | | |
| Rooming or boarding, accessory | P | P | P | P | — | P | | |
| Second dwelling unit | S | S | S | S | — | S | | 20-42.130 |
| Single-family dwelling | P | P | P(2) | P(2) | — | P(2) | | |
| Small lot residential project | — | CUP | CUP(2) | CUP(2) | — | CUP(2) | | 20-42.140 |
| Supportive housing | P(4) | P(4) | P | P | P | P | | |
| Transitional housing | P(4) | P(4) | P | P | P | P | | |
| Work/live | — | — | — | — | — | MUP | | 20-42.060 |
| **RETAIL TRADE** | | | | | | | | |
| Accessory retail uses | — | — | — | — | MUP | P | | 20-42.024 |
| Alcoholic beverage sales | — | — | — | — | — | CUP | | 20-42.034 |
| Artisan shop | — | — | — | — | — | MUP | | |
| General retail—up to 20,000 sf of floor area | — | — | — | — | — | P | | |
| Specialty food store—10,000 sf or less | — | — | — | — | — | P | | |
| Neighborhood center | MUP | MUP | MUP | MUP | MUP | P | | |
| Outdoor display and sales | — | — | — | — | — | MUP | | 20-42.110 |
| Pharmacy | — | — | — | — | — | P | | |
| Produce stand | MUP | — | — | — | — | MUP | | |
| Restaurant, café, coffee shop—Counter ordering | — | — | — | — | — | P | | |
| Restaurant, café, coffee shop—Outdoor dining | — | — | — | — | — | MUP | | 20-42.110, 20-42.160 |
| Restaurant, café, coffee shop—Serving alcohol (no bar) | — | — | — | — | — | MUP | | |
| Restaurant, café, coffee shop—Table service | — | — | — | — | — | P | | |
| Second hand store | — | — | — | — | — | MUP | | |
| **SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL** | | | | | | | | |
| ATM | — | — | — | — | — | P | | 20-42.044 |
| Medical service—Health care facility—6 or fewer patients | P | P | P | P | P | P | | 20-42.060 |
| Medical service—Health care facility—7 or more patients | MUP | MUP | MUP | MUP | MUP | MUP | | 20-42.060 |
| Medical service—Integrated medical health center | — | — | MUP | MUP | — | MUP | | |
| **SERVICES—GENERAL** | | | | | | | | |
| Accessory service uses | — | — | — | — | MUP | MUP | | 20-42.024 |
| Adult day care | MUP | MUP | MUP | MUP | MUP | MUP | | |
| Child day care—Large family day care home | MUP | MUP | MUP | MUP | CUP | MUP | | 20-42.050 |
| Child day care—Small family day care home | P | P | P | P | P | P | | |
| Child day care center (15 or more clients) | CUP | CUP | CUP | CUP | — | MUP | | 20-42.050 |
| Extended hours of operation (11:00 p.m. to 6:00 a.m.) | — | — | — | — | — | CUP | | |
| Lodging—Bed & breakfast inn (B&B) | MUP | MUP | — | — | — | — | | |
| Personal services | — | — | — | — | — | MUP | | |
| Public safety facility | MUP | MUP | MUP | MUP | MUP | MUP | | |

| TABLE 2-2<br>Allowed Land Uses and Permit Requirements for Residential Zoning Districts | P<br>MUP<br>CUP<br>S<br>— | Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit requirement<br>Use not allowed | | | | | |
|---|---|---|---|---|---|---|---|
| | PERMIT REQUIRED BY DISTRICT | | | | | | Specific Use Regulations |
| LAND USE (1) | RR | R-1 | R-2 | R-3 | MH | TV-R | |
| **TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE** | | | | | | | |
| Telecommunications antenna | S | S | S | S | S | S | 20-44 |
| Utility facility | CUP | CUP | CUP | CUP | CUP | CUP | |
| Utility infrastructure | P | P | P | P | P | P | |

**Key to Zoning District Symbols**

| | | | |
|---|---|---|---|
| RR | Rural Residential | R-3 | Multi-Family Residential |
| R-1 | Single-Family Residential | MH | Mobile Home Park |
| R-2 | Medium Density Multi-Family Residential | TV-R | Transit Village-Residential |

**Notes:**

(1) See Division 7 for land use definitions.

(2) Single-family dwellings allowed only as attached units.

(3) A building permit is required to verify occupancy standards.

(4) A Minor Use Permit is required for the construction of new multi-family supportive and transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. A new supportive or transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.

(5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

Section 3. Amend Section 20-23.030, Table 2-6, to read and provide as follows:

| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted Use, Zoning Clearance required | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | MUP | Minor Conditional Use Permit required | | | | | | |
| | CUP | Conditional Use Permit required | | | | | | |
| | S | See Specific Use Regulations for permit requirement | | | | | | |
| | — | Use not allowed | | | | | | |
| | PERMIT REQUIRED BY DISTRICT | | | | | | | |
| LAND USE (1) | CO | CN (7) | CG | CV | CD (3) | CSC (2) | TV-M | Specific Use Regulations |
| **INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING** | | | | | | | | |
| Artisan/craft product manufacturing | — | MUP | P | — | — | P | — | |
| Brewery—Brew pub | — | MUP | MUP | — | MUP | MUP | MUP | |
| Cannabis—Testing laboratory | MUP | — | — | — | — | — | — | 20-46 |
| Laboratory—Medical, analytical | MUP | — | — | — | — | — | — | |
| Printing and publishing | — | — | — | — | MUP | — | — | |
| Recycling—Reverse vending machines | — | P | P | — | — | P | — | 20-42.120 |
| Recycling—Small collection facilities | — | — | MUP | — | — | MUP | — | 20-42.120 |
| Storage—Accessory | P | P | P | P | P | P | P | |
| Storage—Personal storage facility (mini-storage) | — | — | MUP | — | — | — | — | 20-42.180 |
| Winery—Boutique | — | — | MUP | — | MUP | MUP | MUP | |
| Winery—Production | — | — | CUP | — | CUP | — | CUP | |
| **RECREATION, EDUCATION & PUBLIC ASSEMBLY USES** | | | | | | | | |
| Adult entertainment business | S | S | S | S | S | S | S | 20-40 |
| Commercial recreation facility—Indoor | — | — | MUP | — | MUP | MUP | MUP | |
| Community garden (6) | P | P | P | P | P | P | P | |
| Conference/convention facility | — | — | CUP | — | CUP | — | CUP | |
| Health/fitness facility—Commercial | — | MUP | P | — | P | P | MUP | |
| Health/fitness facility—Quasi-public | — | MUP | P | — | P | P | MUP | |
| Library, museum | P | P | P | MUP | P | P | P | |
| Meeting facility, public or private | MUP | MUP | MUP | MUP | MUP | MUP | MUP | |
| Park, playground | P | P | P | MUP | P | P | P | |
| School, public or private | MUP | MUP | MUP | MUP | MUP | MUP | MUP | |
| Sports and entertainment assembly facility | — | — | CUP | — | CUP | — | — | |
| Studio—Art, dance, martial arts, music, etc. | MUP | P | P | — | P | P | MUP | |
| Theater, auditorium | — | — | CUP | — | CUP | CUP | MUP | |
| **RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)** | | | | | | | | |
| Animal keeping—Domestic and exotic | S | S | S | — | S | S | S | 20-42.040 |
| Community care facility—6 or fewer clients | P | P | P | — | P | P | P | 20-42.060 |
| Community care facility—7 or more clients | MUP | MUP | MUP | — | MUP | MUP | MUP | 20-42.060 |
| Emergency shelter—50 or fewer beds | CUP | CUP | P | CUP | CUP | CUP | CUP | 20-42.190 |
| Emergency shelter—51 or more beds | CUP | CUP | CUP | CUP | CUP | CUP | CUP | 20-42.190 |
| Home occupation | S | S | S | — | S | S | S | 20-42.070 |
| Live/work | MUP | MUP | MUP | — | MUP | MUP | MUP | 20-42.080 |
| Multi-family dwelling | CUP | P | MUP | — | MUP | P | P(5) | |
| Residential accessory uses and structures | P | P | P | — | P | P | P | 20-42.030 |
| Residential component of a mixed use project | MUP | P | MUP | — | MUP | P | P(5) | 20-42.090 |
| Single-family dwelling—Attached only | CUP | P | CUP | — | MUP | P | P(5) | |
| Single room occupancy facility | | | CUP | | CUP | CUP | — | 20-42.164 |
| Transitional housing | CUP | CUP | CUP | CUP | CUP | — | CUP | |
| Work/live | MUP | MUP | MUP | MUP | MUP | MUP | MUP | 20-42.060 |
| **RETAIL TRADE** | | | | | | | | |
| Accessory retail uses | P | P | P | P | P | P | P | 20-42.024 |
| Alcoholic beverage sales | — | CUP | CUP | — | CUP | CUP | CUP | 20-42.034 |
| Artisan shop | — | P | P | — | P | P | P | |
| Auto and vehicle sales and rental | — | — | MUP | P | — | — | — | |

| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted Use, Zoning Clearance required | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | MUP | Minor Conditional Use Permit required | | | | | | |
| | CUP | Conditional Use Permit required | | | | | | |
| | S | See Specific Use Regulations for permit requirement | | | | | | |
| | — | Use not allowed | | | | | | |
| | PERMIT REQUIRED BY DISTRICT | | | | | | | |
| **LAND USE (1)** | **CO** | **CN (7)** | **CG** | **CV** | **CD (3)** | **CSC (2)** | **TV-M** | **Specific Use Regulations** |
| Auto parts sales (no installation services) | — | — | P | P | — | P | — | |
| Bar/tavern | — | CUP | CUP | — | CUP | CUP | CUP | 20-42.034 |
| Building and landscape materials sales—Indoor | — | — | P | — | — | P | — | |
| Building and landscape materials sales—Outdoor | — | — | MUP | — | — | MUP | — | 20-42.100 |
| Construction and heavy equipment sales and rental | — | — | — | MUP | — | — | — | |
| Cannabis—Retail (dispensary) and delivery | CUP(10) | CUP(10) | CUP(10) | — | — | CUP(10) | — | 20-46 |
| Drive-through retail sales | — | CUP | CUP | — | — | CUP | — | 20-42.064 |
| Farm supply and feed store | — | — | MUP | — | — | MUP | — | |
| Fuel dealer (propane for home and farm use, etc.) | — | — | — | CUP | — | — | — | |
| Furniture, furnishings, appliance/equipment store | — | — | P | — | P | P | MUP | |
| Gas station | CUP | CUP | CUP | CUP | CUP | CUP | — | 20-42.150 |
| General retail—Up to 20,000 sf of floor area | — | P | P | — | P | P | P | |
| General retail—More than 20,000 sf, up to 50,000 sf | — | MUP | P | — | P | P | MUP | |
| General retail—More than 50,000 sf of floor area | — | — | CUP | — | — | P | — | |
| Grocery store, small—Less than 20,000 sf | — | P | P | — | P | P | P | |
| Grocery store, large—20,000 sf and greater | — | CUP | CUP | — | P | P | CUP | 20-42.200 |
| Mobile food vending | — | — | MUP(9) | — | — | — | — | 20-42.210 |
| Mobile home, boat, or RV sales | — | — | MUP | P | — | — | — | |
| Neighborhood center | MUP | P | P | CUP | P | P | MUP | |
| Night club | — | — | MUP | — | MUP | MUP | MUP | |
| Office—Supporting retail | MUP | P | P | — | P | P | P | |
| Outdoor display and sales | — | MUP | MUP | — | CUP | CUP | CUP | 20-42.110 |
| Pharmacy | MUP | P | P | — | P | P | MUP | |
| Restaurant, café, coffee shop—Counter ordering | MUP | P | P | — | P | P | P | |
| Restaurant, café, coffee shop—Outdoor dining | P(8) | P(8) | P(8) | — | P(8) | P(8) | P(8) | 20-42.110, 20-42.160 |
| Restaurant, café, coffee shop—Serving alcohol (no bar) | P | P | P | — | P | P | P | |
| Restaurant, café, coffee shop—Table service | MUP | P | P | — | P | P | P | |
| Second hand store | — | MUP | MUP | — | MUP | MUP | MUP | |
| Shopping center | — | — | P | — | P | P | — | |
| Tasting room | — | MUP | P | — | P | P | P | |
| Tobacco or smoke shop | — | — | MUP | — | MUP | MUP | — | |
| Warehouse retail | — | — | CUP | — | — | CUP | — | |
| **SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL** | | | | | | | | |
| ATM | P | P | P | P | P | P | P | 20-42.044 |
| Bank, financial services | MUP | P | P | — | P | P | P(5) | |
| Business support service | MUP | MUP | P | — | P | P | P | |
| Medical service—Clinic, urgent care | P | MUP | P | — | P | P | MUP | |
| Medical service—Doctor office | P | P | P | — | P | P | P(5) | |
| Medical service—Health care facility | MUP | — | MUP | — | — | — | — | 20-42.060 |
| Medical service—Hospital | CUP | CUP | CUP | CUP | CUP | CUP | CUP | |
| Medical service—Integrated medical health center | P | MUP | P | — | P | P | MUP | |
| Medical service—Lab | P | — | P | — | — | MUP | — | |
| Medical service—Veterinary clinic, animal hospital | MUP | — | MUP | — | — | MUP | — | |
| Office—Accessory | P | P | P | P | P | P | P | |
| Office—Business/service | P | P | P | — | P | P | P(5) | |
| Office—Government | P | MUP | MUP | MUP | P | MUP | MUP | |
| Office—Processing | MUP | — | MUP | — | MUP | — | MUP | |

| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted Use, Zoning Clearance required |
|---|---|---|
| | MUP | Minor Conditional Use Permit required |
| | CUP | Conditional Use Permit required |
| | S | See Specific Use Regulations for permit requirement |
| | — | Use not allowed |

| | PERMIT REQUIRED BY DISTRICT | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| LAND USE (1) | CO | CN (7) | CG | CV | CD (3) | CSC (2) | TV-M | Specific Use Regulations |
| Office—Professional | P | MUP | P | — | P | — | P(5) | |
| SERVICES—GENERAL | | | | | | | | |
| Accessory services | P | P | P | P | P | P | P | 20-42.030 |
| Adult day care | — | P | MUP | — | MUP | P | MUP | |
| Catering service | — | — | P | — | — | — | — | |
| Child day care—Large family day care home | MUP | MUP | MUP | — | MUP | MUP | MUP | 20-42.050 |
| Child day care—Small family day care home | P | P | P | — | P | P | P | 20-42.050 |
| Child day care center | MUP | MUP | MUP | — | MUP | MUP | MUP | 20-42.050 |
| Drive-through service | — | CUP | CUP | — | — | CUP | — | 20-42.064 |
| Equipment rental | — | — | P(4) | — | — | — | — | |
| Extended hours of operation (11:00 p.m. to 6:00 a.m.) | — | MUP | MUP | — | P | MUP | MUP | |
| Lodging—Bed & breakfast inn (B&B) | — | — | MUP | — | P | — | MUP | |
| Lodging—Hotel or motel | — | — | MUP | — | P(4) | — | P | |
| Mortuary, funeral home | — | — | CUP | — | — | — | — | |
| Personal services | P | P(2) | P | — | P | P | P | |
| Personal services—Restricted | — | — | MUP | — | MUP | MUP | — | |
| Public safety facility | MUP | MUP | MUP | MUP | MUP | MUP | MUP | |
| Repair service—Equipment, large appliances, etc. | — | — | MUP | — | — | — | — | |
| Social service organization | MUP | — | MUP | — | MUP | — | — | |
| Vehicle services—Major repair/body work | — | — | — | P(4) | — | — | — | |
| Vehicle services—Minor maintenance/repair | — | — | MUP | P(4) | — | MUP | — | |
| **TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE** | | | | | | | | |
| Broadcasting studio | P | — | P | — | P | P | P | |
| Parking facility, public or commercial | MUP | — | MUP | — | P(4) | — | MUP | |
| Telecommunications facilities | S | S | S | S | S | S | S | 20-44 |
| Transit station or terminal | MUP | MUP | MUP | MUP | MUP | MUP | MUP | |
| Utility facility | CUP | CUP | CUP | CUP | CUP | CUP | CUP | |
| Utility infrastructure | P | P | P | P | P | P | P | |

**Key to Zoning District Symbols**

| | | | | | |
|---|---|---|---|---|---|
| CO | Office Commercial | CV | Motor Vehicle Sales | TV-M | Transit Village—Mixed |
| CN | Neighborhood Commercial | CD | Downtown Commercial | | |
| CG | General Commercial | CSC | Community Shopping Center | | |

**Notes:**

(1) See Division 7 for land use definitions.

(2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections 20-23.040 and 20-23.080.

(3) Each new development on a site shown in Figure 2-1, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.

(4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.

(5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.

(6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

(7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.

(8) Administrative Design Review is required when a project is not part of a building permit application.

(9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section 20-42.210.

(10) Subject to a 600 feet minimum setback requirement to a "school," as defined by the Health & Safety Code Section 11362.768. In addition, a Cannabis Retail use shall not be established within 600 feet of any other Cannabis Retail use established within and permitted by the City of Santa Rosa.

Section 4. Amend Section 20-24.030, Table 2-10, to read and provide as follows:

| TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts | P | Permitted Use, Zoning Clearance required |
|---|---|---|
| | MUP | Minor Conditional Use Permit required |
| | CUP | Conditional Use Permit required |
| | S | See Specific Use Regulations for requirement |
| | — | Use not allowed |

| LAND USE (1) | PERMIT REQUIRED BY ZONE (2) | | | Specific Use Regulations |
|---|---|---|---|---|
| | BP | IL | IG | |
| **INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALE** | | | | |
| Agricultural product processing | — | — | P(3) | |
| Artisan/craft product manufacturing | P | P | P | |
| Brewery—Brew pub | P | CUP | — | |
| Brewery—Production | P | P | P | |
| Cannabis—Commercial cultivation—up to 5,000 sq ft | — | MUP | MUP | 20-46 |
| Cannabis—Commercial cultivation—5,001 sq ft or greater | — | CUP | CUP | 20-46 |
| Cannabis—Distribution | MUP(4) | P(3) | P(3) | 20-46 |
| Cannabis—Manufacturing level 1 (non-volatile) | P(3) | P(3) | P(3) | 20-46 |
| Cannabis—Manufacturing level 2 (volatile) | — | CUP | CUP | 20-46 |
| Cannabis—Microbusiness | — | CUP | CUP | 20-46 |
| Cannabis—Testing laboratory | P | P | P | 20-46 |
| Community care facilities—6 or fewer clients | P | P | P | |
| Community care facilities—7 or more clients | MUP | MUP | MUP | |
| Furniture/fixtures manufacturing, cabinet shops | — | P(3) | P(3) | |
| Laboratory—Medical, analytical | P | P | — | |
| Laundry, dry cleaning plant | — | MUP | P | |
| Manufacturing/processing—Heavy | — | — | MUP | |
| Manufacturing/processing—Light | P(3) | P(3) | P(3) | |
| Manufacturing/processing—Medium | — | MUP | MUP | |
| Media production—Indoor only | P | P(3) | P(3) | |
| Media production—With outdoor uses | MUP | P(3) | P(3) | |
| Petroleum product storage and distribution | — | — | MUP | |
| Printing and publishing | P(3) | P(3) | P | |
| Recycling—Large collection facility | — | — | MUP | 20-42.120 |
| Recycling—Processing facility | — | — | MUP | 20-42.120 |
| Recycling—Reverse vending machines | P | P | P(3) | 20-42.120 |
| Recycling—Scrap or dismantling yard | — | — | MUP | 20-42.120 |
| Recycling—Small collection facility | MUP | MUP | MUP | 20-42.120 |
| Research and development | P | P | MUP | |
| Storage—Accessory | P | P | P(3) | |
| Storage—Contractor's yard | — | MUP | MUP | |
| Storage—Open during extended or transitional hours | — | MUP | MUP | |
| Storage—Outdoor | — | MUP | MUP | 20-42.170 |
| Storage—Personal storage facility (mini-storage) | — | P(3) | P(3) | 20-42.180 |
| Warehouse, wholesaling and distribution | MUP (4) | P(3) | P(3) | |
| Winery—Boutique | P | P | P | |
| Winery—Production | P | P | P | |
| **RECREATION, EDUCATION & PUBLIC ASSEMBLY USES** | | | | |
| Adult entertainment business | S | S | S | 20-40 |
| Commercial recreation facility—Indoor | MUP | P | P | |
| Commercial recreation facility—Outdoor | — | MUP | — | |
| Community garden (6) | P | P | P | |
| Conference/convention facility | MUP (4) | MUP | — | |
| Health/fitness facility—Commercial | MUP | MUP | — | |
| Health/fitness facility—Quasi-public | MUP | MUP | — | |

| TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts | P | Permitted Use, Zoning Clearance required |
|---|---|---|
| | MUP | Minor Conditional Use Permit required |
| | CUP | Conditional Use Permit required |
| | S | See Specific Use Regulations for requirement |
| | — | Use not allowed |

| LAND USE (1) | PERMIT REQUIRED BY ZONE (2) | | | Specific Use Regulations |
|---|---|---|---|---|
| | BP | IL | IG | |
| Meeting facility, public or private | MUP | MUP | — | |
| School, public or private | MUP | MUP | MUP | |
| Sports and entertainment assembly facility | — | CUP | — | |
| Studio—Art, dance, martial arts, music, etc. | MUP | MUP | — | |
| Theater, auditorium | — | CUP | — | |
| **RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)** | | | | |
| Animal keeping—Domestic/exotic | S | S | S | 20-42.040 |
| Caretaker unit | MUP(4) | MUP(4) | MUP(4) | |
| Emergency shelter | CUP | CUP | CUP | |
| Home occupation | S | — | — | 20-42.070 |
| Live/work unit | MUP | — | — | 20-42.080 |
| Mixed use project | MUP | — | — | |
| Mobile home/manufactured housing | CUP(4) | — | — | 20-42.094 |
| Multi-family dwellings | CUP(4) | — | — | |
| Organizational house | CUP(4) | — | — | |
| Residential accessory uses and structures | P(4) | — | — | |
| Second dwelling unit | P(4) | — | — | 20-42.130 |
| Single-family dwelling | CUP(4) | — | — | |
| Transitional housing | CUP | CUP | CUP | |
| Work/live unit | MUP | MUP | MUP | 20-42.080 |
| **RETAIL TRADE** | | | | |
| Accessory retail uses | P(4) | P | P | 20-42.024 |
| Alcoholic beverage sales | — | CUP | — | 20-42.034 |
| Auto and vehicle sales and rental | — | MUP | — | |
| Bar/tavern | — | CUP | — | |
| Building and landscape materials sales—Indoor | — | P | MUP | |
| Building and landscape materials sales—Outdoor | — | MUP | MUP | |
| Cannabis—Retail (dispensary) and delivery | CUP(7) | CUP(7) | CUP(7) | 20-46 |
| Construction and heavy equipment sales and rental | — | MUP | MUP | |
| Farm supply and feed store | — | P | MUP | |
| Fuel dealer (propane for home and farm use, etc.) | — | — | MUP | |
| Gas station | — | CUP | CUP | 20-42.150 |
| Neighborhood center | MUP(5) | MUP(5) | CUP(5) | |
| Night club | — | CUP | — | |
| Office supporting retail | P | — | — | |
| Restaurant, café, coffee shop—Counter ordering | P(4) | P | CUP | |
| Restaurant, café, coffee shop—Outdoor dining | MUP(4) | MUP | CUP | |
| Restaurant, café, coffee shop—Serving alcohol (no bar) | P(4) | P | CUP | |
| Restaurant, café, coffee shop—Table service | P(4) | P | CUP | |
| Warehouse retail | CUP(4) | CUP | CUP | |
| SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL | | | | |
| ATM | P | P | — | 20-42.044 |
| Bank, financial services | P | — | — | |
| Business support service | P | P | MUP | |
| Medical service—Clinic, urgent care | P | MUP | — | |
| Medical service—Doctor office | P | — | — | |
| Medical service—Health care facility | MUP | — | — | 20-42.060 |
| Medical service—Integrated medical health center | P | MUP | — | |

| TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts | P | Permitted Use, Zoning Clearance required |
|---|---|---|
| | MUP | Minor Conditional Use Permit required |
| | CUP | Conditional Use Permit required |
| | S | See Specific Use Regulations for requirement |
| | — | Use not allowed |

| LAND USE (1) | PERMIT REQUIRED BY ZONE (2) | | | Specific Use Regulations |
|---|---|---|---|---|
| | BP | IL | IG | |
| Medical service—Lab | P | MUP | — | |
| Medical service—Veterinary clinic, animal hospital | — | MUP | MUP | |
| Office—Accessory | P | P | P(3) | |
| Office—Business/service | P | — | — | |
| Office—Government | P | — | — | |
| Office—Processing | MUP | — | — | |
| Office—Professional | P | — | — | |
| SERVICES—GENERAL | | | | |
| Accessory services | P(4) | P | MUP | 20-42.024 |
| Catering service | — | P | P | |
| Child day care center | MUP | MUP | — | 20-42.050 |
| Equipment rental | — | P(3) | P(3) | |
| Extended hours of operation (11:00 p.m. to 6:00 a.m.) | MUP | MUP | MUP | |
| Kennel, animal boarding | — | MUP | MUP | |
| Lodging—Hotel or motel | CUP(4) | — | — | |
| Maintenance service—Client site services | MUP | P | P | |
| Personal services | P | MUP | — | |
| Public safety facility | MUP(2) | MUP | MUP | |
| Repair service—Equipment, large appliances, etc. | — | MUP | P(3) | |
| Vehicle services—Major repair/body work | — | MUP | P(3) | |
| Vehicle services—Minor maintenance/repair | — | P | P(3) | |
| **TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE** | | | | |
| Broadcasting studio | P | P | P | |
| Parking facility, public or commercial | — | — | MUP | |
| Taxi or limousine dispatch facility | — | MUP | MUP(3) | |
| Telecommunications facilities | S | S | S | 20-44 |
| Truck or freight terminal | — | MUP | MUP(3) | |
| Utility facility | — | P(3) | P(3) | |
| Utility infrastructure | P(3) | P(3) | P(3) | |
| Vehicle storage | — | MUP | P(3) | |

**Key to Zoning District Symbols**

| | | | |
|---|---|---|---|
| BP | Business Park | IG | General Industrial |
| IL | Light Industrial | | |

**Notes:**

(1) See Division 7 for land use definitions.

(2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.

(3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.

(4) Use only allowed if ancillary and related to a primary or dominant use.

(5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.

(6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

(7) Subject to a 600 feet minimum setback requirement to a "school," as defined by the Health & Safety Code Section 11362.768. In addition, a Cannabis Retail use shall not be established within 600 feet of any other Cannabis Retail use established within and permitted by the City of Santa Rosa.

Section 5. Amend Section 20-36.040, Table 3-4, to read and provide as follows:

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

| Land Use Type: | Number of Parking Spaces Required | |
|---|---|---|
| **Agricultural and Open Space Uses (1)** | **Vehicle** | **Bicycle** |
| Agricultural activities, including crop production, horticulture, orchard, vineyard, and animal keeping | None. | |
| Plant nursery | 1.25 spaces per employee. | None. |
| Wildlife or botanical preserve or sanctuary | Determined by Conditional Use Permit. | |

| Land Use Type: | Number of Parking Spaces Required | |
|---|---|---|
| **Industry, Manufacturing and Processing, Wholesaling** | **Vehicle** | **Bicycle** |
| Industrial and manufacturing, except the uses listed below: | | |
| Less than 50,000 sf. | 1 space for each 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area. | 1 space per 7,000 sf. or as determined by CUP. |
| Equal to or greater than 50,000 sf. | 1 space for each 700 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area. | 1 space per 14,000 sf. or as determined by CUP. |
| Cannabis - cultivation | 1 space per 1,000 sf or as determined by CUP. | 1 space per 14,000 sf. or as determined by CUP. |
| Cannabis - distribution | 1 space for each 1,000 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area. | 1 space per 14,000 sf. |
| Cannabis - manufacturing: | | |
| Less than 50,000 sf. | 1 space for each 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area. | 1 space per 7,000 sf. or as determined by CUP. |
| Equal to or greater than 50,000 sf. | 1 space for each 700 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area. | 1 space per 14,000 sf. or as determined by CUP. |
| Cannabis - testing laboratory | 1 space for each 300 sf., plus 1 space for each company vehicle. | 1 space per 6,000 sf. |
| Laboratory | 1 space for each 300 sf., plus 1 space for each company vehicle. | 1 space per 6,000 sf. |

| | | |
|---|---|---|
| Recycling facility | 1 space for each 1,000 sf. or as determined by CUP. The gross floor area may include incidental office space comprising less than 5% of the total gross floor area. | 1 space per 14,000 sf. |
| Research and development | 1 space for each 300 sf., plus 1 space for each company vehicle. | 1 space per 6,000 sf. |
| Self storage (personal storage and mini warehouse facilities) | 2 spaces for manager or caretaker unit, 1 of which must be covered, and a minimum of 5 customer parking spaces located adjacent or in close proximity to the manager's unit. | None required. |
| Warehouse, wholesaling, distribution, and storage (not including mini-storage for personal use) | 1 space for each 1,000 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area. | 1 space per 14,000 sf. |

| **Land Use Type:** | **Number of Parking Spaces Required** | |
|---|---|---|
| **Recreation, Education, and Public Assembly** | **Vehicle** | **Bicycle** |
| Adult entertainment | As determined by CUP. | |
| Commercial recreation facility—Indoor | 1 space for each 250 sf. | 1 space per 5,000 sf. |
| Commercial recreation facility—Outdoor | As determined by MUP. | |
| Conference, convention facility | 1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater. | 1 space per 5,000 sf. |
| Golf courses/country club, public or quasi-public | 8 spaces for each hole. | None required. |
| Equestrian facility | As determined by CUP. | |
| Health club/fitness facility | 1 space for each 250 sf., not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court. | 1 space per 4,000 sf. |
| Library, museum | 1 space for each 300 sf., plus 1 space for each official vehicle. | 1 space per 6,000 sf. |
| Meeting facility, public or private | 1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater. | 1 space per 4,000 sf. |
| Park/playground, public or quasi-public | As determined by review authority. | |

| | | |
|---|---|---|
| School, public or private | | |
| Elementary/middle school | 1.5 spaces for each classroom, plus 1 space for every 200 sf. of assembly area in an auditorium. | 1 space per 4,000 sf. of assembly area in an auditorium. |
| High school | 0.33 spaces for each student, plus 1 space for each employee. | 1 space per 4,000 sf. of assembly area in an auditorium. |
| College | 0.5 spaces for each student, plus 1 space for each employee. | 1 space per 1,000 sf. of assembly area in an auditorium. |
| Trade and business schools | 1 space for each student. | 1 space per 10 students. |
| Sports and entertainment assembly facility | 1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area, whichever is greater. | 1 space per 4,000 sf. |
| Studio: art, dance, martial arts, music, etc. | 1 space for each 200 sf. | 1 space per 4,000 sf. |
| Theater, auditorium | 1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater. | 1 space per 4,000 sf. |

| **Land Use Type: Residential Uses (2)** | **Number of Parking Spaces Required** | |
|---|---|---|
| | **Vehicle** | **Bicycle** |
| Downtown residential units (in CD zone) | 1 space per unit. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| Duplex, multifamily dwelling, rowhouse, condominium and other attached multi-family and single-family dwellings, and including multifamily in a small-lot subdivision | Studio and 1-bedroom units—1 covered space plus 0.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| | 2 or more bedroom units—1 covered space plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| Emergency shelter | 1 space for every 10 beds provided, plus 1 space for each staff person on duty. | |
| Group quarters (including boarding/rooming houses, dormitories, organizational houses) | 1.5 spaces for each sleeping room or 1 space for each 100 sf. of common sleeping area. | 1 space per room. |
| Live/work and work/live units | 2 spaces for each unit. The review authority may modify this requirement for the re-use of an existing structure with limited parking. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| Mixed-use projects | See Section 20-36.050.A (Shared parking for mixed uses). | |

| | | |
|---|---|---|
| Mobile home parks | 1.75 spaces for each unit, which may be in tandem, one of which must be covered. At least one-third of the total spaces required shall be distributed throughout the mobile home park and available for guest parking. | 0.5 spaces per unit. |
| Multifamily affordable housing project | Studio/1 bedroom unit—1 space per unit. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| | 2 or more bedrooms—2 spaces per unit. | |
| Second dwelling units | 1 space in addition to that required for a single-family unit; the space may be uncovered, compact, or tandem, and within the front yard setback when located in the driveway. If not located in driveway, parking shall be located outside any setback (See Section 20-42.130). | None required. |
| Senior housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080) | 1 space per unit with 0.5 of the spaces covered, plus 1 guest parking for each 10 units. | 1 space per 8 units if units do not have a private garage or private storage space for bike storage. |
| Senior affordable housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080) | 1 space per unit. | 1 space per 8 units if units do not have a private garage or private storage space for bike storage. |
| Single-family dwellings—Detached (see duplexes, etc., above for attached units) | Standard lot—4 spaces per unit, 1 of which must be on-site, covered and outside setbacks. The remaining 3 spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot. | None required. |
| | Flag lot—2 spaces per unit, 1 of which must be covered, both of which must be located outside the required setback area plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem. | None required. |
| Single room occupancy facilities | 0.5 spaces per unit. | |
| Supportive housing | Subject to the same parking requirements as other residential uses. | |
| Transitional housing | Subject to the same parking requirements as other residential uses. | |

| Land Use Type: | Number of Parking Spaces Required | |
|---|---|---|
| **Retail Trade** | **Vehicle** | **Bicycle** |
| All business, financial, and professional service uses, except those listed below | 1 space for each 250 sf. | 1 space per 5,000 sf. |
| Cannabis - retail (dispensary) and delivery | 1 space for each 250 sf. | 1 space per 5,000 sf. |
| ATM | 2 spaces per machine. See also Section 20-42.044. | None required. |
| Medical service | | |
| Clinic, lab, urgent care | 1 space for each 300 sf. | 1 space per 6,000 sf. |
| Doctor's office | 1 space for each 200 sf. | 1 space per 4,000 sf. |
| Health care facility | As determined by MUP. | |
| Hospital | As determined by CUP. | |
| Integrated medical health center | 1 space for each 250 sf. of recreation and fitness area, not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court, plus 1 space per 300 sf. of medical clinic/office use. | 1 space per 4,000 sf. |
| Veterinary clinic, arrival hospital | As determined by MUP. | |

| Land Use Type: | Number of Parking Spaces Required | |
|---|---|---|
| **Services—General** | **Vehicle** | **Bicycle** |
| All service uses, except those listed below | 1 space for each 250 sf. | 1 space per 5,000 sf. |
| Catering service | 1 space per employee, plus 1 space per company vehicle. | None required. |
| Cemetery, mausoleum, columbarium | 1 space for each 4 seats of chapel capacity, and 1 space per employee. | 1 space per 5,000 sf. |
| Day care | | |
| Adult day care | 1 space per employee, plus 1 space per 10 clients, plus adequate loading space as required by review authority. | As determined by MUP or CUP. |
| Child day care—Center | 1 space per employee, plus 1 space per 10 children, plus adequate loading space as required by review authority. | As determined by MUP or CUP. |
| Child day care—Large family day care home | 3 spaces, no more than 1 of which may be provided in a garage or carport. Parking may be on-street if contiguous to the site. May include spaces already provided to meet residential parking requirements. | As determined by MUP or CUP. |
| Child day care—Small day care home | As required by State license. | None required. |
| Community care facility—6 or fewer clients | 1 space for each 3 beds. | None required. |
| Community care facility—7 or more clients | 1 space for each 3 beds. | As determined by MUP or CUP. |
| Drive-through service | As required by MUP or CUP. See Section 20-42.064. | |

| | | |
|---|---|---|
| Equipment rental | 1 space for each 350 sf. of floor area; none required for outdoor rental yard. | 1 per 10 full time employees. |
| Kennel, animal boarding | 1 space for each 500 sf., plus 1 space for each 1,000 sf. of boarding area. | 1 per 10 full time employees. |
| Lodging—Bed & breakfast inn (B&B), hotels, and motels | 1 space for each guest room, plus required spaces for accessory uses such as restaurants and conference space. | 1 space plus 1 per 10 guest rooms. |
| Mortuary, funeral home | 1 space for each 4 seats of chapel capacity and 1 space per employee. | 1 per 10 full time employees. |
| Personal services | 2 spaces per customer chair, or 1 space for 250 sf., whichever is greater. | 1 space per 4,000 sf. |
| Personal services—Restricted | 2 spaces per customer chair, or 1 space for 250 sf., whichever is greater. | 1 space per 4,000 sf. |
| Public safety facility | As determined by MUP. | |
| Repair service—Equipment, large appliances, etc. | 1 space for each 375 sf. | 1 space per 7,500 sf. |
| Vehicle services—Minor, and major repair/body work | 1 space for each service bay, plus 1 space per employee. | 1 space per 10 full time employees. |

| **Land Use Type:** | **Number of Parking Spaces Required** | |
|---|---|---|
| **Transportation, Communications & Infrastructure** | **Vehicle** | **Bicycle** |
| All uses, except the following | As required by MUP or CUP. | |
| Broadcasting studio | 1 space per 200 sf. | 1 space per 4,000 sf. |
| Medical cannabis transporter | As required by MUP. | |

| **Land Use Type:** | **Number of Parking Spaces Required** | |
|---|---|---|
| **Downtown Station Area Specific Plan—Attached Multifamily Residential Uses** | **Vehicle** | **Bicycle** |
| Courthouse Square and Railroad subareas | 1 reserved space per unit | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| Railroad Corridor subarea | 1.5 reserved spaces per unit, except that only 1 reserved space per unit is required for residential uses on properties along the Wilson Street corridor between 6th Street and 9th Street, as shown in Figure 3-11. | |
| Parks and gardens subarea | 1.5 reserved spaces per unit. | |
| Residential, historic residential and Imwalle Gardens subareas | 1 reserved, covered space plus 0.5 shared visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the general plan as a regional street. | |

| Land Use Type: Downtown Station Area Specific Plan—Detached Single-Family Residential Uses | Number of Parking Spaces Required | |
|---|---|---|
| | Vehicle | Bicycle |
| Residential, historic residential and Imwalle Gardens subareas | 2 spaces per unit, one of which must be reserved, on-site, covered and outside of setbacks. The remaining space may be shared, on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot. | None required. |

| Land Use Type: Downtown Station Area Specific Plan—Affordable Residential Uses | Number of Parking Spaces Required | |
|---|---|---|
| | Vehicle | Bicycle |
| All subareas | 1 reserved space per unit. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |

| Land Use Type: Downtown Station Area Specific Plan—Senior Housing Project (occupancy restricted to persons 55 or older) | Number of Parking Spaces Required | |
|---|---|---|
| | Vehicle | Bicycle |
| All subareas | 0.5 reserved space per unit. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |

| Land Use Type: Downtown Station Area Specific Plan—Nonresidential Uses | Number of Parking Spaces Required | |
|---|---|---|
| | Vehicle | Bicycle |
| Courthouse Square subarea | None, except 600 shared parking spaces shall be provided for the City Hall-Performing Arts Center. Any *new* on-street spaces created by a development shall count toward meeting the shared parking requirement. | 1 space per 5,000 sf. |
| Railroad Square subarea | 1 shared space for each 500 sf. of *new* floor area, no additional parking is required for new uses occupying existing buildings. Any *new* on-street spaces created by a development shall count toward meeting the shared parking requirement. | |

| | | |
|---|---|---|
| | Required parking in the Railroad Square subarea may be provided on-site or within a nearby parking facility. Use of shared spaces in another parking facility shall not create a parking shortage for the business associated with that facility. | |
| Railroad Corridor subarea | 1 shared space for each 300 sf. Any *new* on-street spaces created by a development shall count toward meeting the shared parking requirement. | |
| Parks and Gardens subarea | 1 shared space for each 300 sf. Any *new* on-street spaces created by a development shall count toward meeting the shared parking requirement. | |

| **Land Use Type:** | **Number of Parking Spaces Required** | |
|---|---|---|
| **North Santa Rosa Station Area Specific Plan** | **Vehicle** | **Bicycle** |
| Multifamily attached residential | 1.5 spaces per unit minimum. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| Affordable multifamily attached residential | 1 space per unit minimum. | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| Senior multifamily attached residential | 0.5 spaces per unit minimum. | 1 space per 8 units if units do not have a private garage or private storage space for bike storage. |
| Nonresidential | 2.5 spaces for each 1,000 sf. minimum. | 1 space per 5,000 sf. |

**Notes:**

(1) Properties located within the boundaries of the Downtown Station Area Specific Plan and the North Santa Rosa Station Area Specific Plan shall use the land use type "Station Area Plan" to determine the number of parking spaces required.

(2) Properties located within the boundaries of the Downtown Station Area Specific Plan (the area bounded by College Avenue to the north, E Street to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west) shall use the land use type "Station Area Plan" to determine the number of parking spaces required.

Section 6. Repeal Chapter 20-46 in its entirety and replace with the following:

## Chapter 20-46
## Cannabis

**Sections:**


**20-46.010 Purpose**
**20-46.020 Limitation on Use**
**20-46.030 Personal Cannabis Cultivation**
**20-46.040 Cannabis Businesses**
**20-46.050 General Operating Requirements**
**20-46.060 Cannabis Commercial Cultivation**
**20-46.070 Cannabis Manufacturing**
**20-46.080 Cannabis Retail (Dispensary) and Delivery**
**20.46.090 Cannabis Special Events**
**20.46.100 Grounds for Permit Revocation or Modification**


### 20-46.010 Purpose.

This Chapter provides the location and operating standards for Personal Cannabis Cultivation and for Cannabis Businesses (Medical and Adult Use) to ensure neighborhood compatibility, minimize potential environmental impacts, provide safe access to medicine and provide opportunities for economic development.

### 20-46.020 Limitations on Use.

A. Compliance with City Code. Personal Cannabis Cultivation and Cannabis Businesses shall only be allowed in compliance with this Chapter and all applicable regulations set forth in the City Code, including but not limited to, the cannabis business tax ordinance and all regulations governing building, grading, plumbing, septic, electrical, fire, hazardous materials, nuisance, and public health and safety.

B. Compliance with State laws and regulations. All Cannabis Businesses shall comply with all applicable state laws and regulations, as may be amended, including all permit, approval, inspection, reporting and operational requirements, imposed by the state and its regulatory agencies having jurisdiction over Cannabis and/or Cannabis Businesses. All Cannabis Businesses shall comply with the rules and regulations for Cannabis as may be adopted and as amended by any state agency or department including, but not limited to, the Bureau of Cannabis Control, the Department of Food and Agriculture, the Department of Public Health, the Department of Pesticide Regulation, and the Board of Equalization.

C. Compliance with local and regional laws and regulations. All Cannabis Businesses shall comply with all applicable Sonoma County and other local and regional agency regulations, including, but not limited to, regulations issued by the Regional Water Quality Control Board, the Sonoma County Agricultural Commission, and the Sonoma County Department of Public Health.

D. Cannabis Businesses shall provide copies of state, regional and local agency permits, approvals or certificates upon request by the City to serve as verification for such compliance.

**20-46.030 Personal Cannabis Cultivation.**

Personal Cannabis Cultivation for medical or adult use shall be permitted only in compliance with the provisions of Division 2 (Zoning Districts and Allowable Uses) and shall be subject to the following standards and limitations.

A. Medical and Adult Use Cannabis Maximum Limitation. The personal cultivation of medical and/or adult use cannabis is limited no more six (6) mature plants per a primary residence, regardless of the number of residents and regardless of the presence of an accessory or junior accessory dwelling unit.

B. Residency requirement. Cultivation of cannabis for personal use may occur only on parcels with an existing legal residence occupied by a full-time resident responsible for the cultivation.

C. The following operating requirements are applicable to outdoor cultivation for personal use:

1. Maximum Limitation. Outdoor cultivation for personal use is limited no more than two (2) mature plants.

2. Cannabis plants shall not be located in a front or street side yard, unless fully screened from public view.

3. Outdoor cultivation for personal use is prohibited on parcels located adjacent to a school property; "School" as defined by the Health & Safety Code Section 11362.768.

D. The following operating requirements are applicable to personal cannabis cultivation:

1. Visibility. No visible markers or evidence indicating that cannabis is being cultivated on the site shall be visible from the public right of way at street level, or from school property.

2. Security. All enclosures and structures used for cannabis cultivation shall have security measures sufficient to prevent access by children or other unauthorized persons.

3. Prohibition of Volatile Solvents. The manufacture of cannabis products for personal non-commercial consumption shall be limited to processes that are solvent-free or that employ only non-flammable, nontoxic solvents that are recognized as safe pursuant to the federal Food, Drug and Cosmetic Act. The use of volatile solvents to manufacture cannabis products for personal consumption is prohibited.

4. All structures used for Personal Cannabis Cultivation (including accessory structures, greenhouses, and garages) must be legally constructed with all applicable Building and

Fire permits (including grading, building, electrical, mechanical and plumbing) and shall adhere to the development standards within the base zone.

5. Odor Control. All structures used for cultivation shall be equipped with odor control filtration and ventilation systems such that the odors of cannabis cannot be detected from outside of the structure.

6. Lighting. Interior and exterior lighting shall utilize best management practices and technologies for reducing glare, light pollution, and light trespass onto adjacent properties and the following standards:

   i. Exterior lighting systems shall be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress. Exterior lighting shall be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. All exterior lighting shall be Building Code compliant and comply with Section 20-30.080 (Outdoor Lighting.)

   ii. Interior light systems shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.

7. Noise. Use of air conditioning and ventilation equipment shall comply with the Chapter 17-16 (Noise). The use of generators is prohibited, except as short-term temporary emergency back-up systems.

8. All personal cannabis cultivation shall comply with the Best Management Practices for Cannabis Cultivation issued by the Sonoma County Agricultural Commission for management of waste, water, erosion control and management of fertilizers and pesticides.

**20-46.040 Cannabis Businesses.**

Cannabis Businesses (Medical and Adult Use) shall be permitted only in compliance with the provisions of Division 2 (Zoning Districts and Allowable Uses) and shall be subject to the following standards and limitations.

A. Land use. For purposes of this Chapter, Cannabis Businesses shall include the following land use classifications, all of which are further defined in Chapter 20-70 (Definitions):

   1. Cannabis – Commercial Cultivation up to 5,000 sf
   2. Cannabis – Commercial Cultivation 5,001 sf or greater
   3. Cannabis – Retail (Dispensary) and Delivery
   4. Cannabis – Distribution
   5. Cannabis – Manufacturing – Level 1 (non-volatile)
   6. Cannabis – Manufacturing – Level 2 (volatile)
   7. Cannabis – Microbusiness
   8. Cannabis – Testing Laboratory

B. Where allowed. Cannabis Businesses (Medical and Adult Use) shall be located in compliance with the requirements of Division 2 (Zoning Districts and Allowable Uses) and as designated on Tables 2-6 and 2-10 of the Zoning Code. With regard to required setbacks of a cannabis business to another land use, the City asserts its right to establish different radius requirements than what is provided by Business and Professions Code Section 26054 (b).

C. Land use permit requirements. The uses that are subject to the standards in this Chapter shall not be established or maintained except as authorized by the land use permit required by Division 2.

D. Development standards. The standards for specific uses in this Chapter supplement and are required in addition to those in Division 2 and Division 3 (Site Planning and General Development Regulations), and the City Code. In the event of any conflict between the requirements of this Chapter and those of Division 2 or 3 or other applicable provisions of this Code, the requirements of this Chapter shall control.

**20-46.050 General Operating Requirements.**

The following general operating requirements are applicable to all Cannabis Businesses. In addition, requirements specific to each Cannabis Business subtype are set forth in subsections 20-46.60 (Cannabis Cultivation), 20-46.70 (Cannabis Support Uses) and 20-46.80 (Cannabis Retail and Delivery).

A. Dual licensing. The City recognizes that state law requires dual licensing at the state and local level for all Cannabis Businesses (Medical and Adult Use). All Cannabis Operators shall therefore be required to diligently pursue and obtain a state cannabis license at such time as the state begins issuing such licenses, and shall comply at all times with all applicable state licensing requirements and conditions, including, but not limited to, operational standards such as, by way of illustration but not limitation, background checks, prior felony convictions, restrictions on multiple licenses and license types, and locational criteria.

1. Operators in good standing. Cannabis Businesses which have received land use permit approval pursuant to this Chapter prior to or within 10 months of date the state begins issuing state licenses shall be considered "operators in good standing". Operators in good standing shall be allowed to obtain building occupancy permits and commence operations in compliance with City permit approvals while diligently pursuing all necessary state licenses and subject to any deadlines established by the state. Operators in good standing shall demonstrate to the City that complete applications for all necessary state licenses and agency permits have been filed and are being pursued by the applicant in compliance with deadlines established by the state.

2. New operators. Cannabis Businesses which have received land use permit approval pursuant to this Chapter after the state begins issuing state licenses and after the 10-month transition period noted in subsection A.1 above, shall not be allowed to commence operations until the Cannabis Business can demonstrate that all necessary

state licenses and agency permits have been obtained in compliance with any deadlines established by the state.

3. Existing permitted operators. Cannabis Businesses which have received land use permit approval prior to the adoption of this Chapter shall be required to comply with all operational requirements set forth in this Chapter. In addition, a Cannabis Business that has obtained a valid land use permit for medical use issued prior to the adoption of this Chapter may incorporate adult use into their land use permit upon issuance of a Zoning Clearance by the Department. The Zoning Clearance shall, as a condition of issuance, require compliance with all operational provisions of this Chapter. The Zoning Clearance to incorporate adult use in addition to or in place of medical use shall not authorize any physical or operational expansion of the facility unless determined in compliance with this Chapter.

4. Grounds for Revocation. Once state licenses and agency permits become available, failure to demonstrate dual licensing in accordance with this Chapter and within any deadlines established by state law shall be grounds for revocation of City approval. Revocation of a local permit and/or a state license shall terminate the ability of the Cannabis Business to operate until a new permit and/or state license is obtained.

B. Minors. Medical Cannabis Businesses shall only allow on the premises a person who is 18 years of age or older and who possesses a valid government-issued photo identification card. Adult Use Cannabis Businesses shall only allow on the premises a person who is 21 years of age or older and who possesses a valid government-issued photo identification card.

C. Inventory and tracking. Cannabis Operators shall at all times operate in a manner to prevent diversion of Cannabis and shall promptly comply with any track and trace program established by the state.

D. Multiple permits per site. Multiple Cannabis Businesses proposed on any one site or parcel shall be granted permit approval only if all of the proposed Cannabis Businesses and their co-location are authorized by both local and state law. Cannabis Operators issued permits for multiple license types at the same physical address shall maintain clear separation between license types unless otherwise authorized by local and state law.

E. Building and fire permits. Cannabis Operators shall meet the following requirements prior to commencing operations:

1. The Cannabis Operator shall obtain a building permit to confirm with the appropriate occupancy classification and compliance with Chapter 18 of the City Code.

2. The Cannabis Operator shall obtain all annual operating fire permits with inspections prior to operation.

3. The Cannabis Operator shall comply with all applicable H&SC and California Fire Code requirements related to the storage, use and handling of hazardous materials and the generation of hazardous waste. Cannabis Operators shall also obtain all required Certified Unified Program Agency (CUPA) permits including completing a California

Environmental Reporting System (CERS) submission for hazardous materials inventory that meet or exceed State thresholds and any waste generation for accountability.

4. Access with a Fire Department lock box for keys to gates and doors shall be provided.

F. Transfer of ownership or operator. A permittee shall not transfer ownership or operational control of a Cannabis Business or transfer a permit for a Cannabis Business to another person unless and until the transferee obtains a zoning clearance from the Department stating that the transferee is now the permittee. The zoning clearance shall commit the transferee to compliance with each of the conditions of the original permit.

G. Security. Cannabis Businesses shall provide adequate security on the premises, including lighting and alarms, to insure the public safety and the safety of persons within the facility and to protect the premises from theft. Applications for a Cannabis Business shall include a security plan that includes the following minimum security plan requirements:

1. Security cameras. Security surveillance video cameras shall be installed and maintained in good working order to provide coverage on a twenty-four (24) hour basis of all internal and exterior areas where Cannabis is cultivated, weighed, manufactured, packaged, stored, transferred, and dispensed. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and shall be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for sixty (60) days.

2. Alarm system. A professionally monitored robbery alarm system shall be installed and maintained in good working condition. Section 6-68.130 of the City Code requires that an alarm permit be obtained by the Santa Rosa Police Department prior to installing an alarm system. The alarm system shall include sensors to detect entry and exit from all secure areas and all windows. Cannabis Operators shall keep the name and contact information of the alarm system installation and monitoring company as part of the Cannabis Business's onsite books and records. Cannabis Operators shall identify a local site contact person who will be responsible for the use and shall provide and keep current full contact information to the Santa Rosa Police Department dispatch database as part of the alarm permitting process.

3. Secure storage and waste. Cannabis Products and associated product waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.

4. Transportation. Cannabis Businesses shall implement procedures for safe and secure transportation and delivery of Cannabis, Cannabis Products and currency in accordance with state law.

5. Locks. All points of ingress and egress to a Cannabis Business shall be secured with Building Code compliant commercial-grade, non-residential door locks or window locks.

6. Emergency access. Security measures shall be designed to ensure emergency access in compliance the California Fire Code and Santa Rosa Fire Department standards.

H. Odor control. Cannabis Businesses shall incorporate and maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside of the structure in which the Business operates. Applications for Cannabis Businesses shall include an odor mitigation plan certified by a licensed professional engineer that includes the following:

1. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;

2. Staff training procedures; and

3. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.

I. Lighting. Interior and exterior lighting shall utilize best management practices and technologies for reducing glare, light pollution, and light trespass onto adjacent properties and the following standards:

1. Exterior lighting systems shall be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress. Exterior lighting shall be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. All exterior lighting shall be Building Code compliant and comply with Section 20-30.080 (Outdoor Lighting.)

2. Interior light systems shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.

J. Noise. Use of air conditioning and ventilation equipment shall comply with the Chapter 17-16 (Noise). The use of generators is prohibited, except as short-term temporary emergency back-up systems.

**20-46.060 Cannabis Commercial Cultivation**

In addition to the General Operating Requirements set forth in Section 20-46.50, this section provides additional requirements for Cannabis Commercial Cultivation.

A. Outdoor commercial cultivation prohibited. The cultivation of Cannabis for commercial use may only be cultivated within a fully enclosed space.

B. Conditional use. Depending on the size of the facility, and in accordance with Table 2-10, a Conditional Use Permit or Minor Conditional Use Permit shall be required for Cannabis Commercial Cultivation. For purposes of determining the facility size, and thus the

appropriate permit, square footage shall be defined by calculating the gross square footage of the structure or portion of the structure occupied by the Cannabis Business, not the canopy area.

C. Microbusiness. In addition to compliance with permit and operating requirements set forth in this Chapter for Cannabis Cultivation, a Cannabis Microbusiness which includes cultivation, manufacturing distribution and/or retail within one state license shall comply with all permit and operating requirements set forth in this Chapter for Cannabis Manufacturing, Distribution, and/or Retail (Dispensary) and Delivery as applicable to the combination of uses within the license.

D. Pesticides. The cultivation of Cannabis must be conducted in accordance with all applicable federal, state, and local laws and regulations governing the use of pesticides. Any fumigation or insecticidal fogging shall comply with the California Fire Code Chapter 26 (Fumigation and Insecticidal Fogging).

**20-46.070 Cannabis Manufacturing**

In addition to the General Operating Requirements set forth in Section 20-46.50, this section provides additional operational requirements for Cannabis Manufacturing.

A. Extraction processes. Cannabis Manufacturers shall utilize only extraction processes that are (a) solvent-free or that employ only non-flammable, nontoxic solvents that are recognized as safe pursuant to the federal Food, Drug, and Cosmetic Act, and/or (b) use solvents exclusively within a closed loop system that meets the requirements of the federal Food, Drug, and Cosmetic Act including use of authorized solvents only, the prevention of off-gassing, and certification by a California licensed engineer.

B. Loop systems. No closed loop systems shall be utilized without prior inspection and approval of the City's Building Official and Fire Code Official.

C. Standard of equipment. Extraction equipment used by the Cannabis Manufacturer must be listed or otherwise certified by an approved third-party testing agency or licensed professional engineer and approved for the intended use by the City's Building Official and Fire Code Official.

D. Annual re-certification required. Extraction equipment used by the Cannabis Manufacturer must be recertified annually and a report by a licensed professional engineer on the inspection shall be maintained on-site.

E. Food handler certification. All owners, employees, volunteers or other individuals that participate in the production of edible Cannabis Products must be state certified food handlers. The valid certificate number of each such owner, employee, volunteer or other individual must be on record at the Cannabis Manufacturer's facility where that individual participates in the production of edible Medical Cannabis Products.

F. Edible product manufacturing. Cannabis Businesses that sell or manufacture edible medical cannabis products shall obtain a Sonoma County Health Permit. Permit holders shall comply with Health and Safety Code Section 13700 *et seq.* and Sonoma County Health permit requirements. These requirements provide a system of prevention and overlapping safeguards designed to minimize foodborne illness, ensure employee health, demonstrate industry manager knowledge, ensure safe food preparation practices and delineate acceptable levels of sanitation for preparation of edible products.

**20-46.080 Cannabis Retail (Dispensary) and Delivery.**

In addition to the General Operating Requirements set forth in Section 20-46.50, this section provides location and operating requirements for Cannabis Retail (Dispensary) and Delivery.

A. Conditional use. A Conditional Use Permit shall be required to operate Cannabis Retail (Dispensary) and Delivery in accordance with Tables 2-6 and 2-10. The use permit application shall clearly specify if the use is for medical and/or for adult use retail.

B. Delivery Services. In addition to the requirements established in this Chapter for Cannabis Retail, the delivery of Cannabis and Cannabis Products shall be subject to the following requirements:

1. Commercial delivery to patients at locations outside a permitted Cannabis Retail facility shall only be permitted in conjunction with a permitted Cannabis Retail facility that has a physical location and a retail storefront open to the public.

2. A Cannabis Retail facility shall not conduct sales exclusively by delivery.

3. Conditional Use Permit applications for Cannabis Retail shall include a statement as to whether the use will include delivery of Cannabis and Cannabis Products to patients located outside the Cannabis Retail facility.

4. If delivery services will be provided, the application shall describe the operational plan and specific extent of such service, security protocols, and how the delivery services will comply with the requirements set forth in this Chapter and state law.

C. Drive through Services. Drive-through or walk-up window services in conjunction with Cannabis Retail are prohibited.

D. Location requirements. In addition to the requirements established in Tables 2-6 and 2-10, Cannabis Retail shall be subject to the following location requirements:

1. Overconcentration. To avoid overconcentration, a Cannabis Retail use shall not be established within 600 feet of any other Cannabis Retail use established within and permitted by the City of Santa Rosa.

2. Setback to schools. Cannabis Retail shall be subject to a 600 foot minimum setback from any K-12 "school", as defined by the Health and Safety Code Section 11362.768.

3. Measurement of distance. The distance between Cannabis Retail and a school shall be made in a straight line from the boundary line of the property on which the Cannabis Retail is located to the closest boundary line of the property on which a school is located.

4. Location of a new school after permit issued. Establishment of a school within the required setback of a Cannabis Retail facility after such facility has obtained a Conditional Use Permit for the site shall render the Cannabis Retail facility legal non-conforming and subject to the protections and provisions of Chapter 20-61 (Non-Conforming Uses, Structures and Parcels).

5. Visibility of entrance. The storefront entrance of a Cannabis Retail facility shall be in a visible location that provides an unobstructed view from the public right of way.

E. Edible products. Cannabis Businesses that sell or manufacture edible medical cannabis products shall obtain a Sonoma County Health Permit. Permit holders shall comply with Health and Safety Code Section 13700 et seq. and Sonoma County Health permit requirements. These requirements provide a system of prevention and overlapping safeguards designed to minimize foodborne illness, ensure employee health, demonstrate industry manager knowledge, ensure safe food preparation practices and delineate acceptable levels of sanitation for preparation of edible products.

F. Operational requirements. In addition to project specific conditions of approval, Cannabis Retail shall comply with the following operational requirements:

1. Employees. The Cannabis Retail Operator shall maintain a current register of the names of all employees employed by the Cannabis Retailer, and shall disclose such register for inspection by any City officer or official for purposes of determining compliance with the requirements of this section.

2. Recordkeeping. The Cannabis Retail Operator shall maintain patient and sales records in accordance with state law.

3. Protocols and requirements for patients and persons entering the site. No person shall be permitted to enter a Cannabis Retail facility without government issued photo identification. Cannabis Businesses shall not provide Cannabis or Cannabis Products to any person, whether by purchase, trade, gift or otherwise, who does not possess a valid government-issued photo identification card and a valid physician's recommendation under Section 11362.712 of the Health and Safety Code.

4. Hours of operation. Cannabis Retail may operate between the hours of 9:00 a.m. to 9:00 p.m. up to seven (7) days per week unless the review authority imposes more restrictive hours due to the particular circumstances of the application. The basis for any restriction on hours shall be specified in the permit.

5. Secured access. A Cannabis Retail facility shall be designed to prevent unauthorized entrance into areas containing Cannabis or Cannabis Products. Limited access areas accessible to only authorized personnel shall be established.

6. Secured products. Cannabis and Cannabis Products that are not used for display purposes or immediate sale shall be stored in a secured and locked room, safe, or vault, and in a manner reasonably designed to prevent diversion, theft, and loss.

7. Sale and display of cannabis paraphernalia. No dispensary shall sell or display any cannabis related paraphernalia or any implement that may be used to administer Cannabis or Cannabis Products unless specifically described and authorized in the Conditional Use Permit. The sale of such products must comply with the City's zoning code and any other applicable state regulations.

8. Onsite physician restriction. Cannabis Retail shall not have an on-site or on-staff physician to evaluate patients and provide a recommendation for Cannabis.

9. Site management. The Cannabis Retail Operator shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if directly related to the patrons of the subject retailer. For purposes of this subsection, "Reasonable steps" shall include calling the police in a timely manner; and requesting those engaging in nuisance activities to cease those activities, unless personal safety would be threatened in making the request.

10. Advertising and signs. A Cannabis Retail facility shall not advertise or market cannabis or cannabis products on an advertising sign within 1,000 feet of a day care center, school providing instruction in kindergarten or any grades 1 through 12, playground, or youth center.

11. Display of permit. Cannabis Retail shall maintain a copy of its permit on display during business hours and in a conspicuous place so that the same may be readily seen by all persons entering the facility.

F. On-site consumption. In addition to the requirements established in this Chapter for Cannabis Retail, the consumption of Cannabis and Cannabis Products shall be subject to the following requirements:

1. Patients or Customers. Neither patients nor customers shall not be permitted to consume cannabis on the site of a Cannabis Retail facility except as permitted in accordance with Chapter 9-20 (Smoking Regulations), in compliance with state law and as follows:

   i. Conditional Use Permit applications for Cannabis Retail shall include a statement as to whether the use will include on-site consumption by patients or customers of Cannabis and Cannabis Products.

   ii. If on-site consumption will be included, the application shall describe the operational plan and specific extent of such provision, security protocols, and how the consumption will comply with the requirements set forth in this Chapter and state law.

2. Employees. Employees of a Cannabis Retail facility who are qualified patients may consume medical Cannabis or Cannabis Products on-site within designated spaces not visible by members of the public, provided that such consumption is in compliance with Chapter 9-20 (Smoking Regulations) and state law.

3. Signs regarding public consumption. The entrance to a Cannabis Retail facility shall be clearly and legibly posted with a notice indicating that smoking and vaping of Cannabis is prohibited on site or in the vicinity of the site except as permitted in accordance with Chapter 9-20 (Smoking Regulations) and state law.

**20.46-090 Cannabis Special Events**

A. Dual licensing. The City recognizes that state law requires Cannabis Businesses to obtain dual licensing at the state and local level for temporary special events that involve on-site cannabis sales to, and consumption by patients. Such events shall not be allowed to commence until the Cannabis Business can demonstrate that all necessary local permits, state temporary event licenses, and agency permits have been obtained in compliance with any regulations and deadlines established by the City and the state.

B. Conditional use. Applications for a cannabis special event shall be filed in a timely manner in accordance with Section 20-52.040 (Temporary Use Permit) or Chapter 11-40 (Special Events) depending on the location of the event.

**20.46-100 Grounds for Permit Revocation or Modification**

In addition to the grounds in Section 20-54.100 (Permit Revocation or Modification), the review authority may require modification, discontinuance or revocation of a Cannabis Business permit if the review authority finds that the use is operated or maintained in a manner that it:

A. Adversely affects the health, peace or safety of persons living or working in the surrounding area;

B. Contributes to a public nuisance; or

C. Has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, diversion of Cannabis or Cannabis Products, public intoxication, smoking in public, harassment of passerby, littering, or obstruction of any street, sidewalk or public way; or

D. Violates any provision of the City Code or condition imposed by a City issued permit, or violates any provision of any other local, state, regulation, or order, including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.

Section 7. Add the following definitions, in alphabetical order, to Section 20-70.020 to read and provide as follows:

"**Ancillary**" means a use that is related but subordinate to the primary or dominant use on the site.

"**Cannabis**" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, or any other strain or varietal of the genus Cannabis that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. "Cannabis" also means marijuana as defined by Section 11018 of the Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972, and amended by the California Control, Regulate and Tax Adult Use of Marijuana Initiative, and as defined by other applicable state law. "Cannabis" does not mean "industrial hemp" as defined by Section 11018.5 of the Health and Safety Code. Cannabis is classified as an agricultural product separately from other agricultural crops.

**"Cannabis"** or **"Cannabis Product"** means cannabis or a cannabis product, respectfully, intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code, by a medical cannabis patient in California who possesses a physician's recommendation; or pursuant to the Adult Use of Marijuana Act (Proposition 64), SB 94 and the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA).

**"Cannabis Business"** means an entity engaged in the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of cannabis and cannabis products for commercial purposes.

**"Cannabis Cultivation**" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of Medical or Adult Use Cannabis. Includes cannabis nurseries.

**"Cannabis Distribution"** means the procurement, sale, and transport of Medical or Adult Use Cannabis and Medical or Adult Use Cannabis Products between Cannabis Businesses.

**"Cannabis Manufacturing"** means the production, preparation, propagation, or compounding of medical or adult use cannabis or medical or adult use cannabis products either directly or indirectly or by extraction methods, or independently by mean of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages medical or adult use cannabis or medical or adult use cannabis products or labels or relabels its container.

**"Cannabis Manufacturing - Level 1"** means the processing or manufacturing of medical or adult use cannabis products using nonvolatile solvents, or no solvents. The use of post-extraction ethanol "winterization" is allowed within Cannabis Manufacturing Level 1 only to the extent such use is permitted by the state in a Type 6 license.

**"Cannabis Manufacturing - Level 2"** means the processing or manufacturing of medical or adult use cannabis products using volatile solvents. For purposes of this section, "volatile solvents" shall include solvents described in paragraph (3) of subdivision (d) of Section 11362.3 of the Health and Safety Code, or as such section may be amended.

**"Cannabis Microbusiness"** means a medical or adult use cannabis cultivation business of less than 10,000 square feet in combination with cannabis distribution, cannabis manufacturing – level 1, and/or cannabis retail (dispensary) and delivery, combined within one state license.

**"Cannabis Operator"** or **"Operator"** means the person or entity that is engaged in the conduct of any commercial medical or adult use Cannabis Business.

**"Cannabis Retail"** means a facility where Medical or Adult Use Cannabis or Medical or Adult Use Cannabis Products are offered, either individually or in any combination, for retail sale, including an establishment that delivers Cannabis or Cannabis Products as part of a retail sale. Also known as a cannabis "dispensary".

**"Cannabis Testing Laboratory"** means a laboratory, facility, or entity in the state that offers or performs tests of medical or adult use cannabis or medical or adult use cannabis products and that is both of the following:

(1) Accredited by an accrediting body that is independent from all other persons involved in commercial cannabis activity in the state.

(2) Licensed by the Bureau of Cannabis Control.

**"Delivery of Cannabis"** means the commercial transfer of Cannabis or Cannabis Products to a primary caregiver or qualified patient as defined in Section 11362.7 of the Health and Safety Code as Medical Cannabis; or as defined pursuant to the Adult Use of Marijuana Act (Proposition 64), SB 94 and the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA). "Delivery" also includes the use of any technology platform owned and controlled by a Cannabis Business Operator that enables qualified patients or primary caregivers or adult use customers to arrange for or facilitate the commercial transfer by a permitted Cannabis Retail facility.

**"Edible Cannabis Product"** means a cannabis product that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 (commencing with Section 32501) of the Food and Agricultural Code. An edible cannabis product is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the Health and Safety Code.

**"Greenhouse"** means a permanent enclosed structure for the propagation and growing of plants, constructed with a translucent roof and/or walls.

**"Marijuana"** See "Cannabis".

Section 8. Environmental Determination. The Council finds and determines that the adoption and implementation of this ordinance is exempt from the following provisions of the California Environmental Quality Act in that:

i. Under section 15061(b)(3) (general rule) in that as a general policy making activity and/or administrative activity there is no possibility that the implementation of this ordinance will have significant effects on the environment; and

ii. Under section 15183 (projects consistent with a community plan, general plan, or zoning) in that the proposed zoning amendments will direct commercial cannabis businesses to appropriate commercial and industrial districts designated to support such uses consistent with land use tables, development standards and other applicable provisions of Title 20 of the Code such as allowing cannabis testing laboratory uses where non-cannabis testing laboratory uses are allowed; and

iii. Under section 15301 (existing facilities) in that proposed zoning amendments will allow commercial cannabis businesses to re-tenant existing commercial and industrial facilities designed to support such occupancies; and

iv. Under SB 94 which provides that until July 1, 2019, the adoption of a specified ordinance, rule, or regulation by a local jurisdiction shall be exempt from CEQA if the ordinance requires discretionary review and approval of permits, license, or other authorizations to engage in commercial cannabis activity, and in that the subject ordinance does require zoning clearances and conditional use permits prior to engaging in commercial cannabis activity;

v. Provisions of which each can provide a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance.

Section 9. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 10. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED this 19th day of December, 2017.

AYES: (7) Mayor Coursey, Vice Mayor Rogers, Council Members Combs, Olivares, Sawyer, Schwedhelm, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____ City Clerk APPROVED: _____ Mayor

APPROVED AS TO FORM:

_____ City Attorney

City of
Santa Rosa

CERTIFICATION
SANTA ROSA CITY COUNCIL
ORDINANCE NO. ORD-2017-025

STATE OF CALIFORNIA )
COUNTY OF SONOMA ) ss.
CITY OF SANTA ROSA )

I, STEPHANIE A. WILLIAMS, Deputy City Clerk of the City of Santa Rosa, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law and Santa Rosa City Charter Section 8, was duly introduced on December 12, 2017, and adopted by the City Council of Santa Rosa at a regular meeting of said Council held on December 19, 2017, by the following vote:

AYES: (7) Mayor Coursey, Vice Mayor Rogers, Council Members Combs, Olivares, Sawyer, Schwedhelm, Tibbetts

NOES: (0)

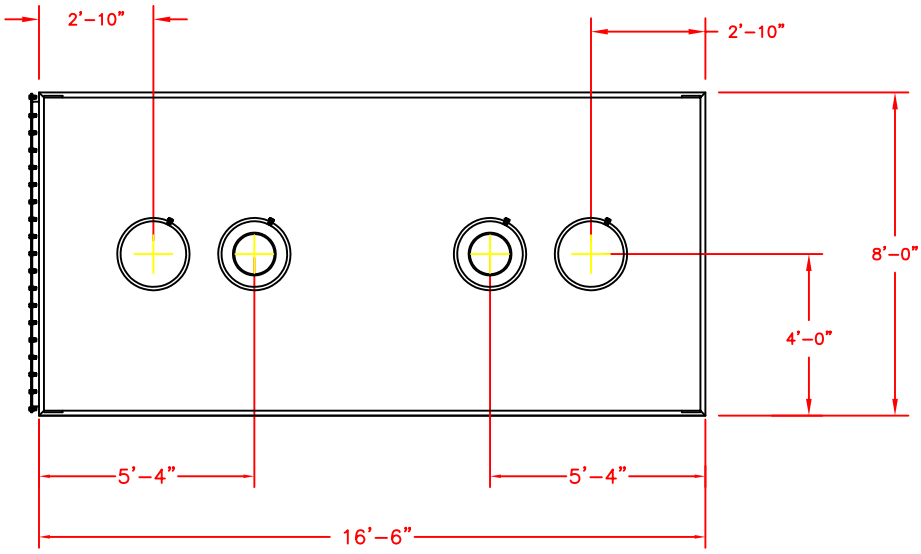
ABSENT: (0)

ABSTAIN: (0)

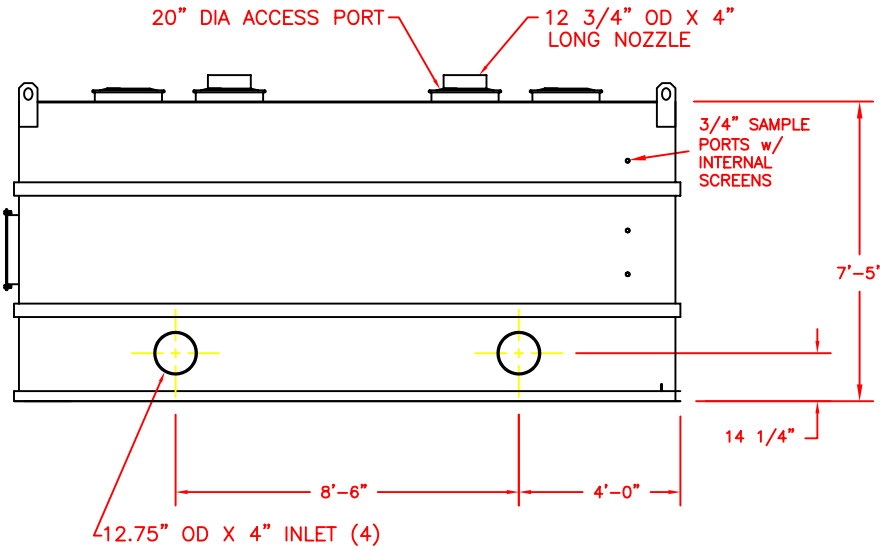
Stephanie A. Williams

Stephanie A. Williams, Deputy City Clerk
City of Santa Rosa, California

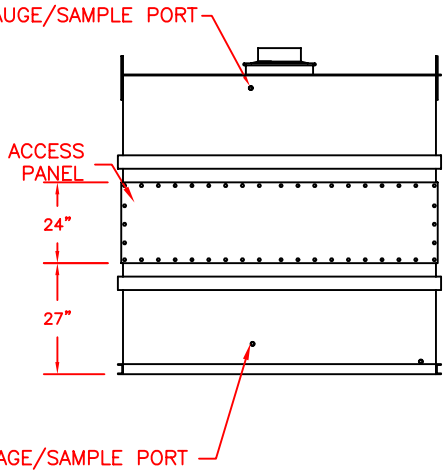
Carbon Adsorber–Vapor Phase
GPC 120



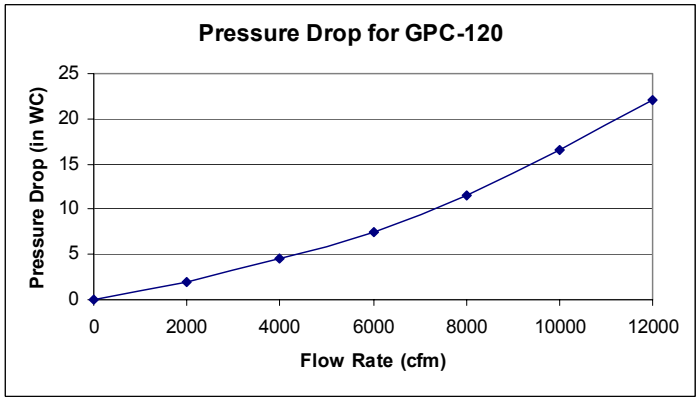

TOP VIEW




SIDE VIEW




END VIEW




Sales Drawing #157632
03/22/05
© CARBONAIR 2005

**CASE #18-32000009**

ADDITIONAL CORRESPONDENCE

## Elizabeth Abernethy

**From:** Michael L. McDonald
**Sent:** Monday, June 18, 2018 3:08 PM
**To:** Elizabeth Abernethy
**Subject:** FW: Request for SPD review - Special Exception application for Greenhouse - Medical Cannabis Case # 18-32000009

Liz: Upon further review of this matter, the Chief has concluded that he does not wish for PD to become involved in either the assessment of security plans for potential enterprises such as this, or in providing recommendations for physical site security to same. Based upon the criteria which already exists for such businesses to obtain State approval to initiate operations, we do not wish (or be perceived) to place redundant or undue burdens upon these enterprises.

I sincerely appreciate your having reaching out proactively regarding this matter. I would ask that we be proactively notified of future planned/approved locations of such enterprises during the permitting process, for general awareness.

Thank you.

Mike

Michael L. McDonald
Assistant Director - Administrative Services Bureau
St. Petersburg Police Department
1300 First Avenue North
St. Petersburg, FL 33705
O - 727.893.4090 / C - 727.798.2425
michael.mcdonald@stpete.org
http://www.stpete.org/police/

***Please note all e-mail and e-mail addresses are subject to Florida public records law under FSS 119.***

**From:** Michael L. McDonald
**Sent:** Tuesday, June 12, 2018 4:35 PM
**To:** Sasha A. Lohn <Sasha.Lohn@stpete.org>
**Subject:** FW: Request for SPD review - Special Exception application for Greenhouse - Medical Cannabis Case # 18-32000009

Sasha:

This request for a cultivation and processing business building permit is a first for the City. The other cannabis operations in the City are dispensaries only, which are "legally" no different than a pharmacy. The only caveat with the latter is they are required to be of a certain distance form schools or daycare centers. Liz' thought is to have all future cultivation businesses be required to submit a CPTED plan to PD for review prior to business permit approval being given . . . which is a reasonable condition, based upon the nature of the business, which, by the way, would require State approval prior to the City's consideration being completed.

**From:** Elizabeth Abernethy
**Sent:** Tuesday, June 12, 2018 12:15 PM
**To:** Michael L. McDonald <Michael.McDonald@stpete.org>
**Subject:** RE: Request for SPD review - Special Exception application for Greenhouse - Medical Cannabis Case # 18-32000009

As discussed this morning,

We are going to add a special condition of approval to require the CPTED assessment prior to submittal of a building permit.
This will not have to be done prior to the public hearing on July 11th.

Here is the proposed condition:

**Prior to submittal of a building permit for establishing the processing and cultivation of medical marijuana, the applicant shall submit a comprehensive CPTED plan to the St. Petersburg Police Department for review and approval. Plans submitted for permitting shall reflect the approved CPTED plan and the applicant and any future business operator shall be responsible for implementing and maintaining the approved CPTED plan.**

Please let me know if you have any comments or edits to the condition,

Thanks,
Liz

**From:** Michael L. McDonald
**Sent:** Monday, June 11, 2018 4:45 PM
**To:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
**Cc:** Iris L. Winn <Iris.Winn@stpete.org>; Antonio G. Gilliam <Antonio.Gilliam@stpete.org>; Joseph J. Dente <Joseph.Dente@stpete.org>; Sasha A. Lohn <Sasha.Lohn@stpete.org>
**Subject:** FW: Request for SPD review - Special Exception application for Greenhouse - Medical Cannabis Case # 18-32000009

Liz: In reviewing this information with our Assistant Chiefs of Uniform Services and Investigative Services, we mutually agree that this facility, and all future facilities of a similar business nature, should have a comprehensive CPTED review and demonstrate compliance with same prior to the approval of applications. In this specific case, the "security" information provided would need to be enhanced to meet suitable crime prevention standards for such an enterprise. We will make arrangements for that District's CPTED certified Officer (Mark Williams) to conduct an appropriate assessment of their facility and plans, and make the appropriate recommendations to meet acceptable standards. Officer Williams will need to meet with an appropriate representative of this entity who can discuss their initial plans as well as provide physical access to the location.

Upon completion of the CPTED assessment, we will craft a response and provide to your office. Please call/advise if you have any questions regarding this, Liz.

Thank you.

MM

Michael L. McDonald
Assistant Director - Administrative Services Bureau
St. Petersburg Police Department
1300 First Avenue North
St. Petersburg, FL 33705
O - 727.893.4090 / C - 727.798.2425
michael.mcdonald@stpete.org
http://www.stpete.org/police/

*Please note all e-mail and e-mail addresses are subject to Florida public records law under FSS 119.*

**From:** Elizabeth Abernethy
**Sent:** Monday, June 11, 2018 1:06 PM
**To:** Michael L. McDonald <Michael.McDonald@stpete.org>
**Cc:** Iris L. Winn <Iris.Winn@stpete.org>
**Subject:** Request for SPD review - Special Exception application for Greenhouse - Medical Cannabis Case # 18-32000009

Mike,

At last week's hearing, the DRC continued this case, to request additional information from the applicant regarding security, site lighting and odor.
They also asked that I request a response from your team.
The hearing is July 11th. I would appreciate it if you can have someone from your team provide comments by June 28th.
Please let me know if you have any questions.
I will forward any additional information provided by the applicant when received.

Best Regards,
Elizabeth Abernethy, AICP
Director
Planning & Development Services Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-893-7868 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

**From:** Elizabeth Abernethy
**Sent:** Monday, May 21, 2018 12:29 PM
**To:** Michael L. McDonald <michael.mcdonald@stpete.org>
**Subject:** Draft zoning staff report for Medical Cannabis cultivation and processing application

Mike,

Please see attached my draft staff report for a proposed Medical Cannabis cultivation and processing center for your team's review.
I haven't finalized it or checked for grammar yet, but I didn't want to delay in getting it to you.

Because this is a Special Exception Use, we can add special conditions of approval.
The applicant's narrative is on page 21 of the PDF, along with other exhibits.
The applicant provided info on the security plan and fencing, shown on page 22.

I need to finalize the staff report by 29th, so please let me know if your team would like me to add any other special conditions.

Best 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.

**Elizabeth Abernethy**

**From:** mail@changemail.org
**Sent:** Monday, July 02, 2018 8:20 PM
**To:** Elizabeth Abernethy
**Subject:** 10 more people signed "Support allowing an indoor marijuana grow facility in St. Petersburg, Fl"

**change.org** New signatures

**Elizabeth Abernethy** – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Support allowing an indoor marijuana grow facility in St. Petersburg, Fl

Petition by David Banghart · 10 supporters

**10 more people** signed
in the last **4 hours**

View petition activity

RECENT SUPPORTERS

**Derek Holland**
Saint Petersburg, FL · Jul 03, 2018

**Paul Williams**
Saint Petersburg, FL · Jul 02, 2018

**Alfronza Haynes**
Saint Petersburg, FL · Jul 02, 2018

**Stephen Torrick**
Bradenton, FL · Jul 02, 2018

**Jessica Jacobs**
Saint Petersburg, FL · Jul 02, 2018

**View all 10 supporters**

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. Learn more.

This notification was sent to Elizabeth.Abernethy@stpete.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please post a response to let the petition starter know.

**Change.org** · 548 Market St #29993, San Francisco, CA 94104-5401, USA

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Password

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By joining, or logging in via Facebook, you accept Change.org's Terms of Service and Privacy Policy.

Support allowing an indoor medical marijuana grow facility in St. Petersburg, Fl

67 supporters

## Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Thanks for adding your voice.

**Angel Villanueva**
6 hours ago
Angel Villanueva

- 
- 0

Share
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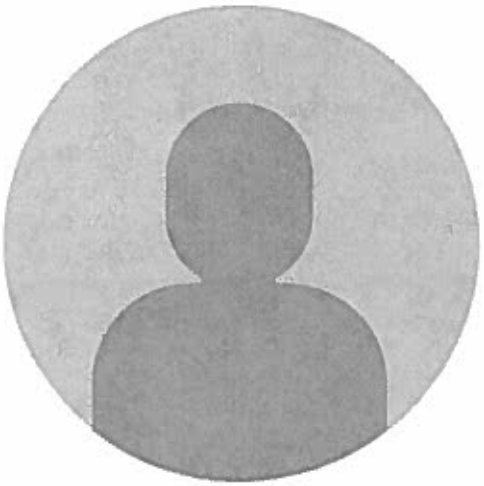
Thanks for adding your voice.



**Dorothy Higgins**
15 hours ago
I believe this is an appropriate use for the planned space. Florida has extensive regulations on growers and the fears about safety, odors, and impact on property values are unfounded. The people need medical marijuana and fighting this property after we've come so far in legalization is senseless.

- 
- 1

Share
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Report

Thanks for adding your voice.

**Sara Somers**
17 hours ago
This isn't hurting anyone and should be allowed.

- 
- 0

Share
Tweet
Report

Thanks for adding your voice.

**Jeanne Graham**
23 hours ago
I believe that with new oversight over this much-needed medical answer to many of the conditions for which medical providers currently prescribe opioids that this will be a welcome addition to this part of my St Pete community from multiple positions, including economic incentive.

- 
- 0

Share
Tweet
Report

---

- **Company**

- About
- Impact
- Careers
- Team

- **Community**

Mirela Setkic
4200 25th Avenue North
St. Petersburg, Florida 33713

Monday, June 18th, 2018

RECEIVED
JUN 21 2018
DEVELOPMENT REVIEW SERVICES

Mr. Darren Stowe
Development Review Services
City of St. Petersburg
P.O. Box 2842
St. Petersburg, Florida 33731

**Re: June 6th, 2018 Public Hearing for the property located at 3201 39th Avenue North, St. Petersburg, FL 33714; AGENDA ITEM #G-3 CASE NO. 18-32000009**

Dear Mr. Stowe:

I spoke on behalf of my parents, Dragija and Mustafa Setkic, at the June 6th, 2018 public hearing for the proposed medical marijuana greenhouse, which is fewer than 200 feet away from their home. My parents' property is at 4043 32nd Street N, St. Petersburg, FL 33714.

My parents and I have the following concerns regarding the medical marijuana greenhouse:

1. **Bad odor and potentially hazardous fumes.** The applicant's "odor reduction" plan does not clearly state if the goal is to reduce or eliminate the bad odor that would be emitted by the proposed medical marijuana greenhouse. If odor reduction is the goal, we would like to know the level the odor would be reduced to and what it would smell like in the surrounding area. No peer-reviewed scientific data was provided to support the claims in the applicant's "odor reduction" plan. Furthermore, it is not clear if there are any health hazards associated with such facilities being located in such a close proximity to a residential neighborhood. It is not known if there are similar facilities located in such close proximity to residential area anywhere else in the country, and how the residents of such neighborhoods have been affected.

2. **Extremely bright and harmful lighting.** We are concerned about Elizabeth Abernethy's statement that there is "no proposed change to the exterior lighting...", which was contradicted by the comments from Mr. Michael Dema during the public hearing, who pointed out that the State of Florida has very specific lightning for medical marijuana greenhouses that may be extremely bright and a significant nuisance for residents

whose homes are in such close proximity. Given that there are homes currently located immediately across the street from the proposed medical marijuana greenhouse site, we are worried that the required exterior lighting would be extremely bright and therefore would make it difficult for nearby residents to sleep at night.

3. **Crime and security.** The applicant's security plan appeared to be extremely simple and without much substance, especially for a facility that would be growing, processing and distributing medical marijuana. It was worrisome to learn that the applicant did not consult with the St. Petersburg Police Department and/or other relevant agencies to determine the security risk of having this type of a facility in an economically disadvantaged neighborhood that has an existing problem with drug-related crimes and transient individuals. Furthermore, the proposed medical marijuana facility can only accept cash, which could make it a target for burglaries and other related crimes. Finally, this type of facility is illegal on federal level, which means it can be raided by the Drug Enforcement Administration (DEA) and cause a huge disruption in the neighborhood.

4. **Negative neighborhood image and public perception.** The neighborhood located right next to the proposed medical marijuana greenhouse is already one of the most disadvantaged neighborhoods in our city. It is worrisome that the presence of such facility would create a negative public perception and make it difficult for current residents to sell their homes. It is plausible to assume that most potential buyers would be hesitant about buying a home that is located fewer than 200 feet from a medical marijuana greenhouse that emits undesirable odor, looks like a fortress, and is outfitted with bright lights.

5. **Lack of transparency.** The applicant has potentially deceived some residents by <u>not</u> disclosing that the proposed greenhouse would be used to grow, process and distribute medical marijuana. Instead, the applicant initially told some residents that the greenhouse would be used to grow hops and open a brewery, which is a minor portion of the proposed greenhouse. My family and I did not know the true purpose of the proposed greenhouse until late May, when I reached out to Elizabeth Abernethy. It is our belief that most residents are still not aware of the full scope of the proposed greenhouse. Furthermore, many of the residents in question cannot afford to attend public hearings due to work commitments. Some residents are not even fluent in English to understand what is going on. At best, the applicant has told confusing stories about the proposed plans for the greenhouse. Finally, the May 14th, 2018 Notice of Public Hearing that was mailed to residents in the affected area did not disclose that the proposed commercial greenhouse would be used to grow, process and distribute medical marijuana, which may have led some residents to believe that it would be used to grow fruits and vegetables.

My family and I are not opposed to medical marijuana or marijuana in general. We are opposed to this type of a facility being so close to a residential area, especially in a city where homes are so concentrated. If we are going to permit a commercial greenhouse for medical marijuana

within city limits and so close to people's homes, there should be more due diligence to make sure that it is done correctly and that people's lives are not negatively affected. We should care to set a sound precedent for other projects of this kind.

My family and I would like to ask you to consider the above stated concerns and the overall interest of residents affected by this matter. Thank you for your time and consideration.

Respectfully submitted,

Mirela Setkic

change.org

Recipient: Elizabeth Abernethy

Letter: Greetings,

Support allowing an indoor marijuana grow facility in St. Petersburg, Fl

# Signatures

| Name | Location | Date |
|---|---|---|
| David Banghart | Lutz, FL | 2018-07-02 |
| Andrew Rasmussen | Saint Petersburg, FL | 2018-07-02 |
| Andrew Deblack | saint petersburg, FL | 2018-07-02 |
| Claire Duncan | Saint Petersburg, FL | 2018-07-02 |
| Lori Deblack | Saint Petersburg, FL | 2018-07-02 |
| John Able | Saint Petersburg, FL | 2018-07-02 |
| laurel skinner | Saint Petersburg, FL | 2018-07-02 |
| Erin Fishburne | Saint Petersburg, FL | 2018-07-02 |
| Rob Lupiani | St. Petersburg, FL | 2018-07-02 |
| Rich Peirce | Saint Petersburg, FL | 2018-07-02 |
| Robert Brennan | Hollywood, FL | 2018-07-02 |
| Kate Putnoky | Saint Petersburg, FL | 2018-07-02 |
| Franklin Arthur | Hanover Park, IL | 2018-07-02 |
| Mary Schlemmer | Saint Petersburg, FL | 2018-07-02 |
| Jeanne Graham | Saint Petersburg, FL | 2018-07-02 |
| Kim Anton | Saint Petersburg, FL | 2018-07-02 |
| Cassa Smith | Saint Petersburg, FL | 2018-07-02 |
| KELLIA VILLANUEVA | Saint Petersburg, FL | 2018-07-02 |
| Jodie Phillips | Saint Petersburg, FL | 2018-07-02 |
| Jessica Villanueva | Saint Petersburg, FL | 2018-07-02 |

| Name | Location | Date |
|---|---|---|
| Melinda Schneider | Pinellas Park, FL | 2018-07-02 |
| Bryan Casanas-Scarsella | Orlando, FL | 2018-07-02 |
| chris gee | Saint Petersburg, FL | 2018-07-02 |
| Merrily Anderson | Saint Petersburg, FL | 2018-07-02 |
| Melissa Mapes | St.Petersburg, FL | 2018-07-02 |
| Gerard Izzo | Saint Petersburg, FL | 2018-07-02 |
| Alba Vargas | US | 2018-07-02 |
| Leslie Kerlin | Saint Petersburg, FL | 2018-07-02 |
| Alexis Cervantes | Saint Petersburg, FL | 2018-07-02 |
| Mark Licarde | Saint Petersburg, FL | 2018-07-02 |
| Chris Caradonna | Saint Petersburg, FL | 2018-07-02 |
| Stephanie Lowney | Saint Petersburg, FL | 2018-07-02 |
| Tim Fritz | Saint Petersburg, FL | 2018-07-02 |
| Amber Saal | Saint Petersburg, FL | 2018-07-02 |
| Johnny Villanueva | Saint Petersburg, FL | 2018-07-02 |
| Jessica Jacobs | Saint Petersburg, FL | 2018-07-02 |
| Stephen Torrick | Bradenton, FL | 2018-07-02 |
| Alfronza Haynes | Saint Petersburg, FL | 2018-07-02 |
| Paul Williams | Saint Petersburg, FL | 2018-07-02 |
| Derek Holland | Saint Petersburg, FL | 2018-07-03 |
| Stanislav Ivanov | Saint Petersburg, FL | 2018-07-03 |
| JON INWOOD | Brooklyn, NY | 2018-07-03 |

| Name | Location | Date |
|---|---|---|
| Sara Somers | Brandon, FL | 2018-07-03 |
| Gladys Elias | Seminole, FL | 2018-07-03 |
| Dorothy Higgins | St. Petersburg, FL | 2018-07-03 |
| Jeffrey Gelinas | Saint Petersburg, FL | 2018-07-03 |
| Joe Larson | Miami, FL | 2018-07-03 |
| Lisa Fulop | Saint Petersburg, FL | 2018-07-03 |
| Kevin O'Neil | ST PETE, FL | 2018-07-03 |
| Michelle Collins | Saint Petersburg, FL | 2018-07-03 |
| Angel Villanueva | Columbia, SC | 2018-07-03 |
| Bruce Farlow | Saint Petersburg, FL | 2018-07-03 |
| Kevin Elliott | St. Petersburg, FL | 2018-07-03 |
| Tom Crutcher | Jefferson, ME | 2018-07-03 |
| Crystal Weason | St Pete, FL | 2018-07-03 |
| Michelle Kerkau | Dunedin, FL | 2018-07-03 |
| Jeff LaFay | Safety Harbor, FL | 2018-07-03 |
| Barry Ezell | Saint Petersburg, FL | 2018-07-03 |
| Stephani Reece | Tampa, FL | 2018-07-03 |
| Erica Sirotich | Saint Petersburg, FL | 2018-07-03 |
| Michael Sedita | Saint Petersburg, FL | 2018-07-03 |
| Lynne Miller | Saint Petersburg, FL | 2018-07-03 |
| Kiersten Dunbar | Wesley Chapel, FL | 2018-07-03 |
| Laura Oldanie | Saint Petersburg, FL | 2018-07-03 |

| Name | Location | Date |
|---|---|---|
| Kristopher Stavely | St. Petersburg, FL | 2018-07-03 |
| Marilyn Costanza | Saint Petersburg, FL | 2018-07-03 |
| MaryJane Soule | St. Petersburg, FL | 2018-07-03 |
| Teresa DuVall | St Petersburg, FL | 2018-07-03 |
| Tamara stainton | St. Petersburg, FL | 2018-07-03 |
| Adrianne Davis | St Petersburg, FL | 2018-07-03 |
| Sean Walker | Saint Petersburg, FL | 2018-07-03 |
| Nancy Loudermilk | Saint Petersburg, FL | 2018-07-03 |
| Barbara Thomas | Saint Petersburg, FL | 2018-07-03 |
| E Hoang | St. Petersburg, FL | 2018-07-03 |
| Amanda Porcelli | Pompano Beach, FL | 2018-07-03 |
| Diane Schorsch | Saint Petersburg, FL | 2018-07-03 |
| Karen Mastro | St Petersburg, FL | 2018-07-03 |
| Sherry O'Neil | Saint Petersburg, FL | 2018-07-03 |
| Lix Ramos | US | 2018-07-04 |
| Jenni Nivicela | US | 2018-07-04 |
| SCOTT FRYER | Bayonet Point, FL | 2018-07-04 |
| Andrea Dopp | US | 2018-07-04 |
| angela Morgan | US | 2018-07-04 |
| Vanessa Ruiz | Fort Lauderdale, FL | 2018-07-04 |
| Jamar Wilson | US | 2018-07-04 |
| Ginger Touchton | Tampa, FL | 2018-07-04 |

| Name | Location | Date |
|---|---|---|
| Carol Stull | St. Petersburg, FL | 2018-07-04 |
| Nesmarie Reyes Nieves | US | 2018-07-04 |
| Widi Wow | US | 2018-07-04 |
| Jason Nichols | US | 2018-07-04 |
| Sarah Huff | Saint Petersburg, FL | 2018-07-04 |
| isabella Ortiz | US | 2018-07-04 |
| Rebecca Jamin | St. Petersburg, FL | 2018-07-04 |
| Janelle Jimenez | US | 2018-07-04 |
| Andres Marino | US | 2018-07-04 |
| Shawn Hall | US | 2018-07-04 |
| Shannon Minor | St. Petersburg, FL | 2018-07-04 |
| Debby Carter | St. Petersburg, FL | 2018-07-04 |
| Luis Fernando Umana | Clearwater, FL | 2018-07-04 |
| Jessica Dwyer | Saint Petersburg, FL | 2018-07-04 |
| Litza Maldonado | US | 2018-07-04 |
| Jennifer Smith | Saint Petersburg, FL | 2018-07-04 |
| Wisteria Schneider | Pinellas Park, FL | 2018-07-04 |
| Jineth Castro | US | 2018-07-04 |
| Julieth Delvalle | US | 2018-07-04 |
| Aidan Mastro | St.pete, FL | 2018-07-04 |
| Josh Hannah | US | 2018-07-05 |
| Martha Correa | US | 2018-07-05 |

| Name | Location | Date |
|---|---|---|
| James Mastro | Stamford, CT | 2018-07-05 |
| Sandra Sanchez | Deltona, FL | 2018-07-05 |
| Greg Williamson | Saint Petersburg, FL | 2018-07-05 |
| Jason Llano | Saint Petersburg, FL | 2018-07-05 |
| Rolando Echemendía | Miami, FL | 2018-07-05 |
| Josemaria Urdaneta | Miami, FL | 2018-07-05 |

change.org

Recipient: Elizabeth Abernethy

Letter: Greetings,

Support allowing an indoor marijuana grow facility in St. Petersburg, Fl

# Comments

| Name | Location | Date | Comment |
|---|---|---|---|
| Jeanne Graham | Saint Petersburg, FL | 2018-07-02 | I believe that with new oversight over this much-needed medical answer to many of the conditions for which medical providers currently prescribe opioids that this will be a welcome addition to this part of my St Pete community from multiple positions, including economic incentive. |
| Sara Somers | Brandon, FL | 2018-07-03 | This isn't hurting anyone and should be allowed. |
| Dorothy Higgins | St. Petersburg, FL | 2018-07-03 | I believe this is an appropriate use for the planned space. Florida has extensive regulations on growers and the fears about safety, odors, and impact on property values are unfounded. The people need medical marijuana and fighting this property after we’ve come so far in legalization is senseless. |
| Jeffrey Gelinas | St. Petersburg, FL | 2018-07-03 | Very appropriate for the area and is healthier than a lot of other warehouses or industrial plants that could be in the same space. Why not something that will produce local medicine for the community? |
| Angel Villanueva | Columbia, SC | 2018-07-03 | Angel Villanueva |
| Kevin Elliott | St. Petersburg, FL | 2018-07-03 | This would allow for possible change in the area. |
| Teresa Fritz | Saint Petersburg, FL | 2018-07-03 | I wish I had the capital to invest in these two equally-clever business ventures. |
| Amanda Porcelli | Pompano Beach, FL | 2018-07-03 | The burg needs this |
| Rebecca Jamin | St. Petersburg, FL | 2018-07-04 | This is not a bad thing. The people who need medical marijuana should have easy access to it. More growing facilities are necessary. Let them build. |
| Tim Fritz | Saint Petersburg, FL | 2018-07-04 | Sounds like a great plan. |

**Staff Report to the St. Petersburg Community Planning & Preservation Commission**
Prepared by the Planning & Economic Development Department,
Urban Planning and Historic Preservation Division

Community Planning and Preservation Commission Public Hearing on Tuesday, July 10, 2018,
Development Review Commission Public Hearing on Wednesday, July 11, 2018
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

# City Files: LGCP 2018-01, FLUM 54-A, LDR 2018-02

## St. Petersburg's Innovation District

This is a City-initiated application requesting that the Community Planning and Preservation Commission ("CPPC"), in its capacity as the Local Planning Agency ("LPA"), and the Development Review Commission ("DRC"), in its capacity as the Land Development Regulation Commission ("LDRC"), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following text and map amendments to the City's Official Zoning Map, Future Land Use Map, Comprehensive Plan, and City Code, Chapter 16, Land Development Regulations ("LDRs").

*Subject Area: Portion of the Innovation District proposed for change*

## CONTENTS


Applicant Information ..... Page 2
Introduction ..... Page 2
Request ..... Page 3
Background ..... Page 4
LGCP 2018-01: Comprehensive Plan Text Amendments ..... Page 6
FLUM 54-A: Map Amendments ..... Page 6
LDR 2018-01: LDR Text Amendments ..... Page 11
Consistency and Compatibility with Comprehensive Plan ..... Page 13
Coastal High Hazard Area ..... Page 15
Forward Pinellas: Countywide Plan Rules Tier III Amendment ..... Page 17
Public Comments ..... Page 17
Public Hearing Process ..... Page 18
Recommendations ..... Page 18
Attachments
- Maps ..... Page 20
- Ordinances ..... Page 28
- Parcel Identification Numbers ..... Page 49
- Land Use Type Comparisons ..... Page 51
- Visioning Summary ..... Page 56
- Streetscape and Connectivity Concept Plan ..... Page 58
- Housing Statement ..... Page 60


## APPLICANT INFORMATION


**APPLICANT:** City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33701

**CONTACT:** Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Economic Development Department
One – 4th Street North
St. Petersburg, Florida 33711
Derek.Kilborn@stpete.org
(727) 893-7872


## INTRODUCTION

In the area immediately south of downtown St. Petersburg, a critical cluster of institutions and property owners representing higher education, marine & life sciences, healthcare, business incubation, and media communication have been working collaboratively with the St. Petersburg Chamber of Commerce, St. Petersburg Downtown Partnership, St. Petersburg Economic Development Agency and other economic development groups to create a cohesive district centered on the common theme of innovation. The subject area is now referred to as "*The Innovation District.*"

*Traditional models of institutional planning* are singular and include little to no integration with surrounding institutions. In contrast, the *district model of institutional planning* recognizes the individual needs of the institutions within the district and then attempts to link them together. This is achieved through *strategic guidance* meaning intellectual collaboration, economic leveraging, marketing and brand identity, funding and

finance. It is also achieved through the *creation of place* meaning the integration of supportive uses and coordination of infrastructure, transportation circulation and parking.

The purpose of this application is to integrate supportive uses throughout The Innovation District using a combination of text and map amendments to the City's Comprehensive Plan and City Code, Chapter 16, Land Development Regulations and Official Zoning Map and Future Land Use Map. In addition to existing institutional uses, the proposed supportive uses include allowances for residential, office, daily commercial services, dining, children services, and lodging. Urban design standards, similar to those found in the downtown center zoning regulations, will further complement physical connections by strengthening the area's pedestrian and transportation network.

Many 'sunbelt' cities are interested in developing this type of integrated place, but very few have the cornerstone elements already in place to achieve the vision. Even fewer cities have those elements in a location combined with compelling natural environmental resources and economic characteristics to attract talent and jobs. The purpose of this application is to build on these existing features in a way that enhances the profile of each institution, supports business development and recruitment, and provides energy for neighborhood reinvestment and jobs.

## REQUEST

As highlighted in the introduction and described in greater detail below, the City is requesting text and map amendments to the City's Comprehensive Plan and City Code, Chapter 16, Land Development Regulations and Official Zoning Map and Future Land Use Map in order to accommodate the full development potential of this critical asset to the City's future.

All requested amendments have been consolidated into this unified report.

| | | | |
|---|---|---|---|
| **Comprehensive Plan Text Amendments – LGCP 2018-01** | | | |
| | LU 2.1 | Add reference to "Innovation District" | CPPC |
| | LU 3.1.C.1 | Add references to "Retail and Personal/Office Service Support" | CPPC |
| | LU 3.1.C.1 | Delete references to "Residential" | CPPC |
| | LU 3.1.E.3 | Add references to Activity Center ("AC") Overlay | CPPC |
| | LU 3.1.E._ | Add new Future Land Use Map category "Activity Center (AC)" | CPPC |
| | LU 3.1.G | Add new Future Land Use Map category "Activity Center (AC)" showing compatibility with Countywide Plan Map "Activity Center" | CPPC |
| | | | |
| **City Code, Chapter 16, Land Development Regulations Text Amendments – LDR 2018-01** | | | |
| | 16.10.020.1 | Amend Use Permissions and Parking Requirements and Zoning Matrix | DRC |
| | | Amend existing column heading from EC to EC-1 | DRC |
| | | Add new column for EC-2 zoning category | DRC |
| | | Amend land-use permissions | DRC |
| | 16.10.020.2 | Amend Zoning and Compatible Future Land Use Matrix | DRC |
| | | Amend EC to EC-1 and eliminate residential density | DRC |
| | | Add EC-2 zoning category | DRC |
| | | Include footnote regarding floor area ratio base | DRC |
| | | Include footnote regarding floor area ration exemptions and bonuses | DRC |
| | 16.20.130 | Amend EC zoning category | DRC |
| | | Amend "composition description" | DRC |
| | | Amend "purpose and intent" | DRC |
| | | Add category descriptions for EC-1 and EC-2 | DRC |
| | | Renumber and delete reference to MF residential | DRC |
| | | Renumber and delete reference to MF residential when master plan | DRC |
| | | Renumber and delete reference to MF residential when "Sod Farm" | DRC |

| | | | |
|---|---|---|---|
| | | Amend from EC to EC-1 in development potential table | DRC |
| | | Add EC-2 in development potential table | DRC |
| | | Add FAR exemptions, EC-2 only | DRC |
| | | Add FAR bonuses, EC-2 only | DRC |
| | | Add maximum building height for EC-2 | DRC |
| | | Add minimum building setbacks for EC-2 | DRC |
| | | Add open space requirement for EC-2 | DRC |
| | | Add streetscape requirements | DRC |
| | | Add pedestrian level (ground floor) use regulations | DRC |
| | | "Pedestrian Level A" 4th, 6th, 8th, and 9th Streets South | DRC |
| | | "Pedestrian Level B" 3rd and 5th Streets and 6th Avenue South | DRC |
| | | Renumber and amend building design, site and orientation standards | DRC |
| | 16.50.390.4 | Amend Social Service Agency table to add EC-2 | DRC |
| | 16.50.480.7 | Amend Wireless Communication Locations to add EC-2 | DRC |
| | 16.70.040.1.4 | Add EC-2 zoning category to the site plan review criteria | DRC |
| | | | |
| **Official Zoning Map Amendments – FLUM 54-A** | | | |
| | Map | Amend from CCT-1 to EC-2 | CPPC |
| | Map | Amend from CRT-1 to EC-2 | CPPC |
| | Map | Amend from IC-I to EC-2 | CPPC |
| | | | |
| **Future Land Use Map Amendments – FLUM 54-A** | | | |
| | Map | Amend from PR-MU and AC Overlay to AC (Activity Center) | CPPC |
| | Map | Amend from IC-I to AC (Activity Center) | CPPC |
| | | | |

## BACKGROUND

### PLANNING INITIATIVES

Formal conversations around the St. Pete Innovation District began in late 2014 by and between the major institutions located in the Medical District/Bayboro Harbor area, based on a ULI Advisory Services Panel, elements of the Downtown Waterfront Master Plan, and a Brookings Institute study, *The Rise of Innovation Districts*. Organically, the area contained all the institutional elements of leading Innovation Districts, but lacked structure and many of the physical elements that tie these districts together. The City commissioned a Vision Summary, a high-level analysis of the St. Pete Innovation District's assets, opportunities, and key areas of focus. The Vision Summary identified three initial focus activities: District Governance & Leadership - adopting a formal structure and hiring an executive director; Strategic Guidance – creating a brand, funding strategies, and opportunities for collaboration; and Creation of Place – improving the physical infrastructure to support the uses and activities found within Innovation Districts.

Based on the Vision Summary recommendations, the Innovation District created a Board of Directors and established a funding source from the Board members to support the District. An executive director was hired in 2017 to support the activities needed to facilitate collaboration between institutions and businesses, with the goal of attracting high-power talent, high-wage jobs, and new investment in the area. In addition to the Board of Directors, an Innovation Council was formed, comprised of organizations that have a stakeholder interest in the District, meeting bi-monthly to share current projects and activities and provide input on District initiatives. Presently, the Board of Directors and Innovation Council are comprised of the following members:

**Board of Directors**

- Johns Hopkins All Children's Hospital – President
- University of South Florida St. Petersburg – Vice President
- Bayfront Health St. Petersburg – Secretary
- Foundation for a Healthy St. Petersburg – Treasurer
- St. Petersburg Downtown Partnership
- University of South Florida College of Marine Science
- City of St. Petersburg (ex-officio)

**Innovation Council**

- Bold Business
- Bayfront Health St. Petersburg
- City of St. Petersburg
- Duke Energy
- Florida Fish and Wildlife Conservation Commission
- Florida Institute of Oceanography
- Foundation for a Healthy St. Petersburg
- Johns Hopkins All Children's Hospital
- National Oceanic and Atmospheric Administration
- Pinellas County Economic Development
- Port St. Pete
- St. Petersburg Chamber of Commerce
- St. Petersburg College (SPC)
- St. Petersburg Downtown Partnership
- St. Petersburg Economic Development
- Corporation
- St. Petersburg Ocean Team
- Poynter Institute
- SRI International
- Tampa Bay Innovation Center/TEC Garage
- The Dali Museum
- The Poynter Institute for Media Studies
- University of South Florida College of Marine Science
- University of South Florida St. Petersburg
- U.S. Coast Guard
- U.S. Geological Survey
- USFSP Open Partnership Education Network (OPEN)

The Vision Summary recommendations also led to the development of the Streetscape and Connectivity Concept Plan, discussed below.

Preparation of the Innovation District Streetscape and Connectivity Concept Plan ("Plan") began in 2016, based on recommendations from the Innovation District Vision Summary. The Plan was developed to create a District brand, develop the District's sense of place, and improve the District's internal and external connectivity. The Plan identifies improvements to the District's "definition" - gateways, art, signage and banners, and pedestrian crossings, and to the District's physical streetscape. Completed in 2017, the Plan identifies short-, mid-, and long-term projects that improve the District definition and streetscape in three phases. Currently, the City has allocated approximate $3.5M to complete Phase I improvements, which includes streetscape enhancements on 4th Street, 5th Street, and 6th Avenue South, as well as a series of definition elements, including painted intersections, gateway markers, pole banners, and pedestrian crossing improvements. Design of these improvements is currently underway and expected to be complete in early 2019. Construction in Phase I is expected to begin in spring 2019.

## LGCP 2018-01: PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

The proposed comprehensive plan text amendments are designed to achieve two objectives. First, expand upon the existing list of future land use map categories by adding a new AC (Activity Center) category. This is distinct from the existing AC (Activity Center) Overlay. Second, to update existing language in the IL (Industrial Limited) category removing any reference to an allowance for residential uses.

Activity Center Future Land Use Map Category

The existing Future Land Use map includes as AC *Overlay* covering the entire subject area. See attached map. The AC Overlay is an existing tool within the City's Comprehensive Plan to allow for "...concentrated commercial and mixed-use centers suited to a more intensive and integrated pattern of development." Distinct from the City's overlay, the Countywide Plan Rules and Countywide Plan Map utilize an AC *category* also covering the entire subject area. The AC category was first assigned to the subject area in August 2015 with adoption of the updated Countywide Plan Rules and new Countywide Plan Map. The *category* is a more efficient mechanism than an *overlay* as it simplifies the complexity of layered regulations. Through this text amendment to the City's Comprehensive Plan, the City is recommending creation of a new AC *category* that will begin to replace the need for existing AC *overlays*.

This request is specific to the Innovation District only; however, it is anticipated that future requests will begin to convert the City's (6) existing areas designated with AC *overlays* to AC *categories* or, if approved, apply the AC *category* to new areas where the request is justified and approved through the normal planning process.

Update to IL (Industrial Limited)

The IL Future Land Use Map category described in Comprehensive Plan Policy LU3.1.C.1.F references "planned industrial mixed use projects that include residential uses" and its existence extends from development entitlements previously assigned to property commonly referred to as the "Sod Farm" located at 10901 28th Street North. The residential entitlements have expired and the property has since been redeveloped by Great Bay Distributors, Inc., a beverage distribution company. Since residential uses are permitted nowhere else within the IL category, the now-outdated reference to "...residential uses" is included here for deletion.

EC (Employment Center) is one of the compatible zoning districts associated with the IL category. Since the text and map amendments included herein recommend creation of a new EC-2 (Employment Center) zoning district, specific changes are required to amend the existing EC zoning category to EC-1 (Employment Center). This explains why it is being included here along with text changes to the IL future land use map category.

## FLUM 54-A: PROPOSED MAP AMENDMENTS

Request:

The request is to amend the Future Land Use Map designations from I (Institutional), PR-MU (Planned Redevelopment-Mixed Use), and Activity Center Overlay to Activity Center, and to amend the Official Zoning Map from IC-I (Institutional Center), CRT-1 (Corridor Residential Traditional-1) and CCT-1 (Corridor Commercial Traditional-1) to EC-2 (Employment Center-2).

Purpose:

The purpose of this proposal is to create the City's seventh activity center, consistent with the September 2015 St. Petersburg Innovation District Visioning Summary and the March 2017 Streetscape and Connectivity Concept Plan. See attached.

## Existing Uses:

The subject area is largely comprised of institutional uses associated with Johns Hopkins All Children's Hospital, Bayfront Health St. Petersburg, and the University of South Florida St. Petersburg. A comprehensive list of institutional partners is listed above under the heading "Innovation Council." Approximately 22.22 acres are vacant.

## Applicable Regulations:

The present I, PR-MU, and AC Overlay Future Land Use designations and IC-I, CRT-1 and CCT-1 zoning designations limit the uses that the land can be put to, as well as floor-area-ratio and density. The proposed Activity Center Future Land Use designation and EC-2 zoning will allow a greater mix of uses and a range of floor-area-ratios and densities deemed to be suitable and appropriate for the Innovation District.

## Staff Analysis:

As stated, if the changes presented in this report are approved, the Innovation District will become the City's seventh named activity center. All proposed changes are consistent with the September 2015 *Visioning Summary* and the March 2017 *Streetscape and Connectivity Concept Plan*.

If approved, the Innovation District will become the first area designated with the (proposed) Activity Center Future Land Use Map category, as opposed to the other six (6) areas of the City that are designated with an Activity Center Overlay. The Activity Center Overlay designation has been part of the City's Comprehensive Plan since the 1970s.

The AC category is being proposed, consistent with the Countywide Plan Rules, which were first adopted on August 7, 2015 (Ordinance 15-30) and subsequently amended through May 31, 2016 (Ordinance 16-31). If the AC category was not part of the Countywide Plan Rules, the City would continue to utilize the existing AC Overlay designation for the Innovation District as well as future activity centers.

## Consistency with the Comprehensive Plan

The proposed Activity Center category and EC-2 zoning are appropriate given the City's desire to have this area function as an Innovation District. The proposed designations are consistent with numerous Comprehensive Plan objectives and policies, as follows (with a more complete list of objectives and policies provided later in this report):

- The proposed Activity Center designation will accommodate the higher intensity and mix of uses anticipated within the Innovation District, consistent with Comprehensive Plan Objective LU2, which supports 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 center and other appropriate areas.

- The requested Activity Center designation is consistent with Comprehensive Plan objectives and policies which support mixed-use development (Objective LU4) and concentrating growth and attracting large-scale and quality development within the City's Activity Centers (Policy LU2-3).

- This request is consistent with Policy LU3.4, which states that the Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement; and Policy LU3.7, which states that land use planning decisions shall include a review to determine whether existing land use boundaries are logically drawn in relation to existing conditions and expected future conditions.

- The request is also consistent with Policy T1.6, which states that the City shall support high-density mixed-use developments and redevelopments, in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit, to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

Level of Service (LOS) Impact

The Level of Service (LOS) impact section of this report concludes that the proposed changes will not have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic mass transit, recreation and stormwater management.

## RESPONSES TO RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE LAND USE PLAN:

**a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.**

Applicable Comprehensive Plan Policies and Objectives are listed in the following section titled "Consistency and Compatibility with Comprehensive Plan" starting on page 13.

**b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

**c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units and or public schools.**

The proposed change *may* alter the City's population or the population density pattern if residential development occurs within the Innovation District. Approved site plans involving a residential component are shared with the Pinellas County School System.

**d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management.**

The proposed change *will not* have a negative impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation.

**WATER**

Under the existing interlocal agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 28.3 million gallons per day.

The City's adopted level of service (LOS) standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 79 gallons per capita per day. Should the proposed amendment be approved, there will be no impact on the City's adopted LOS standard.

## WASTEWATER

The subject property is served by the Southwest Water Reclamation Facility, which presently has excess capacity estimated to be 3.8 million gallons per day. There is excess sanitary sewer capacity to serve the amendment area.

## SOLID WASTE

All solid waste *disposal* is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 985,500 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans.

There is excess solid waste capacity to serve the amendment area.

## TRAFFIC

### Major Roads

There are five roads on the City's Future Major Streets map that traverse or border the subject area, which include 4th Street South, 8th Street South, Dr. ML King Jr. Street South, 5th Avenue South and I-175. Fourth Street South and 5th Avenue South are collectors and 8th Street and Dr. ML King Jr. Street are minor arterials. The City maintains these roads. The Florida Department of Transportation maintains I-175.

The FDOT describes roadway level of service (LOS) as a quantitative stratification of quality of service for motorists. Roadway LOS is divided into six letter grades, "A" through "F," with "A" being the best (free flow conditions) and "F" being the worst (heavy traffic congestion). The City eliminated the LOS standard of "D" for major roads in 2016, following the adoption of the Pinellas County Mobility Plan. While the City no longer has a roadway LOS standard, Forward Pinellas continues to produce their annual roadway LOS report so that local governments can assess the potential impact of land use changes and developments on roadway operating conditions. Fourth Street South is a three-lane, undivided facility north of 6th Avenue South and a four-lane, divided facility south of 6th Avenue South. It functions at a LOS "D" north of 9th Avenue South and a LOS "B" south of 9th Avenue South. The segment from 6th Avenue South to 9th Avenue South has the highest volume-to-capacity ratio, which is 0.542 (the traffic volume is 54% of the maximum capacity of the road). Fifth Avenue South is a multi-lane, one-way facility. Forward Pinellas does not determine the level of service for 5th Avenue South, but City staff has calculated that it operates at an acceptable level of service. Eighth Street and Dr. ML King Jr. Street are both four-lane, one-way facilities and they function at a LOS "C." There is a significant amount of spare capacity on both roads, with traffic volumes on neither road exceeding 33% of the maximum capacity. I-175 operates at a LOS "B" from I-275 to 4th Street.

### Public Transportation

The Pinellas Suncoast Transit Authority (PSTA) operates several routes that serve the subject area. Route 4 is one of PSTA's top routes. It operates between southern St. Petersburg and the Gateway area along the 4th Street/Roosevelt Boulevard corridor with a service frequency of 15 minutes. Route 14 is also a popular route. It operates between the Palms of Pasadena Avenue Hospital and downtown St. Petersburg with a service frequency of 30 minutes. Route 32, also called the Downtown St. Petersburg Circulator, connects residential and commercial developments in the greater downtown area with a service frequency of 35 minutes. The Looper Group operates the Downtown Looper Trolley, which operates along 1st and 2nd Streets and 6th Avenue South in the Innovation District with a service frequency of 15 to 20 minutes. The City, PSTA,

Looper Group and FDOT have worked together to fund improvements to the Looper route, which will extend the route along 6th Avenue to 6th Street and provide longer operating hours. The service change will go into effect in the fall of 2019. PSTA submitted a Small Starts application to the Federal Transit Administrations in September 2017 to fund design and capital costs for their proposed Central Avenue Bus Rapid Transit (BRT) service. The service will operate along 3rd and 4th Streets and 6th Avenue South in the Innovation District and connect the District to western St. Petersburg, City of South Pasadena and St. Pete Beach. It will be a rapid service due to limited stops and will have frequent service and long operating hours.

Bicycle and Pedestrian Facilities

There are several existing trails in the study area, which are located along 3rd Street from 11th Avenue South to 6th Avenue South, 6th Avenue South from 3rd Street to 1st Street, 1st Street from 6th Avenue South

to 1st Avenue South, and Dali Boulevard/Bayshore Drive Southeast from 1st Street South to 1st Avenue South. There are existing bike lanes on 8th Street from Dr. MLK King Jr. Street South to 5th Avenue North and 3rd Street from 5th Avenue South to 17th Avenue South.

The subject area contains an extensive and connected sidewalk network. In the St. Petersburg Innovation District Streetscape and Connectivity Concept Plan, six additional pedestrian crossing locations along 3rd and 4th Streets have been identified to improve pedestrian connectivity within the District. The addition of a two-way cycle track along 6th Avenue South from Dr. ML King Jr. Street to 3rd Street was identified in the Concept Plan. This will connect a gap in the existing trail network, connecting to the Booker Creek Trail in the west and the North Bay Trail in the east. It is anticipated that this connection will be completed in 2019.

There are multiple bicycle infrastructure recommendations in the Draft Complete Streets Implementation Plan for the subject area, which include:

- a trail along Roser Park Drive South from Dr. ML King Jr. Street to 11th Avenue South;
- extending the trail along 3rd Street from 11th Avenue South to 18th Avenue South and to the north from 6th Avenue South to 5th Avenue North;
- a trail on 8th Street from 6th Avenue South to 5th Avenue North;
- a separated bike lane along 6th Street from Roser Park Drive South to 1st Avenue South;
- shared lane markings on 2nd Street from 1st Avenue South to 6th Avenue South;
- a neighborhood greenway along 14th Avenue South; and
- a bike lane on Dr. ML King Jr. Street from 3rd Avenue South to 18th Avenue South.

**RECREATION**

The City's adopted LOS standard for recreation and open space (R/OS) is nine (9) acres per 1,000 population. However, for many years the City has enjoyed an actual R/OS level of service that is estimated to be 21.9 acres per 1,000 population. The proposed amendment will not affect the City's adopted LOS standard for recreation and open space.

**STORMWATER MANAGEMENT**

Prior to development of the subject property, site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

**e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

There is both appropriate and sufficiently adequate land area for the use and reasonably anticipated operations and expansion that the Activity Center designation is intended to create.

**f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

Not applicable.

**g. Whether the proposed change is consistent with the established land use pattern.**

The proposed change is consistent with the established land use pattern. The subject area is already designated AC Overlay.

**h. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

The existing zoning district boundaries are not logically drawn when considering the City's interest in establishing the Innovation District. A new zoning district (EC-2) is proposed for the subject area.

**i. If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.**

Not applicable.

**j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), a majority of the subject area is not located within a flood zone. A smaller portion, described within the Coast High Hazard Area section of this report, is designated AE. This area constitutes a total 28.58 acres of the larger 110.88 acres.

**k. Other pertinent information.**

None.

## LDR 2018-01: PROPOSED LDR TEXT AMENDMENTS

To compliment institutional uses throughout the Innovation District, this text amendment application proposes to expand the list of allowable land uses, increase the development potential, and establish building design and site layout and orientation standards similar to existing regulations within the adjoining Downtown Center zoning categories. In addition to recommended changes relating to the Innovation District, this text amendment application includes an update within the existing EC (Employment Center) zoning category to eliminate residential uses, a request described more fully in the preceding description for LGCP 2018-01.

### Allowable Land Uses

Owners and operators of the institutional uses throughout the Innovation District have expressed a desire to permit additional land uses that will serve employees and customers, provide lodging to visiting researchers or family members and friends of medical patients, and expand residential opportunities for current and future employees.

A complete list of proposed text amendments relating to land use are included in the strikethrough and underline portion of this report and by separate attachment. Multi-family residential would be amended from an "accessory use" to a "permitted, principal use". This change will attract the type of residential development currently discouraged by the "accessory use" restriction. Neighborhood-scale dining and retail, personal service

establishments, service establishments, and banking will all contribute to the mixed-use characteristics of the evolving Innovation District.

Hotels, which by zoning are currently prohibited within the Innovation District, will be allowed as a "permitted, principal use." This important change will help accommodate lodging within walking distance to premiere research institutions, USFSP, and medical patients being cared for at Bayfront Hospital or Johns Hopkins All Children's Hospital.

## Development Potential

Development potential within the proposed EC-2 (Employment Center) zoning category will increase from an existing maximum 1.37 floor area ratio to a proposed base 3.0 floor area ratio up to a maximum 5.0 floor area ratio using development bonuses. Similar to the existing Downtown Center zoning categories, residential and hotel density will be regulated through the floor area ratio only.

Also, similar to existing Downtown Center zoning categories, a bonus system shall be implemented to incentivize preferred outcomes including land uses types, workforce housing, historic preservation, and urban design.

## Building Heights

Under the existing IC/I zoning category, building heights are limited to 36-feet when located adjacent to a residentially zoned property and up to 100-feet when not adjacent to residentially zoned property. Due to the Innovation District's proximity to Albert Whitted Airport, additional height restrictions are imposed through the Federal Aviation Administration ("FAA") and other airport guidelines. These airport height restriction

The proposed text amendments will establish a maximum building height of 200-feet with additional height limitations ranging from 42-feet to 84-feet when adjacent to residentially zoned property. Similar to existing conditions, all new development is subject to airport height regulations. A map is included in the attachments to illustrate airport height regulations throughout the subject area.

## Consistency with the Comprehensive Plan

The proposed EC-2 zoning category is appropriate given the City's desire to have this area function as an Innovation District. The proposed EC-2 zoning category is consistent with numerous Comprehensive Plan objectives and policies, as follows (with a more complete list of objectives and policies provided later in this report):

- The proposed EC-2 zoning category will accommodate the higher intensity and mix of uses anticipated within the Innovation District, consistent with Comprehensive Plan Objective LU2, which supports 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 center and other appropriate areas.

- The proposed EC-2 zoning category is consistent with Comprehensive Plan objectives and policies which support mixed-use development (Objective LU4) and concentrating growth and attracting large-scale and quality development within the City's Activity Centers (Policy LU2-3).

- The request is also consistent with Policy T1.6, which states that the City shall support high-density mixed-use developments and redevelopments, in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit, to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

## CONSISTENCY and COMPATIBILITY WITH COMPREHENSIVE PLAN

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposal:

- *Policy LU 2.1:* To facilitate compact urban development the City shall adopt the following activity centers as part of this Land Use Plan: 1. Gateway 3. Tyrone 5. Central Avenue Corridor 2. Intown 4. Central Plaza 6. Skyway Marina District. 7. Innovation District.
- *Policy LU 2.2:* The City shall concentrate growth in the designated Activity Centers and prioritize infrastructure improvements to service demand in those areas.
- *Policy LU 2.3:* To attract large scale quality development and assure the proper coordination, programming and timing of City services in the activity centers the City shall continue to develop, evaluate and implement appropriate activity center development incentives.
- *Policy LU 2.5:* The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available. The Future Land Use Element contains the following categories:
- *Policy LU 3.1.E.3 (proposed for amendment):* Activity Center (AC) Overlay
- *Policy LU 3.1.E.4 (proposed for amendment):* Activity Center (AC) – Allowing a mixture of uses as outlined below and up to a floor area ratio of 4.0 and a net residential density not to exceed the maximum allowable in the land development regulations (LDRs). In accordance with the LDRs, increased floor area ratios may be permitted as a bonus or as an exemption for developments that provide additional amenities or other improvements that achieve design and development objectives. When taken together, the base FAR, bonuses and exemptions may exceed 4.0 FAR. The Activity Center plan category includes subcategories specific to geographic location, as enumerated below.

  Innovation District: Allowing a mixture of uses permitted in the land development regulations with a base floor area ratio of 3.0. This district is intended for a mix of uses including institutions devoted to the provision of healthcare and medical services, research and development, marine and life sciences, higher education, business incubation, and media communication, as well as allowing support uses that enable achievement of a mixed-use live-work district.

  [Renumber existing E.4 and subsequent policies]
- *Policy LU 3.1.G (proposed for amendment):* Countywide Plan Map Categories - Activity Center; Corresponding Future Land Use Map Categories - Activity Center, Activity Center Overlay (includes the underlying categories of Central Business District, Community Redevelopment District, Planned Redevelopment-Commercial, Planned Redevelopment-Mixed Use, Planned Redevelopment-Residential, Residential High, Residential Medium, Residential/ Office General, Recreation/Open Space, Transportation/Utility, Institutional, Industrial Limited and Industrial General)
- *Policy LU 3.2:* Development shall not exceed the densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.
- *Policy LU 3.4:* The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.
- *Policy LU 3.5:* The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.
- *Policy LU 3.6:* Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.
- *Policy LU 3.7:* Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

- *Policy LU 3.17:* Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.
- *Policy LU 3.27:* Major public/semi-public uses, such as schools, utilities, government and medical facilities, shall be provided to meet the needs of residents.
- *Policy LU 7.1:* Requests for residential density increases within the Coastal High Hazard Zone shall not be approved.
- *Policy LU 7.3:* The City will prohibit the new construction of hospitals, nursing homes, and convalescent homes in Evacuation Level A zones, discourage the siting or expansion of these facilities in Evacuation Level B zones and limit the expansion of existing sites in these zones to the boundaries of the currently developed lot.
- *Policy LU 19.3:* The land use pattern shall contribute to minimizing travel requirements and anticipate and support increased usage of mass transit systems.
- *Policy LU 20.2:* The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.
- *Policy LU 21.1:* The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.
- *Policy LU 23.1:* The City's development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.
- *Policy LU 23.3:* The City's LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.
- *Policy LU 23.4:* The City's LDRs shall continue to support land development patterns that make possible a mixture of land use types resulting in employment, schools, services, shopping and other amenities located near residential development and neighborhoods. The City's mixed-use categories include: • CRT: Corridor Residential Traditional • CRS: Corridor Residential Suburban • CCT: Corridor Commercial Traditional • CCS: Corridor Commercial Suburban • DC: Downtown Center • IC: Institutional Center • RC: Retail Center.
- *Policy T 1.1:* The adopted Future Land Use Map (FLUM) shall guide the planning of future transportation corridors, facilities and services.
- *Policy T 1.3:* The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.
- *Policy T 1.6:* The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.
- *Policy PW 6.1:* The City shall encourage higher intensity uses wherever feasible to maximize the use of current facilities and reduce urban sprawl.
- *Policy PW 6.2:* Compact growth shall be encouraged by following the criterion in the Capital Improvements Element, Policy CI5.1 [Locational Needs Based on Projected Growth Patterns (Activity Centers)], which is used as a factor of evaluation for proposed capital improvement projects. This criterion supports capital improvement expenditures that serve development in Activity Centers

- *Policy SS 3.1:* The City shall encourage higher intensity uses wherever feasible to maximize the use of current facilities and reduce urban sprawl.
- *Policy SS 3.2:* Compact growth shall be encouraged by following the criterion used as a factor of evaluation for proposed capital improvement projects that considers if the proposed project serves demand in an Activity Center (see Capital Improvement Element, Policy CI5.1).

## COASTAL HIGH HAZARD AREA

Portions of the subject area are located within a designated Coastal High Hazard Area ("CHHA") comprising a total 28.58 acres of existing parcels. Of this total, 27.33 parcel acres are regulated independently through the University of South Florida St. Petersburg, 2015-2025 Campus Master Plan.

The CHHA is defined as "the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model." Areas included in the CHHA are governed both by state law and the policies adopted to administer those provisions in the local government comprehensive plans.

Concurrent with the timing of this application, City File LGCP 2017-02, is under separate review for amendment to the City's Comprehensive Plan. The proposed amendment would adopt language from Florida Statute 16.3178(8) and Countywide Plan Rules Section 4.2.7.1 into the City's Comprehensive Plan thereby maintaining consistency when reviewing proposed increases in residential density on the Future Land Use Map. The Countywide Plan Rules currently balance the following criteria:

1. Access to Emergency Shelter Space and Evacuation Routes
2. Utilization of Existing and Planned Infrastructure
3. Utilization of Existing Disturbed Areas
4. Maintenance of Scenic Qualities and Improvement of Public Access to Water
5. Water Dependent Use
6. Part of Community Redevelopment Plan
7. Overall Reduction of Density or Intensity
8. Clustering of Uses
9. Integral Part of Comprehensive Planning Process.

City staff believe the subject area's location adjoining the downtown center demonstrates a favorable balance of the applicable criteria.

### 1. Access to Emergency Shelter Space and Evacuation Routes

The subject area is located immediately adjacent to Auxiliary Interstates 175 and 275 with close access to 375; Auxiliary Interstate 175 is the northern boundary of the proposed map amendments. These Auxiliary Interstates feed into Primary Interstate 75 travelling north (with access to Primary Interstate 4 travelling northeast). Interstates 175, 275, and 375 are each identified as official evacuation routes within the City of St. Petersburg.

Campbell Park Elementary School, located at 1051 7th Avenue South, is a shelter within one-half mile of the CHHA area and accessible by vehicle, bicycle, or foot using existing roads, sidewalks, and the Historic Booker Creek Trail. Additional enhancements through the 2017 Streetscape and Connectivity Concept Plan will further improve circulation throughout the Innovation District and access to this shelter facility.

2. **Utilization of Existing and Planned Infrastructure**

The Innovation District's developed land uses and proximity to the downtown center already make it one of the region's most important research and employment centers. The proposed text and map amendments will further strengthen their value to the region by implementing important planning and zoning changes using existing infrastructure already designed for compact, urban living and employment.

Transportation improvements are scheduled in accordance with the 2017 Streetscape and Connectivity Concept Plan, which proposes approximately $7.5 million dollars in streetscape investments, including pedestrian crossing improvements and other bicycle and pedestrian connections. Independent of the 2017 Streetscape and Connectivity Concept Plan, the Innovation District is also being studied for inclusion in the City's proposed Bus Rapid Transit route along 1st Avenues North and South.

3. **Utilization of Existing Disturbed Areas**

Rather than encourage maintenance and redevelopment of areas characterized with lower density, segregated land uses, and vehicle-oriented design, the proposed text and map amendments seek to enhance what is already an established, urban and employment center primed for business and employee recruitment in the marine and life sciences.

4. **Maintenance of Scenic Qualities and Improvement of Public Access to Water**

Not applicable. Existing waterfront property along the eastern boundary of the subject area is classified Public/Open Space and will remain unchanged.

5. **Water Dependent Use**

Institutional uses located within the subject area of these proposed text and map amendments are not water-dependent uses in the traditional sense *meaning* they are not fisheries or related to boat service, repair, and storage, etc. They do however represent a unique collaboration within the region and throughout the country that is focused on one of St. Petersburg's key industry sectors, marine and life sciences. The proximity of these institutional uses within the existing Innovation District has already led to important collaborations and will continue to be critically important toward attracting other premiere research leaders and institutions. For example, the Florida Institute of Oceanography maintains a state-of-the-art research vessel at Bayboro Harbor named "R/V W.T. Hogarth." The office is not required to be located on the shoreline, but proximity to the research vessel is reasonable and expected.

6. **Part of Community Redevelopment Plan**

Plans for enhancing the Innovation District have been documented throughout this report, starting with the 2014 St. Petersburg Grow Smarter Initiative, 2015 Downtown Waterfront Master Plan, and continuing with the 2015 Visioning Summary and 2017 Streetscape and Connectivity Concept Plan.

7. **Overall Reduction of Density or Intensity**

The development potential will increase under the proposed set of text and map amendments. These changes will incentivize further investment among the existing research, marine and life science centers. Since the proposed text amendments remove limitations on density, instead converting to a floor-area-ratio standard modelled after the existing Downtown Center zoning, it is possible that physical density within the CHHA will increase as a result. This is speculative however given interest among the existing institutions to expand research uses and the goals, objectives, and policies of the University of South Florida St. Petersburg, 2015-2025 Campus Master Plan that regulates nearly 27.33 parcel acres of the total 28.58 acres of existing CHHA parcels under review.

8. **Clustering of Uses**

   The Innovation District already functions as an urban, mixed-use center. The proposed text and map amendments will further assist these institutions with business and employee recruitment.

9. **Integral Part of Comprehensive Planning Process.**

   Within the City, County, and region, the Innovation District is the premier research and employment center for collaboration among research leaders and institutions working in the marine and life sciences. The proposed text and map amendments are an important step in the City's economic development strategy and is supported by past and current comprehensive planning process and decisions.

## FORWARD PINELLAS: TIER III AMENDMENT

The subject area is designated AC (Activity Center) on the Countywide Plan Map. Pursuant to Countywide Plan Rules Section 6.1.4.3, any proposal to establish or amend an activity center is subject to county level review under Sections 6.5.4.6.1, 6.5.3, and the Countywide Plan Strategies Land Use Goal 16.0, Planning and Urban Design Principles.

These planning and urban design principles are categorized into purpose, connectivity, site orientation, public realm enhancements, ground floor design, and transition to neighborhoods, all of which are included and satisfactorily addressed through the proposed EC-2 zoning regulations, 2015 Vision Summary, and 2017 Streetscape and Connectivity Concept Plan.

## PUBLIC COMMENTS

Public hearing notices were sent to approximately 955 registered owners of property within the subject and notification area. As of this writing, City Staff has received inquiries from approximately 10 individuals. City staff also presented to the Roser Park Neighborhood Association on Thursday, June 28, 2018. The neighborhood association has requested the following considerations:

1. **Exclude the Ronald McDonald House properties at 702 8th Avenue South and 835 7th Street South from the subject map amendments.**

   a. *Response*: These two addresses were included in the original application because they are currently zoned IC/I with an Activity Center Overlay. This application proposes to replace all existing IC/I with an Activity Center Overlay with the new EC-2 zoning district.

2. **Exclude properties located within the designated Roser Park Local Historic District from the subject map amendments.**

   a. *Response*: There are three properties located within the designated Roser Park Local Historic District. See attached map. These include the two Ronald McDonald House properties at 702 8th Avenue South and 835 7th Street South and the southern portion of a third property at 800 6th Avenue South. Two of the three properties are classified as non-contributing resources, including 800 6th Avenue South, which appears to have been rebuilt as the Bayfront Health Child Development Center. Furthermore, redevelopment of buildings located within a designated local historic district require public hearing approval through a Certificate of Appropriateness regardless of the underlying zoning and future land use map categories.

3. **Move the boundary of the subject area from Roser Park Drive South (alternately known as 10th Avenue South between 4th and 6th Streets South) to 9th Avenue South.**

   a. *Response*: The identified area between 4th and 6th Streets South, 9th and 10th Avenues South is developed with a medical office and two parking garages. When combined with the existing IC/I zoning category and Activity Center Overlay, the inclusion of this area in the proposed map amendments seemed appropriate.

Under the proposed regulations, new construction along 10th Avenue South is required to meet a 25-foot minimum building setback for portions of the building up to 30-feet in height and a 50-foot minimum building setback for portions of the building above 30-feet in height. The existing parking garages do not meet the proposed building setback-to-building height ratio. Building setback considerations should be given to the applicability of this request along 9th Avenue South between 6th and 7th Streets South.

4. **Change the height restriction to 36-feet when adjacent to the Historic Roser Park boundary.**
   a. *Response:* The proposed text amendments regulate maximum building heights when located adjacent to residentially zoned property. The Historic Roser Park greenspace is zoned NSE (Neighborhood Suburban Estate), a residentially-zoned property. Properties located within the designated Local Historic District are zoned NT-2 (Neighborhood Traditional), also residentially-zoned properties. The allowable building heights proposed with these text amendments ranges from 42-feet up to 84-feet depending on the size of the parcel. When combined with increased building setbacks described in the previous response, the proposed text amendments have already considered these potential impacts.

## PUBLIC HEARING PROCESS

1. The ordinance associated with the Comprehensive Plan text amendment requires one (1) public hearing before the Community Planning & Preservation Commission (CPPC) and two (2) City Council public hearings. The amendment will also be transmitted for expedited state, regional and county review. Forward Pinellas (formerly known as Pinellas Planning Council) will review the Comprehensive Plan text amendment for consistency with the Countywide Rules.

2. The ordinance associated with the LDR text amendments requires one (1) public hearing by the Development Review Commission (DRC) and two (2) by the City Council.

3. The Future Land Use Map and Official Zoning Map amendment requires one (1) public hearing by the Community Planning & Preservation Commission (CPPC), and because it exceeds 10 acres in size the City Council must hold two public hearings. Prior to the CPPC and City Council hearings, public notice letters will be mailed to all owners of real property located within 200-feet of the subject area. Forward Pinellas will also review the Future Land Use Map amendment.

## RECOMMENDATIONS

### Community Planning and Preservation Commission

Staff recommends that the Community Planning and Preservation Commission, in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the Comprehensive Plan text amendments described herein and map amendments to the Official Zoning Map and Future Land Use Map, as illustrated.

### Development Review Commission

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the City Code, Chapter 16 LDR text amendments described herein.

## ATTACHMENTS

1. Maps
    a. Aerial Map
    b. Zoning
    c. Future Land Use
    d. Countywide Plan Map
    e. Coastal High Hazard Area Map
    f. Coastal High Hazard Area and USFSP Campus Master Plan Map
    g. Airport Zoning Height Map
    h. Roser Park Local Historic District Map
2. Ordinances
3. Parcel Identification Numbers
4. Land Use Type Comparisons
5. Innovation District Visioning Summary
6. Streetscape and Connectivity Concept Plan
7. Housing Statement

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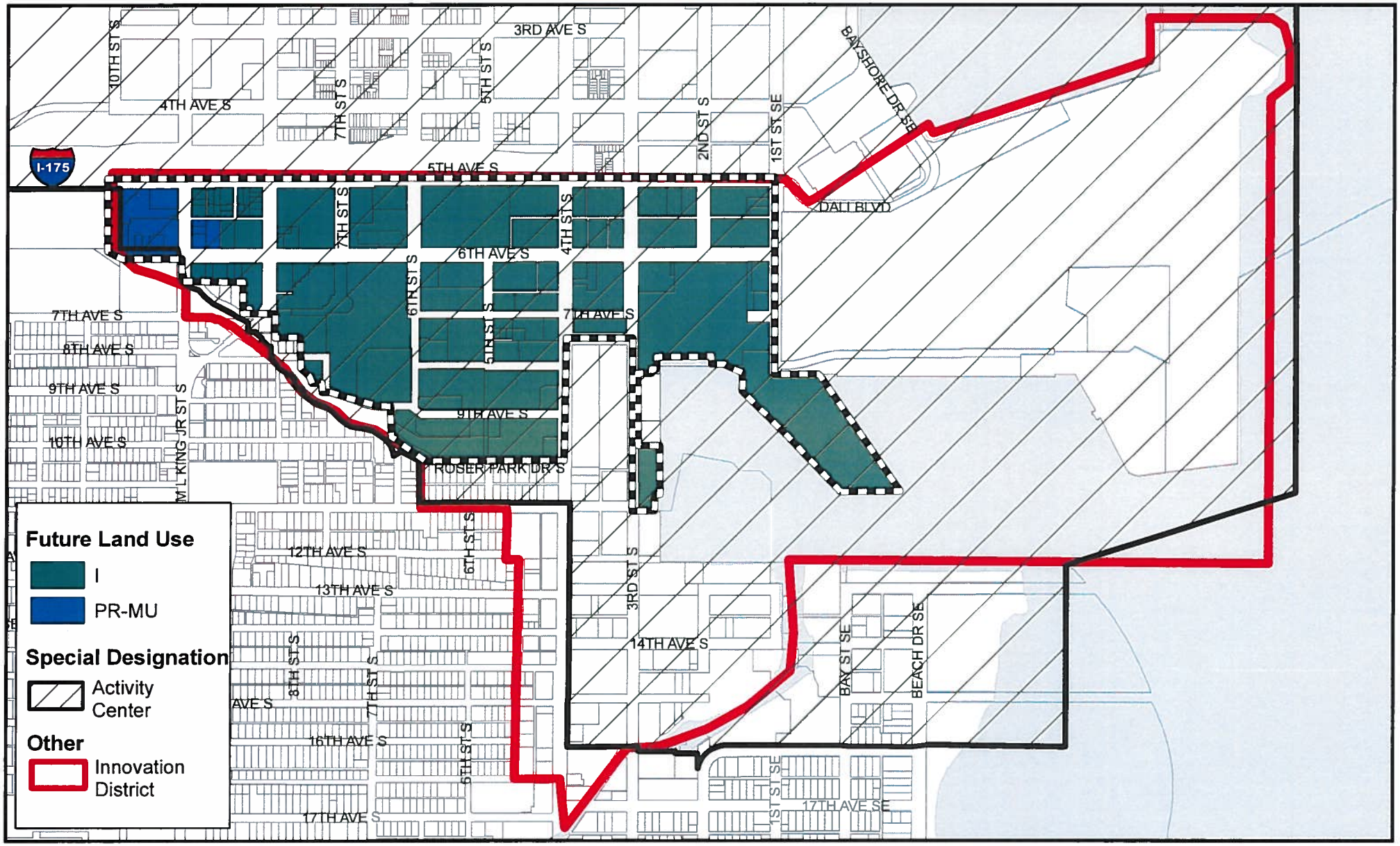
# ATTACHMENT NO. 1

# MAP SERIES

| CITY FILE | **AERIAL** | |
|---|---|---|
| | SUBJECT AREA | N W E S |
| SCALE: 1" = 890' | | |




CITY FILE

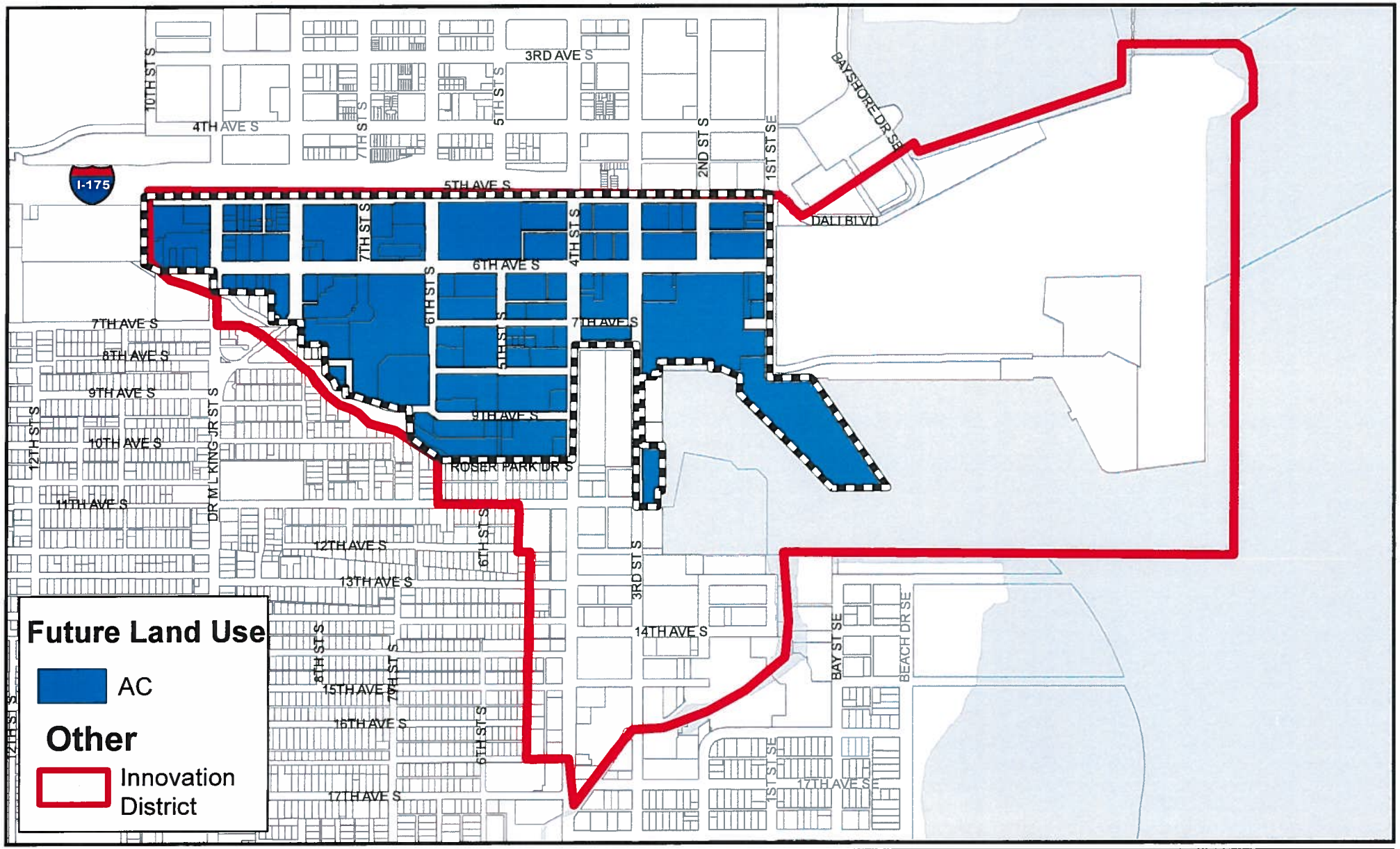
# EXISTING FUTURE LAND USE

SUBJECT AREA

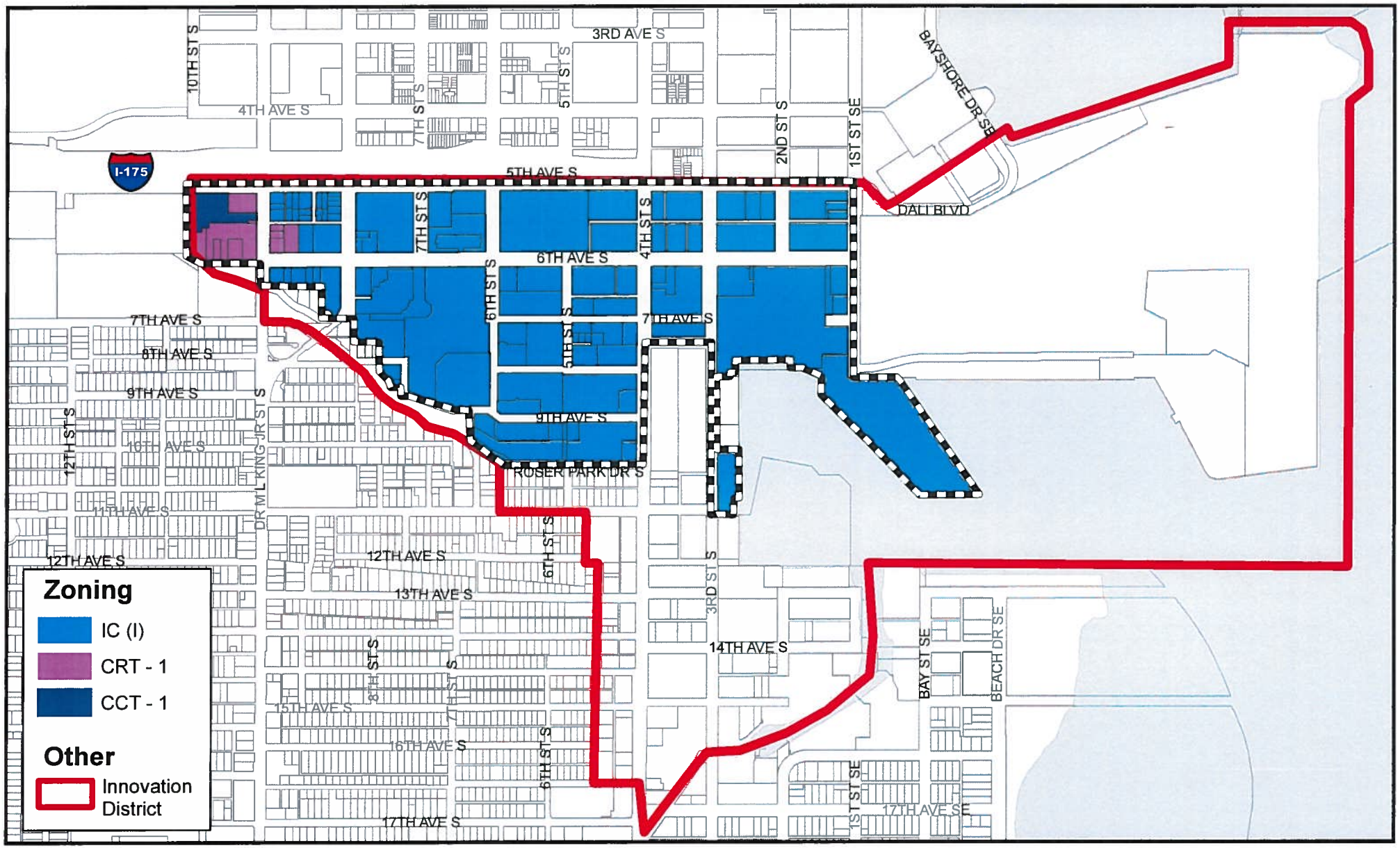
**From:**
**I (Institutional)**
**PR-MU (Planned Redevelopment Mixed-Use)**

**To:**
**AC**
**(Activity Center)**

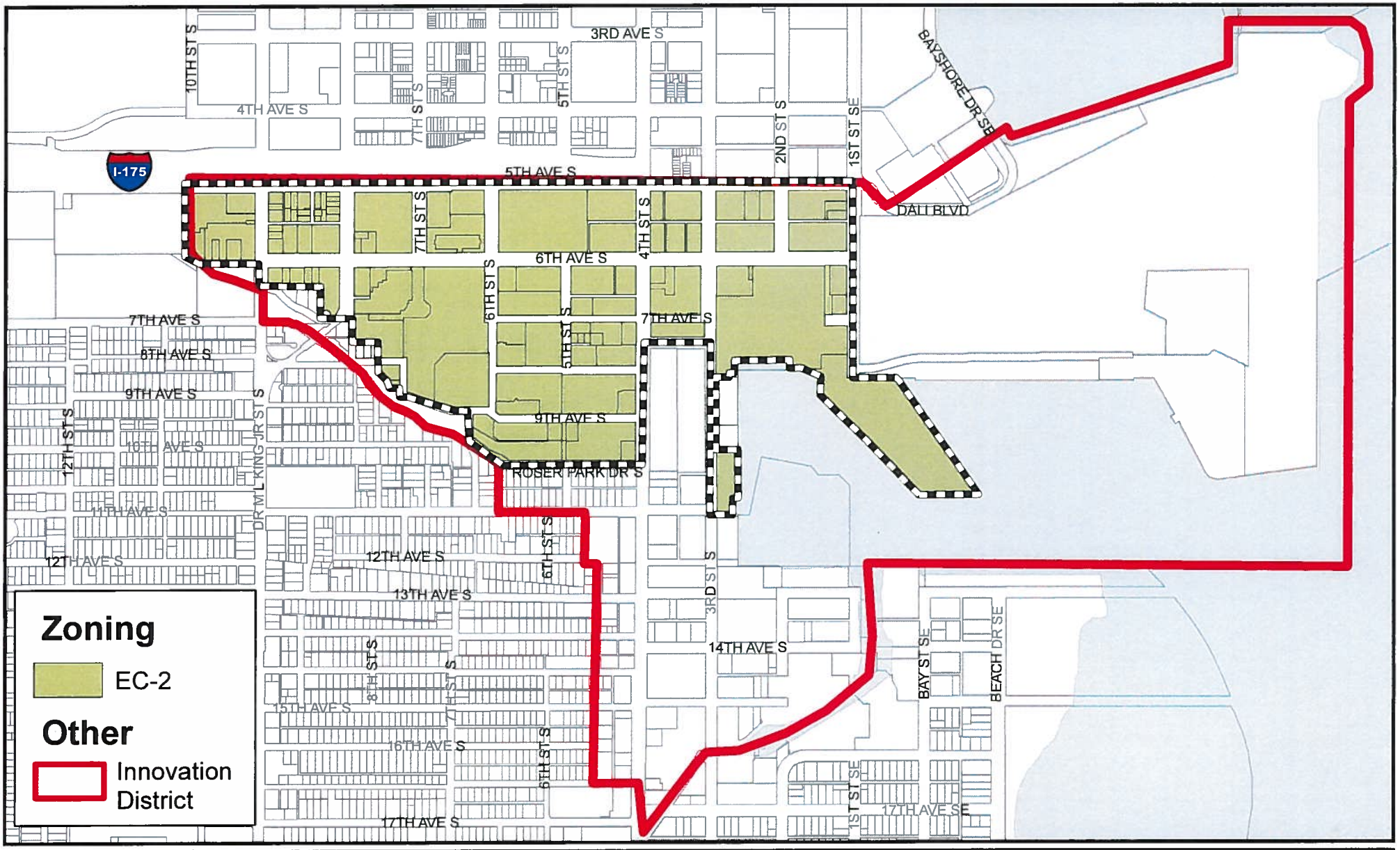
SCALE: 1" = 890'



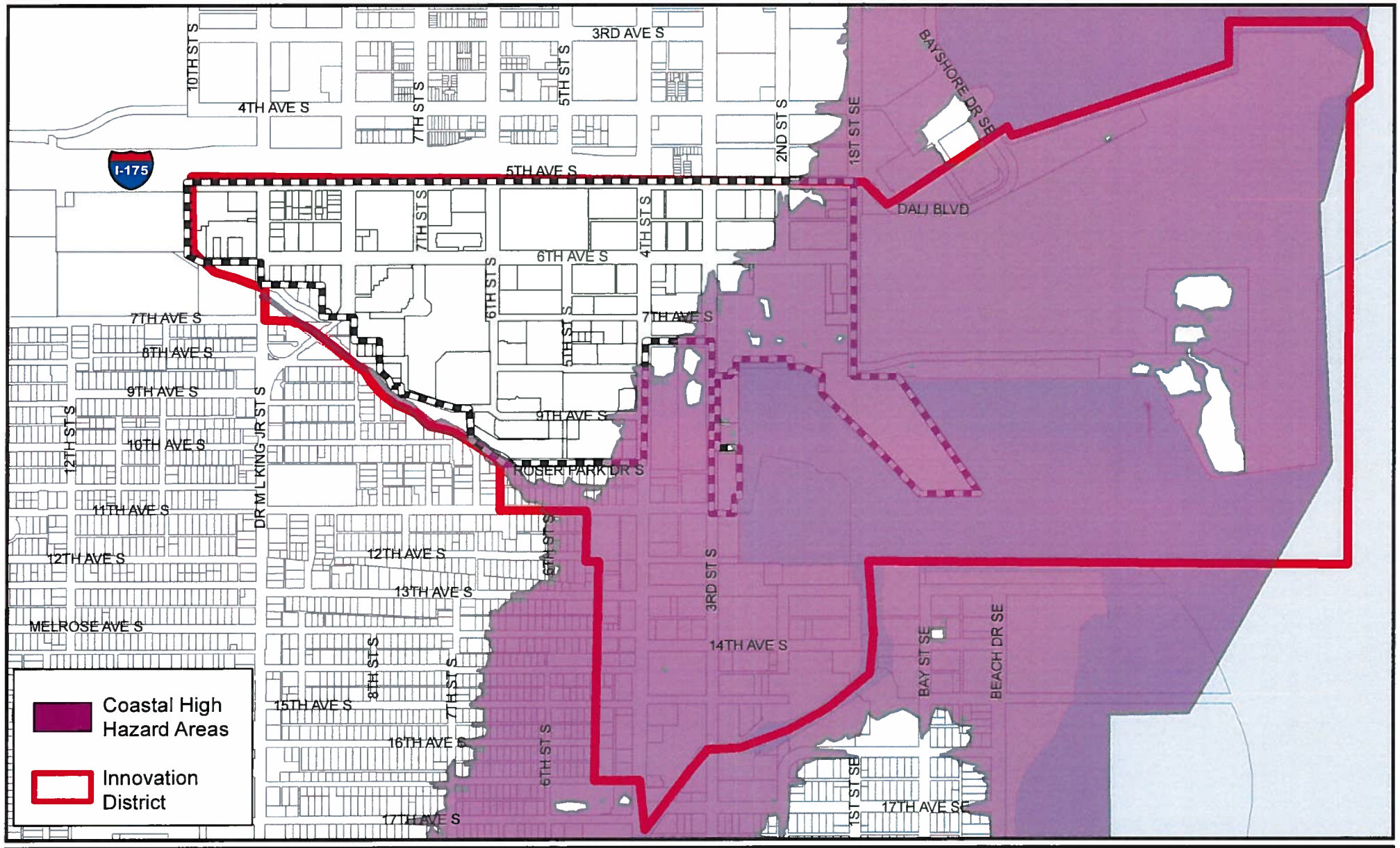

| CITY FILE | PROPOSED FUTURE LAND USE | |
|---|---|---|
| | AC (Activity Center) | N W E S |
| SCALE: 1" = 890' | SUBJECT AREA | |



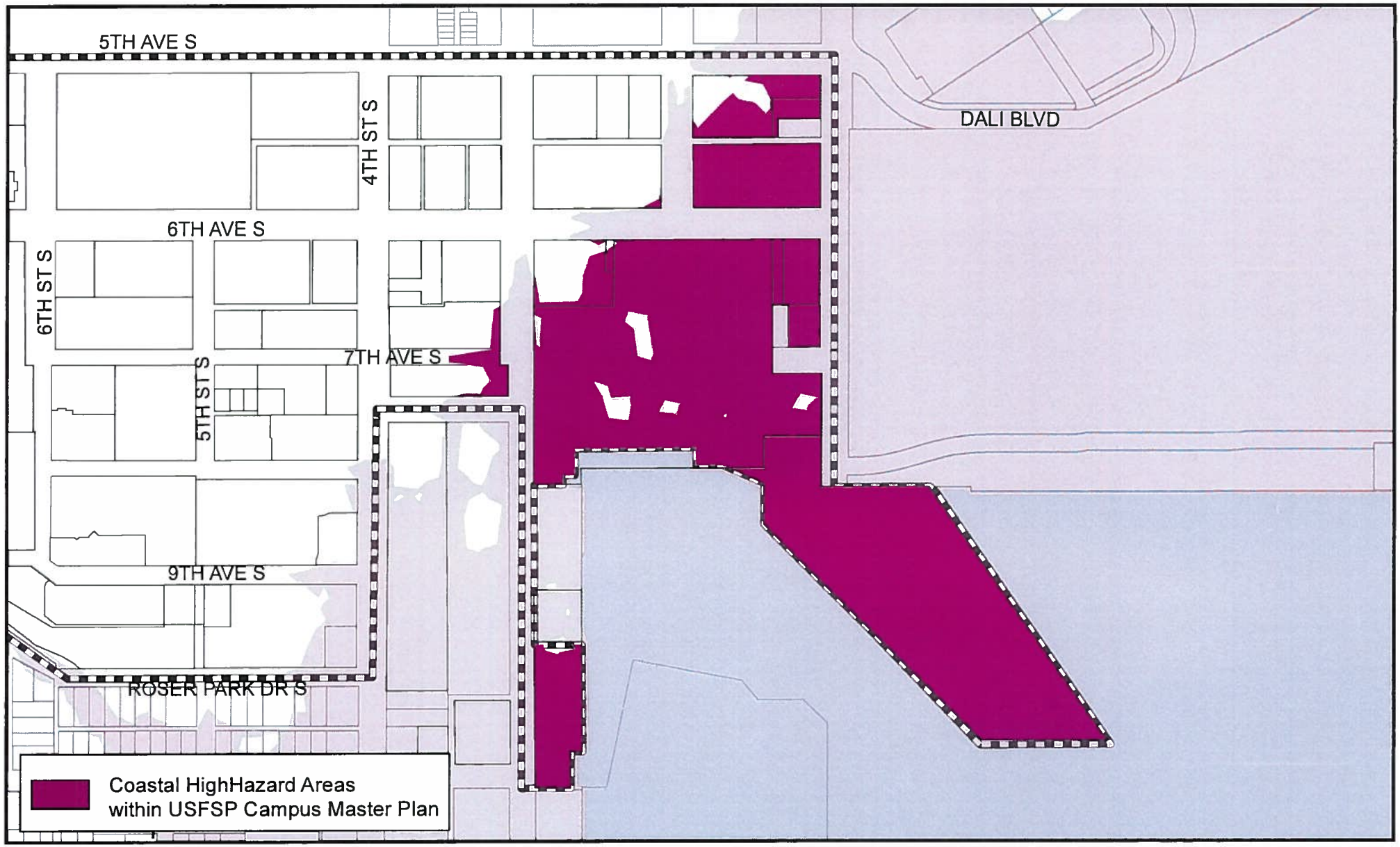

| CITY FILE | EXISTING ZONING | |
|---|---|---|
| | **From:**<br>**IC (Institutional Center)**<br>**CRT-1 (Corridor Residential Traditional-1)**<br>**CCT-1 (Corridor Commercial Traditional-1)** | SUBJECT AREA<br>**To:**<br>**EC-2**<br>**(Employment Center-2)** |
| SCALE: 1" = 890' | | N W E S |



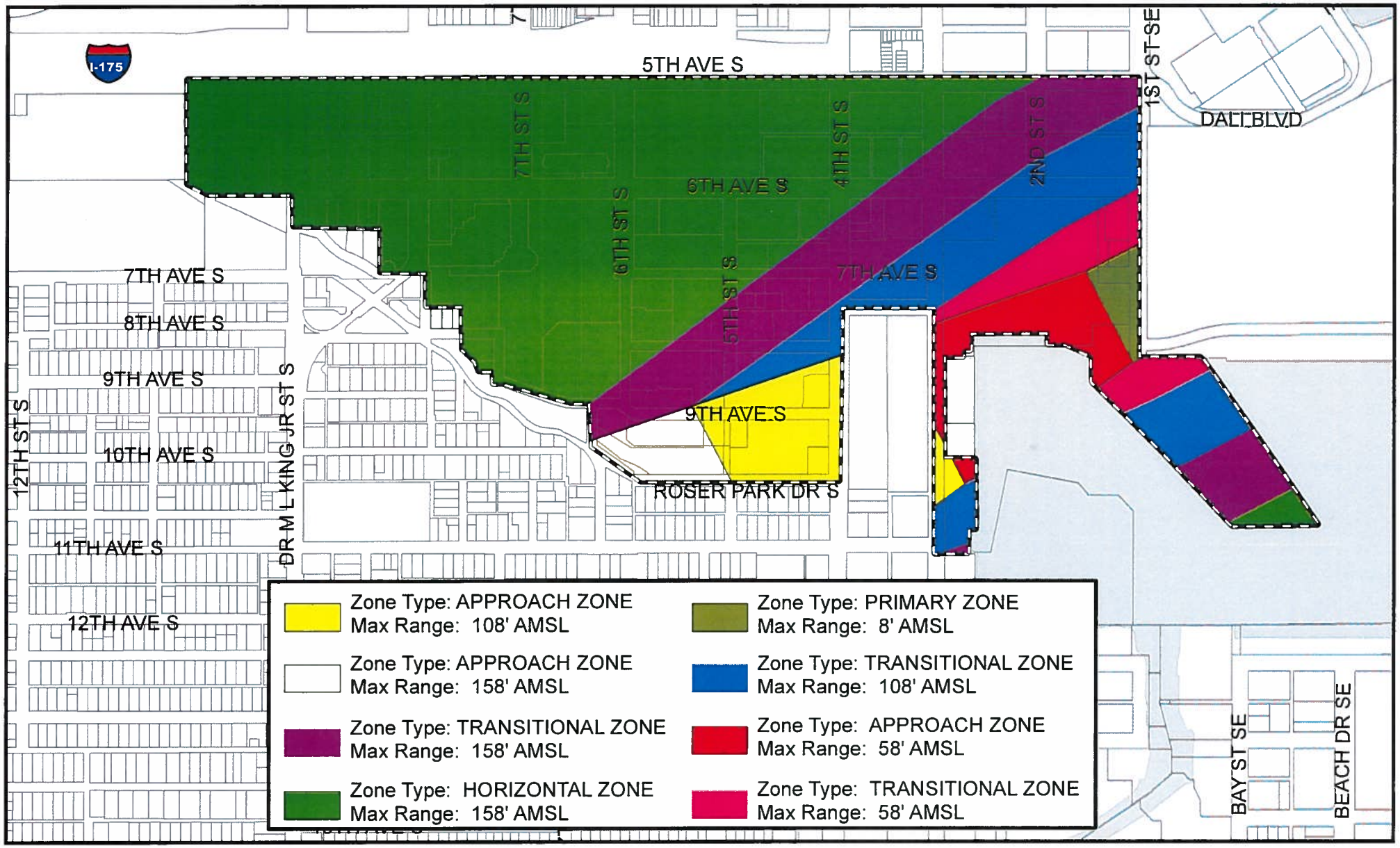

| CITY FILE | **PROPOSED ZONING** | |
|---|---|---|
| | **EC-2 (Employment Center-2)** | N W E S |
| SCALE: 1" = 890' | SUBJECT AREA | |




| CITY FILE | COASTAL HIGH HAZARD AREAS | |
|---|---|---|
| **Empolyment Center Zoning** | SUBJECT AREA | N W E S |
| SCALE: 1" = 890' | | |




| CITY FILE | **COASTAL HIGH HAZARD AREA and USFSP CAMPUS MASTER PLAN** | |
|---|---|---|
| | SUBJECT AREA | N W E S |
| SCALE: 1 " = 404 ' | | |



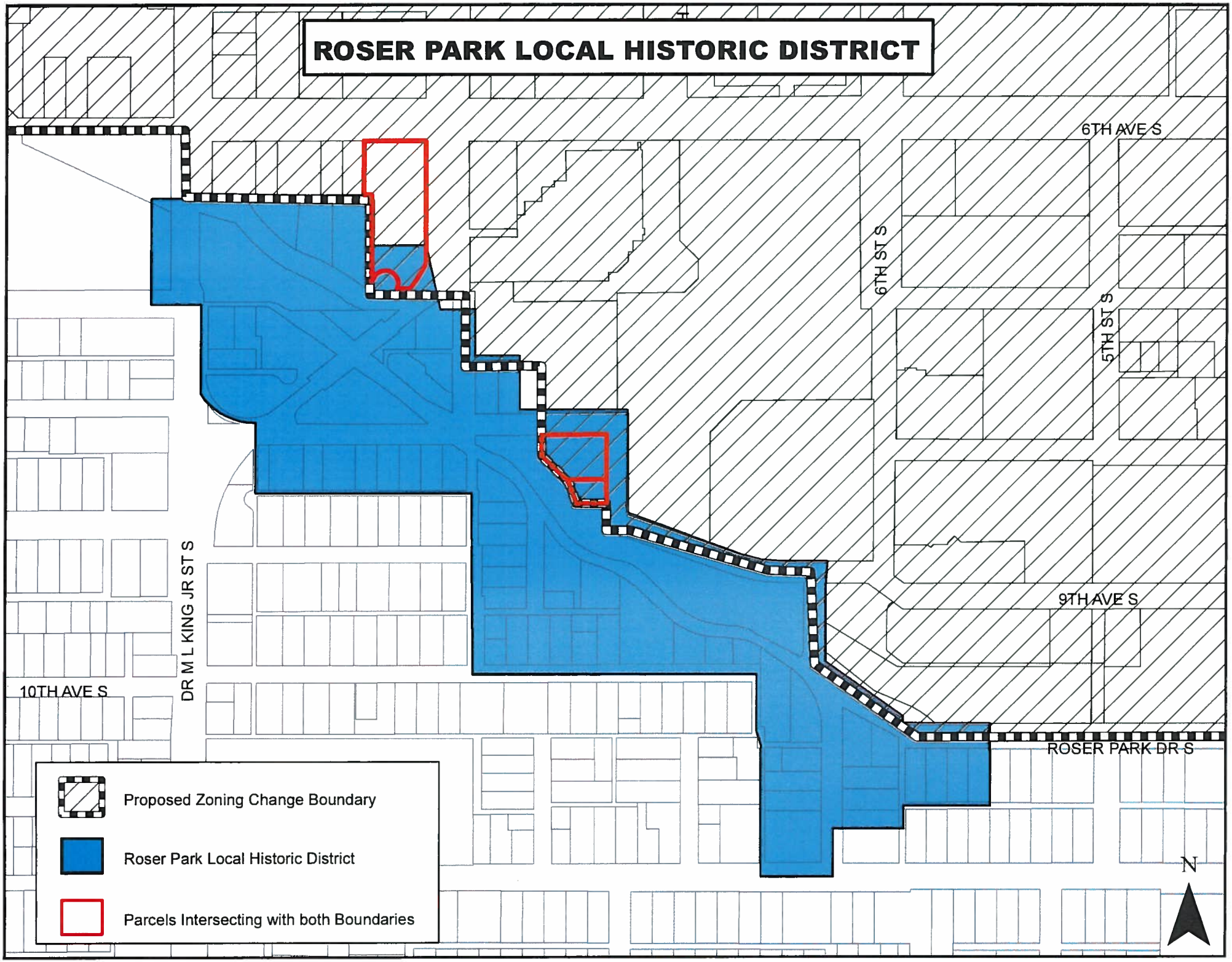

CITY FILE

# Airport Height Limitations

SUBJECT AREA

SCALE: 1 " = 625 '

N W E S


ROSER PARK LOCAL HISTORIC DISTRICT
6TH AVE S
6TH ST S
5TH ST S
9TH AVE S
ROSER PARK DR S
DR M L KING JR ST S
10TH AVE S
Proposed Zoning Change Boundary
Roser Park Local Historic District
Parcels Intersecting with both Boundaries
N

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# ATTACHMENT NO. 2

# ORDINANCE ___: TEXT AMENDMENT COMP PLAN

1. Industrial Limited (IL) - Allowing a mixture of light industrial, industrial park, office park uses with a floor area ratio up to 0.65. Transient Accommodation Uses shall not exceed 40 units per acre. A buffer shall be provided between land designated Industrial Limited and adjoining residential classifications. Retail and Personal/Office Service Support uses alone or when added to existing contiguous like uses which exceed or will exceed three (3) acres shall require a land use plan amendment, which shall include such use and all contiguous like uses. Public/ Semi-Public (except public educational facilities which are not subject to this threshold), Ancillary Non-Residential, ~~Retail, Personal/ Office Service~~, Commercial Recreation, Commercial/Business Service or Transient Accommodation uses, alone or when added to existing contiguous like uses which exceed or will exceed five (5) acres shall require a land use plan amendment, which shall include such use and all contiguous like uses. The three and five acre thresholds shall not apply for planned industrial/mixed use projects which constitute a Development of Regional Impact (DRI) or which comprise not less than 100 acres. Planned industrial mixed/use projects may include Public/Semi-Public, Ancillary Non-Residential, Retail, Personal/Office Service, Transient Accommodation, ~~Residential~~ and Commercial Recreation uses subject to the following:
   a. For a DRI project governed by Section 380.06, F.S., the Public/Semi-Public, Ancillary Non-Residential, Retail, Personal/Office Service, Transient Accommodation and Commercial Recreation uses shall not exceed 25 percent of the total floor area of the DRI project;
   b. For non-DRI projects, 100 acres or more in size, the Public/Semi-Public, Ancillary Non-Residential, Retail, Personal/Office Service, Transient Accommodation and Commercial Recreation uses shall not exceed ten (10) acres;
   c. A planned industrial/mixed use project ~~that does not include residential uses~~ shall be subject to a master site plan which provides for unified control of the entire project;
   ~~d. For planned industrial mixed-use projects that include residential uses;~~
      ~~(1) the project shall be not less than 100 contiguous gross acres under common control as of March 31, 2004.~~
      ~~(2) the residential component shall not exceed 25 percent of the total acreage of the project,~~
      ~~(3) the residential component shall not be located within the coastal high hazard zone,~~
      ~~(4) the residential component must be integrated with the other uses in the project through uninterrupted pedestrian connections, an internal roadway system to reduce impacts to offsite areas, open space and recreation facilities, public/common spaces in relationship to key project uses, bicycle facilities, and accommodation for mass transit, as appropriate. Such integration shall be designed so as to increase the interaction between uses, to reduce the need for automobile use within the development, as well as reduction of off-site automobile trips attributable to the development, and to encourage the provision of shared infrastructure.~~
      ~~(5) the development shall be located within reasonable proximity, and with specific provision for access, to a designated public transit corridor and connection point.~~
      ~~(6) the residential component shall not be located within the 65 decibel Day-Night Sound Level area as identified on the St. Petersburg-Clearwater International Airport Noise Contours map, April 1996, by Greiner, Inc., and as adopted by the Pinellas County Board of County Commissioners in Ordinance Number 97-58 (sec. 142-39(b)).~~
      ~~(7) the maximum density of the residential component shall be 30 units per acre, or 75 units per acre when in an Activity Center.~~
      ~~(8) the residential component shall not be permitted to transfer density to other FLUP categories or outside of the approved master development plan area for the development.~~

~~(9) the residential component shall not be permitted to use density averaging, outside the master development plan area, as provided for in Section 6.1.3. of the Rules Concerning the Administration of the Countywide Future Land Use Plan for Pinellas County.~~

~~(10) the project shall require a master development plan for the overall development that stipulates the type and scale of uses, permitted densities and intensities, and relationships among plan components. Such plan shall distinguish the development from any unplanned placement of uses on a site or sites, resulting from separate unrelated actions of distinct developments that fail to provide for synergism between uses. The master development plan shall:~~

~~(a) show the arrangement and area in acres of the land uses, parking and loading areas, green spaces, and street, pedestrian and bicycle networks.~~

~~(b) provide for unified control of the entire development.~~

~~(c) include sufficient information to demonstrate that the residential components are integrated with the other uses in the development.~~

~~(d) include sufficient information to demonstrate the relationships between, and compatibility of, the industrial and residential uses within and adjacent to the development. Criteria used to determine an acceptable, integrated development that includes a residential component shall include:~~

~~i. An appropriate justification for the residential component, including consideration of the following:~~

~~o Functional relationship between the residential component and anticipated demand for this housing created by the remainder of the development proposal;~~

~~o Phasing or sequencing of the development to coordinate residential construction with the anticipated demand for and timing of the non-residential portion of the development;~~

~~o Contributory nature of the employment created and the percentage of the wages paid over and above the average Metropolitan Statistical Area (MSA) wage; and~~

~~o Adequacy of infrastructure in relationship to the phasing and scale of the development.~~

~~ii. An appropriate buffer in and between the residential component of the development and adjoining nonresidential plan categories or nonresidential land uses. This buffer requirement will consider the following:~~

~~o The nature and characteristics of the adjoining non-residential use(s), including noise, air, odor, and visual operating characteristics;~~

~~o The distance from and elevation of the adjoining non-residential use, including the intervening land form, building or structural opaque barrier, and type and dimensions of landscape buffer; and~~

~~o Any county ordinance that lawfully regulates the setback of residential uses from a county-owned solid waste disposal facility.~~

~~(11) the master development plan and all amendments to the master development plan shall require Development Review Commission (DRC) approval. In addition, to the extent required by lawful authority, the master development plan and all amendments thereto shall be subject to review and recommendation by the Pinellas Planning Council ("PPC"), and review and approval by the Pinellas County Board of County Commissioners sitting as the Countywide Planning Authority ("CPA"), prior to final approval by the DRC or any City official of the master development plan and any amendments thereto, a final site plan, or a building permit or other development order for the development. Subsequent to the approval of the master development plan or amendment thereto, the approval by the City of a site plan,~~

~~building permit or other development order which is consistent with the approved master development plan or approved amendments thereto shall not require review by the PPC or approval by the CPA.~~

~~(12) if the property included in the master development plan is adjacent to or within five hundred (500) feet of an adjacent municipality, the master development plan shall be submitted to that municipality for review and comment at the same time that it is submitted to the PPC and CPA. A failure by the adjacent municipality to comment upon the master development plan within a reasonable time after such submittal shall not be deemed grounds to delay or deny approval of the master development plan.~~

~~(13) construction of the development shall proceed in a manner that is substantially consistent with the approved master development plan and any approved amendments thereto. Site plans submitted for approval within the development shall be in conformance with the approved master development plan and any approved amendments thereto. See paragraph (11) above regarding the procedures for approval of amendments to the master development plan.~~

~~e~~d. The Public/Semi-Public, Ancillary Non-Residential, Retail, Personal/Office Service, Transient Accommodation and Commercial Recreation uses shall be integral to, oriented within and function as part of the mixed use project as distinct from free-standing, unrelated out-parcel type uses or strip commercial development.

LU3.1.E.3:

Activity Center (AC) Overlay

LU3.1.E.4:

Activity Center (AC) – Allowing a mixture of uses as outlined below and up to a floor area ratio of 4.0 and a net residential density not to exceed the maximum allowable in the land development regulations (LDRs). In accordance with the LDRs, increased floor area ratios may be permitted as a bonus or as an exemption for developments that provide additional amenities or other improvements that achieve design and development objectives. When taken together, the base FAR, bonuses and exemptions may exceed 4.0 FAR. The Activity Center plan category includes subcategories specific to geographic location, as enumerated below.

a. Innovation District: Allowing a mixture of uses permitted in the land development regulations with a base floor area ratio of 3.0. This district is intended for a mix of uses including institutions devoted to the provision of healthcare and medical services, research and development, marine and life sciences, higher education, business incubation, and media communication, as well as allowing support uses that enable achievement of a mixed-use live-work district.

[Renumber existing E.4 and subsequent policies]

LU3.1.G

| Countywide Plan Map Categories | Corresponding Future Land Use Map Categories |
|---|---|
| Activity Center | Activity Center, Activity Center Overlay (includes the underlying categories of Central Business District, Community Redevelopment District, Planned Redevelopment-Commercial, Planned Redevelopment-Mixed Use, Planned Redevelopment-Residential, Residential High, Residential Medium, Residential/ |

| | |
|---|---|
| | Office General, Recreation/Open Space, Transportation/Utility, Institutional, Industrial Limited and Industrial General) |

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# ATTACHMENT NO. 3

# ORDINANCE ___: TEXT AMENDMENT LDRs

- **16.10.020.1 - Matrix: Use Permissions, Parking & Zoning**

- Within column for existing "EC: Employment Center," change "Dwelling, Multi-Family" from "P" to "G."
- Within column for existing "EC: Employment Center," amend the title to "EC-1: Employment Center."
- Create a new column titled "EC-2: Employment Center" with the following use permissions
- Within parking column for existing "Minimum Parking Spaces, Suburban Tier," change existing "EC" to "EC-1"
- Within parking column for existing "Downtown," change existing "DC" to "DC, EC-2"
- See separate attachment titled "Land Use Type Comparisons" for a complete list of land use types and allowances.

16.10.020.2. - Matrix: Zoning districts and compatible future land use categories.

| Zoning District | Max. Density/ Intensity Permitted by Right, per acre | Compatible Land Use Category | Maximum FLUP Density, per acre |
|---|---|---|---|
| EC-1 | ~~75/~~1.37 FAR ~~(1)~~ | Industrial Limited (IL) | ~~75/~~1.5 FAR ~~(1)~~ |
| EC-2 | 3.0 FAR (1) | Activity Center (AC) | 4.0 FAR (7) |

1. ~~Residential density pertains only to the property formerly known as the Sod Farm.~~ In accordance with this Chapter, increased floor area ratios may be permitted as a bonus or as an exemption for developments that provide additional amenities or other improvements that achieve design and development objectives. When taken together, the base FAR, bonuses and exemptions may exceed 3.0 FAR.
2. Per Vision 2020 Special Area Plan
3. Per Areawide Development of Regional Impact (ADRI) and Redevelopment Plan
4. TDR, E shall equal 1.0 unit per acre/.05 FAR
5. Federal, State and local government buildings and grounds, and cemeteries, hospitals, houses of worship and schools in any zoning district are also compatible with the Institutional (I) land use category.
6. Per the Central Avenue Revitalization Plan
7. In accordance with this Chapter, increased floor area ratios may be permitted as a bonus or as an exemption for developments that provide additional amenities or other improvements that achieve design and development objectives. When taken together, the base FAR, bonuses and exemptions may exceed 4.0 FAR.

*This Matrix is a reference only. In any conflict between this and another regulation, the other regulation shall control.*

**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.

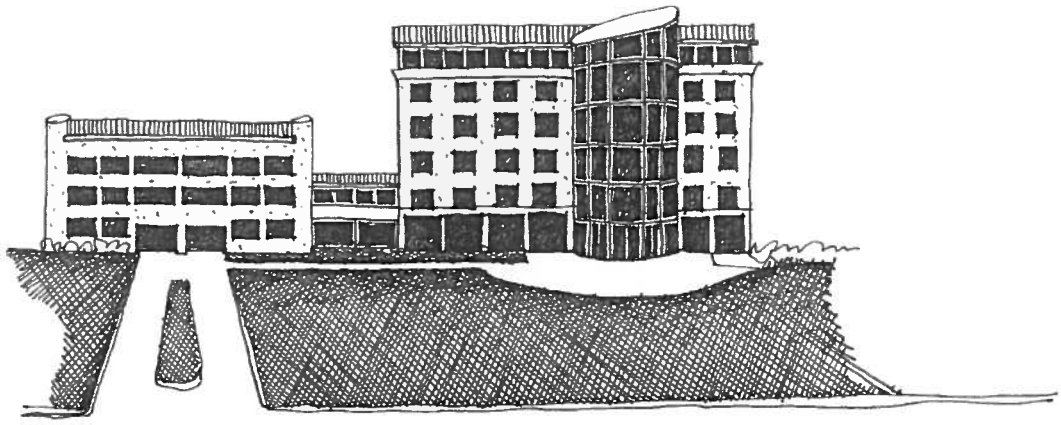
| **Operational Components (Listed in order of impact intensity)** | **Zoning District** | **Approval Category** |
|---|---|---|
| Administrative and treatment offices for nonresidents (includes counseling but no residential or overnight facilities) | These are office uses and shall be a permitted or 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)], EC-2 | SE |
| | IC [(1)] | P |
| Supply pantry | CCT, CCS, DC, EC-2 | 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:<br>P = permitted by right;<br>SE = permitted by special exception;<br>Z = dependent on the zoning district and size of the proposed facility. |

**16.50.480.7. - Use matrix for WCSFs.**

| **Wireless Communication Locations** | | |
|---|---|---|
| **Column A** | **Column B** | **Column C** |
| Special exception reviewed by the Development Review Commission | Special exception reviewed by the POD with notice except as otherwise required by this section | Permitted by right |
| NT: only on property of a federal, state or local government agency, a school, college and/or university or a utility company<br>NSM, NPUD, NS, CRT | DC-1: west of Dr. ML King Jr. Street,<br>DC-2, RC, EC-1 | CCT, CRS, CCS, ~~IT~~,<br>DC-1: east of Dr. ML King Jr. Street<br>DC-C, DC-3 and DC-P, IT, IS, IC, EC-2 |

**SECTION 16.20.130. - EMPLOYMENT CENTER DISTRICTS ("EC")**



EC General

16.20.130.1. - Composition of employment center.

The employment center districts ~~is~~ are ~~a~~ places of concentrated activity focusing on quality employment opportunities with accessory opportunities appropriate to the purpose and intent of each district ~~to live, work, and play~~. This district is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the site boundaries. The district promotes intense employment activity with accessory ~~planned mixed-use developments~~ uses that create aesthetically pleasing environments while allowing the functional interaction of a variety of land use types. All land uses permitted within the district shall meet strict performance standards to discourage offensive odors, noise, fumes, smoke, gases, dust, vibrations and other similar objectionable development impacts.

16.20.130.2. - Purpose and intent.

The purpose of the EC district regulations is to allow and encourage the attraction of a variety of uses including all office types, highly specialized and technological industries, research and experimental institutions, light industrial support facilities, and business services~~, and support oriented hotels, retail and multifamily residential uses~~. This district shall only be applied to land within activity centers that are identified in the plan ~~and is primarily intended for the Gateway Primary Activity Center~~.

16.20.130.3. – Introduction to EC districts.

The Employment Center (EC) districts are the EC-1 and EC-2 districts.

16.20.130.3.1. Employment Center-1 (EC-1).

This district allows a variety of employment-generating uses, focusing on quality employment opportunities which operate in such a manner that no negative impact is created outside of the site boundaries and is primarily intended for the Gateway Activity Center.

16.20.130.3.2. Employment Center-2 (EC-2).

This district is intended for a mix of uses including institutions devoted to the provision of healthcare and medical services, research and development, marine and life sciences, higher education, business incubation, and media communication, as well as allowing support uses that enable achievement of a mixed-use live-work district.

16.20.130.~~3~~4. - Permitted uses.

~~A.~~ Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

~~B. New residential development is prohibited except for the property with preexisting residential development rights fka the "the Sod Farm."~~

~~16.20.130.4~~5. ~~- Requirements for master development plans.~~

~~A. A development that includes a multifamily use shall obtain approval of a master development plan for the development that identifies the type and scale of uses, permitted densities and intensities, and relationships among plan components. The master development plan shall:~~

~~1. Show the location and area of the existing and proposed uses, structures, parking and loading areas, green spaces, and street, pedestrian and bicycle networks.~~

~~2. Include sufficient information to demonstrate that the residential uses are integrated with the other uses.~~

~~3. Include sufficient information to demonstrate the relationships between, and compatibility of, the proposed uses and adjacent uses. Criteria used to determine compatibility shall be:~~

~~a. The functional relationship between the residential use and anticipated demand for this housing created by the remainder of the proposed uses;~~

~~b. The phasing or sequencing of the construction to coordinate residential construction with the anticipated demand for and timing of the nonresidential uses;~~

~~c. The percentage of the wages of the proposed uses paid over and above the average metropolitan statistical area (MSA) wage for this area;~~

~~d. The adequacy of infrastructure in relationship to the phasing and scale of the development; and~~

~~e. An appropriate buffer between the residential use and adjacent nonresidential uses. This buffer will take into consideration:~~

~~1. The nature and characteristics of the adjoining nonresidential uses, including noise, air, odor, and visual operating characteristics;~~

~~2. The distance from and elevation of the adjoining nonresidential use, including the intervening land form, building or structural opaque barrier, and type and dimensions of landscape buffer; and,~~

~~3. Any county ordinance that lawfully regulates the setback of residential uses from a county-owned solid waste disposal facility.~~

~~B~~A. ~~The master development plan and all amendments to the master development plan shall require DRC approval. To the extent required by lawful authority, the master development plan and all amendments thereto shall be subject to review and recommendation by the Pinellas Planning Council (PPC), and review and approval by the county board of county commissioners sitting as the Countywide Planning Authority (CPA) which shall occur prior to final approval by the DRC or the POD of the master development plan and any amendments thereto, a final site plan, a building permit, or other development order.~~

~~C~~B. ~~If the property included in the master development plan is adjacent to or within 500 feet of another~~ jurisdiction ~~municipality, the master development plan shall be submitted to that~~ jurisdiction ~~municipality for review and comment~~ at least 30 days prior to review by the DRC.~~at the same time that it is submitted to the PPC. The failure of the~~ jurisdiction ~~municipality to comment upon the master development plan within a reasonable time after such submittal shall not be grounds to delay or deny approval of the master development plan.~~

~~D~~C. ~~Construction shall proceed in a manner that is consistent with the approved master development plan. Site plans submitted for approval shall be consistent with the approved master development plan.~~

~~E~~D. ~~Uses shall comply with the following additional conditions:~~

~~1. All pervious areas shall be covered with a vegetative covering and landscaping.~~

~~2. Uses shall prevent the escape of all fumes, odors, smoke, vibrations, and loud, sharp or penetrating noises which are offensive or which constitute a nuisance to surrounding activities or which interfere with the conduct of any other uses.~~

~~3. No motor vehicles shall be parked on private property within 25 feet of any right-of-way or residentially developed property. All parking areas and driveways shall be hard surfaced (e.g., concrete, asphalt, or some similar heavy-duty surfacing material).~~

~~4. All freight should be loaded and unloaded on those sides of buildings which do not face any street or residentially zoned property. All such facilities shall be screened from the street and residentially zoned property.~~

~~5. No waste material or refuse shall be placed on any part of a property outside of buildings.~~

~~6. No materials or supplies should be stored or placed on any part of the property outside of the buildings. Any finished or semi-finished products stored or placed outside of the buildings shall be allowed in the rear one-half of the property, and shall not be stored or placed on the side of a building adjacent to a street or residentially zoned property. All materials shall be screened from the street or residentially zoned property.~~

~~16.20.130.5. Requirements for multifamily developments; Sod Farm property only.~~

~~A. A development that includes a multifamily use shall not be less than 100 contiguous gross acres under common control at the time of application.~~

~~B. The multifamily use shall be located within 1,000 feet of a designated public transit corridor and connection point.~~

~~C. The multifamily use shall be integrated with other uses in the development, which shall include uninterrupted pedestrian connections, an internal roadway system to reduce impacts to offsite areas, open space and recreational facilities, public spaces abutting uses, bicycle facilities, and accommodation for mass transit. Such integration shall be designed to increase the interaction between on-site uses, to reduce the need for automobile use within the development, to reduce off-site automobile trips and to encourage the provision of shared infrastructure.~~

~~D. The multifamily use shall not exceed 25 percent of the area subject to the master development plan.~~

~~E. The multifamily use shall not be located within the coastal high hazard zone.~~

~~F. The multifamily use shall not be located within the 65 decibel day-night sound level area as identified on the St. Petersburg-Clearwater International Airport Noise Contours Map, April 1996, by Greiner, Inc., and as adopted by the Pinellas County Board of County Commissioners in Ordinance No. 97-58 (section 142-39(b)).~~

~~G. The multifamily use shall not be permitted to transfer density outside of the approved master development plan area.~~

16.20.130.~~6~~5. - Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

| | | **EC-1** | | | **EC-2** | |
|---|---|---|---|---|---|---|
| Minimum lot width | | **All Other Uses** | | **Schools** | N/A | |
| | | N/A | | 300 ft. | | |
| Minimum lot area | | 1.0 acre | | N/A | 4,500 sq. ft. | |
| Maximum residential density | Residential density ~~within activity center (units per acre)~~[1] | ~~75~~ N/A | | | N/A: Floor-area-ratio (FAR) shall govern all development (residential and non-residential) | |
| | Hotel density (rooms per acre) | 40 | | | | |
| Maximum nonresidential intensity (floor area ratio) | | | *Maximum by right* | *Maximum with TDR* | Base approval | Bonus approval |

| | | | | | |
|---|---|---|---|---|---|
| | Within Activity Center | 1.37 | 1.5 | 3.0 | Greater than 3.0 and equal to or less than 5.0 |
| | Outside of Activity Center | 0.65 | N/A | | |
| Maximum impervious surface (site area ratio) | 0.85 | | | | |

~~(1) Applies to sod farm only.~~

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.

16.20.130.65.1. Exemptions from FAR calculations in the EC-2 District.

All areas of a structure are counted to determine the FAR including gross floor area associated with stair and elevator towers and all enclosed common areas, unless noted otherwise. Stand-alone parking garages, even with mixed use on the first floor, shall also be calculated toward FAR except those floors of the garage that are entirely underground.

| **FAR Exemptions: EC-2 Only** | **Maximum Exemption Up To:** |
|---|---|
| Structured parking areas are exempt from FAR; however, for any parking garage containing more than twice the minimum required number of parking spaces, the additional parking square footage shall be included in the calculation of the GFA, except those floors that are entirely underground. | Not limited |
| Square footage of a locally designated historic property that is retained and restored as part of the site is exempt from inclusion in the GFA. | Not limited |
| Publicly-accessible, enclosed space reserved exclusively for multimodal uses including, but not limited to: trolley, bus, bus rapid transit and/or light rail passenger stations and bicycle parking facilities and which may include such amenities as waiting rooms, restrooms for customers, ticket areas, etc. | 0.50 |

16.20.130.65.2. - Bonuses to FAR calculations in the EC-2 District.

Projects within the EC-2 zoning district may qualify for an additional intensity bonus. These bonuses are specifically written to provide public amenities and to mitigate secondary impacts associated with the additional development rights. Projects receiving FAR bonuses shall not exceed the maximum intensity allowed for the site. To qualify for bonuses:

- A project shall comply with all minimum use requirements of the zoning district.
- New construction shall comply with the requirements of the building envelope.
- New construction shall comply with the minimum parking standards.

Once a project has been determined to qualify for bonuses by the POD, the development may utilize any combination of the bonus provisions listed in this subsection to attain the desired additional development rights, except as otherwise limited by these regulations.

If the proposed development includes residential dwelling units, the first 0.5 bonus FAR shall be for workforce housing. Thereafter, any bonus or combination of bonuses is allowed.

If the proposed development is impacting a contributing resource to a local landmark district, the first 0.5 bonus FAR shall be through the use of Transfer of Development Rights (TDR,H) purchased from a designated local landmark. Thereafter, any bonus or combination of bonuses is allowed.

| **FAR Bonuses: EC-2 Only** | **Maximum FAR Bonus:** |
|---|---|
| **Uses:** Certain uses are particularly vital in achieving a true mixed-use employment center. | |
| a) Post-secondary schools, hospitals, offices, and laboratories and research and development uses. | 2.0 |
| b) Hotel | 1.5 |
| c) At least 10,000 square feet of conference space/dedicated meeting space | 1.0 |
| **Workforce Housing:**<br>Provide residential units in compliance with the City's workforce housing density bonus program. | 2.0 |
| **Historic Preservation:**<br>For the use of Transfer of Development Rights (TDR,H) purchased from a locally-designated landmark, a bonus for each square foot used. | 0.50 |
| **Urban Design:** Provide nonresidential, ground-level, pedestrian-oriented uses. Such uses shall have an average minimum depth of 40 feet and may include, but not be limited to, retail sales, | |

| | |
|---|---|
| service establishments, restaurants and bars, hotel lobbies, and residential support activities (e.g. lobbies, fitness centers) | |
| a) Fronting onto a pedestrian level "A" street and ground level open space: | |
| i. Nonresidential, pedestrian-oriented uses exceeding 95 percent of the linear building frontage. | 0.50 |
| b) Fronting onto all other streets: | |
| i. Nonresidential, pedestrian-oriented uses exceeding 50 percent but not greater than 75 percent of the linear building frontage. | 0.25 |
| ii. Nonresidential, pedestrian-oriented uses exceeding 75 percent of the linear building frontage. | 0.50 |

16.20.130.~~7~~6. - Building envelope: Maximum height and minimum setbacks.

Maximum Building Height

| **Building Height** | **EC-1** | **EC-2** | | |
|---|---|---|---|---|
| | | **Adjacent to residentially zoned property** | | **Adjacent to nonresidentially zoned property** |
| All buildings | Height shall be governed by the floor area ratio, Federal Aviation Administration (FAA) and other airport guidelines that may be established. | Small lot (< one acre in size) | 42 ft. | 200 ft.<br>Building height must also comply with the Federal Aviation Administration (FAA) and other airport guidelines that may be established. |
| | | Medium lot (between one and two acres in size) | 60 ft. | |
| | | Large lot (> two acres in size) | 84 ft. | |
| Refer to technical standards regarding measurement of building height. | | | | |

Minimum Building Setbacks

| **Building Setbacks** | **EC-1** | **EC-2** | |
|---|---|---|---|
| Adjacent to streets, except Roser Park Drive South and 10th Avenue South | 20 ft. | 0 to 42 ft. high | 0 ft. |
| | | 43 to 60 ft. high | 10 ft. |
| | | Above 60 ft. | 20 ft. |
| Adjacent to Roser Park Drive South and 10th Avenue South | N/A | 0 to 30 ft. high | 25 ft. |
| | | Above 30 ft. high | 50 ft. |
| All interior yards abutting nonresidentially zoned property | 10 ft. | 0 ft. | |
| All interior yards abutting residentially zoned property | 50 ft. | 50 ft. | |
| Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to Technical Standards for yard types. A property with an approved plan pursuant to the Large Tract Planned Development Overlay, shall utilize the setbacks set forth in that approval. | | | |

16.20.130.~~7~~6.1. - Minimum ground level open space.

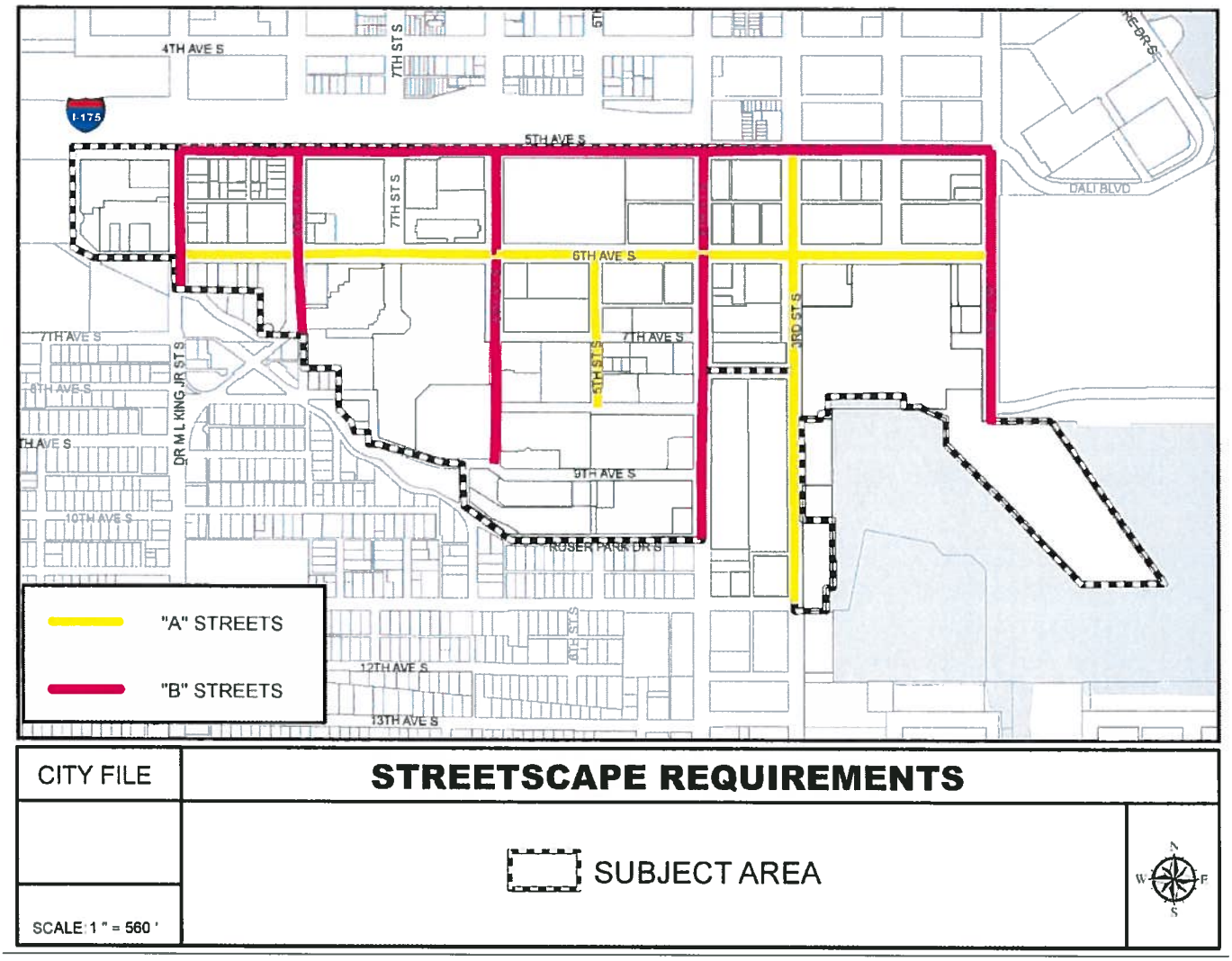
A. Ground level open space shall be required only in the EC-2 district. The minimum ground level open space shall be at least five (5) percent of the total land area of the site. This ground level open space shall not have any portion of a building above it and shall be at least 50 percent pervious. Ground level open space shall be adjacent to the right-of-way, shall be linked to the right-of-way, and shall be available for use by the public during the hours the building is accessible to the public. When a building has at least 50 percent gross floor area of residential uses, the ground level open space may be secured for the exclusive use of the occupants of the building, but shall remain visible to pedestrians along all abutting public sidewalks. Open space includes but is not limited to ground-level courtyards, plazas, sidewalks, and landscaped areas, but does not include parking spaces, driveways, alleys, and other vehicular use areas, nor does it include required vehicular use landscaping areas.

B. In lieu of providing open space, a payment in lieu of open space of one percent of total construction cost may be made into the City's "open space" trust fund that will provide for the purchase or improvement of an existing park or right-of-way improvements.

C. Sites two (2) acres in size or less are exempt from these minimum ground level open space requirement.

16.20.130.~~9~~7. – Use regulations and streetscape requirements in the EC-2 district.

Developments within the EC-2 district shall provide nonresidential, pedestrian-oriented uses as prescribed below, and the adjoining public sidewalk shall be improved in compliance with the streetscape treatment plan identified in the *Innovation District Streetscape and Connectivity Concept Plan.*




16.20.130.~~9~~7.1 Pedestrian Level "A" streets within EC-2

Developments adjoining pedestrian level "A" streets shall include appropriate nonresidential, pedestrian-oriented uses. These uses shall include, but not be limited to, retail sales, service establishments, restaurants and bars, offices, hotel lobbies, hospital lobbies, studios, and limited residential support activities. Such pedestrian-oriented uses shall be incorporated into no less than 75 percent of the linear building frontage abutting all pedestrian level "A" streets. Each of the foregoing pedestrian-oriented uses shall have a minimum average depth of 40 feet and shall meet all requirements of the design guidelines.

16.20.130.~~9~~7.2 Pedestrian Level "B" streets within EC-2

Developments adjoining pedestrian level "B" streets shall include appropriate nonresidential, pedestrian-oriented uses. These uses shall include, but not be limited to, retail sales, service establishments, restaurants and bars, offices, hotel lobbies, hospital lobbies, studios, and limited residential support activities. Such pedestrian-oriented uses shall be incorporated into no less than 60 percent of the linear building frontage abutting all pedestrian level "A" streets. Each of the foregoing pedestrian-oriented uses shall have a minimum average depth of 30 feet and shall meet all requirements of the design guidelines.

16.20.130.~~8~~10. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

*Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

*Building and parking layout and orientation.*

In all EC districts:

1. Buildings shall be located adjacent to streets to improve access and shall provide walkway connections to bus stops and public sidewalks.

Only in the EC-1 district:

~~2~~1. All service areas and loading docks and shall be located behind the front facade line of the principal structure.

~~3~~2. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.

~~4~~3. Parking structures are encouraged to be internal to the site and include architectural features related to the principal structure and shall meet the general development standards for parking structures.

Only in the EC-2 district:

1. Surface parking, ancillary equipment, loading and service operations shall be placed to the rear or internal to the property and shall not be visible from streets (not alleys).
2. Detention and retention ponds and drainage ditches shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.

*Pedestrian connections.*

1. Where multiple ~~store fronts~~ entry features or multiple buildings exist within the same development, each ~~storefront~~ entry feature and building shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
2. Cross easements which connect the internal pedestrian system are encouraged between abutting property owners.

*Building and architectural design standards.* All buildings should present an inviting, human scale facade to the public roadway, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

*Building style.*

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. Additions to designated local landmarks are exempt from this regulation but shall comply with all other applicable regulations.
3. The use of features deemed to be "integral features of a recognized architectural style" shall be compatible with the elevation of a principal structure and the pattern, proportions and materials of surrounding structures. The following shall not be considered recognized architectural styles:
    a. Highway or commercial prototype architecture, unless it is consistent with other requirements of this chapter.
    b. Iconic, advertisement, and other road side attraction architecture. Examples of such include igloos, tepees, quonset huts, castles, plants, animals, foods and dinosaurs.
4. All accessory structures including, but not limited to, drive-throughs, canopies, storage buildings, and solid waste container enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

*Parking structures and surface parking lots in the EC-2 district only.*

1. Parking structures shall utilize a recognized architectural style.
2. Parking structures which are part of an overall project shall utilize the same architectural style, fenestration and detailing as the principal structure.
3. Parking structures shall encase the parking decks with a liner that provides for uses or an architecturally compatible design that creates an attractive facade to screen the structure from the streets (not alleys).
4. Surface parking lots which are visible from the street (not alleys) shall provide a solid knee wall not less than 36 inches high.

*Pedestrian building edge and storefronts in the EC-2 district only.*

1. Ground level facades along pedestrian level "A" and pedestrian level "B" streets shall comply with the streetscape requirements. All other ground level facades shall be lined with allowable uses (such as restaurant, retail, residential) or the wall shall include architectural details such as fenestration, display windows, natural finishes, and other architectural features to eliminate blank facades visible from the street (not alley).
2. Ground level facades along pedestrian level "A" and pedestrian level "B" streets shall have at least 50 percent transparency at the ground level. Ground level facades along secondary streets shall have at least 30 percent transparency at the ground level.
3. The bottom of windows shall begin no higher than two feet above grade level, and the top of all windows and doors shall be no lower than eight feet above grade level. Taller windows are encouraged.
4. The base of buildings, where the building meets the sidewalk and entryway, should be constructed of high-quality, hardened materials. The use of high-quality materials will protect against damage caused by pedestrian traffic and thereby benefit the lifetime maintenance costs of the building.

*Building fenestration in the EC-2 district only.*

1. Buildings shall be equally detailed on all facades visible from a street (not alleys).

2. All facades for floors above first and second floor storefronts shall have at least 30 percent total fenestration. At least two-thirds of this requirement shall be transparent (i.e., window glass). This percentage applies to all sides of buildings.

3. A zero lot line building or buildings that have interior facades or portions thereof that cannot provide glazing due to building and fire code regulations are exempt from providing fenestration on any exempt portion of the building. Portions of these facades which are not exempt shall have fenestration and architectural detailing consistent with the design style of the building which shall comprise at least 20 percent of the facade. Permanent, durable architectural features such as shutters, tile mosaics, medallions, Trompe L-oiel, or other items are acceptable.

4. No floor of any street facade shall have a blank area greater than 36 feet in width and the height of the floor. All facades shall include fenestration and/or architectural features.

5. Window fenestration on the street facades shall be organized in a rational pattern.

*Wall composition.* Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

1. Structures which are situated on corner lots, through lots, or by the nature of the site layout are clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from public rights-of-way. Full architectural treatment shall include roof design, wall materials, and architectural trim, 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.

*Roofs.* Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

*Building materials.* Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and should be consistent throughout the project.

2. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material on all sides. Exposed smooth concrete block or metal finishes shall not be permitted, except where it is an integral feature of a recognized architectural style.

*Signage.* Signage standards ensure that signage is part of the overall design approach to a project.

1. Permitted freestanding and wall signs shall be designed to be compatible and integral with the principal structure. Sign boards, canopies, fascia's and other architectural features shall be designed to incorporate signage or a uniform sign program. The base treatment of all freestanding signs shall be compatible with the color, materials and finish of the principal structure.

*Accessory structures and equipment.* Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. All mechanical equipment (ground or roof), including, but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machines and dispensers, outdoor vending machines, and propane tanks, displays and refilling areas visible from the public right-of-way or adjacent residential use shall be screened using architectural features consistent with the structure or landscaping of sufficient density and maturity at planting to provide opaque screening.
2. Site furnishings including benches, bicycle racks, light standards, trash receptacles, newspaper racks, and any other similar features shall be compatible with the architectural design of the principal structure.
3. Any fence or wall which is visible from any public right-of-way shall be designed as an integral feature of the architectural design of the principal structure. Such design shall include the use of similar materials, colors and finishes as the principal structure, shall have breaks, columns or bends and shall incorporate required landscaping.
    a. The use of walls or fences, other than chain-link fences, around retention areas is allowed.
    b. The use of chain-link fences shall only be allowed for properties which do not front on a major street or where existing vegetation or proposed landscaping will screen the fence from view from the major street.
4. External downspouts shall be enclosed within the building structure on the front and side facades and any other facade visible from a right-of-way.

**16.70.040.1.4. - Site plan review.**

A. Applicability. In neighborhood zoning districts, site plan review (SPR) approval by the DRC is required for all projects in excess of 50,000 square feet of gross floor area or 60 dwelling units. In all other districts SPR approval by the DRC is required for all projects in excess of 250,000 square feet of gross floor area except in the EC-2 district or the DC districts.

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# ATTACHMENT NO. 4

# PARCEL IDENTIFICATION NUMBERS

# SUBJECT PROPERTIES

| | PIN | SITEADDRES |
|---|---|---|
| 1 | 193117033080000001 | 0 5TH AVE S |
| 2 | 193117033080003030 | 210 5TH AVE S |
| 3 | 193117033080001040 | 210 5TH AVE S |
| 4 | 193117033080003060 | 210 5TH AVE S |
| 5 | 193117033080001050 | 210 5TH AVE S |
| 6 | 193117831600000070 | 844 5TH AVE S |
| 7 | 193117146880000010 | 0 5TH ST S |
| 8 | 303117666900000060 | 720 5TH ST S |
| 9 | 193117744660840013 | 0 8TH ST S |
| 10 | 193117974750010010 | 600 8TH ST S |
| 11 | 193117784270003650 | 625 6TH AVE S |
| 12 | 303117003620000000 | 0 6TH ST S |
| 13 | 303117003850010012 | 701 4TH ST S |
| 14 | 303117003870010011 | 450 8TH AVE SE |
| 15 | 303117003870010012 | 401 9TH AVE S |
| 16 | 303117003870010013 | 880 6TH ST S |
| 17 | 193117784270001500 | 625 6TH AVE S |
| 18 | 193117784270003100 | 625 6TH AVE S |
| 19 | 193117592570010010 | 501 6TH AVE S |
| 20 | 193117784270004750 | 625 6TH AVE S |
| 21 | 193117592560070040 | 0 6TH AVE S |
| 22 | 193117033080001080 | 210 5TH AVE S |
| 23 | 303117666900000070 | 0 ASTOR PL |
| 24 | 193117033080004010 | 210 5TH AVE S |
| 25 | 303117769140010010 | 702 8TH AVE S |
| 26 | 193117033080001010 | 210 5TH AVE S |
| 27 | 193117933390010020 | 600 4TH ST S |
| 28 | 193117018550001010 | 547 1ST ST S |
| 29 | 193117018550003010 | 547 1ST ST S |
| 30 | 193117033080001030 | 210 5TH AVE S |
| 31 | 193117033080003040 | 210 5TH AVE S |
| 32 | 193117033080001070 | 210 5TH AVE S |
| 33 | 193117034790010010 | 0 8TH AVE S |
| 34 | 193117744660800090 | 429 6TH AVE S |
| 35 | 193117744660840014 | 800 5TH AVE S |
| 36 | 193117744660840150 | 0 6TH AVE S |
| 37 | 193117784270003900 | 625 6TH AVE S |
| 38 | 303117003850010010 | 0 7TH AVE S |
| 39 | 303117003870020041 | 900 5TH ST S |
| 40 | 193117784270004450 | 625 6TH AVE S |
| 41 | 193117003880010020 | 600 6TH ST S |
| 42 | 193117784270004350 | 625 6TH AVE S |
| 43 | 193117033080003080 | 210 5TH AVE S |

| | | |
|---|---|---|
| 44 | 193117033080002060 | 210 5TH AVE S |
| 45 | 193117744660840130 | 861 6TH AVE S |
| 46 | 193117033080001090 | 210 5TH AVE S |
| 47 | 193117033080002010 | 210 5TH AVE S |
| 48 | 193117146880000050 | 0 DR ML KING JR ST S |
| 49 | 303117581040010140 | 777 4TH ST S |
| 50 | 193117744660800010 | 0 5TH AVE S |
| 51 | 193117744660810010 | 0 5TH AVE S |
| 52 | 193117744660790012 | 529 1ST ST S |
| 53 | 193117744660840012 | 509 8TH ST S |
| 54 | 193117986940000090 | 0 6TH AVE S |
| 55 | 193117784270003700 | 625 6TH AVE S |
| 56 | 193117784270003850 | 625 6TH AVE S |
| 57 | 193117784270003150 | 625 6TH AVE S |
| 58 | 193117784270003400 | 625 6TH AVE S |
| 59 | 193117592560070100 | 461 7TH AVE S |
| 60 | 193117744660840010 | 0 8TH ST S |
| 61 | 303117769140010040 | 835 7TH ST S |
| 62 | 193117033080004030 | 210 5TH AVE S |
| 63 | 193117784270001300 | 625 6TH AVE S |
| 64 | 303117003870020031 | 0 9TH AVE S |
| 65 | 193117933390010010 | 600 4TH ST S |
| 66 | 193117018550002010 | 547 1ST ST S |
| 67 | 193117034780010014 | 735 8TH AVE S |
| 68 | 193117744660830091 | 763 6TH AVE S |
| 69 | 193117033080003010 | 210 5TH AVE S |
| 70 | 193117033080004080 | 210 5TH AVE S |
| 71 | 193117034780010011 | 701 6TH ST S |
| 72 | 193117146880000020 | 0 5TH ST S |
| 73 | 193117146880000060 | 524 S DR ML KING JR ST |
| 74 | 303117032940180010 | 1000 3RD ST S |
| 75 | 193117831600000020 | 0 HIGHLAND CT S |
| 76 | 193117831600000031 | 0 5TH TER S |
| 77 | 303117666900000080 | 0 ASTOR PL |
| 78 | 193117744660950060 | 200 6TH AVE S |
| 79 | 193117784270003450 | 625 6TH AVE S |
| 80 | 193117784270001550 | 625 6TH AVE S |
| 81 | 193117784270004150 | 625 6TH AVE S |
| 82 | 193117033080002020 | 210 5TH AVE S |
| 83 | 193117784270004250 | 625 6TH AVE S |
| 84 | 193117784270003600 | 625 6TH ST S |
| 85 | 193117034780010013 | 0 7TH ST S |
| 86 | 193117744660840110 | 0 DR ML KING JR ST S |
| 87 | 193117784270001050 | 625 6TH AVE S |
| 88 | 193117831600000011 | 0 HIGHLAND CT S |
| 89 | 193117831600000060 | 828 5TH AVE S |
| 90 | 193117784270003500 | 625 6TH ST S |

| | | |
|---|---|---|
| 91 | 193117933400010010 | 700 4TH ST S |
| 92 | 193117744660790090 | 0 6TH AVE S |
| 93 | 193117933330000030 | 121 7TH AVE S |
| 94 | 243116168710010013 | 0 6TH AVE S |
| 95 | 193117033080002030 | 210 5TH AVE S |
| 96 | 193117033080002100 | 210 5TH AVE S |
| 97 | 193117033080003070 | 210 5TH AVE S |
| 98 | 193117831600000050 | 0 5TH AVE S |
| 99 | 193117831600000030 | 0 HIGHLAND CT S |
| 100 | 303117666900000010 | 480 7TH AVE S |
| 101 | 193117744660790040 | 500 2ND ST S |
| 102 | 193117744660950041 | 0 6TH AVE S |
| 103 | 193117146880000090 | 0 5TH TER S |
| 104 | 193117784270003550 | 625 6TH AVE S |
| 105 | 193117784270003800 | 625 6TH AVE S |
| 106 | 303117003870020030 | 0 9TH AVE S |
| 107 | 193117592560060010 | 515 4TH ST S |
| 108 | 193117034790010011 | 555 7TH ST S |
| 109 | 193117784270001700 | 625 6TH AVE S |
| 110 | 193117033080002090 | 210 5TH AVE S |
| 111 | 193117033080002050 | 210 5TH AVE S |
| 112 | 193117033080004020 | 210 5TH AVE S |
| 113 | 193117933390010011 | 600 4TH ST S |
| 114 | 193117018550000001 | 0 1ST ST S |
| 115 | 193117592740010010 | 500 7TH AVE S |
| 116 | 303117003870020040 | 925 4TH ST S |
| 117 | 243116168710010012 | 0 6TH AVE S |
| 118 | 193117033080004090 | 210 5TH AVE S |
| 119 | 193117033080004100 | 210 5TH AVE S |
| 120 | 193117033080004060 | 210 5TH AVE S |
| 121 | 193117831600000040 | 0 HIGHLAND CT S |
| 122 | 193117744660800050 | 250 5TH AVE S |
| 123 | 193117933330000020 | 641 1ST ST S |
| 124 | 303117003850010011 | 0 ASTOR PL |
| 125 | 193117784270003050 | 625 6TH AVE S |
| 126 | 193117986940000050 | 834 6TH AVE S |
| 127 | 303117003870020011 | 0 9TH AVE S |
| 128 | 303117003870020042 | 957 4TH ST S |
| 129 | 243116168710010014 | 0 DR ML KING JR ST S |
| 130 | 193117033080004040 | 210 5TH AVE S |
| 131 | 193117033080004050 | 210 5TH AVE S |
| 132 | 193117784270001150 | 625 6TH AVE S |
| 133 | 193117033080003100 | 210 5TH AVE S |
| 134 | 193117784270000001 | 0 6TH AVE S |
| 135 | 193117831600000010 | 0 HIGHLAND CT S |
| 136 | 193117033080002080 | 210 5TH AVE S |
| 137 | 193117592560070010 | 601 4TH ST S |

| | | |
|---|---|---|
| 138 | 193117003880010011 | 0 6TH ST S |
| 139 | 193117033080002070 | 210 5TH AVE S |
| 140 | 193117034540010010 | 800 6TH AVE S |
| 141 | 193117744660830090 | 540 8TH ST S |
| 142 | 243116168710010020 | 501 DR ML KING JR ST S |
| 143 | 243116168710010010 | 0 6TH AVE S |
| 144 | 243116168710010011 | 0 6TH AVE S |
| 145 | 193117033080004070 | 210 5TH AVE S |
| 146 | 193117033080003050 | 210 5TH AVE S |
| 147 | 193117830340000050 | 0 6TH AVE S |
| 148 | 193117744660840112 | 556 S DR ML KING JR ST |
| 149 | 193117986940000080 | 0 6TH AVE S |
| 150 | 193117784270001250 | 625 6TH AVE S |
| 151 | 193117784270002000 | 625 6TH AVE S |
| 152 | 193117784270003250 | 625 6TH AVE S |
| 153 | 303117003870020012 | 0 10TH AVE S |
| 154 | 193117592560070130 | 401 7TH AVE S |
| 155 | 193117830340000010 | 0 6TH AVE S |
| 156 | 193117744660840170 | 0 6TH AVE S |
| 157 | 193117034790010012 | 501 6TH ST S |
| 158 | 193117033080003090 | 210 5TH AVE S |
| 159 | 303117535140010040 | 700 6TH ST S |
| 160 | 243116168710010030 | 940 5TH AVE S |
| 161 | 193117003880010010 | 500 6TH AVE S |
| 162 | 193117033080001060 | 210 5TH AVE S |
| 163 | 193117034780010012 | 744 6TH AVE S |
| 164 | 193117034780010017 | 601 7TH ST S |
| 165 | 193117034810010010 | 750 5TH AVE S |
| 166 | 303117032940230050 | 140 7TH AVE S |
| 167 | 303117666900000110 | 461 8TH AVE S |
| 168 | 193117744660840111 | 0 DR ML KING JR ST S |
| 169 | 193117933290010010 | 801 3RD ST S |
| 170 | 193117744660840011 | 0 8TH ST S |
| 171 | 193117784270003350 | 625 6TH AVE S |
| 172 | 193117986940000040 | 0 6TH AVE S |
| 173 | 193117784270004300 | 625 6TH AVE S |
| 174 | 193117784270004500 | 625 6TH ST S |
| 175 | 193117996420000010 | 429 6TH AVE S |
| 176 | 193117933330000010 | 0 1ST ST S |
| 177 | 193117830340000080 | 0 6TH AVE S |
| 178 | 193117033080001020 | 210 5TH AVE S |
| 179 | 303117003870020020 | 550 9TH AVE S |
| 180 | 303117003870010010 | 800 6TH ST S |
| 181 | 193117033080002040 | 210 5TH AVE S |
| 182 | 193117033080003020 | 210 5TH AVE S |
| 183 | 193117146880000070 | 861 5TH TER S |
| 184 | 193117784270004550 | 625 6TH AVE S |

| | | |
|---|---|---|
| 185 | 303117535140010080 | 730 6TH ST S |
| 186 | 193117784270004050 | 625 6TH AVE S |
| 187 | 193117146880000030 | 0 DR ML KING JR ST S |
| 188 | 193117986940000060 | 0 6TH AVE S |
| 189 | 303117003870020013 | 0 10TH AVE S |
| 190 | 303117003870020010 | 0 10TH AVE S |
| 191 | 193117744660830110 | 747 6TH AVE S |

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# ATTACHMENT NO. 5

# LAND USE TYPE COMPARISONS

## USE PERMISSIONS

LEGEND: *P = Permitted; SE = Special Exception; A = Accessory; G = Grandfathered; NC = Nonconforming*
*Highlighted Yellow = Use permission in EC-2 varies from what is currently allowed in IC (I)*

| Use | Current | | | Proposed |
|---|---|---|---|---|
| | CCT-1 | CRT-1 | IC (I) | EC-2 |
| CITYWIDE | | | | |
| Accessory Use and Structure | P | P | P | P |
| Adaptive Reuse | P | P | P | P |
| Family Day Care Home | P | P | G | G |
| Home Occupation | P | P | P | P |
| Redevelopment of Grandfathered Uses | P | P | P | P |
| Large Tract Planned Development | SE | SE | SE | SE |
| RESIDENTIAL USES | | | | |
| Accessory, Dwelling Unit | P | P | G | G |
| Accessory, Living Space | P | P | G | G |
| Accessory Dwelling Unit, Owner/Manager | P | P | P | P |
| Accessory Artist in Residence | A | A | A | A |
| Assisted Living Facility | P | P | SE | SE |
| Community Residential Home, 1 to 6 Residents | P | P | P | P |
| Community Residential Home, 7 to 14 Residents | P | P | SE | SE |
| Community Residential Home, more than 14 residents | SE | SE | SE | SE |
| Dormitory | NC | NC | A | P |
| Dwelling, Single-Family | P | P | G | G |
| Dwelling, Live/Work | P | P | SE | p |
| Dwelling, Multifamily | P | P | A | P |
| Mobile Home | NC | NC | NC | NC |
| ACCOMODATIONS | | | | |
| Bed & Breakfast | P | P | NC | P |
| Kennel | NC | NC | NC | NC |
| Hotel | P | G | NC | P |
| Motel | NC | NC | NC | NC |
| Nursing Home | P | P | SE | SE |
| Pet Care Indoor | P | NC | NC | SE |
| Pet Care, Indoor/Outdoor | NC | NC | NC | NC |
| COMMERCIAL AND OFFICE USES | | | | |
| Bank without Drive-Thru | P | P | NC | P |
| Bank with Drive-Thru | SE | SE | NC | NC |
| Brewery | NC | NC | NC | G |
| Café, Neighborhood Scale | G | A | G | P |

| Use | Current | | | Proposed |
|---|---|---|---|---|
| | CCT-1 | CRT-1 | IC (I) | EC-2 |
| Car Wash and Detailing | G | NC | NC | NC |
| Catering Service/Food Service Contractor | P | NC | NC | A |
| Drive-Thru Facility or Use with a Drive-Thru | SE | NC | NC | NC |
| Drug Store or Pharmacy | P | NC | NC | A |
| Gas or Fueling Station | SE | NC | NC | NC |
| Microbrewery | SE | G | P | P |
| Mixed Use | P | P | P | P |
| Motor Vehicle Service and Repair | G | NC | NC | NC |
| Office, General | P | P | G | P |
| Office, Medical | P | P | P | P |
| Office, Temporary Labor (Day Labor) | NC | NC | NC | NC |
| Office, Veterinary | P | P | P | SE |
| Outdoor Sales, Accessory Use | P | G | NC | NC |
| Outdoor Sales, Accessory Use Garden Oriented | P | G | NC | NC |
| Outdoor Sales, Principal Use Outdoor Oriented Goods | NC | G | NC | NC |
| Outdoor Sales, Principal Use Garden Oriented | P | G | NC | NC |
| Outdoor Storage, Accessory Commercial | NC | NC | NC | NC |
| Restaurant and Bar, Brewpub | P | G | P | P |
| Restaurant and Bar, Indoor | P | G | P | P |
| Restaurant and Bar, Accessory Outdoor Area | A | G | A | A |
| Restaurant and Bar, Indoor and Outdoor | P | G | P | P |
| Retail Sales and Service | P | G | A | A |
| Retail, Neighborhood Scale | G | A | G | A |
| Service Establishment | P | G | NC | A |
| Service, Fleet- Based | G | G | NC | NC |
| Service, Office | P | P | G | A |
| Service, Personal | P | P | G | A |
| Studio | P | P | A | A |
| INDUSTRIAL, MANUFACTURING, AND WAREHOUSING USES | | | | |
| Construction Establishment | NC | NC | G | G |
| Laboratories and Research and Development | SE | SE | P | P |
| Manufacturing - Light, Assembly and Processing | NC | NC | NC | SE |
| Manufacturing - Heavy | NC | NC | NC | NC |
| Outdoor Storage, Principal Use | NC | NC | NC | NC |
| Outdoor Storage, Accessory Industrial | NC | NC | NC | NC |
| Publishing and Printing | SE | NC | NC | SE |
| Recycling Center | NC | NC | NC | NC |
| Salvage Yard | NC | NC | NC | NC |
| Storage, Self / Mini Warehouse | G | G | NC | NC |
| Towing and Freight Trucking | NC | NC | NC | NC |
| Warehouse | NC | NC | G | G |
| Wholesale Establishment | NC | NC | G | G |
| | | | | |

| Use | Current | | | Proposed |
|---|---|---|---|---|
| | CCT-1 | CRT-1 | IC (I) | EC-2 |
| ARTS, RECREATION, AND ENTERTAINMENT USES | | | | |
| Adult Use, Adult Use Establishment, Adult Use Business | See Development Standards | | | |
| Club, Community Service and Fraternal | P | SE | P | A |
| Commercial Recreation, Indoor | P | G | G | A |
| Commercial Recreation, Outdoor | NC | NC | NC | A |
| Golf Course/Country Club | SE | P | NC | NC |
| Health Club (5,000 sq. ft. or less) | P | P | A | P |
| Health Club, (more than 5,000 sq. ft.) | SE | G | A | A |
| Motion Picture Theater/Cinema (500 seats or less) | P | G | P | P |
| Motion Picture Theater/Cinema (more than 500 seats) | SE | G | SE | SE |
| Museum | P | SE | SE | SE |
| Park, Active | P | SE | P | P |
| Park, Passive | P | P | P | P |
| Performing Arts Venue (500 seats or less) | P | SE | P | P |
| Performing Arts Venue (more than 500 seats) | SE | G | SE | SE |
| Recreation Use, Accessory to Residential Use | A | A | A | A |
| Recreation Use, Accessory to Public Park | A | A | A | A |
| TRASNPORTATION, COMMUNICATION, AND INFORMATION USES | | | | |
| Adult Day Care Center | P | P | SE | P |
| Birthing Center | SE | SE | P | P |
| Cemetery | NC | P | NC | NC |
| Cemetery, Accessory to a House of Worship | A | A | NC | NC |
| Child Care Facility | P | SE | P | P |
| Crematorium | NC | NC | NC | NC |
| Funeral Home/ Mortuary/Crematory | P | P | P | P |
| Government Building and Use | P | SE | P | P |
| Hospital | P | SE | P | P |
| House of Worship | P | P | P | P |
| Library | P | P | P | P |
| Meeting Hall and other Community Assembly Facility | P | P | SE | A |
| Probation/Parole Correction Office | NC | NC | SE | P |
| School, Public, Pre-K thru 12 (Governmental) | P | P | SE | P |
| School, Private, Pre-K thru 12 (Nongovernmental) | P | P | SE | P |
| School, Post-Secondary | P | P | P | P |
| School, All Others | P | SE | SE | SE |
| Social Service Agencies | See Use Specific Development Standards | | | |
| TRANSPORTATION, COMMUNICATION, AND INFORMATION USES | | | | |
| Airports and Air Transportation | Overlay District | | | |
| Heliport, Accessory | NC | NC | A | A |
| Marina | G | G | NC | P |
| Mass Transit Center | P | SE | SE | SE |
| Parking Surface Accessory | P | P | P | P |
| Parking, Structured | P | SE | P | P |

| Use | Current | | | Proposed |
|---|---|---|---|---|
| | CCT-1 | CRT-1 | IC (I) | EC-2 |
| Parking, Surface - Principal Use | NC | NC | P | P |
| Wireless Communication Antennae (WCA) | See Use Specific Development Standards | | | |
| Wireless Communication Support Facility (WCSF) | See Use Specific Development Standards | | | |
| UTILITIES | | | | |
| Utility Plant and Storage | G | SE | SE | SE |
| Utility Substation, Utility Storage Tanks | SE | SE | SE | SE |
| AGRICULTURAL USES | | | | |
| Commercial Garden and Greenhouse | NC | NC | NC | NC |
| Nursery | P | G | NC | NC |

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# ATTACHMENT NO. 6

# VISIONING SUMMARY

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# ST. PETERSBURG INNOVATION DISTRICT

## A Place of Innovation, Collaboration and Opportunity

## VISIONING SUMMARY

*September 15th, 2015*

COMMUNITY SOLUTIONS GROUP

During the summer of 2015, the City of St. Petersburg and the GAI Community Solutions Group collaborated with representatives of the institutions located in the area referred to as the St. Pete Innovation District. This report summarizes the nature of our discussions, a rubric for district activities, and a vision for the future.

# KEY PARTNERS

## WORKSHOP PARTICIPANTS

**City of St. Petersburg Participants**
Kanika Tomalin, Deputy Mayor
Alan DeLisle, City Development Administrator
Chris Ballestra, Development Coordination Managing Director
Dave Goodwin, Planning and Economic Development Director
Sophia Sorolis, Manager of Economic Development
Brian Caper, Economic Development

**District Participants**
Amy Maguire, All Children's Hospital / John Hopkins
Chris Steinocher, Chamber of Commerce
Jeff Hearn, Foundation for a Healthy St. Pete
Joni James, Downtown Partnership
Kanika Tomalin, Deputy Mayor St. Pete
Peter Betzer, Downtown Partnership
Rob Kapusta, Downtown Partnership
Shawna Nelson, USFSP
Tim Franklin, Poynter Institute
John Dickson, USFSP
Tonya Elmore, Tampa Bay Innovation Center
Ann Wykell, USFSP
Lisa Nummi, Bayfront Health

**Stakeholder Interviewees**
Anita Lake, All Children's Hospital
Bill Hogarth, Florida Institute of Oceanography
Chris Steinocher, Chamber of Commerce
Darryl LeClair, Echelon LLC
Jackie Dixon, Dean, USF School of Marine Science
Joni James, Downtown Partnership
Kanika Tomalin, Deputy Mayor St. Pete
Kathy Gillette, Bayfront Health
Lisa Nummi, Bayfront Health
Peter Betzer, Downtown Partnership
Rob Kapusta, Downtown Partnership
Scott Nolin, All Children's Hospital
Tim Franklin, Poynter Institute
Tonya Elmore, Tampa Bay Innovation Center

**GAI Community Solutions Group**
Pete Sechler
Richard Levey
Andrew McCown
Claudia Ray-Centeno

# EXECUTIVE SUMMARY

## A VISION FOR A DISTRICT

The area immediately south of downtown St Petersburg is a remarkable opportunity. Higher education, marine & life sciences, healthcare, business incubation and media communication are clustered within an area of open space, industry, aviation, port and residential. To explore new potential, several community entities and institutions have convened to discuss how to join together and thoughtfully address issues of mutual concern and shared opportunity while recognizing individual needs and objectives. St. Petersburg's 'Innovation District' includes world class specialists and ground breaking innovators. The possibilities are enormous.

## DISTRICT DEFINITION

A District is an environment that allows for an integrated mix of related activities within and understandable, coordinated place. Though they can exist for a multitude of purposes, all successful districts have certain characteristics in common:

- Leadership
- Shared Ideas and Mission
- Mutual and Individual Benefits
- Vibrant Economies
- Adaptable to Meet Opportunities
- Safe and Secure

## INITIAL FOCUS ACTIVITIES

### DISTRICT GOVERNANCE & LEADERSHIP

- Board to adopt by-laws.
- Hire an Executive Director.
- Find a site for future board meetings within the district.
- Keep the high-level officers of the institutions involved .

### STRATEGIC GUIDANCE

SUBCOMMITTEE: RESEARCH, COLLABORATION & COMMERCIALIZATION

#### Intellectual Collaboration

- Set up a platform and process for regular communication between district partners – which could include a quarterly or bi-annual 'share' conference.
- Establish a district newsletter focusing on programs, events and accomplishments .

#### Economic Leveraging

- Explore "Center of Excellence" concept for research, collaboration and technology transfer.

#### Marketing and Brand Identity

- Develop branding strategy for the district.
- Explore potential for leveraging the Poynter Institute platform for thought leadership and media exposure.

#### Funding and Finance

- Discuss recurring funding strategies in order to make strategic hires, to pay for marketing materials, and to conduct studies and design work.

### CREATION OF PLACE

SUBCOMMITTEE: PLACEMAKING AND REAL ESTATE

#### Facility Needs

- Design Standards to enhance "urban walkability" characteristics.
- Define strategic institutional facility sites.

#### Supportive Uses

- Identify a "quick win" opportunity for a district support (non-clinical) use.
- Explore the need for 'independent' available space to take institutional ideas and technologies to the marketplace.

#### Infrastructure, Circulation and Parking

- District wayfinding plan.
- Explore opportunities to bring the Looper into the District.
- Explore shared parking facility.
- Streetscapes and gateways plan.

#### Property Ownership

- Establish a Real Estate Working Group to explore opportunities for collaborative development on at least two clearly identified candidate locations for a **Town Center**.
- Identify linkages of available/underutilized building space for possible interim incubator use.

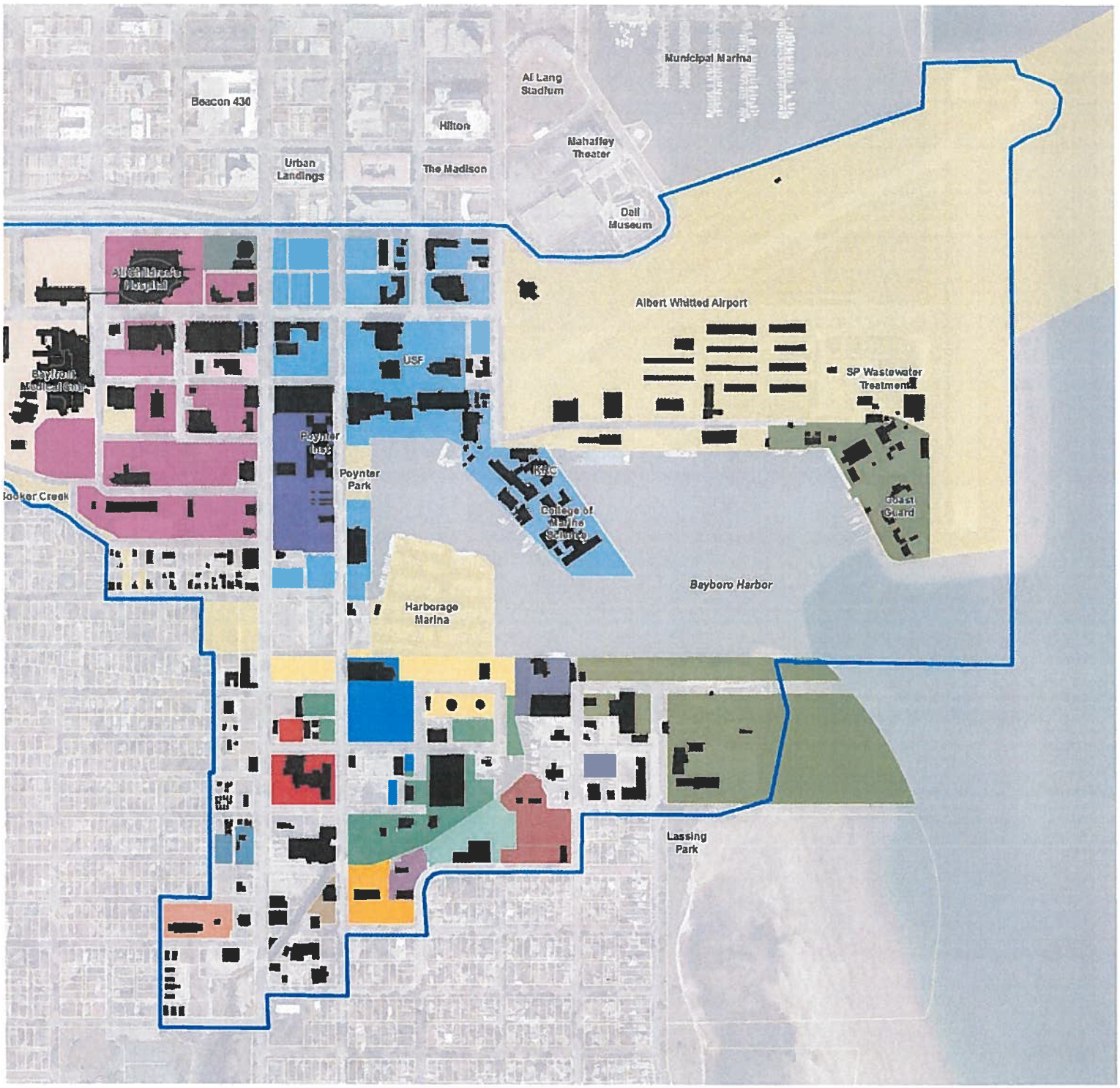
# DEFINING A DISTRICT

## OWNERSHIP AND INSTITUTIONS

Just south of downtown St. Petersburg, Florida, institutions and property owners have come together with the help of the City, Chamber of Commerce, Downtown Partnership and economic development groups, to change their collective futures. Traditionally known as Bayboro, the area roughly forms a triangle flanked on the north by downtown, on the west by residential neighborhoods, and on the east by Tampa Bay.

Within this pocket, a critical cluster of institutional and industrial members are actively working to form a cohesive district centered on the common theme of innovation. Individually, these members are dedicated to healthcare, education, research, oceanography and a wide range of other specializations, but collectively these disparate groups are devoted to creating a collaborative place driven by common goals and needs.
A list of major institutions and owners within the district includes:

- All Children's Hospital/Johns Hopkins Medicine
- Bayfront Hospital
- University of South Florida St. Pete
- University of South Florida – College of
- Marine Science
- The Poynter Institute for Media Studies
- National Oceanic and Atmospheric Administration
- US Geological Survey
- US Coast Guard
- Florida Fish and Wildlife Conservation Commission
- Albert Whitted Airport
- SRI International


Municipal Marina
Al Lang Stadium
Beacon 430
Hilton
Mahaffey Theater
Urban Landings
The Madison
Dali Museum
Albert Whitted Airport
USF
SP Wastewater Treatment
Poynter Park
Coast Guard
Bayboro Harbor
Harborage Marina
Lassing Park

# DEFINING A DISTRICT

**TRADITIONAL MODEL VS. DISTRICT MODEL**

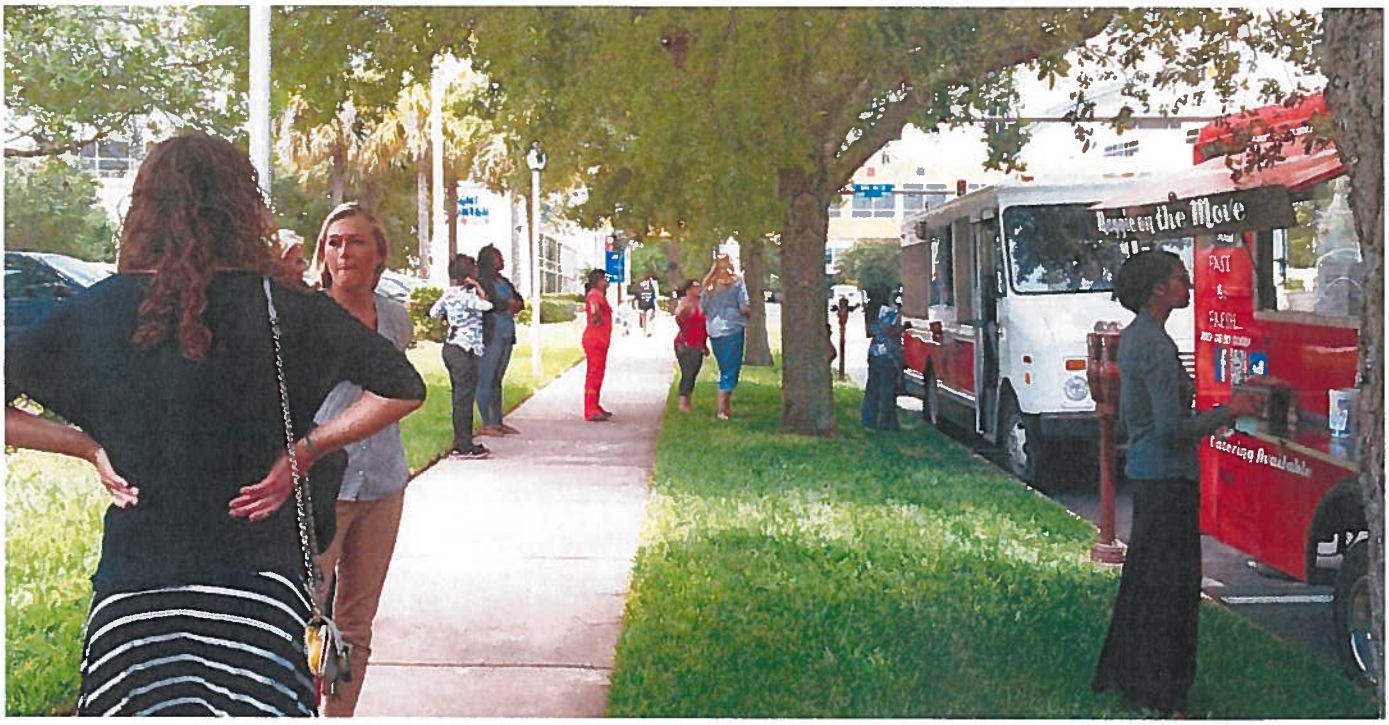
The traditional model for institutional planning was singular and simplistic: how to get people to the parking, to the office or institutional building, and back out. Many times, little effort was made to provide for or connect to the broader context of daily uses that people need. Streets outside the immediate area of the institution that connect to other unrelated institutions were not a priority. In contrast, the district model recognizes the individual needs of the institutions within the district, but also attempts to link them together in innovative ways and to connect with surrounding supportive uses. Physical connections are made with coordinated transportation infrastructure, wayfinding, and shared gathering spaces, while non-physical connections are made through governance, branding and marketing, information sharing, and programmatic coordination.

For the integrated district model to be a successful platform for collaboration and economic development there are three key roles that the district must play and that the participating institutions must embrace.

1. **The District Environment is part of the Delivery of each Institutional Mission:** The functions of the district are integrated into and enhance the delivery of each institution's broader mission. Since the mission of the institutions are different, each learns how to leverage the district in its own unique way.

2. **The District Environment is part of the each Institution's Image and Brand:** The image of the district must be seen as a benefit to each institution's image and brand, but likewise, the effectiveness of the district cannot be maximized without early and widespread adoption.

3. **The District provides the critical Real Estate Platform to deliver the Mission Driven and Support Needs:** The district can play a critical and somewhat independent real estate function to provide for support needs that are common across institutions. These needs are essential for a properly functioning integrated district, but may not be supported by any one particular institution.



# INTEGRATED DISTRICT MODEL

*Traditional Models of Institutional Planning are focused on the individual 'silo' of core facilities and parking. Today, dynamic places of innovation, health and livability incorporate an integrated array of institutional, community and quality of life 'support' uses to make places of lasting value and increased competitive vitality.*

# EXPLORING A SPECIAL PLACE

## APPROACH

### DISTRICT BOARD FORMATION
Building a coalition that will guide and shape the innovation district takes participation, buy-in, and leadership from groups within the district.

### DISTRICT VISION
The Community Solutions Group of GAI consultants were engaged by the City, to help focus the efforts of the board and to start bringing the vision of the district into view. The group conducted interviews with multiple stakeholders throughout the district including representatives from the hospitals, universities and others.

### BOARD WORKSHOP
A workshop was held on July 31 with members of the district board and the City to explore further the opportunities and challenges that face the district. The workshop followed the format:

1. **SCAN** - review of data and impressions of the district.
2. **FOCUS** - group activities intended to generate ideas and opportunities.
3. **ACT –** directives on how to move forward and next steps.

### STAKEHOLDER MEETINGS AND FACILITY TOURS

| | Tuesday, June 2nd | Wednesday, June 3rd | Monday, June 29th |
|---|---|---|---|
| 8:00 am | | | |
| 9:00 am | Rob, Peter, Downtown Partnership | Anita Lake, All Children's Hospital | |
| 10:00 am | | | |
| 11:00 am | Chris Steinocher, Chamber | | Deputy Mayor Tomali<br>Kathy/Lisa, Bayfront<br>Tonya Elmore, Innovation Center<br>Darryl LeClair<br>Tim Franklin, Poynter |
| 12:00 pm | | | |
| 1:00 pm | Bill Hogarth, Florida Institute of Oceanography 1:45 MSL Buidling | | |
| 2:00 pm | | | |
| 3:00 pm | Jackie Dixon, USF Marine Science | | |
| 4:00 pm | | | |
| 5:00 pm | | | |

# SCAN

The Scan portion of the workshop was devoted to providing the board with structured information gathered from observations of the consultant team, case studies, and comments from the stakeholder interviews. The data included existing physical conditions and land use, research activities and programs, planned expansions and building projects, challenges, and areas of opportunity. Most of the items discussed could be organized in to the following categories.

**DISTRICT GOVERNANCE & LEADERSHIP**

PROGRAM AND ACTIVITIES

**STRATEGIC GUIDANCE**

- Intellectual Collaboration
- Economic Leveraging
- Marketing and Brand Identity
- Funding and Finance

**CREATION OF PLACE**

- Facility Needs
- Supportive Uses
- Infrastructure, Circulation & Parking
- Property/Ownership

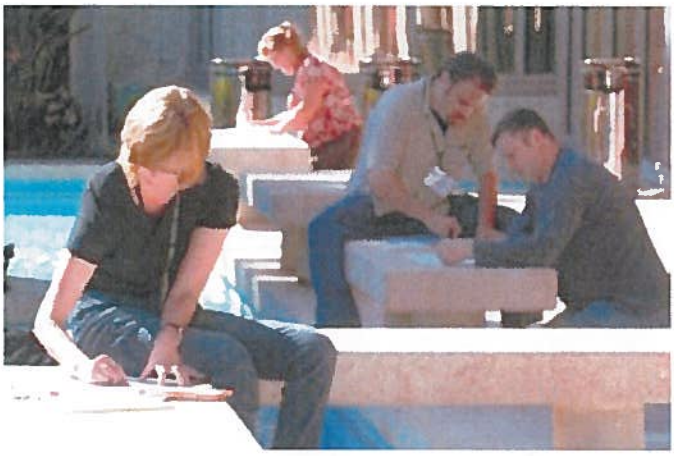
# EXPLORING A SPECIAL PLACE

## IMPRESSIONS OF THE DISTRICT: Institutional Activity

Through facility tours and stakeholder interviews, the planning team became even more familiar with the richness and depth of activities within the study area. This is a place of world class knowledge and research, and fascinating idea generation. The most impactful stakeholder input, however, was the message of unrealized potential due to typical institutional barriers and personal insulation as people address the day to day issues of their work. Can a district create a platform for shared knowledge and leveraged opportunity across so many diverse activities?

**HIGH TOUCH / HIGH TECH**

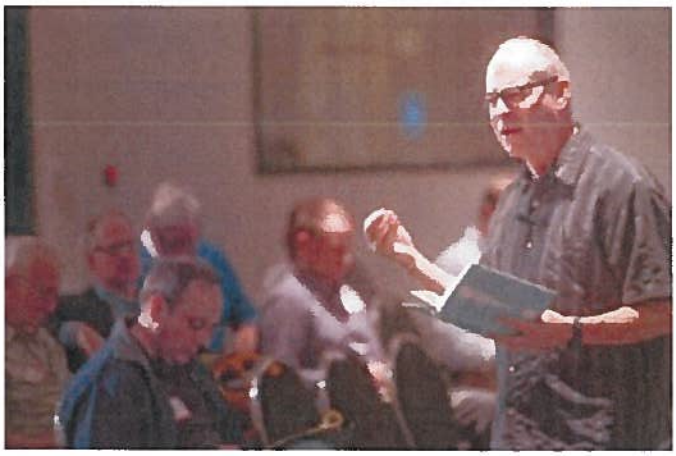
**COLLABORATIVE, ENERGETIC LEARNING**



**WORLD CLASS RESEARCH**

**A SENSE OF OPPORTUNITY**

**INCREDIBLE STORIES TO LEARN AND SHARE**



# IMPRESSIONS OF THE DISTRICT: Place Based - Urban Form

The urban form of the district is characterized by fragmented moments of urban and environmental linkage with disconnection and lack of services. The basic 'bones' of traditional blocks are navigable by foot. But many streets do not support a convenient, comfortable access between buildings, support services and places of respite and community interaction. The streets are generally large, auto oriented barriers between land uses that are generally far apart. A compelling sense of place can be created with more walkable, multi-modal environment, with more proximate support uses, accessible open space and urban form.

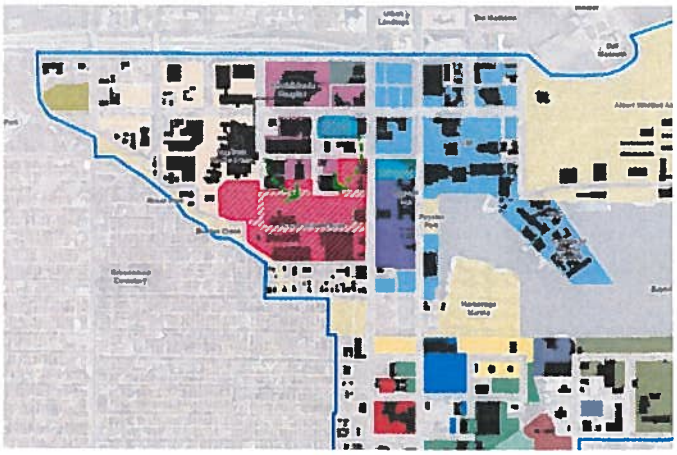
**BETWEEN NEIGHBORHOOD AND DOWNTOWN**

**GATEWAY YET BARRIER RELATIONSHIP COMMUNITY**

**DIVERSE POPULATION WITH SHARED NEEDS**

**UNDERUTILIZED PROPERTY AND PLACES**

**NATURAL TERRITORIES AND LAND OWNERSHIP**



# EXPLORING A SPECIAL PLACE

## CASE STUDIES: Creating a Dynamic Program

**UNIVERSITY CITY / PHILADELPHIA, PA**

University City, in Philadelphia, Pennsylvania is a district anchored by three major educational/healthcare institutions in very close proximity. Over the years, these institutions have nurtured a host of highly collaborative programs ranging from community service, to social events, to economic development. These programs expanded to encompass common branding and communication platforms that define the district and promote the upward mobility of the surrounding neighborhoods.

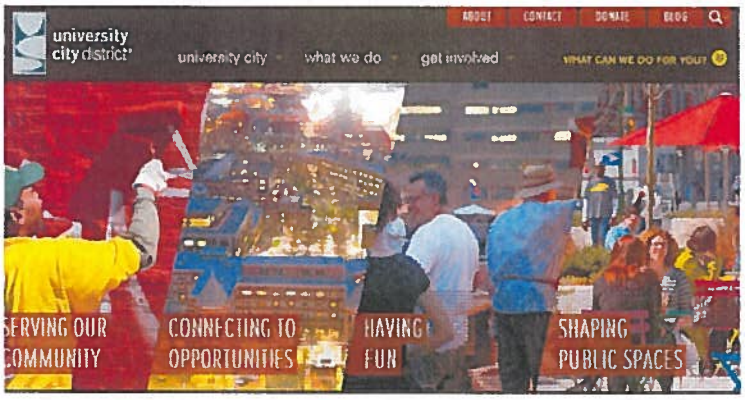
## CASE STUDIES: A Central Place

**ELIZABETH AVE. / CHARLOTTE, NC**

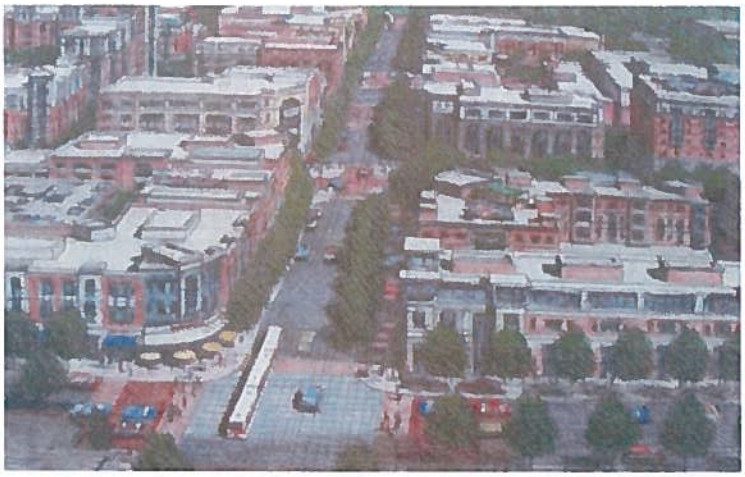
Elizabeth Avenue in Charlotte, North Carolina is a telling case study of a district that needed a central place. The two anchoring institutions - a college and a hospital - were separated by an underutilized area ripe for redevelopment. A partnership of city, county and institutions with a third party developer is creating a place that provides for common support services such as residential and commercial, and also linked the two anchors with pedestrian and transit connectivity and a common human-scale character.

**DISCOVERY GREEN / HOUSTON, TX**

The Discovery Green in Houston, Texas is a high-quality, high-tech urban park and gathering place developed through a public-private-partnership. The park is adjacent to major facilities such as the convention center, Minute Maid Park, and the Toyota Center, and functions as a central feature of the downtown. The park features many options for passive and active recreation and maintains numerous programs and events while conveying an image of downtown Houston as a growing, sophisticated high tech place.




Philadelphia's University City is more than just a neighborhood. It's the region's leader in education, science, and innovation, with world-class universities and medical institutions. It's a destination for food lovers and culture seekers, with internationally acclaimed dining, museums, and galleries. It's a vibrant, close knit community, full of



# EXPLORING A SPECIAL PLACE

### LONGWOOD MEDICAL CENTER / BOSTON, MA

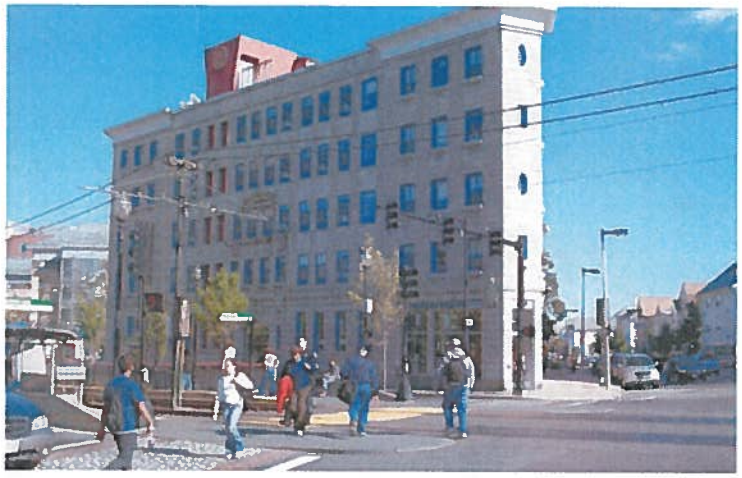
The Longwood Medical Center in Boston, Massachusetts is a massive, urban hospital and medical education district proximate to sports facilities, the arts, and downtown. In such a large and densely packed district, with thousands of employees, visitors, and patients traveling to and from the area every day, transportation and wayfinding are essential to proper functioning. The district has used the opportunity to incorporate these systems into their own brand and identity, with and area of "Livable Urbanism"

### INDIANAPOLIS CULTURAL TRAIL / INDIANAPOLIS, IN

The Indianapolis Cultural Trail is an urban bike and pedestrian trail that connects through downtown and into the surrounding neighborhoods. The trail incorporates bike share, public art, open space, environmental graphics, wayfinding, and other cultural themes into its design as it passes through a variety of streetscape types. It takes the form of an off-street trail, a separated cycle track, or a shared space in various segments along its route.

### MEDICAL CITY / LAKE NONA, FL

Medical City, Lake Nona is a master planned healthcare, research, and medical education community in Southeast Orlando, Florida. The community features an integrated hierarchy of streetscapes and open spaces that celebrates its unique focus of healthcare innovation and environmental heritage. The system sets up a grid of identifiable geographies within the larger district that allow for individualized public realm opportunities within a mixed use residential development.



# DESCRIBING A SPECIAL PLACE

## FOCUS 1: Intellectual Collaboration & Economic Leveraging

The first of the "Focus", or small group breakout activities, was to explore opportunities within the district for intellectual collaboration between the institutions and how to leverage features of the district for economic development. The participants split into two smaller groups to brainstorm and then came back together to discuss as a larger group.

### INTELLECTUAL COLLABORATION

- Host conferences and programs between district members to share research and innovation topics – What are we all working on? We may discover intersections here that otherwise would not be known.
- Collaborate on potential commercialization of technologies and research – maybe grant funding is available to help figure this out.
- Regular newsletter of activities and programs put on by the institutions.
- Many of these opportunities could lead to full blown public-private-partnerships.
- Resource Round Table – what are needs that someone else may be able to provide?
- The Hospitals currently collaborate in various medical programs and services. Are the opportunities for more?
- The Arts are in St. Pete's DNA. There have to opportunities for collaboration in this area.
- Can we work together to find places to house startups?
- DNA storage at All Children's Hospital. What is the potential here?
- "St. Pete Talks" – the local version of "TED Talks.

### COLLABORATION / SCIENCE

### COLLABORATION / LECTURE

## ECONOMIC LEVERAGING

- Underutilized building space and vacant land is found in pockets around the district.
  - -The question of who you are targeting must be answered.
  - - Startups and incubators may not be able to afford the prevailing price points.
  - - Are there opportunities for Public-Private-Partnerships to bridge this potential gap with underutilized existing office space?
- Marketing the technology that is coming out of the District.
- Fund "Centers of Excellence" that specifically study potential intersections of technology and needs between institutions in the district, and their broader commercial potential.
- More PhD programs are needed at USF/USFSP – leverage the current PhD's to lure more. Can business collaborate on this front?
- Create "apostles" for the district, both internally and externally.
- Many institutions have parking and meeting spaces that could be leveraged and shared for more efficiency.

## STORING LIFE SCIENCES RESEARCH

## TEACHING LIFE SCIENCE

# DESCRIBING A SPECIAL PLACE

## FOCUS 2: Supportive Uses and Places

The second breakout session was to explore the opportunities around the district where support uses fill common needs. Many uses and potential opportunity areas were discussed, using maps to identify potential locations. In many cases, opportunities were found in parking lots, vacant land, or underutilized land. The list included:

- Range of food and beverage – pub, coffee, café
- Neighborhood serving retail – pharmacy, grocery, etc.
- Workshop and rapid prototyping facilities
- Hotel and convention space
- Wet lab and research space
- Incubator space
- Daycare (including extended hours)
- Recreation , open spaces and fitness
- Performance/gathering venues

**TECHNOLOGY SQUARE / ATLANTA, GA**

**LAKE BEAUTY PARK / ORLANDO, FL**

**MIXED-USE**

**FARMERS MARKET**

- Proximate residential – range workforce housing, efficiency apartments,
- Bike Share and Trolley Looper

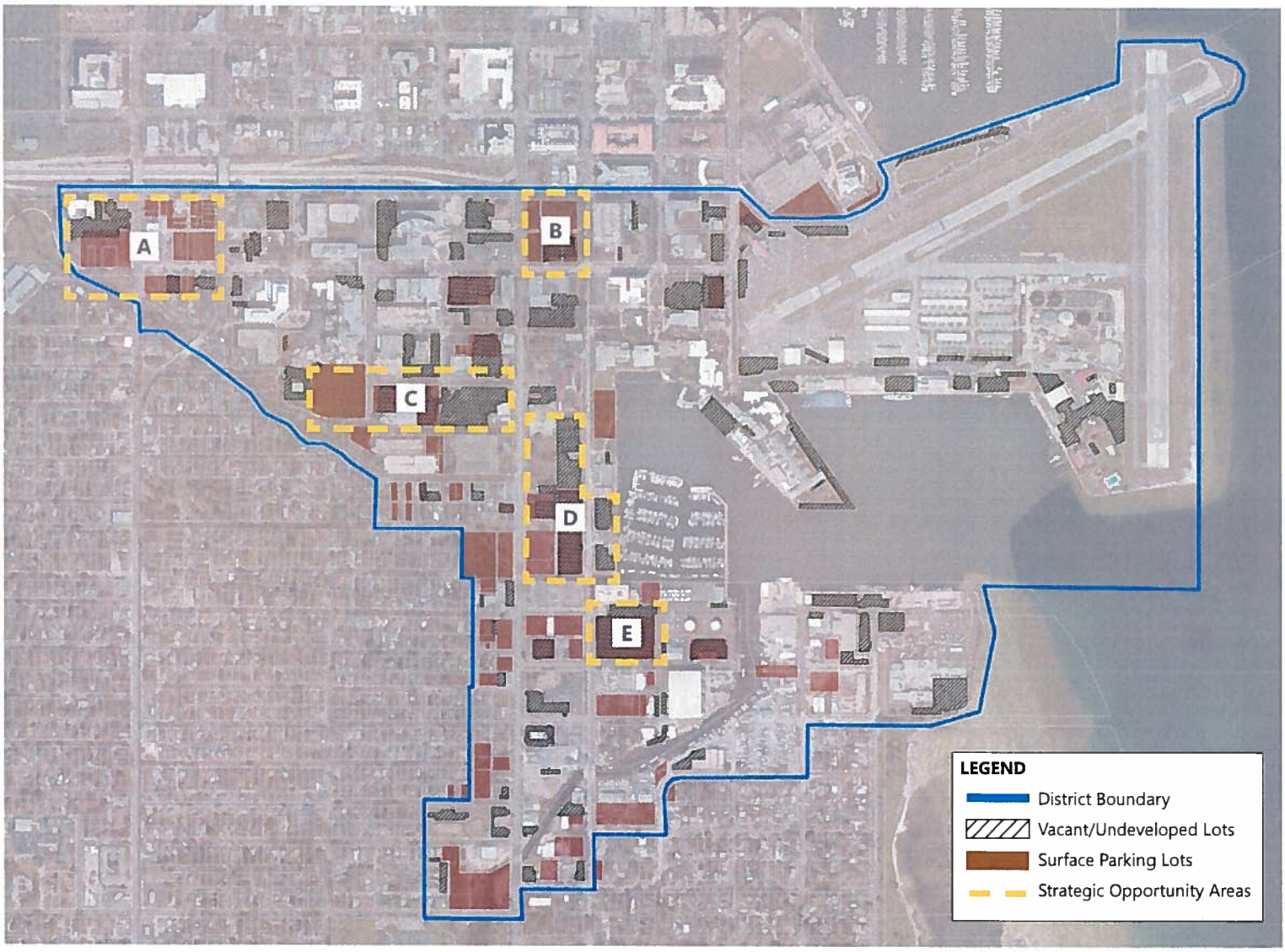
There was also discussion regarding the possibility of a new "town center" that could function as a focal point for the district. Though the exact location was not settled, the participants were very clear about what its characteristics should be. The town center should:

- Feature mixed use buildings with retail on the ground floor and offices, wet lab, or hotel above;
- Incorporate a feature green space/gathering space;
- Be capable of hosting signature events;
- Be accessible by multiple modes of transportation;
- Have great aesthetics; and
- Be a 24-hour space

**Strategic Opportunity Areas**

There are many underutilized properties within the district that provide sites for future development. However, a few specific 'zones' are considered strategic due to their suitability for possible town center, retail/commercial services, hotel / conferencing, research and residential. Five of these areas are labeled 'A through E' on the below map.

**OPPORTUNITIES MAP**



# DESCRIBING A SPECIAL PLACE

## FOCUS 3: Circulation Modes & Character

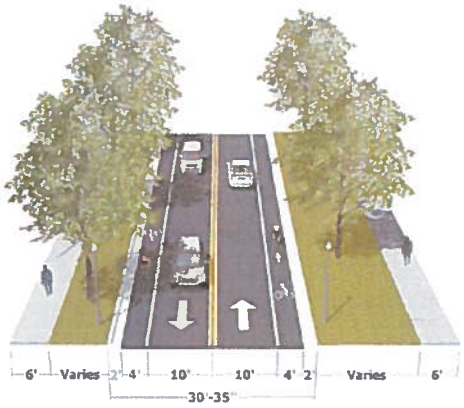
The third and final Focus activity dealt with the character of streets around the district. Existing sections for streets at key locations were shown to the group to illustrate the wide range of street types and characteristics, and to introduce the need for a more cohesive and context sensitive hierarchy of design. The groups confirmed what the proper roles of each street should be within a hierarchy of four street types: Campus "A" Streets, Campus Parkways, Campus Fabric Streets, and Campus Services Streets.

**Campus "A" Street**

Campus A Streets are the roads with higher vehicular capacity which provide the bulk of the access into and through the district. Despite this, they must balance the need to move cars with the multi-modal aspirations of the district. They must still be appropriately pedestrian and accommodate bikes and transit.

### 3RD STREET S - TYPICAL SECTION

*3rd Street already has a reduced role for vehicles, but more can be done to enhance its role as a pedestrian street. It is considered very important to maintain vehicular access on 3rd Street.*

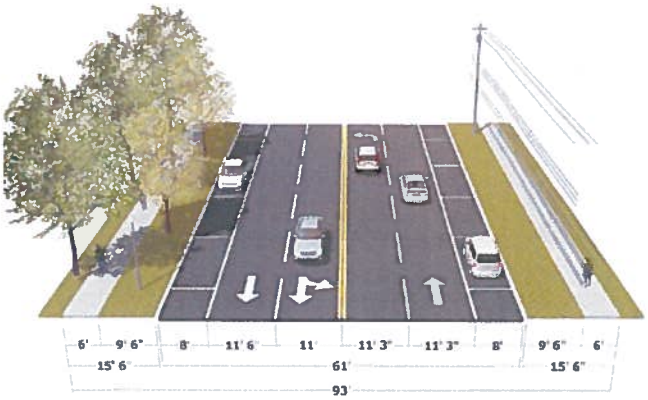



### 4TH STREET S - TYPICAL SECTION

*4th Street is the main north-south automobile road through the district. There is ample ROW to make it a truly multi-modal street while maintaining vehicular capacity. If 3rd Street is closed, however, 4th Street will be more difficult to "tame".*

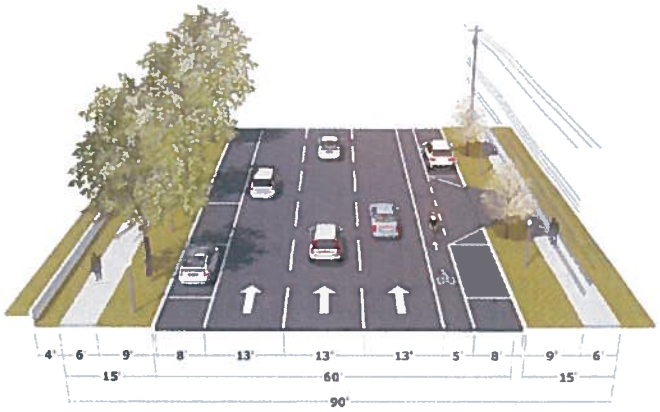
### 6TH STREET S @ CHILDREN'S HOSPITAL

*6th Street connects the Hospitals with USFSP. It has 4 lanes and a very wide ROW leading to major opportunities for enhancing the pedestrian environment..*




### 8TH STREET S - TYPICAL SECTION

*This three lane road forms a one-way pair with MLK Jr Street through one of the largest redevelopment opportunities in the district.*



**Campus Fabric**

Campus Fabric streets are those that fill in the grid. They are not major roads, but they serve the important function of distributing traffic within the district. These streets must be appropriately sized and must accommodate

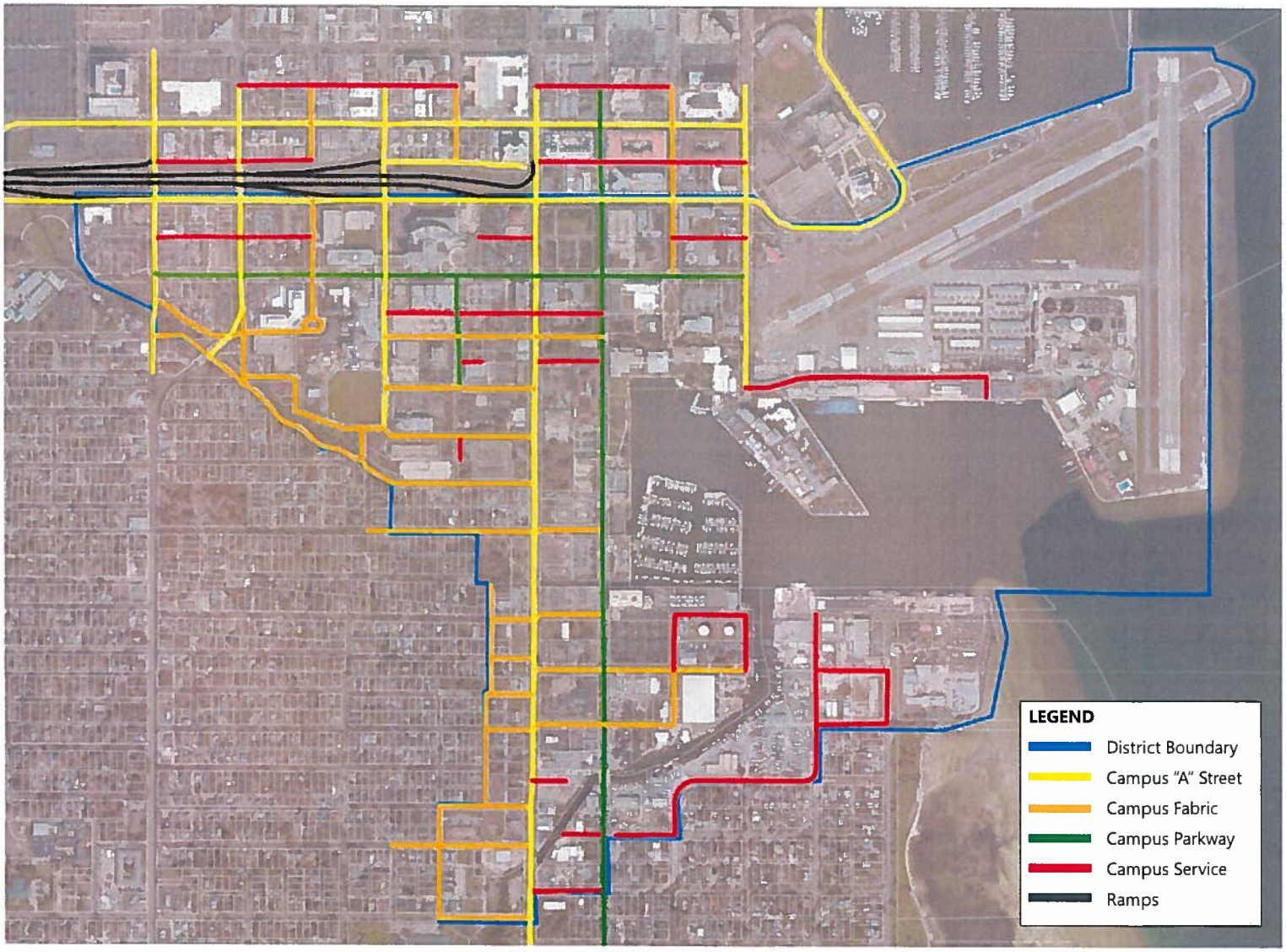
**Campus Parkway**

Campus Parkways are special streets that are treated to greatly enhance the pedestrian experience. With wide sidewalks, bike facilities, and intense landscaping, these streets have a park-like atmosphere. When appropriate, Campus Parkways may even be shared spaces with flush roadway conditions.

**Campus Service**

This street type is primarily used to access the service areas of major facilities or industrial areas. Many are dead-end or short connector streets. Though not primarily pedestrian in nature, they should still incorporate features that minimize hostility towards the pedestrian.

**STREET HIERARCHIES MAP**



# IMAGINING A SPECIAL PLACE

## ACT: The Vision

The possibilities for the Innovation District include a rich tapestry of urban form that can enhance the profile of each institution, support business development and recruitment, provide energy for neighborhood reinvestment and jobs at all salary and education levels. The Innovation District is a central asset to the future of the St. Petersburg community.

The accompanying visualization depicts significant new institutional growth coordinated with support commercial services, research and business development, marine industrial and residential between the neighborhoods near Roser Park and the Downtown – all within a distinctly walkable 'urban' form with livable, connected, multimodal streets and accessible open space.

Many 'sunbelt' cities are interested in developing this type of integrated place, but very few have the necessary cornerstone elements in already place as St. Petersburg does to achieve the vision. Even fewer cities have those elements situated at location of with compelling natural environmental resources and economic characteristics to attract talent and jobs.

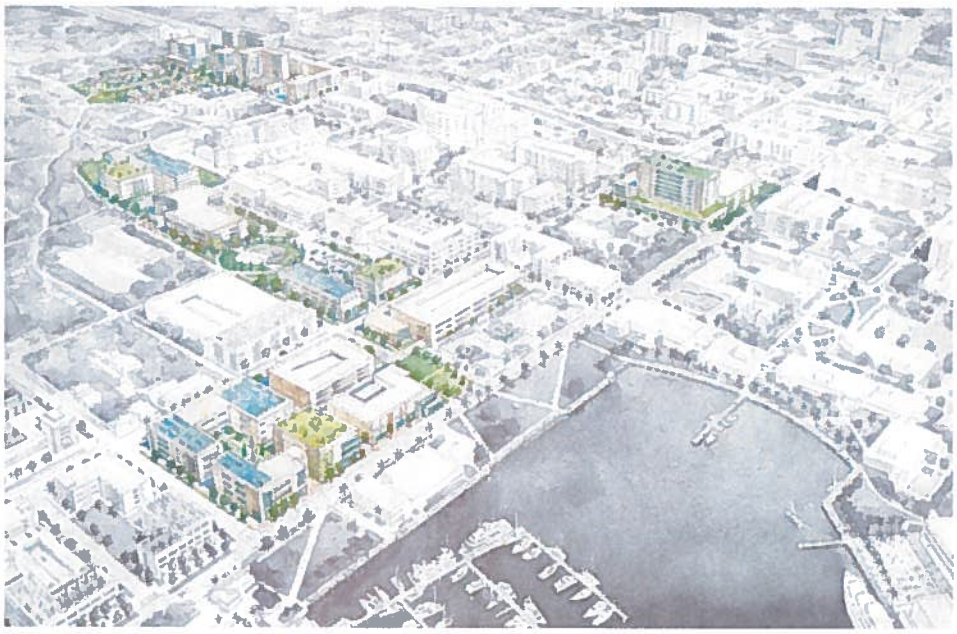
**VISION OF AN INTEGRATED PLACE**

**EXISTING**

# IMAGINING A SPECIAL PLACE

**OPPORTUNITY PLACES**

Several strategic areas are highlighted as candidate locations for the integrated, collaborative development. This includes town center ideas with hotel / conferencing, ground floor retail, new research areas and residential infill sites.



**FRAMEWORK STREETS**

While all streets should be positioned for walkability, the district will be defined by the solutions to a few key corridors and gateways where signature elements can be define a livable place of multi-modal circulation and activity. These including 6th Avenue, 3rd, 4th and 5th Streets – all of which have different roles within the core of the District. Each must strike the right balance of auto access, walking, biking, circulator transit and creation of corridor parkway 'places'.

## A LIVABLE, PLACE OF ACTIVITY AND COLLABORATION

The pedestrian experience should be comfortable and supportive of walking, biking, transit and calmed driving. New Development should include urban, humanized ground floors, with opportunities for shared open space and plazas for activity, respite and renewal.

The visualization of 6th Avenue between 3rd and 4th Street capitalizes on the large available right-of-way to position a linear parkway that accommodates cars, but supports all forms of circulation. New Development along the corridor addresses this feature street in a manner that provides animation, ground floor retail activity, outdoor gathering, art, culture and even the familiar, popular food trucks. The development blocks themselves are significant enough in their ownership patterns to support years of growth for new institutional facilities, as well as well as shared opportunities for research, hotel, conference, office and residential.

**EXISTING**

**VISION OF A LIVABLE PLACE**

# A MODEL FOR DISTRICT ACTIVITIES

## GETTING STARTED

During the Visioning Process, the workshop group discussed the many functions of a District, aligned to guiding Intellectual Collaboration and Creation of Place. This rubric will be refined as the District develops, however, this is structure forms a starting point for organizing all the major categories of District Activity. Specifically, two subcommittees were discussed, as refinements to the current working groups:

**Research, Collaboration and Communication.** This committee focuses on creating a platform to facilitate the exploration of Shared Knowledge and possibility for Technology Transfer within the marketplace. This requires an environment of institutional endorsement and leadership participation, district branding and dynamic communication. This is necessary to foster an environment of district identify, appreciation and awareness of the power of individual activities.

The fruits of this effort should allow new opportunities for research, collaboration and development of breakthrough ideas and technology within a more unified place of increased prestige and recognition.

**Real Estate and Placemaking.** This committee focuses on the physical requirements of a more livable urban place, both in terms of infrastructure as well as land holdings and property development. The real estate aspect of the mission is to explore and develop opportunities for needed shared uses such as retail, commercial services, hotel / conference, independent incubator research & office space and residential without compromising key institutional facility growth sites. The committee also focused on the built form of the physical environment, ensuring a more livable place for transportation and campus / district friendly buildings to create a more humanized, livable physical environment.

The results of this effort be a more attractive, usable district environment that support the daily needs of a large population of employees, visitors, patients, families, professionals and students – while attracting new talent and supporting the upward mobility of the surrounding downtown St. Petersburg environs.

**Looking Ahead.** Over time, it is likely that new programs will develop that will create the need for further subdivision and specialization of the existing committees, and the creation of new entities to meet emergent opportunities. However, as a starting point, this structure of District Activities and early term actions provide a usable framework for immediate traction and success.

## DISTRICT GOVERNANCE & LEADERSHIP

- Board to adopt by-laws.
- Hire an Executive Director.
- Find a site for future board meetings within the district.
- Keep the high-level officers of the institutions involved .

## STRATEGIC GUIDANCE

SUBCOMMITTEE: RESEARCH, COLLABORATION & COMMERCIALIZATION

### Intellectual Collaboration

- Set up a platform and process for regular communication between district partners – which could include a quarterly or bi-annual 'share' conference.
- Establish a district newsletter focusing on programs, events and accomplishments .

### Economic Leveraging

- Explore "Center of Excellence" concept for research, collaboration and technology transfer.

### Marketing and Brand Identity

- Develop branding strategy for the district.
- Explore potential for leveraging the Poynter Institute platform for thought leadership and media exposure.

### Funding and Finance

- Discuss recurring funding strategies in order to make strategic hires, to pay for marketing materials, and to conduct studies and design work.

## CREATION OF PLACE

SUBCOMMITTEE: PLACEMAKING AND REAL ESTATE

### Facility Needs

- Design Standards to enhance "urban walkability" characteristics.
- Define strategic institutional facility sites.

### Supportive Uses

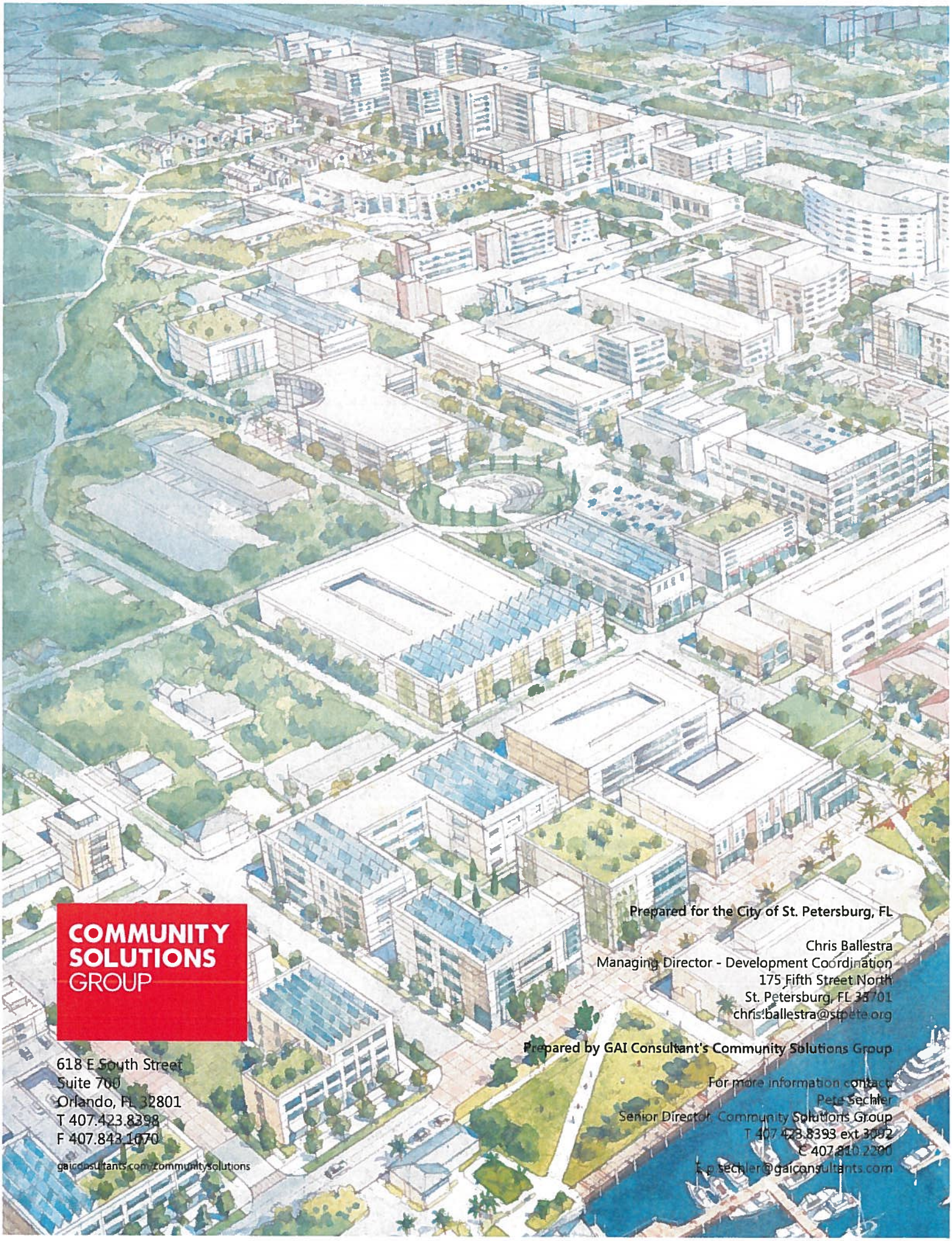
- Identify a "quick win" opportunity for a district support (non-clinical) use.
- Explore the need for 'independent' available space to take institutional ideas and technologies to the marketplace.

### Infrastructure, Circulation and Parking

- District wayfinding plan.
- Explore opportunities to bring the Looper into the District.
- Explore shared parking facility.
- Streetscapes and gateways plan.

### Property Ownership

- Establish a Real Estate Working Group to explore opportunities for collaborative development on at least two clearly identified candidate locations for a **Town Center**.
- Identify linkages of available/underutilized building space for possible interim incubator use.



**COMMUNITY SOLUTIONS GROUP**

618 E South Street
Suite 700
Orlando, FL 32801
T 407.423.8398
F 407.843.1070
gaiconsultants.com/communitysolutions

**Prepared for the City of St. Petersburg, FL**

Chris Ballestra
Managing Director - Development Coordination
175 Fifth Street North
St. Petersburg, FL 33701
chris.ballestra@stpete.org

**Prepared by GAI Consultant's Community Solutions Group**

For more information contact:
Pete Sechler
Senior Director, Community Solutions Group
T 407.423.8393 ext 3002
C 407.810.2200
E p.sechler@gaiconsultants.com

st.petersburg
www.stpete.org

# ATTACHMENT NO. 7

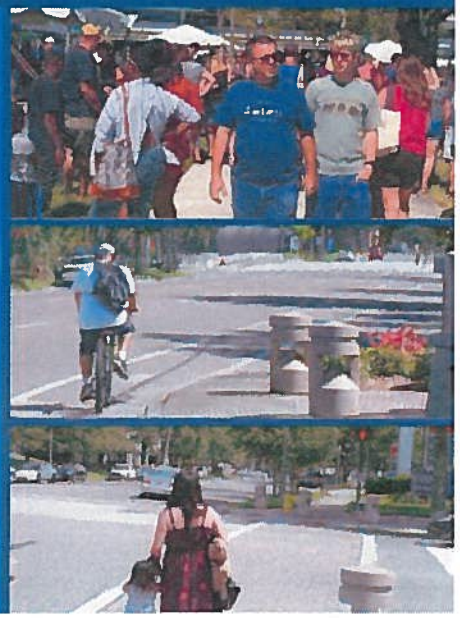
# STREETSCAPE AND CONNECTIVITY CONCEPT PLAN

## Final Report, March 2017

# ST. PETE INNOVATION DISTRICT

## STREETSCAPE AND CONNECTIVITY CONCEPT PLAN: FINAL REPORT

March 2017



# KEY PARTICIPANTS

## City of St. Petersburg

**Deputy Mayor**
Kanika Tomalin

**City Development Administrator**
Alan DeLisle

**Development Coordination**
Chris Ballestra

**Planning and Economic Development**
Brian Caper
Dave Goodwin
Gary Jones
Sophia Sorolis

**Transportation and Parking Management**
Lucas Cruse
Evan Mory
Cheryl Stacks

**Engineering and Capital Improvements**
Brejesh Prayman

**Marketing**
Nina Mahmoudi

**Other Charrette Participants**
Shaun Amarnani
Cate Lee
Richard Lesniak

## District Participants

Kim Amendola, NOAA
Zach Anthony, JHACH
Walter Balser, USF St. Petersburg
Anita Berry, JHACH
John Dickson, USF St. Petersburg
Jackie Dixon, USF St. Petersburg
Tonya Elmore, Tampa Innovation Center
Tim Franklin, Poynter Institute
Gary Grooms, Mesh Architecture
Cheryl Hapke, USGS
Jeff Hearn, Raymond James/St. Pete Downtown Partnership
Patti Helton, USF St. Petersburg
Joni James, St. Pete Downtown Partnership
Helen Levine, USF St. Petersburg
Amy Maguire, JHACH
Mike Meidel, Pinellas County Economic Development
Randall Russell, Foundation for a Healthy St. Petersburg
Howard Rutherford, USF St. Petersburg
Joe Trubacz, USF St. Petersburg
Chris Steinocher, St. Petersburg Area Chamber of Commerce
Sophia Wisniewska, USF St. Petersburg

## Planning Team

**Kimley-Horn:**
Jared Schneider
Keith Greminger
Jennifer Daoulas
James Pankonin
Emmett Gregory
Caroline Fraser
Kelly Fearon
Cydnie Jones
William Roll

**Walker Brands:**
Nancy Walker
Thomas Plummer
Matt McEachern
Tara Robinson

# CONTENTS


**Introduction** 3
- Plan Framework 4

**Development of the Plan** 5

**Framework Streets** 8

**From Vision to Implementation** 9

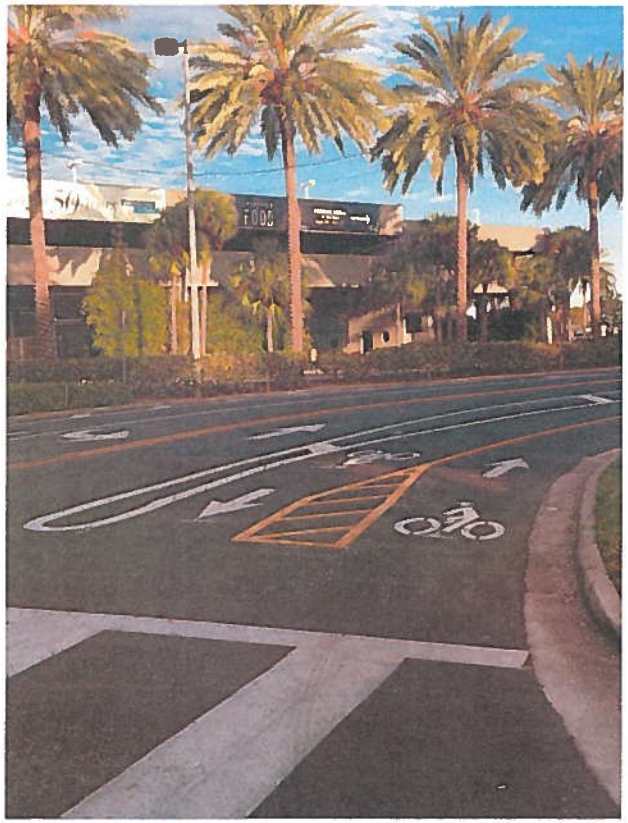
**Current Improvements** 10

**The Plan** 11
- Phase 1 11
- Full Plan 13

**District Definition** 16
- Gateways 16
- Banners 18
- Signage and Wayfinding 19

**Streetscape Improvements** 20
- 6th Avenue S 21
- 5th Street 23
- 4th Street 25

**Next Steps** 27

# INTRODUCTION: WHAT IS THE DISTRICT AND WHERE IS IT?

## Purpose

The Streetscape and Connectivity Concept Plan builds on previous efforts and sets the stage for implementation of projects to help better connect the St. Pete Innovation District.

The St. Pete Innovation District is the cradle of creativity in St. Petersburg for health sciences, marine sciences, education, and research. It is a District that already includes world renowned institutions that provide an extraordinary foundation for future growth. Today, these institutions are conducting significant research, but there is not a high level of interaction.

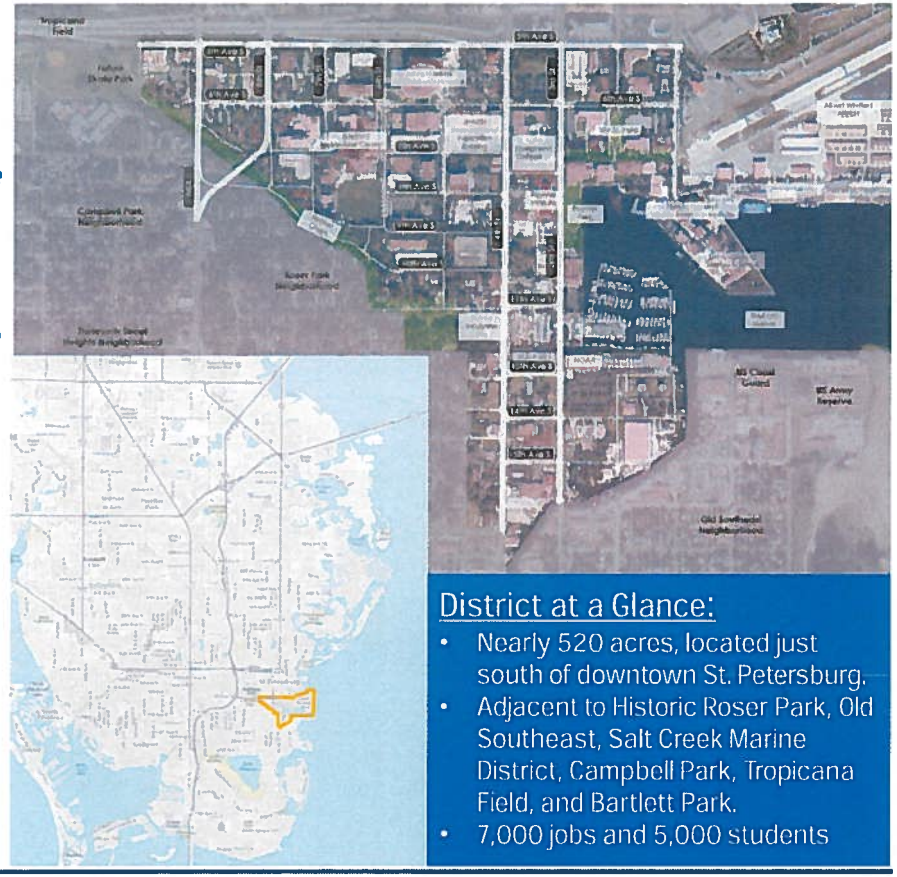
This plan enhances the brand and identifies multimodal and streetscape projects to help better connect these institutions into a more cohesive District that encourages more frequent interaction. In addition to internal connectivity, improvements to the District's external connectivity to downtown and surrounding neighborhoods is a focus. The plan also creates a brand and identifies opportunities to tie the St. Pete Innovation District together, that help give it a sense of place. Most importantly the plan creates an implementation strategy for projects that advance economic development opportunities.

### What's Inside:

- Development of the Plan
  - Building on Past Efforts
  - Stakeholder Outreach
- The Plan: Concept Priorities and Phasing

*"Innovation Districts are incredibly important, but they are not just about the main assets we typically think about – like the institutes, the hospitals, the higher education. They are about the collision of people and ideas. So it's not just about having these great institutions, which we clearly do have. It's building an infrastructure with an intention of actually getting people to sort of interact with each other to share those ideas to come together to create something that is new and different and exciting."*

*-Peter Kageyama*



### District at a Glance:

- Nearly 520 acres, located just south of downtown St. Petersburg.
- Adjacent to Historic Roser Park, Old Southeast, Salt Creek Marine District, Campbell Park, Tropicana Field, and Bartlett Park.
- 7,000 jobs and 5,000 students

# PLAN FRAMEWORK: INCEPTION OF A DISTRICT

## Background

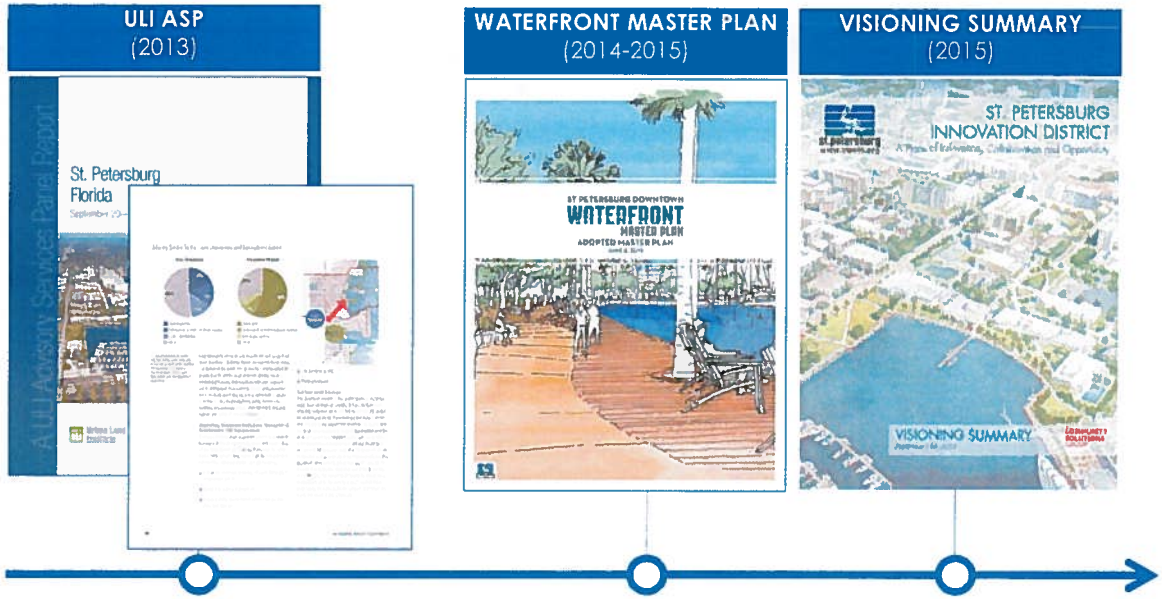
Innovation districts are becoming more ubiquitous. They are "geographical areas where anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators." What makes the St. Pete Innovation District unique is its connection to the water and the presence of marine and health sciences. Major institutions and groups with land holdings in the District include:

- Johns Hopkins All Children's Hospital
- University of South Florida St. Petersburg
- Bayfront Hospital
- City of St. Petersburg
- Duke Energy
- Dali Museum
- Foundation for a Healthy St. Petersburg
- University of South Florida – College of Marine Science
- The Poynter Institute for Media Studies
- National Oceanic and Atmospheric Administration
- US Geological Survey
- US Coast Guard
- Florida Fish and Wildlife Conservation Commission
- Florida Institute of Oceanography
- Albert Whitted Airport
- SRI International

## Inception

The ULI Advisory Services Panel (ASP), the precursor to the Waterfront Master Plan, highlighted the Innovation District in 2013. In 2015, the Waterfront Master Plan identified recommendations for the District. The Visioning Summary shortly thereafter (later in 2015) refined the District's focus and priorities. One of the recommendations identified is the creation of a streetscape, connectivity, and branding plan.

*Prior planning efforts informed the Streetscape and Connectivity Concept Plan.*



# DEVELOPMENT OF THE PLAN: INITIAL DISCOVERY AND IDENTIFICATION

The Streetscape and Connectivity Concept Plan development included significant stakeholder outreach. In addition to the review of prior plans and building onto previous recommendations, field visits, and other research were conducted to further develop the plan. Extensive outreach with city staff and stakeholders was conducted in order to identify and to prioritize streetscape, connectivity, and branding projects and recommendations.

**Kickoff** The Kickoff meeting was held on May 18, 2016 at the USF St. Petersburg Campus. The Innovation District Board and stakeholders were in attendance. From the meeting a brief Questionnaire was provided and, "Areas of Concern" and priorities within the District were established. Opportunity areas for enhancement included the following:

- 6th Avenue (Connect/Redevelop)
- 1st Street South (Marine Science)
- 4th Street (Safety)
- 1st Street (Wayfinding)
- Dr. Martin Luther King, Jr (Redevelop)
- 5th Street & 6th Street (Placemaking)

Priorities for the District included: economic development, increase walkability and student safety, enhance sidewalks and wayfinding, provide more public art and green space, and improve connections to the waterfront and downtown.

**Review of Previous Plans** Previous plans were reviewed to gain an understanding of overlapping recommendations in the area. As mentioned previously the review included the ULI ASP, Waterfront Master Plan, the Visioning Summary as foundation documents. The review also included the University of South Florida St. Petersburg Master Plan, Historic Roser Park Neighborhood Plan, and Old Southeast Neighborhood Plan. Although the plans include several overlapping areas, recommendations such as neighborhood gateways were not duplicated within this plan. Current plans for the I-175 and 1st Street improvements were also reviewed. Staff also coordinated through Innovation District Board meetings on future development sites to gain clarity on potential opportunities with recommendations.

**Field Visits / Existing Conditions** Field visits took place on June 14th and June 22nd 2016 to collect measurements of streetscape elements, observe operations, and interview pedestrians and bicyclists. Additional follow-up field visits were conducted throughout the development of the plan. Existing conditions data was also collected including parking, bicycle and pedestrian facilities, speed limits, and traffic volumes.

**Market Research / Survey** An online survey was conducted in June 2016 with stakeholder audiences to help prioritize opportunities in the District.

A total of 420 responses were received from:

- Albert Whitted Airport
- Bayfront Health
- Florida Institute of Oceanography
- National Oceanic and Atmospheric Administration
- Poynter Institute for Media Studies
- SRI International
- University of South Florida College of Marine Science
- University of South Florida St. Petersburg (USFSP)
- U.S. Geological Survey
- Roser Park
- St. Pete Chamber of Commerce
- Downtown Partnership
- Tampa Bay Innovation Center/ TEC Garage
- Foundation for a Healthy St. Petersburg
- City of St. Petersburg

Safety and security, job creation, improved lighting and walkability were rated the most important action ideas. Importance ratings varied by segment, with job creation for USFSP students most important among the USFSP respondents and District walkability most important among the remaining respondents.

## Quick Wins and Other Ideas

- Have a vision and develop a plan
- Focus on encouraging, enabling, and celebrating true innovation
- Improve safety and security
- Address parking, transportation, lighting
- Other Ideas: make the District walkable, create jobs and internships for USFSP students, create addition jobs, create strong connections with businesses, better access to waterfront, attract and nurture entrepreneurs/start-ups

# DEVELOPMENT OF THE PLAN: IDENTIFICATION OF IMPROVEMENTS AND PRIORITIES

**Charrette** The Charrette Meeting was held on July 15, 2016 at Johns Hopkins All Children's Hospital. Over 20 stakeholders were in attendance. The District was organized into four "zones" (West, Central, East, South) to gather as much information as possible for each area of the District. Several exercises were conducted in order to get additional feedback on desired areas for streetscape, connectivity, and branding improvements.

For each zone, groups summarized information based on opportunities for the future, and desired streetscape elements. Significant feedback was received, below is a summary:

West:

- MLK (Two-way, lighting, and landscaping)
- 8th Street (Re-route or remove bridge)
- 5th Avenue S (Wayfinding)
- 6th Avenue S (Cycle track, hardscapes)
- Connect trail to neighborhoods
- Public Art opportunities

Central:

- 4th Street Traffic (Slow traffic, Improved Crosswalks, Bulbouts)
- 5th Street (Beautification/Added Shade)
- 11th Avenue S (Tie into Roser Park)
- 6th Avenue S (Complete Street, landscaping)
- 7th Avenue S (Pedestrian Corridor)
- 7th, 8th & 9th Avenue S (Two-way Streets)

East:

- 8th Avenue S (activate / pedestrian friendly)
- 1st Street (Pedestrian gateway to connect to Dali. Retail opportunities).
- 4th Street (Parking Garage)
- 6th Avenue S (Tie streetscape into new residence hall/conference center/dining facility)
- I-175 (Vehicular gateway)
- 6th Avenue S (Lighting, signage, hardscape)
- Poynter Park (Connect to water/Gathering place/Entertainment. Wrap large bike lane along waterfront and connects to 1st Street)
- Connections to waterfront at 1st Street and along waterfront near University of South Florida – College of Marine Science

South:

- 3rd Street (Gateway, lighting and landscaping) 4th Street (Lighting, signage)
- 11th Avenue S (More lighting, Path to water)
- Connect waterfront including pedestrian bridges near 13th Ave S.
- Pursue and tie improvements into retail and residential opportunities and incubator sites.
- Bike route through NOAA and Duke sites
- Convert part of NOAA parking lot to greenspace.

# DEVELOPMENT OF THE PLAN: PRIORITIZED PLAN AND CONCURRENCE

**City Staff Meetings** The Consultant team coordinated with City Staff throughout the project. Early on, staff mentioned the need to provide better connections within the District as well as externally for economic development and public safety purposes. The priorities for moving forward included low hanging fruit (lighting, banners, signage, etc.). As part of a full master plan, priority or framework corridors were discussed to focus improvements. These corridors stemmed from the charrette and were confirmed at subsequent Innovation District (ID) Board meetings. Top priority corridors included 4th Street, 6th Avenue S, 5th Street, and 5th Avenue S. Second Priority Corridors included 6th Street, 3rd Street, and 11th Avenue S and Longer Term Streetscape improvements were mentioned along 1st Street, 8th Street, and MLK.

**Brand Brief** The Brand Brief was developed to help further define the essence of the District, why it exists, and what distinguishes it from other innovation districts. Examples of distinctions include its renowned institutions with world class research facilities and a unique mix of marine, life sciences, and media communications on a beautiful, vibrant waterfront adjacent to burgeoning downtown. Understanding these distinctions helped further define the brand and to improve awareness through physical infrastructure improvements that go hand in hand with streetscape and connectivity projects.

**Placemaking and Branding Committee**
The Consultant team presented initial branding and streetscape concepts to the placemaking and branding committee. Concepts were refined and presented to the Innovation District (ID) Board.

**ID Board Meetings** Innovation District Board Meetings were held to gain feedback about improvements and priorities on September 14, 2016, January 11, 2017, and March 8, 2017. The Board was able to reach consensus on priorities and phasing.

- September 14, 2016: The purpose was to confirm what was heard at the charrette and to provide initial recommendations on the priorities for the plan including quick wins and specific improvements on the streetscape focus corridors. Gained feedback to work with the placemaking and branding committee to further refine and prioritize.
- January 11, 2017: Presented the draft plan with prioritized quick wins (district definition – gateways, lighting) and streetscape improvements. A phasing plan was also presented. Gained approval and discussed coming back to the Board to present branding elements and a final plan.
- March 8, 2017: Presented final plan with minor revisions from the January 11th meeting and included branding elements. The full Streetscape and Connectivity Plan gained approval and the next phase (design) was noted as desired to maintain momentum and to implement prioritized plan.

# FRAMEWORK STREETS: FOCUS OF PLAN

The Streetscape and Connectivity Concept Plan identifies several key corridors or "framework streets." Concepts and implementation priorities are focused on these corridors.

Top Priority corridors are 6th Avenue S, 4th Street, 5th Street, and 5th Avenue S. Second Priority Corridors are 6th Street, 3rd Street S and 11th Avenue S. Longer term priorities include 1st Street, 8th Street and MLK. These are important corridors, but it was agreed improvements will occur with future developments (i.e. Changes to the Port, Tropicana Field redevelopment).

## Top Priority Corridors

- 6th Avenue S
- 4th Street
- 5th Street
- 5th Avenue S

## Second Priority Corridors

- 6th Street
- 3rd Street
- 11th Avenue S

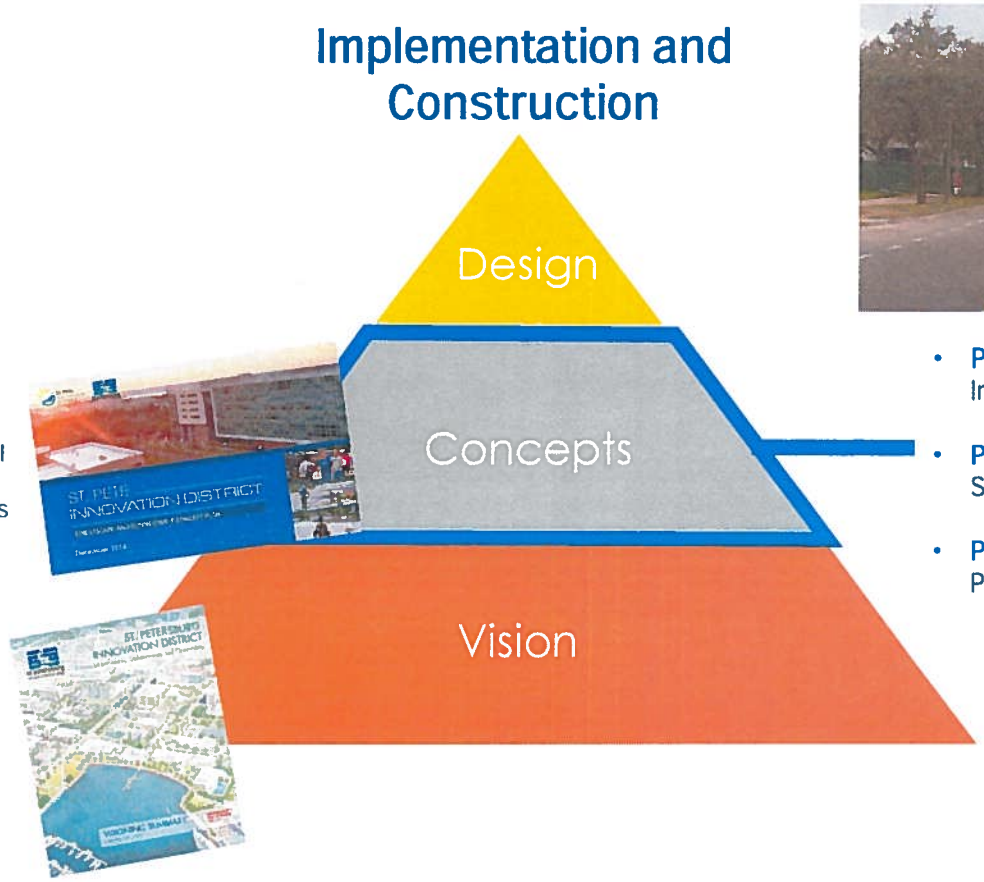
## Longer Term

- 1st Street
- 8th Street
- MLK

# FROM VISION TO IMPLEMENTATION

As discussed previously, the Visioning Summary provided the overall vision for the Innovation District. This Streetscape and Connectivity Concept Plan identifies concepts and priorities which include implementable projects. The next few pages present the plan including priorities and a phasing plan. The end goal is to develop concepts that become implementable projects for design and construction.

The intent is to continue momentum and construct several projects over the next few years and to identify a full set of projects that can be implemented and constructed as funds become available.

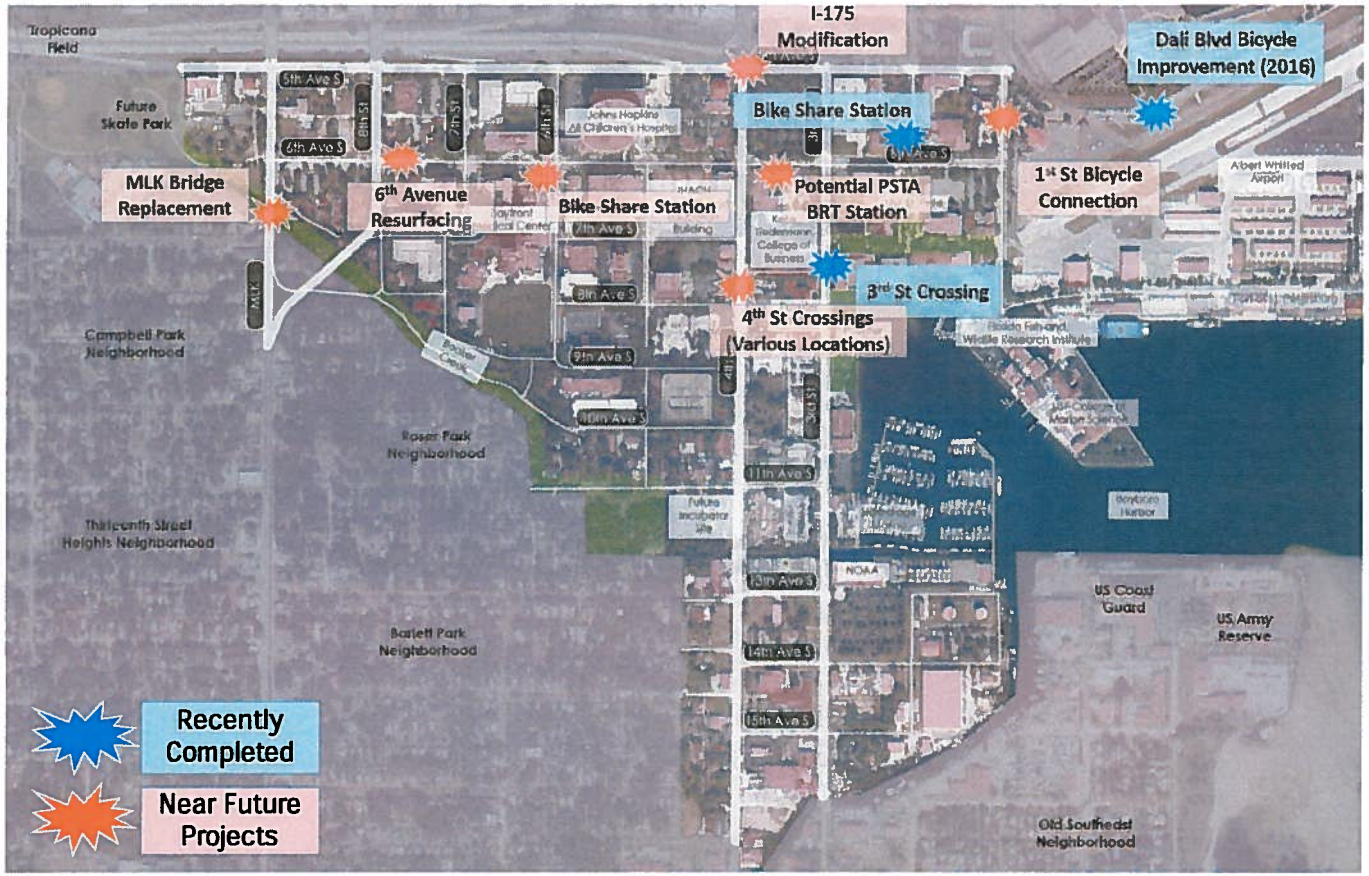


- **Phase I:** Initial District Definition and Initial Streetscapes (Short-Term)
- **Phase II:** Finalize Branding / Additional Streetscapes (Mid-Term)
- **Phase III:** Full Public Realm Improvement Plan (Long-Term)

# CURRENT IMPROVEMENTS: SIGNIFICANT INFRASTRUCTURE INVESTMENTS

Prior to discussing the short, mid, and long term streetscape and connectivity priorities for the District, it should be noted that significant infrastructure improvements have been recently completed or will be completed in the near future. Highlights include the following:

- Coast Bike Share station just north of USFSP (several others are nearby in downtown and one more is planned in the District)
- Dali Blvd buffered bike lane
- Improved pedestrian crossing on 3rd Street, at the new USFSP Business School
- New I-175 ramp accessible from 4th Street northbound which will decrease traffic on 6th Avenue S
- Potential PSTA Bus Rapid Transit (BRT) station, generally located in the 400 block of 6th Avenue S, associated with the St. Pete Beach connection along the 1st Avenues. Additionally, the Downtown Looper will have greater access into the District.
- 4th Street crossing improvements
- 6th Avenue S Resurfacing
- Replacement of MLK Bridge by FDOT to include the opportunity to two-way. Design activities are scheduled over the next few years with construction anticipated after completion of design.



# THE PLAN: PHASE I – PROPOSED FUNDED IMPROVEMENTS

## Introduction to the Plan

As mentioned previously the Streetscape and Connectivity Concept Plan was developed based on previous planning work conducted in the area as well as significant stakeholder outreach to help prioritize concepts. The following pages will summarize the phasing plan and the concepts.

- Phase I (Short-Term) includes improvements which are currently funded and are anticipated to be completed within the next three to four years,
- Full Plan which in addition to Phase I includes Phase II (Mid-term improvements) which are anticipated to be implemented in the next four to six years and Phase III (Long-term) which are anticipated to be completed beyond that point.
- Phasing Plan table that summarizes the phasing, outlines preliminary planning level costs and responsible parties. This is the meat of the plan that can be used to review progress. The intent is to use this table as a live document and to update with new projects and funding partners over time.
- Spotlight on District Definition and Branding Concepts and Streetscape improvements.

## Phase I Overview

The intent of Phase I is to begin the placemaking and awareness building process by installing gateway, public art, and lighting enhancements. Another purpose is to move streetscapes on 6th Avenue S, 4th Street, and 5th Street forward into design. Lastly, pedestrian crossings particularly on 3rd Street and 4th Street are included to help move people more safely across the District. Currently 4th Street can be a barrier. Providing narrower crossings and paved crossings not only acts as a safety measure, but it helps provide pride and awareness to the District. Phase I represents concepts that are anticipated to be implemented using current funding for the Innovation District of around $3.7 million in the work program..

## District Definition

Gateways – To provide entrances that create a sense of place and arrival, three primary gateways are planned for construction at MLK Street, 1st Street, and 4th Street (northbound). Once within the District, there is one secondary, smaller gateway that is planned for construction near 4th Street southbound and 6th Avenue S. Additional gateways are envisioned in future phases.

Pole Banners and LED lights on Painted Poles - To continue branding throughout the District. The pole banners will display logos for several institutions in the District. The LED lights are envisioned to be placed on existing poles and will provide a unique presence during evening hours. These programs will be continued in future phases as well.

Pedestrian Crossings and Safety Improvements

An important improvement to pedestrian safety and connectivity inside the District, there are four pedestrian crossing improvements planned. Located along 4th Street at 7th Avenue, 11th Avenue, and Newtown Avenue S, and 3rd Street and 11th Avenue. Crossings will help better connect the District together and reduce the barrier effect of 4th Street. Another benefit is to improve walkability and connection to the surrounding neighborhoods and to downtown.

Public Art

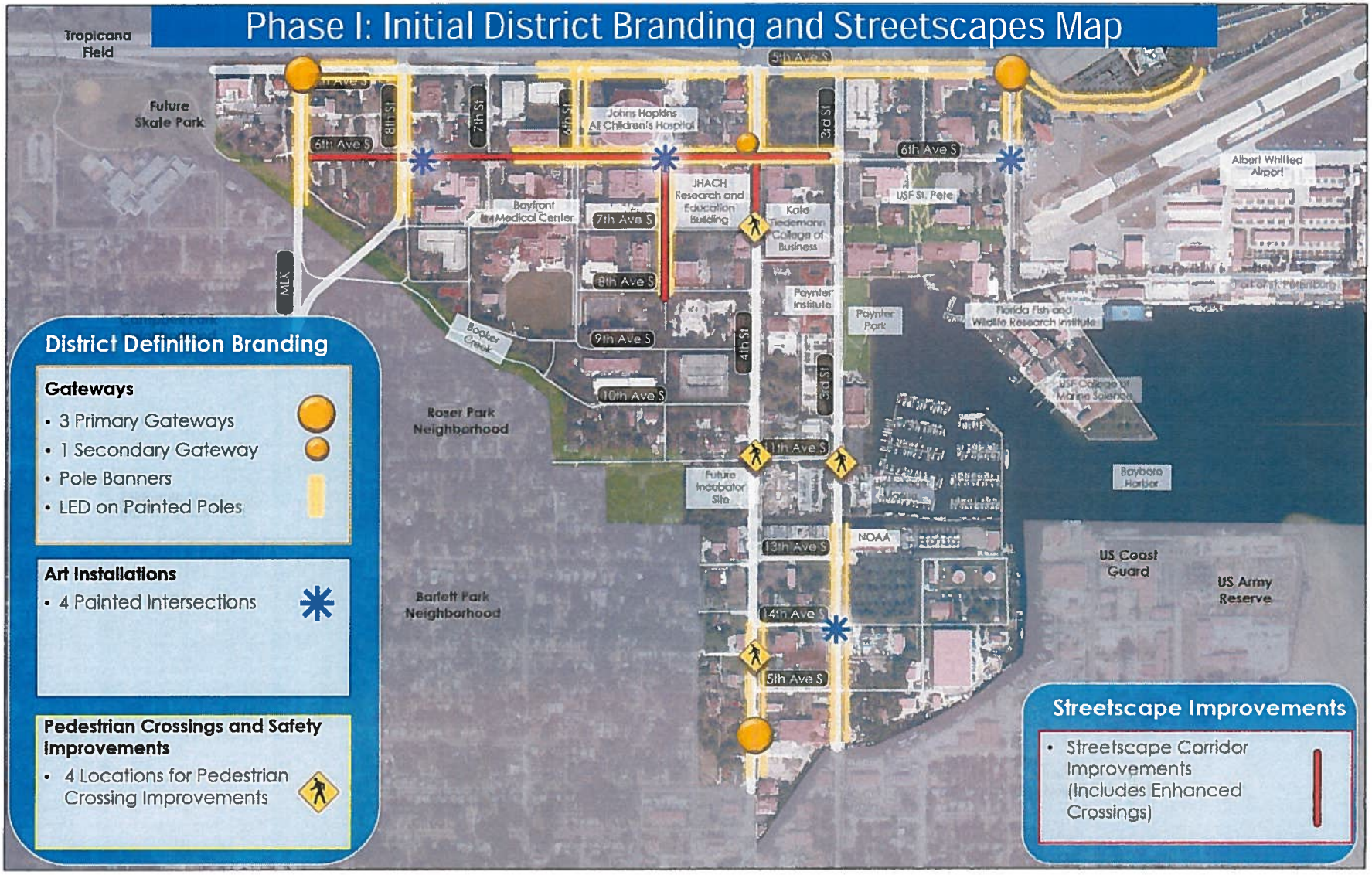
To promote art in the District and further enhance a sense a sense of place, there are four intersection locations that are proposed for painted pavement. These art installations will be located around 6th Avenue at 1st Street, 5th Street, and 8th Street, and 14th Avenue and 3rd Street.

## Streetscape Improvements

The priority locations for streetscape improvements in the District are 6th Avenue S (to create a main street for the District), 5th Street from 6th Avenue to 8th Avenue (increased walkability), and 4th Street from 6th Avenue to 7th Avenue (to calm traffic, narrow the pedestrian crossing and create an experience entering the District). Improvements include landscape, hardscape, and enhanced pedestrian crossings.

Please see the next page for the map illustrating Phase I.

# Phase I: Initial District Branding and Streetscapes Map



# FULL PLAN: Includes Phase I, II, and III

**Full Plan** The full plan includes additional improvements as funds become available and as momentum builds from Phase I. The map on the following page illustrates the improvements. In addition, there are several improvements not identified in the map, but that are included with the phasing table in the next few pages, which include:

- Additional 1st Street improvements (South of 6th Avenue S to 8th Avenue S) including landscaping, bicycle and pedestrian improvements including a connection to the waterfront
- 11th Avenue S landscaping and bicycle and pedestrian connections.
- 8th Avenue S landscaping and bicycle and pedestrian connections.
- 8th Street and 9th Street improvements including the re-configuration of potentially one-way to two-way as well as pedestrian and bicycle connections to the neighborhoods and Tropicana Field.
- 7th Avenue S, 8th Avenue S, 9th Avenue S study of one-way to two-way street re-configuration.
- Poynter Park enhancements including pedestrian and bicycle path near the waterfront as well as connections to the park.

## District Definition

Gateways – Additional primary gateways are planned to be installed near 5th Avenue S at 6th Street and 4th Street, as well as 6th Avenue and 8th Street and 15th Avenue S and 3rd Street. Once within the District, two additional secondary gateways are planned at connections to Roser Park Drive at 6th Street and 8th Street. This is based on stakeholder feedback to coordinate with the neighborhood.

Pole Banners and LED lights on Painted Poles - To continue branding and wayfinding throughout the District, pole banners and LED light fixtures will be provided in additional locations throughout the District as funding become available.

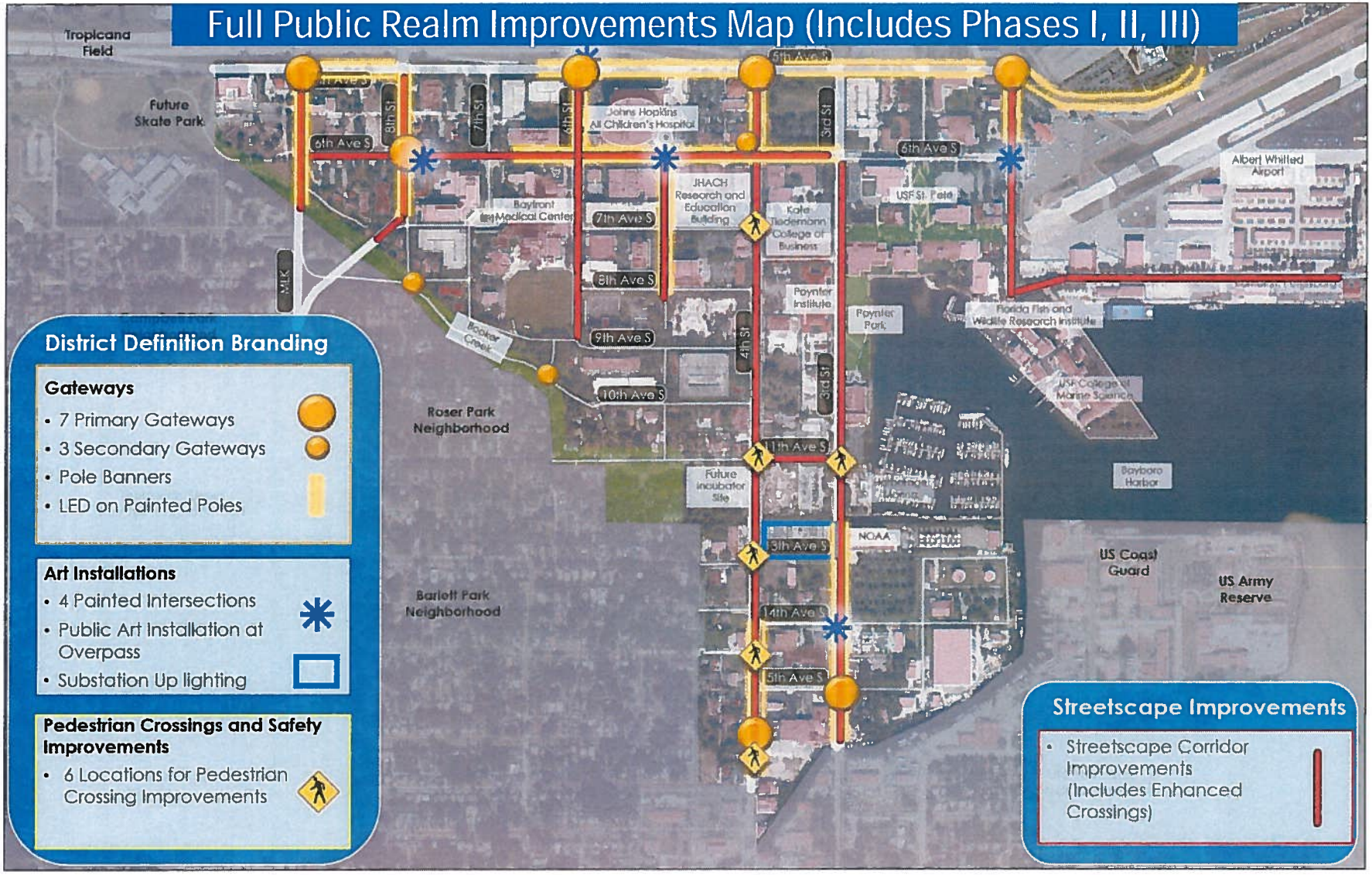
Art Installations - In addition to the four intersection locations that will have painted pavement, 5th Avenue and 6th Street S is included with a public art installation/lighting under I-175 at 6th Street S. Another idea is to work with Duke Energy to provide up lighting at the 13th Avenue S substation to provide a visible gateway into the District on 3rd Street and 4th Street driving northbound.

Pedestrian Crossings and Safety Improvements - In addition to the four Phase I pedestrian crossings, improvements are also planned for 4th Street at 13th Avenue and Paris Avenue S.

## Streetscape Improvements

Additional streetscape improvement locations include: 9th Street, 8th Street, 6th Street, 5th Street, 4th Street, 3rd Street from 6th Avenue to 16th Avenue, 1st Street, and 8th Avenue along the Port are proposed with the full plan. These improvements will include landscape, hardscape, and enhanced crossings. Ideally the 4th Street improvements would be done at the same time, but given available funding, the 4th Street improvements are phased.

# Full Public Realm Improvements Map (Includes Phases I, II, III)



# FULL PLAN: PHASING AND PRIORITIES

This table summarizes the phasing, outlines preliminary planning level costs and responsible parties. This is the meat of the plan that can be used to review progress. The intent is to use this table as a live document and to update with new projects and funding partners over time. This table corresponds to the maps illustrated in the previous pages (i.e. the Phase I column corresponds to the Phase I map and the Full Plan includes the Phase I, Phase II, and Phase III columns in this table).

| | | | Potentially Funded | Unfunded | | |
|---|---|---|---|---|---|---|
| Categories | Description | Total Estimated Cost | Phase 1 (Short-term) | Phase 2 (Mid-term) | Phase 3 (Long-term) | Potential Funding Source |
| **District Definition and Branding** | | | | | | |
| Gateways | 7 Primary and 3 Secondary Gateways | $600,000 | $250,000 | $350,000 | | (City) Innovation District Dedicated |
| Wayfinding Signs | City Wayfinding | $50,000 | | $50,000 | | TBD: (City) Transportation (Wayfinding Program) |
| Pedestrian Crossings (Connectivity) | 4th Street and 3rd Street | $330,000 | $210,000 | $120,000 | | (City) Transportation (Complete Streets) (Ph 1), TBD (Ph 2) |
| Painted Intersections/Public Art | 4 Painted Intersections, Overpass Public Art | $60,000 | $30,000 | $30,000 | | (City) Innovation District Dedicated |
| Sub Station Up Lighting | Lighting on periphery of sub station | $30,000 | | $30,000 | | Private Funding |
| Pole Banners | Banners at approximately 200 poles | $60,000 | $60,000 | | | (City) Innovation District Dedicated |
| LED on Painted Poles | Approximately 200 poles | $300,000 | $100,000 | $200,000 | | (City) Innovation District Dedicated |
| Public Art Program | | | | | TBD | TBD |
| **Sub-Total** | | **$1,430,000** | **$650,000** | **$780,000** | **$0** | |
| **Streetscape Improvements** | | | | | | |
| **6th Avenue S (3rd Street to MLK)** | | **$4,200,000** | **$2,000,000** | **$2,200,000** | | |
| Streetscape Improvements | Reduce lanes, Landscaping, Roadway, Bike Improvements | $2,500,000 | $2,000,000 | $500,000 | | (City) Transportation (City Trails), Resurfacing Program |
| Alternate Improvements | Enhanced Sidewalks, Lighting, Landscaping | $1,700,000 | | $1,700,000 | | TBD |
| **4th Street S (6th Avenue to 18th Avenue)** | | **$2,260,000** | **$230,000** | **$1,010,000** | **$1,010,000** | |
| 6th Avenue to 7th Avenue Streetscape | Landscaped Medians and Lighting | $230,000 | $230,000 | | | (City) Innovation District Dedicated |
| 7th Avenue to 18th Streetscape | Landscaped Medians and Lighting | $2,020,000 | | $1,010,000 | $1,010,000 | TBD |
| **5th Street S (6th Avenue to 8th Avenue)** | | **$660,000** | **$330,000** | | **$330,000** | |
| Initial | Removal of parking, Landscaping, Pedestrian Promenade (one-side) | $330,000 | $330,000 | | | (City) Innovation District Dedicated |
| Ultimate | Removal of parking, Landscaping, Pedestrian Promenade (other side) | $330,000 | | | $330,000 | TBD |
| **3rd Street South (6th Avenue to Newton Avenue)** | | **$590,000** | | **$240,000** | **$350,000** | |
| Streetscape Improvements | Landscaping, Pavers at Intersections | $240,000 | | $240,000 | | |
| Alternate Improvements | New Lighting | $350,000 | | | $350,000 | |
| **6th Street (5th Avenue to 9th Avenue)** | | **$730,000** | | **$620,000** | **$110,000** | |
| Streetscape Improvements | Reduce lanes, Landscaping, Roadway | $620,000 | | $620,000 | | |
| Alternate Improvements | New Lighting | $110,000 | | | $110,000 | |
| **1st Street (6th Avenue to Dali Blvd)** | | **$200,000** | | **$120,000** | **$80,000** | |
| Streetscape Improvements | Separated Bicycle facility, Resurfacing | $120,000 | | $120,000 | | |
| Alternate Improvements | New Lighting | $80,000 | | | $80,000 | |
| **Other Opportunities** | | | | | | |
| 1st Street (South of 6th Avenue to 8th Avenue) | Landscaping and Lighting, Bicycle and Pedestrian Connections | | | | | |
| 11th Avenue | Landscaping and Lighting, Bicycle and Pedestrian Connections | | | | | |
| 5th Avenue S | Landscaping, Lighting, Wayfinding (Some Lighting and Banners in Phase 1) | | | | | |
| 8th Avenue | Landscaping and Lighting, Bicycle and Pedestrian Connections | TBD | TBD | TBD | TBD | TBD |
| 8th Street and 9th Street Improvements | Re-configure and connections to Tropicana Field, neighborhoods | | | | | |
| Poynter Park Improvements | Connections to park, bicycle/ped path along waterfront | | | | | |
| 7th, 8th, 9th Avenue | One-Way to Two-Way Street Re-configuration | | | | | |
| **Sub-Total** | | **$8,640,000** | **$2,560,000** | **$4,190,000** | **$1,880,000** | |
| **Total (District Definition and Branding / Streetscape Improvements)** | | **$10,070,000** | **$3,210,000** | **$4,970,000** | **$1,880,000** | |

# DISTRICT DEFINITION: GATEWAY CONCEPTS

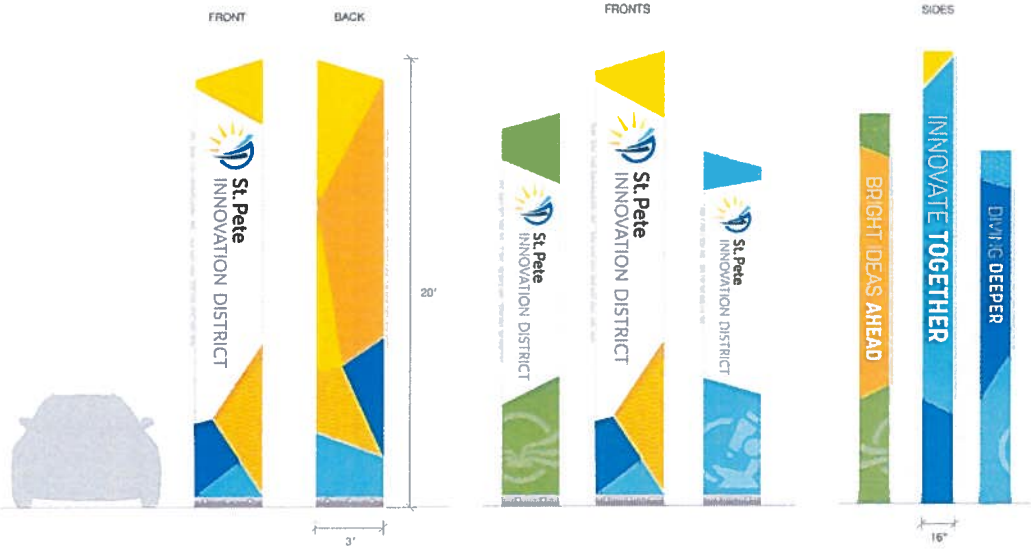
The next few pages show illustrative concepts for gateways, pole banners as well as signage. These are meant as concepts and will be refined as part of a design phase.

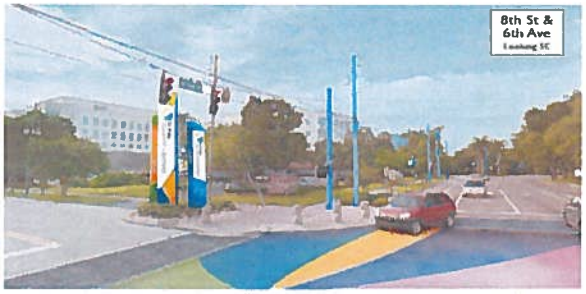
## Gateways/Monument Sign Concepts

Two concepts were developed. During the final Innovation District Board meeting on March 8, 2017 it was agreed that Concept B was preferred.

## Gateway Concept: Option A

This gateway option includes colors that represent the brand with slogans on the sides.



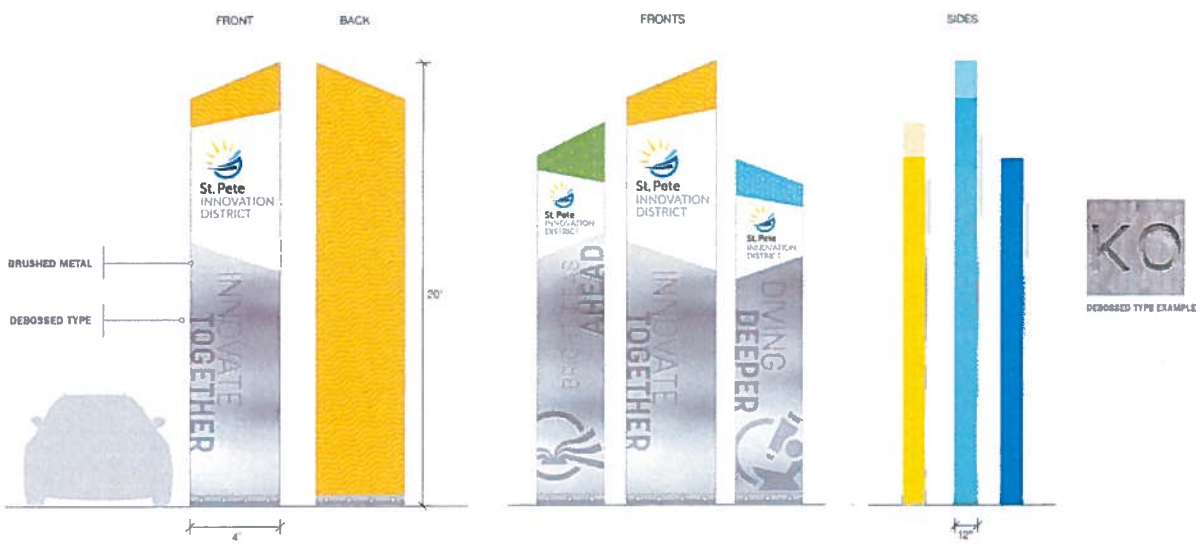

Day time representation including painted intersection with painted poles.

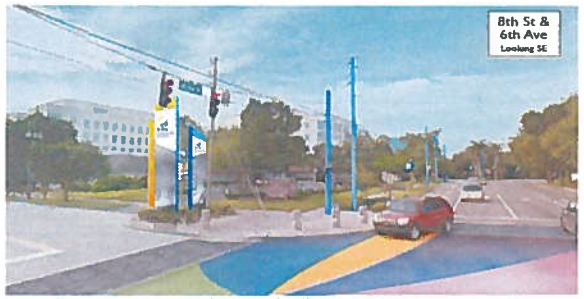
Night time representation including painted intersection with painted poles and LED lighting strips.

# DISTRICT DEFINITION: GATEWAY CONCEPTS

## Gateway Concept: Option B

This gateway option includes debossed type brushed metal near the bottom with the top being translucent (backlit at night). The sides would illuminate at night as well. Again this was the preferred option.




Day time representation including painted intersection with painted poles.

Night time representation including painted intersection with painted poles and LED lighting strips.

# DISTRICT DEFINITION: BANNER CONCEPTS

Below are the banner concepts that have been developed. There are several areas within the District that include hardware currently or have banners. The intent would be to include the brand along with institutions where feasible. These are concepts that would be developed further in a design phase and coordinated with the Innovation District Board members.

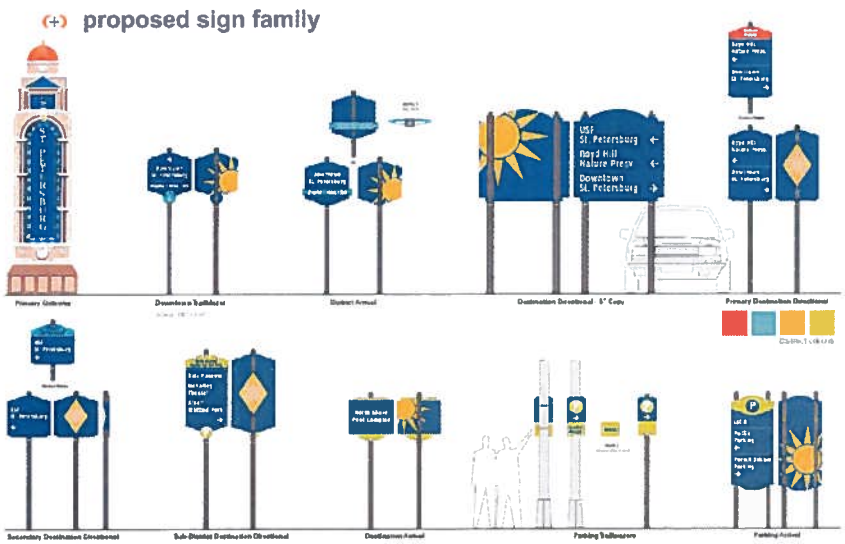
## Single Banners

## Multiple Banners

# DISTRICT DEFINITION: SIGNAGE AND WAYFINDING CONCEPTS

Below is the proposed wayfinding sign family that the city is pursuing. During the development of the plan it was discussed that the city will be using this sign family throughout the city. A recommendation is to use the Innovation District logo and color scheme to utilize the city-wide sign family while also differentiating from other areas of the city. Another recommendation is to look into pedestrian scale wayfinding.

## City-wide Proposed Wayfinding Sign Family




## Use of Innovation District Logo & Color Scheme with City-wide Wayfinding

# STREETSCAPE IMPROVEMENTS: **CONCEPTS AND STREET FUNCTION**

The following pages will provide more detail on the streetscape improvements identified in the phasing plan primarily for Phase I. The streetscape improvements include:

- 6th Avenue S
- 5th Street S
- 4th Street S

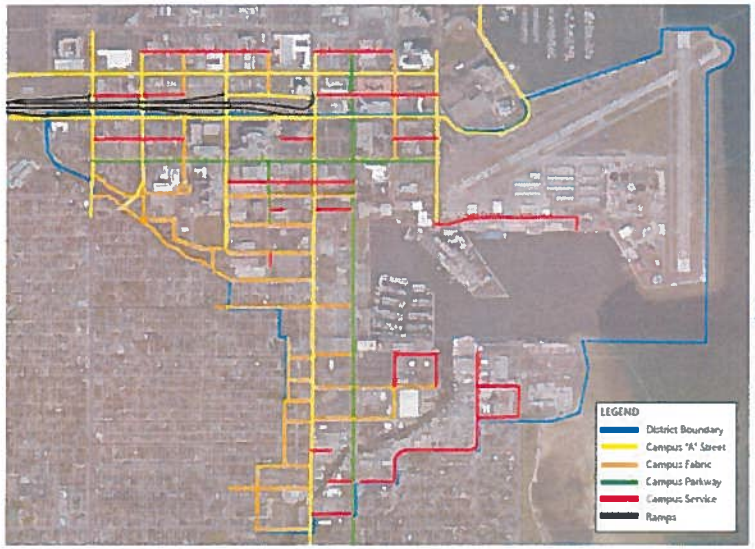
The concepts were developed through coordination with city staff as well as with stakeholders through the engagement described previously.

The concepts were also prioritized by several criteria such as they:

- Provide connectivity,
- Mentioned specifically at the charrette,
- Provide added walkability or bicycle facilities (including landscaping, shade, walkability, safety),
- Increased lighting and security
- Provide hardscape improvements

While the focus was on the framework streets mentioned previously, it is the intent that these concepts can be replicated based on their context. The concepts included complete street recommendations that fit the context and function of each roadway. For example, 4th Street is more vehicular in nature while 5th Street, 6th Avenue S, and 3rd Street are more geared towards pedestrians and bicyclists. The map to the right is a modified version of the Street Hierarchies map found in the Visioning Summary.

STREET HIERARCHIES MAP




Street Hierarchies map. Concepts or improvements shown for the specific corridors identified in the following pages can be applied to other corridors that have similar context.

Source: St. Petersburg Visioning Summary

Campus "A" Street
Campus A Streets are the roads with more vehicular traffic which balance multimodal aspirations.

Campus Parkway
Special streets for pedestrians with park-like atmospheres.

Campus Fabric/Service
Primarily minor roads that are used to connect the service areas.

# STREETSCAPE IMPROVEMENTS: 6th Avenue S

The creation of a "main street" for the District, that is pedestrian and bicycle friendly including shade with wide sidewalks and safe crossings that encourage activity was the focus for the concept on 6th Avenue S. Also paramount was allowing emergency access.

A lane reduction from 4 lanes to 3 lanes with a raised median mid-block was recommended. With the improvements to I-175 (a new ramp from 4th Street northbound) it is envisioned that traffic volumes on 6th Avenue will be reduced. As they stand now, one lane in each direction along with the left turn lanes at the intersections is sufficient to meet existing and future demand.

The improvement of 6th Avenue S presents and opportunity to leverage city funds as a portion is up for resurfacing and the city applied funds originally intended for the Booker Creek trail in order to provide an east-west bicycle connection. The concept includes a 10 foot "cycle track" or separated bicycle path on the south-side of the roadway that is well positioned to connect a gap in St. Petersburg's trail network. It would connect to the trail just west of MLK that goes west to the Pinellas Trail. On the east side it would connect to the trail at USFSP that connects to the waterfront and the North Bay Trail.

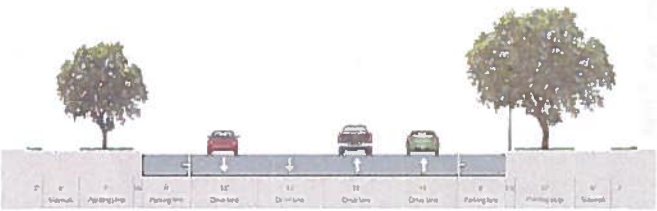
6th Avenue S between 3rd Street and 4th Street facing east

Proposed Section looking west on 6th Avenue S

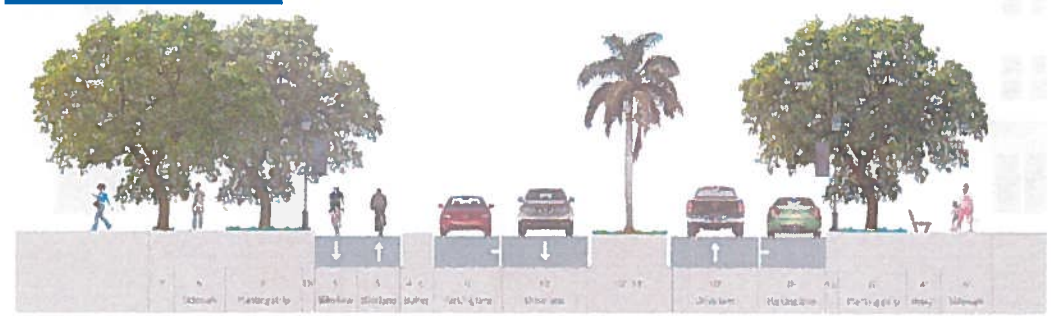
# STREETSCAPE IMPROVEMENTS: 6th Avenue S

Below are sections and a plan view for the improvements. A PSTA Bus Rapid Transit (BRT) stop is also being proposed on the southside of 6th Avenue between 3rd and 4th Street and would need to be coordinated further with this project in the design phase. The section between 3rd an 4th Street will likely vary from the proposed section below (i.e. 18' would be needed for the Transit Station which can be accomplished by removing a parking lane and utilizing the buffer near the Cycle Track. Lane widths, including the median, would also be reviewed to accommodate the transit vehicles).

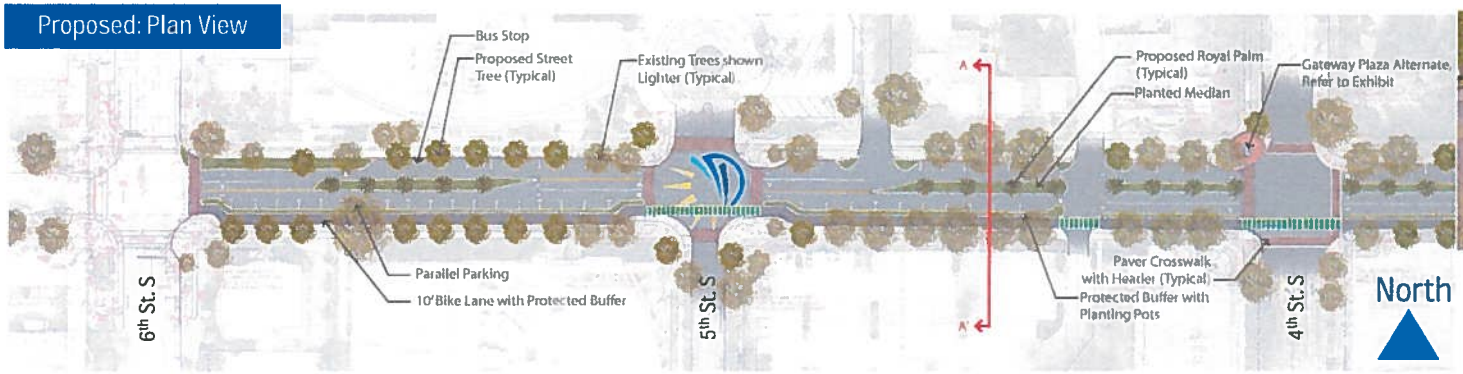
Existing Typical Section



Proposed: Section



Proposed: Plan View



Potential Gateway Plaza.

# STREETSCAPE IMPROVEMENTS: 5th Street

The 5th Street concept includes the creation of a "pedestrian promenade." 5th Street connects parking areas south of 8th Avenue South to Johns Hopkins/All Children's entrance at 6th Avenue South. It also includes the new Research and Education Center on the east side. Currently the parking areas are accessed by a shuttle. It's an underutilized pedestrian street based on the short walking distance.

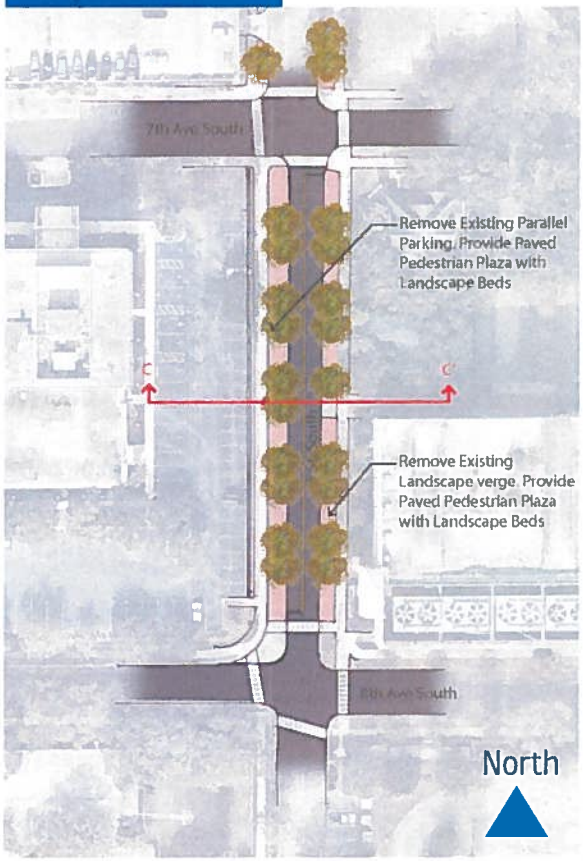
The concept includes eliminating the parking lane and replacing with pedestrian paved areas and additional landscaping/shade. It is envisioned that this project would be phased with additional landscaping and shade being put in place north of 7th Avenue as a second phase. The lanes are also narrowed and the sidewalk on the west side is increased significantly to 12 feet. The sidewalk/pedestrian plaza includes additional public space that could be used for seating areas for rest/reflection for hospital visitors and employees. It also includes space potentially for vendors. This project would also be coordinated with a potential Downtown Looper route.

The following page provides more detail.

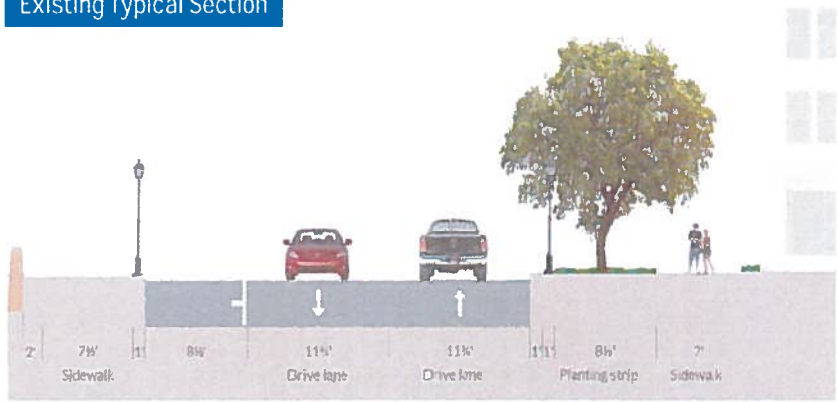
5th Street near 8th Avenue S facing north

# STREETSCAPE IMPROVEMENTS: 5th Street

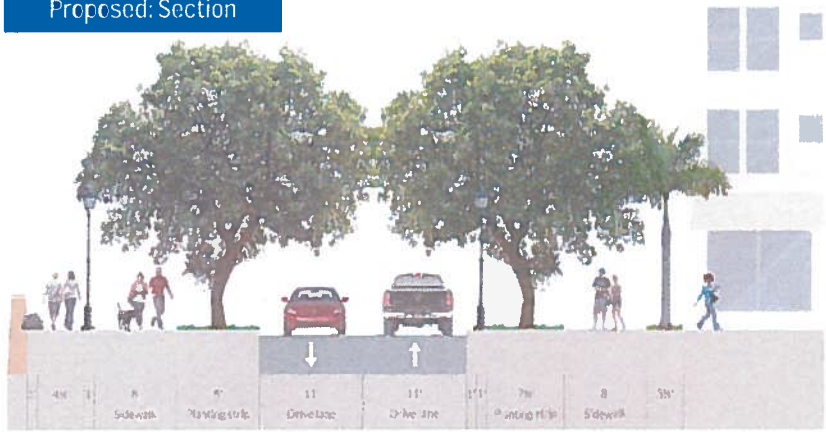
Proposed: Plan View




Existing Typical Section




Proposed: Section



# STREETSCAPE IMPROVEMENTS: 4th Street

The 4th Street concept, like other concepts, keeps the curbs intact to reduce costs. This concept includes reducing the lanes widths from 12 feet to 11 feet with the benefit of slowing vehicles down. Additional crossings are provided with curb extensions at certain key intersections. The space provided by reducing lane widths is reallocated to creating a landscaped median (which doubles as a left turn lane at key intersections). The purpose of the landscaped median is to beautify the corridor, but to also reinforce slower speeds and to make a statement that one is entering a different area.

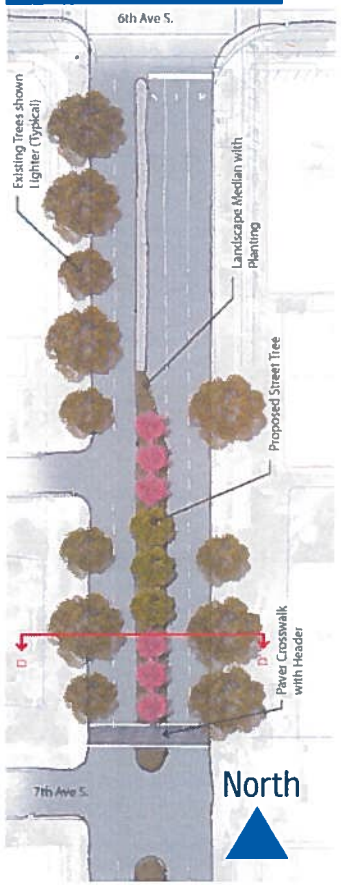
The landscaped median also provides a pedestrian refuge for the crosswalk detailed on the next page that is intended to provide a connection from the Kate Tiedemann Business School to the west side of 4th Street near 8th Avenue South. The major benefit of this concept is to knit the two sides of the Innovation District which are currently separated by 4th Street.

The following page provides more detail.

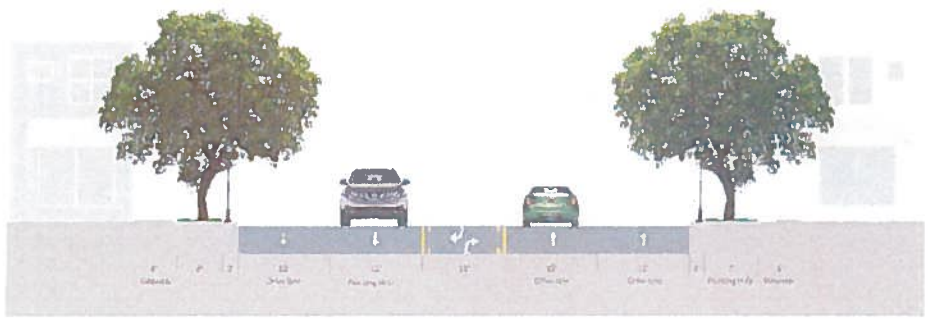
4th Street near 7th Avenue S facing north

# STREETSCAPE IMPROVEMENTS: 4th Street

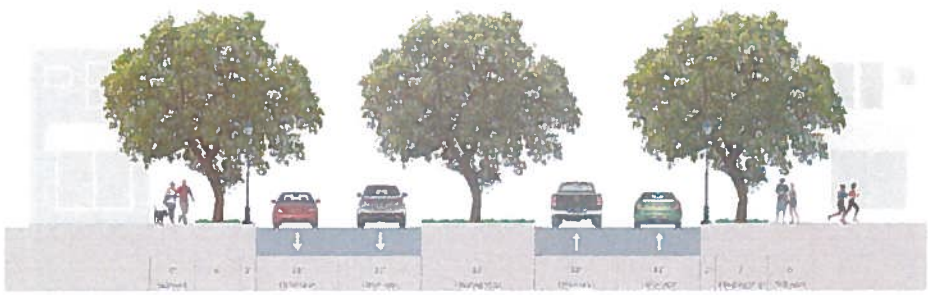
Proposed: Section




Existing Typical Section



Proposed: Plan View



# NEXT STEPS

The Streetscape and Connectivity Concept Plan included significant stakeholder and city outreach to develop improvements and concepts that were prioritized with a consensus. The concepts included lower cost improvements with the point of advancing implementation priorities in order to provide more immediate placemaking benefits for the District. Below are recommended next steps.

## Short-Term

- Implement Phase 1 priorities
- Complete design and construction
- Program Poynter Park
- Research public art opportunities (develop public art plan)
- Implement transit improvements

## Mid-Term

- Implement Phase 2 priorities
- Create street team for District
- Look for funding partnerships and make assignments
- Further improvements to Poynter Park and waterfront
- Implement additional public art opportunities
- Analyze the need for joint parking garage

## Long-Term

- Implement Phase 3 priorities
- Continue to tie in with Complete Streets Implementation Plan
- Continue to look for funding partnerships
- Continue improvements and connections to downtown, neighborhoods, waterfront, Tropicana Field as well as 1st Street and 8th Avenue streetscapes and activation.

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# ATTACHMENT NO. 8

# HOUSING AFFORDABILITY IMPACT STATEMENT

# City of St. Petersburg
# Housing Affordability Impact Statement

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Each year, the City of St. Petersburg receives approximately $2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment,* and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City's Housing and Community Development Department.

**I.** **Initiating Department:** Planning & Economic Development

**II.** **Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:**

See attached proposed amendments to Chapter 16, City Code of Ordinances (City File LDR 2018-01).

**III.** **Impact Analysis:**

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No __X__ (No further explanation required.)
Yes _____ Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: $_____.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No __X__ (No further explanation required)
Yes ___ Explanation:

## IV: Certification

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

CHECK ONE:

X The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required.( Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

Derek A. Kilborn

Department Director (signature)

07.03.2018

Date

OR

☐ The proposed regulation, policy, procedure, or comprehensive plan amendment being proposed by resolution or ordinance *will increase housing costs* in the City of St. Petersburg. (Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

Department Director (signature)

Date

Copies to: City Clerk
Joshua A. Johnson, Director, Housing and Community Development

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

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# STAFF REPORT

## DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **July 11th** 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.: 18-54000047 PLAT SHEET: D-8

REQUEST: Approval of a variance to the required rear yard setback of 10-feet to construct a detached garage with accessory living/storage space above at a setback of 3-feet.

OWNER: Robert and Celia Clarke
446 11th Avenue Northeast
Saint Petersburg, Florida 33701-2020

ADDRESS: 446 11th Avenue Northeast

PARCEL ID NO.: 17-31-17-77274-000-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-3 (NT-3)

| | Required | Requested | Variance | Magnitude |
|---|---|---|---|---|
| **Rear Setback** | **10-ft** | **3-ft** | **7-ft** | **70%** |

**BACKGROUND:** The subject property consists of one platted lot (Lot A of Rowles Re-Subdivision) and is located within the Historic Old Northeast Neighborhood Association boundaries. The existing single-family home on the property was originally constructed in 1920 and contains 1,322 square feet of living space, according to Pinellas County Property Appraiser records. According to the applicant, a carport previously existed in the rear yard of the property but was recently damaged and removed. Property card records show that approval was granted in 1975 to construct an aluminum carport with a rear yard encroachment of 7-ft. Current Land Development Regulations would allow a carport to be constructed 3-ft from the rear property line.

**REQUEST:** The applicant requests a variance to the minimum rear yard setback requirement from 10-ft to 3-ft in order to construct a detached garage with accessory living space/storage above. The proposed structure will meet all other setback requirements. Currently, the site does not contain covered parking.

**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 **inconsistent** 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 application does not involve redevelopment of the subject property.**

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

      **The subject property is substandard in regards to minimum lot width and area required in the NT-3 Zoning District, which requires a minimum lot width of 60-ft and a minimum lot area of 7,620 square feet. The subject property is 40-ft in width and approximately 3,800 square feet in area. The configuration of the alley at the rear of the property is also unique in that it "dead ends" at the subject property (see attached subject property exhibit).**

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

      **The property is not located within a locally designated historic district.**

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

      **This site is not a local landmark, but is located within the North Shore National Register of Historic Places.**

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

      **The site does not contain significant vegetation that is relevant to this application.**

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

**The proposed project does not promote the established development pattern in terms of setbacks.**

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

**The proposed project does not involve public facilities.**

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

**The substandard lot size and alley configuration are not the result of the actions of the applicant.**

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

**Strict application of setback requirements would not result in an unnecessary hardship as improvements to the property could be made in accordance with required setbacks.**

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 of setback requirements would not provide the applicant with no means for reasonable use of the land. The property currently contains a single-family residence, and there is space in the rear yard to accommodate uncovered parking. Furthermore, a carport could be installed at a rear yard setback of 3-ft, which would provide for covered parking and is consistent with previously existing conditions on the site.**

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 not the minimum variance that would make possible reasonable use of the property as there is currently an existing single-family home on the lot. The configuration of the alley at the rear may warrant some relief to setback requirements in order to accommodate covered parking, however the desire to construct storage/accessory living space above the garage does not constitute minimum reasonable use of the property.**

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

**Granting of the variance would not be in harmony with the general purpose and intent of the Neighborhood Traditional Standards which is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood.**

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

   **The granting of the variance may be injurious to neighboring properties, in particular the abutting property directly to the south, as the new structure would sit 3-ft from the shared property line.**

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

   **Staff does not find that the reasons set forth in the application justify the granting of 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.*

   **This criterion is not applicable.**

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association which has indicated support of the request (see attached e-mail). A neighboring property owner at 445 11th Ave Northeast submitted an e-mail in support of the request (attached). Staff also received communication from a neighboring property owner to the west of the subject property indicating that they are not in support of the request, in addition to the property owner at 416 11th Avenue Northeast (see attached e-mail).

**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 **DENIAL** 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 shall substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through July 11, 2021. Substantial construction shall commence prior to this expiration date. 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.

Report Prepared By:

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

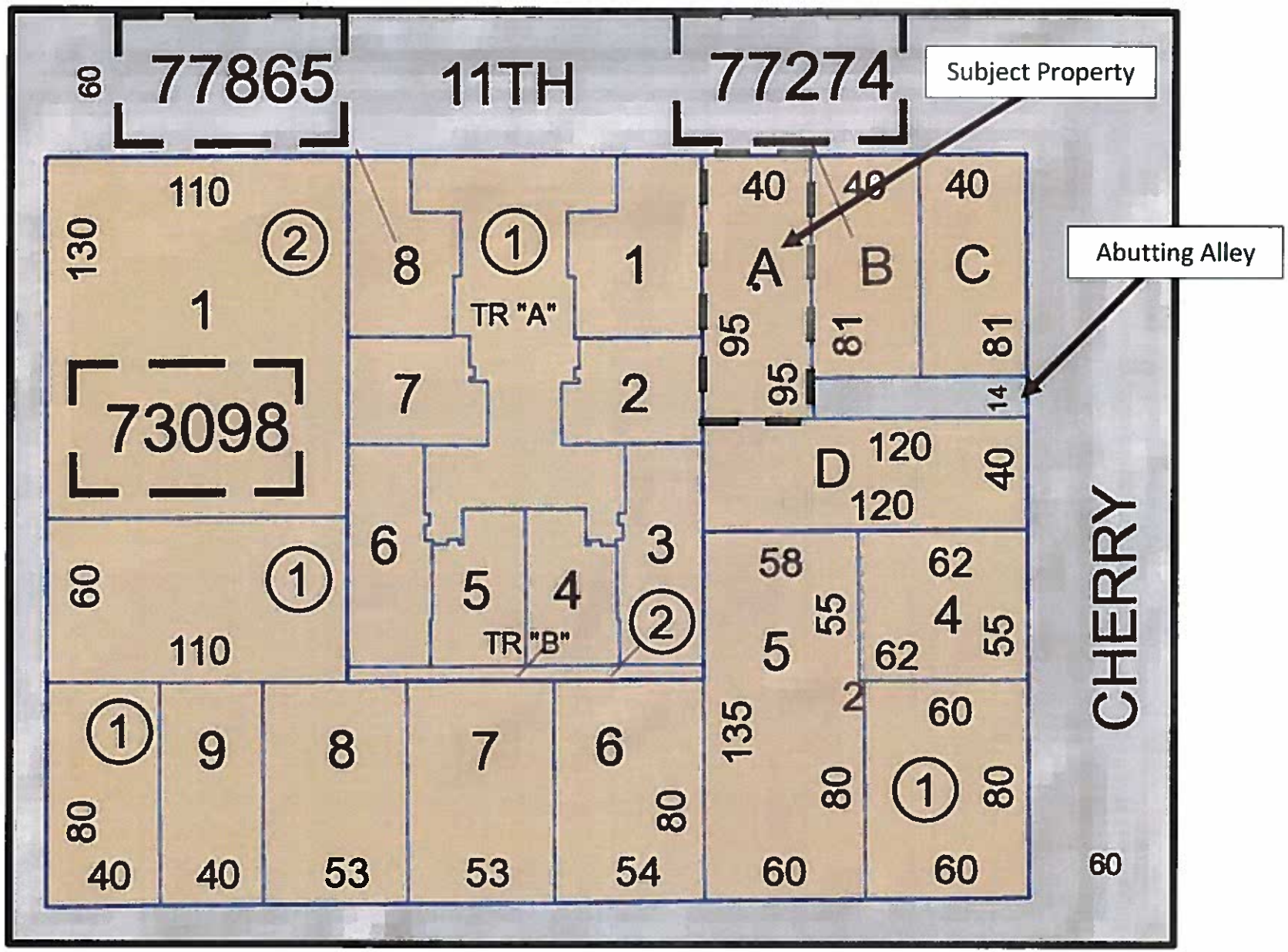
Report Approved By:

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

7/3/18
Date

ATTACHMENTS: aerial map, subject property exhibit, property existing survey and proposed site plan, proposed floor plans, elevation drawings, applicant's narrative and background information, signatures of support, e-mail from Historic Old Northeast Neighborhood Association, e-mail from neighboring property owner

DRC Case 18-54000047
446 11th Ave NE



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Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000047
Address: 446 11th Avenue Northeast

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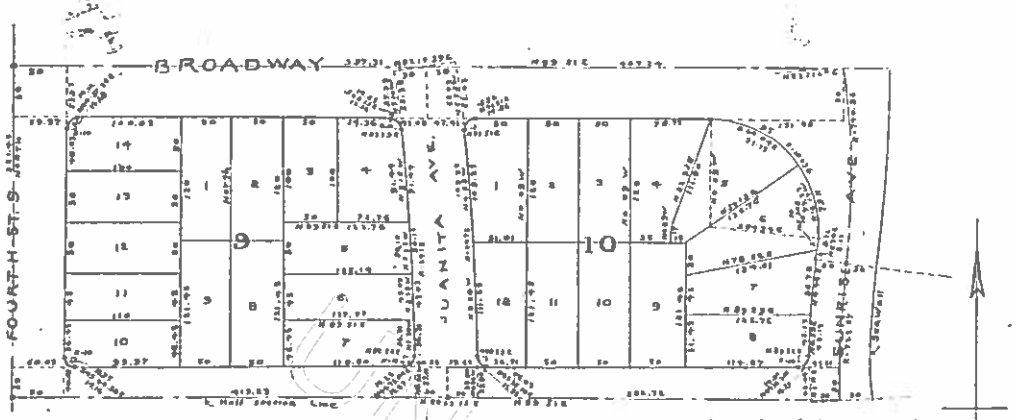
(nts)




# BAYOU BONITA

SECTION "B"

RESOLUTION OF PARTIAL VACATION OF Bayou Bonita Section B BEING AN EXTENSION OF BAYOU BONITA SUBDIVISION SUBDIVISION HAS BEEN RECORDED IN O.R. BOOK 3565 PAGE 943 (AS RECORDED - PLAT BOOK 5, PAGE 4 - PINELLAS COUNTY, FLA) ON 6-21 1971 SOUTHWARD TO THE HALF-SECTION LINE OF SEC. 6 TWP 32S - R16E.

PINELLAS. CO., FLA.

NOTE:- ALL RESERVATIONS RECORDED FOR BAYOU BONITA SUBDIVISION ARE LIKEWISE RESERVED AND MADE A PART OF THIS PLAT.

Scale: 1" = 60'.

The Bayou Connecting Company hereby adopts and extends to Section "B" all Reservations appearing upon its original plat of Bayou Bonita as recorded in Plat Book 5, Page 4, Pinellas County Florida.

In Witness Whereof, The Bayou Connecting Company, by its duly authorized officer, has hereunto affixed its seal, this 27th day of April 1921.

Bayou Connecting Company By W. H. Shoemaker Pres.

STATE OF FLORIDA COUNTY OF PINELLAS

In Witness Whereof I have hereunto subscribed my hand and affixed my seal this 27th day of April 1921

W. C. Connell

Notary Public State of Florida

My Commission Expires Feb 18 1925

NOTARY PUBLIC SEAL

Filed for record May 17 1921 at 8 P.M. on plat book J.H. Brown Clk. Cir. Ct. By A.W. Powell, Jr. Deputy Clerk

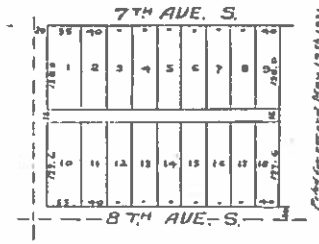
Filed for record May 17 1921 J.H. Brown Clk. Cir. Ct. By A.W. Powell, Jr. Deputy Clerk

# LONE PINE SUBDIVISION

## PINELLAS COUNTY - FLORIDA.

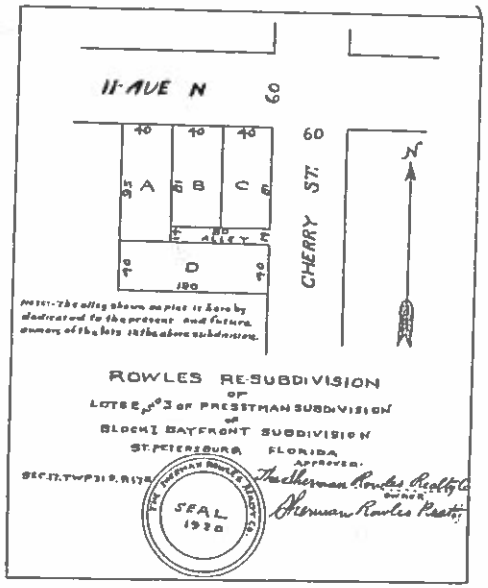
BEING A REPLOT OF LOTS 11 to 16 OF BLOCK "A" OF H.A. MURPHY'S SUBDIVISION AS RECORDED IN THE RECORDS OF PINELLAS CO. (BOOK No 5, PAGE 22.)

SEC. 24, TWP. 31 S; RANGE 16 E.




Approved: April 3, 1911 F. M. Nelson DIRECTOR OF PUBLIC WORKS, ST. PETERSBURG FLA.

Filed for record May 13 1911 J.H. Brown Clk. Cir. Ct. By A.W. Powell Dep. Present Vacated




NOTE:- The alley shown on plat is hereby dedicated to the present and future owners of the lots in the above subdivision.

# ROWLES RE-SUBDIVISION

OF LOTS 2 & 3 OF FRESTMAN SUBDIVISION OF BLOCK I BAYFRONT SUBDIVISION ST. PETERSBURG FLORIDA

SEC. 17, TWP 31 S, R 17 E

APPROVED: The Sherman Rowles Realty Co. OWNER Sherman Rowles Pres.

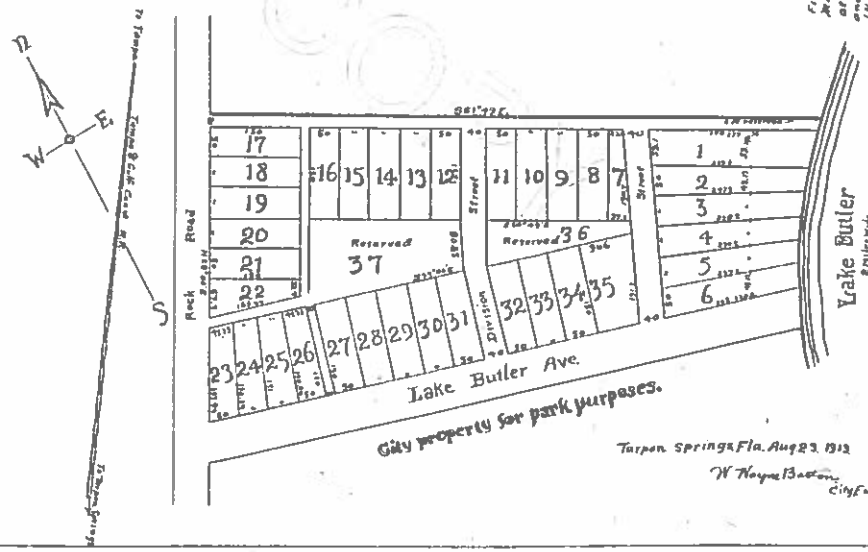
SEAL 1920

Filed for record June 17 1931 at 1:45 o'clock A.M. and 12 minutes P.M. J.H. Brown Clk. Cir. Ct. By D.W. Bennett Dep.

# LAKE VIEW.

Revised Map of W. J. Myer's subdivision of Block 154 of the Lake Butler Villa Co's Subdivision of Sec. 8, Twp. 27 S. Range 16 E.

MAP OF TARPON SPRINGS FLA




Tarpon Springs Fla. Aug 23 1913

W. Wayne Barton City Engineer

Filed for record August 13 1921 at 2 o'clock P.M. and 45 minutes P.M. J.H. Brown Clk. Cir. Ct. By D.W. Bennett Dep.

# Boundary Survey

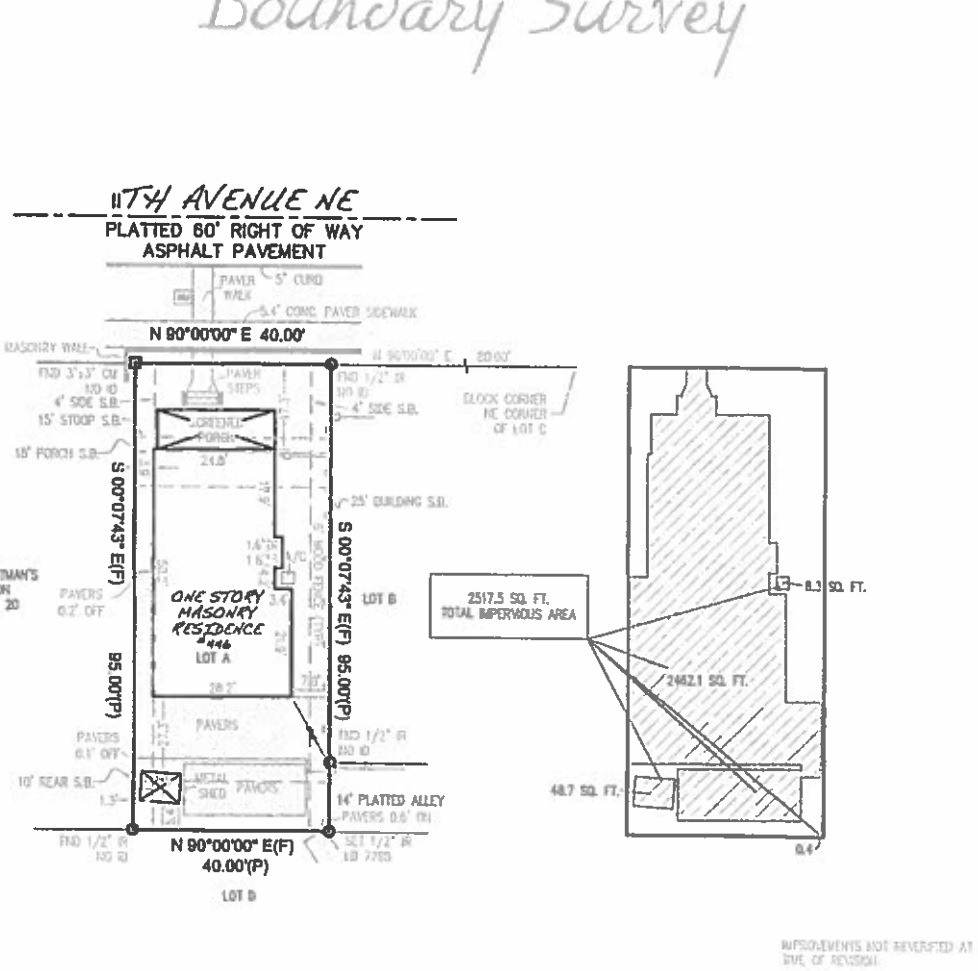
1" 0 30'

SCALE: 1"=30'

ADDRESS
446 11TH AVENUE NE
ST. PETERSBURG, FLORIDA 33701

## LEGEND

- O = Iron Pipe & Cap (IP)
- O = Iron Rod & Cap (IR)
- ⊗ = Nail & Disk (N&D)
- ☐ = Concrete Monument (CM)
- OR = Official Record
- PB = Plat Book
- Pg = Page
- CONC. = Concrete
- LB = Licensed Business
- LS = Licensed Surveyor
- FND = Found
- ID = Identification
- (C) = Calculated Distance
- (F) = Field Measurement
- ON/OFF = Onsite/Offsite
- (P) = Plat Measurement
- TYP = Typical
- S.B. = SETBACK
- = Sanitary Manhole
- = Drainage Manhole
- = Catch Basin/Inlet
- = Transformer
- = Cable TV Riser
- = Power Pole
- = Overhead Utilities
- = Water Meter
- = Telephone Riser
- = Electric Box
- = Light Pole




| | |
|---|---|
| JOB #: VLSR17-19099 | |
| CLIENT #: --- | |
| FIELD DATE: 1/25/17 | CREW: 3300 |
| DRAFTER: AWH | |
| APPROVED: JEW | |
| SCALE: 1" = 30' | |

COPYRIGHT 2011

X Borrower's Acknowledgment and Acceptance

X Borrower's Acknowledgment and Acceptance

## Legal Description (per OR Book 13463, Page 1757)

Lot A, ROWLES RESUBDIVISION OF LOTS 2 AND 3 OF PRESSTMAN SUBDIVISION OF BLOCK I BAYFRONT SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page(s) 40, Public Records of Pinellas County, Florida.

**CERTIFIED TO: (AS FURNISHED)**
Bob & Cece Clark

**FLOOD ZONE**

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0217G, LAST REVISION DATE 9/3/2003, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

**LIST OF POSSIBLE ENCROACHMENTS:**

FENCES AND PAVERS CROSS PROPERTY LINES.
OWNERSHIP OF FENCES, PAVERS AND WALL NOT DETERMINED.

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF 11TH AVENUE NE, WHICH HAS AN ASSUMED BEARING OF N 90°00'00" E.

**NOTES**

1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISIONLAND SURVEYING

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

**SURVEYOR'S CERTIFICATE**

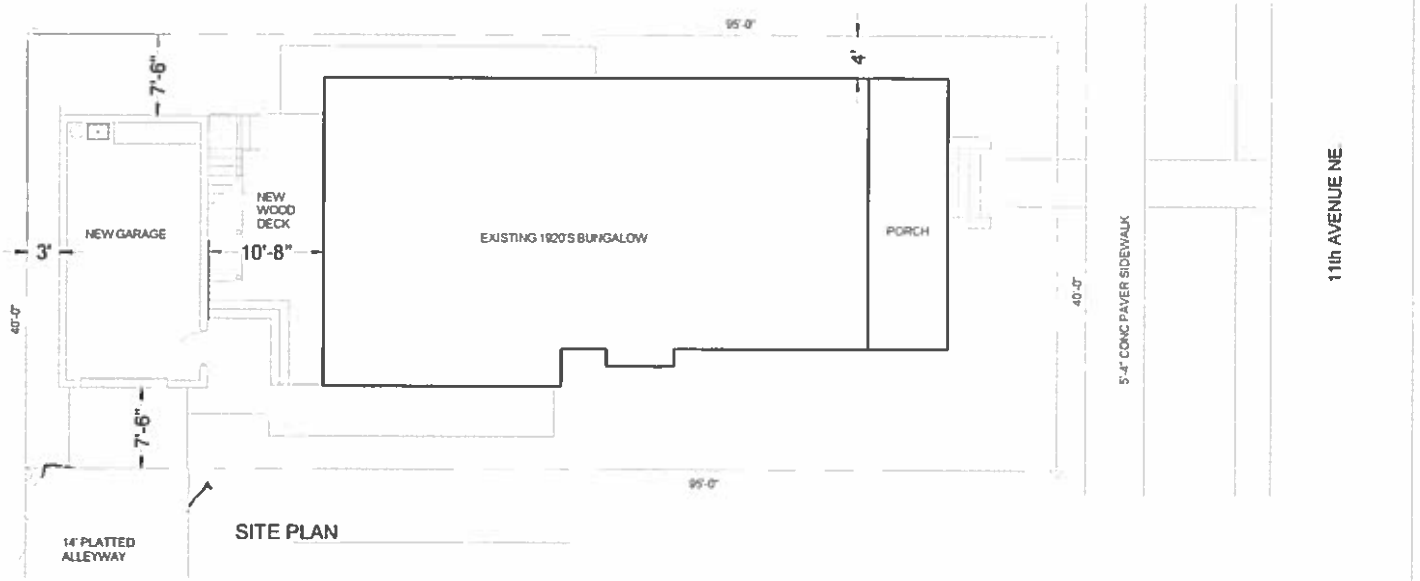
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECTION.

JOSEPH E. WILLIAMSON LICENSE NUMBER NO. 6573 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Joseph E. Williamson, PLS DATED: 1/26/17
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

| DATE | REVISION |
|---|---|
| 1/27/17 | ADD IMPERVIOUS AREAS & PROVIDED SETBACKS |

LEGAL DESCRIPTION (PER or bOOK 13463, PAGE 1757)
LOT A, ROWLES SUBDIVISION OF LOTS 2 AND 3 OF PRESSTMAN SUBDIVISION
OF BLOCK I BAYFRONT SUBDIVISION, ACCORDING TO THE PLOT THEREOF
AS RECORDED IN PLAT BOOK 5, PAGE 40, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

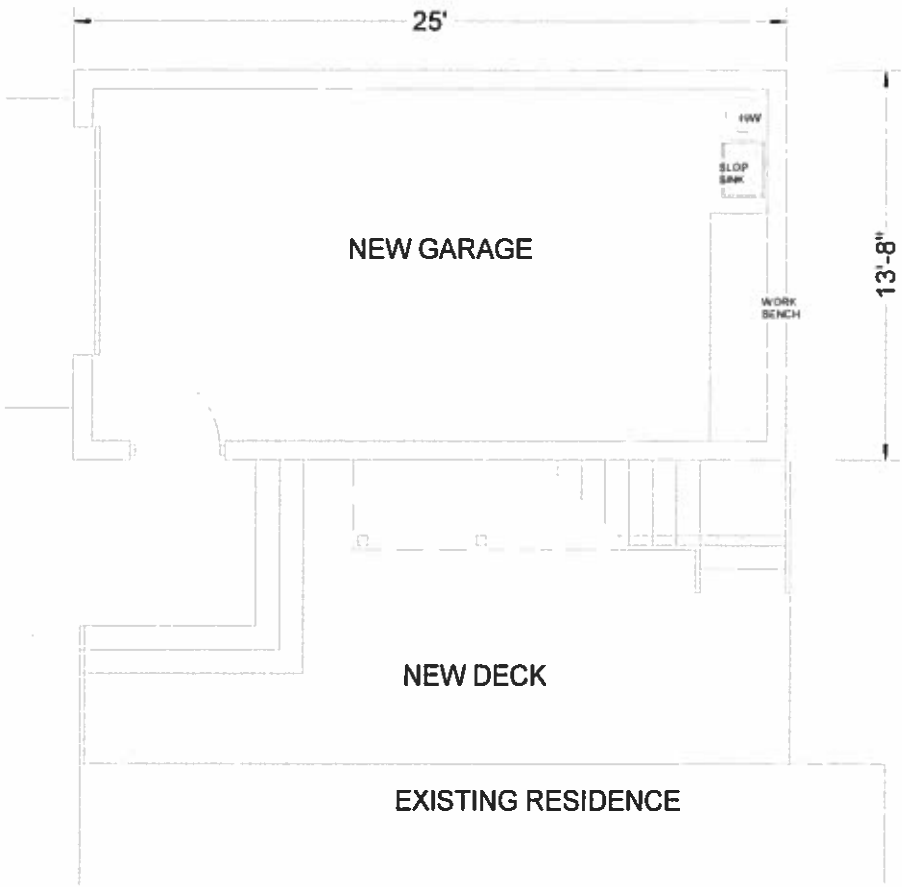



SITE PLAN

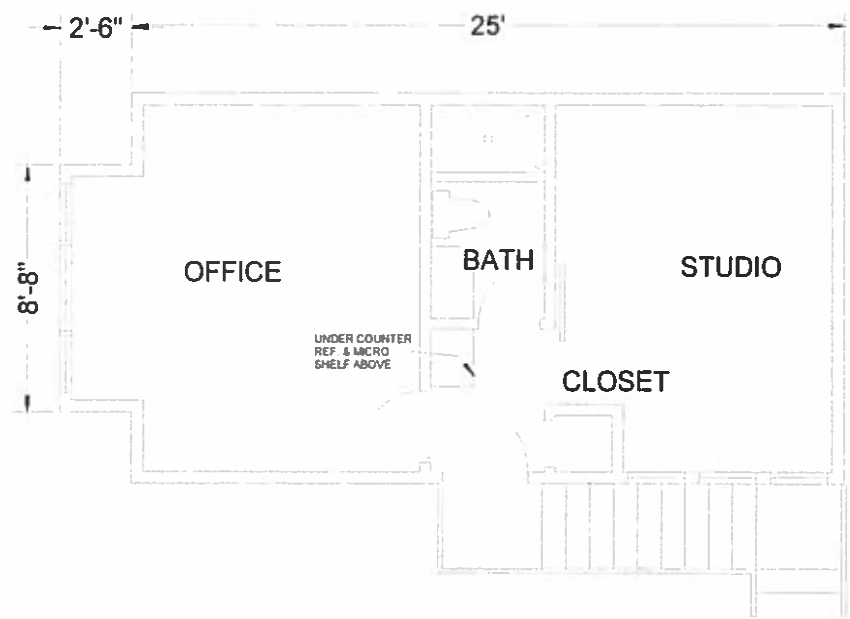
CONCEPT SITE PLAN

TITLE
CLARKE RESIDENCE
446 11TH AVE NE
ST. PETERSBURG, FL

SIZE B | CAGE CODE | DWG NO C-1 | REV
SCALE 1/8"=1'-0" | SHEET




FIRST FLOOR PLAN




SECOND FLOOR PLAN

FIRST FLOOR AREA = 341.667 SF
SECOND FLOOR AREA = 361.333 SF
TOTAL AREA = 703 SF

FAR CALCULATIONS
LOT AREA = 3,800 SF
EXISTING RESIDENCE = 1322 SF
NEW CONSTRUCTION = 703 SF
TOTAL 2,025/3,800 = .53 FAR

N

CONCEPT FLOOR PLANS

TITLE
CLARKE RESIDENCE
446 11TH AVE NE
ST. PETERSBURG, FL

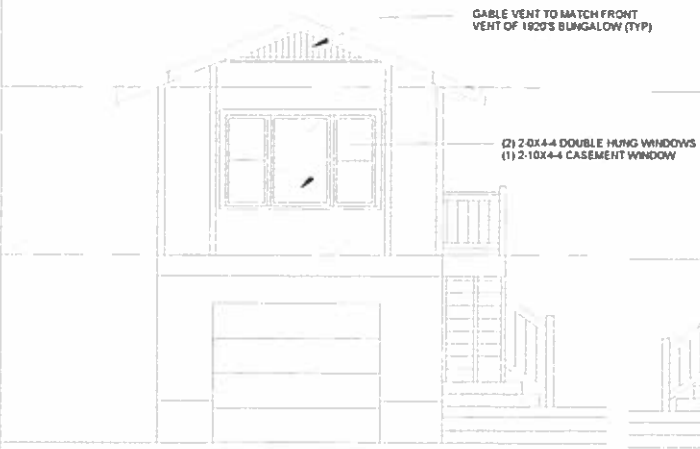
| SIZE | CAGE CODE | DWG NO | REV |
|---|---|---|---|
| B | | C-1 | |

SCALE 1/4"=1'-0" SHEET

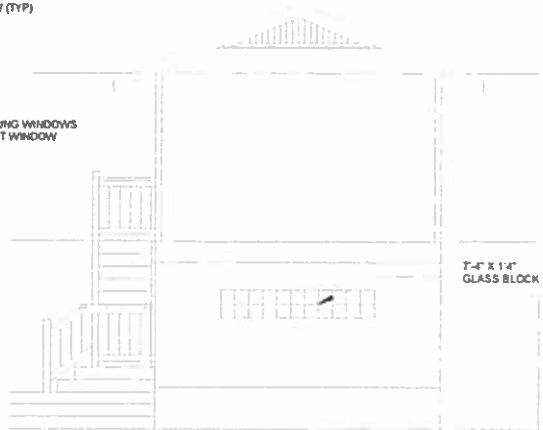
4 3 2 1

NORTH ELEVATION

SOUTH ELEVATION




EAST ELEVATION




WEST ELEVATION

FINISH MATERIALS

1. SPLIT FACE CMU AT GARAGE LEVEL
2. HARDIEPLANK LAP SIDING AT SECOND LEVEL
3. OWENS CORNING DURATION "AMBER" ROOF SHINGLES
4. NEW WINDOWS TO BE STORMBREAKER PLUS 300VL TAN DOUBLE HUNG
5. SOFFIT, FASCIA, AND TRIM TO BE HARDIE BOARD TO MATCH EXISTING HOME DIMENSIONALLY

CONCEPT ELEVATIONS

| | | | | |
|---|---|---|---|---|
| TITLE | CLARKE RESIDENCE<br>446 11TH AVE NE<br>ST. PETERSBURG, FL | | | |
| SIZE B | CAGE CODE | DWG NO C-2 | | REV |
| SCALE 3/16"=1'-0" | | | SHEET | |

4 3 2 1

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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:** 446 11th Avenue NE,St. Petersburg, FL | **Case No.:** |

**Detailed Description of Project and Request:**

To construct a 2 story garage with a second story accessory living space.

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 property is unique in that a 14 foot platted alley terminates at the side yard lot line. The property's rear yard lot line aligns with the alley. This configuration restricts the placement of a garage on the site. Historically, a structure and a carport terminated the alleyway. A tree recently destroyed the carport, and the owners wish to replace it with a garage structure.

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

Platted alleys in Old Northeast run continuously east to west, terminating at streets. The 1920's replatting of Rowles Resubdivision, Lots 2 and 3, created a unique situation with an alley running from Cherry Street west and terminating at a residential property. No other lot in Old Northeast appears to have this unique alley configuration that limits garage placement. Numerous instances of garages placed on an alley are evident throughout the neighborhood, and setback variances appear frequently to place garages at the rear of a property on an alley. This property is unique in that it uniquely requires a side yard garage access.

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

The replatting of the property in the 1920's resulted in the limitation of parking/garage site placement. Historically, the property has had outbuildings and carports placed at the terminus of the alley. Most recently, a 1950's carport was destroyed at the proposed garage location when a tree fell on the carport after it was damaged by construction on an adjacent site.

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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?<br><br>In order to develop the property with a garage, and meet the rear yard setback, the owners would have to destroy the existing 1920's arts and crafts bungalow and build new. Their preference is to preserve and restore the bungalow. They believe the project will reduce on street parking demand, preserve the architectural character of the neighborhood by preserving the bungalow, provide a much better visual terminus to the alleyway, and respect the historic use of the rear yard which had been used for a parking structure. |
| 5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?<br><br>Demolition of the 1920s bungalow and construction of a new residential structure on the lot is economically viable. However, the owners of the property believe that the preservation of Old Northeast's unique historic character can be better achieved by preserving the main residential structure. |
| 6. In what ways will granting the requested variance enhance the character of the neighborhood?<br><br>The variance provides four enhancements to the neighborhood: It will help alleviate on street parking demands; provide an architecturally pleasing terminus to the alleyway; allow the new owners to preserve the 1920's bungalow and further its restoration; and finally respect the historic use of the properties rear for parking. |

Gmail

Bob Clarke <bob.cece.clarke@gmail.com>

# 446 11th Ave NE Variance Request

2 messages

**Bob Clarke** <bob.cece.clarke@gmail.com> Thu, May 3, 2018 at 7:23 PM
To: president@honna.org
Cc: Brittany McMullen <Brittany.McMullen@stpete.org>

Dear Natalie DeVincent (President HONNA)

As an introduction my name is Bob Clarke, and in concert with my wife Cece, we purchased the 1920's bungalow at the 446 11th Ave address about one year ago. We are new to St Petersburg, in retirement, and have spent the past year resurrecting our new home from years of neglect. The bungalow had spent decades as a rental property with absentee landlord, and was in a deteriorated condition. We went to work to overcome termite damage, outdated mechanical and plumbing systems, replace windows, and restore general deterioration in the building.

I met this morning with Brittany McMullen, with the City of St. Petersburg's zoning office, to discuss our desire to replace what was a carport on our alley. The carport was destroyed shortly before we bought our home after a tree fell on it after the tree was damaged by an adjacent property's new construction. Our goal is to replace the carport with a garage that includes a small studio above. In order to accomplish this, and meet current zoning ordinances, we will need a rear yard setback waver from the city. I am writing you to notify you of our intention to file for this waiver before May 14th, and to solicit HONNA's general support for the project.

Our property is unique in that a 14 foot platted alley terminates at the side yard lot line. The properties rear yard lot line aligns with the alley. This configuration restricts where a garage can be placed on the site. As you know platted alleys in Old Northeast run continuously east to west, terminating at streets. The 1920's replatting of Rowles Subdivision lots 2 and 3 created a unique situation in Old Northeast where an alley terminated into a residential property. No other property in Old Northeast appears to have this unique configuration, one that limits garage placement. This property is singularly unique in that a garage must be placed inside the zoned 10' rear yard setback.

The replatting of the property in the 1920's resulted in the limitation of parking / garage site placement. Historically, the property has had carports and structures placed in the location we want to build a garage. Neighbors are generally supportive of housing what was previously been an exposed car in our backyard into an attractive garage structure, and to provide an aesthetically pleasing terminus to the alleyway.

We've been told that without a rear yard setback variance from 10' to 3', the only way to introduce a garage onto the site would be to destroy the home and rebuild a new home with an attached garage. This would meet current setback and zoning requirements. Demolition of the bungalow and construction of a new structure is economically viable. However, we much prefer to preserve the historic structure and see the character of the neighborhood preserved.

As we understand it, this variance will provide four significant enhancements to the neighborhood: It will help alleviate on street parking demands by housing our vehicle in a garage; Provide an architecturally sympathetic structure at the terminus of the alleyway; Allow us to preserve and restore the 1920's bungalow and finally; Respect the historic use of this area off the alley for parking.

HONNA's general support in proceeding with this variance is appreciated. I have attached a copy of our site plan, along with plans and elevations of the desired garage structure. Should you like to walk the project with Cece and I next week, we would be delighted to meet with you.

Regards,

Bob Clarke

---

**3 attachments**

**11th St NE Plat Plan.pdf**
620K

**446 11th Ave Garage - PLANS.pdf**
432K

**446 11th Ave Garage - ELEVATIONS.pdf**
25K

---

**Natalie DeVicente** <nataliedevicente@gmail.com> Thu, May 3, 2018 at 7:52 PM
To: Bob Clarke <bob.cece.clarke@gmail.com>
Cc: Brittany McMullen <Brittany.McMullen@stpete.org>, president@honna.org

Bob & Cece,

Thank you so much for your email and additional information. I have forwarded your email on to Our Neighbirhood Review committee, who will review your plans and application to the city and consider the project. Please forward the application once you have it completed. We get so many variance requests that we keep track based on the application numbers, so we cannot fully consider the project until it has been officially submitted to the city.

Our committee will be in touch with you if they have any questions regarding the new structure or the application. Thank you so much for contacting us!

Kindest regards,
Natalie DeVicente
[Quoted text hidden]
--
**Natalie DeVicente**
Broker/Owner
**Southern Roots Realty, LLC**
Licensed Real Estate Broker - Lic.BK3234085
Licensed CAM - Lic. 41195

1500 Fourth Street North, St. Petersburg, FL 33704
727-409-2891
nataliedevicente@gmail.com

www.southernrootsrealty.com

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www.stpete.org

# VARIANCE

## *NEIGHBORHOOD WORKSHEET*

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

**NEIGHBORHOOD WORKSHEET**

**Street Address:** 446 11th Ave NE | **Case No.:**

**Description of Request:**

Approval of setback variance for rear yard from 10 feet to 3 feet in order to construct a garage with a second story accessory living space.

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: 1032 Cherry St.
   Owner Name (print): Jeff Astor
   Owner Signature:

2. Affected Property Address: 450 11th AVE. N.E.
   Owner Name (print): David Harrell
   Owner Signature:

3. Affected Property Address: 1024 Cherry ST. N.E
   Owner Name (print): James Stauble
   Owner Signature:

4. Affected Property Address: 436 11th Avenue NE
   Owner Name (print): Paula Katz
   Owner Signature: Not in residence - spoke on the phone
   greatest concern expressed is landscaping

5. Affected Property Address: 1035 CHERRY ST NE
   Owner Name (print): RICHARD F CARSON
   Owner Signature: Richard F. Carson

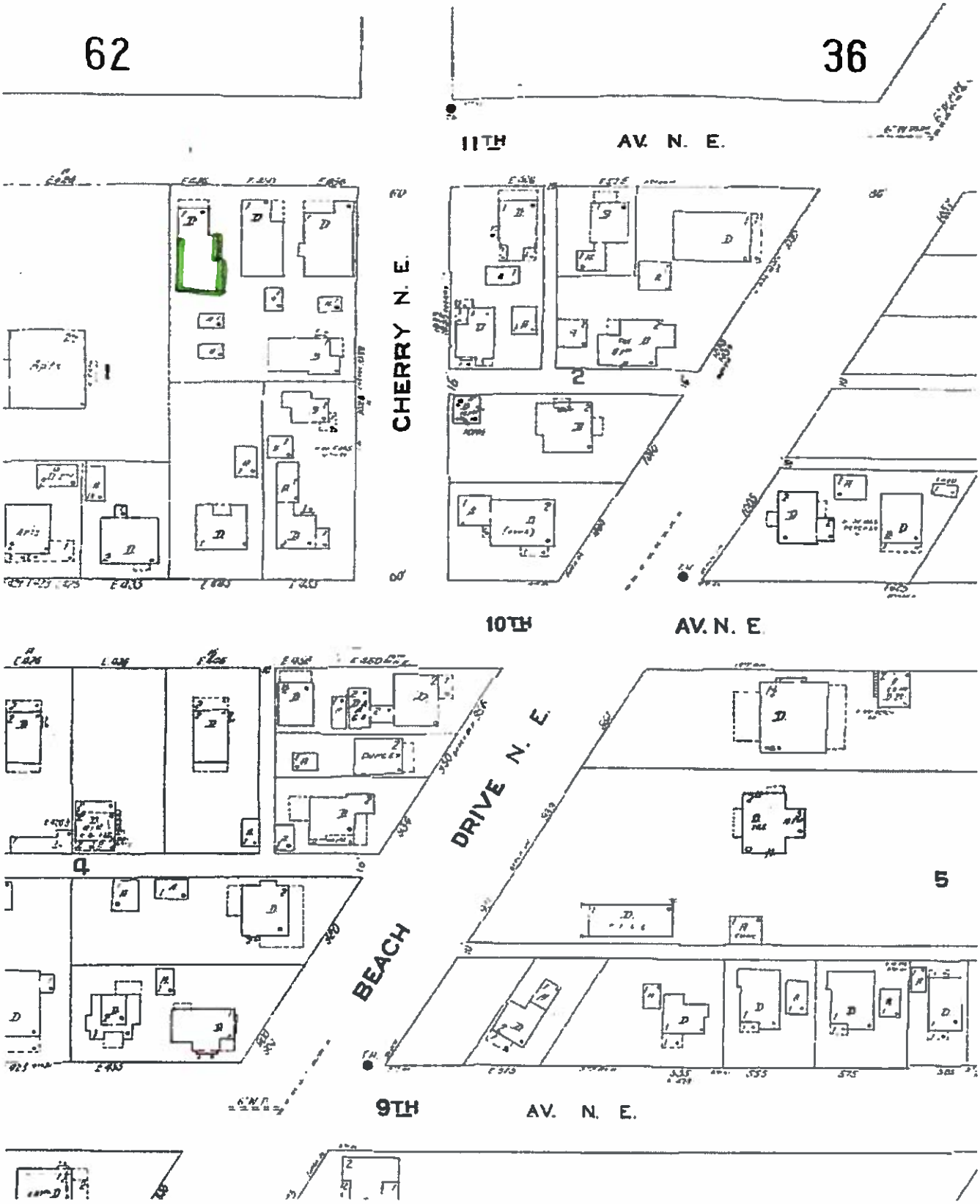
6. Affected Property Address:
   Owner Name (print):
   Owner Signature:

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

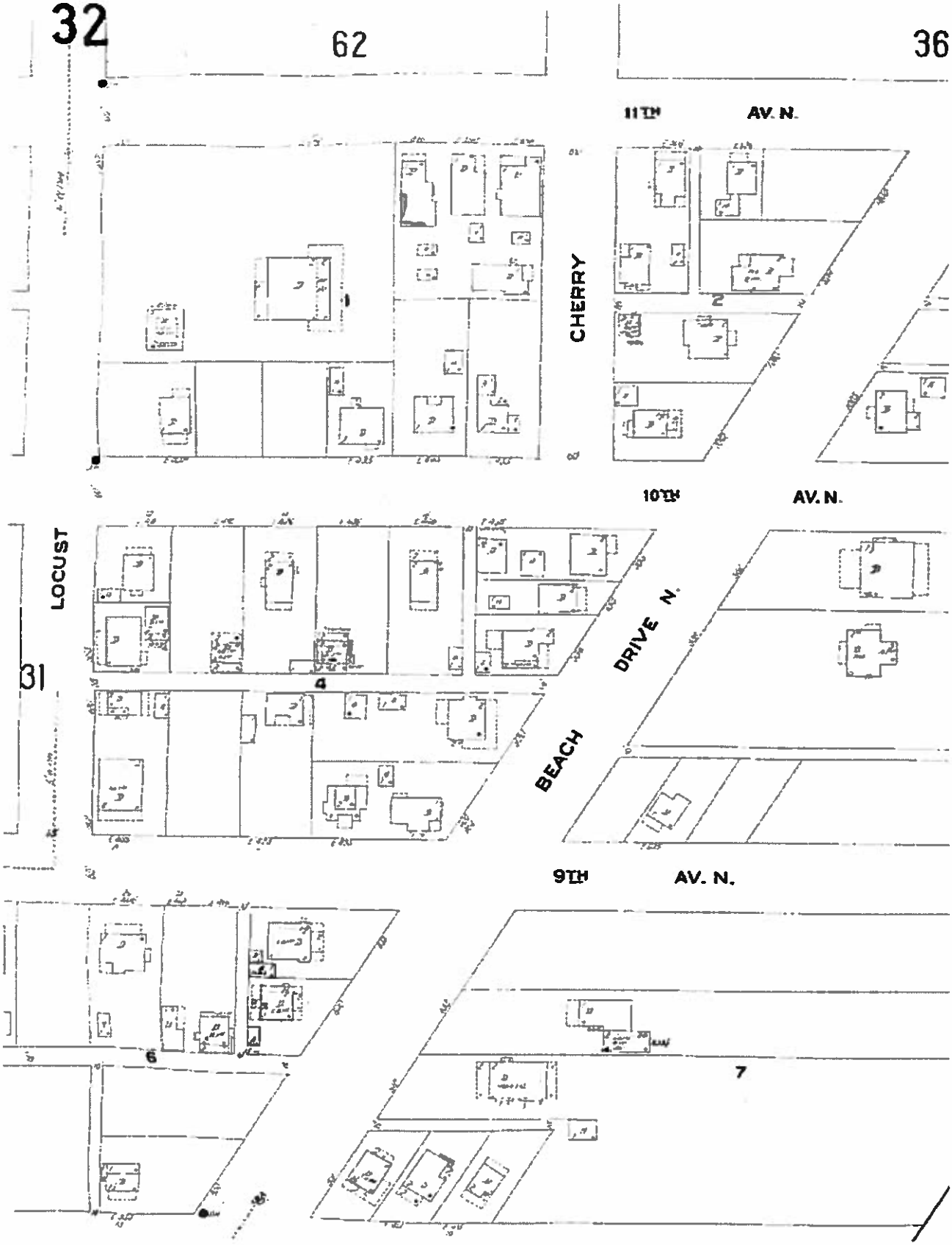
8. Affected Property Address:
   Owner Name (print):
   Owner Signature:

610-220-8806 Paula Meg Katz @gmail

1923 – 1951

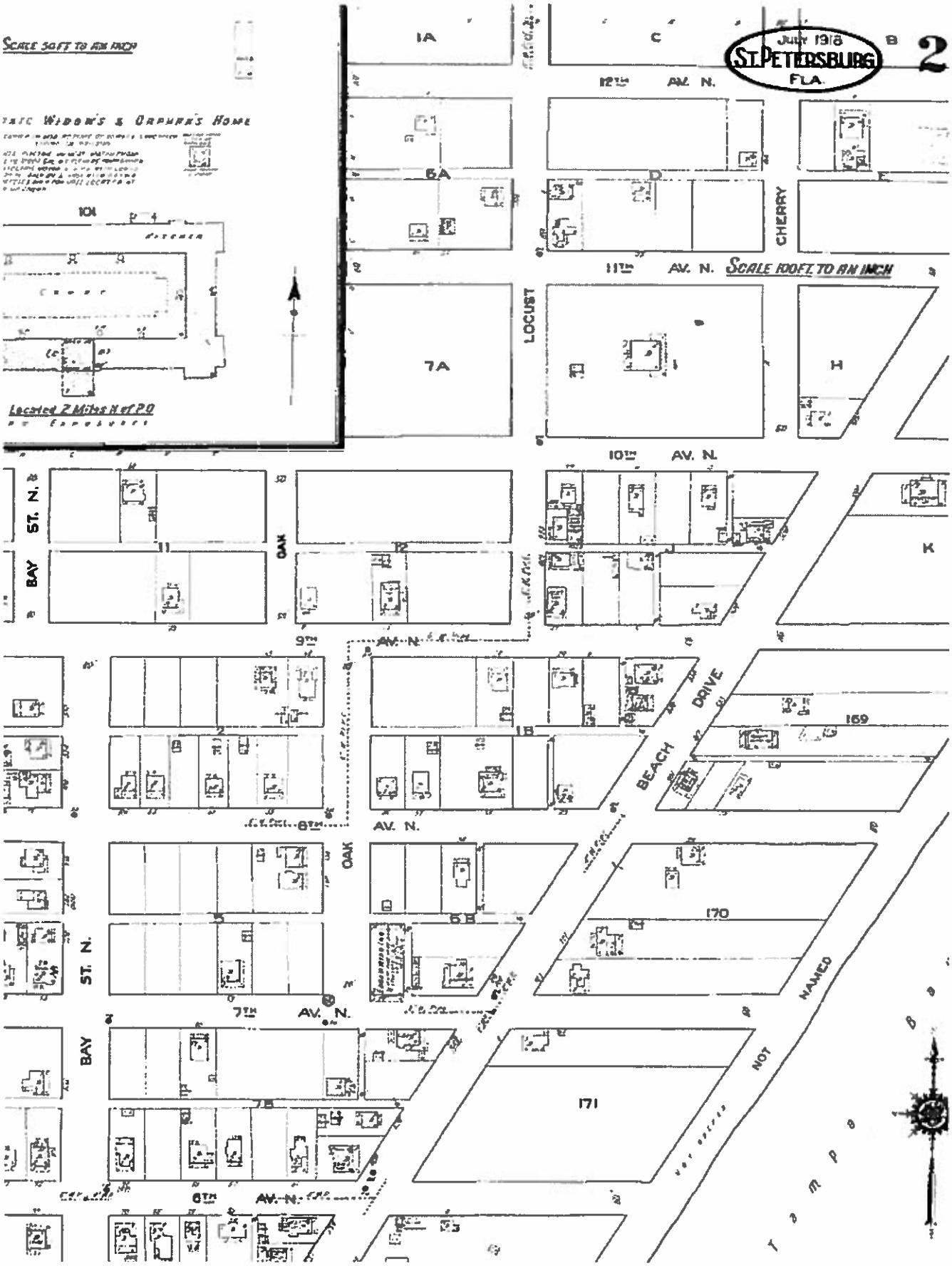


1923


32
62
36
11TH AV. N.
CHERRY
10TH AV. N.
LOCUST
31
DRIVE N.
BEACH
9TH AV. N.
1
2
4
6
7

8TH AV. N.

1918


Scale 50 ft to an inch
Widow's & Orphan's Home
Located 2 Miles N of P.O.
July 1918
St. Petersburg
Fla.
2
12th Av. N.
11th Av. N.
Scale 100 ft. to an inch
10th Av. N.
9th Av. N.
8th Av. N.
7th Av. N.
6th Av. N.
Cherry
Locust
Oak
Bay St. N.
Beach Drive
Not Named
Tampa Bay
1A
6A
7A
H
K
169
170
171

## Brittany McMullen

**From:** Iris L. Winn
**Sent:** Wednesday, June 27, 2018 1:30 PM
**To:** Brittany McMullen
**Subject:** FW: 446 11th Ave NE

Hi Brittany,

Please see below – correspondence for case no. 18-54000047.

Thank you,
Iris

**From:** Robin Reed [mailto:rlreed@tampabay.rr.com]
**Sent:** Wednesday, June 27, 2018 12:29 PM
**To:** Iris L. Winn <Iris.Winn@stpete.org>
**Cc:** 'Charleen' <treasurer@honna.org>; 'Kimberley Wolfe' <kimbyflies@yahoo.com>; 'Guy Keirn' <gkeirn@icloud.com>; 'Douglas Gillespie' <dgillespie@mjgarch.com>; 'Robin Reed' <rlreed@tampabay.rr.com>; 'Bob Clarke' <bob.cece.clarke@gmail.com>
**Subject:** Re: 446 11th Ave NE

Re: 446 11th Ave NE

Mr. Malyszka,

The Historic Old Northeast Neighborhood Association supports this variance application for a 3' rear yard setback. The location of the lot is unusual in that the alley behind the house is not a through roadway; it does not continue to Oak Street, but terminates at the applicants' property.

The entrance to the proposed one car garage would basically terminate the alley. The south façade of the proposed 2 story project would face onto the rear yard of a Cherry Street residence which has no garage; the west façade is proposed to face a very large eight-unit condominium project.

The alley configuration provides for a difficult situation which we consider to be a hardship for the applicants.

Regards,
Robin Reed
Chair, HONNA Planning and Preservation Committee

Virus-free. www.avast.com

## Brittany McMullen

**From:** Lauren Rolfe <lauren6232@aol.com>
**Sent:** Monday, July 02, 2018 10:46 AM
**To:** Brittany McMullen
**Cc:** bob.cece.clarke@gmail.com
**Subject:** Variance Request for 446 11th Ave NE

Dear Ms. McMullen and the City of St. Petersburg Planning and Economic Development Department:

We are residents of 445 11th Ave NE, the property directly across the street from the property at 446 11th Ave NE. We support the proposed variance submitted by Robert and Celia Clarke for the setbacks requested for the detached garage as described in their application.

We are away for the summer and will not be able to attend the hearing.

Please feel free to call us if you have any questions at 617-388-9035.

Thank you,

Lauren Rolfe and Arnie Arluke
44511th Ave NE

***For cat and photography lovers, Lauren Rolfe and Arnie Arluke wrote a book called *The Photographed Cat: Picturing Human-Feline Ties, 1890-1940.* It's available on Amazon and from Syracuse University Press.***

## Brittany McMullen

**From:** Alan Levine <alan_l1@msn.com>
**Sent:** Tuesday, July 03, 2018 2:01 PM
**To:** Brittany McMullen
**Subject:** RE: 446 11th Avenue NE - July 11th review, garage and living space

Hi Brittany,

I most likely will be watching my grandson and can't attend. I have edited my letter to you and please use it as you see fit. I just think the area is too dense for this type of structure.

Alan Levine

Sent from Mail for Windows 10

**From:** Brittany McMullen
**Sent:** Tuesday, July 3, 2018 1:23 PM
**To:** Alan Levine
**Subject:** RE: 446 11th Avenue NE - July 11th review, garage and living space

Good afternoon Alan,

This case is being heard in front of the Development Review Commission next Wednesday, July 11th. Staff is recommending denial of the proposal, however the neighborhood association and some neighbors have indicated support.

There are a couple of ways you could go about including your opinion – I can print and attach your e-mail to the staff report which will be distributed to the commission by end of day today. You can also come to the Public Hearing, next Wednesday at 2:00, to voice your opinion.

Please let me know if I should print your original e-mail below to attach to the Staff Report (or if you would like to write something more formal we can attach that as well).

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:** Alan Levine [mailto:alan_l1@msn.com]
**Sent:** Tuesday, July 03, 2018 10:14 AM
**To:** Brittany McMullen <Brittany.McMullen@stpete.org>
**Subject:** 446 11th Avenue NE - July 11th review, garage and living space

Brittany,

Good morning. I was away and received notice of this proposed new building. I am against this since it will have a negative impact, both financial as well as esthetic to our home. It will block off a lot of the views for several townhomes in our Sanderlings community in a very confined space. Also I think the property is too small and too confined for such. In no way am I anti-growth but this project does not make good sense to me.

What can I do to prevent this from occurring?

Thank you.

Alan Levine
416 11th Avenue NE
727-543-5503

Sent from Mail for Windows 10

Your Sunshine City

## Brittany McMullen

**From:** Paula Katz <paulamegkatz@gmail.com>
**Sent:** Tuesday, July 03, 2018 3:39 PM
**To:** Brittany McMullen
**Cc:** Kathryn Younkin; Michael Katz; Paula Katz
**Subject:** 446 11th Ave NE Proposed 2 story Garage Addition

Hi Brittany,

I was in contact with you and Kathryn back in May regarding our neighbor's proposed 2 story garage addition which requires a variance.

In addition to the obstruction of light and the aesthetically unattractive, claustrophobic views we would have from our home and patio area issues that we brought up in our previous email, we would like to point out the following issues of concern. Please add them to our previous email for consideration.

First of all, as I'm sure the City is aware, there is a very big issue with flooding on both 11th Ave NE and Cherry St NE with water pooling for days on end. A structure this size would negatively impact this problem because of the impervious ground area it would cover.

Secondly, by having a full bathroom in the addition, they would be able to rent out the space on Airbnb and we would have strangers in our neighborhood all of the time.

Additionally, for all of the reasons we mentioned, we feel a structure of this size would decrease the value of our home (no light, unattractive view, street flooding, strangers in the neighborhood etc.) which would in turn decrease the value of all of the homes in our development.

Thank you in advance for your consideration.

Best regards,

Paula and Michael Katz

**Paula Katz**
**MPBEM LLC**

**436 11th Ave NE**

**St. Pet**
**ersburg, FL 33701**

**610-220-8806**

## Brittany McMullen

**From:** dave harrell <dharrell1@live.com>
**Sent:** Thursday, July 05, 2018 1:09 PM
**To:** Brittany McMullen; bob.cece.clarke@gmail.com
**Subject:** Variance Request for 446 11th Ave NE

Dear Ms. McMullen,

We are writing today to voice our support for the setback variance request for 446 11th Ave NE from Robert and Celia Clarke. We are the next door neighbors on the direct east side of this property (450 11th Ave NE), and have no objections to their proposed plans.

Thank you,
David and Zoraida Harrell
450 11th Ave NE
727-433-2962

## Brittany McMullen

**From:** Janet Cline <janet.cline55@gmail.com>
**Sent:** Thursday, July 05, 2018 1:57 PM
**To:** Brittany McMullen
**Subject:** Bob and Cece Clarke's Addition at 446 11th NE

Dear Brittany,

I am very sorry to have to write this letter because the issue involves two neighbors who I both like and have spent time with.

However, let me state that I am firmly on the Clarke's side in this matter. Bob and Cece chose their home especially for the Craftsman Style. Which blends in nicely with other homes in the neighborhood.

Bob, as a retired architect has an innate understanding of proportion and style. I am sure he will blend the garage structure and his existing home together beautifully.
The new structure will only enhance his property. We should all be so lucky to have an architect with several years of experience choose to improve his home right next door.

There are a couple of things in the Katz's letter that was emailed to all of the Sanderling residents that I think need to be cleared up.

--- The Katz's claim that the new structure will increase water run off. Bob Clarke has told me that when the project is done it will actually reduce the amount of run off. The facts need to be determined here.

---The Katz's also claim that they could use the area above the garage as an Airbnb, bringing strangers into our neighborhood. This comment in the Katz's email was intended as an emotional scare. They are suggesting "What ifs," instead of facts. I don't think that is fair.

The Clarke's like the Katz's have 3 grown children and would like to have the family all together for holidays, etc Bob and Cece also have grandchildren they need the extra space to house their entire family.

I have never heard Bob or Cece talk about renting out the new structure or using it as an Airbnb. I do not believe they have any intention of doing so.

I hope for the sake of the neighborhood we can have a peaceful and fair outcome.

Sincerely,
Janet Meyer
430 11th Ave NE

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

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# STAFF REPORT

## DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **July 11, 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.: 18-54000050 PLAT SHEET: I-16

REQUEST: Approval of a variance to the maximum allowable fence height from 4-feet to 6-feet in order to install a 6-foot tall fence in the legal front yard.

OWNER: Caleb O'Dell
2804 26th Street North
Saint Petersburg, Florida 33713-3905

ADDRESS: 2800 26th Street North

PARCEL ID NO.: 11-31-16-50580-002-0230

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)

| | Required | Requested | Variance | Magnitude |
|---|---|---|---|---|
| **Fence located in the Legal Front Yard** | | | | |
| **Fence Height** | **6' – 0"** | **4' – 0"** | **2' – 0'** | **33.3%** |

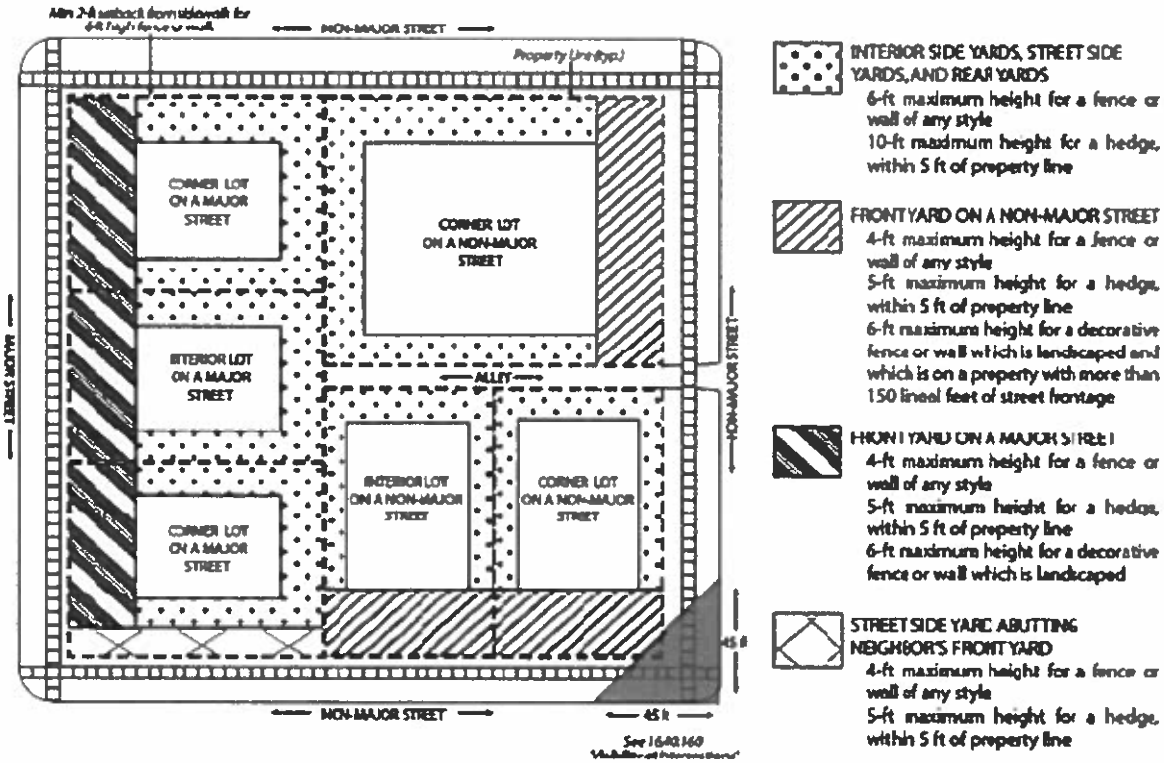
**BACKGROUND:** The subject property is in the Ponce de Leon neighborhood, at the southeast corner of 26Street North and 28th Avenue North, see Attachment A, Parcel Map and Attachment B, Aerial Location Map. The existing duplex was permitted in 1959.

Per Section 16-60-010.8.1, on a corner lot the front yard shall be the yard facing the roadway in which the lot has its lesser dimension. On this lot the duplex faces 26th Street North, which is considered the legal street side yard. The south side of the duplex faces the legal front yard.

The lots to the south, west and north of the subject property are also zoned Neighborhood Traditional (NT-1) while the properties to the east are zoned Industrial Traditional (IT).

In 1995, a permit was issued for a fence, the assumption is that this is for the existing fence which is several feet to the south of the south side of the existing structure, the survey provided by the applicant shows that this structure is 26.0-feet from the front property line.

The area requested for the fence would be considered a front yard on a non-major street in the chart below. A front yard on a non-major street is allowed a four-foot fence at the property line and a five-foot hedge anywhere within 5-feet of the property line. A 6-foot fence would be required to meet the front yard setback of 25-feet.




If this was a street side yard, on corner lots where a street side yard abuts a neighbor's legal front yard, a 4-foot high fence would be allowed to be placed on the property line along the street side. If this was the condition a 5-foot high hedge would be allowed within 5-feet of the property line and a 6-foot high fence would be required to be setback 12-feet. The regulations for the height of the fence and the hedge would be the same, whether this was a front yard or a street side yard abutting a neighbor's front yard.

In addition, all fences need to meet a visibility triangle at intersections, which limits fences or hedges to 36-inches within the triangle, see graphic below from city code section 16.40.040.3.

Based on review of the application and correspondence from the neighborhood association president, staff determined the application required review by the Commission.

This neighborhood is unique in that there are numerous corner properties which have been developed with the house facing the legal street side yard. The Neighborhood Association has expressed a concern that approval of this variance might create a precedent for the neighborhood.

There is a current codes enforcement case for maintenance of the driveway apron, and a former case which has been closed for Domestic Equipment Parking.

The request is to build a 6-foot fence that would extend 15 feet from the house (11-foot setback) and would not go beyond the front façade of the house which faces the legal side yard. The street side yard fence is proposed for 15.2–feet, a 6-foot fence would be required to be 12-feet from the street side yard in this zoning district, but not if the fence was also located in the legal front yard.

**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 **inconsistent** 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.*

      **This criterion is applicable, as the applicant is requesting a fence in the legal front yard for a property that was developed with the front of the house facing the legal street side yard.**

   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.*

      **This criterion is not applicable as this lot meets lot area and lot width for the NT-1 zoning district.**

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

      **This criterion is not applicable.**

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

      **This criterion is not applicable.**

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

**This criterion is not applicable.**

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

**The proposed project would not align with the existing development along 28th Avenue North. The existing fence on the subject property more closely matches the existing neighborhood development pattern. The proposed location of the fencing would not match the development pattern.**

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

**This criterion is not applicable.**

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

**The conditions are not the result of the actions of the applicant. This structure was developed in 1959 and the decision was made to place the structure facing 26th Street North rather than facing the legal front yard along 28th Avenue North.**

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

**The applicant has the ability to continue the use of the property as a duplex without obtaining a variance to the location of the fence. A four-foot fence is allowed within the front yard, as is a five-foot hedge.**

**This property is negatively impacted by the Industrial zoning on the properties to the east of the subject lot, and very heavy traffic along 26th Street North. The variance requested would help to buffer that use but has more direct effect and impact on the abutting properties to the west.**

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;*

**A literal application of the Code does not deprive this property owner of rights that others of similar lot size or zoning enjoy.**

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

**The applicant already has reasonable use of the land and could expand the fence within the front yard with a four-foot fence.**

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

**This request is not consistent with the purpose and intent of the Code to accommodate reasonable use of property. The granting of the variance could set a precedent for taller fences in the front yards in this neighborhood.**

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

   **The granting of the variance would be injurious to the neighboring properties, as it would cut off the view from their front yards and for the block face. The most affected neighbor, at 2613 28th Avenue North has signed the Neighborhood Worksheet as being in support of the variance.**

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

   **The reasons set forth in the variance request do show that the location of the house does create a unique situation.**

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

   **This criterion is not applicable. A duplex is considered a grandfathered use in this zoning district.**

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Ponce De Leon Neighborhood Association. The Neighborhood Association has expressed an opinion which is attached to this report. While they are in support of some relief for this property, they indicate a concern with creating a precedent.

**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 **DENIAL** 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 fence shall substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through July 11, 2020. Fence construction shall commence prior to this expiration date. 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.
4. Maximum impervious surface on the site must not exceed 65%, any plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Maximum impervious surface of the combined front and street side yards must not exceed 25%, any plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

6. Commercial equipment may only be parked on site in conformance with the requirements of Section 16.40.100.5. Domestic equipment may only be parked on site in conformance with the requirements of Section 16.40. 100.6.
7. No additional curb cuts are permitted.

Report Prepared By:

7/5/18

Kathryn Younkin, Deputy Zoning Official, AICP, LEED AP BD+C — Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

7/5/18

Corey Malyszka, Interim Zoning Official (POD) — Date
Development Review Services Division
Planning & Economic Development Department

ATTACHMENTS: Attachment A - Parcel, Attachment B – Aerial, Attachment C – Photos, Attachment D – Application with Survey/Site Plan and Drawings, Attachment E – Neighborhood Comments

KAY/CDM

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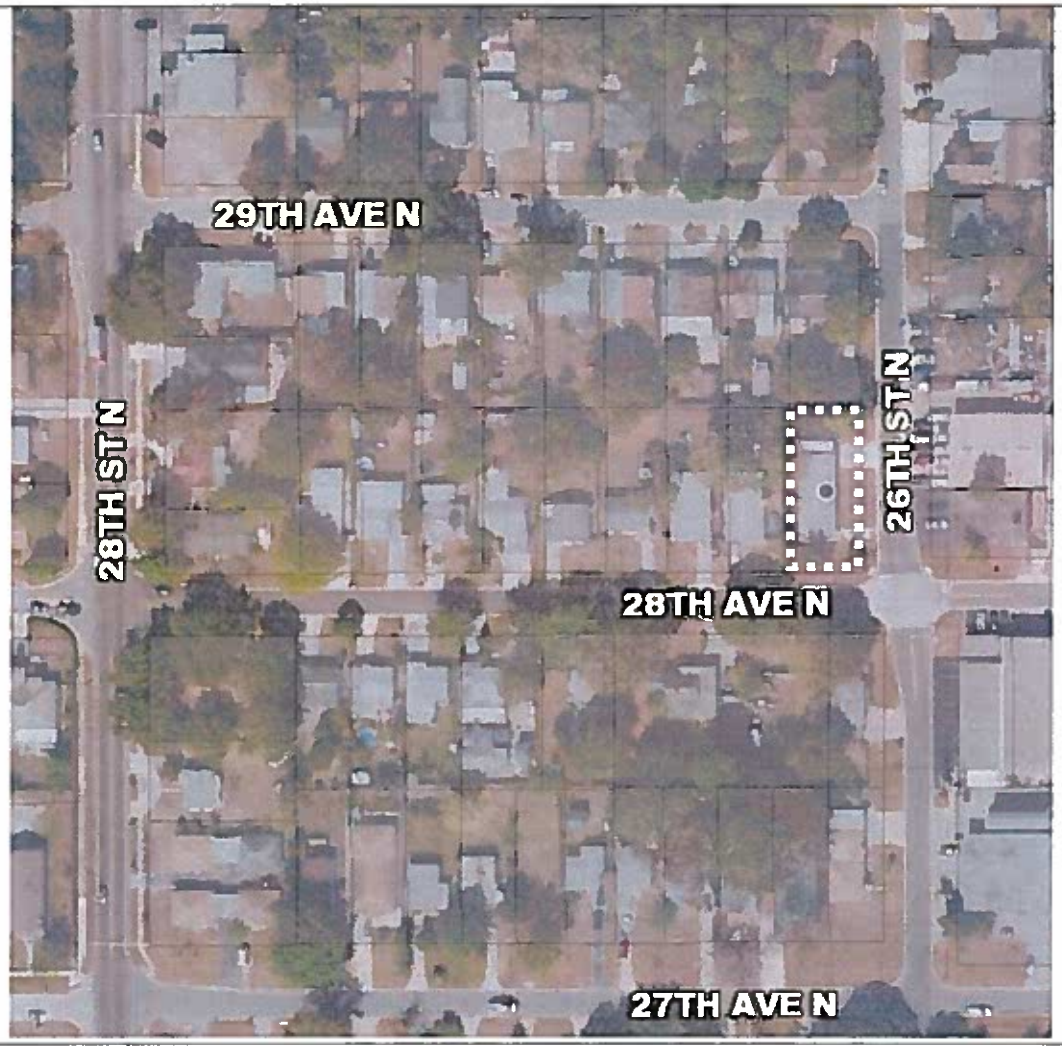
Attachment A
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000050
Address: 2800 26th Street North

N↑
(nts)

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Attachment B
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000050
Address: 2800 26th Street North

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(nts)

18-54000050

Attachment C

Photos – Subject Propoerty

18-54000050

Attachment C

Photos – Subject Proporety

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Attachment C

Photos – Subject Property

Property to the East

18-54000050

Attachment C

Photos – Property to the East

18-54000050

Attachment C

Photos – Block to the South

18-54000050

Attachment C

Photos – Block to the South

18-54000050

Attachment D

Application, Survey/Site Plan and Drawings

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# VARIANCE

Application No. 18-54000050

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

| GENERAL INFORMATION | |
|---|---|
| **NAME of APPLICANT (Property Owner):** | Caleb Odell |
| Street Address: | 2800 26th Street N |
| City, State, Zip: | St. Petersburg, FL, 33713 |
| Telephone No: 727-765-1599 | Email Address: calebodell52@yahoo.com |
| **NAME of AGENT or REPRESENTATIVE:** | |
| Street Address: | Same as above |
| City, State, Zip: | |
| Telephone No: | Email Address: |
| **PROPERTY INFORMATION:** | |
| Street Address or General Location: | 2800 26th Street N |
| Parcel ID#(s): | |
| **DESCRIPTION OF REQUEST:** | |
| | |
| **PRE-APPLICATION DATE:** 2/15/18 | **PLANNER:** |

## FEE SCHEDULE

| | | | |
|---|---|---|---|
| 1 & 2 Unit, Residential – 1st Variance | $300.00 | Each Additional Variance | $100.00 |
| 3 or more Units & Non-Residential -- 1st Variance | $300.00 | After-the-Fact | $500.00 |
| | | Docks | $400.00 |
| | | Flood Elevation | $300.00 |

Cash, credit, checks made payable to "City of St. Petersburg"

## AUTHORIZATION

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

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

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

Signature of Owner / Agent*: [signature] Date: 2/15/18

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

Typed Name of Signatory: Caleb Odell

UPDATED 09-30-16

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# VARIANCE

## NEIGHBORHOOD WORKSHEET

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

### NEIGHBORHOOD WORKSHEET

**Street Address:** 2800 26th Street **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: 2600 28th ave N.
   Owner Name (print): Michael Barker
   Owner Signature:
2. Affected Property Address: 2613 28th AVE N
   Owner Name (print): MATTHIAS MALONE
   Owner Signature:
3. Affected Property Address: 2600 28th Ave No
   Owner Name (print): John Reid
   Owner Signature:
4. Affected Property Address: 2911 26st W
   Owner Name (print): Holly Manoel
   Owner Signature:
5. Affected Property Address: Fred Ruth 2625-28 Ave No
   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:

Find messages, documents, photos or people

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Inbox 728
Unread
Starred
Drafts
Sent
More

Views Hide
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Documents
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# Hoa president request concerning 2800 26th street N

Yahoo/Sent

**Caleb O'Dell** <calebodell
**To:** nightengale101@tampabay.rr.c

Apr 15 at 4:50 PM

Good afternoon Rosemary Grasso,
My name is Caleb O'Dell and I own the duplex at 2800 26th street N, 33713. I am currently and have been renovating this own for the past 2 months. In my actions of fixing my home up I have reached a portion of where I am wanting to extend my fence 15' out from the south side of my house to make a more usable side yard. In this action I was required to inquire a variance for approval by the city of St. Petersburg. Part of my application I need the approval of the Hoa president. I will attach my official narrative of action in this. Basically I am gonna be constructing a decorative wood board on board fence followed with landscaping along it. If you have any questions please contact me.
Caleb O'Dell
727-768-1899

Variance N... .docx
13.9kB

Reply, Reply All or Forward

**Caleb O'Dell**
calebodell59@yahoo.com
(727) 768-1899

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## Brittany McMullen

**From:** Corey D. Malyszka
**Sent:** Tuesday, April 17, 2018 12:39 PM
**To:** Brittany McMullen
**Cc:** Elizabeth Abernethy
**Subject:** FW: 2800 26th St N

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-----Original Message-----
From: rmgrasso@tampabay.rr.com [mailto:rmgrasso@tampabay.rr.com]
Sent: Monday, April 16, 2018 10:50 AM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: Re: 2800 26th St N

Dear Corey,

Thank you so much! I will be writing regarding this because I spoke with our committee and they are not in support of this for multiple reasons.

Thank you,
Rose Mary Grasso
President, Ponce de Leon Neighborhood Association

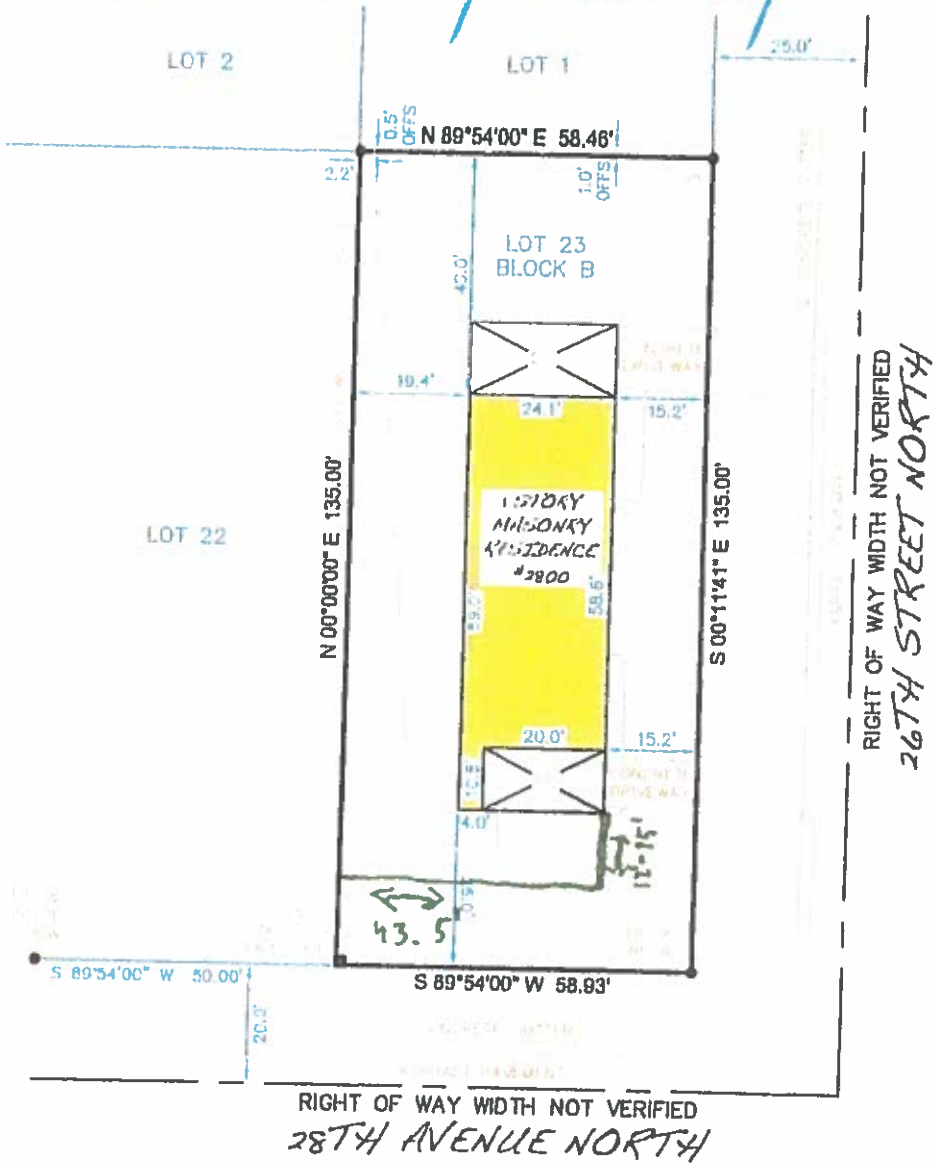
---- "Corey D. Malyszka" <Corey.Malyszka@stpete.org> wrote:
> Rosemary,
>
> Staff has not received a variance request for that address. Although, today is the deadline for submitting variance applications. The property owner may have reached out to you, since it is a requirement to do so before they can submit an application. I will let you know if we do receive such an application.
>
> Corey Malyszka
> Urban Design and Development Coordinator, Planning and Economic
> Development Department City of St Petersburg
> 727.892.5453
> corey.malyszka@stpete.org<mailto:corey.malyszka@stpete.org>
>
>
> Your Sunshine City<http://www.stpete.org/vision>
>

# Boundary Survey

ADDRESS
2800 26th Street North
St. Petersburg, FL 33713

LEGEND

ficial Record Book SIR = Set ½" Iron Rod & Cap LB#7768
Concrete Pg = Page FCM = Found Concrete Monument
ation [E] = Electric Box ONS = Onsite
l Business [WM] = Water Meter OFFS = Offsite
ron Pipe ☼ = Light Pole Ø = Power Pole
ron Rod [T] = Telephone Riser ohu = Overhead Utilities
e Slab [TR] = Transformer (P) = Plat Dimension
Angle P/E = Pool Equipment (C) = Calculated Dimension
gth [D] = Cable TV Riser (D) = Deed Dimension
FN&D = Found Nail & Disk (F) = Field Dimension
Enclosed Covered Concrete CBP = Covered Brick Pavers

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| : CPR-17-0234 | |
| TE: 4/17/17 | CREW: 3500 |
| t: DF | |
| ED: JEW | |
| 1" = 30' | |

X
dgment Borrower's Acknowledgment and Acceptance

SURVEYORS OF FLORIDA

## Legal Description (as furnished)

Lot 23, Block B, LAWRENCEVILLE, a subdivision according to the plat thereof recorded at Plat Book 22, Page 85, in the Public Records of Pinellas County, Florida.

CERTIFIED TO
Caleb O'Dell
Caliber Home
Baywalk Title
Old Republic

SUBJECT PRO
ZONE "X", ARE
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Variance Narrative:

Caleb O'Dell

2800 26th street N

St. Petersburg, Fl. 3713

I Caleb O'Dell Request a variance to be given in order to legally move my fence out 15' from the South wall of house and no further than the front wall of the house in order to utilize my backyard more for my future family and children as well as pets. I currently have a huge street side, side yard on this south side, which is virtually useless to me considering I face commercial/industrial area. This commercial area comes with a huge consistent amount of traffic with big trucks and noise as well. Being on corner lot it also brings a consistent amount of pedestrians that cut through my yard up close to my house in order to provide a shorter walk around the corner. Most of these pedestrians being transients going to a commercial business called Lestors salvage yard in order to recycle their cans for money. Lestors is located on the corner of 26th street and 30th ave. These few undesirable characteristics would be much less aggravating if I had a back yard that I could utilize with like I said my future children without having to hear or see these things, which safety for my children as well that I wouldn't have to worry about them getting hit by trucks that are constantly running up and down my street to deliver to local businesses adjacent to me.

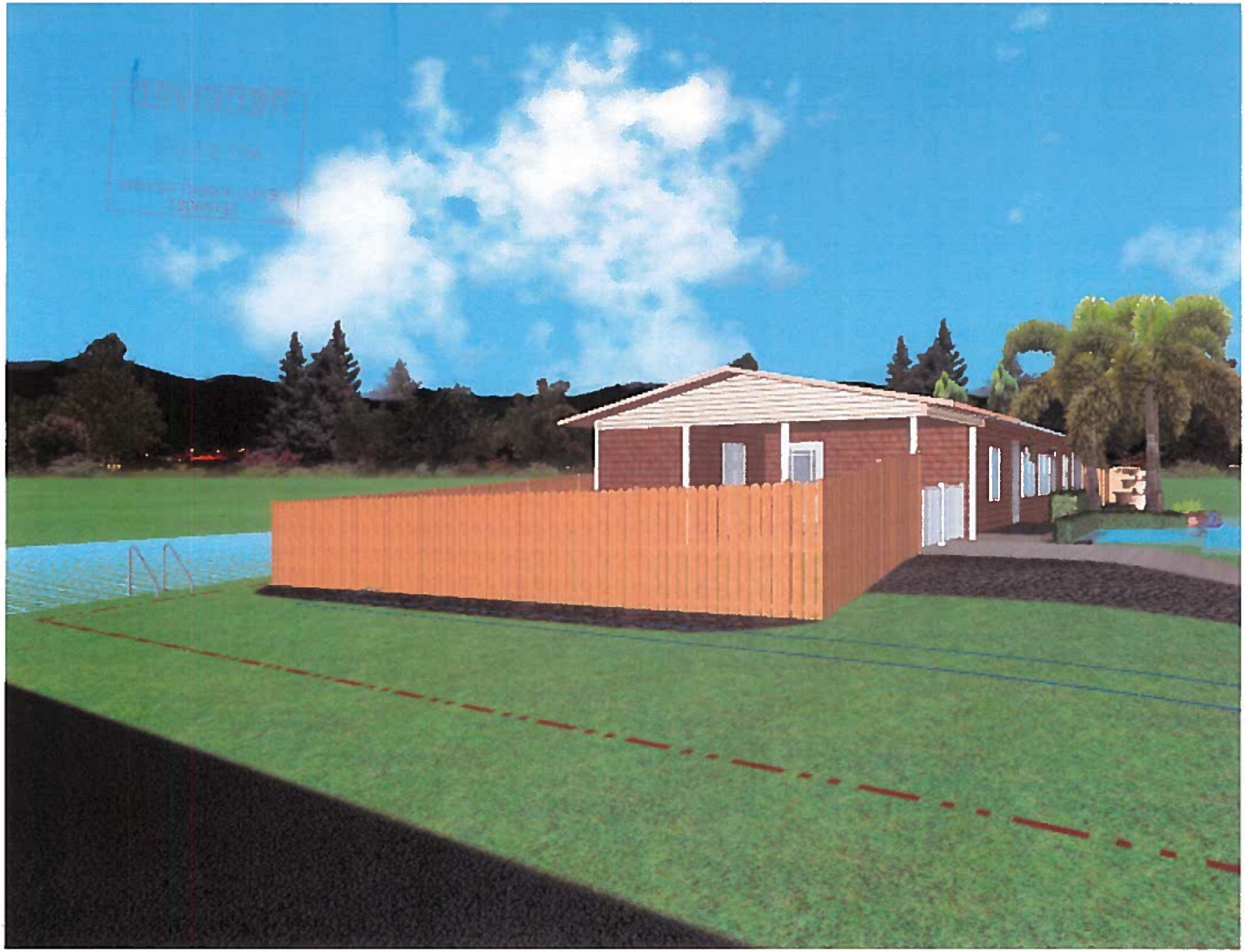
My property is a corner lot which makes a unique characteristic of my property that causes the request for a variance but also justifies it. This extension would not be permitted normally because this side yard that I would like to create and utilize with a fence in the city's eyes is considered part of my front yard because it faces an avenue (28th ave N). A 4' max fence is normally allowed. This kind fence would not allow me to utilize or help with the conditions I listed before such as noise and the sight of all this traffic and pedestrians for privacy and does not face my front door side of my house. This 6' Fence would not block a line of site whatsoever at all to the intersection and would allow me to utilize my yard away from commercial traffic and noise as well as make my property more aesthetically pleasing to the neighborhood and providing a nice area to compliment my landscape plans with traveler palms and landscape lighting. I have more area of my property that I can fence off without variance but my property is considered multi- family and that other side I like to keep for the privacy of my tenant the current backyards are split for each resident and I would like to keep it that way, which is another reason. The city has also recommended that I fence off my east side of my house with a 6' fence since that can legally be permitted without a variance. Fencing off this area would be aesthetically unappealing, unbalanced, and would make it look like a commercial piece of property which is the very opposite of what I am trying to do.

Multiply properties in my neighborhood have developed side yards that are fenced in by 6' fences and are exactly on corner lots like mine as well and do not pose as a problem or nuisance to the neighborhood. The first house listed below if directly adjacent to my property on the north side.

Properties that utilize 8' fence on street or avenue side of house but not past front wall:

1. 2600 29TH AVE N ST PETERSBURG, fl

I respectfully request this various and have not done anything to cause this variance to be the only option in the plans for my home, but simply want to do this project in a legal way that is aesthetically pleasing for me and my surrounding neighbors. I also want to improve my property in a way that can be utilized in a way that multi families can have their own space in the future as well as me as long as I live here next to my tenant. This variance would also allow a better option for the characteristic of neighborhood, because as standard code allows I am allowed to run a 6' fence along 26th street side property line. A fence along this side of property would be a horrible way aesthically to adding privacy to my property. I would much rather make my property more balanced as you can see from design plans I have provided than a horrible fence that would block my whole front of my house making it look like some kind of commercial property. My Hoa board and president is so far on board with these plans and I have also acquired the signatures of 7 of my direct adjacent neighbors who are all property owners. I simply asked that I be at least considered for this due to the fact that my house sits on the lot in a different way than any other house in my direct area as well as the factors of commercial property that has been allowed in front of my house bringing the listed facts above as well. This action would bring my property value up which also helps my neighbors and virtually will not provide any harm to them whatsoever at all. My situation is so unique as well with my house sitting on the lot sideways that it would not create future issues if this variance passed for the city to uphold there laws of what 6' fences are permitted because this situation is not common at all in this naeighborhood.



18-54000050

Attachment E

Neighborhood Correspondence

## Kathryn Younkin

**From:** nightengale101@tampabay.rr.com
**Sent:** Tuesday, June 26, 2018 7:28 PM
**To:** Kathryn Younkin
**Cc:** calebodell59@yahoo.com
**Subject:** case # 18-54000050 Cleb O'Dell 2800 26th St. N.
**Attachments:** 26th St. No Development Review.odt; 26 St south of 29 Ave N summary 2015-18.xls

Hi Kathryn,

I am sending you two attachments regarding case 18-54000050, applicant Caleb O'Dell, address 2800 26th St. N. Mr. O'Dell will have signed copy of my letter. He asked me to come to the hearing. I am going to try to be there. Please make note that 6.98% of vehicles are traveling in excess of 45mph on a street that speed whould not exceed 35mph. That percentage equals 95 cars a day. This was actually very suprising to me and certainly does not lend itself to a safe envionment

Please contact me at 727 687 5443 if you have any questions or needs. Please leave a call back number in the event I am unable to pick up when you call.

Thank you,

Rose Mary Grasso
President, Ponce de Leon Neighborhood Association

June 22, 2018

Dear members of the City of St. Petersburg Development Review Commission,

I am writing at the direction of the Ponce de Leon Neighborhood Association's Development Review Committee regarding case number 18-54000050. The property is located at 2800 26th St. No.

The committee voted to defer the decision regarding this case to your expertise and that of the City's legal department. We feel the applicant established just burden. Our understanding, in speaking with Development Review Services, is that granting this variance would set a precedence that we do not know all the possible repercussions of.

We have concerns about the prudence of the ordinance and its effect on this unique property and like properties throughout the City. At this time the applicant has been told a six foot fence is only allowed in his front yard which is actually platted as his side yard. We are concerned what will happen throughout the City when this is enforced globally. Can you imagine walking out of your front door to see a six foot fence across your neighbor's front yard in a similar case of equal complexity? There are many homes built on such plats throughout St. Petersburg. We need to picture such front yard fences scattered through the City and what an eyesore it would be.

Fences are often erected for reasons of child safety and animal containment. Safety is compromised when a gate is opened by a delivery service person, contractor or a visitor who may leave the gate open. A six foot fence in one's front yard is not practical or safe for the applicant or any property owner for this reason.

Mike Fredrick from Traffic and Engineering just completed a comparative traffic study on 26th St. N. at my request. Please refer to the attached. The study reveals an increased traffic flow during the years 2012, 2015 and 2018. There are almost 1,400 vehicles traveling on 26th St. daily with the majority during daylight hours. These vehicles include multiple large delivery trucks entering the industrial sector. 6.98% of these vehicles are traveling at greater than 45 mph. Mr. Fredrick is working with me to attempt installation of a speed hump in order to slow traffic on the street in front of Mr. O' Dell's property because we are concerned about the possibility of someone opening Mr. O' Dell's front gait and exposing children or animals to unsafe conditions on this road which is residential on the applicant's side of the street and industrial on the other.

Please consider whether this property is trapped by an ordinance that appears flawed because it appears the ordinance did not take such complex properties into consideration. The ordinance itself seems to have set a precedence that will allow this flaw to manifest itself as eyesores peppered throughout the City.

Thank you for your attention to this matter.

Respectfully yours,

Rose Mary Grasso
President, Ponce de Leon N. A.
3034 28th Ave. N.
St. Petersburg, Fl 33713

# Traffic Data Summary: 26 Street south of 29 Avenue N



| No. | Location | Between | Date | Direction | Vehicle Volume Peak | Vehicle Volume 24-Hour | 24-Hr Average Speed | % 10 mph > Speed Limit |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| 1 | 26 Street N | south of 29 Avenue N | 02/15/12 | NB | 62 | 523 | 31.03 | 5.02 |
| | | | | SB | 42 | 400 | 28.62 | 1.52 |
| | | | | | 104 | 923 | 29.83 | 3.27 |
| | | | | | | | | |
| 2 | 26 Street N | south of 29 Avenue N | 03/05/15 | NB | 77 | 678 | 33.47 | 10.13 |
| | | | | SB | 58 | 634 | 29.23 | 4.43 |
| | | | | | 135 | 1,312 | 31.35 | 7.28 |
| | | | | | | | | |
| 3 | 26 Street N | south of 29 Avenue N | 06/13/18 | NB | 94 | 711 | 33.25 | 9.99 |
| | | | | SB | 63 | 657 | 31.03 | 3.96 |
| | | | | | 157 | 1,368 | 32.14 | 6.98 |

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

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# STAFF REPORT

## DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **July 11, 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, **Commissioner Charles Flynt** 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.: 18-54000051 PLAT SHEET: O-16

REQUEST: Approval of a variance to the required interior side yard setback from 7.5-feet to 0-feet and rear yard setback from 10-feet to 0-feet to allow the construction of a covered patio.

OWNER: Tamra and Ronald Pierce
6042 8th Avenue North
Saint Petersburg, Florida 33710-7018

ADDRESS: 6042 8th Avenue North

PARCEL ID NO.: 17-31-16-23634-004-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban-2 (NS-2)

| Covered Patio | Required | Requested | Variance | Magnitude |
|---|---|---|---|---|
| **Side Yard Setback** | **7.5-feet** | **0-feet** | **7.5-feet** | **100%** |
| **Rear Yard Setback** | **10-feet** | **0-feet** | **10-feet** | **100%** |

**BACKGROUND:** The subject property consists of one fully platted lot and a portion of another lot (Lot 4 and east 40-feet of Lot 3, Block 4, Eagle Crest) and is located in the Eagle Crest Neighborhood. The property has a lot width of 100-feet and a lot depth of 125-feet with approximately 12,553 square feet of lot area. There is a single-family home on the subject property, originally built in 1952 according to Pinellas County Property Appraiser records, with a pool in the rear yard.

**REQUEST:** The applicant is seeking a variance to the minimum side yard and rear yard setback requirements in order to construct a gazebo (covered patio) next to the existing pool. The minimum required setbacks are 7.5-feet for the side yard and 10-feet for the rear yard and the applicant's request is to place the gazebo along the side and rear property lines. The proposed gazebo is 8-feet deep by 38-feet wide with an approximate height of 12-feet.

**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 **inconsistent** 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 request does not involve redevelopment of an existing site.

   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 site has a lot width of 100-feet and lot area of approximately 12,553 square feet. The minimum lot width and area requirements for property zoned NS-2 are 100-feet and 8,700 square feet, respectively. Therefore, the lot is not considered to be substandard in terms of the minimum zoning district requirements.

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

      This criterion is not applicable.

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

      This criterion is not applicable.

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

      The request does not involve significant vegetation or other natural features.

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

The gazebo, which has a proposed height of approximately 12-feet with a solid roof and would be located along the property line, is inconsistent with existing development pattern for accessory structures within the neighborhood.

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

This criterion is not applicable.

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

There are no existing special conditions that would warrant approval of the requested variance. The applicant has the ability to construct a gazebo in an alternate location that conforms to the required setbacks.

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

Literal enforcement would not result in an unnecessary hardship as the applicant could reduce the size of the gazebo or place it in another location.

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;*

A strict application of the setback requirements of the zoning district would not provide the applicant with no means for reasonable use of the land as there are other location in which the applicant could place a gazebo and meet the minimum required setbacks.

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

The variance request is not the minimum variance that would make possible the reasonable use of the land or other structures. The gazebo could be placed in another location without necessitating a variance.

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

The granting of the variance would not be consistent with the purpose and intent of the Code to provide sufficient setbacks from adjacent properties for accessory structures. Additionally, there is a 7.5-foot utility easement that runs along the rear of the property that the proposed gazebo would be constructed over.

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

The granting of the proposed variance could adversely affect the neighboring properties to the east and south as the approximately 12-foot tall gazebo would be constructed less than a foot away from their properties and would create a visual impact that they would not be able to screen without a subsequent variance of their own.

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

   Staff finds that the reasons set forth in the application do not justify the granting of a variance. The picture of the arbor provided by the applicant for the property located at 6411 8th Avenue North has an open roof and therefore is not a similar accessory structure.

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

   This criterion is not applicable.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Eagle Crest Neighborhood Association. A letter was received form the association stating that they do not approve or object to the variance request, see attached correspondence. Staff did receive one request for information about the application and after providing the info the individual did not state any objection or support for the request.

**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 **DENIAL** 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, with the exception that the proposed gazebo not be constructed over the existing utility easement and a gutter shall be constructed that will prevent water runoff onto neighboring properties.
2. Approval from Engineering shall be required if any portion of the gazebo is constructed over the existing 7.5-foot utility easement located along the rear property line.
3. This variance approval shall be valid through July 11, 2021. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
5. Maximum impervious surface on the site must not exceed 60%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

ATTACHMENTS: Project location map, aerial images, site plan, floor plan, elevation drawings, photographs, applicant's narrative, public participation report, signatures of support, neighborhood association letter

Report Prepared By:

7/3/18

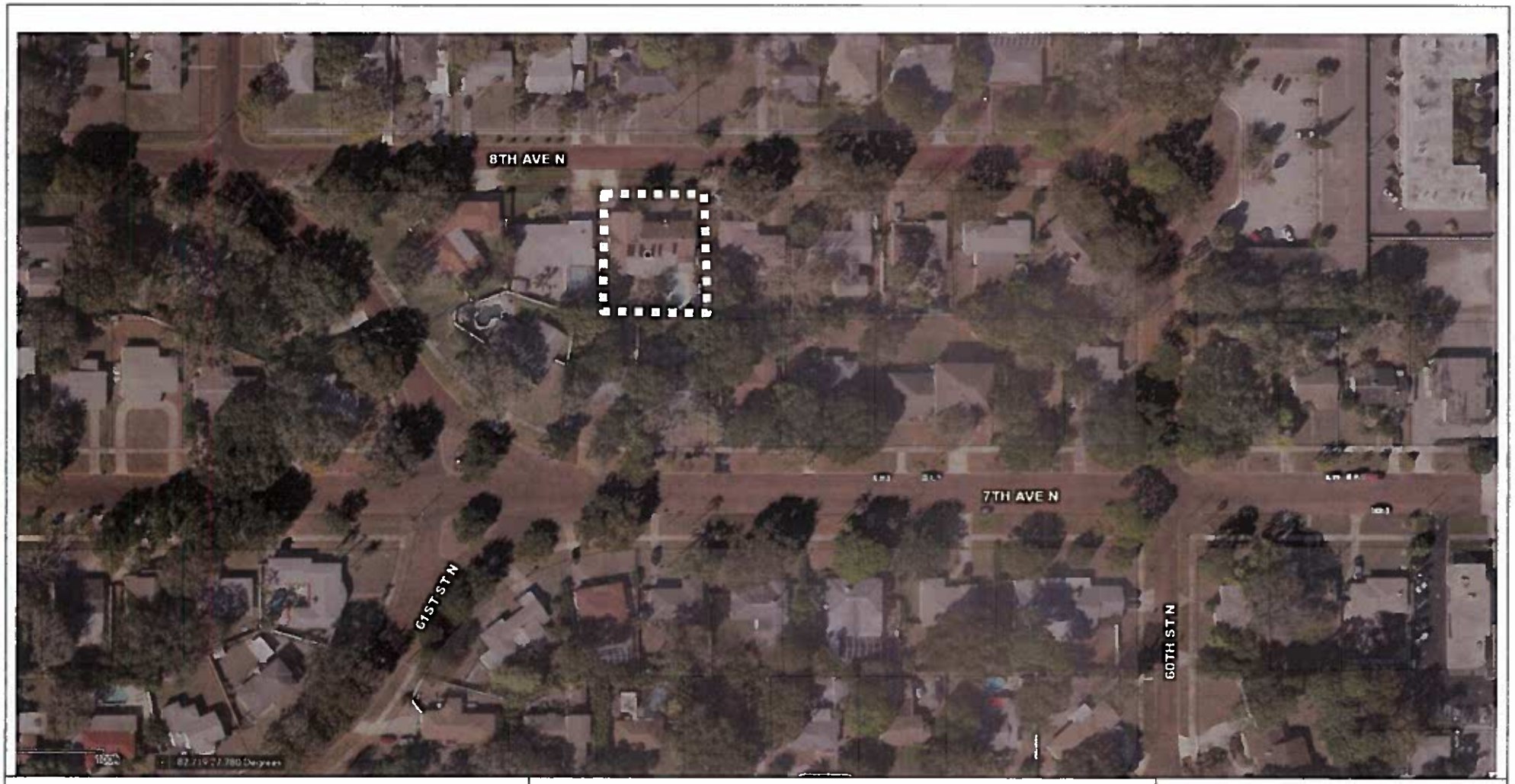
Scot Bolyard, AICP, Planner II — Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

7/3/18

Corey Malyszka, Interim Zoning Official (POD) — Date
Development Review Services Division
Planning & Economic Development Department

CDM/SKB; ilw

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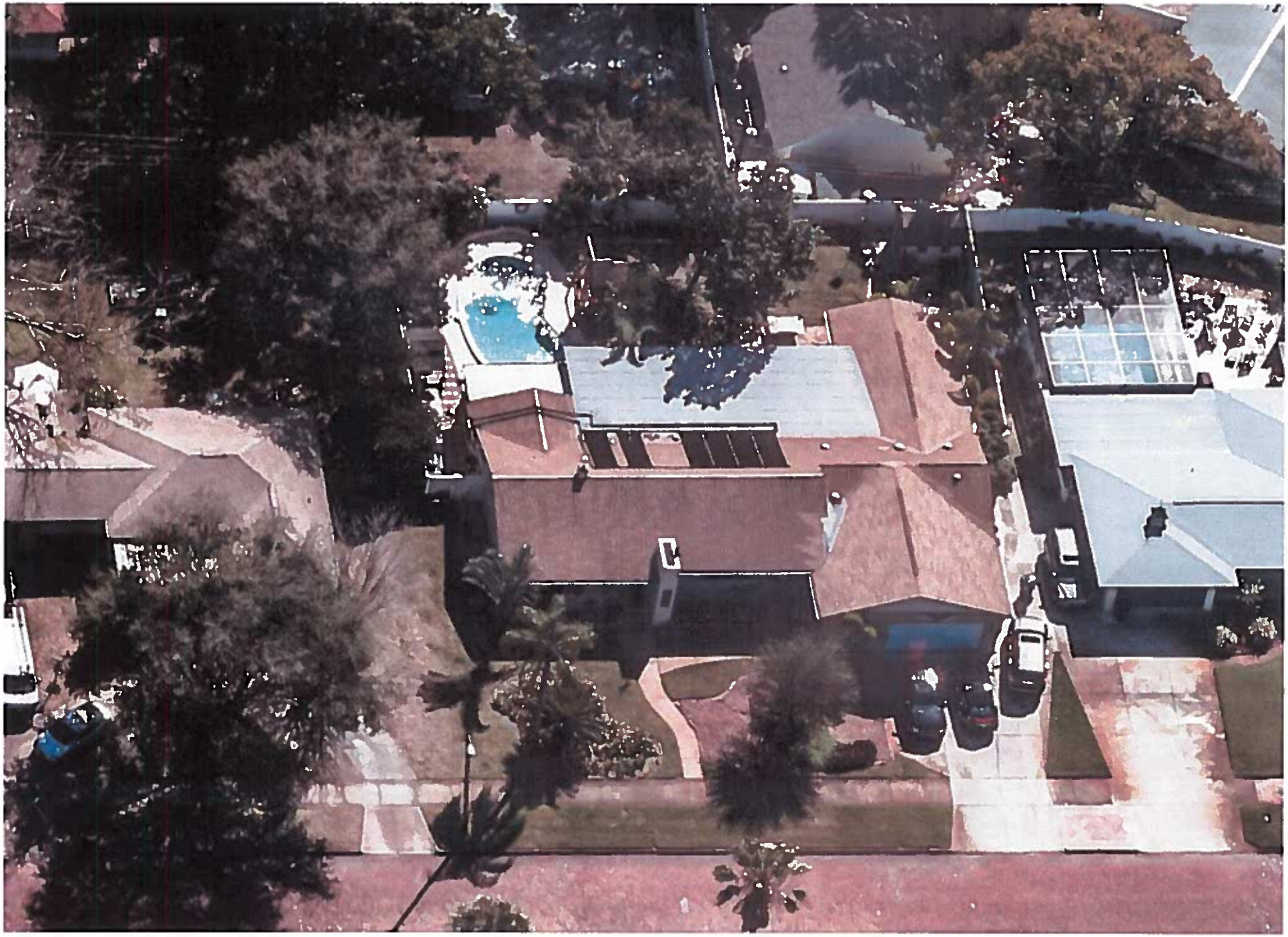
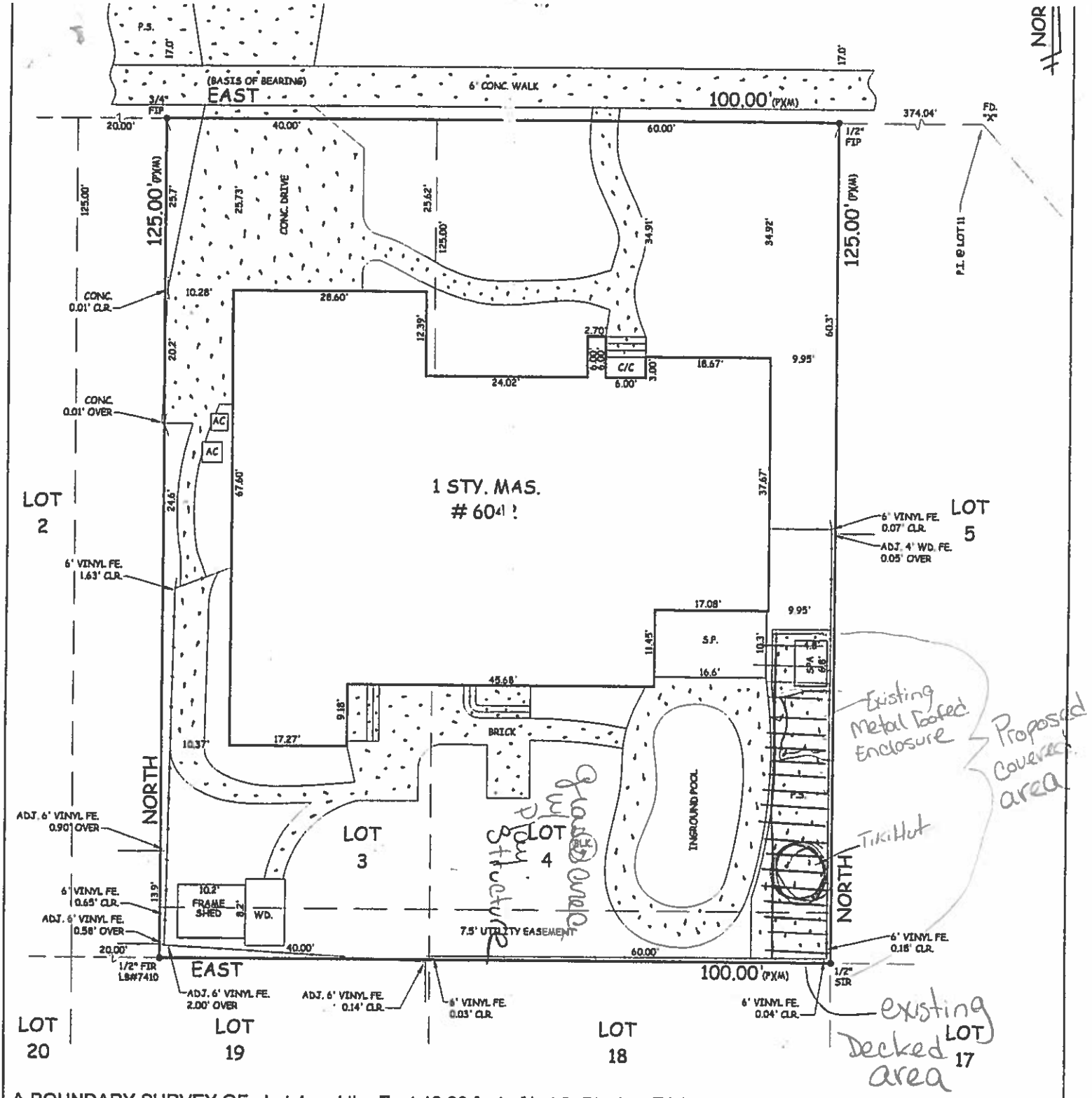
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000051
Address: 6042 8th Avenue North

N↑
(nts)

# Aerial Images – 6042 8th Avenue North






A BOUNDARY SURVEY OF: Lot 4 and the East 40.00 feet of Lot 3, Block 4, EAGLE CREST, as recorded in Plat Book 13, Pages 6-9 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

Flood zone: X  Comm. Panel No. : 125148 0214 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.

EDWARD D MURPHY REG. P.L.S. # 5933

LEGEND:

F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND 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
FIN. FLR. - FINISHED FLOOR ELEVATION
P.R.M. - PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

FD. - 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
-//-// - ADJACENT FENCE
ADJ. - ADJACENT

R. - RADIUS
A. - ARC
C. - CHORD
Δ - DELTA
R/W - RIGHT OF WAY
# - NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT

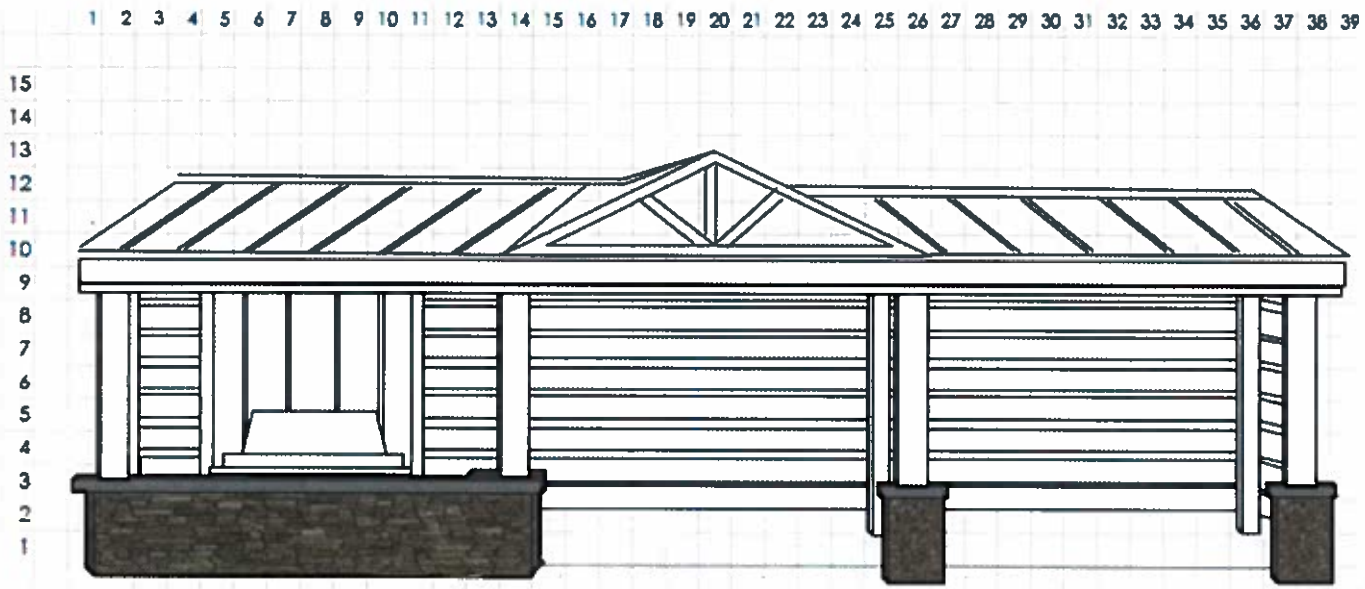
M/S - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK

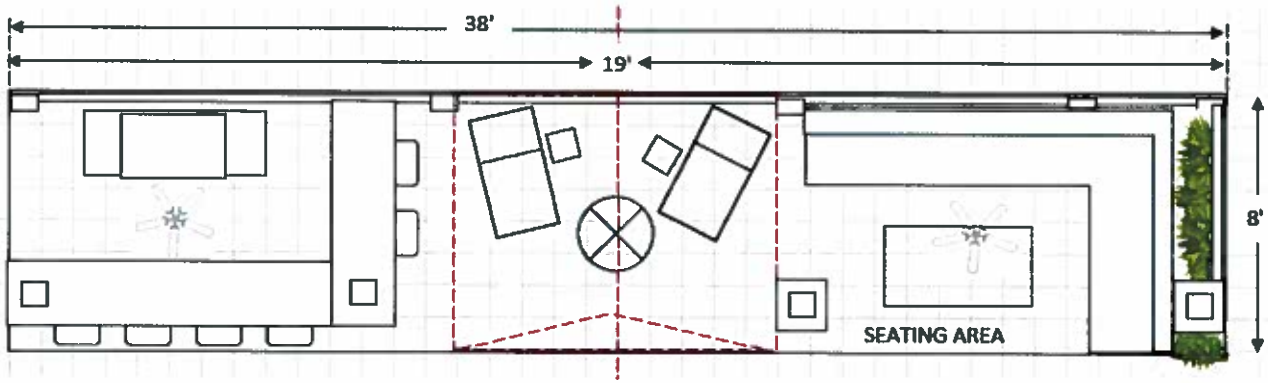
W/W - WING WALL
℄ - CENTERLINE
R/W - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST

ESM'T. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
S/W - 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

**TAMRA & RONALD PIERCE**
**6042 8TH AVE.**
**ST. PETERSBURG, FL 33710**




*NOTE: DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. MEASUREMENTS MAY NOT BE ACCURATE; IMAGES ARE NOT NECESSARILY TO SCALE.*

11.30.2017

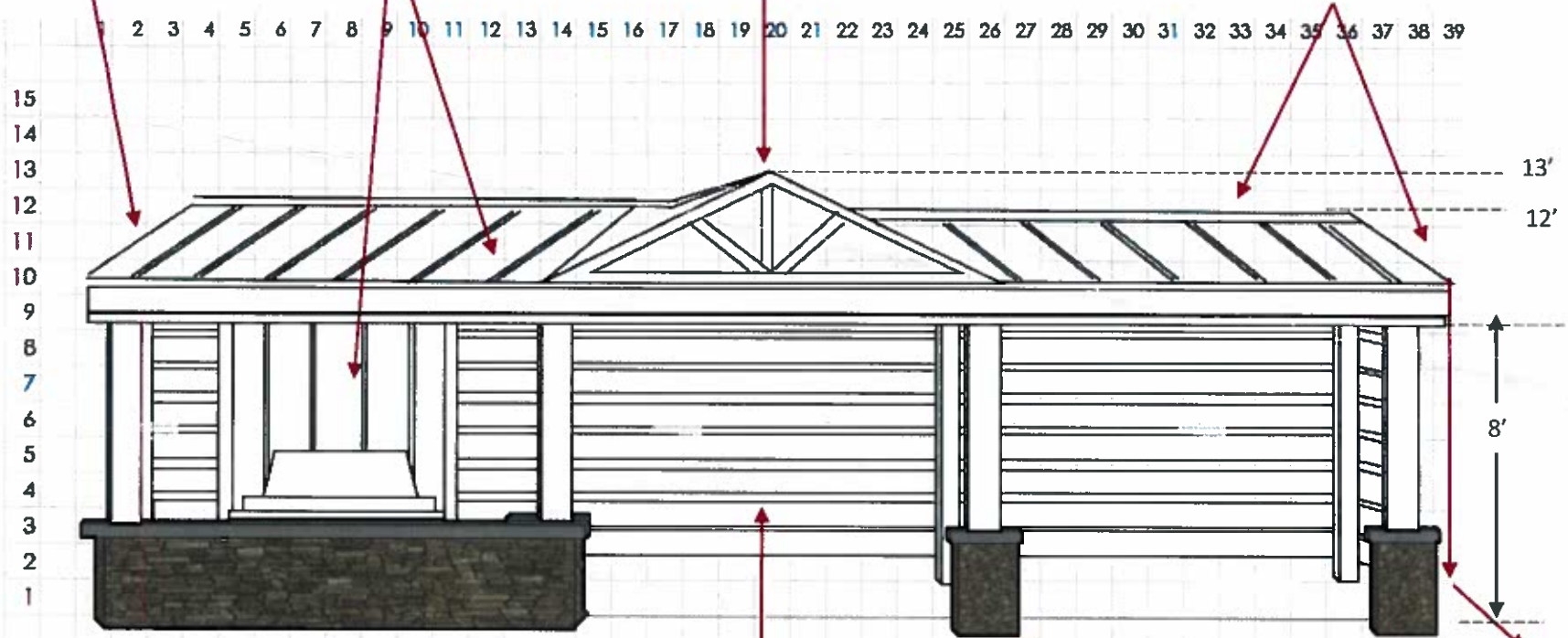
**Tamra & Ronald Pierce**
**6042 8th Ave.**
**St. Petersburg, FL 33710**

GALVANIZED STEEL 5V CRIMP PANELS ON ROOF AND BACK PANEL BEHIND GAS GRILL TO PROTECT THE WOOD STRUCTURE FROM HEAT/FLAMES. THE STAINLESS STEEL GRILL AGAINST THE GALVANIZED STEEL CREATES A STRONG FOCAL POINT THAT DESIGNATES THE COOKING/DINING SIDE OF THE PAVILION.

GABLE ROOF-CLOSED ON SIDES

OPEN CENTER GABLE

GUTTER ON BACK WITH DOWNSPOUT IN BACK RIGHT CORNER, DRAINING TO GARDEN ALONG REAR FENCE.




L-SHAPED, COUNTER-HEIGHT SNACK BAR WITH STORAGE ON THE COOKING SIDE SEATS 6. STACKED STONE COVERS THE OUTSIDE SURFACES ON 3 SIDES. SUPPORT COLUMNS SIT ON TOP OF THE COUNTER.

ALL EXPOSED WOOD IN STAINED CYPRESS OR CEDAR.

HORIZONTAL WOOD SLATS ON BACK WALL OF PAVILION PROVIDES UNIFYING BACKDROP OF NATURAL MATERIALS.

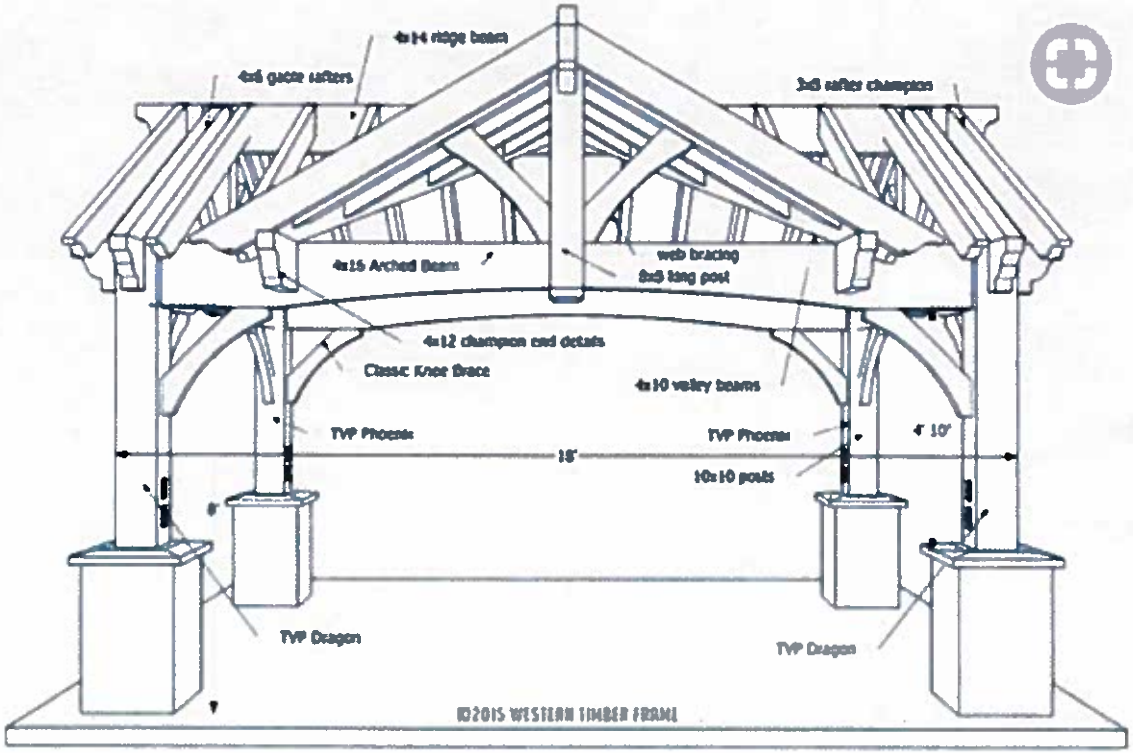
IF STRUCTURALLY FEASIBLE, THIS COLUMN WOULD BE REMOVED TO ALLOW MORE OPEN ACCESS TO THE SEATING AREA.

THE END COLUMN ON THE RIGHT SITS ON A BASE OF STACKED STONE THAT TIES INTO THE SNACK BAR BASE.

*NOTE: DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. MEASUREMENTS MAY NOT BE ACCURATE; IMAGES ARE NOT NECESSARILY TO SCALE.*

11.30.2017

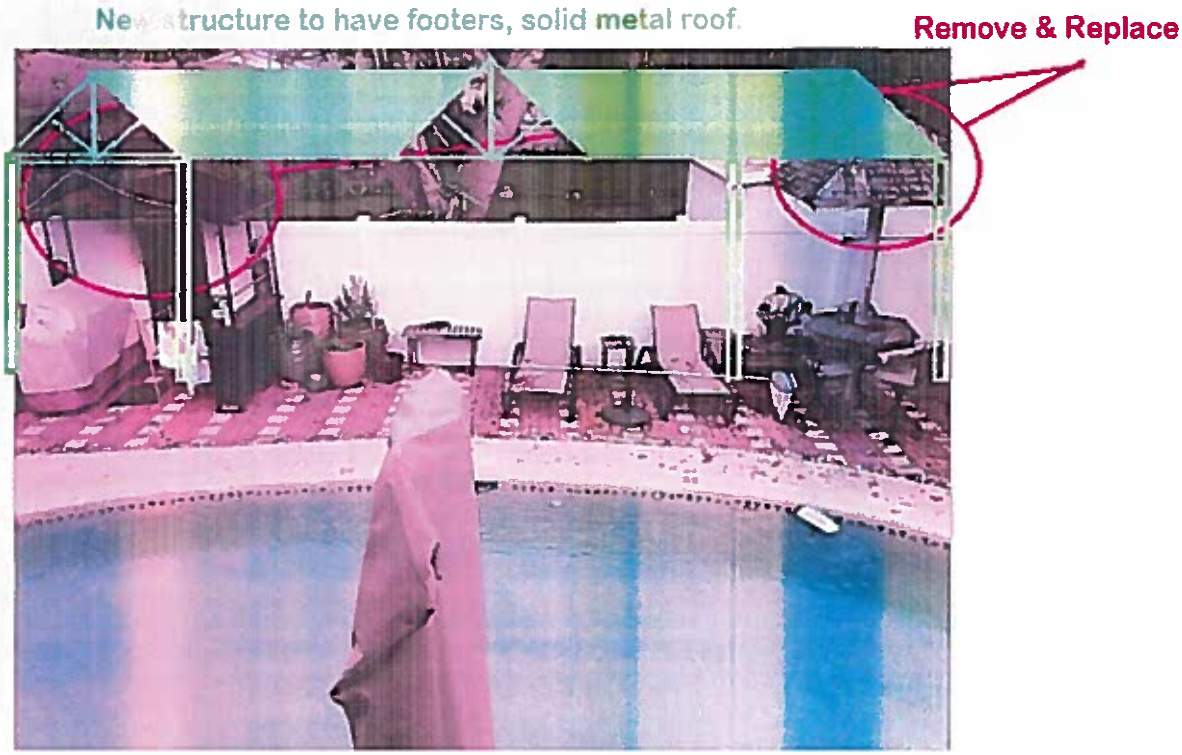
SAMPLE OF THE GALVANIZED STEEL ROOF PANELS AND COLUMNS/SUPPORTS ON TOP OF STACKED STONE BASES WITH STONE COUNTERTOPS.



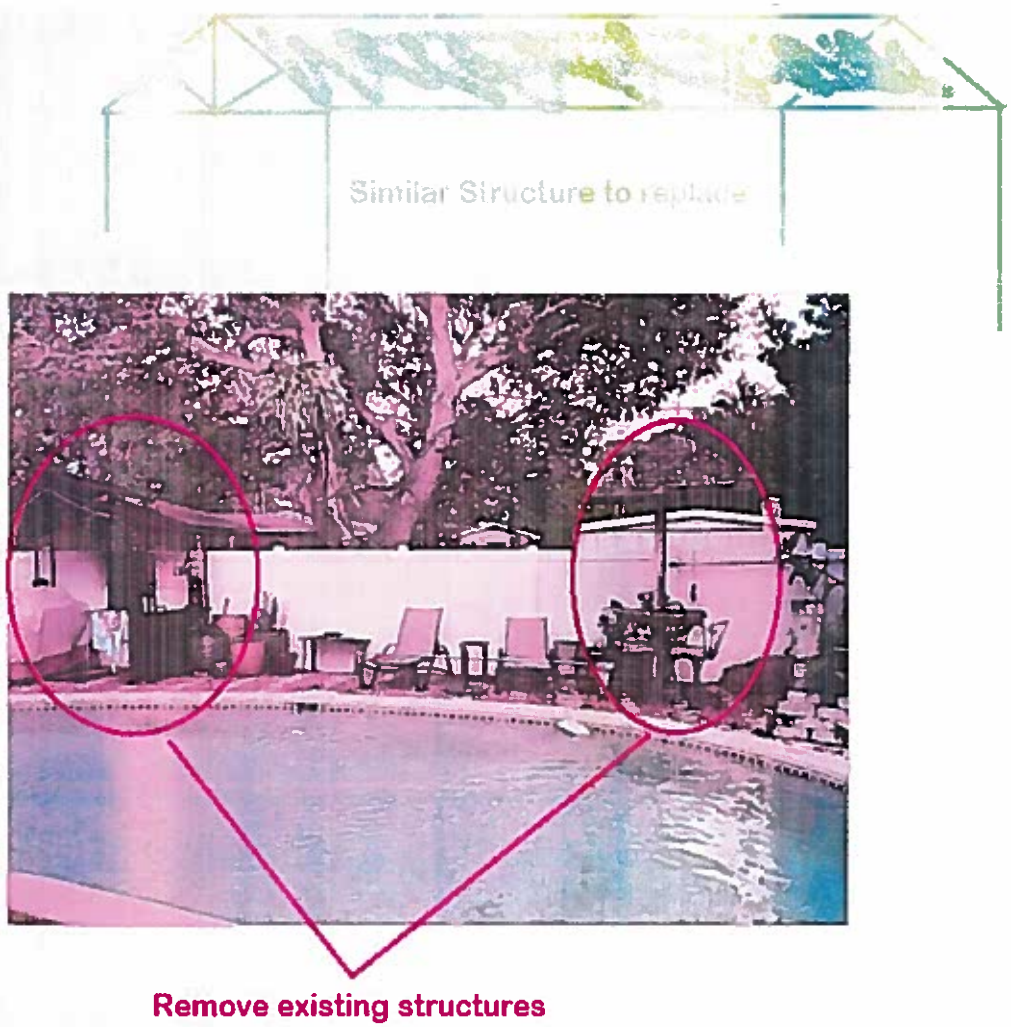
THIS SAMPLE DRAWING FOUND ONLINE SHOWS RAFTER & CENTER GABLE DETAILS. THIS DRAWING CAN BE MODIFIED TO EXTEND THE PAVILION ON BOTH SIDES, SIMILAR TO THE DRAWING PROVIDED. HOWEVER, BECAUSE THE PAVILION WILL ONLY BE 8' DEEP, THERE IS ONLY ENOUGH FLOOR SPACE FOR THE STACKED STONE BASE COLUMNS IN THE FRONT OF THE PAVILION AND 4X4 POSTS WITH HORIZONTAL WOOD SLATS ON THE REAR. THE DECORATIVE BRACKETS CAN BE ADDED TO THE MODIFIED DRAWING, IF DESIRED.

SAMPLE OF A CLOSED GABLE AT THE ENDS OF THE STRUCTURE

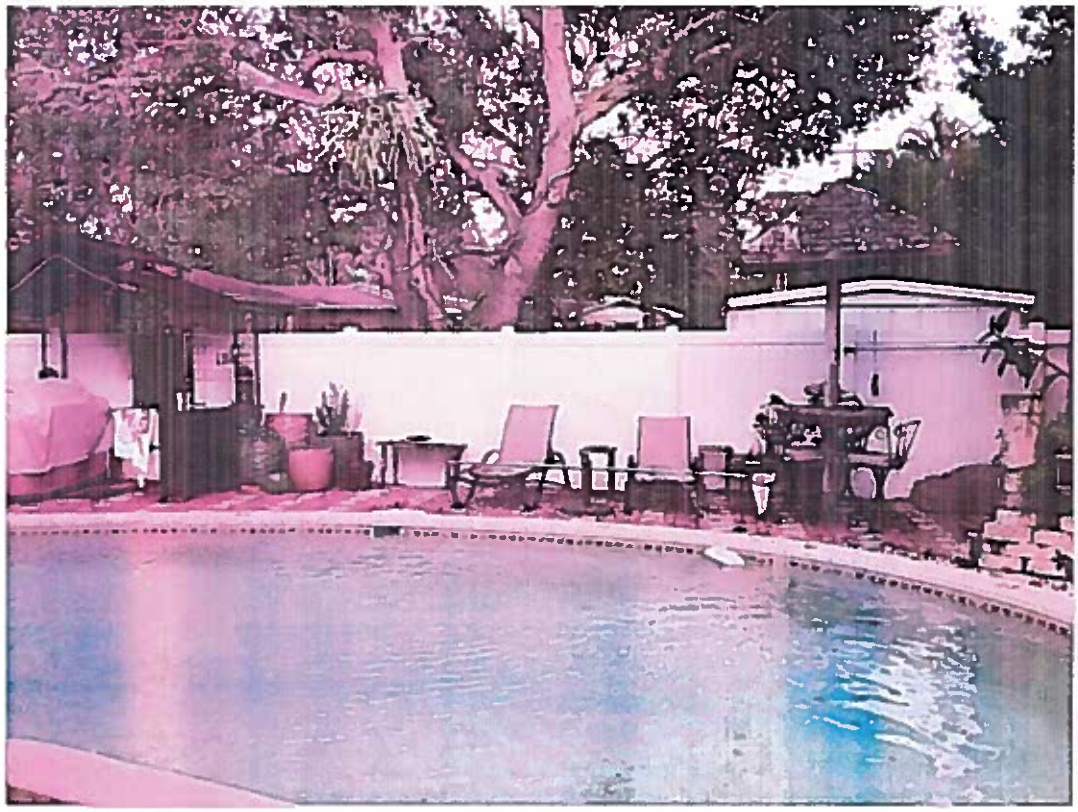
11.30.2017




To remove metal grill covered area and old tiki hut – and utilize existing pavered deck area – approximately 40 foot in length by 8 feet in width – to not encroach on pool decking



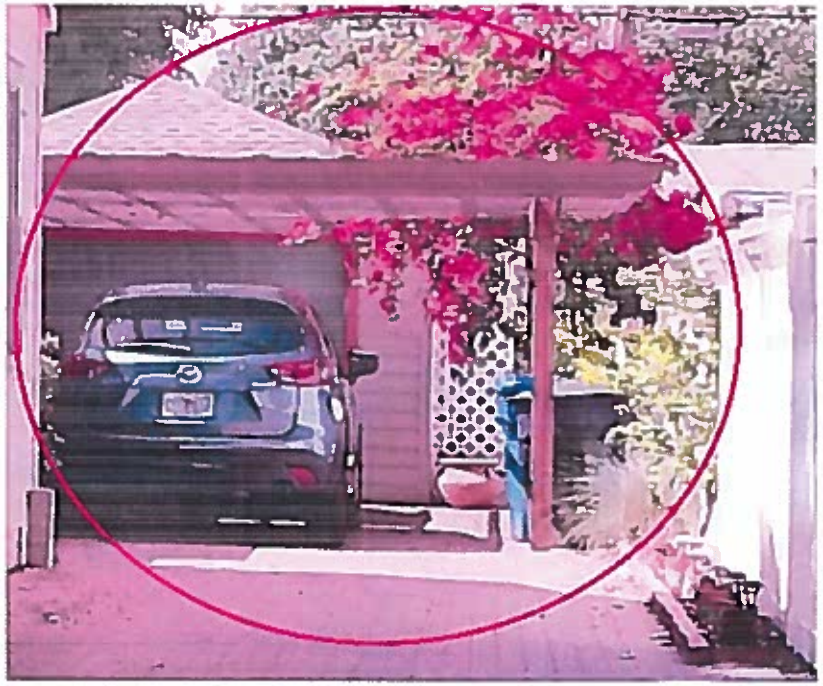
Raw picture of existing area



Basic concept of proposed structure

Property @ 6411 8th Ave N. approx 4 block West of our house (6042 8th Ave N.)

Pergola/ structure comes up against fence/ property line - our proposed structure is to be similar ...



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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:** 6042 8TH Ave N. | **Case No.:**

**Detailed Description of Project and Request:**

Requesting permission/Variance to build a Pool shelter/Pageda against two portions of our property line (to the side/rear of property) - Within the 7½Ft of Code permitted set distances from property line

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

We would like to replace existing unreparable structures and better utilize "Decked" area parallel to the Pool. To provide an updated, more Cohesive structure, to provide a Shaded area to the pool for watching the Children Swim. the "decked" area is parallel to the pool and is all the way up to fence lines.

The new structure would be built to hurricane standards and provide shelter to sun/weather - a covered area close to the fence line - existing decked width is about 8 feet at slimmest width.

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, neighbor at 6411 8TH Ave N. has Similar Structure in the their driveway, in front of the garage. the covered structure is built up against/close to the property/fence line.

We are looking at building a similar structure, with a more solid roof for better sun protection/shading.

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

a personal, homeowner request to improve current use and assetic value of property.

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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?

We would like to use the existing decked area, there's currently an old "tiki-hut" and metal covered 8'x8' shelter/barbaque cover in this area but we'd like to replace it with a nice, more useful, nicer looking, more updated, stronger structure.

Better utilize the existing decked area and replace the two current old structure's beyond repair, to replace with a better, nice structure.

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

Build/install a less permanent structure, we did investigate alternative means of shade/weather protection - nothing other than a truly installed, with footers, etc, fully installed structure would serve as a multi-purpose use and improve the overall look of the area.

I included a brochure of a self-buildable, non-permanent structure that would be ok, however, it/they would not be a 'good' fit, they are too wide, 10' where we only have 8' w/ would butt up against the pool. they may also be more subjected to hurricane elements.

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

It will improve the over functionality and aesthetic value of the property as well as provide an updated, better looking and functional structure to provide shade/shelter while watching our kids in the pool

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# PUBLIC PARTICIPATION REPORT

## Application No._____

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

### APPLICANT REPORT

**Street Address:**

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

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

Met and discussed project details with both neighbors adjoining the side and rear of our property as well as Lance Lubin, our volenteer Neighbor Hood association President discussed the overall project, the current structures and proposed improved structure.

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

Personal one-on-one meeting with neighbors.

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

Yes, hand delivered and personnally met and discuss details of the Pool pagoda Project.

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

None noted

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
(X) Other comment(s): See included letter from assoc. President

Association Name: Lance Lubin 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.

st.petersburg
www.stpete.org

# VARIANCE

## NEIGHBORHOOD WORKSHEET

Ron & Tamra Pierce
727-347-7074 Cell 813-293-6838

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:** 6042 8TH Ave N | **Case No.:**

**Description of Request:** To Build Pool Gazebo along Fence line Parrell To Pool

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: 6053 7th Ave
   Owner Name (print): HB Home 1 LLC
   Owner Signature:

2. Affected Property Address: 6036 8th Ave N
   Owner Name (print): Tim Weigandt
   Owner Signature: Tim Weigandt

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

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

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

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

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

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

EAGLE
CREST

RE: Requests to sign Variances

Eagle Civic Association is a voluntary homeowners Association and it is our policy not to sign requests for variances. This is not to say that we either approve or object to a specific specific variance in any way, it is simply stating that we do not sign them.

Lance Lubin

Lance Lubin 3/22/18

President

st.petersburg
www.stpete.org

**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 **July 11, 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.: 18-54000052 PLAT SHEET: S-18

REQUEST: Approval of a variance to the required minimum lot area from 5,800 sq. ft. to 5,690 sq. ft. for one (1) platted lot and to the required minimum lot width from 75-feet to 50-feet for two (2) platted lots in common ownership to allow for the development of two (2) new single-family homes.

OWNER: CLK Remodeling
6942 Silver Sage Circle
Tampa, Florida 33634

AGENT: Juan Ramirez
6942 Silver Sage Circle
Tampa, Florida 33634

ADDRESS: 3339 Boca Ciega Drive North

PARCEL ID NO.: 12-31-15-44928-032-0090

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-1 (NS-1)

| Development Standard | Required | Requested | Variance | Magnitude |
|---|---|---|---|---|
| Lot Width (Lot 9 & 10) | 75-feet | 50-feet | 25-feet | 33% |
| Lot Area (Lot 9) | 5,800 sq. ft. | 5,690 sq. ft. | 110 sq. ft. | 1.9% |

**BACKGROUND:** The subject property consists of two platted lots of record (Lots 9 and 10, Block 32, Jungle Terrace Subdivision Section C) under common ownership, located at 3339 Boca Ciega Drive North, see Exhibit 1 for Project Location Map. The subject subdivision was recorded in 1924, Exhibit 2 includes a copy of the subdivision plat. According to City property card records the existing one-story single-family residence was constructed in 1954 on Lots 9 and 10. As per the Pinellas County Property Appraiser records the current property owner purchased the property in 2018.

The property has a zoning designation of Neighborhood Suburban, Single-Family (NS-1). The minimum lot width in the NS-1 district is 75-feet and the minimum lot area is 5,800 square feet. Subject Lots 9 and 10 both have a platted lot width of 50-feet and contain 6,769 square feet and 5,690 square feet of site area, respectively. Therefore, they are both considered to be substandard in lot width and only Lot 10 is considered to be substandard in lot area.

On July 20, 2017 City Council amended the regulations for nonconformities that are equal to or less than 5% of the required lot width and/or area to allow minimally deficient nonconformities to be administratively approved by the POD. The lot area of Lot 10 does not meet the minimum requirements for NS-1 zoning districts and has a magnitude of deficiency of 1.9%. Therefore, the variance for lot area could be approved administratively if it were the only variance requested.

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

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

**REQUEST:** The applicant seeks approval of a variance to lot width for two lots and lot area for one lot to create two buildable lots from two platted lots of record in order to construct two new single-family homes. The applicant has included plans for the new homes, see Exhibit 3 for site plans, floor plans and elevations. Both proposals include two-story residences that meet the maximum development potential and setback requirements for NS-1 zoned properties.

**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 redevelopment of the property that consists of two existing platted lots of record with an existing one-story single-family home with two new two-story single-family homes, with one home on each platted lot.

   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 two individual platted lots are considered to be substandard for properties zoned NS-1 as they are both deficient in terms of minimum lot width required, which is 75-feet compared to their platted width of 50-feet. Lot 10 is deficient in terms of minimum lot area required, which is 5,800 square feet compared to the platted area of 5,690 square feet. For lot width they are both nonconforming by a magnitude of 33% and Lot 10 is nonconforming in lot area by a magnitude of 1.9%.

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

      This criterion is not applicable.

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

      This criterion is not applicable.

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

      The site contains one protected pine tree in the front yard and four protected oaks in various locations throughout the property. Based on the attached survey and site plans provided it appears that the 28" pine tree in the front yard and the 12" oak tree in the rear yard will not need to be removed as a result of the proposed single-family residences. Staff has included a condition of approval addressing tree preservation.

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

      The area studied consists mostly of one-story single-family residences and the proposed single-family residences would both be two-story structures. Recently the Development Review Commission approved a variance to lot width for a property on the same block that included a two-story residence. The maximum permitted height for NS zoned properties is 24-feet to the beginning of the roofline and 36-feet to the top of roof peak. The proposed

single-family residences comply with this requirement and any property in the study area could be redeveloped within these height restrictions.

Staff's development pattern analysis included review of lot width and lot area for conformance with the minimum requirements for NS-1 properties, and whether the properties typically contain one house per platted lot. The results of the analysis, provided in Exhibit 2 and within the tables below, show that 71% of the properties are substandard in terms of lot width. While only 6% of properties in the study area are substandard in terms of lot area, staff found that 4 out of 9 properties (44%) within the subject block face and opposite block face are substandard in lot area. Variances to lot area can be approved administratively when the nonconformity is equal to or less than 5%, and the proposal includes one lot that meets the minimum required lot area and one lot that is substandard by only 1.9%. Staff found that 59% of the properties in the study area consist of one house per platted lot. Based on the analysis, staff finds that the proposal is consistent with the prevailing development pattern in the area.

**Table 1: Lot Width Analysis**

| Block | Location | Conforming Width | Substandard Width | % Substandard |
|---|---|---|---|---|
| **Subject Block** | | 4 | 12 | 75.00% |
| **Block 2** | South | 2 | 12 | 85.71% |
| **Block 3** | Southwest | 2 | 16 | 88.89% |
| **Block 4** | West | 2 | 21 | 91.30% |
| **Block 5** | Northwest | 6 | 7 | 53.85% |
| **Block 6** | North | 6 | 15 | 71.43% |
| **Block 7** | Northeast | 12 | 0 | 0.00% |
| **Average** | | **34** | **83** | **70.94%** |

**Table 2: Lot Area Analysis**

| Block | Location | Conforming Area | Substandard Area | % Substandard |
|---|---|---|---|---|
| **Subject Block** | | 15 | 1 | 6.25% |
| **Block 2** | South | 13 | 1 | 7.14% |
| **Block 3** | Southwest | 18 | 0 | 0.00% |
| **Block 4** | West | 19 | 4 | 17.39% |
| **Block 5** | Northwest | 13 | 0 | 0.00% |
| **Block 6** | North | 20 | 1 | 4.76% |
| **Block 7** | Northeast | 12 | 0 | 0.00% |
| **Average** | | **110** | **7** | **5.98%** |

**Table 3: 1 House per Platted Lot Analysis**

| Block | Location | Vacant Lot | 1 House on Lot | More than 1 Lot per house | % 1 House per Platted Lot |
|---|---|---|---|---|---|
| **Subject Block** | | 0 | 11 | 5 | 68.75% |
| **Block 2** | South | 0 | 7 | 7 | 50.00% |
| **Block 3** | Southwest | 0 | 16 | 2 | 88.89% |
| **Block 4** | West | 1 | 13 | 9 | 56.52% |
| **Block 5** | Northwest | 0 | 1 | 12 | 7.69% |
| **Block 6** | North | 0 | 9 | 12 | 42.86% |
| **Block 7** | Northeast | 0 | 12 | 0 | 100.00% |
| **Total** | | **1** | **69** | **47** | |
| **Average** | | **0.85%** | **58.97%** | **40.17%** | **58.97%** |

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 lots within the Jungle Terrace Section C subdivision were platted in 1924. As shown in the analysis provided above within criteria 1.f., 71% of the lots analyzed are substandard in lot width, 6% are substandard in lot area, and 59% are developed with one house per platted lot of record. This development pattern is not the result of any action of the applicant.

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

The applicant has the ability to continue the use of the property as a single-family home; however, not allowing the division of the property which is consistent with the surrounding pattern of development may be deemed to be an unnecessary hardship.

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

As noted above, the approximately 12,458 square foot parcel can continue to be used as a single-family home.

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

The variance request is the minimum necessary to allow the division of the property for the development of two single-family homes, which is a reasonable use for this 12,458 square foot parcel of 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 redevelopment.

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

   The granting of the variance will not be injurious to neighboring properties as they are developed in a similar pattern as the proposed lots. The proposal for two single-family homes is consistent with the neighborhood pattern of the surrounding blocks which are zoned NS-1.

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

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

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

   No nonconforming uses, buildings or structures have been utilized in Staff's analysis.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Jungle Terrace Civic Association. No comments were received from the neighborhood association. Staff received one inquiry about the application which did not indicate either support or opposition to the request after information about the application was provided.

**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 maximum development potential, setback and design requirements of the Neighborhood Suburban-1 Zoning District at the time of permitting.
2. The design of the new homes shall be varied from each other as well as the other homes on the same block face on either side of the street or within an adjacent block face on either side of the street as per Code Section 16.20.010.11.
3. Unless an application to remove any Grand or Protected Trees in accordance with Section 16.40.060.5. is reviewed and approved by staff, the applicant shall preserve the protected trees located on the subject property. Prior to approval of building permits, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation. The plan shall include details of methods to protect and

preserve the vitality of the trees, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots. Upon approval of the tree preservation plan, prior to initiation of construction, the applicant shall mark the footprint of the proposed structure(s) within 20 feet of the trees and schedule a field review with the City Urban Forester.

4. This variance approval shall be valid through July 11, 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.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:

7/5/18

Scot Bolyard, AICP, Planner II — Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

7/5/18

Corey Malyszka, Interim Zoning Official (POD) — Date
Development Review Services Division
Planning & Economic Development Department

List of Exhibits:
Exhibit 1: Project Location Map, survey, photographs, and property record card
Exhibit 2: Subdivision Plat and Development Pattern Analysis
Exhibit 3: Site Plans, Floor Plans and Elevation Drawings
Exhibit 4: Application and Variance Narrative

# Exhibit 1

# Case #18-54000052

## Project Location Map, survey, photographs, and property card record

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Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000052
Address: 3339 Boca Ciega Drive North

N↑
(nts)

PREPARED BY:

**EXACTA**
Land Surveyors, Inc.

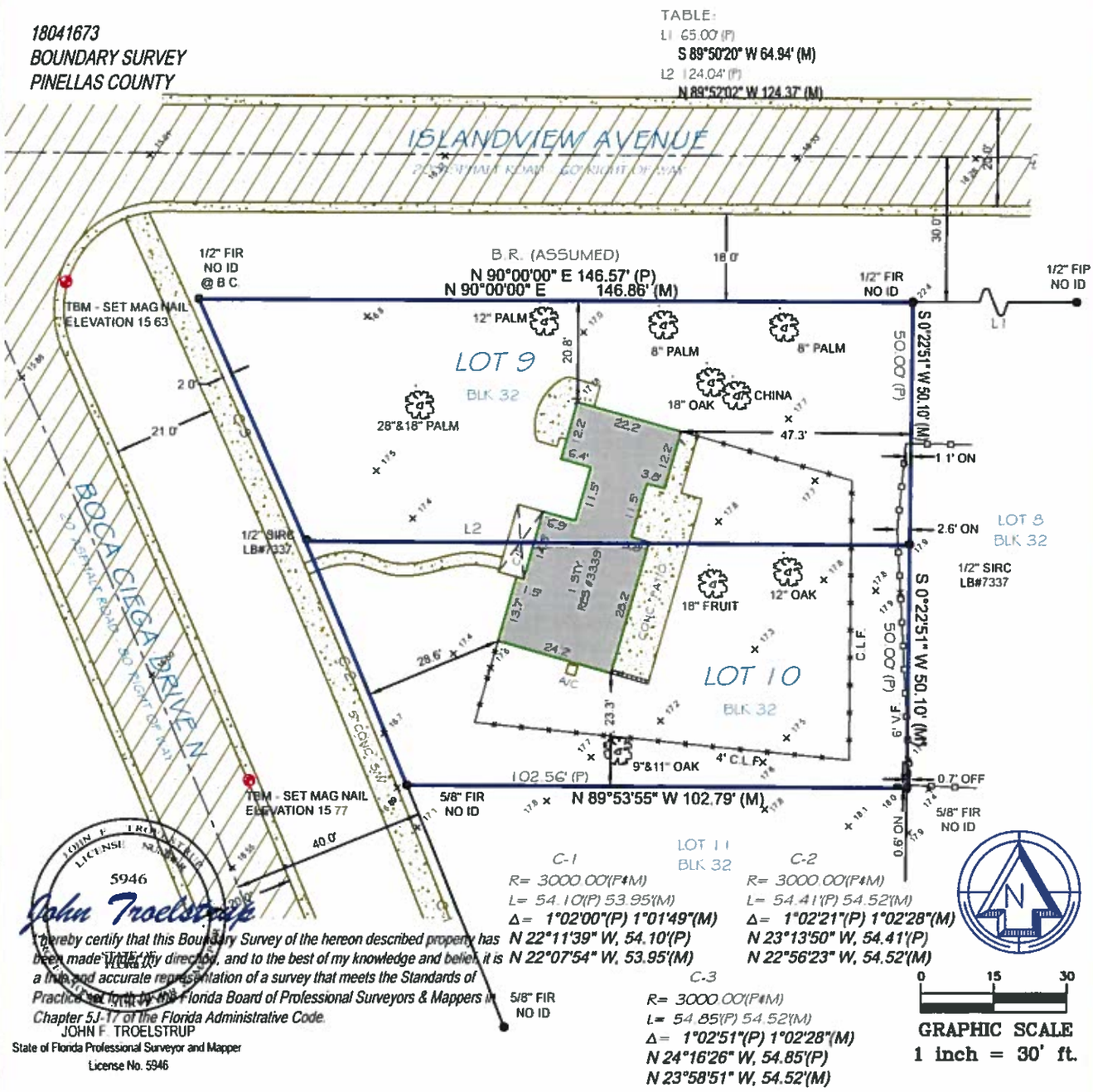
www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882

**PROPERTY ADDRESS:** 3339 BOCA CIEGA DRIVE N, SAINT PETERSBURG, FLORIDA 33710

**SURVEY NUMBER:** 1804.1673

**FIELD WORK DATE:** 5/4/2018 **REVISION DATE(S):** (REV.0 5/8/2018)

*18041673*
*BOUNDARY SURVEY*
*PINELLAS COUNTY*




C-1
R= 3000.00'(P&M)
L= 54.10'(P) 53.95'(M)
Δ= 1°02'00"(P) 1°01'49"(M)
N 22°11'39" W, 54.10'(P)
N 22°07'54" W, 53.95'(M)

C-2
R= 3000.00'(P&M)
L= 54.41'(P) 54.52'(M)
Δ= 1°02'21"(P) 1°02'28"(M)
N 23°13'50" W, 54.41'(P)
N 22°56'23" W, 54.52'(M)

C-3
R= 3000.00'(P&M)
L= 54.85'(P) 54.52'(M)
Δ= 1°02'51"(P) 1°02'28"(M)
N 24°16'26" W, 54.85'(P)
N 23°58'51" W, 54.52'(M)

LICENSED PROFESSIONAL SURVEYOR & MAPPER
5946
STATE OF FLORIDA

*John Troelstrup*

*I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.*

JOHN F. TROELSTRUP
State of Florida Professional Surveyor and Mapper
License No. 5946

**Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.**
**Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.**

**FLOOD INFORMATION:**
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF ST. PETERSBURG, COMMUNITY NUMBER 125148, DATED 09/03/03.

**POINTS OF INTEREST**
ALL ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). REFERENCE BENCHMARK AG-1015, REC. EL 14.92

**CLIENT NUMBER:** CLK REMODELING, LLC **DATE:** 05/08/18

**BUYER:** CLK Remodeling, LLC

**SELLER:**

**CERTIFIED TO:** CLK REMODELING, LLC

Florida Land Title Association
FLTA
**AFFILIATE MEMBERS**

EXACTA LAND SURVEYORS, INC.
11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882
Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

This is page 1 of 2 and is not valid without all pages.

**3339 Boca Ciega Drive North – View from corner of Boca Ciega Dr N & 34th Avenue N**

## 3339 Boca Ciega Drive North – View from Boca Ciega Dr N

**3339 Boca Ciega Drive North – View from Boca Ciega Dr N**

## 3339 Boca Ciega Drive North – View from 34th Avenue N

## 3339 Boca Ciega Drive North – View from 34th Avenue N

SUBDIVISION JUNGLE TERRACE LOT 9 & 10 BLOCK 32

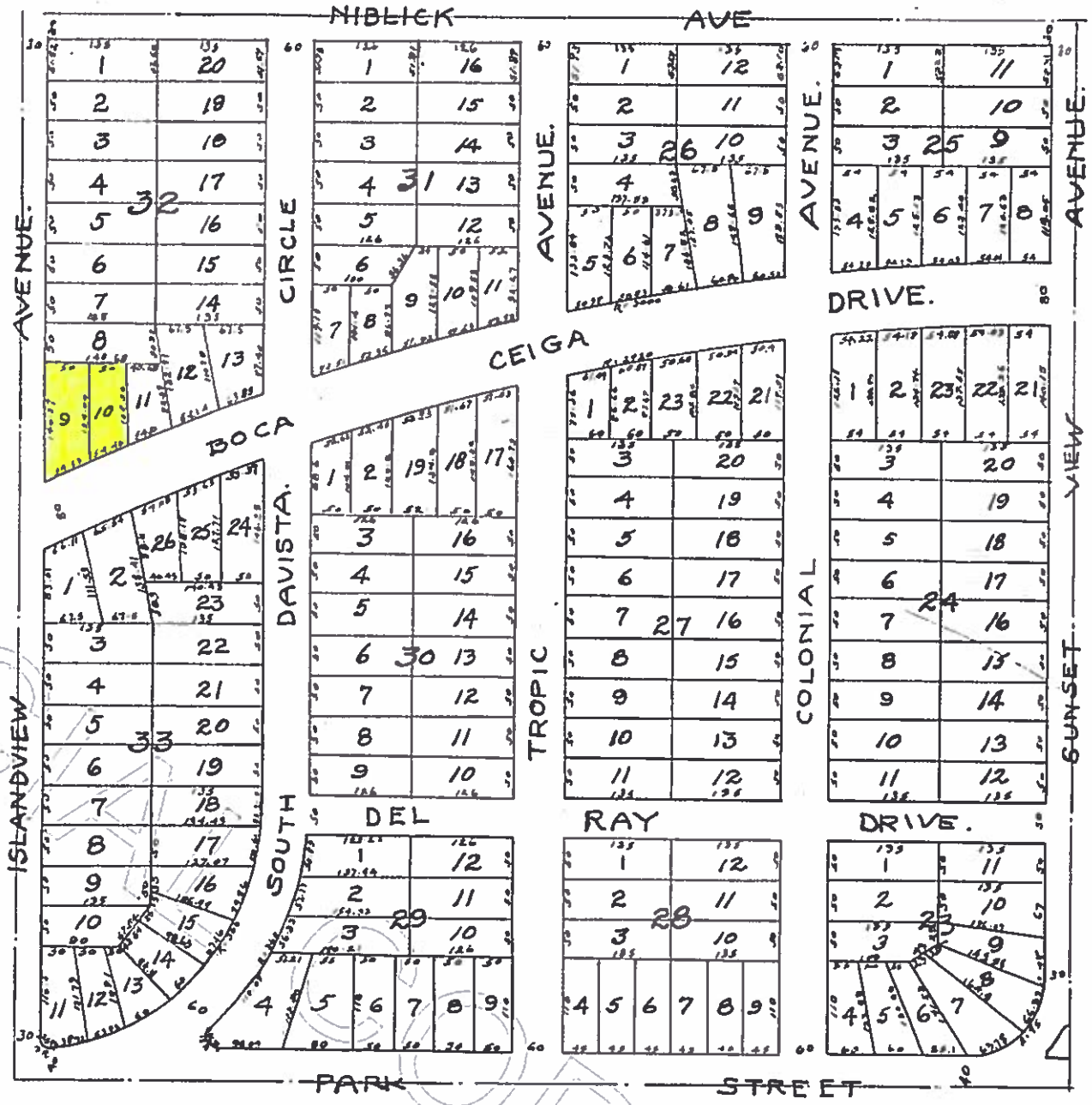
| BUILDING | ELECTRICAL | PLUMBING |
|---|---|---|
| Location: 3339 Boca Ciega Dr.<br>#4273A-D1 - 2/15/54 - $6000<br>Owner W. D. Hanback - Four room and bath residence with B/W and garage (24' x 52') (Type VI) Douglas Building, Contractor | #1573E - 2-26-54 - Douglas Bldg.<br>L. Crump - 9c 9sw 17p 3ws 1-meter 1-range 1-w.heater | #1800B - 2/18/54 - Douglas<br>V.D.Love - c-1-s-b-ewh |
| | | **GAS** |
| | | |
| **SIGNS** | **SEWER** | **SEPTIC TANK** |
| | #6209J - 5/1/61 - W.D.Handback<br>Ross Plbg. - $10.00 tap | #16256 - 3-3-54 - Douglas<br>H.E.Carroll - 1-540 |

# Exhibit 2

# Case #18-54000052

## Subdivision Plat and

## Development Pattern Analysis




# JUNGLE TERRACE

## SECTION 'C'

Being a Sub-division of the S.W. 1/4 of the N.E. 1/4 of Sec. 12 Twp. 31 So. R. 15 E.

RESOLUTION OF PARTIAL VACATION OF Jungle Terrace Sec. C. SUBDIVISION HAS BEEN RECORDED IN O. R. BOOK 6349 PAGE 107 ON 10-29-1986

KARLEEN F. De BLAKER
Clerk of the Circuit Court
By Patricia Bunk Deputy Clerk

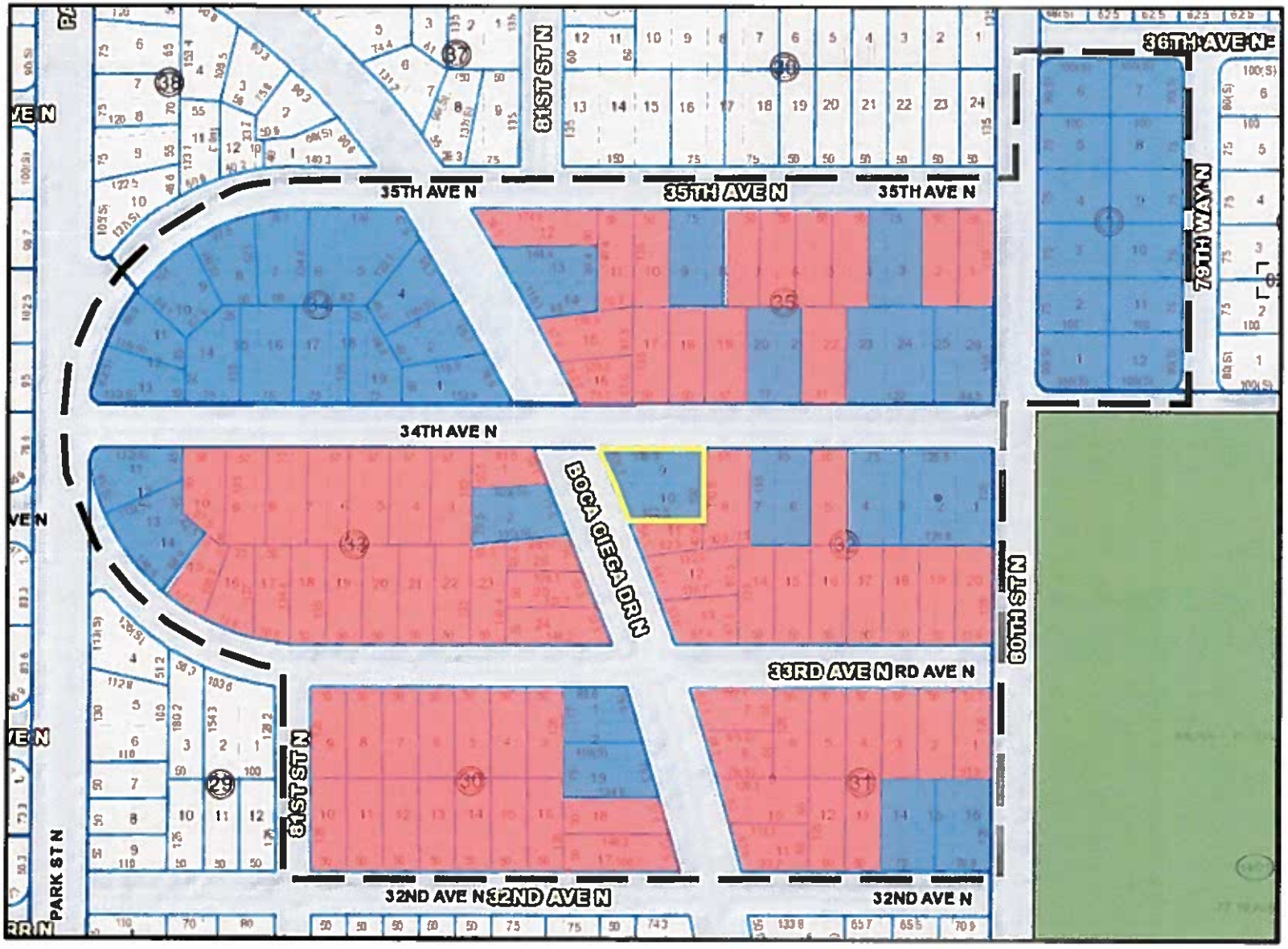
FULLER-HUNTER CORP. OWNERS.
by Walter Fuller Pres.
by Alexia Russon Secty

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 to the proper erection and maintenenet of electric, telephone, water, gas sewer or other public utilities, poles, lines, tracks, pipes or conduits.

G. H. Valentine C.E.
LICENCE No 462.

Filed March 20, 1984, 12:30 P.M.
J. H. Brown, Clerk
Grace Hoffenworth, D.C.

# Development Pattern Analysis – Lot Width




Subject Property

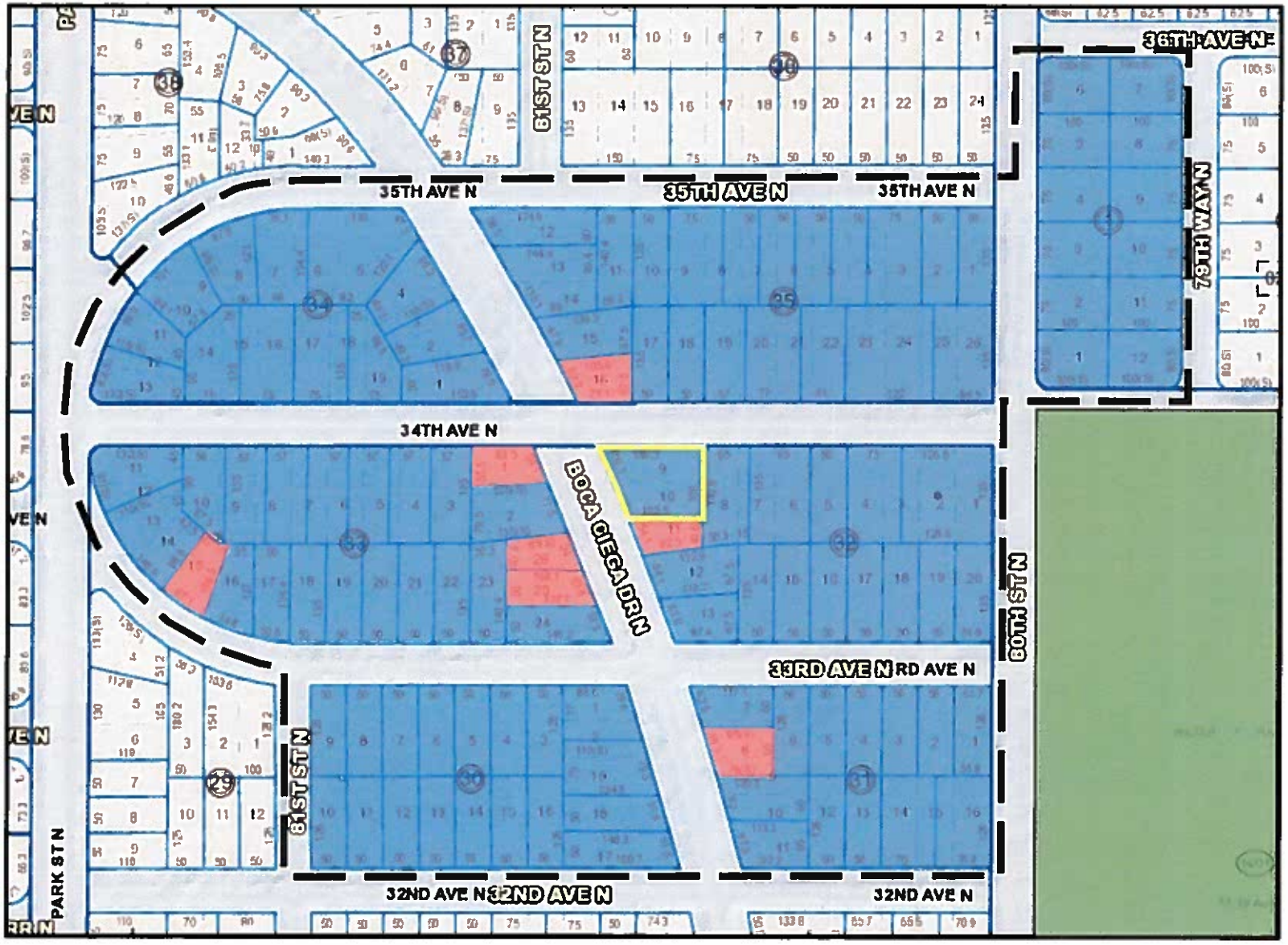
Conforming to Lot Width

Non-conforming to Lot Width

Walter Fuller Park

71% of Properties are Non-conforming to Lot Width

# Development Pattern Analysis – Lot Area




Subject Property

Conforming to Lot Area

Non-conforming to Lot Area

Walter Fuller Park

6% of Properties are Non-conforming to Lot Area

**Development Pattern Analysis**

Site Address: 3339 BOCA CIEGA DR N

Zoning: NS-1 Width Required: 75 Area Required: 5800

Case #18-54000052

Revised: 29-Jun-18

**Lot Width Analysis**

| Block | Location | Conforming Width | Substandard Width | % Substandard |
|---|---|---|---|---|
| Subject Block | | 4 | 12 | 75.00% |
| Block 2 | South | 2 | 12 | 85.71% |
| Block 3 | Southwest | 2 | 16 | 88.89% |
| Block 4 | West | 2 | 21 | 91.30% |
| Block 5 | Northwest | 6 | 7 | 53.85% |
| Block 6 | North | 6 | 15 | 71.43% |
| Block 7 | Northeast | 12 | 0 | 0.00% |
| Average | | 34 | 83 | 70.94% |

**Lot Area Analysis**

| Block | Location | Conforming Area | Substandard Area | % Substandard |
|---|---|---|---|---|
| Subject Block | | 15 | 1 | 6.25% |
| Block 2 | South | 13 | 1 | 7.14% |
| Block 3 | Southwest | 18 | 0 | 0.00% |
| Block 4 | West | 19 | 4 | 17.39% |
| Block 5 | Northwest | 13 | 0 | 0.00% |
| Block 6 | North | 20 | 1 | 4.76% |
| Block 7 | Northeast | 12 | 0 | 0.00% |
| Average | | 110 | 7 | 5.98% |

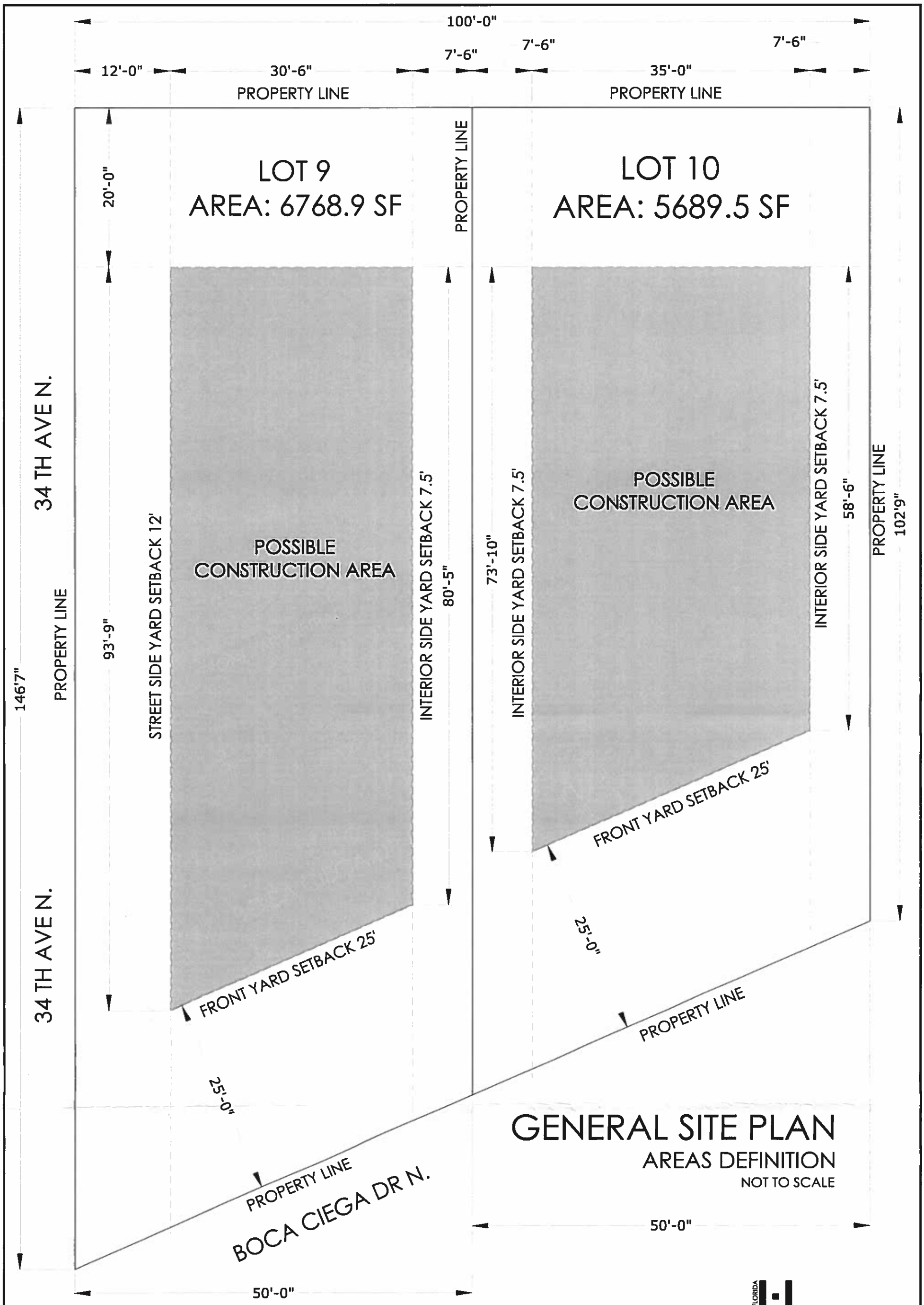
**1 House per Platted Lot Analysis**

| Block | Location | Vacant Lot | 1 House on Lot | More than 1 Lot per house | % 1 House per Platted Lot |
|---|---|---|---|---|---|
| Subject Block | | 0 | 11 | 5 | 68.75% |
| Block 2 | South | 0 | 7 | 7 | 50.00% |
| Block 3 | Southwest | 0 | 16 | 2 | 88.89% |
| Block 4 | West | 1 | 13 | 9 | 56.52% |
| Block 5 | Northwest | 0 | 1 | 12 | 7.69% |
| Block 6 | North | 0 | 9 | 12 | 42.86% |
| Block 7 | Northeast | 0 | 12 | 0 | 100.00% |
| Total | | 1 | 69 | 47 | |
| Average | | 0.85% | 58.97% | 40.17% | 58.97% |

# Exhibit 3

# Case #18-54000052

## Site Plans, Floor Plans and Elevation Drawings




# GENERAL SITE PLAN

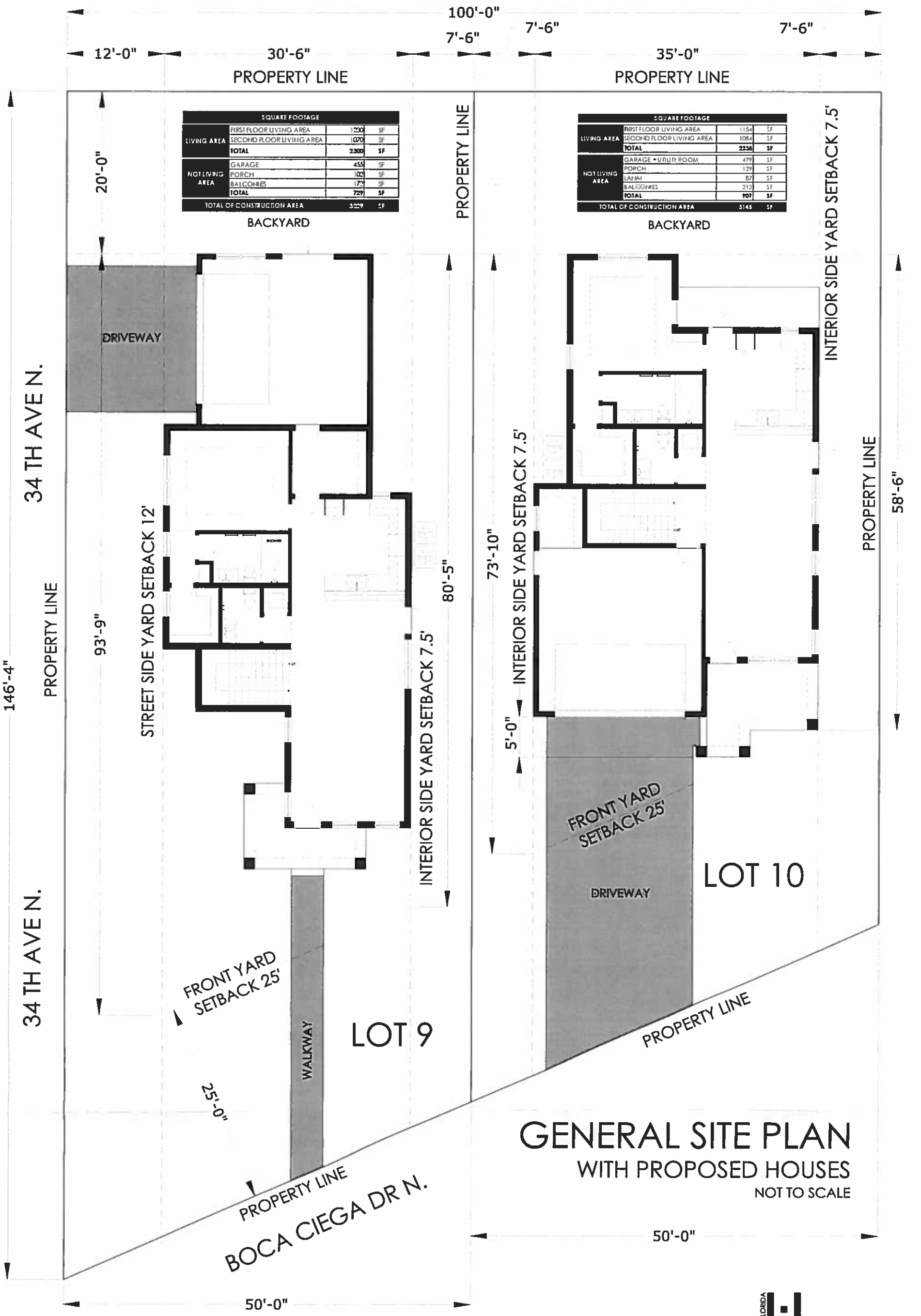
## AREAS DEFINITION

NOT TO SCALE

1

PROJECT: BOCA CIEGA HOUSES
ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710
CLIENT: SUNSHINE INVESTMENTS GROUP LLC.
DATE: 05-24-2018

FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM

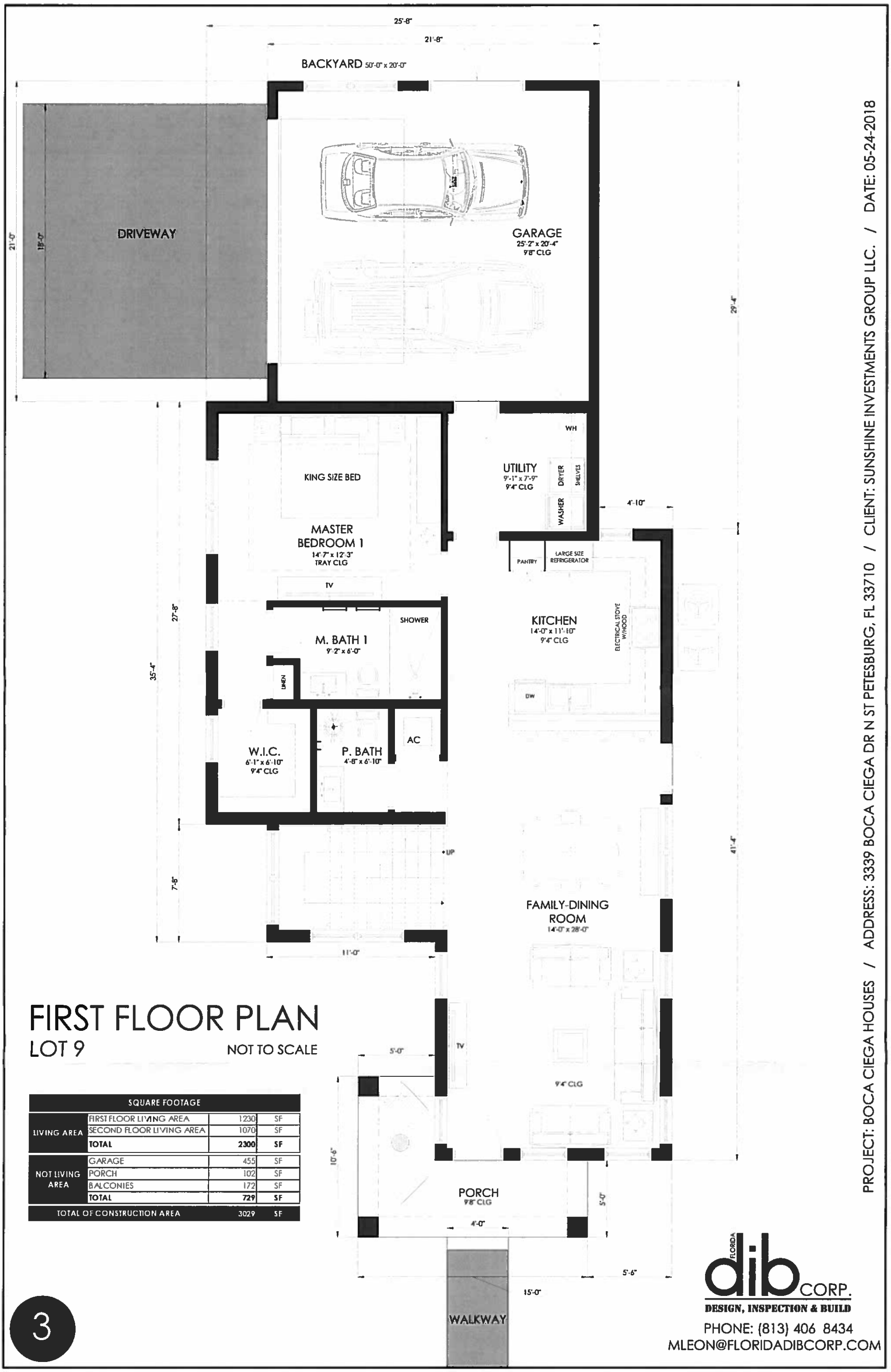



# GENERAL SITE PLAN
## WITH PROPOSED HOUSES
NOT TO SCALE

2

PROJECT: BOCA CIEGA HOUSES
ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710
CLIENT: SUNSHINE INVESTMENTS GROUP LLC.
DATE: 05-24-2018

FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM




# FIRST FLOOR PLAN

## LOT 9

NOT TO SCALE

| SQUARE FOOTAGE | | | |
|---|---|---|---|
| LIVING AREA | FIRST FLOOR LIVING AREA | 1230 | SF |
| | SECOND FLOOR LIVING AREA | 1070 | SF |
| | **TOTAL** | **2300** | **SF** |
| NOT LIVING AREA | GARAGE | 455 | SF |
| | PORCH | 102 | SF |
| | BALCONIES | 172 | SF |
| | **TOTAL** | **729** | **SF** |
| TOTAL OF CONSTRUCTION AREA | | 3029 | SF |

PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

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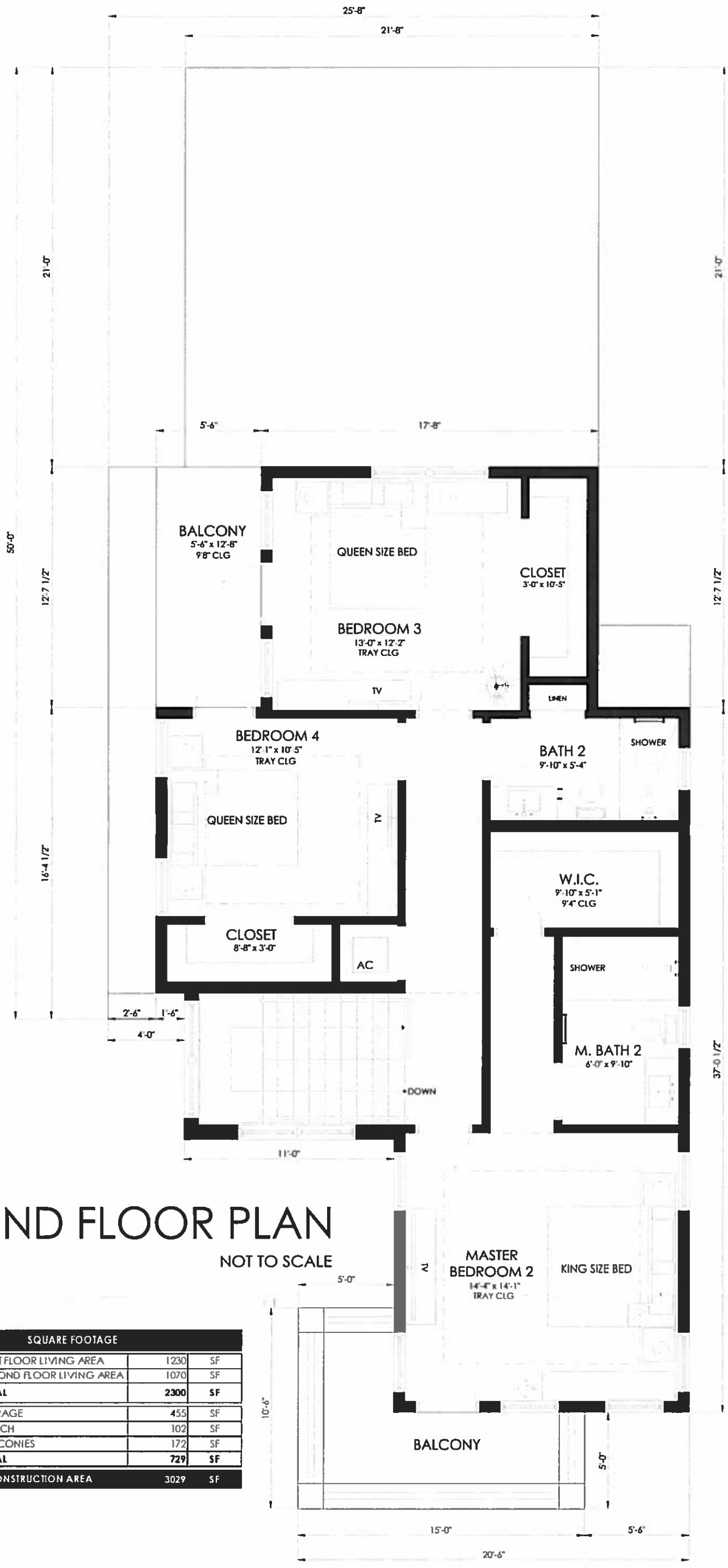



# SECOND FLOOR PLAN

LOT 9

NOT TO SCALE

| SQUARE FOOTAGE | | | |
|---|---|---|---|
| LIVING AREA | FIRST FLOOR LIVING AREA | 1230 | SF |
| | SECOND FLOOR LIVING AREA | 1070 | SF |
| | **TOTAL** | **2300** | **SF** |
| NOT LIVING AREA | GARAGE | 455 | SF |
| | PORCH | 102 | SF |
| | BALCONIES | 172 | SF |
| | **TOTAL** | **729** | **SF** |
| TOTAL OF CONSTRUCTION AREA | | 3029 | SF |

PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM

5

# FRONT ELEVATION

LOT 9 NOT TO SCALE

BOCA CIEGA DRIVE N.


dib FLORIDA CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM


PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

9

# LEFT ELEVATION

LOT 9 NOT TO SCALE

34TH AVE N.


FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM


PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

7

# REAR ELEVATION

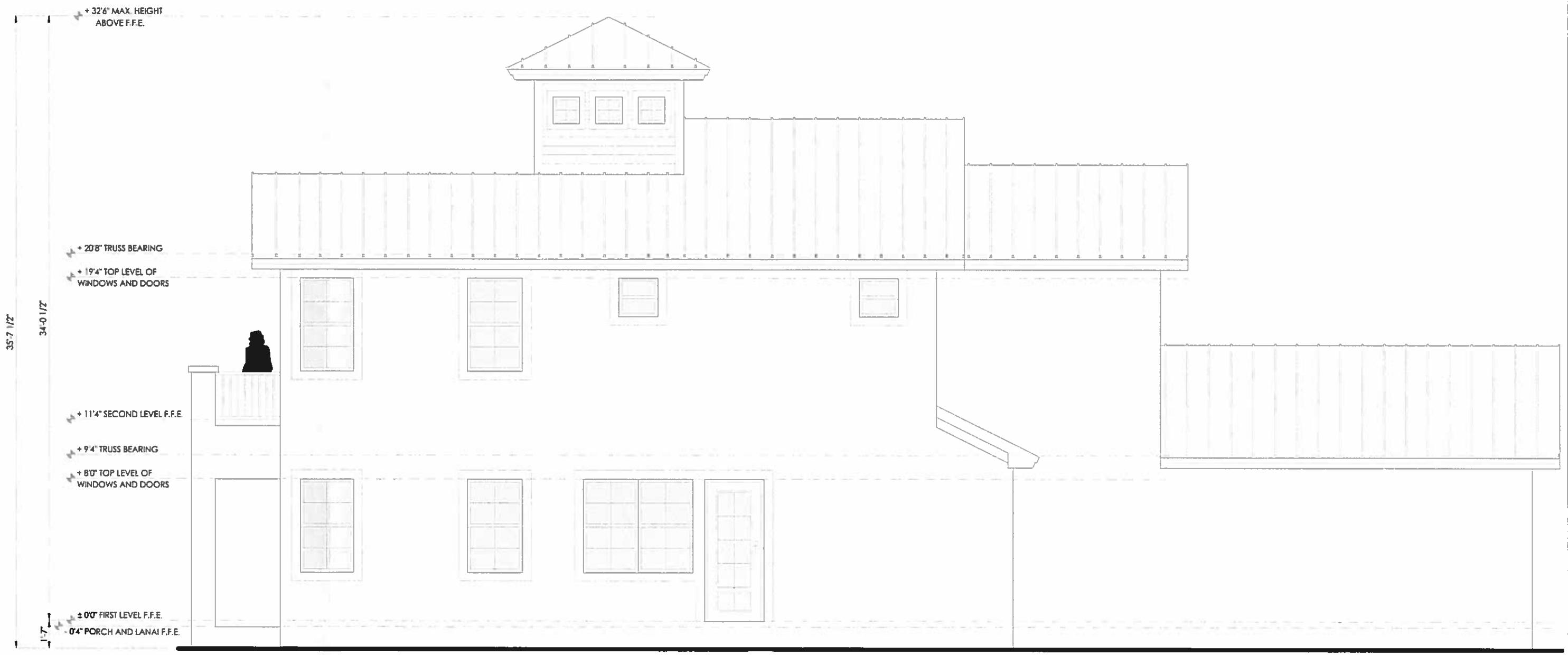
LOT 9

NOT TO SCALE


FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM


PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

8



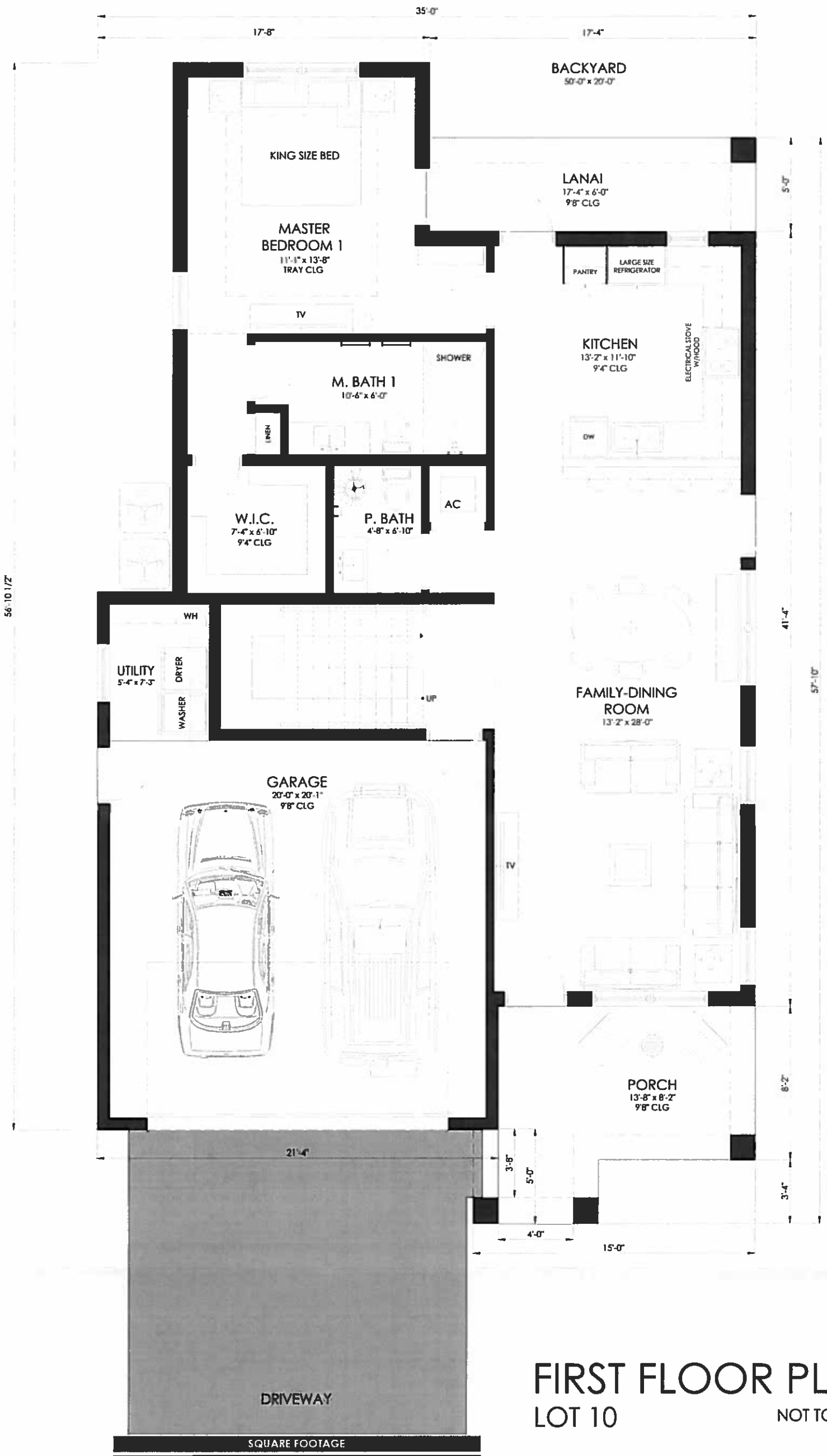

# RIGHT ELEVATION

LOT 9

NOT TO SCALE


dib FLORIDA CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM


PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018




# FIRST FLOOR PLAN

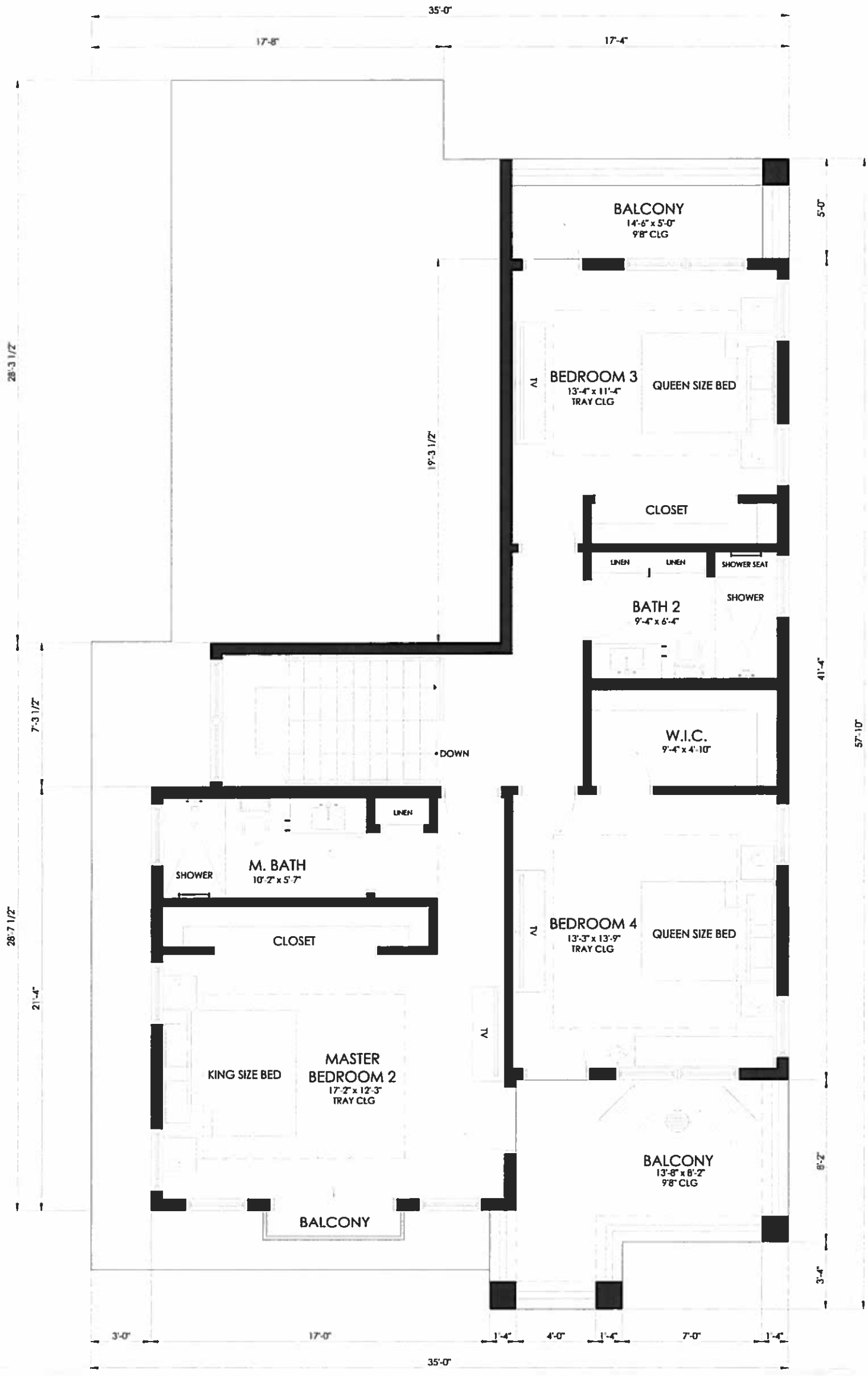
LOT 10

NOT TO SCALE

PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

| SQUARE FOOTAGE | | | |
|---|---|---|---|
| LIVING AREA | FIRST FLOOR LIVING AREA | 1154 | SF |
| | SECOND FLOOR LIVING AREA | 1084 | SF |
| | **TOTAL** | **2238** | **SF** |
| NOT LIVING AREA | GARAGE + UTILITY ROOM | 479 | SF |
| | PORCH | 129 | SF |
| | LANAI | 87 | SF |
| | BALCONIES | 212 | SF |
| | **TOTAL** | **907** | **SF** |
| TOTAL OF CONSTRUCTION AREA | | 3145 | SF |

FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM




# SECOND FLOOR PLAN

LOT 10

NOT TO SCALE

| SQUARE FOOTAGE | | | |
|---|---|---|---|
| LIVING AREA | FIRST FLOOR LIVING AREA | 1154 | SF |
| | SECOND FLOOR LIVING AREA | 1084 | SF |
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PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM

11

# FRONT ELEVATION

LOT 10 NOT TO SCALE

BOCA CIEGA DRIVE N.

FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM

PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

12

# LEFT ELEVATION

LOT 10 NOT TO SCALE


FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM


PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

13

# REAR ELEVATION

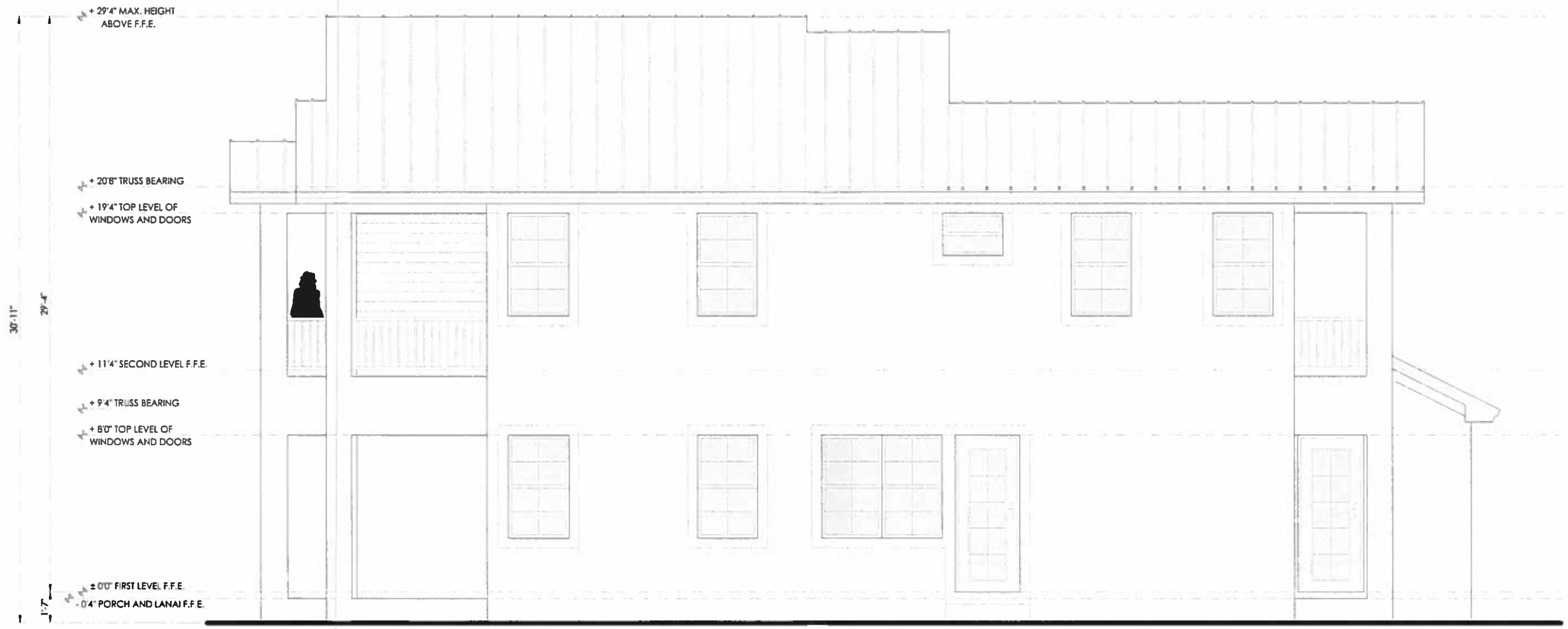
LOT 10

NOT TO SCALE

FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM

PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

14




# RIGHT ELEVATION

LOT 10

NOT TO SCALE


FLORIDA dib CORP.
DESIGN, INSPECTION & BUILD
PHONE: (813) 406 8434
MLEON@FLORIDADIBCORP.COM


PROJECT: BOCA CIEGA HOUSES / ADDRESS: 3339 BOCA CIEGA DR N ST PETESBURG, FL 33710 / CLIENT: SUNSHINE INVESTMENTS GROUP LLC. / DATE: 05-24-2018

# Exhibit 4

# Case #18-54000052

## Application and Variance Narrative

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RECEIVED
MAY 14 2018
DEVELOPMENT REVIEW SERVICES

# VARIANCE

Application No. 18-54000052

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

## GENERAL INFORMATION

**NAME of APPLICANT (Property Owner):** CLK Remodeling, LLC

Street Address: 6942 Silver Sage Circle

City, State, Zip: Tampa FL 33634

Telephone No: 727-348-3112 Email Address: juanr0712@gmail.com

**NAME of AGENT or REPRESENTATIVE:**

Street Address:

City, State, Zip:

Telephone No: Email Address:

**PROPERTY INFORMATION:**

Street Address or General Location: 3339 Boca Ciega Dr N.

Parcel ID#(s): 12-31-15-44928-032-0090

**DESCRIPTION OF REQUEST:**

Approval of a lot line adjustment with a variance to lot width to 50 feed for lots in common ownership to allow construction of two (2) new single-family homes.

**PRE-APPLICATION DATE:** **PLANNER:** Scot K. Bolyard

## FEE SCHEDULE

| | | | |
|---|---|---|---|
| 1 & 2 Unit, Residential – 1st Variance | $300.00 | Each Additional Variance | $100.00 |
| 3 or more Units & Non-Residential – 1st Variance | $300.00 | After-the-Fact | $500.00 |
| | | Docks | $400.00 |
| | | Flood Elevation | $300.00 |

Cash, credit, checks made payable to "City of St. Petersburg"

## AUTHORIZATION

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

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

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

Signature of Owner / Agent*: _____ Date: 5/14/18

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

UPDATED 07-23-15

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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:** 3339 Boca Ciega Dr N, | **Case No.:**

**Detailed Description of Project and Request:**

We are interested in splitting these two lots to build 2 new homes. The first home on lot 9 will be 4/3.5/2 and should not need zoning modification. The second home on lot 10 would be 3/2.5/2 and would need zoning changes as the lot is a bit smaller how the lots plot had been done in the 70s

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 subject property is oversized which makes it unique for that area. By splitting the lot it will allow for an increase in homes in the 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's three houses on 26th Avenue that got built over course of a two year period starting to 2016 and 2017 next to Walter Fuller. Also; 3201 Boca Ciega Dr N submitted a similar variance application and was approved for lot split to built 2 new SFH.

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

The request variance will allow us to make a nice improvement on this beautiful neighborhood know as jungle terrace.

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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?<br><br>Many of the homes in that area are on lots ranging from 46 to 57 in width. It will allow for a brand new construction of up to two residential homes of reasonable size.<br><br>Also; please note that the property adjacent to our property sits on a 46X93 lot. |
| 5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?<br><br>The only other alternative would be to remodel the house or demolish it and put one large house on a unique odd shaped corner lot but would make for better use as two residential homes. |
| 6. In what ways will granting the requested variance enhance the character of the neighborhood?<br><br>It will enhance the neighborhood by Design, Curb Appeal, increase the value of the area and land. |

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**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 **July 11, 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.: | 18-54000059 | PLAT SHEET: | D-10 |

| | |
|---|---|
| REQUEST: | Approval of a variance to the required interior side yard setback from 7.5-ft to 3-ft and the required rear yard setback from 7-ft to 1.3-ft to allow construction of an in-ground pool, pool equipment, and generator. |
| OWNER: | Christopher and Lynda Granfield<br>556 16th Avenue Northeast<br>Saint Petersburg, Florida 33704-4717 |
| AGENT: | Louis Place<br>Natural Springs Pool and Spa<br>109 Whitaker Road<br>Lutz, Florida 33549 |
| ADDRESS: | 556 16th Avenue Northeast |
| PARCEL ID NO.: | 17-31-17-83218-056-0010 |
| LEGAL DESCRIPTION: | On File |
| ZONING: | Neighborhood Traditional Single-Family-3 (NT-3) |

**BACKGROUND:** The property was developed in 1926 with the existing single-family residence and detached accessory structure on one platted lot of record. The property consists of one

platted lot of record and is the result of a prior variance granted to the interior side yard setback for a portion of the existing residence to remain, in order to allow the division of two platted. The second lot was sold off for future development.

The subject request is to allow for the installation of an in-ground pool and associated ancillary equipment (pool equipment and a generator) at the interior side yard of the property. The pool and equipment will be three feet from the interior side yard property line and the equipment will be 1.3-feet from the rear property line. Code requires a 7.5-foot setback on the interior side yard and 7-foot setback on the rear yard; therefore, the applicant the applicant is requesting a variance to the interior side and rear yard setbacks.

**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 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 subject property was previously developed with an existing single-family residence and detached accessory dwelling unit in 1926.

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

      The subject property is zoned NT-3, measuring 60-feet in width and 6,600 square feet in lot area. Current zoning district regulations require a lot area of 7,620 square feet. Equating to a deficiency of 1,020 square feet or 13% below what is required of NT-3 zoned properties.

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

      This criteria does not apply.

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

      The subject property is located in the National Register for Historic Districts.

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

      There are four live oak trees and one laurel oak tree, situated at the front and on the street side of the property.

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

The proposed project follows the typical development pattern for single family properties in NT-3 zoning district. The proposed project has been redesigned in a manner reducing the overall magnitude of the request, as the project will not be visible from street view.

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

This criteria does not apply.

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

The request is not considered self-imposed as the property was divided back into its original non-conforming platted pattern (see attached plat) of 60-feet by 110-feet through the actions of a prior property owner. Given that the existing residence and accessory building were originally constructed in the center of the property in 1926, there are limited options for the location of a pool.

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

Literal enforcement of this section will not necessarily result in an unnecessary hardship as code regulations would not prevent the property from having a pool or ancillary equipment. However, the residence and the accessory building are both original to the property, thus limits the location and size of the pool.

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;*

This site may continue to maintain its existing single-family use, and strict application would not deprive the property owner of the right to have a pool or ancillary equipment. However strict application of the provisions of this chapter would result in a substantial reduction in the profile of the proposed pool.

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 reasonable as the site contains a residence and a detached accessory structure, which were constructed in a manner which is does not avail the applicants of an alternative location for the proposed pool and ancillary equipment. The existing pool six foot high opaque fence will block the view of the pool and equipment from for view and from adjacent properties.

Additionally, the applicants agree to the eliminate the existing Accessory Dwelling Unit. By eliminating the required parking space, the site can be used to accommodate the pool and equipment.

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

   It is typical of a single-family residence to have a pool, deck and other site improvements similar to this request. This request is not detrimental to public welfare and allows for the redevelopment of a portion of the property in a manner identifiable with single family properties.

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

   The granting of this variance will not be detrimental to neighboring properties or to public welfare. A signature of support has been received from the abutting property owner that would be most impacted by the development.

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

   The reasoning in this application may justify the granting of a 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.*

   This criteria does not apply.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association. Five emails have been received in favor this application and have been attached to this staff report. No phone calls received with regards to this request. The Historic Old Northeast Neighborhood Association has indicated its support of this request, provided the maximum impervious surface for the site does not exceed 65%.

**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 property's existing Accessory Dwelling Unit is to be removed through permitting prior to initial construction.
2. The maximum impervious surface for the site shall not exceed 65%. All plans submitted for permitting shall show the extent of all improvements on site and shall provide calculations indicating compliance with the maximum impervious surface ratio.
3. All required parking must be provided on site and shown on future plans submitted for permitting.
4. Enclosures screened or solid shall not be erected over the proposed in-ground pool, deck, or ancillary equipment.
5. The plans and supplementary materials submitted for permitting should substantially resemble the plans and supplementary materials submitted with this application.

6. This variance approval shall be valid through July 11, 2021. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
7. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Aerial Map, Site Plans, Photographs, Applicant's Narrative, Neighborhood Participation Report, Emails of Support, Property Card

Report Prepared By:

7/5/18

Shervon Chambliss, Planner I — Date
Development Review Services Division
Planning & Economic Development Department

Report Approved By:

7/5/18

Corey Malyszka, Interim Zoning Official (POD) — Date
Development Review Services Division
Planning & Economic Development Department

CDM:SAC

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City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-54000059
Address: 556 16th Avenue Northeast

N↑
(nts)

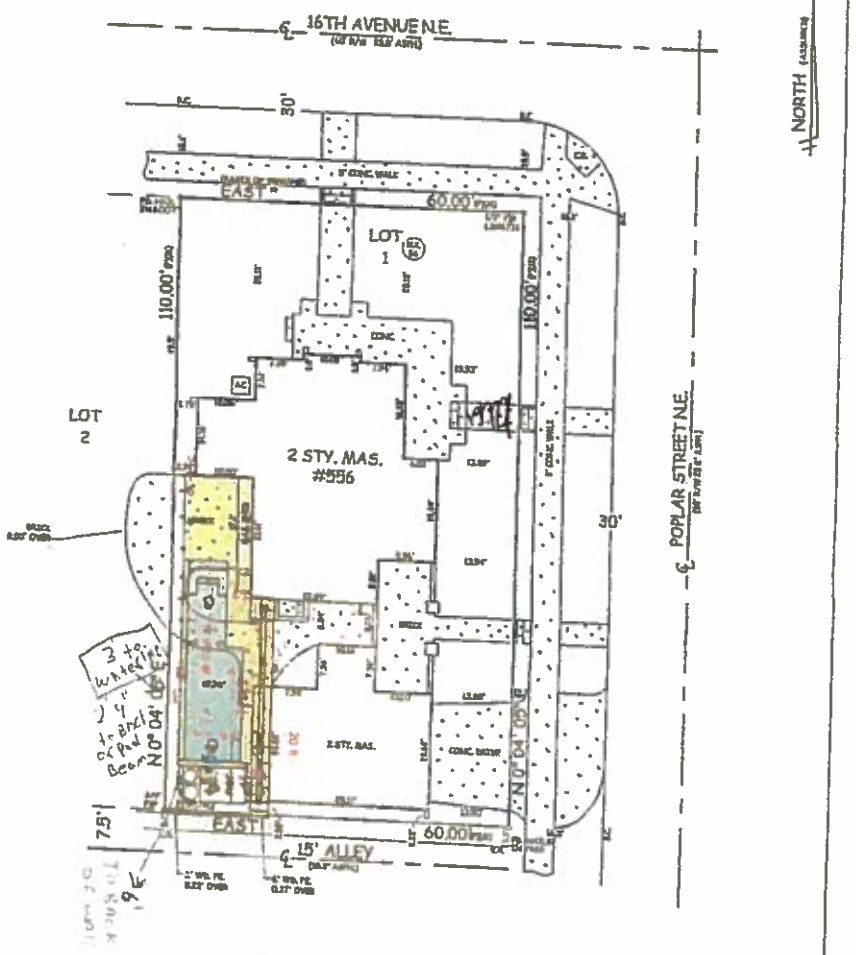
| JOB NO.: 161164 | | MURPHY'S LAND SURVEYING, INC. | L.B. #7410 |
|---|---|---|---|
| DRAWN BY: MRB | CHECKED BY: EDM | PROFESSIONAL LAND SURVEYORS | PH. (727) 347-8740 |
| DATE OF FIELD WORK: 7/21/16 | | 5760 11TH AVENUE NORTH<br>ST. PETERSBURG, FLORIDA 33710<br>WWW.MURPHYSLANDSURVEYING.COM | FAX (727) 344-4640 |

CERTIFIED TO: Christopher Granfield and Lynda Granfield

SCALE: 1" = 20'

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

SEC. 17 TWP. 31 S. RGE. 17 E.




A BOUNDARY SURVEY OF: Lot 1, Block 56, SNELL & HAMLETT'S NORTH SHORE ADDITION, as recorded in Plat Book 1, Page 27 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: X Comm. Panel No.: 125148 0217 G Map Date: 9/03/03 Base Flood Elev: NA

FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTIES. I HEREBY CERTIFY TO THE ACCURACY REPORT 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 ENCROACHMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THE COUNTY, WHICH MUST HAVE 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/OR UNLESS SHOWN OTHERWISE. BEARINGS HEREON ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. # 5357

LEGEND:

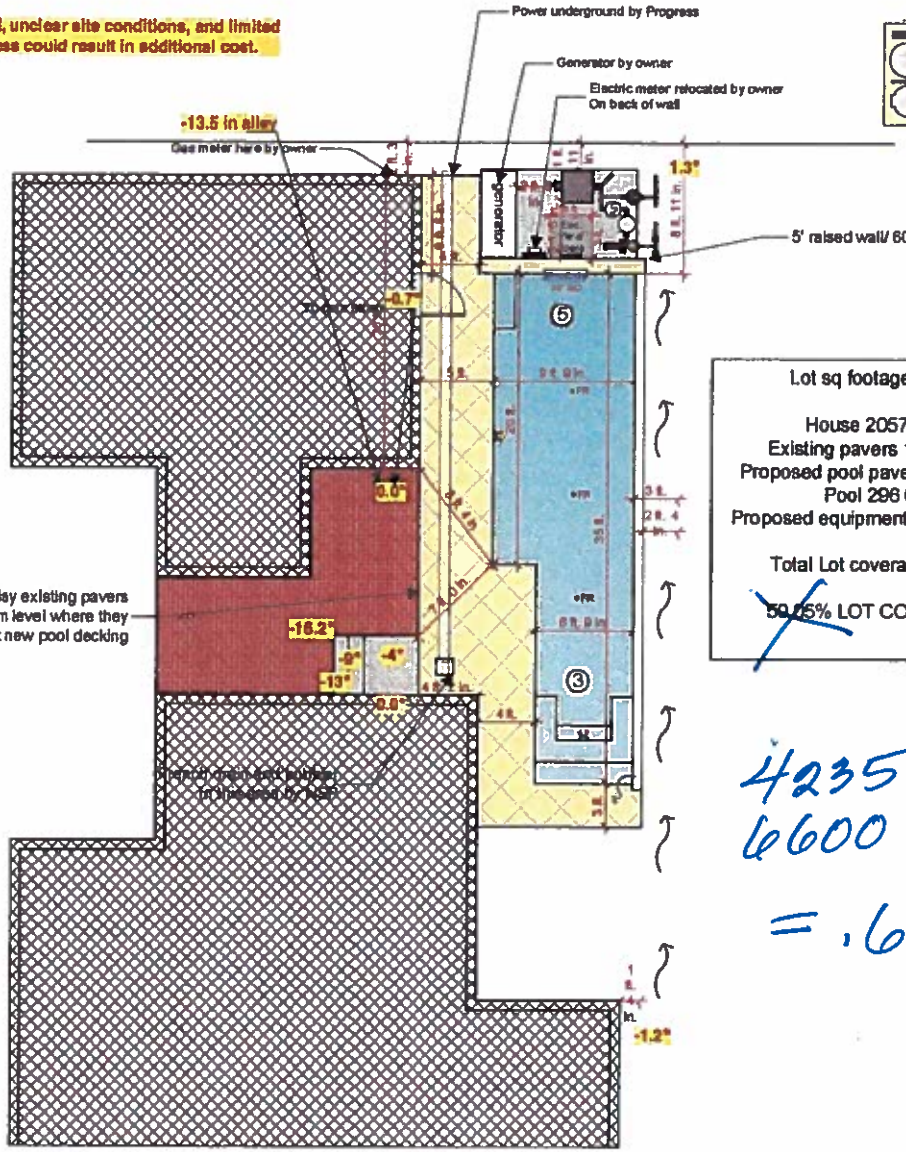
P.I.P. - POINT IRON PIPE
P.N.M. - PERMANENT REFERENCE MONUMENT
P.I.R. - POINT IRON ROD
S.I.R. - SET IRON ROD "AP LB 4005"
P.V.I.E. - POINT OF VERTICAL CURVATURE
P.V.C. - POINT OF VERTICAL CURVATURE
P.V.T. - POINT OF TANGENT
P.R.L.A. - PARKED PLACED ELEVATION
N.A.D. - NAIL AND DISK
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988
PG. - POLED
P.M.L. - POINT ON LINE
P.B. - POINT OF BEGINNING
P.C. - POINT OF CURVATURE
P.I. - POINT OF INTERSECTION
W.F. - FENCE
W.F. - REMOVED FENCE
C.L.F. - CHAIN LINK FENCE
P.F. - PICKET
A.G. - ALUMINUM
R. - RADIUS
Δ - ARC
C. - CHORD
Δ - DELTA
R/W - RIGHT OF WAY
S - SUNDER
M.S. - MASONRY
P.R.M. - PRIMER
C.L. - CENTER LINE
C.B. - CROSS BASH
ALUM. - ALUMINUM
P.W. - PATIO WOMEN
C.P. - CARPORT
PL. - PLANTER
B.S. - 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
N/W - NEW WELL
C. - CENTERLINE
M.B. - METAL BOX
P. - PLAT
C.B. - CALCULATED
M. - CALCULATED
R. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
CONC. - CONCRETE
M.H. - MANHOLE
C.O. - CLEANOUT
W.D. - WOOD
B.K. - BLOCK
S.W. - SIDEWALK
ASPH. - ASPHALT
UTL. - UTILITY
DR. - DRAINAGE
C.H. - CHAINLINK
G.W. - GARAGE
C.B.S. - CONNECTED BLOCK
S.F.L. - CONNECTED FRAME LINE
C.C. - CONCRETE CONCRETE
A.C. - AIR CONDITIONER
A.P. - ABANDONED PIPING
O.H. - OVERHEAD POWER LINES
U.G. - UNDERGROUND ELECTRIC LINES
P.P. - POWER POLE
L.P. - LIGHT POLE

All doors & windows leading to pool will be equipped w/ UL2017 alarms
Yard is fenced

Map

Unlevel, unclear site conditions, and limited access could result in additional cost.

SCALE: 1/8" = 1'




- Sleeve For Planter
- Return
- Sweep
- Overflow
- Wall Suction
- Bypass
- Floor Returns
- Jet
- Fiber Optic
- Fountain
- Crystal Foam Jet
- Pool Vent
- Spa Vent
- Booster Vent
- Fan Jet
- Jandy Fountain
- Sheer Descent
- Mainbrain/Deadline Stub up
- Waterfall
- Blower Loop
- Spa Mainbrain/Deadline Stub Up
- Air Switch
- Air Line From Jets
- Spa Link
- Blower Ring
- Deck Jet
- Laminar Fountain
- Expansion Joint
- To Inflooor Cleaner Port Valve
- Pool Light
- Spa Light
- Standard Skimmer
- Standard Skimmer w/ Square Lid
- Accent Tile
- Overflow Outside Deck
- AutoFill
- Jandy Checkvalve
- Inflooor Cleaner Port Valve
- 3-Way Jandy Valve
- 2-way Jandy Valve
- Standard Chlorinator
- Dead Line
- Child Safety Fence
- Deck Jet
- Planter Area

Lot sq footage 6,600'

House 2057 31%
Existing pavers 1306 19%
Proposed pool pavers 293' .04%
Pool 296 0%
Proposed equipment pad 66' .01%

Total Lot coverage 4,235'

~~59.75%~~ LOT COVERAGE 40%

4235 ÷
6600
= .6416

## Specifications

POOL SQ FT: 296 PER: 90
DEPTHS: 3' TO: TO: 5'
WATERLINE TILE: $6sq. ft. LN FT: 0
COPING: Travertine PER. 0 PLANTER:
BASE DECK TYPE: BY: NSP SQ FT: 0
BASE TOPPING SQ FT: 293 TYPE: Traver By: NSP
RESURFACE SQ FT: 0 TYPE: none By: NSP
RETAINING WALL: 0 STUCCO: yes PAINT: no
FOOTER SIZE: paver mud band INTERIOR
FINISH:TYPE: Wet Edge Satin Matrix level 1
POOL PUMP: Jandy HP: VS. 1.65
CHLORNATOR: Ozone, UV sanitation with Nature II
FILTER TYPE: Jandy Cartridge Filter
AUTO CLEANER: Plumb Only
SKIMMER: Incl. MAINDRAIN: Dual Safety
RAISED BEAM: 60" wall with tile FOUNTAIN: 3' sheer
UNDERWATERLIGHT TYPE: Colored LED
LIGHT SWITCH: TBD by electrician after site visit
COMPUTER: no
TIMER: Incl. DECK BOX:
ELECTRICAL: Incl. SWIMOUT: Incl.
BENCH: yes JETS:
SUNSHELF:yes BEACH ENTRY: no
UNDERWATER VAC: Incl. TEST KIT: Incl.
LEAF NET: Incl. BRUSH & POLE: Incl.
HOSE FOR VAC: Incl. OVERFLOW: Incl.
DECK DRAIN: Deco FT: 52

SPA SIZE: HT: RAISED ABOVE POOL:
BEAM SIZE: LIGHT:
SPILLOVER: SIZE: 0
JETS: AMOUNT:
BLOWER RING: NO HP FOUNTAIN:
SPA SIDE SWITCH:
GAS HEATER TYPE: Jandy BTU: 400K
ELECT. IGN: GAS TYPE: Natural
*(GAS HOOKUP NOT INCLUDED)*
CHILD SAFETY ACT: Fence by Owner
HEAT PUMP: SOLAR:
SCREEN BY: No VENDOR:
WALL HT: 0 ROOF SQ. FT: 0
ROOF: GUTTER:
DOORS: 0 COLOR: PAN ROOF: 0

## Natural Springs Pools


Art in Engineering. Since 1979
Phone: 813-935-9300 Fax:
109 Wildwood Rd. Lutz FL 33549


NAME: **Lynda Granfield**
ADDRESS: **556 16th Ave. NE**
SUBDIVISION: **St. Pete Downtown Historic**
PERMIT DEPT: **Pinellas**
HM#: HIS CELL#: 202-735-6161
HIS WK#: HER CELL#:
HER WK#: E-MAIL: lyndagranfield@yahoo
FAX#: PERMIT#:
ESTIMATE# GRA-1
JOB#: 18-16 DATE CREATED: 3/28/2018
DRAWN BY: Louis Place DATE MODIFIED: 3/28/2018
SALESMAN:
CUSTOMER'S SIGNATURE:

X

X

Customer is responsible for sod, sprinklers, access to pool, existing landscaping, landscaping shown on drawing, removal or protection of trees, vegetation, underground utilities, gas hookup, irrigation pipes, or existing improvements which might be in the space to be used for the access to construction or work to be performed. Location points, dimensions & construction specifications have been explained to me and I approve of them. Everything we have discussed is shown & there are no verbal expressed or implied agreements. I understand that any changes will necessitate extra chargers.

035

846
158378
196890
115565
4'
8
3
8
6
7

Granfield Variance Narrative, 556 16th Ave NE, February 2018

Detailed Description of Project and Request

We are seeking approval to install a lap swimming pool in the backyard of our property located at 556 16th Ave. NE, St. Petersburg, FL 33704. The pool length is 35 feet; the depth varies from 3.5 feet to 5 feet deep at the deepest end. The pool width varies from 6 feet, 9 inches at the narrowest to 9 feet, 9 inches at its widest point. The pool equipment will be located on the south side of the pool, adjacent to the alley, and separated from the alley by a privacy fence and from the pool area by a stucco and tile wall with a water feature. Please reference attached pool schematics from Natural Springs Pools.

We are asking for a variance so that we can place the western edge of the pool and the pool equipment three feet from the property line instead of the five feet specified in code.

Questions

1. The size of our property (60 x 110) is not unique for Old Northeast but the location does make it unique in the sighting of the home on the property. In 1926 the property was a double lot with a home situated on the eastern side of the lot and an open lot (yard) to the west. In 2015, Taralon Homes (a developer) purchased the property from the previous owners, split the lot into two, and sold us the eastern lot with the existing residence. The lot to the west, the former yard space, has since been developed and a large home exists there now. The physical location of our home and its garage, coupled with the new home constructed next door (to our west) has left us limited space in our "backyard" and is causing us to request a variance to install a pool for our physical therapy needs as disabled veterans and lot hardship. The limited available space, coupled with the necessity of installing an electrical generator (also to code) to provide un-interrupted power for medical equipment leaves only one space to place the pool equipment. There is adequate space for everything but to do so we would have to place the pool equipment three feet away from the property line instead of five feet.

2. There are other properties in the other area which have been developed/utilized in a similar way:
    a. 555 16th Ave NE: Recent installation of a small lap/swimming pool in a similar sized lot with a home of similar architectural style. Pool equipment was placed between garage wall and alley right of way, approximately less than 1.5 feet from alley. Their installation (permit no. 16-12000748) did not require a variance despite location to property lines. See attached photos. Finished pool with privacy fencing adds to the home's and neighborhood's character.
    b. 636 16th Ave NE: Recent installation of a small swimming pool adjacent to the alley right of way. This property was granted a three foot set-back variance off of the alley (permit no. 17-03001670).

c. 245 and 251 18th Ave NE: On-going property development including swimming pools placed adjacent to the alley right of way at the property line.

3. The property was sub-divided prior to our purchasing the home by a developer leaving us with what we thought was adequate space for our needs. The adjacent parcel has been developed leaving us with limited space between our home and the property lines.

4. The lap pool is necessary for physical therapy for our disability (see attached Doctor's letter and attached Veteran's Administration Determination). A lap pool that is less than seven feet wide is inadequate for therapy needs. We have fourteen feet of space between our residence and the property line. The depth of the pool is three feet to five feet at the back of the yard, which by code necessitates the pool edge being three to five feet from the home (one foot of distance from structure for every foot of pool depth). Adding five feet of distance from the home to a seven foot wide pool leaves three feet from the western pool edge to the property line (not the five feet that code specifies). The variance is necessary to have a lap pool of adequate width for therapy and maintain safe, passable distances on all sides. We will still be ten feet away from the adjacent home to the west. Placing the pool equipment three feet from the western property line leaves enough space along the south property line to install an electric generator (to code) necessary for un-interrupted power to necessary medical equipment. Granting the variance will enhance the character of the neighborhood by allowing us to finish the rehabilitation of our 1926 Spanish Mediterranean home in Old Northeast, restoring the home to the grandeur it had in the time it was built but tastefully updating it to how citizens of St. Petersburg live today. Any visible pool space from the right of way is being decorated using period tiling and any mechanical equipment is being tastefully placed behind privacy fencing comparable to that being used by our neighbors to ensure a seamless visual transition from property to property.

5. Alternatives that have been considered that do not require a variance are:
   a. Constructing a lap pool that is five feet wide. Deemed unacceptable because of space requirements inside of a swim lane to turn and remain swimming as part of therapy. Commonly acceptable lap pool lanes are a minimum of 6.5 to 7 feet wide in both residential and commercial/public pools.
   b. Utilizing a commercial/public pool that has lap swimming. Deemed unacceptable because of therapy needs and nature of medical conditions which eliminate the public pool option, please see attached Doctor's letter.
   c. Locating pool equipment in a different location (further away from property line). Deemed unacceptable because of limited space availability on the lot given existing structures, right of way on the alley, and the need to install an electrical generation system to power medical equipment in the event of power failures (and maintain the generator's installation and operation to code).

6. Granting the variance will enhance the character of the neighborhood by allowing us to finish the rehabilitation of a home that has been a part of Old Northeast since 1926. The variance will enable us to preserve the character of the home while updating it to modern living standards thus making the home a showpiece of old and new tastefully coming together. The overall value of the home will increase and help the neighborhood. More importantly, granting the variance gives us something as a military family that we have never had in thirty years: a place we do not have to move from, ever, in a great community.

st.petersburg
www.stpete.org

# VARIANCE

## NEIGHBORHOOD WORKSHEET

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

### NEIGHBORHOOD WORKSHEET

**Street Address:** 556 16th AVE NE | **Case No.:**

**Description of Request:** Variance request for 3 foot from property line on west side for pool & pool equipment on alky side.

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: 546 16th AVE NE
   Owner Name (print): Nancy & Jed Banks
   Owner Signature: Nancy & Banks
2. Affected Property Address: 606 16th AVE NE
   Owner Name (print): HOWARD + JEANNE STEUART
   Owner Signature: H B Steuart
3. Affected Property Address: 555 15TH AVE NE
   Owner Name (print): SARA + JEFF SZABLA
   Owner Signature: Sara Szabla
4. Affected Property Address: 545 15TH AVE NE
   Owner Name (print): CLAIRE + FRANK MALCZYK
   Owner Signature: Claire C. Malczyk
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:

## Iris L. Winn

**From:** Robin Reed <rlreed@tampabay.rr.com>
**Sent:** Friday, June 15, 2018 7:40 AM
**To:** Iris L. Winn
**Cc:** 'Charleen McGrath'; kimbyflies@yahoo.com; 'Guy Keirn'; 'Douglas Gillespie'; Natalie@southernrootsrealty.com; 'Lynda Granfield'
**Subject:** Re: 556 16th Avenue NE

Re: 556 16th Avenue NE

Ms. Abernethy,

The Historic Old Northeast Neighborhood Association can support this application, assuming that the ISR now meets code.

Regards,
Robin Reed
Chair, HONNA Planning and Preservation Committee

---

Virus-free. www.avast.com

## Shervon A. Chambliss

**From:** Lynda Granfield <lyndagranfield@yahoo.com>
**Sent:** Monday, March 26, 2018 9:44 AM
**To:** Shervon A. Chambliss; rlreed@tampbay.rr.com
**Cc:** Elizabeth Abernethy; nataliedevicente@gmail.com; treasurer@honna.org; kimbyflies@yahoo.com; lplace@naturalspringspools.com; Chris Granfield
**Subject:** Fwd: 556 16th Avenue NE

Shervon and Robin,

Good morning,

My pool rep Louis is on the email, and he has confirmed that he included both the driveway and front walk way in our numbers and we are above the ratio of 65%. So please help us understand what your figures are, how you calculated them and what exact numbers you have for our ratios.

Your response would be most appreciated.

Thanks, Lynda and Chris

----- Forwarded Message -----
**From:** Robin Reed <rlreed@tampabay.rr.com>
**To:** 'Elizabeth Abernethy' <elizabeth.abernethy@stpete.org>
**Cc:** 'Chris Granfield' <chris.granfield@yahoo.com>; 'Natalie DeVicente' <natalie@southernrootsrealty.com>; 'Charleen McGrath' <treasurer@honna.org>; 'Kim Schwartz' <kimbyflies@yahoo.com>; 'Robin Reed' <rlreed@tampabay.rr.com>
**Sent:** Tuesday, March 20, 2018 9:42 AM
**Subject:** Re: 556 16th Avenue NE

Re: 556 16th Avenue NE

Ms. Abernethy,

The Historic Old Northeast Neighborhood Association has some concerns about the requested variance for this property. We believe that the proposal results in an ISR considerably higher than what is allowed by code. It does not appear that the driveway or front walkway was considered in the calculations.

Regards,
Robin Reed
Chair, HONNA Planning and Preservation Committee

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## Shervon A. Chambliss

**From:** Elizabeth Abernethy
**Sent:** Monday, June 25, 2018 8:01 AM
**To:** Carey Paulus
**Cc:** Erika Paulus; Lynda Granfield; Shervon A. Chambliss
**Subject:** RE: 556 16th Ave. NE . Support for Approval of Variance Request

Thank you for your correspondence,
We will include this in our staff report,

Best Regards,
Elizabeth Abernethy, AICP
Director
Planning & Development Services Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-893-7868 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

**From:** Carey Paulus [mailto:paulusca@yahoo.com]
**Sent:** Saturday, June 23, 2018 7:58 PM
**To:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
**Cc:** Erika Paulus <erikahoertig@msn.com>; Lynda Granfield <lyndagranfield@yahoo.com>
**Subject:** 556 16th Ave. NE . Support for Approval of Variance Request

Hi Elizabeth, We are neighbors (555 16th Ave. NE) to Lynda and Chris Granfield and support their request for approval of the variance to the interior side yard setback and rear year setback to allow construction of an in-ground pool, pool equipment, and generator.

Thank you and best regards, Carey Paulus & Erika Hoertig
555 16th Ave. NE
St. Petersburg, FL 33704

## Shervon A. Chambliss

**From:** Elizabeth Abernethy
**Sent:** Thursday, June 21, 2018 7:45 AM
**To:** Will Conroy
**Cc:** lyndagranfield@yahoo.com; Stacy Conroy; Shervon A. Chambliss
**Subject:** RE: Pool Variance Support - 16th Avenue NE - Granfields

Thank you for your response.
We will add this to the staff report for the case,

Best Regards,
Elizabeth Abernethy, AICP
Director
Planning & Development Services Department City of St. Petersburg P.O. Box 2842, St. Petersburg, FL 33731
727-893-7868 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

-----Original Message-----
From: Will Conroy [mailto:williamtconroy@gmail.com]
Sent: Wednesday, June 20, 2018 8:29 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: lyndagranfield@yahoo.com; Stacy Conroy <stacyes@gmail.com>
Subject: Pool Variance Support - 16th Avenue NE - Granfields

Hi Liz,

Hope you are doing well! I'm writing to you in support of the Granfields' variance request for the installation of their pool. We are one house down from them. Let us know what else you may need from us to evidence this support. Also, since we own both 536 and 526 16th Ave NE, go ahead and count us for double the support!

Hope to see you soon.

Will

Will Conroy
Williamtconroy@gmail.com
727-735-2950

## Shervon A. Chambliss

**From:** Elizabeth Abernethy
**Sent:** Wednesday, June 20, 2018 1:43 PM
**To:** Joanne Clarie
**Cc:** Lynda Granfield; Shervon A. Chambliss
**Subject:** RE: Christopher and Lynda Granfield; 556 16th Avenue Notheast; St. Petersburg, Fl 33k704

Thank you for your response.
Our case planner will include your email in his report,

Best Regards,
Elizabeth Abernethy, AICP
Director
Planning & Development Services Department City of St. Petersburg P.O. Box 2842, St. Petersburg, FL 33731
727-893-7868 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

-----Original Message-----
From: Joanne Clarie [mailto:jc@clarielaw.com]
Sent: Wednesday, June 20, 2018 12:06 PM
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Cc: Lynda Granfield <lyndagranfield@yahoo.com>
Subject: RE: Christopher and Lynda Granfield; 556 16th Avenue Notheast; St. Petersburg, Fl 33k704

Dear Ms. Abernethy, I am writing in reference to the Granfield's applying to have a variance in their yard so they may install a pool.
I would hope that the city would allow such a request. Mr. and Mrs.
Granfield have done a wonderful job on restoring their home to keep the original look as well as upgrade. It is a pleasure to see the restoration in our neighborhood.

The other issue is that the VA doctors support this pool even when HONA and the city have not been supportive. The zoning is finally on board and it is beyond me why the city and HONA cannot support these homeowners. It seems arbitrary to me rather than supported by any real estate legal reasonings.

I would hope that this can be resolved in the Public Hearing on July 11, 2018 and the city would allow these neighbors to go ahead with their plans to install the pool. They certainly deserve it after serving our country and bringing their home back to the original state as the home is a tribute to our neighborhood.

Thank you,
D'Arcy and Joanne Clarie
515 16th Avenue NE
St. Petersburg, FL 33704

Joanne Clarie

CLARIE LAW OFFICES, P.A.
1101 Pasadena Avenue South, Suite 3
South Pasadena, FL 33707
Telephone: (727) 345-0041 ~ Facsimile: (727) 344-6659 email@clarielaw.com ~ http://www.clarielaw.com

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If you want future communications to be sent in a different manner please advise. Thank you.

## Shervon A. Chambliss

**From:** Elizabeth Abernethy
**Sent:** Monday, July 02, 2018 7:41 AM
**To:** Lynda Granfield; Sara H Sza
**Cc:** Shervon A. Chambliss
**Subject:** RE: 556 16th Ave NE

Thank you for your correspondence, we will include it in the staff report,

Best Regards,
Elizabeth Abernethy, AICP
Director
Planning & Development Services Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-893-7868 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

**From:** Lynda Granfield [mailto:lyndagranfield@yahoo.com]
**Sent:** Sunday, July 01, 2018 7:24 PM
**To:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Sara H Sza <sarahorning@hotmail.com>
**Subject:** Fwd: 556 16th Ave NE

Sara, sending to Elizabeth with correct email. Thanks Lynda

Sent from my iPhone

Begin forwarded message:

> **From:** Sara H Sza <sarahorning@hotmail.com>
> **Date:** July 1, 2018 at 10:37:40 EDT
> **To:** "elizabeth.abnerathy@stpete.org" <elizabeth.abnerathy@stpete.org>
> **Cc:** "lyndagranfield@yahoo.com" <lyndagranfield@yahoo.com>
> **Subject: 556 16th Ave NE**
>
> Hi. I'm am writing in support of our neighbors (the Granfields) variance request for their pool at their address noted above.
>
> Sara Horning Szabla
> 555 15th Ave NE

## Shervon A. Chambliss

**From:** Elizabeth Abernethy
**Sent:** Monday, July 02, 2018 11:59 AM
**To:** Janet E Reynolds
**Cc:** Lynda Granfield; Bateman, Donella; Shervon A. Chambliss
**Subject:** RE: Christopher & Lynda Granfield Pool Variance

Thank you for your correspondence, it will be included in the staff report.

Best Regards,
Elizabeth Abernethy, AICP
Director
Planning & Development Services Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-893-7868 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

**From:** Janet E Reynolds [mailto:janet.e.reynolds@pb.com]
**Sent:** Monday, July 02, 2018 10:45 AM
**To:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
**Cc:** Lynda Granfield <lyndagranfield@yahoo.com>; Bateman, Donella <donella.bateman@philips.com>
**Subject:** Christopher & Lynda Granfield Pool Variance

Hello, my Partner Donella Bateman and I live at 506 16th Ave NE and understand that Chris and Lynda are seeking a variance to put a small pool in their back yard. **We support this request 100%!** Not only have Chris and Lynda done an exceptional job in saving a historic home and renovating it beautifully, but they have served their Country with a Career in the armed forces and are in need of the pool for health reasons.

Everything they have done with their home has been in compliance and has maintained the integrity of beautiful Old NE. We are fortunate that they are the ones that purchased this home because so many developers are coming in and taking down these historic homes, then with a zero lot line are building Monster Homes with no yard that take away from the beauty of our older, historical homes.

Chris and Lynda have impeccable taste and care about the neighborhood and do many things for the Community. It is only fitting that we support their efforts in getting this variance to complete the impeccable renovating of their home and yard.

If you have any questions, please feel free to contact us.

Thank you,

Donella Bateman and Janet Reynolds
506 16th Ave NE
St Pete, FL 33704
678-629-4640

SUBDIVISION North Shore Sub. LOT 1 BLOCK 56

Copy

| BUILDING | ELECTRICAL RS-75 | 17-31-17 PLUMBING D-10 R-2 |
|---|---|---|
| Location: 556 - 16th. Avenue N. E.<br>~~#23772 - 12/7/26 - $15,000 - Owner:~~<br>Dixie Hollins - Contr:L.C.Parker - 2 st. tile Res.-7 rms. & garage<br>#23864 - 12/18/26 - $4000- 2 st. tile gar. Apt. - 4 rms.<br>#35261 - 1/24/36 - $1000 - Owner: J.A.Thompson - Contr: Stamm Jr. - general alter. and repairs.<br>#6089A - 5/18/54 - $100 - Owner: Robert O. Lewis - Reroof Res.-Contr. Jimmy Wilson.<br>#3584-R2 -5/19/71 - $1000 - Owner: Richard Montague - Reroof Res.with Class A, tearoff and ½/12" pitch - Krauss Roofing, Contr.<br><br>HISTORIC BUILDING | #6137 - 7/3/45 - Keesler,Contr. - ~~Owner: Robt. Lewis - 2ws~~ - 1 meter<br>#21760 -1/14/36 - J.A.Thompson, Owner - Contr: Conover - 1cr-1sw-3 br.<br>#14883 - W.H.Cole - 3/11/31 - Como Serv. (Keesler) - Cert.#2835-B - OK 3/11/31 - Issued-Power Co.<br>#E2047 - 5/1/67 - Richard Montague- Economy Elec. - (3) A/C's (Room) (L) 3-HP- (2) 1½ HP each - (1)3 KW Electrical Heat. | ~~#6102 - 8/24/31 - J.H.Cole,Owner~~ - 1 C - 1 Lav.(Moon) OK #8561 - 10/22/35<br>John Thompson - Craighead Co. - 1 C-1 - L - 1 Ldy - Try-1 B.- OK 10/24/35.<br>#15886 -5/9/40 - (Puckett) laundry tub.<br>#8917 - J.A.Thompson - Craighead - 1 b - OK1/13/36<br>#8977 - 2/1/36-J.A.Thompson - Craighead - 1 s - OK 2/6/36 |

| INSTALLATION | GAS | SEWER |
|---|---|---|
| #9480A - 8/14/59 - R.O.Lewis,Owner-Contr: Churchill's Sheet Metal Works - 26 ga. dbl. galv. 6" vent on Floor Furnace. | #9975 - 5/9/40 - John Thompson, Owner - Puckett - mtr. hung<br>#276A - 4/11/41 - J.A.Thompson - Conover-1 rec. - 1 mtr.<br>#G5286 - 12/30/69 - R.Montague - St. Petersburg.Gas & Sales -replace 1 range - natural gas | |
| | **SIGNS** | **SEPTIC TANK** |
| | | |

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

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# STAFF REPORT
## DEVELOPMENT REVIEW COMMISSION
## REDEVELOPMENT REQUEST
## PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **July 11, 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.: | 18-51000001 | PLAT SHEET: | G-11 |
| REQUEST: | Approval of a redevelopment plan to allow for the re-construction of six (6) multi-family units. | | |
| OWNER: | Shah St Petersburg Holdings, LLC<br>9854 84th Street North<br>Largo, Florida 33777-1916 | | |
| AGENT: | Ashok Shah<br>9854 84th Street North<br>Largo, Florida 33777-1916 | | |
| ADDRESS: | 1253 22nd Avenue South | | |
| PARCEL ID NO.: | 25-31-16-84726-000-0230 | | |
| LEGAL DESCRIPTION: | On File | | |
| ZONING: | Neighborhood Traditional-1 (NT-1) | | |
| **SITE AREA TOTAL:** | 18,183 square feet or .42 acres | | |

**GROSS FLOOR AREA:**

| | | |
|---|---|---|
| Existing: | 3,728 square feet | .21 F.A.R. |
| Proposed: | 4,417.34 square feet | .24 F.A.R. |
| Permitted: | 12,728.1 square feet | .70 F.A.R. * |

*Zoning District allowance for new development, with design bonuses

**DENSITY:**

| | | |
|---|---|---|
| Existing: | 6 units | (14 units per acre) |
| Permitted: | 2 single-family homes, 2 accessory dwelling units * | |
| Proposed: | 6 units | (14 units per acre) ** |

* Permitted development potential for two buildable lots, without redevelopment approval
** Redevelopment of the grandfathered density is the subject of this application.

**BUILDING COVERAGE:**

| | | |
|---|---|---|
| Existing: | 2,009.5 square feet | 11% of Site MOL |
| Proposed: | 3,687.96 square feet | 20% of Site MOL |
| Permitted: | 10,896.5 square feet | 55% of Site |

**IMPERVIOUS SURFACE:**

| | | |
|---|---|---|
| Existing: | 2,105.5 square feet | 11% of Site MOL |
| Proposed: | 5,735.96 square feet | 31% of Site MOL |
| Permitted: | 11,804.65 square feet | 65% of Site |

**OPEN GREEN SPACE:**

| | | |
|---|---|---|
| Existing: | 16,151.5 square feet | 89% of Site MOL |
| Proposed: | 15,305 square feet | 84% of Site MOL |

**PAVING COVERAGE (Does not include footprints of existing structures):**

| | | |
|---|---|---|
| Existing: | 0 square feet | 0% of Site MOL |
| Proposed: | 2,048 square feet | 11% of Site MOL |

**PARKING:**

| | |
|---|---|
| Existing: | 0 spaces, including 0 handicapped spaces |
| Proposed: | 7 spaces, including 1 handicapped space |
| Required: | 6 spaces, including 1 handicapped space |

**BUILDING HEIGHT:**

| | |
|---|---|
| Existing: | 18'-6" MOL |
| Proposed: | 19'-5" MOL |
| Permitted: | 36-feet |

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 29-113(8)(b) of the Municipal Code for site plan review to determine compliance with the criteria for redevelopment.

**II. DISCUSSION AND RECOMMENDATIONS:**

**Background:** The subject property consists of two lots of record (Lots 23 and 24 of the C.E. Spear's Subdivision). A Property Card Interpretation completed on October 10, 2011 (PCI 11-41000018) determined that six (6) multi-family dwelling units were legally constructed on the site. Construction originally began at the property in 1924, with several building permits being pulled in subsequent years. Multi-family is now a grandfathered use in the NT-1 zoning district. The present zoning district would allow for one single-family home in addition to one accessory dwelling unit on each lot (a total of 4 dwelling units). The property was approved for a reinstatement of five dwelling units for a total of six units in September of 2017 (Case 17-52000008). The property has now been found unfit and/or unsafe, and has been condemned by the Building Official. The City's Land Development Regulations allow for six units to be

reconstructed, with approval of a Redevelopment Plan, within 12 months of demolition of the current structure.

The subject property is located within the South St. Petersburg Community Redevelopment Area (CRA). The City's Comprehensive Plan references the City's existing Community Redevelopment Areas and notes that "continued implementation of these plans is essential to revitalization of blighted and underutilized areas of the City". The South St. Petersburg Community Redevelopment Plan identifies housing and neighborhood revitalization as an action strategy. The Redevelopment Plan calls for revitalizing South St. Petersburg by promoting reinvestment in housing and neighborhoods, commercial corridors, business development, education and workforce development and non-profit capacity building.

Neighborhood organization and ownership was a topic specifically identified by members of the community at a South St. Petersburg CRA Ad Hoc Planning Committee convened to elicit ideas and information about issues affecting South St. Petersburg in October of 2014. "Physically decrepit, inadequate and unaffordable housing as well as under investment are the final elements that magnify the problems associated with poverty in South St. Petersburg. Vacant and boarded housing is a blighting influence on the neighborhood by inhibiting investment while also removing vital housing supply from the market" (South St. Petersburg Community Redevelopment Plan, pg 23). Approval of the requested redevelopment plan would support redevelopment of a property which has had prior Codes Compliance cases establishing blight.

**Current Proposal:** The proposed plan contemplates the construction of six detached dwelling units. Buildings will be required to be oriented toward the street. Vehicular access will be provided in the rear one-third of the lot, as required by Neighborhood Traditional Design Standards.

**Redevelopment Criterion:** Pursuant to Code Subsection 29-113(8)(f), an application for redevelopment must be reviewed for compliance with the criterion. An analysis follows, based on the City Code criterion to be considered by the Commission.

1. **Building Type.** *Structures shall be required to match the predominate building type in the block face across the street.*

**Proposed structures will be detached and include a full 1st floor with a loft space above. The predominate building type in the block face across the street is single-story detached residential structures.**

2. **Building Setbacks.** *Structures shall be required to match the predominate building setbacks in the block face across the street.*

**Structures will meet required building setbacks of the NT-1 Zoning District.**

3. **Building Scale.** *Structures shall be required to match the predominate building type, setbacks and scale in the block face across the street.*

**The block face across the street consists of single-story structures. The proposed redevelopment will be consistent with this building scale.**

4. **Site Development.** *Structures shall be required to match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.*

**Required parking will be located at the rear of the site, which is consistent with the development pattern of the block face across the street. Driveways and parking for existing homes on the south side of 22nd Avenue South, directly across from the subject property, load off of the rear one-third of the lot or are accessed via the alley. The subject property is not adjacent to an alley, therefore parking will be required to be accessed via the rear one-third of the lot.**

5. **Building Mass.** *Building Mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater.*

**The proposed floor area ratio is .24. The NT-1 zoning district allows for a maximum floor area ratio of .50, with design bonuses allowing up to a .70.**

6. **Building Height.** *Residential structures for a project less than a city block shall comply with the following building height and roof design requirements: i. The maximum height shall not exceed 24 feet to the eave line and 36 feet to the peak of the roof for primary structures, ii. The maximum height shall not exceed 20 feet to the eave line and 32 feet to the peak of the roof for secondary or accessory structures, iii. The maximum slope of any roof angle shall not exceed 12/12. iv. Dormers shall not exceed 50-percent of any roof surface.*

**Proposed structures are approximately 19'-5" in overall height and therefore will not exceed maximum height requirements**

7. **Development Across Multiple Lots.** *Structures shall be separated by zoning district setbacks, however, if not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line which shall be equal to or greater than the combined side yard setbacks that would be required for each lot.*

**Structures adjacent to originally platted lot line between are set back more than what would be required by zoning district setbacks, if the lots were separated. The minimum required interior side yard setback would be 6-ft, equating to a minimum of 12-ft between structures. Proposed structures in the middle of the lot are more than 12-ft apart.**

8. **Single Corner Lots.** *Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.*

**The property is not a single corner lot. The applicant has oriented two of the units to face 22nd Avenue South.**

9. **Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, extensions of the traditional grid roadway network which 1) abut the perimeter of the project area and 2) would be logically extended through the project area shall be required. Compliance with applicable subdivision and public improvement regulations shall be required.*

**This criterion is not applicable.**

10. **Non-Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, roadway and pedestrian networks shall meet the following requirements: i. There should be at least two (2) points of entry into the project, ii. Sidewalk connections shall be made to surrounding streets, homes and businesses, iii. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or are anticipated to be redeveloped in the future.*

**This criterion is not applicable.**

11. **Density and Intensity.** *For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home spaces(lots) within the park prior to redevelopment, or 140-percent of the maximum density of the future land use designation assigned to the property, whichever is less.*

**The application does not involve mobile home park redevelopment.**

**FAR Bonuses:** The criteria for Floor Area Ratio bonuses are set forth under Subsection 29-113(8)f.2. Floor area bonuses are not requested as part of this application.

(a) *An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.*

**FAR bonuses are not requested as part of this application.**

(b) *An FAR bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.*

**FAR bonuses are not requested as part of this application.**

**Neighborhood Comments:** The subject property is not within the boundaries of a neighborhood association and no comments were received from neighboring property owners.

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

**CONDITIONS OF COMMISSION ACTION:** If the application 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 conditions:

1. The plans submitted for permitting shall substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing.

2. The site plan submitted for permitting shall depict all proposed ancillary equipment, such as garbage cans, air conditioning and irrigation equipment. These items shall be provided within interior yards and shall be screened with finished walls and perimeter landscaping.

3. Unless an application to remove a Grand Tree in accordance with Section 16.40.060.5. is reviewed and approved by staff, the applicant shall preserve the Grand Live Oak trees located on the subject property. Prior to approval of building permits, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation with specific attention to the Grand Live Oak and pine tree referenced in 1.e. above. The plan shall include details of methods to protect and preserve the vitality of the trees, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots. Upon approval of the tree preservation plan, prior to initiation of construction, the applicant shall mark the footprint of the proposed structure(s) within 20 feet of the trees and schedule a field review with the City Urban Forester.

4. The plans submitted for permitting shall include all necessary information to demonstrate compliance with the landscaping and irrigation requirements set forth under Chapter 16, Article XV of the City Code.

    a. An automatic, underground irrigation system shall be installed providing complete coverage to all landscaped areas.
    b. The plan shall indicate the location, height, and size of any proposed signage for the development.
    c. The stormwater retention pond and any associated control structures shall be visually screened from the public right-of-way with landscaping.

Report Prepared By:

Brittany McMullen, AICP
Planner II
Development Review Services Division
Planning & Economic Development Dept.

Report Prepared For:

Corey Malyszka
Interim Zoning Official
Development Review Services Division
Planning & Economic Development Dept.

Attachments: aerial map, proposed site plan, elevation plans, floor plans, project narrative

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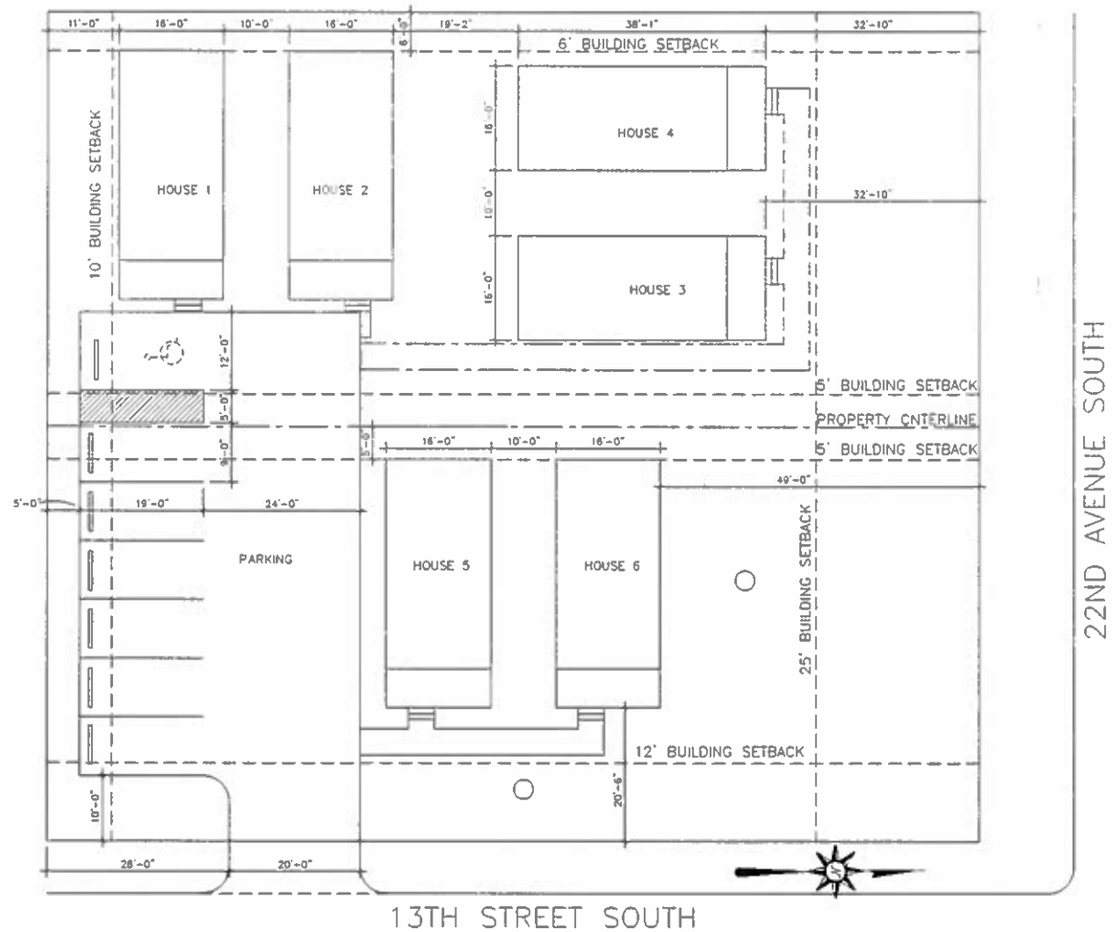
Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-51000001
Address: 1253 22nd Avenue South

N↑
(nts)




1 / S1 SITE PLAN (FOR REFERANCE ONLY)
1/8" = 1'-0"

I CERTIFY THAT I HAVE REVIEWED THE STRUCTURE REFERRED ON THESE PLANS AND THE SITE PLAN AND FOUND THEM TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 2017 EDITION, RESIDENTIAL, ELECTRICAL OR PLUMBING COMPONENTS ARE INCLUDED IN THIS CERTIFICATE.

SAM LIBERATORE, P.E. 55740
CERTIFICATE OF AUTHORIZATION 27934
G.B COLLINS ENGINEERING
300 PALM HARBOR BLVD.
Palm Harbor, Florida 34683
(727) 442-8443

CUTTER CUSTOM CREATIONS
2157 E. CITRUS WAY
Palm Harbor, FL 34683
(727) 996-0149

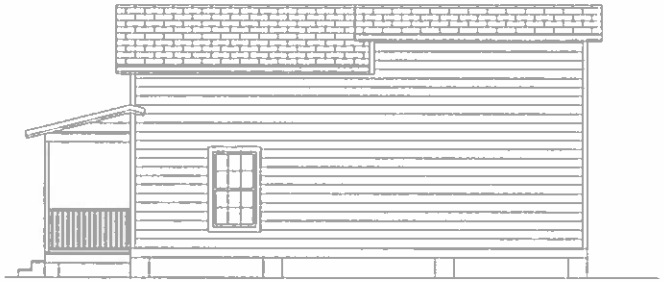
SITE PLAN

# TINY HOME COMMUNITY FOR EXISTING PROPERTY

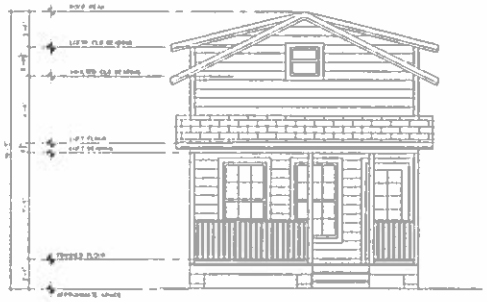
1233 22ND AVENUE SOUTH
ST. PETERSBURG, FLORIDA

COMMISSION NO. TH-0016
DATE APR 6, 2018
DRAWN BY: GLP

S1



3 / A3 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 / A3 FRONT ELEVATION
1/4" = 1'-0"

4 / A3 LEFT SIDE ELEVATION
1/4" = 1'-0"

2 / A3 REAR ELEVATION
1/4" = 1'-0"

I CERTIFY THAT I HAVE REVIEWED THE STRUCTURE DESIGNED ON THESE PLANS AND DETERMINED THAT THE STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 16 STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017 WITH ELECTRICAL, MECHANICAL OR PLUMBING COMPONENTS ARE INCLUDED IN THIS CERTIFICATION

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2017


SAM LIBERATORE, P.E. 55740
CERTIFICATE OF AUTHORIZATION 27934
GB COLLINS ENGINEERING
300 PALM HARBOR BLVD
Palm Harbor, Florida 34683
(727) 442-8443



CUTTER CUSTOM CREATIONS
2157 E CITRUS WAY
Palm Harbor, FL 34683
(727) 698-5149

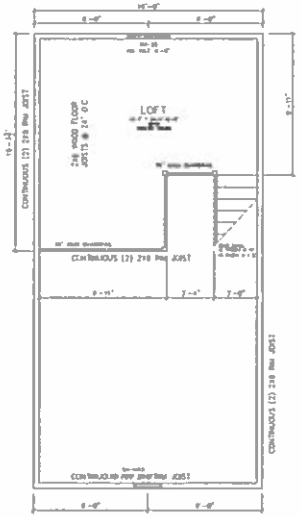

ELEVATIONS

# TINY HOME COMMUNITY FOR EXISTING PROPERTY

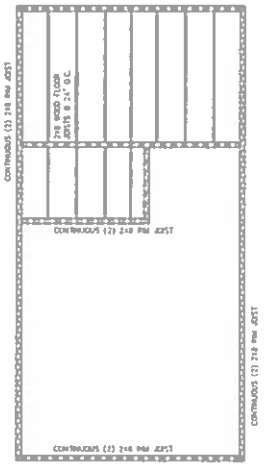
1233 22ND AVENUE SOUTH
ST. PETERSBURG, FLORIDA

COMPUTER NO. TH-0214
DATE JUNE 6, 2018
DRAWN BY: DP

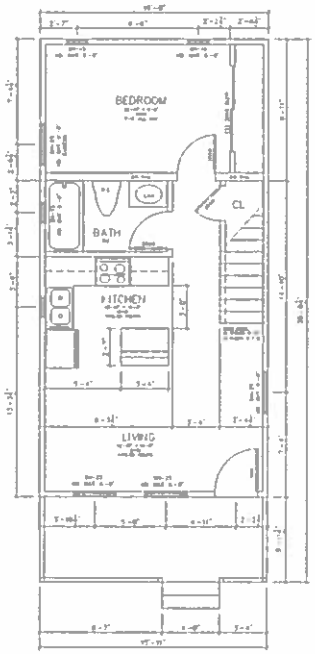
A3



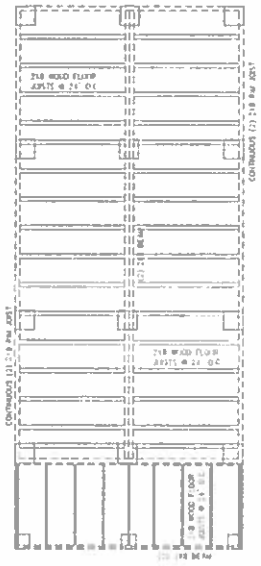

5 A1 LOFT PLAN
1/4" = 1'-0"



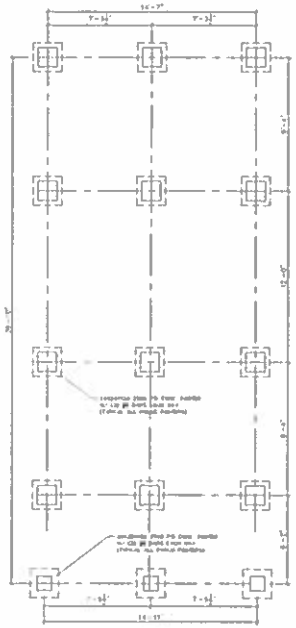

4 A1 LOFT JOIST PLAN
1/4" = 1'-0"




3 A1 FIRST FLOOR PLAN
1/4" = 1'-0"




2 A1 FIRST FLOOR JOIST PLAN
1/4" = 1'-0"



1 A1 FOUNDATION PLAN
1/4" = 1'-0"

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION

| | |
|---|---|
| FIRST FLOOR LIVING | 514 SQ FT |
| LOFT SPACE | 209 SQ FT |
| TOTAL A/C LIVING | 622 SQ FT |
| PORCH | 94 SQ FT |
| TOTAL | 716 SQ FT |

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2017

I CERTIFY THAT I HAVE PLANNED THE STRUCTURE DESIGNED ON THESE PLANS AND THAT THE PLANS ARE ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017 CHAPTER 16 STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017 THE MECHANICAL, ELECTRICAL OR PLUMBING COMPONENTS ARE INCLUDED ON THIS CERTIFICATION.

SAM LIBERATORE, P.E. 55740
CERTIFICATE OF AUTHORIZATION 27934
GB COLLINS ENGINEERING
300 PALM HARBOR BLVD
Palm Harbor, Florida 34683
(727) 442-8443

CUTTER CUSTOM CREATIONS
2157 E. CITRUS WAY
Palm Harbor, FL 34683
(727) 600-8149

STANDARD HOUSE PLAN

# TINY HOME COMMUNITY FOR EXISTING PROPERTY

1253 22ND AVENUE SOUTH
ST. PETERSBURG, FLORIDA

COMPUTER NO 94-0018
DATE JUNE 8, 2018
DRAWN BY A.P.

A1

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# REDEVELOPMENT

## DATA SHEET

**ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.**
**FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.**

| DATA TABLE | | | | | |
|---|---|---|---|---|---|
| 1. | **Zoning Classification:** NT-1 | | | | |
| 2. | **Existing Land Use Type(s):** Multi family | | | | |
| 3. | **Proposed Land Use Type(s):** Multi family | | | | |
| 4. | **Area of Subject Property:** 18 183 | | | | |
| 5. | **Variance(s) Requested:** | | | | |
| 6. | **Gross Floor Area** (total square feet of building(s)) | | | | |
| | Existing: | | Sq. ft. 3728 | | |
| | Proposed: 736.22 x6 = | | Sq. ft. 4417.34 | | |
| | Permitted: 10,896.6 | | Sq. ft. 10,896.6 .60 FAR | | |
| 7. | **Floor Area Ratio** (total square feet of building(s) divided by the total square feet of entire site) | | | | |
| | Existing: | | Sq. ft. .21 | | |
| | Proposed: | | Sq. ft. .24 | | |
| | Permitted: | | Sq. ft. .60 | | |
| 8. | **Building Coverage** (first floor square footage of building(s)) | | | | |
| | Existing: | 614.66x6 = | Sq. ft. | ~~3687.96~~ 2009.5 | % of site ~~20~~ 11 |
| | Proposed: | | Sq. ft. | 3687.96 | % of site 20 |
| | Permitted: | | Sq. ft. | 10,896.5 | % of site 60 |
| 9. | **Open Green Space** (include all green space on site; do not include any paved areas) | | | | |
| | Existing: | | Sq. ft. | 16151.5 | % of site 89 |
| | Proposed: | | Sq. ft. | 14495.04 | % of site 79 |
| 10. | **Interior Green Space of Vehicle Use Area** (include all green space within the parking lot and drive lanes) | | | | |
| | Existing: | 0 | Sq. ft. | 0 | % of vehicular area |
| | Proposed: | 0 | Sq. ft. | 0 | % of vehicular area |

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# REDEVELOPMENT

## *DATA SHEET*

| DATA TABLE (continued page 2) | | | | | | |
|---|---|---|---|---|---|---|
| 11. | **Paving Coverage** (including sidewalks within boundary of the subject property; do not include building footprint(s)) | | | | | |
| | Existing: | 0 | Sq. ft. | 0 | % of site | |
| | Proposed: | 2048 | Sq. ft. | 11 | % of site | |
| | | | | | | |
| 12. | **Impervious Surface Coverage** (total square feet of all paving, building footprints and other hard surfaced areas) | | | | | |
| | Existing: | 2105.5 | Sq. ft. | 11 | % of site | |
| | Proposed: | 5735.96 | Sq. ft. | 31 | % of site | |
| | Permitted: | 11,804.65 | Sq. ft. | 65 | % of site | |
| | | | | | | |
| 13. | **Density** (units per acre) | | | | | |
| | *Sq. Ft. or Acre(s)* | | *No. of Employees* | | *No. of Clients (C.R. / Home)* | |
| | Existing: | 6 | Existing: | 0 | Existing: | 0 |
| | Proposed: | 6 | Proposed: | | Proposed: | |
| | Permitted: | 2 w/ 2 accessory | | | | |
| | | | | | | |
| 14 a. | **Parking (Vehicle) Spaces** | | | | | |
| | Existing: | 0 | includes | 0 | disabled parking spaces | |
| | Proposed: | 7 | includes | 1 | disabled parking spaces | |
| | Required: | 6 | includes | 1 | disabled parking spaces | |
| | | | | | | |
| 14 b. | **Parking (Bicycle) Spaces** | | | | | |
| | Existing: | 0 | Spaces | 0 | % of vehicular parking | |
| | Proposed: | 0 | Spaces | 0 | % of vehicular parking | |
| | Required: | | Spaces | | % of vehicular parking | |
| | | | | | | |
| 15. | **Building Height** | | | | | |
| | Existing: | 18' 6" | Feet | | Stories | |
| | Proposed: | 19' 5" | Feet | | Stories | |
| | Permitted: | 36' | Feet | | Stories | |
| | | | | | | |
| 16. | **Construction Value** | | | | | |
| | What is the estimate of the total value of the project upon completion? $ | | | | | |
| | | | | | | |
| | *Note: See Drainage Ordinance for a definition of "alteration." If applicable, please be aware that this triggers Drainage* | | | | | |
| | *Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your* | | | | | |
| | *earliest convenience. The DRC must approve all Drainage Ordinance variances.* | | | | | |
| | | | | | | |

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# REDEVELOPMENT

## NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment 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. A separate letter addressing each of the criteria may be provided as a supplement to this form.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

### APPLICANT NARRATIVE

**Street Address:** 1253 22nd Ave S, 33705 | **Case No.:**

**Detailed Description of Project and Request:**

1. **Building Type.** Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.

The surrounding lots are Multi-family and single family so duplexes and the two single units will fit right in.

2. **Building Setbacks.** Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.

The required setbacks have been accounted for and followed in the design layout.

3. **Building Type.** Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.

The property across the street is 2 stories and the adjacent is one story so our units will match.

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# REDEVELOPMENT

## *NARRATIVE (PAGE 2)*

All applications for redevelopment must provide justification for the requested redevelopment 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.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

### APPLICANT NARRATIVE

4. **Site Development and Orientation.** Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.

Parking is in rear which is consistent with style

5. **Floor area Ratio Bonuses.** FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:

N/A

a. FAR Bonus of 0.10 – An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.

b. FAR Bonus of 0.05 – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.

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

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# STAFF REPORT

## DEVELOPMENT REVIEW COMMISSION
## REDEVELOPMENT REQUEST
## PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **July 11, 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.: | 18-51000002 | PLAT SHEET: | E-8 |

REQUEST: Approval of a redevelopment plan to allow three (3) units, two (2) townhomes, and a detached unit over a garage, where units exist; with a variance to the side yard setbacks from 7.5-feet required to 5.0-feet on Lot 6 and one side of the South ½ of Lot 5. Parking for the North ½ of Lot 5 to be provided on South half of Lot 5.

OWNERS: Goliath Builders, LLC
3984 48th Avenue South
Saint Petersburg, Florida 33711

AGENT: Mark Hrubar
3894 48th Avenue South
Saint Petersburg, Florida 33711

ADDRESSES AND PARCEL ID NOS.:
310 10th Avenue North; 18/31/17/14184/000/0060/
312 10th Avenue North; 18/31/17/14184/000/0050/

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-3)

**SITE AREA TOTAL:** 9,775 square feet or .224 acres

**GROSS FLOOR AREA:**

| | | |
|---|---|---|
| Existing: | 2,838 square feet | .29 F.A.R. |
| Proposed: | 5,992 square feet | .61 F.A.R. * |

| | | |
|---|---|---|
| Permitted: | 6,354 square feet | .65 F.A.R. ** |

* Not including the first 300 square feet of garage area or open porches
** The applicant is requesting bonuses to the base floor area ratio standard.

**DENSITY:**

| | | |
|---|---|---|
| Existing: | 5 dwelling units | (22.32 units per acre) |
| Permitted: | 1 dwelling unit | (22.32 units per acre) |
| Proposed: | 3 dwelling units | (13.36 units per acre) * |

* Redevelopment of a portion of the grandfathered density is the subject of this application.

**BUILDING COVERAGE:**

| | | |
|---|---|---|
| Existing: | 1,500 square feet | 15.4% of Site MOL |
| Proposed: | 3,437 square feet | 35.1% of Site MOL |

**IMPERVIOUS SURFACE:**

| | | |
|---|---|---|
| Existing: | 2,218 square feet | 22.6% of Site MOL |
| Proposed: | 6,261 square feet | 64.1% of Site MOL |
| Permitted: | 6,354 square feet | 65% of Site MOL |

**OPEN GREEN SPACE:**

| | | |
|---|---|---|
| Existing: | 5,937 square feet | 60.7% of Site MOL |
| Proposed: | 3,530 square feet | 36.1% of Site MOL |

**PAVING COVERAGE:**

| | | |
|---|---|---|
| Existing: | 750 square feet | 7.6% of Site MOL |
| Proposed: | 1,675 square feet | 17.1% of Site MOL |

**PARKING:**

| | |
|---|---|
| Existing: | 4 spaces, including 0 handicapped spaces |
| Proposed: | 9 spaces, including 0 handicapped space |
| Required: | 9 spaces (5 for the subject parcels), including 0 handicapped space |

| **BUILDING HEIGHT:** | **Peak of Roof** |
|---|---|
| Existing: | 28.0 feet |
| Proposed: | 29.75 feet |
| Permitted: | 36.0 feet |

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.15. of the Municipal Code for review to determine compliance with the criteria for redevelopment.

II. **DISCUSSION AND RECOMMENDATIONS:**

**Background:** The subject property consists of the south half of Lot 5 and Lot 6 of the Cashwell's, J.H. Addition to St. Petersburg (See Attachments A and B). The property originally consisted of all of Lot 5 and all of Lot 6 and was divided in 2004 without the City's approval. A

Property Card Interpretation in 1985 established that there were eight units on the two full lots. A Buildable Lot Letter in 2017 spelled out the status of the two lots (see Attachment F). The subject of this application contains five of the eight grandfathered units. The property owned by Robert Barnum which consists of the north half of Lot 5 has the remaining three dwelling units. The property to the west of the subject lots along 4th Street North is zoned Corridor Commercial Traditional (CCT-1), while the subject property and remaining surrounding lots are zoned NT-3.

The attached copy of the Property Card Interpretation (Exhibit F) confirms that property was legally developed as five units which are grandfathered. The Code provides for redevelopment of grandfathered uses, subject to the Commission's approval of a redevelopment plan.

**The Request:** The applicant seeks approval of a site plan to redevelop the property with three dwelling units. The proposed plan requires approval of variances to the interior side yard setbacks, from 7.5-feet required to 5-feet.

**Current Proposal:** The proposed plan contemplates the construction of two (2) two-story townhomes with detached garages (Lot 6) and one two-story single-family structure with a garage on the first floor (southern half of Lot 5). The owner of the south half of Lot 5 has also agreed to provide a parking and a cross access agreement to the owner of the northern half of Lot 5, Robert Barnum, to provide the three required parking spaces for that site. The buildings on Lot 6 will be oriented to match the prevailing development pattern of the neighborhood with the primary structures facing the Avenue and the secondary parking structures with parking access facing the alley. The single-family structure will have access only from the alley. While this alley access as the only access is not allowed when creating new single-family lots, the City's subdivision regulations would permit this as the only access under the criteria for multifamily lots.

**Redevelopment Criterion:** Pursuant to Code Subsection 16.70.040.1.15 an application for redevelopment must be reviewed for compliance with the criterion. An analysis follows, based on the City Code criterion to be considered by the Commission.

1. **Building Type, Setbacks and Scale.** *Project less than a City block structures shall be required to match the predominant building type, setbacks and scale in the block face across the street or abutting residential uses. For a project equal to or greater than a City block Structures on the perimeter of the project shall be required to match the predominant building type, setbacks and scale in the block face across the street or abutting residential uses. Structures on the interior of the project shall comply with the requirements of the zoning district.*

Building Type: The property to the west of the subject lots is zoned Corridor Commercial Traditional. The westernmost two lots of the block face to the north are also commercially zoned. Off the remaining parcels on the block face, all have single family use and include one (1) two-story house and three one-story houses.

On the subject block face there is one large commercial lot to the west, the two subject lots and then a two-story single-family house on the eastern end of the block which faces 3rd Street North.

Building Setbacks: The applicant has requested setbacks that meet the zoning district criteria for the front and rear of the lots. As these lots are zoned NT-3, the front porch setback is 23-

feet and the front building setback is required to be at 30-feet, and is proposed at 31-feet. The rear setback is required to be at 8-feet and is proposed at 8-feet.

The applicant is requesting a variance to the interior side yard setbacks on the eastern side of the southern half of Lot 5 and on both sides of Lot 6. Staff is in support of the 5-foot interior side yard setbacks on the eastern side of the southern half of Lot 5 and on the western side of Lot 6, as the only affected party is the applicant. Staff recommends that the project be redesigned to eliminate the variance on the eastern side of Lot 6, as that variance may have a negative effect on the abutting property to the east.

Building Scale: One and two-story residential structures are present within the surrounding neighborhood. The predominant building type in the block face across the street is a single story single family home. One and two-story structures residential structures are present within the surrounding neighborhood and on the subject block.

The proposed two-story townhouse and single-family structures shown on the redevelopment plan are consistent with the height and scale on the subject block. The front porches with a separate roof structure help to break up the scale and mass of the townhome building. The heights requested would be allowed by right for new single-family homes in this zoning district, but in this instance, are being reviewed against the redevelopment criteria.

2. **Site Development.** *Structures shall be required to match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.*

The site development proposed is consistent with the subject block and the abutting block face. The two townhouse structures have the pedestrian entrance from the 10th Avenue and vehicular access from the alley in the rear. The single-family home on the southern half of Lot 5 is not visible from the right-of-way, as the view is of the existing two-story structure on the northern half of Lot 5. The residences have been designed so that the garage doors will face the alley.

3. **Building Mass.** *Building mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be the existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater or the FAR plus bonuses allowed in the zoning district. FAR shall include all enclosed space, including garage and storage space, except that open porches (not screened) and the first 300 sq. ft. of garage space shall be excluded from the existing FAR for each unit.*

The applicant has proposed meeting the front and rear setbacks for the structures. Staff is in support of the variance between lots of 5-feet as compared to the 7.5 feet required, but is not in support of the requested variance on the eastern side of Lot 6.

The proposed development has an F.A.R. of 0.61, while the existing structure on the property has an F.A.R. of 0.29. The City Code provides options for F.A.R. bonuses. This application meets the criteria to allow for bonuses to the F.A.R. under the redevelopment section of the code and would allow a structure with an F.A.R. of 0.65. This is discussed in additional detail below in the section regarding F.A.R. bonuses.

4. **Building Height.** *Residential structures for (1) A project less than a platted block, or (2) On the perimeter of a project equal to or greater than a platted block shall comply with the following building height and roof design requirements of the zoning district.*

The proposed townhomes on Lot 6 have a height of approximately 22' – 0" to the beginning of the roofline and 29'-9" to the peak of the roof. The single-family home on the south half of Lot 5 has an overall height of approximately 20'-0" to the beginning of the roofline and 24'-0" to the peak of the roof. The proposed structures are compliant with the applicable building height regulations for single-family homes in the NT-3 district which require 24'-0" to beginning of the roofline and 36'-0" to top of roof peak and for redevelopment projects. Roof slopes are appropriate to the architectural styles. The project features a mix of roofs forms on both buildings to break up the appearance of the mass and the height of the buildings.

7. **Development Across Multiple Lots.** *Structures shall be separated by zoning district setbacks, however, if not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line which shall be equal to or greater than the combined side yard setbacks that would be required for each lot. Both the width and depth of the break shall be equal to or greater than the dimension of the combined side yard setbacks.*

The townhouse is separated from the single-family structure at the lot line.

8. **Single Corner Lots.** *Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.*

This criterion is not applicable to this case.

9. **Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, extensions of the traditional grid roadway network which 1) abut the perimeter of the project area and 2) would be logically extended through the project area shall be required. Compliance with applicable subdivision and public improvement regulations shall be required.*

This criterion is not applicable to this case.

10. **Non-Traditional Roadway Network.** *For projects equal to or greater than a city block, roadway and pedestrian networks shall meet the following requirements: i. There should be at least two (2) points of entry into the project, ii. Sidewalk connections shall be made to surrounding streets, homes and businesses, iii. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or are anticipated to be redeveloped in the future.*

This criterion is not applicable to this case.

11. **Density and Intensity.** *Redevelopment projects shall not exceed the legally grandfathered number of units or intensity of use (e.g., if the use is office it cannot change to a more intensive grandfathered use such as retail). For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home unit spaces (lots) within the park prior to redevelopment, or 140*

*percent of the maximum density of the future land use designation assigned to the property, whichever is less. No variance from this requirement shall be approved.*

This application meets the criteria to allow the three dwelling units.

**FAR Bonuses:** The criteria for Floor Area Ratio bonuses are set forth under Subsection 16.70.040.1.15.

Floor area ratio bonus. FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonus and shall be developed following the development across multiple lots criteria indicated in the chart above.

In this case, the three buildings containing grandfathered density were originally developed across both lots, so they are treated as one lot for this purpose.

1. *An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.*

The townhouse structure on Lot 6 and the single-family residence on the south half of Lot 5 are designed in a traditional style as outlined in St. Petersburg's Design Guidelines for Historic Properties, adopted as a reference in July of 2017.

The townhouse structure is designed in the American Foursquare style and features a hip roof, exposed aggregate stucco and cementitious plank siding walls, a symmetrical front porch and symmetrical openings for windows and doors, with some paired windows. The window pattern is common to Foursquare at 2 over 2. It also features decorative columns with caps, has a horizontal design emphasis and wide eaves, with an entry from the porch. The porches feature a separate roof structure.

The single-family home on the south half of Lot 5 is designed in a complementary style, using many of the same elements and details, but does not have a porch or decorative columns.

2. *An FAR bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.*

Materials proposed for the two buildings include "Hardi-Plank"-siding and trim and exposed aggregate stucco. This qualifies for the F.A.R. bonus of 0.05.

The applicant has met the criteria to receive an F.A.R. bonus of .15, thereby allowing a .65 F.A.R. for the overall project.

**Neighborhood Comments:** The subject property is in the Old Northeast Neighborhood Association. The Association has indicated their support of the project and has been working with the applicant on changes reflected in the design.

**STAFF RECOMMENDATION:** Based on a review of the redevelopment application according to the stringent evaluation criteria contained within the City Code, the Development Services Department Staff recommends **APPROVAL** of the requested variance and redevelopment plan and the variances to setbacks on the east side of Lot 5 and the west side of Lot 6, apart from the 5-foot setback request on the east side of Lot 6. Staff recommends **DENIAL** of that variance and recommends a redesign of the townhouse building to meet the 7.5-foot setback required on the east side of Lot 6.

**CONDITIONS OF COMMISSION ACTION:** If the application 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 conditions:

1. The plans submitted for permitting shall substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing. Plans may be modified to change the setback on the eastern side of Lot 6.

2. Until redevelopment happens on the north half of Lot 5, the applicant shall provide a copy of a recorded private cross access and parking easement, or a restrictive covenant, or other method acceptable to the City; providing the north half of Lot 5 access to and reserved parking for three vehicles.

3. The applicant shall provide a copy of a private recorded utility easement allowing the owner of the north half of Lot 5 access to the City's sewer utilities.

4. The applicant shall provide a copy of a private recorded utility easement allowing the owner of the south half of Lot 5 access to the City's water utilities.

5. The driveway apron on Lot 6 providing access to 10th Avenue North shall be removed.

6. The plans submitted for permitting shall substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing.

7. A completed Lot Split application is required for the townhomes to be located on Lot 6 required prior to permit approval for construction on these lots. An approved Lot Split is required prior to a Certificate of Occupancy for these structures.

8. The plans submitted for permitting shall depict all necessary information to demonstrate compliance with the tree preservation requirements set forth under Code Subsection 16.40.060.2.1.3. Existing trees to be preserved shall be protected from construction-related impacts by placement of suitable protective barriers, constructed to specifications issued by the POD, which shall remain in place until such time as the removal of the protective barrier is authorized by the POD. It is unlawful for any person to place solvents, material, construction machinery, or temporary or permanent soil deposits within six feet of the trunk or within two-thirds of the drip line, whichever is greater, of any

tree identified on the landscape plan which is to remain on the site. No attachments or wires shall be attached to any protected tree.

9. The plans submitted for permitting shall include all necessary information to demonstrate compliance with the landscaping and irrigation requirements set forth under Section 16.40.060.2.1.3. and 16.40.060.2.1.4., as applicable, of the City Code.

10. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations. Any further variances require a Public Hearing.

11. The site plan submitted for permitting shall depict all proposed ancillary equipment, such as garbage cans, air conditioning and irrigation equipment. These items shall be provided within interior or rear yards and shall be screened with finished walls or fences and perimeter landscaping.

12. There shall be no further paving or impervious surface allowed on the townhouse lots, including pools and spas. A pool which meets setbacks and is within the current impervious area would be allowed.

13. This approval shall be valid through July 11, 2021. The applicant may request up to two two-year extensions from the POD prior to the expiration. The application shall be revised to comply with any code amendments that were adopted after the original approval, unless a variance is granted. After the original approval and any approved extension have expired without substantial construction commencing, the approval shall be void, and a new application shall be required.

Report Prepared By:

7/5/18

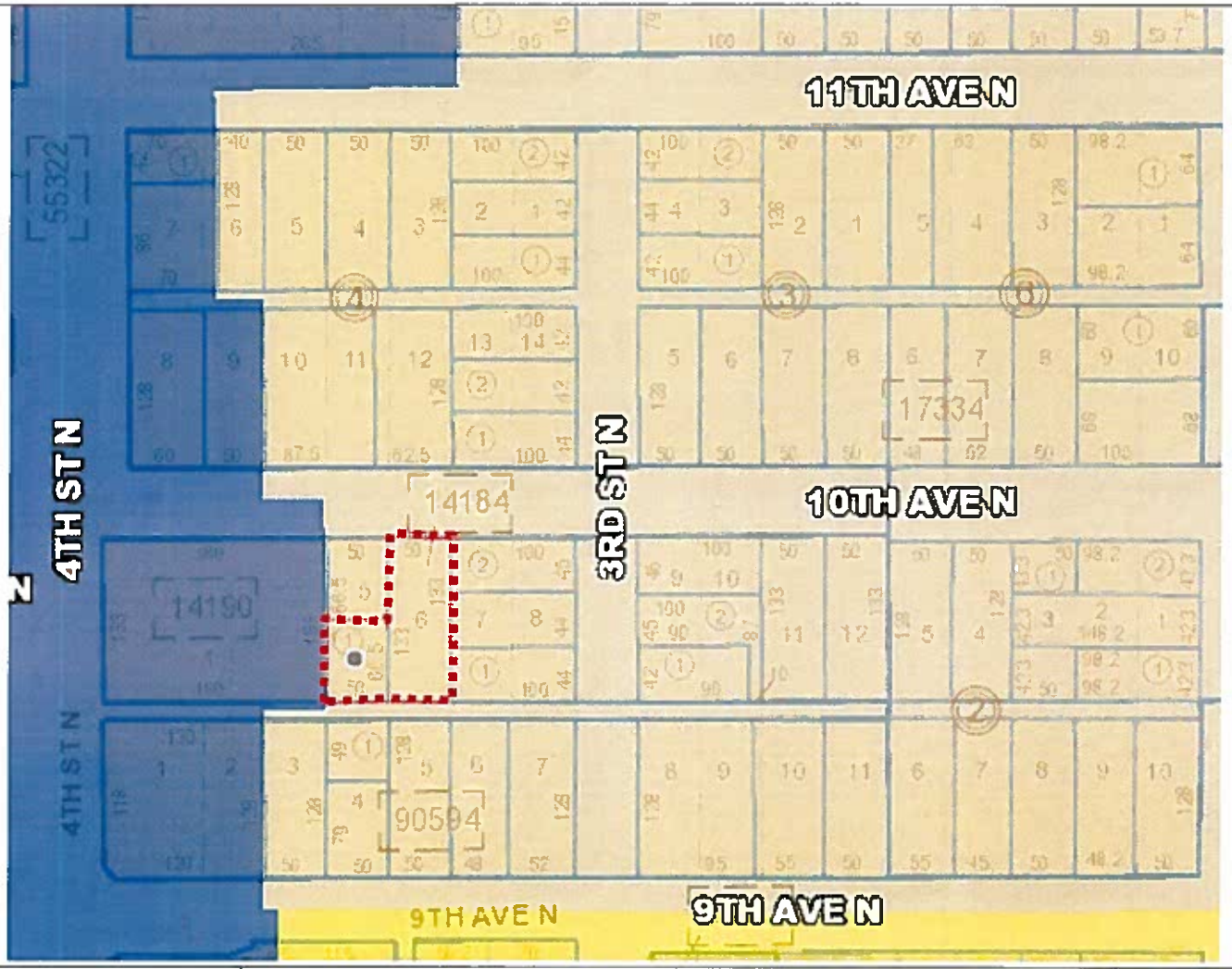
Kathryn A. Younkin, AICP, LEED AP BD+C, Deputy Zoning Official — Date
Development Review Services Division
Planning & Development Services Dept.

Report Prepared For:

7/5/18

Corey Malyszka, Interim Zoning Official — Date
Development Review Services Division
Planning & Development Services Dept.

Attachments: Attachment A - Plat Map, Attachment B – Aerial., Attachment C – Photos, Attachment D - Application and Drawings, Attachment E – Neighborhood Comment, Attachment F – Property Card (including the PCI) and Buildable Lot Letter

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Attachment A
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-51000002
Address: 310 and 312 10th Avenue North

N↑
(nts)

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Attachment B
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-51000002
Address: 310 and 312 10th Avenue North

N↑
(nts)

18-51000002

Attachment C

Photos – Subject Property

18-51000002

Attachment C

Photos – Subject Property

18-51000002

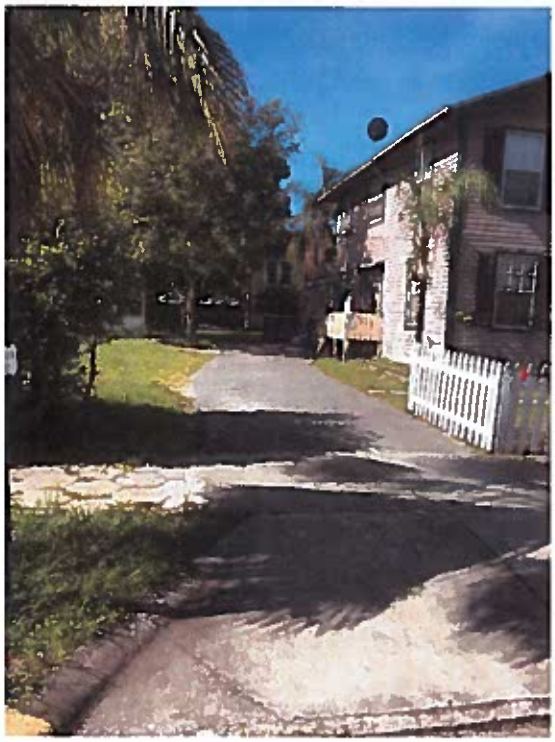
Attachment C

Photos – Subject Property

18-51000002

Attachment C

Photos – Subject Property



18-51000002

Attachment C

Property to the East

18-51000002

Attachment C

Photos – Block to the North

18-51000002

Attachment D

Application, Survey/Site Plan and Drawings

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# REDEVELOPMENT

RECEIVED
MAY 11 2018
DEVELOPMENT REVIEW SERVICES

Application No. 18-5|000002

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

## GENERAL INFORMATION

**NAME of PROPERTY OWNER:** GOLIATH BUILDERS, LLC
Street Address: 3894 48TH AVE S
City, State, Zip: ST Pete FL 33711
Telephone No: (410) 446-6761 Email Address: mhrubar@AOL.COM

**NAME of AGENT or REPRESENTATIVE:**
Street Address: MARK HRUBAR
City, State, Zip: 3894 48TH AVE S, ST Pete FL 33711
Telephone No: (410) 446 6761 Email Address: mhrubar@AOL.COM

**PROPERTY INFORMATION:**
Street Address or General Location: 310 + 312 1/2 10TH AVE N
Parcel ID#(s):

**DESCRIPTION OF REQUEST:** VARIANCE OF SIDEYARD SETBACK FROM 7.5' TO 5.0'

**PRE-APPLICATION DATE:** **PLANNER:** KATHRYN YOUNKIN

## FEE SCHEDULE

Redevelopment Plan Review $500.00
Variance - First Variance $300.00, Each additional Variance $100.00
*Cash, credit, and checks made payable to the "City of St. Petersburg"*

## AUTHORIZATION

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

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

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

Signature of Owner / Agent*: [signature] Date: 5/9/18

Printed Name: MARK HRUBAR
*Affidavit to Authorize Agent required, if signed by Agent

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# REDEVELOPMENT

## *AFFIDAVIT TO AUTHORIZE AGENT*

**I am (we are) the owner(s) and record title holder(s) of the property noted herein**

Property Owner's Name: MARK HRUBAR / GOLIATH BUILDERS, LLC

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

Property Address: 310 + 312 1/2 10TH AVE N

Property ID No.:

Request: SIDEYARD SETBACK VARIANCE FROM 7.5' TO 5'

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

Agent's Name(s): Jacob Tennant

**This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.**

**I (we), the undersigned authority, hereby certify that the foregoing is true and correct.**

Signature (owner): _____ MARK HRUBAR
Printed Name

**Sworn to and subscribed on this date**

Identification or personally known: Florida Driver License H616544710970

Notary Signature: Kymberly Smith
Commission Expiration (Stamp or date):

Date: 5/11/12

KYMBERLY SMITH
MY COMMISSION # GG 125452
EXPIRES: September 30, 2021
Bonded Thru Notary Public Underwriters

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# REDEVELOPMENT

## *NARRATIVE (PAGE 1)*

All applications for redevelopment must provide justification for the requested redevelopment 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. A separate letter addressing each of the criteria may be provided as a supplement to this form.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

### APPLICANT NARRATIVE

**Street Address:** 310- 312 1/2 10TH AVE N | **Case No.:**

**Detailed Description of Project and Request:**

VARIANCE FROM 7.5' SIDEYARD TO 5.0' SIDEYARD.

1. **Building Type.** Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.

THE PROPOSED TOWNHOMES SHALL MATCH THE AMERICAN FOURSQUARE STYLE OR PATTERN RECOGNIZABLE IN THE AREA ON THE BLOCK FACE AS TYPICALLY ACCEPTED IN THE HISTORIC DISTRICT OF THE NORTH EAST. THE BUILDING SHALL HAVE PORCH ON FRONT, LARGE EAVES, SYMETRICAL PLACEMENT OF OPENINGS, CONTRASTING CAPS ON PORCH WALLS

2. **Building Setbacks.** Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street. THE PROPOSED STRUCTURES SHALL BE IN ACCORDANCE WITH THE BUILDING ACROSS THE STREET IN THE BLOCK FACE. THE BUILDING DIRECTLY ACROSS IS APPROXIMATELY 25' to The porch. The PROPOSED STRUCTURE IS 23' FROM CURB TO THE PORCH. MANY STRUCTURES IN THIS DISTRICT HAVE 5' GARAGE SETBACKS. THIS DEVELOPMENT PLAN PROPOSES A 5' SIDEYARD WITH VARIANCE.

3. **Building Type.** Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.

MOST BUILDINGS IN THIS AREA AND DIRECTLY ACCROSS STREET ARE 2 STORY STRUCTURES. THIS DEVELOPMENT SHALL FIT IN SEAMLESSLY TO THE NEIGHBORHOOD ESPECIALLY IN THE BLOCK FACE. THE PROPOSED BUILDING WILL LOOK WIDER THAN BUILDING ACROSS THE STREET AND LITTLE TALLER. WE ARE PROPOSING 29'0A HEIGHT.

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# REDEVELOPMENT

## *NARRATIVE (PAGE 2)*

All applications for redevelopment must provide justification for the requested redevelopment 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.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

**APPLICANT NARRATIVE**

4. **Site Development and Orientation.** Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.

THE PROPOSED DEVELOPMENT SHALL BE CONSISTENT WITH THE OTHER HOMES IN THE AREA. THE BUILDINGS HAVE FRONT PORCHES, THEY ARE SET BACK ON THE LOT, GARAGES WILL BE CONSISTENT IN THE REAR OF ALLEYWAY. ORIENTATION IS CONSISTENT WITH NEIGHBORHOOD HOMES, THE BLOCK FACE IS FACING THE ROAD.

5. **Floor area Ratio Bonuses.** FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:

   a. FAR Bonus of 0.10 – An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.

WE ARE CONFORMING TO THE AMERICAN FOURSQUARE STYLE OR BUILDING TYPE. FRONT PORCH, SYMETRICAL HOLE OPENINGS FOR WINDOWS AND DOORS, DECORATIVE DEFINED COLUMNS AND CAPS. HIP ROOF, HORRIZONTAL EMPHASIS, WIDE EAVES

   b. FAR Bonus of 0.05 – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.

THE BUILDING SHALL BE FINISHED WITH HARDI SIDING AND TRIM AND EXPOSED AGGREGATE STUCCO. FOUR OVER FOUR WINDOWS DOUBLE HUNG WILL BE USED.

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# PUBLIC PARTICIPATION REPORT

## Application No._____

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

### APPLICANT REPORT

**Street Address:**

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

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

CONTACTED NEIGHBORS, CONTACTED COMUNITY, MET WITH MEMBERS OF THE COMUNITY AND PRESENTED MY PROPOSAL. MET AT COFFEE SHOP TO DISCUS DETAILS QUESTION AND ANSWER SESSION TO UNDERSTAND THE COMUNITIES CONCERNS. WALKED NEIGHBORHOOD TO DISCUSS PROJECT W/NEIGHBORS. DATE OF MEETING WAS APRIL 23rd, 2018. MANY CORRESPONDANCES W/COMMUNITY.

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

EMAILED PLANS FROM ARCHITECT TO ROBIN REED COMMUNITY LEADER FOR OLD NORTH EAST.

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

OLD NORTH EAST AREA STRONG PRESERVATION SOCIETY, EMAILED PLANS AND COMUNICATED VIA EMAIL THROUGH THEIR COMMUNITY PRESIDENT, ROBIN REED.

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

NO CONCERNS, OTHER THAN USE OF MATERIALS. THEY LIKED NATURALLY OCCURING MATERIALS OR SIMILAR LOOKING MATERIALS OF THE HISTORY OF THE NEIGHBORHOOD. WE AGREED ON A CRAFTSMAN MODERN LOOK.

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

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

Association Name | 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.

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# REDEVELOPMENT

## *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:** 310+312 1/2 10TH AVE N | **Case No.:**

**Description of Request:**
VARIANCE TO SIDEYARD SETBACK FROM 7.5' TO 5.0' IN AN NT3

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: 312 10TH AVE N
   Owner Name (print): ROBERT BARNUM
   Owner Signature:

2. Affected Property Address: 950 ST. N.
   Owner Name (print): Chandra Carlson. (727) 408-0218
   Owner Signature:

3. Affected Property Address: 940 St N.
   Owner Name (print): Candace Stanlake
   Owner Signature: Candace Stanlake Alan Beth

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

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

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

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

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

May 2, 2018

Elizabeth Abernethy
Chief Zoning Official
City of St. Petersburg
One 4th Street North
PO Box 2842
St. Petersburg, FL 33731

To Whom It May Concern:

This letter is to inform that Mr. Robert Barnum, owner of the multi-family property located at 312 10th Ave N, supports the redevelopment project at 310 & 312 ½ 10th Ave N with Jacob Tennant & Associates- incorporating the revised (4/28/18) drawing with three dwelling units by Legacy Design Group and singed by Brian Reed, PE.

~~If Mr. Barnum or his LLC decides to sell 312 10th Ave N in the future, Mr. Barnum~~ agrees to offer ~~Jacob Tennant & Associates the first right of refusal to purchase the property at fair market value.~~ RCB

In consideration for Mr. Barnum's support of the redevelopment plan and his acceptance of the granted land per the above-mentioned drawing, Jacob Tennant & Associates as well as the builder/ developer agree to:

- Provide access for all utilities or easement(s), if needed
- Deed parking spaces (3) and land to Mr. Barnum or his LLC
- Remove existing driveway & construct a new fence at the cost of Jacob Tennant & Associates
- Move forward with the redevelopment plan at the cost of Jacob Tennant & Associates and/or builder/developer

Signed,

Jacob Tennant
219 84th Ave NE
St. Petersburg, FL 33702

Robert Barnum
14901 N Bayshore Dr.
Madeira Beach, FL 33708

May 2, 2018

Elizabeth Abernethy
Chief Zoning Official
City of St. Petersburg
One 4th Street North
PO Box 2842
St. Petersburg, FL 33731

To Whom It May Concern:

Jacob Tennant has been retained by Mark Hrubar and Goliath Homes for the project at 310 & 312 10th Ave N, St Petersburg, FL 33701. Jacob Tennant has the authority to act as an authorized agent of Mark Hrubar and Goliath Homes with the City of St. Petersburg for the redevelopment and future use of the said property.

Signed,

Jacob Tennant
219 84th Ave NE
St. Petersburg, FL 33702

Mark Hrubar
3894 48th Ave S
St. Petersburg, FL 33711

Prepared by and Return to:
Kristie Jordan
Achieve Title Services, LLC
1406 N. Dale Mabry Hwy, Suite 100
Tampa, FL 33607

File Number: 4072017

(Space Above This Line For Recording Data)

# CORPORATE WARRANTY DEED

This Indenture made April 12, 2018 A.D. between BAY TO GULF HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is: 1406 N. DALE MABRY HWY., SUITE 300, TAMPA, FLORIDA 33607, a corporation existing under the laws of the State of Florida, Grantor and GOLIATH BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is: 3984 48TH AVE S, ST. PETERSBURG, FLORIDA 33711, Grantee,

Witnesseth, that the said Grantor, for and in consideration of TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (U.S. $260,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

THE SOUTH 1/2 OF LOT 5, AND ALL OF LOT 6, J.H. CASHWELL'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 18-31-17-14184-000-(0060) & (0050)

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

*Signed and Sealed in Our Presence:*

Witness: Kristie Jordan

Witness Printed Name Kristie Jordan

Witness Printed Name Lauren Thomas

Seller:

Bay to Gulf Holdings, LLC

Christopher R. Smith, Managing Member

(Corporate Seal)

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 12th day of April, 2018, by, Christopher R. Smith, Managing Member, of BAY TO GULF HOLDINGS, LLC, on behalf of the Corporation, he is personally known to me.

Kristie Jordan

NOTARY PUBLIC

Printed Name: Kristie Jordan

My Commission Expires:

KRISTIE JORDAN
MY COMMISSION # FF 120346
EXPIRES: June 20, 2018
Bonded Thru Notary Public Underwriters

File No. 4072017

| L. Settlement Charges | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|---|---|---|---|
| **700. Total Sales/Broker's Commission based on price** $260,000.00 @ % = $0.00 | | | |
| Division of Commission (line 700) as follows. | | | |
| 701. | to | | |
| 702. | to | | |
| 703. Commission Paid at Settlement | | $0.00 | $0.00 |
| **800. Items Payable in Connection with Loan** | | | |
| 801. Loan Origination Fee % | to | | |
| 802. Loan Discount % | to | | |
| 803. Appraisal Fee | to | | |
| 804. Credit Report | to | | |
| 805. Lender's Inspection Fee | to | | |
| 806. Mortgage Insurance Application | to | | |
| 807. Assumption Fee | to | | |
| **900. Items Required by Lender To Be Paid In Advance** | | | |
| 901. Interest from 4/12/2018 to 5/1/2018 @ $0/day | | | |
| 902. Mortgage Insurance Premium for months | to | | |
| 903. Hazard Insurance Premium for years | to | | |
| **1000. Reserves Deposited With Lender** | | | |
| 1001. Hazard insurance | months @ per month | | |
| 1002. Mortgage insurance | months @ per month | | |
| 1003. City property taxes | months @ per month | | |
| 1004. County property taxes | months @ $612.96 per month | | |
| 1005. Assessment Taxes | months @ per month | | |
| 1006. School property taxes | months @ per month | | |
| 1007. HOA Dues | months @ per month | | |
| 1008. Other taxes | months @ per month | | |
| 1011. Aggregate Adjustment | | | |
| **1100. Title Charges** | | | |
| 1101. Settlement or closing fee | to Achieve Title Services, LLC | $200.00 | $395.00 |
| 1102. Abstract or title search | to Old Republic National Title Insurance Company | $75.00 | $75.00 |
| 1103. Title examination | to | | |
| 1104. Title insurance binder | to | | |
| 1105. Document preparation | to | | |
| 1106. Notary fees | to | | |
| 1107. Attorney's fees | to | | |
| (includes above items numbers: ) | | | |
| 1108. Title insurance | to Achieve Title Services, LLC | $1,375.00 | |
| (includes above items numbers: ) | | | |
| 1109. Lender's coverage | $0.00/$0.00 | | |
| 1110. Owner's coverage | $260,000.00/$1,375.00 | | |
| 1111. Wire Fee | to Achieve Title Services, LLC | $25.00 | |
| **1200. Government Recording and Transfer Charges** | | | |
| 1201. Recording Fees | Deed $10.00 ; Mortgage ; Rel to Pinellas County Clerk of Court | $10.00 | |
| 1202. City/county tax/stamps | Deed ; Mortgage to | | |
| 1203. State tax/stamps | Deed $1,820.00 ; Mortgage to Pinellas County Clerk of Court | $1,820.00 | |
| 1204. Tax certificates | to | | |
| 1205. Courier/Messenger Fee | to | | |
| 1206. E-Recording Fee | to Pinellas County Clerk of Court | $4.50 | |
| **1300. Additional Settlement Charges** | | | |
| 1301. Survey | to Vision Land Service, LLC | | $350.00 |
| 1302. Pest Inspection | to | | |
| 1303. Lien Search | to Proplogix | $264.00 | |
| 1304. 2017 Property Taxes 310 10th | to Pinellas County Tax Collector | | $6,012.49 |
| 1305. 2017 Property Taxes 312 10th | to Pinellas County Tax Collector | | $1,563.66 |
| **1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)** | | $3,773.50 | $8,396.15 |

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Goliath Builders, LLC

Mark Hrubar, President

Bay to Gulf Holdings, LLC

Christopher R. Smith, Managing Member

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent — Date 4/12/2018

**Warning:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

# A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

**B. Type of Loan**

1 ☐ FHA 2. ☐ FmHA 3. ☐ Conv Unins
4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance

6. File Number: 4072017
7. Loan Number:
8. Mortgage Ins Case Number:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
Goliath Builders, LLC
3984 48th Ave S
St. Petersburg, FL 33711

E. Name & Address of Seller
Bay to Gulf Holdings, LLC
1406 N. Dale Mabry Hwy., Suite 300
Tampa, FL 33607

F. Name & Address of Lender

G. Property Location
Lot 5-6, Plat Book 1, Page 48, CASH
310 & 312 10th Ave N
St. Petersburg, FL 33701

H. Settlement Agent Name
Achieve Title Services, LLC
1406 N. Dale Mabry Hwy. Suite 100
Tampa, FL 33607 Tax ID: 65-1289678
Underwritten By: Old Republic National Title Ins. Co.

Place of Settlement
Achieve Title Services, LLC
1406 N. Dale Mabry Hwy, Suite 100
Tampa, FL 33607

I. Settlement Date
4/12/2018
Fund:

| J. Summary of Borrower's Transaction | | K. Summary of Seller's Transaction | |
|---|---|---|---|
| **100. Gross Amount Due from Borrower** | | **400. Gross Amount Due to Seller** | |
| 101. Contract Sales Price | $260,000.00 | 401. Contract Sales Price | $260,000.00 |
| 102. Personal Property | | 402. Personal Property | |
| 103. Settlement Charges to borrower | $3,773.50 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| **Adjustments for items paid by seller in advance** | | **Adjustments for items paid by seller in advance** | |
| 106. City property taxes | | 406. City property taxes | |
| 107. County property taxes | | 407. County property taxes | |
| 108. Assessment Taxes | | 408. Assessment Taxes | |
| 109. School property taxes | | 409. School property taxes | |
| 110. HOA Dues | | 410. HOA Dues | |
| 111. Other taxes | | 411. Other taxes | |
| 112. | | 412. | |
| 113. | | 413. | |
| 114. | | 414. | |
| 115. | | 415. | |
| 116. | | 416. | |
| **120. Gross Amount Due From Borrower** | $263,773.50 | **420. Gross Amount Due to Seller** | $260,000.00 |
| **200. Amounts Paid By Or in Behalf Of Borrower** | | **500. Reductions in Amount Due to Seller** | |
| 201. Deposit or earnest money | $10,000.00 | 501. Excess Deposit | |
| 202. Principal amount of new loan(s) | | 502. Settlement Charges to Seller (line 1400) | $8,396.15 |
| 203. Existing loan(s) taken subject to | | 503. Existing Loan(s) Taken Subject to | |
| 204. Loan Amount 2nd Lien | | 504. Payoff of first mortgage loan to | |
| 205. | | 505. Payoff of second mortgage loan to | |
| 206. | | 506. | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |
| **Adjustments for items unpaid by seller** | | **Adjustments for items unpaid by seller** | |
| 210. City property taxes | | 510. City property taxes | |
| 211. County property taxes 01/01/18 thru 04/12/18 | $2,055.51 | 511. County property taxes 01/01/18 thru 04/12/18 | $2,055.51 |
| 212. Assessment Taxes | | 512. Assessment Taxes | |
| 213. School property taxes | | 513. School property taxes | |
| 214. HOA Dues | | 514. HOA Dues | |
| 215. Other taxes | | 515. Other taxes | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| **220. Total Paid By/For Borrower** | $12,055.51 | **520. Total Reduction Amount Due Seller** | $10,451.66 |
| **300. Cash At Settlement From/To Borrower** | | **600. Cash At Settlement To/From Seller** | |
| 301. Gross Amount due from borrower (line 120) | $263,773.50 | 601. Gross Amount due to seller (line 420) | $260,000.00 |
| 302. Less amounts paid by/for borrower (line 220) | $12,055.51 | 602. Less reductions in amt. due seller (line 520) | $10,451.66 |
| **303. Cash From Borrower** | $251,717.99 | **603. Cash To Seller** | $249,548.34 |

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

# CITY OF ST. PETERSBURG, FLORIDA
# LOCAL BUSINESS TAX RECEIPT

| ACCOUNT NO. | DATE |
|---|---|
| 92264 | October 12, 2017 |

**2018**
**EXPIRES 9/30/2018**

st.petersburg
www.stpete.org

BUSINESS:

BAY TO GULF HOLDINGS

310 10TH AVE N
SAINT PETERSBURG FL 33701-1732

| 18-00057455 | DESCRIPTION OF OCCUPATION, PROFESSION, OR BUSINESS | | |
|---|---|---|---|
| | APARTMENT RENTAL | 2 | 8.00 |

| | |
|---|---|
| | 0.00 |
| | 0.00 |
| 100917 8.00 0030778 **TOTAL** | 0.00 |

MAIL

BAY TO GULF HOLDINGS
1406 N DALE MABRY HWY

TAMPA FL 33607

Changes in business name, address, mailing name or address, as well as additions to the business activity, may require additional applications. Please contact this office before making changes or if the description on this receipt does not reflect your entire business activity. Additional activities may require additional taxes.

Failure to renew before the expiration date may result in penalty fees being assessed.

Display this receipt conspicuously at all times in the place of business. If there is no place of business, this receipt must be presented to any police officer or officer of the city upon their request.

Many business taxes are transferable from one owner to another, or one location to another. To transfer this receipt, contact our office for information and price, and fill in the following.

**This local business tax receipt does not allow the holder to violate any city law, ordinance or regulation. It is not an endorsement, approval or disapproval of the holder's skill or competence. This business tax receipt is not proof of the compliance or non-compliance of the holder with other laws, regulations or standards. In addition to obtaining this local buisness tax receipt, the holder shall be responsible for complying with all applicable laws, regulations and standards including but not limited to the City's Construction Services and Zoning Department requirements.**

I, Christopher Smith hereby assign all my rights, title and interest in local business tax receipt # 92264 to Mark Hrubar / Goliath Builders, LLC. _____
(name of new owner) (signature of previous owner)

Office hours: Monday through Friday, 8 a.m. to 5 p.m. Phone: 727–893-7241

# CITY OF ST. PETERSBURG, FLORIDA
# LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO. 92265

DATE October 12, 2017

**2018**
**EXPIRES 9/30/2018**

st.petersburg
www.stpete.org

BUSINESS:

BAY TO GULF HOLDINGS

312 1/2 10TH AVE N
SAINT PETERSBURG FL 33701-1732

| | DESCRIPTION OF OCCUPATION, PROFESSION, OR BUSINESS | | |
|---|---|---|---|
| 18-00057456 | APARTMENT RENTAL | 3 | 12.00 |

0.00
0.00

100917 12.00 0030778

**TOTAL** 0.00

MAIL

BAY TO GULF HOLDINGS
1406 N DALE MABRY HWY

TAMPA FL 33607

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I, Christopher Smith hereby assign all my rights, title and interest in local business tax receipt # 92265 to Mark ~~H~~ Hrubar/ Goliath Builders, LLC.

(name of new owner) (signature of previous owner)

Office hours: Monday through Friday, 8 a.m. to 5 p.m. Phone: 727–893-7241

RECEIVED
MAY 11 2018
DEVELOPMENT REVIEW SERVICES

# Boundary Survey

ADDRESS
312½ 10th Avenue N
St Petersburg, FL 33701

## LEGEND

- O = Iron Pipe & Cap (IP)
- O = Iron Rod & Cap (IR)
- OR Book = Official Record Book
- PB = Plat Book
- Pg = Page
- CONC. = Concrete
- FND = Found
- ID = Identification
- LB = Licensed Business
- LS = Licensed Surveyor
- on/off = On Site/Off Site
- TYP. = Typical
- = Power Pole
- = Overhead Utilities
- (C) = Calculated Distance
- (F) = Field Measurement

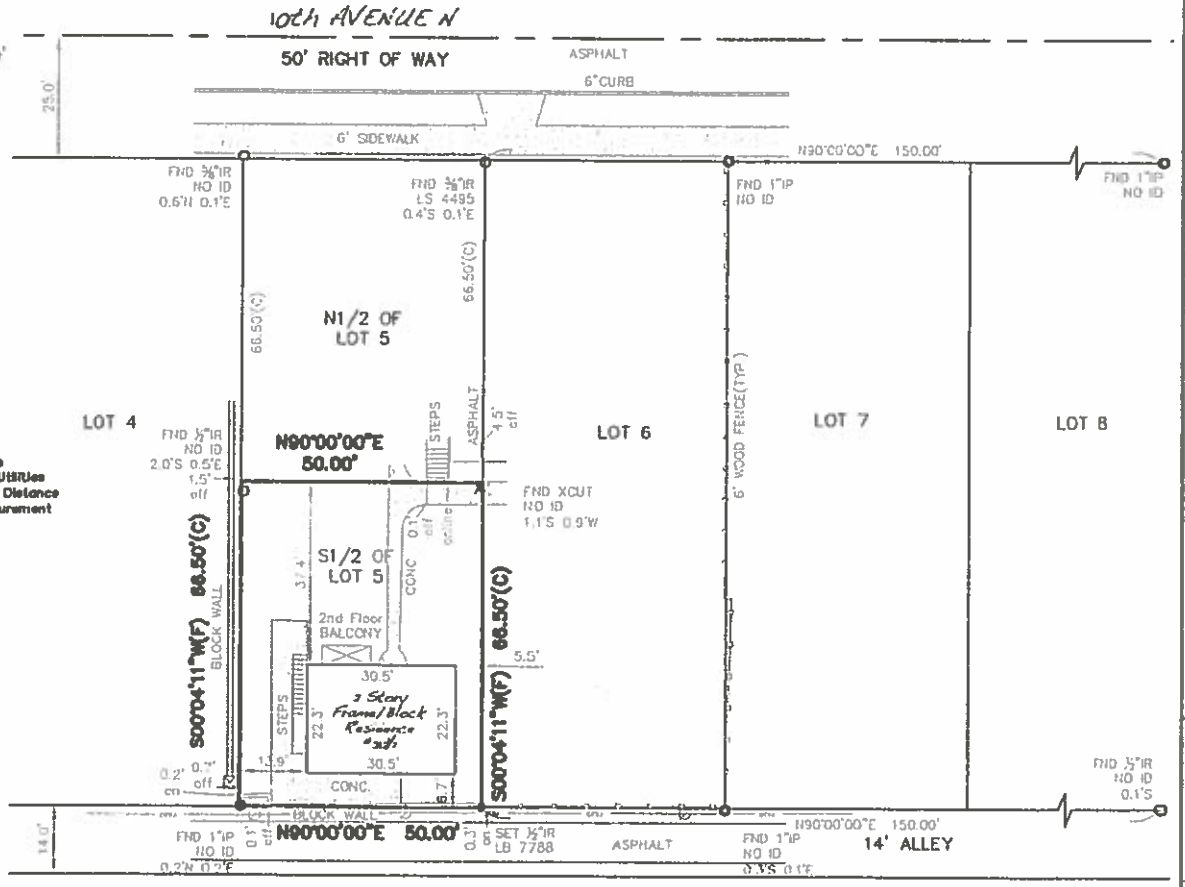
| | |
|---|---|
| JOB #: | VLSR16-15535a |
| CLIENT #: | 1462016 |
| FIELD DATE: 07-24-17 | CREW: 1414 |
| DRAFTER: | ST |
| APPROVED: | JEW |
| SCALE: | 1" = 30' |

COPYRIGHT 2011

X Borrower's Acknowledgment and Acceptance

X Borrower's Acknowledgment and Acceptance

Patent Pending




AchieveTitle

## Legal Description (as furnished)

The South ½ of Lot 5, Cashwell's, J.H. Addition to St Petersburg, FL, according to the plat thereof recorded at Plat Book 1, Page 48, in the Public Records of Pinellas County, Florida.

**CERTIFIED TO: (AS FURNISHED)**
Coastal Acquisitions Partners, LLC
Achieve Title Services, LLC
Old Republic National Title Insurance Company

**FLOOD ZONE**

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0217G, LAST REVISION DATE 09-03-03. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

**LIST OF POSSIBLE ENCROACHMENTS:**

FENCES, WALL AND CONC. CROSS PROPERTY LINES
OWNERSHIP OF FENCES, WALLS AND CONC. NOT DETERMINED

**BASIS OF BEARING**

BEARINGS ARE ASSUMED AND BASED ON THE SOUTH RIGHT-OF-WAY OF 10th AVENUE N WHICH HAS A BEARING OF N 90°00'00" E.

**NOTES**

1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISIONLAND

941 S Pennsylvania Ave. Winter Park, FL 32789 | (888) 399-8474

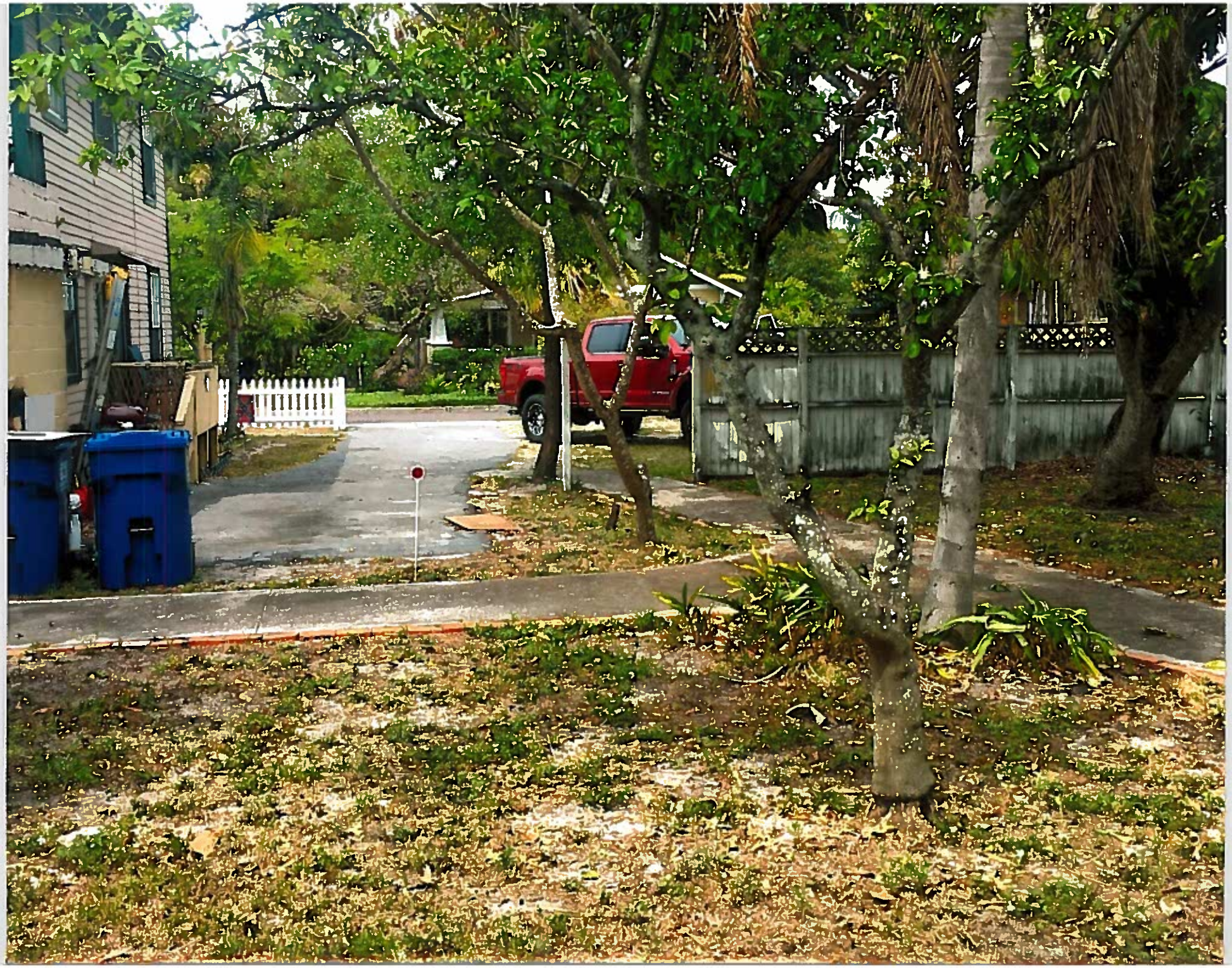
**SURVEYOR'S CERTIFICATE**

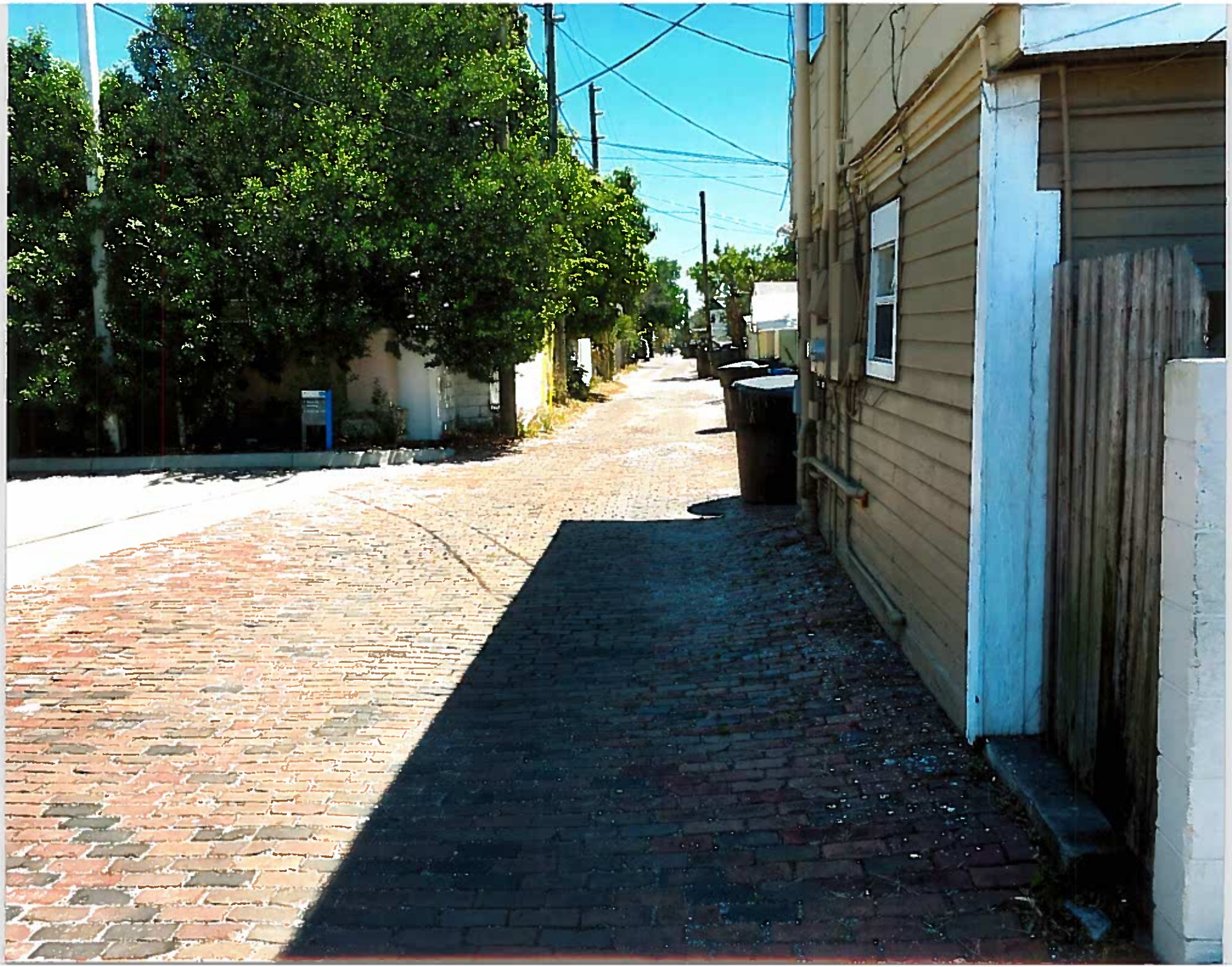
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Joseph E. Williamson, PLS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATED: 07-24-17

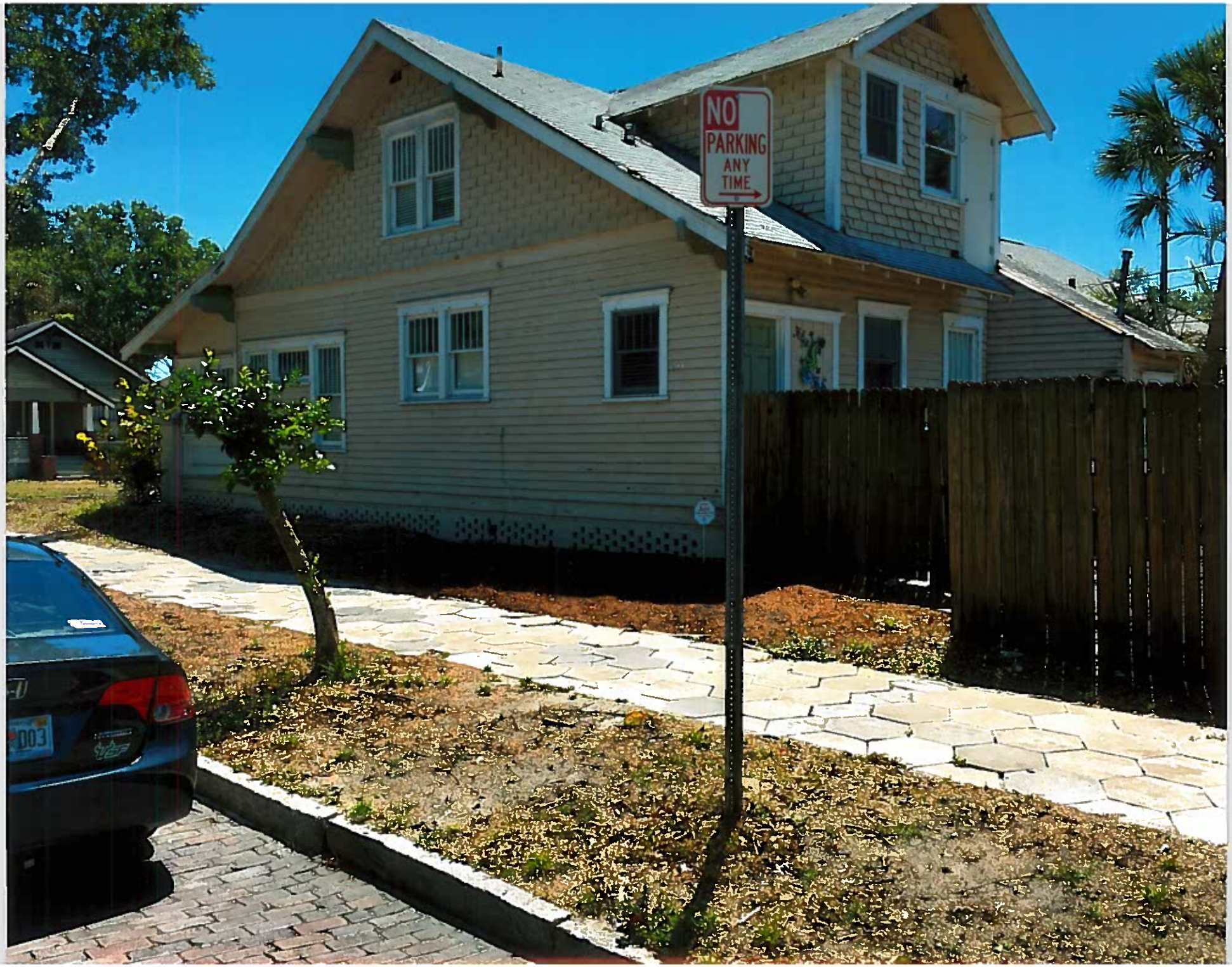
| DATE | REVISION | DATE | REVISION |
|---|---|---|---|
| | | | |





310
1/2

DO NOT BLOCK
DRIVEWAY


NO
PARKING
ANY
TIME

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www.stpete.org

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DEVELOPMENT REVIEW SERVICES

# REDEVELOPMENT

## DATA SHEET

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.
FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

### DATA TABLE

| | | | | | |
|---|---|---|---|---|---|
| 1. | **Zoning Classification:** | NT3 | | | |
| 2. | **Existing Land Use Type(s):** | RESIDENTIAL | | | |
| 3. | **Proposed Land Use Type(s):** | TOWN HOUSE (RESIDENTIAL) | | | |
| 4. | **Area of Subject Property:** | 9775 SF | | | |
| 5. | **Variance(s) Requested:** | | | | |
| | SIDEYARD SETBACK FROM 7/5' TO 5.0' ON BOTH SIDES OF LOT 6 (310 10TH AVENUE NORTH) | | | | |
| 6. | **Gross Floor Area** (total square feet of building(s)) | | | | |
| | Existing: | | Sq. ft. 2838 EXISTING APARTMENTS | | |
| | Proposed: | | Sq. ft. 5992 | | |
| | Permitted: | | Sq. ft. | | |
| 7. | **Floor Area Ratio** (total square feet of building(s) divided by the total square feet of entire site) | | | | |
| | Existing: | | Sq. ft. 29 % | | |
| | Proposed: | | Sq. ft. 61 % | | |
| | Permitted: | | Sq. ft. 50% PLUS 15% BONUS = 65% | | |
| 8. | **Building Coverage** (first floor square footage of building(s)) | | | | |
| | Existing: | 1500 | Sq. ft. | | % of site 15.4 % |
| | Proposed: | 3437 | Sq. ft. | | % of site 35.2 % |
| | Permitted: | | Sq. ft. | | % of site |
| 9. | **Open Green Space** (include all green space on site; do not include any paved areas) | | | | |
| | Existing: | 5937 | Sq. ft. | 60.7 % | % of site |
| | Proposed: | 3530 | Sq. ft. | 36.1 % | % of site |
| 10. | **Interior Green Space of Vehicle Use Area** (include all green space within the parking lot and drive lanes) | | | | |
| | Existing: | | Sq. ft. | | % of vehicular area |
| | Proposed: | 1012 | Sq. ft. | 37.6 % TOTAL GREEN | % of vehicular area |

2687 sf TOTAL PARKING & INTERIOR GREEN

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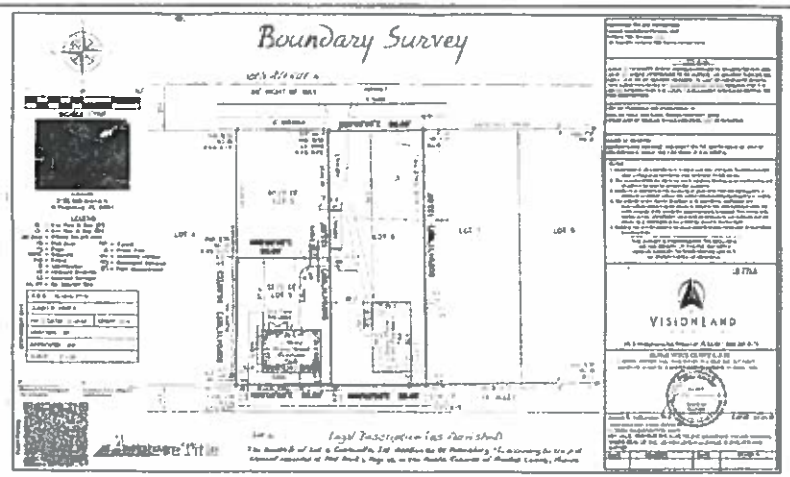
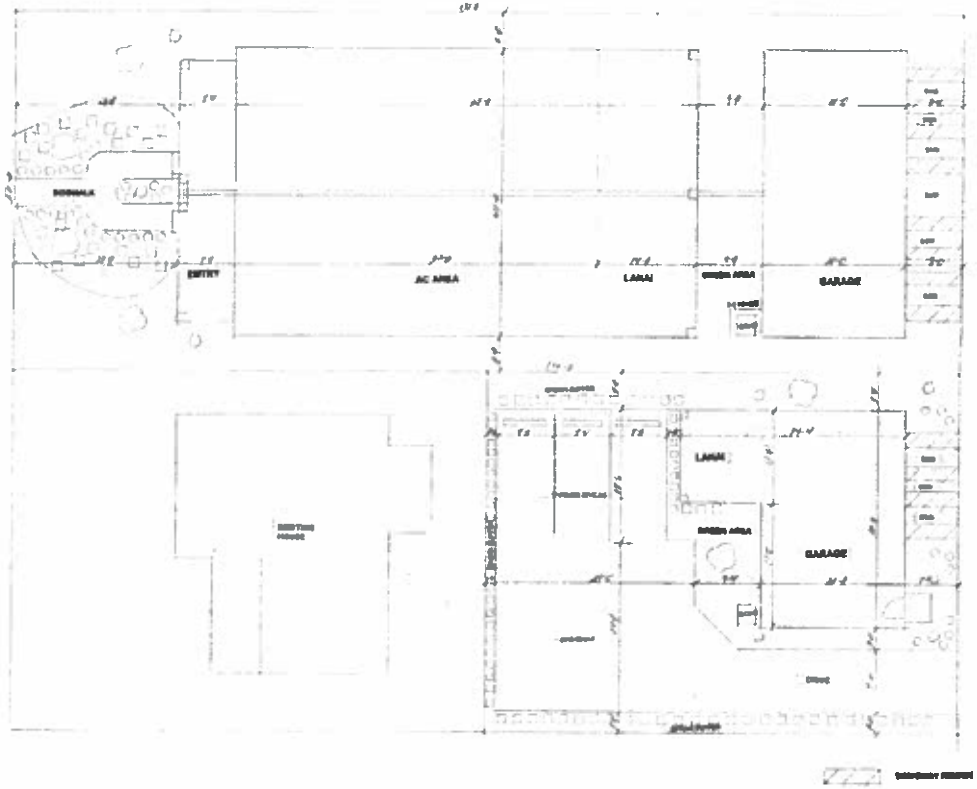
# REDEVELOPMENT

## DATA SHEET

| DATA TABLE (continued page 2) | | | | | | |
|---|---|---|---|---|---|---|
| 11. | **Paving Coverage** (including sidewalks within boundary of the subject property; do not include building footprint(s)) | | | | | |
| | Existing: | 750 | Sq. ft. | 7.6 % | % of site | |
| | Proposed: | 1675 | Sq. ft. | 17.1 % | % of site | |
| 12. | **Impervious Surface Coverage** (total square feet of all paving, building footprints and other hard surfaced areas) | | | | | |
| | Existing: | 2218 | Sq. ft. | 22.7 % | % of site | |
| | Proposed: | 6261 | Sq. ft. | 64.05 % | % of site | |
| | Permitted: | 6354 | Sq. ft. | 65 % | % of site | |
| 13. | **Density** (units per acre) | | | | | |
| | *Sq. Ft. or Acre(s)* | | *No. of Employees* | | *No. of Clients (C.R. / Home)* | |
| | Existing: | 5 | Existing: | | Existing: | |
| | Proposed: | 3 | Proposed: | | Proposed: | |
| | Permitted: | 5 | | | | |
| 14 a. | **Parking (Vehicle) Spaces** | | | | | |
| | Existing: | 0 | includes | | disabled parking spaces | |
| | Proposed: | 9 | includes | | disabled parking spaces | |
| | Required: | 6 | includes | | disabled parking spaces | |
| 14 b. | **Parking (Bicycle) Spaces** | | | | | |
| | Existing: | | Spaces | | % of vehicular parking | |
| | Proposed: | | Spaces | | % of vehicular parking | |
| | Required: | | Spaces | | % of vehicular parking | |
| 15. | **Building Height** | | | | | |
| | Existing: | 28'0" | Feet | 2 | Stories | |
| PEAK OF ROOF | Proposed: | 29'9" AFG | Feet | 2 | Stories | |
| | Permitted: | 36'0" | Feet | 2 | Stories | |
| 16. | **Construction Value** | | | | | |
| | What is the estimate of the total value of the project upon completion? $ 2,000,000 | | | | | |
| | *Note: See Drainage Ordinance for a definition of "alteration." If applicable, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.* | | | | | |




JUL 05 2018
DEVELOPMENT RE
SERVICES

DESIGNER

LEGACY DESIGN GROUP

727-438-3337

ENGINEER

BRIAN REED, PE
(727) 516-3686 LICENSE 86328
789 42ND AVENUE NORTH
ST PETERSBURG, FL 33713

BUILDER

GOLIATH HOMES
(727) 323-5721 CGC1511573
3904 49TH AVENUE SOUTH
ST PETERSBURG, FL 33713

PROJECT NAME

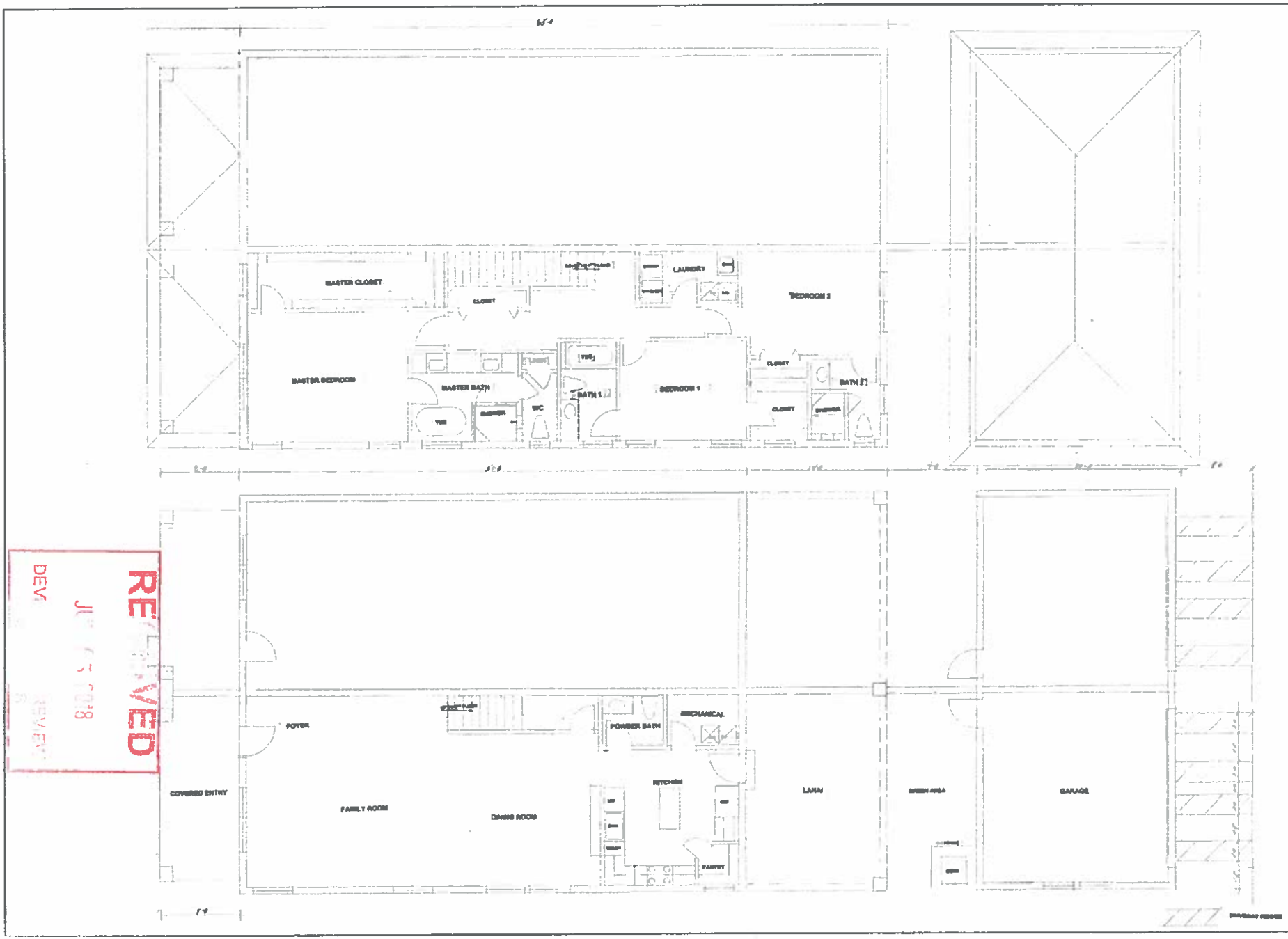
GOLIATH – 10TH AVE TOWNHOMES
310 10TH AVENUE NORTH
ST PETERSBURG, FL 33702

SITE PLAN
SURVEY
SITE DATA
LANDSCAPE

SCALE 1/8" = 1-0

SHEET

C - 1

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JUL 2 5 2008
DEV

DESIGNER

LEGACY DESIGN GROUP

727-439-3337

ENGINEER

BRIAN REED, PE
(727) 518-2369
7700 42ND AVENUE NORTH
ST PETERSBURG, FL 33709

BUILDER

GOLIATH HOMES
(727) 339-8721
CGC1511975
3964 49TH AVENUE NORTH
ST PETERSBURG, FL 33710

PROJECT NAME

GOLIATH – 10TH AVE TOWNHOMES
310 10TH AVENUE NORTH
ST PETERSBURG, FL 33702

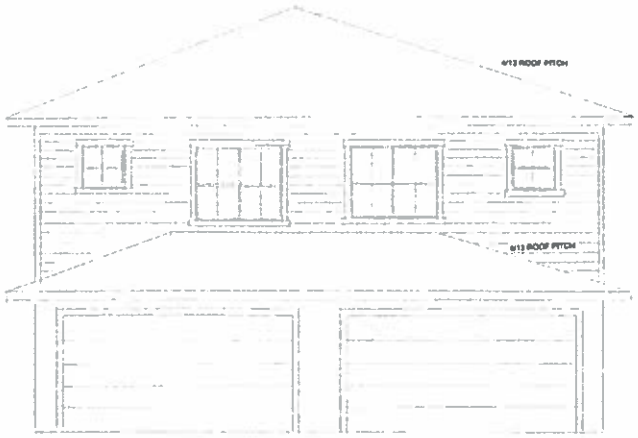
| | |
|---|---|
| 4-13-10 | |
| 6-8-10 | |
| 7-7-10 | |
| 10-8-10 | |

TOWNHOME FLOOR PLAN 1ST & 2ND FLOOR

SCALE 1/4" = 1'-0

SHEET

A - 1




REAR ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

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DEVELOPMENT REVIEW SERVICES

DESIGNER

LEGACY DESIGN GROUP

727-436-3337

ENGINEER

BRIAN REED, PE
(727) 119-3869 LICENSE 66223
799 43RD AVENUE NORTH
ST PETERSBURG, FL 33703

BUILDER

GOLIATH HOMES
(727) 323-8771 CGC1511078
3904 49TH AVENUE SOUTH
ST PETERSBURG, FL 33713

PROJECT NAME

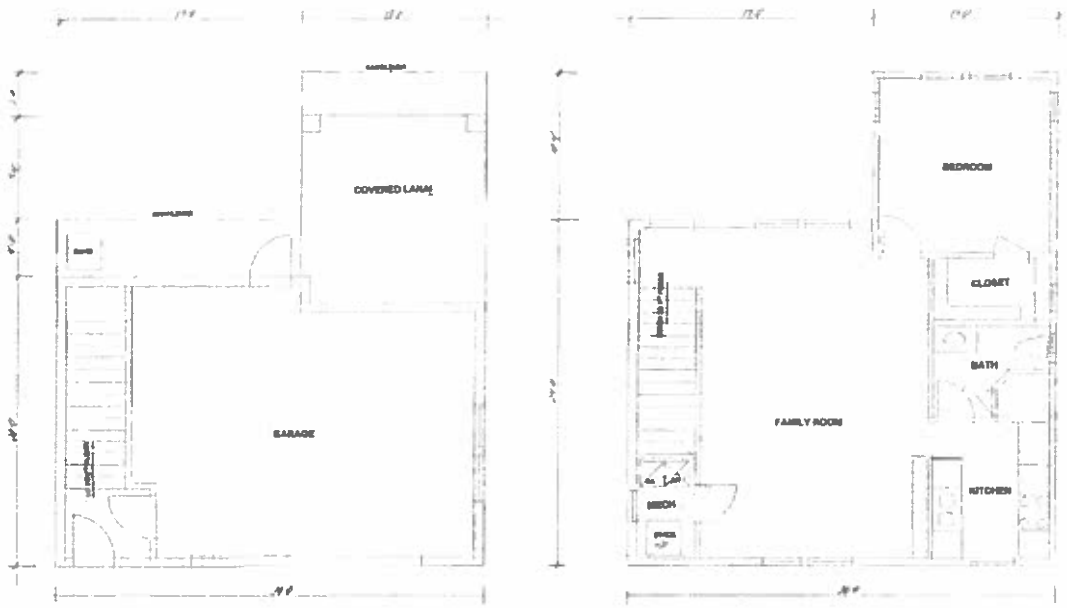
GOLIATH – 10TH AVE TOWNHOMES
319 19TH AVENUE NORTH
ST PETERSBURG, FL 33702

TOWNHOME ELEVATIONS

SCALE 1/4" = 1'-0

SHEET

A - 2




DESIGNER

LEGACY DESIGN GROUP

727-439-3317

ENGINEER

BRIAN REED, PE
(727) 519-2000 LICENSE 66229
780 42ND AVENUE NORTH
ST PETERSBURG, FL 33703

BUILDER

GOLIATH HOMES
(727) 329-0721 CGC1511078
3964 49TH AVENUE SOUTH
ST PETERSBURG, FL 33713

PROJECT NAME

GOLIATH – 10TH AVE TOWNHOMES
310 10TH AVENUE NORTH
ST PETERSBURG, FL 33702

APARTMENT FLOOR PLAN 1ST & 2ND FLOOR

SCALE 1/4" = 1'-0

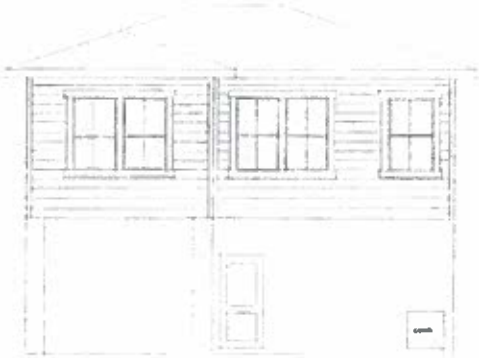
SHEET

A - 3

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION



FRONT ELEVATION

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JUL 05 2018
DEVELOPMENT REVIEW SERVICES

DESIGNER

LEGACY DESIGN GROUP

727-439-3337

ENGINEER

BRIAN REED, PE
(727) 916-3384 LICENSE 66228
700 BEACH AVENUE NORTH
ST PETERSBURG, FL 33705

BUILDER

GOLIATH HOMES
(727) 539-5721 CGC1511978
3864 49TH AVENUE SOUTH
ST PETERSBURG, FL 33713

PROJECT NAME

GOLIATH – 10TH AVE TOWNHOMES
310 10TH AVENUE NORTH
ST PETERSBURG, FL 33702

APARTMENT ELEVATIONS

SCALE 1/4" = 1'-0"

SHEET

A - 4

18-51000002

Attachment E

Neighborhood Correspondence

## Kathryn Younkin

**From:** Robin Reed <rlreed@tampabay.rr.com>
**Sent:** Thursday, May 10, 2018 2:34 PM
**To:** Kathryn Younkin
**Cc:** 'Mark Hrubar'; 'Charleen McGrath'; 'Douglas Gillespie'
**Subject:** Re: 310 10th Ave N

Ms. Younkin,

The Historic Old NE Neighborhood Association has been working with Mark Hruber on his plans for a 2-family home at 310 10th Avenue N. Mr. Hruber has agreed to make approximately six additional design changes to the project. Due to today's deadline for submission, we have agreed to support his design with the understanding that these changes will be made.

Although we have not seen the final application, we appreciate the effort that Staff and Mr. Hruber have made to solve the issues that have been associated with this property for many years.

Regards,
Robin Reed
Chair, HONNA Planning and Preservation Committee

Virus-free. www.avast.com

18-51000002

Attachment F

Buildable Lot Letter and Property Cards

st.petersburg
www.stpete.org

August 31, 2017

Kristopher E. Fernandez, Esq.
114 South Fremont Avenue
Tampa, FL 33606

| | | |
|---|---|---|
| Re: | Case No.: | 17-40000022 |
| | Addresses and Parcel ID Nos.: | 310 10th Avenue North; 18-31-17-14184-000-0060<br>312 ½ 10th Avenue North; 18-31-17-14184-000-0051 |
| | Request: | Buildable Lot Letter |

Dear Mr. Fernandez:

A Buildable Lot Letter has been completed for the above referenced properties. The properties are zoned NT-3. The NT-3 zoning district allows single-family homes, with a minimum lot width of 60-feet and a minimum lot area of 7,620 square feet. The above referenced properties consist of one platted lot of record, Lot 6 and the south 66.5 feet of Lot 5, Cashwells's Addition, Plat Book H3, Page 60, owned by Bay to Gulf Holdings LLC. Lot 6, addressed as 310 10th Ave N., is improved with a two-story structure containing two dwelling units. The south 66.5 feet of Lot 5, addressed as 312 1/2 10th Ave N., is improved with a two-story structure containing three dwelling units. A Property Card Interpretation in 1985 determined that there were eight (8) dwelling units on Lots 5 and 6 combined, which were under common ownership at the time. Therefore, there are grandfathered dwelling units on the subject lots.

Based on the property deeds available through the Pinellas County Property Appraiser, Lots 5 and 6 were under common ownership on July 28, 1998, see attached Warranty Deed transferring ownership from Gene R. Suhl and Bernard R. Suppa to Debra L. Barnum.

On September 17, 2004, Debra Barnum conveyed the North 66.5 feet of Lot 6 to Robert E. Barnum, which was not in conformance with the RS-75 zoning regulations in effect at that time.

On August 26, 2014, the south half of Lot 5 was conveyed from Federal Home Loan Mortgage Corporation to Bay to Gulf Holdings, LLC.

On April 27, 2016, a Certificate of Title for Lot 6 was issued from the Clerk of the Circuit court to Bay to Gulf Holdings.

Therefore, based on the review of the property deeds, the subject parcels are not buildable lots, as the division of the parcels created three non-conforming lots. The creation of non-conforming lots is prohibited under section 16.01.040, 16.60.010.1 and 16.60.010.3 as follows (bolded for emphasis):

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

*16.01.040. - Applicability. This chapter applies to all development in the City. No development shall be undertaken except as authorized by this chapter. No structure shall be erected, converted, enlarged, reconstructed or structurally altered,* ***nor shall*** *any structure or* ***land be used or occupied which does not comply with all the regulations established by this chapter for the district in which the building or land is located.*** *When a violation of this Chapter exists on any property, no development permits shall be issued for such property, except permits which are necessary to correct the violation or for necessary maintenance, until the violation is corrected. (as amended 07-28-17, Ord 287-H)*

*16.60.010.1. - Applicability.*

*A.* ***No land*** *or building* ***shall be used or occupied,*** *and no part of a building or structure shall be constructed, erected, altered or moved,* ***unless it conforms to all of the regulations specified for the zoning district in which it is or will be located.***

*B. No development permit shall be issued unless the proposed building or structure conforms to the standards established in these Land Development Regulations.*

*C.* ***No part of a required yard or required open space shall be included as part of a yard or other open space required for another building.***

*16.60.010.3. - Minimum lot area. B.* ***No permit for development shall be issued for a lot that does not meet the minimum lot area requirements of the applicable zoning district, except for nonconforming lots of record***

In order to correct the zoning violation, the lots must be recombined under common ownership or combined through a Unity of Title document, pursuant to section 16.70.010.12. Staff has held multiple meetings with the property owner of the subject lots and Mr. Robert Barnum, owner of the northerly portion of Lot 5, over the last year in order to facilitate resolution of this matter. In order for development to proceed on Lot 6, staff has recommended submittal of a combined Redevelopment application, pursuant to 16.70.040.1.15, with provision of the required parking for Mr. Barnum's structure be provided on the Bay to Gulf Holdings property, and execution of a Unity of Title document.

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes.

If you have additional questions, please contact me at (727) 892-5344.

Sincerely,

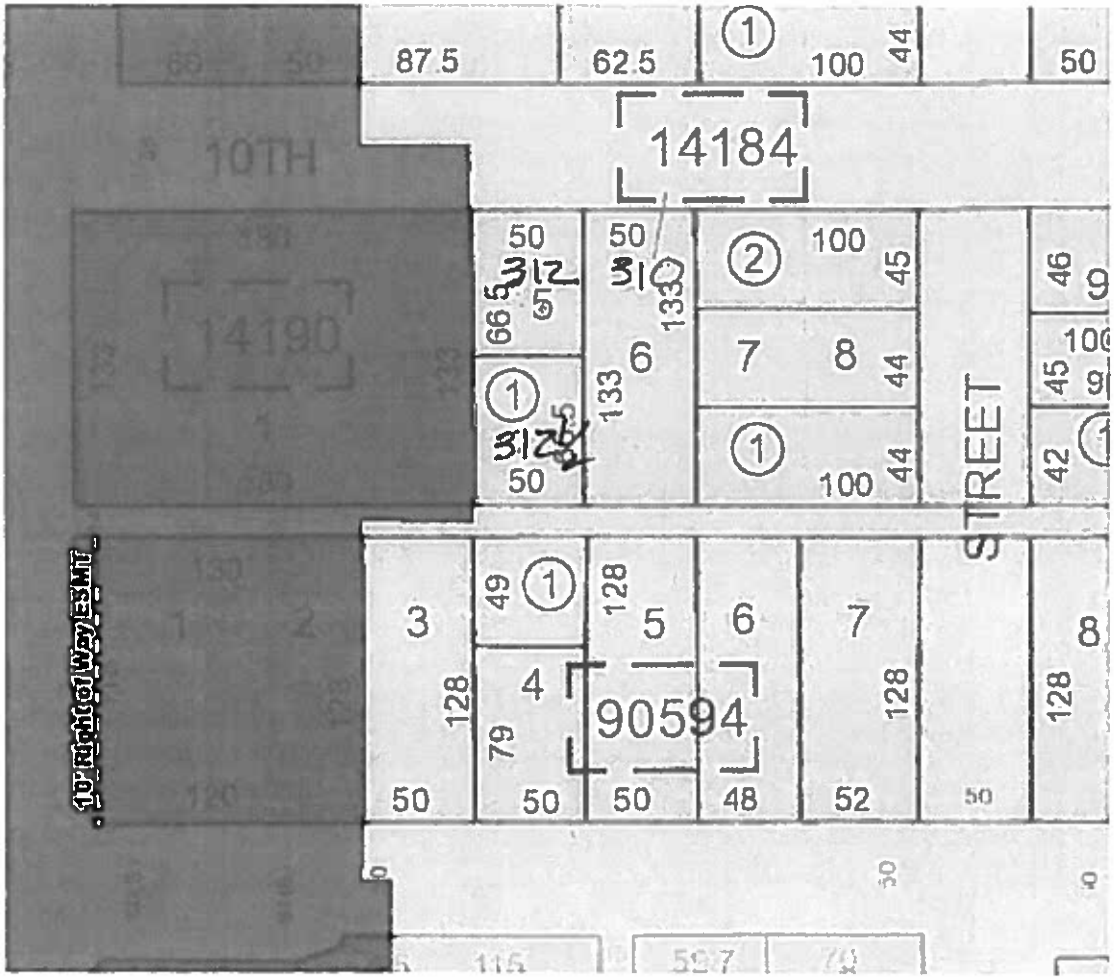
Elizabeth Abernethy, AICP
Zoning Official, Development Review Services

Attachment: Property Exhibit, Property Cards, Warranty Deeds

Ec. Jacob Tenant, Bay to Gulf Holdings, LLC - Owner

310 and 312 10th Ave N

312 ½ 10th Ave N



CONTRACTOR Home Moving Co
ARCHITECT move 4 rm fr res from
KIND BLDG. L 9 B 4 Colonial Heights
SIZE
CU. FT. RATE PER CU. FT.
COST
OCCUPANCY
FOUNDATION ROOF
FLOORS PARTITIONS

#35732-5/4/36-F W Althouse-
Home Moving-move 1 car gar f
L 9 Bl 4 Colonial Heights

#35848-5/20/36-F W Althouse-
owner-$300-2 sr 2 rm fr add.
40660 7-18-38 Fred W. Althouse
Owner $100.00 Encl. Sd. Por
#42756-6/5/39-J.H.Farnsworth-
H.M.&R. Co.-Mv. 1 car Gar
from above loc to Lealman
Hts. 1st Sec. 54th Ave. No.
Out of City.--$25.
(Over)

SIGN PERMIT NO. DATE

OPENINGS- 14-C.12-S.8-P.3 W.S.
#38143-3/7/41-F. W. Althouse-
Jones-10Fix-
#31651-6/19/39-F.W.Althouse-
Jones-10c-12sw-2bp14p-new s
OK-3/6/41 C.#708
FIXTURE PER. NO. DATE
OWNER
CONTRACTOR
CERTIFICATE NO. DATE
ISSUED TO-
#28867-7/29-38-Fred Althouse
-Freeman-O.K.5/25/39

GAS PERMIT NO. 7803 DATE 5-23-36
OWNER F.W.Althouse
CONTRACTOR Puckett
FIXTURES- Ger.4470
#9375 - 1 c.r.-1 w.h.-OK 6/22/50
#2025- B-12/4/56 - Sandige
Cont. J. Hodge- relocate htr.
#4862C - 2/14/61 -H. B. Vincent
Blauvelt - wtr. htr. (to replace
solar htr.)
#4986D - 1/22/65 - Evelyn Vincent
St. Pete Htg. - Extend existing
piping to furnace

FIXTURES- 2-C.4-L.2-S.2-B.
18-31-17 E-8
O. K. DATE
#13942 - (H. H. Davis)- 2 cl.
2 lav.-1 snk-1 bth-1 shr.-OK
6-22-39
#7919D - 12/6/56 - Sandige
Economy Plbg. - 1-washer

SEWER PER. NO. 4531 DATE 5-23-36
OWNER Fred.W.Althouse
CONTRACTOR Puckett.OK.6-10-36
O. K. DATE

SEPTIC TANK PER. NO. DATE
OWNER
CONTRACTOR
O. K. DATE

RM-10

SUBDIVISION CASHWELL'S FIRST ADDITION LOT 6 BLOCK ----

| Card #2 BUILDING | ELECTRICAL | 18-31-17 PLUMBING E-8 |
|---|---|---|
| Location: 312- 10 Avenue North<br>PCIC # 85-0170 (8) Dwelling units (TOTAL) @ 310½, 312 & 312½ – 3-12-85 DWM<br>#B802967-RM10- 1/22/88- $10000 Owner Gene Suhl- Fire restoration of interior structural; elec (Type VI) Charles Donaldson, Contr (JT/tmm)(312½) | #E5-03763-3/13/85- Suhl Suppa Gut Aron Elec- 120/240-serv-200-amps-1-phase-2/0 cu-1-meter(add meter 3# split apt #2 & #3 & add breaker boxes)<br><br>#E803045 - 2/5/88 - Shull - Aron Elec - fire damage, rewire apt. using exist circs. LJW/frm | |

SUBDIVISION CASHWELL'S FIRST ADDITION LOT 6 BLOCK ----

| Card #2 BUILDING | ELECTRICAL | 18-31-17 PLUMBING E-8 |
|---|---|---|
| Location: 312- 10 Avenue North<br>PCIC # 85-0170 (8) Dwelling units (TOTAL) @ 310½, 312 & 312½ – 3-12-85<br>#B802967-RM10- 1/22/88- $10000 Owner Gene Suhl- Fire restoration of interior structural; elec (Type VI) Charles Donaldson, Contr (JT/tmm)(312½) | #E5-03763-3/13/85- Suhl Suppa Gut Aron Elec- 120/240-serv-200-amps-1-phase-2/0 cu-1-meter(add meter 3# split apt #2 & #3 & add breaker boxes)<br><br>#E803045 - 2/5/88 - Shull - Aron Elec - fire damage, rewire apt. using exist circs. LJW/frm | |

**BUILDING**

6/17/87 PERMIT #R708268

ISSUED Replace shingle roof.

Joseph W. Langford Jr.

#7053E - 12-2-54 - Thorn & Hope
Brinson Elec. - 3
(312½ - 10 Ave.No

#7054E - 12-2-54 - Thorn & Hope
Brinson Elec. - 4p Change from
2 to 3 wire meter loop
#E6743H- 7/26/82- Gene Suhl
Montgomery Elec-seperate meters
(2) 312½ - 10 Ave. No.

#E770J - 10/31/83 - Suhl -
Fred Collier Elec. Inc. - Re-
place wire only (tree damage
svc) - Wire #1 Thhn - GL/at

INSTALLATION

#6685-11/28/56-H.J.Sandidge
Roseqrans & Rearick - (2) Duct
Systems (2) 84,000 BTU Delco
Furnaces (2) 26 Ga. 6" Dia.
Steel Stacks

LOT BLOCK
RM-10

PERMIT NO. DATE
LOCATION
OWNER
CONTRACTOR
ARCHITECT
KIND BLDG. ROOMS
SIZE
CU. FT. RATE PER CU. FT.
COST
OCCUPANCY
FOUNDATION ROOF
FLOORS PARTITIONS

#45744-7/10/40-F. W. Althouse-
$500-Mv a 3 rm & bth res to
rear of lot & raise over a 2
car garage 20x28
B of A - 12/14/51 - Granted to
convert garage to bedroom
#90081-F - 12/28/51 - $450
Owner M. B. Wilcox - Convert
garage stall in garage apt.
into bedroom.
#59796-RM16 - 11/28/38-$700
Owner Suhl - Remove existing roof;
install 30# felt new metal edge
and 240# shingles (Type V) Battle
Roofing, Contractor

ELECTRICAL PER. NO. 33754 DATE 8/15/40
OWNER F. W. Althouse
CONTRACTOR Jones
OPENINGS 3d-7s-12p-2b-3ws-1m
#5351 - 11/1/47 - J. Kerr
Camfield - 3ws 1-meter 1-rge.
#23E - 12/9/53 - Mr.Layton
Conover-Hobbs - 3ws 1-meter
1-range 1-w.heater
FIXTURE PER. NO. DATE
OWNER
CONTRACTOR
CERTIFICATE NO. DATE
ISSUED TO—
#2317A-12/9/41-F.W.Althouse
Hayes-1sw-1m.
ok-12/9/41-Cert.#2267

GAS PERMIT NO. 2973 DATE 12-21-53
OWNER D.C.Layton
CONTRACTOR Patterson
FIXTURES— 4-safety controls

CERTIFICATE NO. DATE
ISSUED TO—

PLUMBING PER. NO. I6601 DATE 8/9/40
OWNER Mr. Alhouse 18-31-17
CONTRACTOR Puckett E-8
FIXTURES 8s-8l-s-b-ahr-ok-8/15/
#802B - 12/11/53 - Layton
Wittmeyer - 1-ewh
O.K. DATE

SEWER PER. NO. DATE
OWNER
CONTRACTOR
O. K. DATE

SEPTIC TANK PER. NO. DATE
OWNER
CONTRACTOR
O. K. DATE LOT 50x137
RM-10

| INSTALLATION | GAS | SEWER |
| --- | --- | --- |
| | | |

| SIGNS | SEPTIC TANK |
| --- | --- |
| | |

## BUILDING PERMITS

#861E-R4 - 6/25/65 - $365
Owner Mrs. E. Vincent - Erect concrete stairway to second floor of existing building. -Set A Step

#42751-6/5/39-F.W.Althouse- W.F.Sheron
Rqsts Perm to build 2 car gar apt.-3rms & bath apt over--22x30x18-2stys-$2200. Oversize use of rear yd area--Gtd. Bd. of Adj-6/2/39

#3070A-F - 12/7/53 - $200
Owner D. C. Layton - Remove interior partition (1st floor) (Type VI)

#59795-RM10 - 11/28/78 - $800
Owner Suhl - Remove existing roof; install 30# felt new metal; 240# strip shingles 43# felt on flat ropf mop on 2-15# felt (Type V) Battle Roofing, Contr (312- 10 Ave No)

#79572-RM-10-8/27/81- $200
Owner Gene Suhl/Bernard Suppa- Erect 90' of 4' high chain link fence & 30' of 3' high wood rail fence on side property line.(Type IV & VI) By owner

#97732 - 10/25/83 - $03.00
Owner: Gene Suhl - erect 95' of dogear cypress fence 72" high wood fencing across rear and side. Burton Fence Co. Contr. hj

#8315G - 7/21/64 - Mrs. Vincent
Owner - Reconnect Garage Apt. (312½-10th Avenue North)
Con. Hobbs - 3w 100A 1-meter (1) 1½-HP A/C 9amps

#2097H - 2/2/65 - Vincent
Conn Hobbs - 1-furnace (312)

## INSTALLATION

#1506D - 1/22/65 - Evelyn Vincent
St. Pete Htg. - Replace 1-central furnace, ducts existing

## GAS

#G5305A - 4/13/78 - Suhl-Suppa Ent
Fla Gas - 1-wtr htr - nat gas (312½ - 10 Ave N)

#G5895A - 12/12/78 - Gene Suhl
McGeehan Plbg - range - natural gas (312)

#G8960A-1-6-82-Gene Suhl
Peoples Gas-piping-2-burners-2-open-nat'l gas(312)

**18-31-17-14184-000-0060**

Current Property Record Card

Data Current as of June 20,2016

| Ownership/Mailing Address | Site Address |
|---|---|
| BAY TOGETHER DEVS LLC<br>1406 N DALE MABRY HWY STE 100<br>TAMPA FL 33607 | 310 10TH AVE N<br>ST PETERSBURG |

Living Units: 2

[click here to hide] Legal Description
EASDWELL S AMD 14 0 6

Homestead Exemption

| Exemption | 2015 | 2016 |
|---|---|---|
| Homestead: | No | No |
| Government: | No | No |
| Institutional: | No | No |
| Historic: | No | No |

2016 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Sales of Proposed Property (since 1/01/1 Land Use)

| Most Recent Recording | Sales Composition | Census Tract | Evacuation Zone | Plat Book/Page |
|---|---|---|---|---|
| 19787/1016 | $234,100 Sales Query | 12103020601 | NON EVAC | 0010/00 |

2015 Final Value Information

| Year | Land Market Value | Assessed Value / SOH Cap | Taxable Value | School Taxable Value | Assessed Taxable Value |
|---|---|---|---|---|---|
| 2015 | $202,540 | $158,052 | $158,052 | $202,540 | $158,052 |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | Homestead Exemption | Land Market Value | Assessed Value / SOH Cap | Taxable Value | School Taxable Value | Assessed Taxable Value |
|---|---|---|---|---|---|---|
| 2015 | No | $202,540 | $158,052 | $158,052 | $202,540 | $158,052 |
| 2014 | No | $155,764 | $143,684 | $143,684 | $155,764 | $143,684 |
| 2013 | No | $141,115 | $130,622 | $130,622 | $141,115 | $130,622 |
| 2012 | No | $118,747 | $118,747 | $118,747 | $118,747 | $118,747 |
| 2011 | No | $110,592 | $110,592 | $110,592 | $110,592 | $110,592 |
| 2010 | No | $126,179 | $126,179 | $126,179 | $126,179 | $126,179 |
| 2009 | No | $156,568 | $156,568 | $156,568 | $156,568 | $156,568 |
| 2008 | No | $217,900 | $217,900 | $217,900 | $217,900 | $217,900 |
| 2007 | No | $272,400 | $272,400 | $272,400 | N/A | $272,400 |
| 2006 | No | $236,700 | $236,700 | $236,700 | N/A | $236,700 |
| 2005 | No | $185,900 | $185,900 | $185,900 | N/A | $185,900 |
| 2004 | No | $152,000 | $152,000 | $152,000 | N/A | $152,000 |
| 2003 | No | $117,900 | $117,900 | $117,900 | N/A | $117,900 |
| 2002 | No | $93,600 | $93,600 | $93,600 | N/A | $93,600 |
| 2001 | No | $69,700 | $69,700 | $69,700 | N/A | $69,700 |
| 2000 | No | $0 | $0 | $0 | N/A | $0 |
| 1999 | No | $0 | $0 | $0 | N/A | $0 |
| 1998 | No | $0 | $0 | $0 | N/A | $0 |
| 1997 | No | $0 | $0 | $0 | N/A | $0 |
| 1996 | No | $0 | $0 | $0 | N/A | $0 |

2015 Tax Information

Total Ad Valorem Tax 2015 Tax Distrct 01

| | Tax District 01 |
|---|---|
| 2015 Total Millage Rate | 22.7000 |
| 2015 Tax Taxes w/o Cap or Exemptions | $4,015.26 |

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.

Recorded Sales Show Qualified Sales | Show All Recorded Sales

| Sale Date | Book/Page | Price | Q | V |
|---|---|---|---|---|
| 27 Apr 2016 | 19787/1016 | $185,000 | U | I |

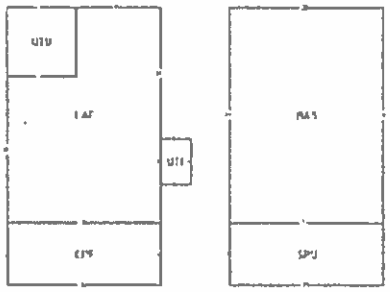
2015 Land Information

Sewer: No
Drainage: None
View:

| Land Use | Land Size | Unit Value | Units | Total Adjustments | Adjusted Value | Method |
|---|---|---|---|---|---|---|
| Multi Fam <100 Units (08) | 50x133 | 4800.00 | 0.1000 | 1.0000 | $242.40 | FF |

[click here to hide] 2015 Building 1 Structural Elements Back to top
Site Address: 310 10TH AVE N

Quality: Fair
Square Footage: 1,664.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame Siding
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 2
Floor Finish: Carpet/ Vinyl/Asphalt
Interior Finish: Wood/Wallboard
Features: 6
Year Built: 1980
Effective Age: 40
Heating: Central Duct
Cooling: Cooling (Central)




Depreciated Size Weighted

Current Property Record Card

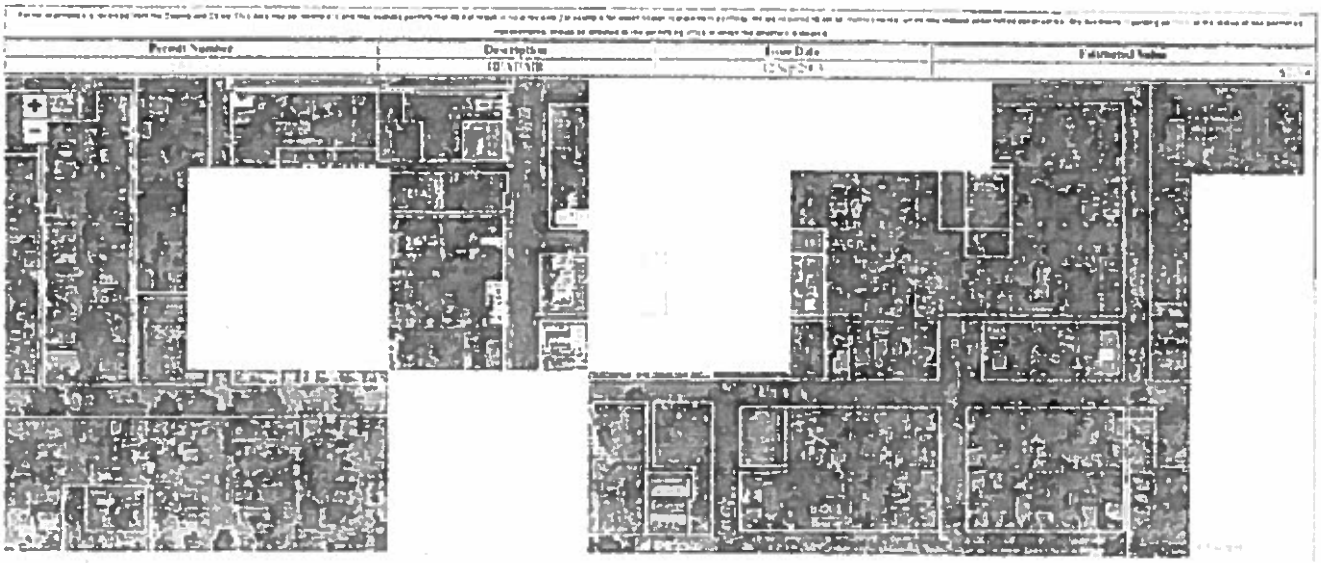
Building 1 Sub Area Information

| Description | Gross Area (Ft²) | Gross Area (Ft²) | Factor | Effective Ft² |
|---|---|---|---|---|
| Utility | 0 | 24 | 0.10 | 8 |
| Base | 960 | 960 | 1.00 | 960 |
| Upper Story (Finished) | 0 | 81 | 0.25 | 20 |
| Upper Area Unfinished | 479 | 479 | 0.20 | 119 |
| Enclosed Porch | 0 | 160 | 0.60 | 96 |
| Screened Porch Unfinished | 0 | 160 | 0.20 | 32 |
| | Total Living SF: 1,839 | Total Gross SF: 1,664 | | Total Effective SF: 1,255 |

[click here to hide] 2015 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| PATIO/DECK | $30.00 | 800.00 | $24,000.00 | $3,960.00 | 1980 |

[click here to hide] Permit Data


Permit Number
Description
Issue Date
Estimated Value

I#: 2016125787 BK: 19170 PG: 1036, 04/27/2016 at 11:56 AM, RECORDING 1 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDU10

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522012CA002059XXCICI

REF: 292618330
Doc Stamps Assessed $1,295.70

PAID

PNC BANK NATIONAL ASSOCIATION
Plaintiff

VS.

HAYES, LYNNZE ; JOHN DOE ; UNKNOWN SPOUSE OF DEBRA BARNUM ; UNKNOWN BENEFICIARIES OF THE ROBERT E BARNUM LIVING TRUST ; UNKNOWN TRUSTEE OF THE ROBERT E BARNUM LIVING TRUST ; BARNUM, DEBRA ; ST PETERSBURG CITY OF FLORIDA
Defendant

## CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on April 13, 2016, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

LOT 6, J.H. CASHWELL'S ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 310 10TH AVENUE, ST PETERSBURG, FL #PROPZIP/#.

was sold to: BAY TO GULF HOLDINGS, LLC
whose address is
1406 N Dale Mabry Hwy STE 300,
Tampa, FL 33607

WITNESS my hand and the seal of this court on April 27, 2016.

KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

UNOFFICIAL COPY

**18-31-17-14184-000-0050**

Current Property Record Card

Data Current as of June 20,2016

| Ownership/Mailing Address / Property Appraiser Address | Site Address |
|---|---|
| BARNUM ROBERT G<br>14401 N BAYSHORE DR<br>MIAMI BEACH FL 33168-2143 | 312 10TH AVE N<br>ST PETERSBURG |

Property Use: 0820 (Duplex Triplex Quadplex)

[click here to hide] Legal Description
CASWELL'S ADD N 66 FT OF LOT 5

Mortgage Letter | Info for Homestead Exemption

| Exemption | 2015 | 2016 |
|---|---|---|
| Homestead | No | No |
| Government | No | No |
| Institutional | No | No |
| Historic | No | No |

2016 Parcel Use

Homestead Use Percentage: 0.00%
Non Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Sales / Deed Transfers / Land / BLDG Sketches

| Most Recent Recording | Sales Qualification | Sales Price | Enterprise Zone | Plat Book/Page |
|---|---|---|---|---|
| 13841/0169 | [illegible] | [illegible] | NON EZ AC | 01/000 |

2015 Final Value Information

| Year | Taxable Value | Assessed Value NHC Cap | Assessed Value Cap | Assessed Value | Market Value |
|---|---|---|---|---|---|
| 2015 | $199,419 | $186,694 | $186,694 | $199,419 | $186,694 |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | Homestead Exemption | Taxable Value | Assessed Value | Taxable Value | Assessed Value | Market Value |
|---|---|---|---|---|---|---|
| 2015 | No | $199,419 | $186,694 | $186,694 | $199,419 | $186,694 |
| 2014 | No | $169,722 | $169,722 | $169,722 | $169,722 | $169,722 |
| 2013 | No | $166,510 | $166,510 | $166,510 | $166,510 | $166,510 |
| 2012 | No | $159,970 | $159,970 | $159,970 | $159,970 | $159,970 |
| 2011 | No | $151,100 | $151,100 | $151,100 | $151,100 | $151,100 |
| 2010 | No | $156,381 | $156,381 | $156,381 | $156,381 | $156,381 |
| 2009 | No | $182,740 | $182,740 | $182,740 | $182,740 | $182,740 |
| 2008 | No | $222,700 | $222,700 | $222,700 | $222,700 | $222,700 |
| 2007 | No | $249,100 | $249,100 | $249,100 | N/A | $249,100 |
| 2006 | No | $232,600 | $232,600 | $232,600 | N/A | $232,600 |
| 2005 | No | $192,600 | $192,600 | $192,600 | N/A | $192,600 |
| 2004 | No | $159,600 | $159,600 | $159,600 | N/A | $159,600 |
| 2003 | No | $131,100 | $131,100 | $131,100 | N/A | $131,100 |
| 2002 | No | $96,200 | $96,200 | $96,200 | N/A | $96,200 |
| 2001 | No | $62,100 | $62,100 | $62,100 | N/A | $62,100 |
| 2000 | No | $143,700 | $143,700 | $143,700 | N/A | $143,700 |
| 1999 | No | $128,900 | $128,900 | $128,900 | N/A | $128,900 |
| 1998 | No | $111,200 | $111,200 | $106,800 | N/A | $106,800 |
| 1997 | Yes | $121,800 | $121,800 | $96,800 | N/A | $96,800 |
| 1996 | Yes | $116,100 | $116,100 | $91,100 | N/A | $91,100 |

2015 Tax Information

Tax District: SP

2015 Final Millage Rate: 22.7000
2015 Est Taxes w/o Cap or Exemptions: $4,444.14

A significant change in taxes could occur when sold due to changes in the market or the removal of exemptions. Click here for more information.

Recorded Sales Show Transfer History | Sales Information

| Sale Date | Book/Page | Price | Q | V |
|---|---|---|---|---|
| 21 Sep 2004 | 13845/0169 | $265,000 | U | 1 |
| 01 Aug 1996 | 10101/1782 | $100,000 | U | 1 |
| | 08254/0928 | $10,000 | U | |

2015 Land Information

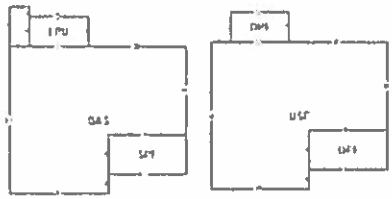
Frontage: None

| Land Use | Land Size | Unit Value | Units | Total Adjustments | Adjusted Value | Method |
|---|---|---|---|---|---|---|
| Multi Fam < 10 Units (08) | 5060 | 40.00 | 5060.00 | 0.4000 | $112,376 | LV |

[click here to hide] 2015 Building 1 Structural Elements Back to Top

Site Address: 312 10TH AVE N

Quality: Above Average
Square Footage: 2269.0
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame/Common Wood
Roof Frame: Gable or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Vinyl/Asphalt
Interior Finish: Drywall/Plaster
Features: 0
Year Built: 1925
Effective Age: 55
Heating: Central Heat
Cooling: Cooling (Central)




Copyright © Sam Wagner

General Property Record Card

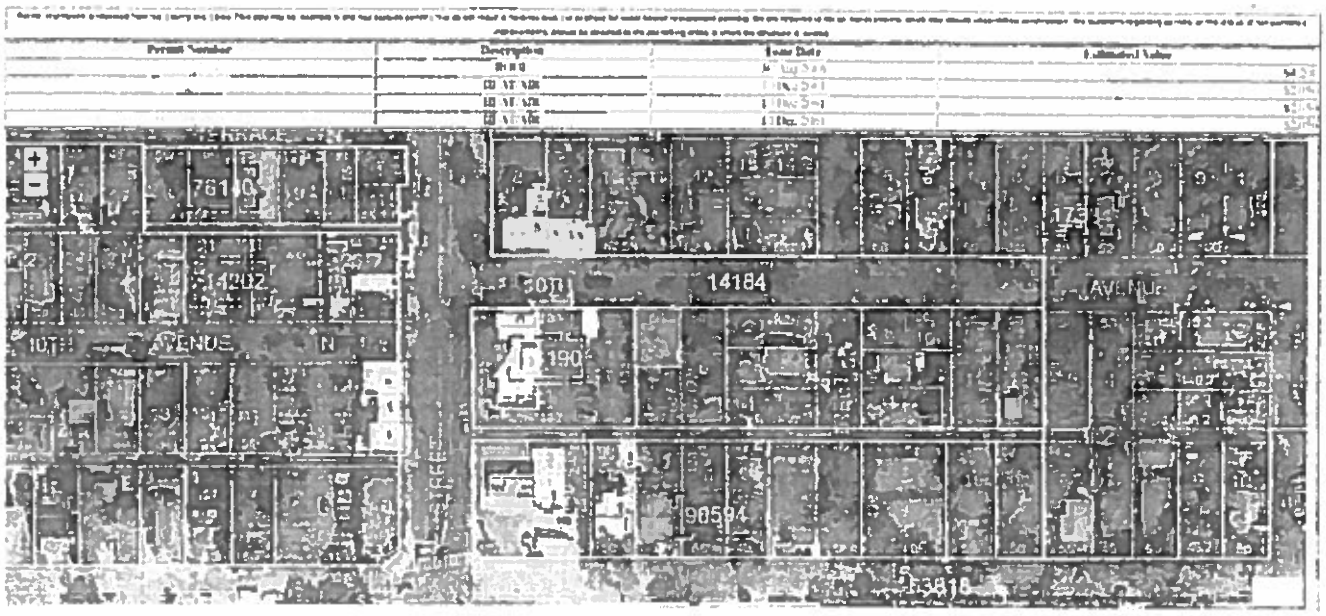
Building 1 Sub Area Information

| Description | Living Area ft² | Gross Area ft² | Factor | Effective ft² |
|---|---|---|---|---|
| Upper Story, Finished | 0 | 33 | 0.25 | 8 |
| Open Porch | 0 | 200 | 0.20 | 40 |
| Enclosed Porch, Finished | 0 | 72 | 0.44 | 32 |
| Screened Porch | 0 | 128 | 0.25 | 32 |
| Base | 888 | 888 | 1.00 | 888 |
| Upper Story | 888 | 888 | 0.90 | 799 |
| | Total Living SF: 1,776 | Total Gross SF: 2,260 | | Total Effective SF: 1,799 |

[click here to hide] 2015 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| CARPORT | $13.00 | 273.00 | $3,549.00 | $1,420.00 | 1925 |

[click here to hide] Permit Data


14184
90594

I#: 2004377829 BK: 13845 PG: 469, 09/23/2004 at 02:32 PM, RECORDING 2 PAGES
$18.50 D DOC STAMP COLLECTION $1855.00 KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKSP18

Prepared by and return to:
Patty Bredfield
Title Insurors of Florida
201 Second Avenue N.
St. Petersburg, Florida 33701
File Number: 04-0897

# General Warranty Deed

Made this Friday, September 17, 2004 A.D. by **Debra L. Barnum, a single woman**, whose mailing address is: 13945 Bonnie Brae Drive, Largo, Florida 33774, hereinafter called the grantor, to **Robert E. Barnum, a single man**, whose mailing address is: 14901 Bayshore Drive North, St. Petersburg, Florida 33708, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

**The North 66.5 feet of Lot 5, J. H. CASHWELL'S ADDITION, according to plat thereof recorded in Plat Book 1, page 48, public records of Pinellas County, Florida.**

Parcel ID Number: **18-31-17-14184-000-0050**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence*

Witness Printed Name Stefan S. Kujawa

Debra L. Barnum (Seal)
Debra L. Barnum
Address 13945 Bonnie Brae Drive, Largo, Florida 33774

Witness Printed Name Mary Virginia Bernard

(Seal)

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me this Friday, September 17, 2004, by Debra L. Barnum, who is/are personally known to me or who has produced _____ as identification.

Notary Public
Print Name: Stefan S. Kujawa
My Commission Expires: 6/9/06

STEFAN S. KUJAWA
MY COMMISSION # DD 120172
EXPIRES June 9, 2006
Bonded Thru Notary Public Underwriters

DEED Individual Warranty Deed - Legal on Face
Closers Choice

(1)

# This Warranty Deed

INST # 98-248286
AUG 4, 1998 5 03PM

Made this 28th day of July A.D. 19 98

PINELLAS COUNTY FLA
OFF REC BK 10190 PG 1782

by

Gene R. Suhl, a single man and Bernard R. Suppa, a single man

hereinafter called the grantor, to

Debra L. Barnum, a single woman

SC202253 SJW 08-04-1998 16:28:00
01 REB-BARNUM
RECORDING 1 $10.50
DOC STAMP - 01219 3 $1,120.00
TOTAL: $1,130.50
CHECK AMT.TENDERED: $1,130.50
CHANGE: $.00

whose post office address is:

13945 Bonnie Brae Dr.
Largo, FL 33774

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth,** that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

Lots 5 & 6, J. H. CASHWELL'S ADDITION, according to plat thereof recorded in Plat Book 1, Page 48 of the Public Records of Pinellas County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Documentary Tax Pd. $ 1120.00
$ _____ Intangible Tax Pd.
Karlson F. DeBlaker, Clerk, Pinellas County
By _____ Deputy Clerk

10.50
1120.00
INT
PENALTY
TOTAL
REC
REV
1130.50

Parcel Identification Number: 18/31/17/14184/000/0050

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold,** the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Name as to GRS

Witness Name as to GRS

DEBORAH W. POWELL as to BRS

RHONDA PACE as to BRS

Gene R. Suhl (LS)

Bernard R. Suppa (LS)
PO Box 868
St. Petersburg, FL 33731

(LS)

(LS)

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 28th day of July, 19 98, by

Bernard R. Suppa, a single man

who is personally known to me or who has produced driver's license as identification.
FLDL S100 096-V3-131-0

Print Name:
Notary Public
My Commission Expires:

STATE OF FLORIDA
NOTARY PUBLIC
JAMES GRAHAM
My Commission Expires: June 22, 2001
Comm. No. CC657898

PREPARED BY: Janet M. Armstrong
RECORD & RETURN TO:
Century Title and Abstract, Inc.
325 Belcher Road North
Clearwater, Florida 33765

File No:35,102

WD-1
5/93

# NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument, Warranty Deed was acknowledged before me this 31st day of July, 1998 by

Gene R. Suhl

_____ who is personally known to me, or

___X __ who has produced DRIVER LICENSE as identification
type of identification

and who _____ did ___X_____ did not take an oath.

Lorna Whelen Metcalf
(Signature of person taking acknowledgment)

_____
(Name of Acknowleger typed, printed/stamped)
(Title or Rank)
(Serial Number, if any)

Lorna Whelen Metcalf
MY COMMISSION # CC[illegible] EXPIRES
March 28, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

**18-31-17-14184-000-0051**

Current Property Record Card

Data Current as of **June 20,2016**

| Owner/Mailing Address / Owner Mailing Address | Site Address |
|---|---|
| BAY TO GULF PROPERTIES LLC<br>1406 N DALE MABRY HWY STE 202<br>TAMPA FL 33607-2906 | 312 10TH AVE N<br>ST PETERSBURG |

Property Use: 0820 (Duplex-Triplex-Quadplex) Living Units: 3

[click here to hide] Legal Description
CASWELL'S ADD S 66 FT OF LOT 5

Mortgage Letter | File for Homestead Exemption

| Exemption | 2015 | 2016 |
|---|---|---|
| Homestead: | No | No |
| Government: | No | No |
| Institutional: | No | No |
| Historic: | No | No |

2016 Parcel Use
Homestead Use Percentage: 0.0000
Non-Homestead Use Percentage: 100.0000
Classified Agricultural: No

**Parcel Information** | Latest Notice of Proposed Property Taxes (TRIM Notice)

| Most Recent Recording | Sales Comparison | Current Use | Evacuation Zone (Click the zone on the map for more info) | Plat Book/Page |
|---|---|---|---|---|
| 18913/2185 | $68,100 Sale (N/C) | 12100230013 | NON-EVAC | (31/000) |

2015 Final Value Information

| Year | Homestead Exemption | Just/Market Value | Assessed Value SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2015 | | $57,982 | $57,982 | $57,982 | $57,982 | $57,982 |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | Homestead Exemption | Just/Market Value | Assessed Value SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2015 | No | $57,982 | $57,982 | $57,982 | $57,982 | $57,982 |
| 2014 | No | $53,418 | $53,418 | $53,418 | $53,418 | $53,418 |
| 2013 | No | $49,117 | $49,117 | $49,117 | $49,117 | $49,117 |
| 2012 | No | $44,674 | $44,674 | $44,674 | $44,674 | $44,674 |
| 2011 | No | $43,481 | $43,481 | $43,481 | $43,481 | $43,481 |
| 2010 | No | $51,500 | $51,500 | $51,500 | $51,500 | $51,500 |
| 2009 | No | $58,219 | $58,219 | $58,219 | $58,219 | $58,219 |
| 2008 | No | $81,900 | $81,900 | $81,900 | $81,900 | $81,900 |
| 2007 | No | $109,800 | $109,800 | $109,800 | N/A | $109,800 |
| 2006 | No | $120,100 | $120,100 | $120,100 | N/A | $120,100 |
| 2005 | No | $86,700 | $86,700 | $86,700 | N/A | $86,700 |
| 2004 | No | $67,900 | $67,900 | $67,900 | N/A | $67,900 |
| 2003 | No | $53,400 | $53,400 | $53,400 | N/A | $53,400 |
| 2002 | No | $44,000 | $44,000 | $44,000 | N/A | $44,000 |
| 2001 | No | $51,400 | $51,400 | $51,400 | N/A | $51,400 |
| 2000 | No | $0 | $0 | $0 | N/A | $0 |
| 1999 | No | $0 | $0 | $0 | N/A | $0 |
| 1998 | No | $0 | $0 | $0 | N/A | $0 |
| 1997 | No | $0 | $0 | $0 | N/A | $0 |
| 1996 | No | $0 | $0 | $0 | N/A | $0 |

2015 Tax Information

Tax District: SP

2015 Final Millage Rate 22.7849
2015 Est Taxes w/Sel Exemptions $1,321.21

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.

Recorded Sales | See all transactions

| Sale Date | Book/Page | Price | Q | V |
|---|---|---|---|---|
| 26 Aug 2014 | 18913/2185 | $16,000 | U | I |

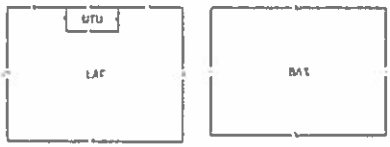
2015 Land Information

Section: No Township: None View

| Land Use | Land Size | Unit Value | Units | Total Adjustments | Adjusted Value | Method |
|---|---|---|---|---|---|---|
| Multi Fam <10 Units (00) | 50x67 | 3,000.00 | 50.0000 | 0.1971 | $67,800 | LF |

[click here to hide] 2015 Building 1 Structural Elements Back to Top
Site Address: 312 10TH AVE N

Quality: Average
Square Footage: 1,350.00
Foundation: Continuous Footing
Floor System: Wood
Exterior Wall: Frame Siding
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Exterior units: 3
Floor Finish: Carpet/ Vinyl/Asphalt
Interior Finish: Wood/Wallboard
Fixtures: 9
Year Built: 1925
Effective Age: 55
Heating: Central Duct
Cooling: Cooling Central




Current Property Record Card

Building 1 Sub Area Information

| Description | Living Area Ft² | Gross Area Ft² | Factor | Effective Ft² |
|---|---|---|---|---|
| [illegible] | 0 | 36 | 0.25 | 9 |
| [illegible] | 654 | 654 | 0.70 | 458 |
| [illegible] | 660 | 660 | 1.00 | 660 |
| | Total Living SF: 1,314 | Total Gross SF: 1,350 | | Total Effective SF: 1,127 |

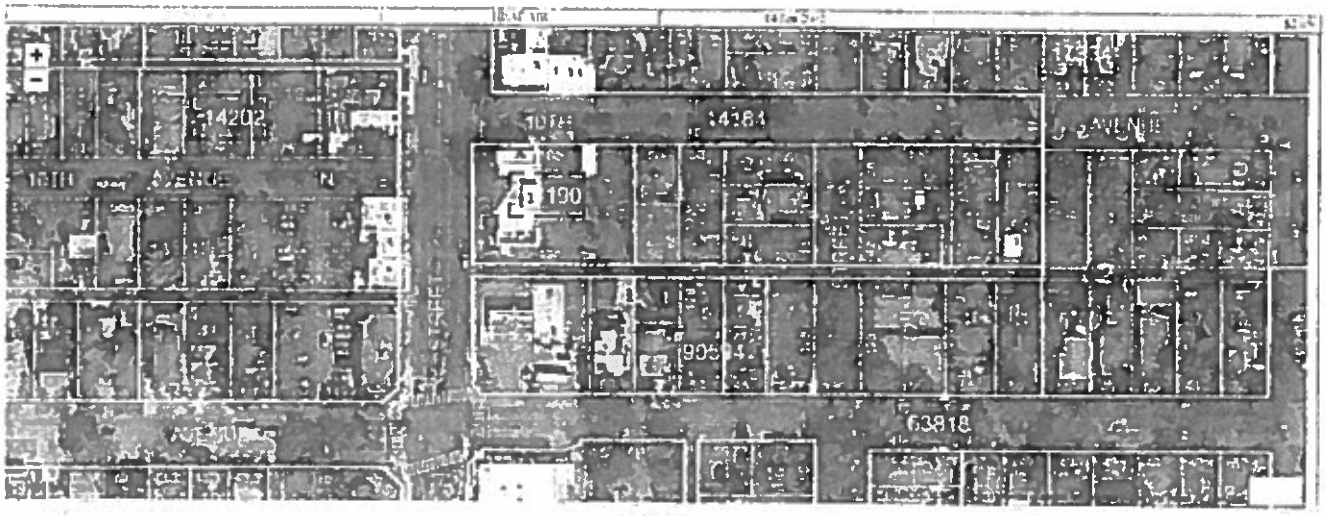
[click here to hide] 2015 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| No Extra Features on Record | | | | | |

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may include permits that do not result in final sales (for example for some interior replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

| Permit Number | Description | Issue Date | Estimated Value |
|---|---|---|---|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I#: 2014246070 BK: 18513 PG: 2185, 09/03/2014 at 01:38 PM, RECORDING 1 PAGES
$10.00 D DOC STAMP COLLECTION $112.00 KEN BURKE, CLERK OF COURT AND
COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR03

Prepared by: Susan Stahler
Consuegra Title, LLC
9204 King Palm Dr.
Tampa, FL 33619-1328
Parcel ID #: 18/31/17/14184/000/0051
1016283

# SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of August, 2014, between **Federal Home Loan Mortgage Corporation**, a corporation organized and existing under the laws of the United States of America, by Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact, whose address is 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter referred to as "Grantor", and **Bay to Gulf Holdings, LLC, a Florida Limited Liability Company**, whose address is 1406 N Dale Mabry Hwy Ste 300, Tampa, FL 33607 hereinafter referred to as "Grantee".

In consideration of the sum of TEN DOLLARS ($10.00), the receipt whereof is hereby acknowledged, Grantor has granted, bargained, and sold to the said party of the Grantee, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

The South 1/2 of Lot 5, J H CASHWELL'S ADDITION TO ST. PETERSBURG FLA, according to the Plat thereof, as recorded in Plat Book 1, Page 48, Public Records of Pinellas County, Florida.

A/K/A: 312 10TH AVE N #12, St. Petersburg, Florida 33701

Power of Attorney recorded in O.R. Book 20435, Page 636 and Corporate Resolution for signing authority recorded in O.R. Book 22546, Page 1262 and 1263, all of the public records of Hillsborough County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSES:

Federal Home Loan Mortgage Corporation
By: _____

Printed Name: Daren Perez, as authorized agent for the Law Office of Daniel C. Consuegra, As Attorney-in-Fact for Federal Home Loan Mortgage Corporation

Susan Stahler
Name Printed

Shara Jemena Wilmoth
Name Printed

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 26th day of August, 2014 by Daren Perez, as authorized agent for the Law Office of Daniel C. Consuegra, As Attorney-in-Fact for Federal Home Loan Mortgage Corporation who is personally known to me.

Notary Public

File # 14-050375-SS

SUSAN M. STAHLER
MY COMMISSION # FF 137158
EXPIRES: July 14, 2018
Bonded Thru Notary Public Underwriters

st.petersburg
www.stpete.org

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

**DEVELOPMENT REVIEW COMMISSION**
**STAFF REPORT**

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# SITE PLAN REVIEW
# PUBLIC HEARING

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

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **July 11, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

| | | | |
|---|---|---|---|
| CASE NO.: | 18-31000010 | PLAT SHEET: | CCS-1 |

| | |
|---|---|
| REQUEST: | Approval of a modification to a previously approved Site Plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transfer of Development Rights. |
| OWNER: | St. Tropez Investment Co., LLC<br>1141 Abbeys Way<br>Tampa, Florida 33602-5958 |
| ADDRESS: | 10491 Gandy Boulevard North |
| PARCEL ID NO.: | 17-30-17-18270-000-0013 |
| LEGAL DESCRIPTION: | On File |
| ZONING: | Corridor Commercial Suburban-1 (CCS-1)<br>Neighborhood Planned Development (NPUD-1) |
| **SITE AREA TOTAL:** | 714,503 square feet or 16.4 acres |

**GROSS FLOOR AREA:**

| | | |
|---|---|---|
| Existing: | 325,589 square feet | 0.46 F.A.R. |
| Proposed: | 448,271 square feet | 0.63 F.A.R. |
| Permitted: | N/A | |

**BUILDING COVERAGE:**

| | | |
|---|---|---|
| Existing: | 116,501 square feet | 16% of Site MOL |
| Proposed: | 168,070 square feet | 24% of Site MOL |
| Permitted: | N/A | |

**IMPERVIOUS SURFACE:**

| | | |
|---|---|---|
| Existing: | 298,320 square feet | 42% of Site MOL |
| Proposed: | 480,271 square feet | 67% of Site MOL |
| Permitted: | 543,047 square feet | 76% of Site MOL |

**OPEN GREEN SPACE:**

| | | |
|---|---|---|
| Existing: | 416,183 square feet | 58% of Site MOL |
| Proposed: | 156,960 square feet | 22% of Site MOL |

**PAVING COVERAGE:**

| | | |
|---|---|---|
| Existing: | 181,819 square feet | 25% of Site MOL |
| Proposed: | 389,473 square feet | 55% of Site MOL |

**PARKING:**

| | |
|---|---|
| Existing: | 757; including 13 handicapped spaces |
| Proposed: | 878; including 18 handicapped spaces |
| Required | 739; including 18 handicapped spaces |

**BUILDING HEIGHT:**

| | |
|---|---|
| Existing: | 48 feet |
| Proposed: | 48 feet |
| Permitted: | 48 feet |

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.70.040.1.4 of the Municipal Code for a development with an excess of 60 dwelling units and a request for transfer of development rights.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**
The applicant seeks approval of a modification to a previously approved site plan to allow construction of an additional 14 units for a total of 68 multi-family residential units, utilizing Transferable of Development Rights. The subject property is located on the north side of Gandy Boulevard North, west of Brighton Bay Boulevard Northeast.

**Background:**
The site is currently developed with 295 dwelling units in three buildings. The applicant was approved by the Development Review Commission (DRC) on May 3, 2017, to eliminate 16,700 square feet of retail space and 33,300 square feet of office space that was previously approved, but never constructed and construct 54-dwelling units using Transfer of Development Rights.

**Current Proposal:**
As illustrated by the site plan, the 68-dwelling units will be housed in a 3-story building located at the southwest corner of the subject property.

The entrance road leading into the development will not be altered. The applicant proposes to located parking on the south side of the existing entrance drive and around the east, north and west sides of the 3-story building. The applicant proposes a sidewalk around the east, north and west sides. The proposed sidewalks will need to connect to the existing sidewalks in the development. A condition has been added to this report. Two dumpster enclosures are proposed to serve the new development. The site plan identifies a second freestanding sign, the sign is proposed on the east side of the entrance drive. This sign is not allowed by code. There is an existing freestanding sign that was designed to accommodate both the residential and commercial signage for the development. Any additional signage will need to be incorporated on the existing freestanding sign.

The proposed 3-story building will have an art deco style of architecture. This style of architecture is define by using rectangular forms, decorative motifs, and vertically oriented architectural elements. The proposed building incorporates these features. The building is finished with stucco and the walkways will have metal railings.

Transfer of Development Rights
A property owner who utilizes transfer of development rights must receive approval of a site plan by the DRC before the transfer of development rights can occur. The applicant is seeking to transfer 68 units to the subject property. The city code allows the transfer of nine (9) units per acre to the CCS-1 zoning district. Based on the size of the CCS-1 zoned portion of the property, this will allow the transfer of 95 units. The DRC is responsible to review the proposed site plan modification and transfer of development rights for any possible adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility.

**Public Comments:**
Staff received two phone calls and an email requesting additional information. No objections or concerns were expressed.

**III. RECOMMENDATION:**

**A. Staff recommends APPROVAL of the following:**
1. **Transfer of Development Rights; and**
2. **The modified site plan, subject to the Special Conditions of Approval.**

**B. SPECIAL CONDITIONS OF APPROVAL:**
1. **The applicant shall submit the original signed Transfer of Development Rights certificate equal to 68 development credits at the time of submission for any building permits.**
2. **The site plan shall be revised as follows:**
   a) **The proposed sidewalks around the perimeter of the new 3-story building shall connect to the existing sidewalks in the existing development.**
   b) **Crosswalks shall be delineated with a different pavement material or color from the vehicular pavement material;**
   c) **Pedestrian scale lighting shall be installed in or adjacent to all sidewalks, except the sidewalk along Gandy Boulevard North.**

1. **The site plan and building elevations shall be revised as necessary to comply with the building design criteria for the CCS-1.**
2. **The dumpster(s) shall be located in a concrete block dumpster enclosure with opaque gates. The enclosure shall be finished to match the building.**
3. **The plans shall comply with Section 16.40.070 Lighting.**
4. **The plans shall comply with Section 16.40.090.4 Bicycle Parking.**
5. **The plans shall comply with Section 16.40.120 Signage.**
6. **The plans shall comply with the email from the City's Transportation Department that is dated June.**
7. **The plans shall comply with the memorandum from the City's Engineering Department that is dated June.**
8. **This Site Plan approval shall be valid through July 11, 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.**

## 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 & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.**

**Building Code Requirements:**

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

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

**Zoning/Planning Requirements:**

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

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

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 & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

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

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

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

5. Concrete curbing, 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 **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: **Mixed-use/Residential Urban**

The land uses of the surrounding properties are:

| | |
|---|---|
| North: | **Residential Urban/Preservation** |
| South: | **Commercial General/Commercial Recreation** |
| East | **Commercial General/Preservation** |
| West: | **Residential Medium** |

REPORT PREPARED BY:

7/5/18

COREY MALYSZKA, Interim Zoning Official
Planning and Development Services
Development Review Services Division

DATE

st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-31000010
Address: 10491 Gandy Boulevard North

N↑
(nts)

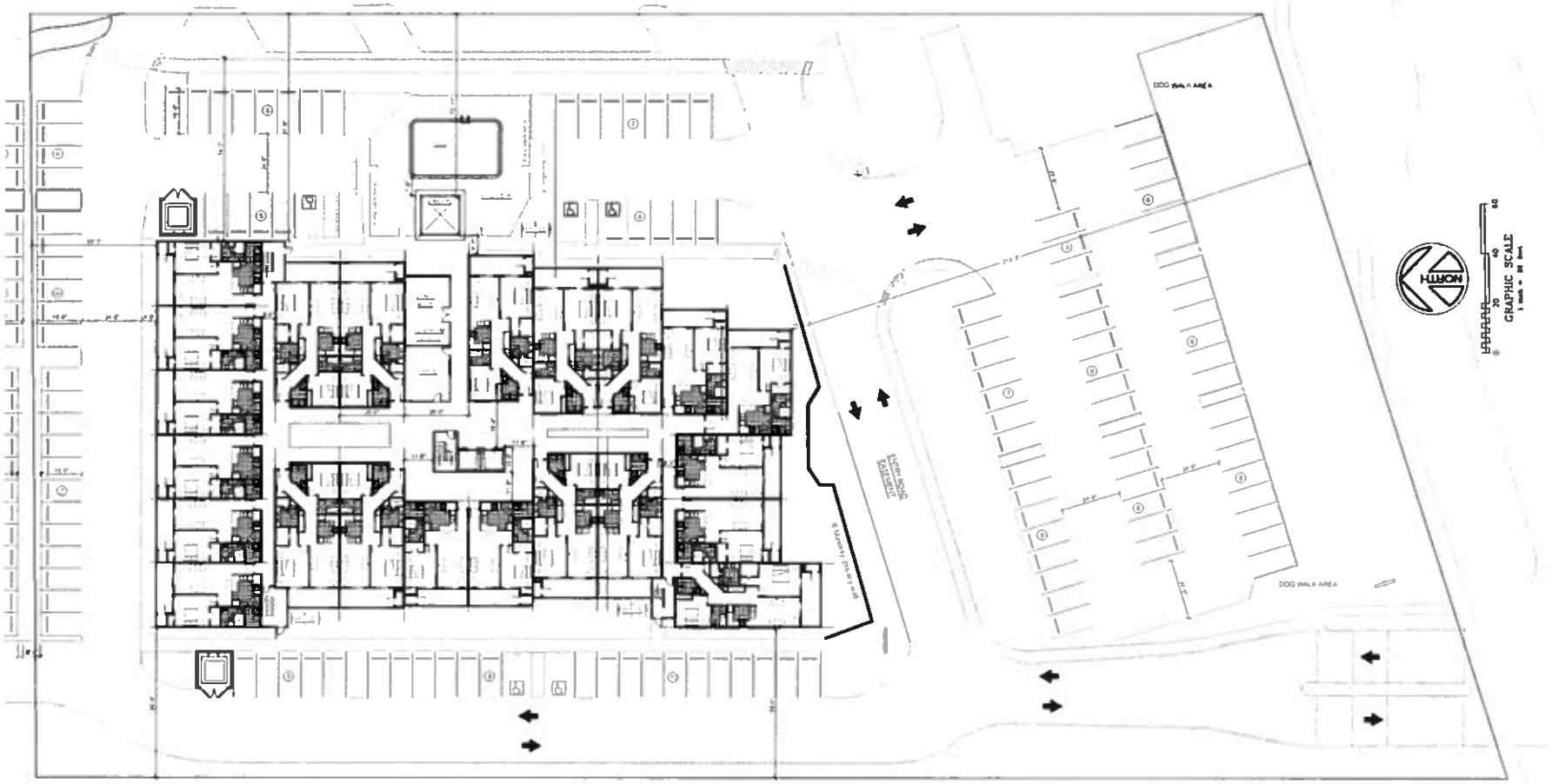
## SITE DATA TABLE

| CATEGORY | ALLOWABLE | EXISTING | PROPOSED |
|---|---|---|---|
| ZONING | [illegible] | [illegible] | [illegible] |
| LAND USE DISTRICT | | [illegible] | [illegible] |
| SETBACKS | [illegible] | [illegible] | [illegible] |
| B.F.E. | [illegible] | [illegible] | [illegible] |
| FINISHED FLOOR ELEVATION | | [illegible] | [illegible] LOWER LIVING LEVEL [illegible] |
| SITE AREA | [illegible] | [illegible] | [illegible] |
| DENSITY | [illegible] UNITS PERMITTED | [illegible] | [illegible] |
| BUILDING FOOTPRINT COVERAGE | | [illegible] | [illegible] |
| BUILDING HEIGHT / FLOORS | [illegible] | [illegible] | [illegible] |

| | | | |
|---|---|---|---|
| FLOOR AREA RATIO (FAR) | [illegible] | [illegible] | 62.7 % |
| VEHICULAR & PEDESTRIAN USE AREA | | [illegible] | [illegible] |
| IMPERVIOUS SURFACE RATIO (ISR) | | [illegible] | 67% |
| LANDSCAPE & GREEN SPACE | [illegible] | [illegible] | [illegible] |
| LANDSCAPE BUFFERS | [illegible] | | [illegible] |
| PARKING SPACES | 1.5 SPACES PER UNIT 1 ADA PER 25 SPACES REQUIRED | [illegible] | [illegible] |

NOTES

1. CONFORMING RESIDENTIAL PROPERTIES IG PER SECTION 110.97
2. MECHANICAL EQUIPMENT TO BE LOCATED ON THE ROOF & SCREENED BY THE PARAPET OF MANSARD ROOF STRUCTURE
3. LOCATION SIGNAGE TO BE LOCATED ON THE SOUTH WEST CORNER OF ENTRANCE ROAD UNDER SEPARATE PERMIT
4. POOL DECK PAVERS TO BE A PERVIOUS PAVER SYSTEM




## NEW SITE PLAN

SCALE 1"=20'

### PARKING SPACES

| | |
|---|---|
| ON SITE 5 (HC) | 71 |
| ADJACENT | 50 |
| TOTAL | 121 |

121 TOTAL PARKING SPACES

NOUVEAU APARTMENTS

NEW SITE PLAN

JOHN A. BODZIAK
ARCHITECT AIA, PA

SP-1.0

NEW SITE PLAN
SCALE 1"=20'

NOUVEAU APARTMENTS

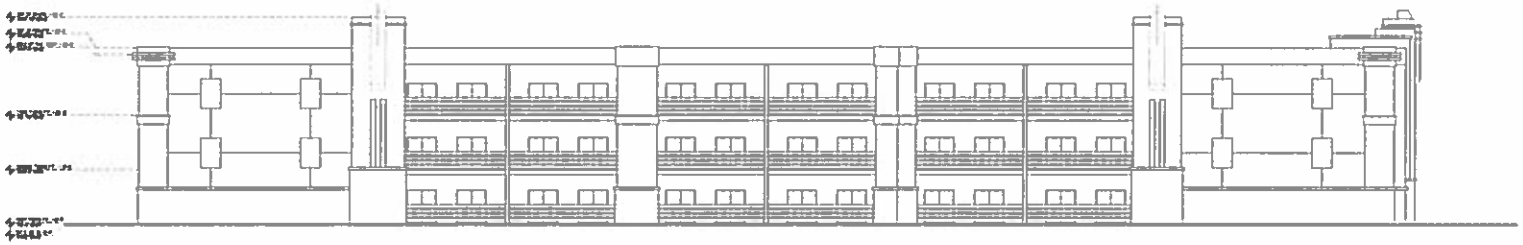
NEW LANDSCAPE PLAN

JOHN A. BODZIAK
ARCHITECT AIA PA

A4-1.0

2 / A5-1.0

MAIN BUILDING
## NORTH ELEVATION
SCALE 3/32" = 1'-0"



1 / A5-1.0

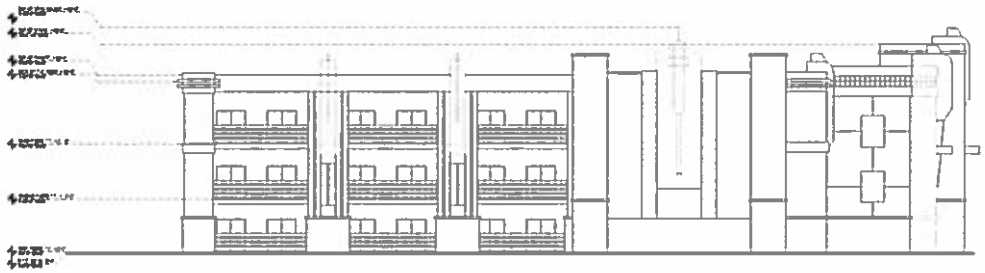
MAIN BUILDING
## WEST ELEVATION
SCALE 3/32" = 1'-0"

NOUVEAU APARTMENTS

BUILDING A EXTERIOR ELEVATIONS

JOHN A. BODZIAK
ARCHITECT AIA, PA

A5-1.0



2 / A5-1.1

MAIN BUILDING
## SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

1 / A5-1.1

MAIN BUILDING
## EAST ELEVATION (POOL SIDE)
SCALE: 3/32" = 1'-0"

NOUVEAU APARTMENTS

BUILDING A EXTERIOR ELEVATIONS

JOHN A. BODZIAK
ARCHITECT AIA PA

A5-1.1

# MEMORANDUM
# CITY OF ST. PETERSBURG
# ENGINEERING DEPARTMENT

---

**TO:** Iris Winn, Administrative Clerk, Development Services Department
Elizabeth Abernethy, Zoning Official, Development Review Services

**FROM:** Nancy Davis, Engineering Plan Review Supervisor

**DATE:** May 22, 2018

**SUBJECT:** Site Plan

**FILE:** 18-31000010

---

**LOCATION** 10491 Gandy Boulevard North; 17/30/17/18270/000/0013

**ATLAS:** D-54 **ZONING:** CCS-1

**PROJECT:** St. Tropez

**REQUEST:** Approval of a modification to a previously approved Site Plan to allow construction of an additional 68 multi-family residential units, utilizing Transfer of Development Rights.

The Engineering Department has no objection to the proposed 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 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.

2. 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 6-foot wide public sidewalk is required in the right-of-way of Gandy Blvd. 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.

3. 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. 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.

4. 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.

5. 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/mh

pc: Kelly Donnelly
Correspondence File

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, **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 **July 11, 2018 at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

| | | | |
|---|---|---|---|
| CASE NO.: | 18-32000008 | PLAT SHEET: | H-29 |

| | |
|---|---|
| REQUEST: | Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower. |
| OWNER: | Diocese of St. Petersburg<br>PO Box 40200<br>Saint Petersburg, Florida 33743 |
| AGENT: | Paul Rajkumar<br>2126 Northwest 159th Lane<br>Pembroke Pines, Florida 33028 |
| ENGINEER: | Marc Maier<br>USA Engineering<br>2818 Cypress Ridge Boulevard, Suite 110<br>Wesley Chapel, Florida 33544 |
| ADDRESS: | 1600 54th Avenue South |
| PARCEL ID NO.: | 12-32-16-09220-001-0010 |
| LEGAL DESCRIPTION: | On File |
| ZONING: | Neighborhood Suburban Single-Family-1 (NS-1) |

| | | |
|---|---|---|
| **SITE AREA TOTAL:** | 490,921 square feet or 11.27 acres | |
| **GROSS FLOOR AREA:** | | |
| Existing: | 33,460 square feet | 0.07 F.A.R. |
| Proposed: | 33,780 square feet | 0.07 F.A.R. |
| Permitted: | 171,822 square feet | 0.35 F.A.R. |
| **BUILDING COVERAGE:** | | |
| Existing: | 40,649 square feet | 8.2 % of Site MOL |
| Proposed: | 40,969 square feet | 8.3 % of Site MOL |
| **IMPERVIOUS SURFACE:** | | |
| Existing: | 110,628 square feet | 22.5 % of Site MOL |
| Proposed: | 111,028 square feet | 22.6 % of Site MOL |
| Permitted: | 294,553 square feet | 60 % of Site MOL |
| **OPEN GREEN SPACE:** | | |
| Existing: | 380,293 square feet | 77.50 % of Site MOL |
| Proposed: | 379,893 square feet | 77.40 % of Site MOL |
| **PAVING COVERAGE:** | | |
| Existing: | 66,168 square feet | 13.5 % of Site MOL |
| Proposed: | 66,168 square feet | 13.5 % of Site MOL |
| **PARKING:** | | |
| Existing: | 288; including 12 handicapped spaces | |
| Proposed: | 288; including 12 handicapped spaces | |

**BUILDING HEIGHT: (of proposed monopole):**

| | |
|---|---|
| Existing: | 0 feet |
| Proposed: | 125 feet |
| Permitted: | 150 feet |

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.50.480.3.D.2. of the Municipal Code for a Wireless Communications Support Facility that is located within a NS-1 zoning district

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:** The applicant seeks approval to erect a new 150-foot tall wireless communication support facility (WCSF) on the subject property.

**Background:** The subject property is a located on the Blessed Trinity Catholic Church property, south of 54th Ave. South, on the west side of 16th St. South, in the Greater Pinellas Point neighborhood, see Exhibit 1, Aerial Location Map. Surrounding land uses include single-family residential on the north side of 54th Avenue South, Lakewood High School across 16th Street S. to the east, multi-family apartments to the west, and a senior living facility to the south.

**Current Proposal:** The proposed 150-foot high monopole will have the capability of accommodating the antennae of five (5) separate service providers. The related electronic equipment will be located in separate accessory structures at the base of the monopole, within a fenced compound. The fenced compound area will be approximately 50 feet wide by 50 feet in length.

The applicant is proposing that the compound area be surrounded by an eight (8) foot high chain link fence with one (1) foot of barbed wire above. The applicant is not proposing to add any landscaping, as the compound is screened from view of the street and the adjacent properties by existing vegetation.

**General Evaluation Criteria.**
City Code Section 16.50.480.3(A) sets forth the general criteria for evaluating proposals to construct new WCSFs. Staff responses to each of the criteria are provided below. The applicant has also provided responses to each of the general evaluation criteria in the attached document, see attached Exhibit 3.

1. *WCSFs shall be constructed in compliance with the Building Code.*

   **The applicant advises the WCSF will be constructed in compliance with all applicable local building code regulations, see attached Exhibit 3.**

2. *WCSFs shall comply with all applicable Federal Aviation Administration requirements.*

   **The applicant has submitted an application for a "Determination of No Hazard" from the FAA, see Exhibit 3. A special condition of approval has been added to require that the letter be submitted with the building permit application.**

3. *The WCSF shall not be used for advertising purposes and all signage or symbols are prohibited.*

   **The applicant advises the WCSF will not be used for advertising purposes and will not contain any signage thereon other than signage required for warning purposes, see Exhibit 3.**

4. *WCSFs shall meet all requirements of the Zoning District that are not in conflict with these regulations.*

   **The proposed WCSF is a Special Exception use site in the NS-1 zoning district, on properties owned and used principally by a house of worship. The subject property is owned by Diocese of St. Petersburg and the Blessed Trinity Catholic Church is located on the property. The applicant is proposing to have 1-foot of barbed wire above an 8-foot chain link fence. Barbed wire is prohibited in residential zoning districts, and therefore staff is including a special condition of approval requiring that the barbed wire be eliminated (see 16.40.040.3.5.C.3). Staff can support the use of an 8-foot high fence, as this use is similar to a utility substation, pursuant to 16.40.040.3.5.B.1.**

5. *A WCSF may be located on a lot containing other principal uses. In such cases, the area within which the WCSF is located shall be defined by landscaping or, where landscaping is not required, by fencing. The area may be smaller than the minimum lot size of the applicable zoning district.*

   **The principal use is a house of worship, and the 50-foot by 50-foot compound will be surrounded by a fence, see Exhibit 2, site plan.**

6. *If a WCSF is located on a lot as the only principal permitted use, the minimum lot size shall be 5,000 square feet with a minimum lot width of 50 feet.*

   **This criterion does not apply.**

7. *Minimum yard requirements shall be measured from the lot boundary to the nearest point of the WCSF or the accessory equipment storage area, whichever is closer to the lot boundary.*

   **The proposed WCSF and storage structures meet the required setbacks of the NS-1 zoning district, measured from the lot boundary. The required setbacks from all sides is 35-feet. The proposed rear yard, to the south is 110 feet. The proposed interior setback to the west is 63.46 feet. The proposed front setback to the north north is 690 feet. The proposed street side setback to the east is 510-feet. See Exhibit 2, Site Plan, Sheet C-1.**

8. *WCSFs shall have a landscaped buffer so that the base of the WCSF and accessory equipment storage area shall be screened from view from any right-of-way, residential use or residential zoning district. Such landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six feet at maturity and shade trees of at least three inches dbh planted every 30 feet along the approved buffer unless safety requirements of the principal use require otherwise (i.e. utility substations).*

   **The applicant has provided photos demonstrating that the compound is not visible from surrounding properties and rights-of-way, see Exhibit 3.**

9. *The construction of the WCSF shall be of monopole design unless it can be demonstrated that such design is not feasible to accommodate the user or co-location.*

   **The applicant is proposing a monopole.**

10. *The application shall contain information showing the geographic search area within which the proposed WCSF must be located and shall also provide locations of all structures of similar height within and adjacent to the search area.*

    **The applicant has provided documentation noting that there is one other structure with similar height, a 150-foot pole, see Exhibit 3 for location exhibit showing the pole which is approximately 3,500 feet away from the proposed location of the new monopole.**

11. *If co-location or location as a permitted accessory use is not proposed, then the applicant must demonstrate in the application as to why co-location or location as a permitted accessory use is not possible.*

    **This criterion is not applicable, as the location will be an accessory use.**

12. *WCSFs shall not have a shiny or reflective finish.*

    **The applicant indicates the proposed WCSF will have a dull grey galvanized finish, see Exhibit 3.**

13. *The applicant shall provide such financial assurances to the City as the City may reasonably require which shall insure the payment of the cost of removal of the WCSF when abandoned (for example: letter of credit, bond, cash held by the City).*

    **The applicant indicates a willingness to provide financial assurances to the City, pending approval of this application and prior to issuance of a building permit.**

**Evaluation Criteria for all New WCSFs, except replacement WCSFs.**

City Code Subsection 16.50.480.3 (C) sets forth the additional criteria for evaluating proposals for new WCSFs. Staff's responses to each of the criteria are provided below. The applicant has also provided responses to each of the criteria. (See attached narrative, Exhibit 3)

1. *A new WCSF shall not be approved unless it can be demonstrated by the applicant that there is no existing WCSF or no other structures or replacement of an existing WCSF that can be used for the placement of the WCA. Information concerning the following factors, which shall be provided by the applicant, shall be considered in determining that such need exists:*
   a. *Insufficient structural capacity of existing WCSFs or other suitable structures and infeasibility of reinforcing or replacing an existing WCSF;*

      **The applicant provided a narrative indicating that the existing pole does not have any available co-location opportunities and insufficient capacity to accommodate another carrier, see Exhibit 3.**

   b. *Unavailability of suitable locations (including other sites within the zoning districts listed in columns B and C of the Use Matrix for WCSFs) to accommodate system design or engineering on an existing WCSF or other structures;*

      **The applicant provided exhibits and a narrative evaluating alternative locations, and an analysis as to why these locations were not suitable. Staff concurs with the applicant's analysis. There are two areas with commercial zoning within the search ring, see Alternative Analysis Exhibit, attached as Exhibit 4. The existing monopole is located on the CCS-1 parcel, and as previously noted cannot accommodate another carrier. The CRS-1 parcels are not large enough to accommodate a tower site, and are immediately adjacent to single-family homes.**

c. *Radio frequency interference or other signal interference problems at existing WCSF or other structures;;*

**This criterion is not applicable, as there are no other structures that can accommodate another carrier.**

d. *A comparative evaluation (which may include cost studies) for the placement of a new WCSF versus the utilization of existing WCSFs, other structures (such as buildings or power transmission poles), the availability of alternative technologies or the placement of multiple smaller height WCSFs as alternatives to provide the same level of service. However, the fact that the use of an existing WCSF or other structure would cost more than the cost of constructing a new WCSF will not, absent other factors, justify approval;*

**This criterion is not applicable, as there are no other structures that can accommodate another carrier.**

e. *Other factors which demonstrate the need for the new WCSF.*

**The applicant's document titled "Pinellas Point NSB Justification" which includes maps from AT&T which showing the weak coverage in the area surrounding the proposed monopole, see Exhibit 3 for applicants exhibits and documents, which conclude that the current service covers only 7.43% of the population at the desired signal level, and with the new tower, this will increase to 72.37%.**

2. *The applicant shall include a statement in the application of its good faith intent to allow the co-location of the WCA of other entities, provided that the cost of modifying the WCSF to accommodate the co-location WCA is borne by the co-locating entity.*

**The applicant has provided an affidavit regarding the intent to allow co-location, see Exhibit 3.**

3. *The applicant shall send a written notice to all potential users of the new WCSF offering an opportunity for co-location. The list of potential users shall be provided by the City based on those entities who have requested approval of WCSF in the past, current FCC license holders and any other entities requesting to be included on the list. Copies of the notice letters shall be provided to the City at the time the application is filed. If, during a period of 30 days after the notice letters are sent to potential users, a user or users request, in writing, to co-locate on the new WCSF, the applicant shall accommodate the request(s), unless co-location is not reasonably possible.*

**The applicant will be required to submit the notification letters at time of submittal of the building permit application. A special condition has been included to note this requirement.**

4. *WCSFs shall not exceed 150 feet in height. WCSFs over 100 feet in height shall be designed for co-location of at least one other WCA*

**The applicant is requesting to construct a 150- foot tall monopole. The monopole will be designed to accommodate up to five (5) carriers.**

5. *WCSFs shall meet all General Criteria.*

**As previously discussed, the application meets all the General Criteria provided under Section 16.50.480.3(A).**

6. *The installation of a WCSF in any zoning district listed in Column C of the Use Matrix for WCSFs must be reviewed by the POD prior to installation. The POD shall review all such WCSFs and shall approve such WCSFs that meet the requirements of this section. Such review by the POD shall be without notice.*

**This criterion is not applicable.**

**Additional criteria for Special Exception review of new WCSFs, except replacement WCSFs.**

City Code Subsection 16.50.480.3 (D) sets forth the additional criteria for special exception review for new WCSFs. Staff's responses to each of the criteria are provided below. The applicant has also provided responses to each of the criteria. (See attached narrative, Exhibit3)

1. *WCSFs shall meet all General and Review Criteria.*

**The proposed WCSF will meet all General and Review Criteria, as shown on the plans with the recommended conditions of approval.**

2. *WCSFs which are located within 250 feet of a lot used for a residential use in the zoning districts listed in Column C of the Use Matrix for WCSFs as measured from the base of the WCSF, or located on a designated landmark or within a local or National Register historic district shall be Special Exception uses subject to review and approval by the Development Review Commission.*

**This criterion is not applicable, as the zoning district is listed in Column A.**

3. *WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs shall be located on lots of not less than four acres.*

**The subject parcel is approximately 11.3 acres.**

4. *WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs shall be located only on property which is owned and used as a principal permitted use by:*
   a. *A federal, state or local government entity*
   b. *A school, college or university*
   c. *A utility company*
   d. *A church*
   e. *A cemetery*
   f. *A club, including community service and fraternal clubs*

*g. A golf course and associated facilities*
*h. A hospital*
*i. A property owners association on a site in an NSM zoning district*
*j. Other such entities on properties not used for a residential use*

**The parcel is owned by the Diocese of St. Petersburg, and there is a house of worship on the property, the Blessed Trinity Catholic Church.**

5. *If the WCSF is not entirely surrounded by commercial or industrial uses, a written justification of the need for this site showing why other sites are not reasonable.*

**As previously noted, the applicant provided sufficient justification to demonstrate that other sites are not reasonable. The applicant provided exhibits and a narrative evaluating alternative locations, and an analysis as to why these locations were not suitable. Staff concurs with the applicant's analysis. There are two areas with commercial zoning within the search ring, see Alternative Analysis Exhibit, attached as Exhibit 4. The existing monopole is located on the CCS-1 parcel, and as previously noted cannot accommodate another carrier. The CRS-1 parcels are not large enough to accommodate a tower site, and are immediately adjacent to single-family homes. Staff finds that this response does meet the criteria to show why this site is not reasonable.**

6. *WCSFs proposed to be located on a historic landmark or in a designated local or National Register historic district shall be denied if the WCSF creates a detrimental impact on the historic character of the historic landmark or district.*

**No historic landmarks or districts are involved in this application.**

7. *The POD may require a visual line-of-site analysis to assess impacts of the WCSF. Such analysis may require the applicant to provide visualization of the WCSF on-site which may include graphic representations, balloons, crane or other acceptable method.*

**The application includes an elevation of the monopole and due to its location, no additional information was requested.**

8. *The review shall consider the comparative evaluation provided by the applicant of alternative methods (placement of a new WCSF versus other alternatives) or alternative site to accomplish the same level of service and shall evaluate the impacts on surrounding properties (including the impact of multiple WCSFs within proximity of the subject application).*

**As previously noted, the applicant provided documentation regarding the one other WCSF within the search ring, which cannot accommodate additional carriers, see Exhibit 3.**

9. *The review of WCSFs in the zoning districts listed in Column A of the Use Matrix for WCSFs or within 250 feet thereof shall include but not be limited to whether impacts on the surrounding residential properties need to be minimized through additional setbacks, buffering, tower appearance and other visual impacts.*

   **Due to the location of existing vegetation which will screen the view of the compound from surrounding properties and the right-of-way, staff is not requiring any additional buffering or camouflaging of the tower.**

**Analysis:**
The proposed WCSF complies with the regulations set forth in City Code Section 16.50.480 regarding wireless communications facilities. Regarding the technical need for a new WCSF, the applicant has provided data responding to the City Code criteria regarding the current service level and lack of ability to co-locate on an adjacent structure or existing WCSF. Regarding minimizing adverse impact, staff finds that the compound will not be visible from adjacent properties or the streets. Regarding the analysis of alternative sites, Staff finds that the applicant has provided sufficient justification showing why other sites are not reasonable.

**Public Comments:**
Staff received an email correspondence from the president of the Lakewood Estates Civic Association. The correspondence included a notation that one member is concerned about microwaves, but otherwise the membership voiced no opposition, see attached Exhibit 6. Staff did not receive any correspondence from the Greater Pinellas Point neighborhood association. One call was received requesting additional information.

**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 Special Exception is consistent with the Comprehensive Plan policies and objectives.**

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

   **The Future Land Use classification is Institutional which allows a wireless communication support facility use as a Special Exception use.**

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

   **The access will be from the 16th Street S, via an existing driveway and parking lot. There will be no new demand for additional public services. The number of vehicles servicing the tower facilities will be minimal. The applicant estimates that there will be one service vehicle per carrier per month. The Transportation Department reviewed the application and had no comments, see attached email correspondence, included as Exhibit 5.**

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;

**There were no concerns expressed by the Transportation Division in their correspondence, attached as Exhibit 5.**

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 wireless communication facility use will add a minimal number of additional vehicular trips to the site and access will be from an existing driveway on 16th St. S.**

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 dated May 6, 2018 is attached as 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 will be no exterior lighting, see Exhibit 3.**

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 equipment buildings will be located within the fenced compound, and screened from view of surrounding streets and properties with landscaping. Staff is requiring that the barbed wire be removed from the proposed fencing as a condition of approval.**

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

**There are no such resources within the vicinity of the proposed improvements. Existing protected trees will be preserved.**

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

**There are no other similar facilities in the area, therefore there is no concentration of similar use.**

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

**There is not a concentration of similar uses in the area.**

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

**As previously noted, the proposed compound is surrounded by existing landscape which screens it from view of the surrounding streets and properties.**

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

**As shown on the site plan, there is ample area to place the proposed improvements, see Exhibit 2.**

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

**Existing landscaping and protected trees are to remain.**

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

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

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

**The proposed improvements do not impact demand for hurricane facilities.**

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

**The modification will not add demand for additional public services.**

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

The land uses of the surrounding properties are:

| | |
|---|---|
| North: | **House of worship and Residential** |
| South: | **Residential – Retirement facility** |
| East | **Institutional – Lakewood High School** |
| West: | **Residential – Multi-family apartment** |

**In conclusion, staff finds that the Special Exception and related site plan are consistent with the standards for review as listed above. If the Commission approves the request, staff is recommending special conditions as follows:**

**A. SPECIAL CONDITIONS OF APPROVAL:**

1. **This Special Exception/Site Plan approval shall be valid through June 6, 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. **The monopole shall be galvanized grey in color.**
3. **There shall be no barbed wire on the proposed 8-foot high chain link around the perimeter of the equipment compound.**
4. **No ground equipment shall be visible above the fence line.**
5. **The applicant shall provide the required financial assurance to the City to ensure removal of the WCSF when abandoned, prior to issuance of a building permit.**
6. **Any proposed security lighting within the compound shall not be visible from outside the security fence.**
7. **A "Determination of No Hazard" from the FAA and notification letters to other carriers offering the co-location opportunity shall be submitted with the building permit application.**
8. **Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department memorandum dated May 6, 2018.**

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 Review 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 J Abernethy 5-30-18

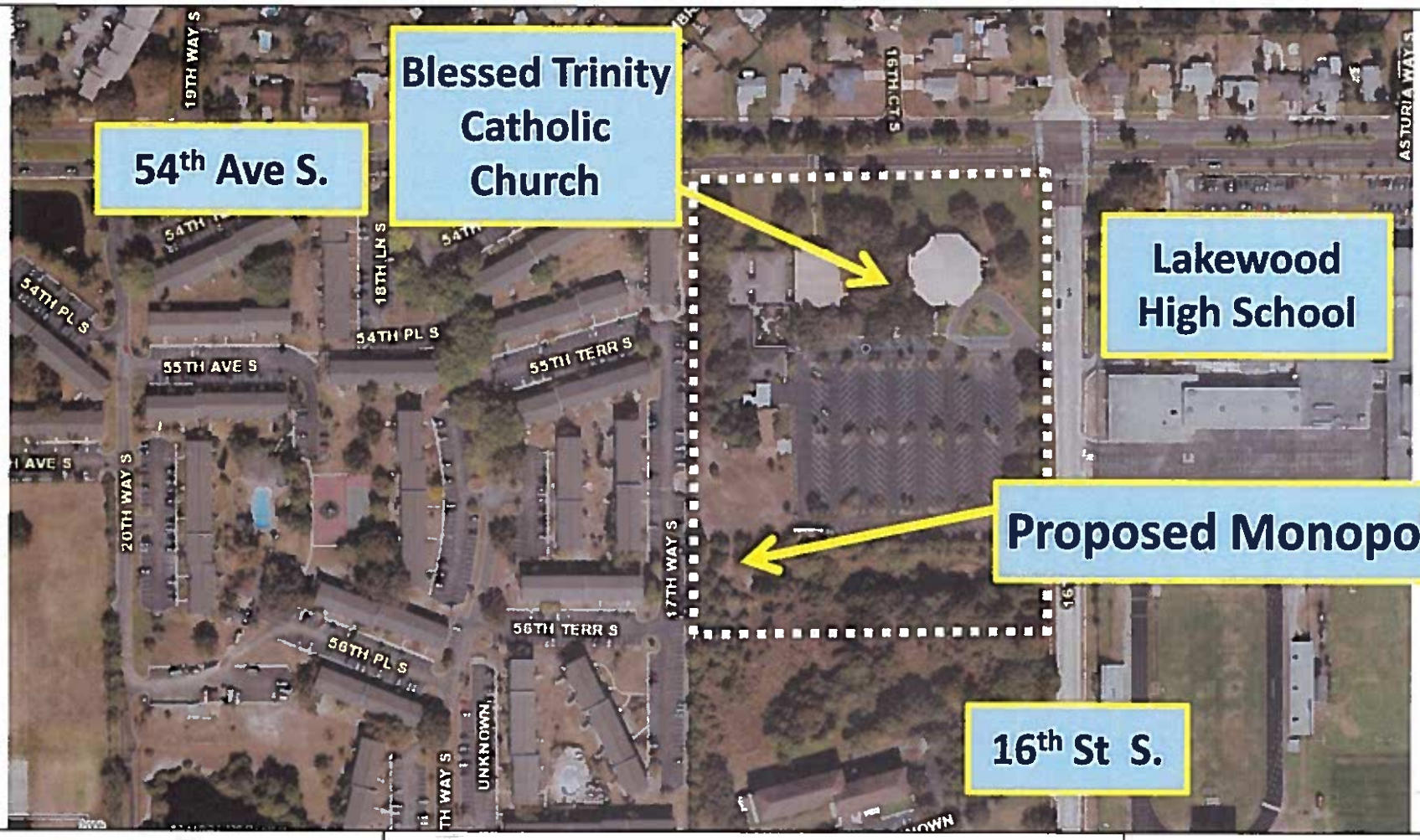
Elizabeth Abernethy, AICP, Zoning Official (POD) DATE
Planning and Economic Development
Development Review Services Division

List of Exhibits:
Exhibit 1: Aerial Location Map
Exhibit 2: Site Plan and Elevations
Exhibit 3: Project Narrative with site photos and Applicant's Exhibits
Exhibit 4: Alternative Analysis Exhibit
Exhibit 5: Engineering Memo dated August May 6, 2018, Transportation Department Correspondence
Exhibit 6: Correspondence

# Exhibit 1

# Case #18-32000008

## Aerial Location Map




st.petersburg
www.stpete.org

Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 18-32000008
Address: 1600 54th Avenue South

N↑
(nts)

# Exhibit 2

# Case #18-32000008

## Site Plan & Elevations

Digitally signed by Marc P Maier
DN: 0.9.2342.19200300.100.1.1=A01427D0000015F4F8EDA2C00000D798, cn=Marc P Maier, o=GOFF COMMUNICATIONS, c=US
Date: 2018.03.22 12:00:50 -04'00'

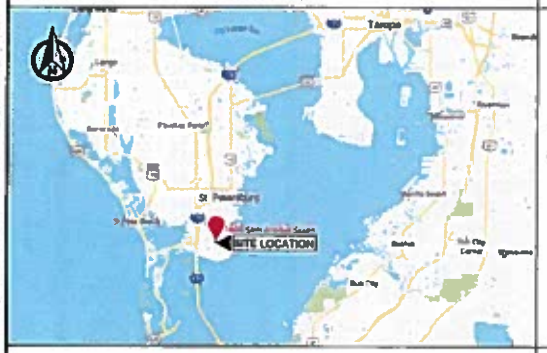
# PINELLAS POINT
# FA# 12561146

1600 54TH AVE SOUTH
ST. PETERSBURG, FLORIDA 33705

## CO-LOCATION ON PROPOSED 150'± MONOPOLE

## LOCATION MAP

## VICINITY MAP




## DRIVING DIRECTIONS

DEPART AT&T CORPORATE OFFICE....3210 LAKE EMMA RD, LAKE MARY, FL 32746

GET ON I-4 W IN HEATHROW FROM LAKE EMMA RD (1.8 MI)

FOLLOW I-4 W AND I-275 S TO 54TH AVE S IN SAINT PETERSBURG. TAKE EXIT 17 FROM I-275 S (125 MI)

USE THE LEFT 2 LANES TO TURN LEFT ONTO 54TH AVE S

DESTINATION WILL BE ON THE RIGHT (1.4 MI)

ARRIVE AT... 1600 54TH AVE S ST. PETERSBURG, FL 33712

## APPROVALS

| | |
|---|---|
| PROPERTY OWNER | DATE |
| RF ENGINEER | DATE |
| CONSTRUCTION | DATE |
| SITE ACQUISITION | DATE |
| ZONING | DATE |
| NETWORK | DATE |
| OPERATIONS | DATE |
| CONTRACTOR | DATE |

## PROJECT SUMMARY

| | |
|---|---|
| SITE NAME: | PINELLAS POINT |
| FA SITE NUMBER: | 12561146 |
| PARCEL: | 12-32-16-92075-000-0010 |
| COUNTY: | PINELLAS |
| JURISDICTION: | PINELLAS COUNTY |
| SITE COORDINATES: | LAT: 27.175510° N<br>LONG: -82.6552510° W |
| SITE TYPE: | CO-LOCATION |
| STRUCTURE TYPE: | MONOPOLE |
| TOWER HEIGHT: | 150'-0" AGL |
| ANTENNA C.L. HEIGHT: | 150'-0" AGL |

## PROJECT REFERENCES

1. THESE PLANS WERE COMPLETED PER PRELIMINARY/APPROVED RFDS #2230012, V1.00, DATED 02/21/18. CONTRACTOR SHALL REQUEST CURRENT RFDS & WORKBOOK FROM CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.

## DESIGN CRITERIA

- FLORIDA BUILDING CODE, 6th EDITION (2017)
  ANSI/EIA/TIA-222-G (ALLOWED PER EXEMPTION #5 OF 1609.1 ASCE 7-10
  ULTIMATE WIND SPEED = 146 MPH
  BASIC WIND SPEED = 114 MPH (NOMINAL)
  RISK CATEGORY= II
  EXPOSURE= C
  IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2014 (NFPA 70-2014)
- FLORIDA FIRE PREVENTION CODE 6th EDITION
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER AT&T GUIDELINES

## CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.

## CONTACTS

**APPLICANT:**
AT&T MOBILITY
3210 LAKE EMMA RD.
1ST FLOOR
LAKE MARY, FL 32746

**TELEPHONE COMPANY**
AT&T
(800) 288-2020

**TOWER OWNER:**
AT&T MOBILITY
3210 LAKE EMMA RD.
1ST FLOOR
LAKE MARY, FL 32746

**POWER COMPANY:**
DUKE ENERGY
(407) 629-1010

**ENGINEER:**
USA ENGINEERING
2818 CYPRESS RIDGE BLVD SUITE 110
WESLEY CHAPEL, FL 33544
CONTACT: MARC MAIER, P.E.
PHONE: 813-994-0365

## INDEX OF DRAWINGS

| SHT NO. | DESCRIPTION | REV NO. |
|---|---|---|
| T-1 | TITLE SHEET | |
| GN-1 | GENERAL NOTES, ABBREVIATIONS | |
| SP-1 | SPECIFICATIONS | |
| SP-2 | SPECIFICATIONS | |
| | ARCHITECTURAL / CIVIL PLANS | |
| C-1 | OVERALL EXISTING SITE PLAN | |
| C-2 | COMPOUND PLAN | |
| C-3 | GRADING PLAN | |
| C-4 | SITE DETAILS | |
| C-5 | SITE DETAILS | |
| | STRUCTURAL PLANS | |
| S-1 | TOWER ELEVATION AND DETAILS | |
| S-2 | MISCELLANEOUS DETAILS | |
| S-3 | SHELTER FOUNDATION DETAILS | |
| S-4 | MISCELLANEOUS DETAILS | |
| | ANTENNA PLANS | |
| AN-1 | ANTENNA SCHEDULE | |
| | ELECTRICAL PLANS | |
| E-1 | ELECTRICAL SPECIFICATIONS | |
| E-2 | ELECTRICAL PLAN | |
| E-3 | SHELTER NEW EQUIPMENT LAYOUT | |
| E-4 | ONE LINE DIAGRAM | |
| E-5 | ELECTRICAL DETAILS | |
| E-6 | GENERATOR DETAILS | |
| | GROUNDING PLANS | |
| GR-1 | GROUNDING PLAN | |
| GR-2 | GROUNDING DETAILS | |
| GR-3 | GROUNDING DETAILS | |
| GR-4 | GROUNDING DETAILS | |

MARC P. MAIER LICENSE No. 72513 STATE OF FLORIDA PROFESSIONAL ENGINEER

## PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE
2. AT&T CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY AT&T EMPLOYEES AND SUBCONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

USA ENG PROJECT NO.: 27180003-00

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-585-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705


This item has been electronically signed and sealed by Marc P Maier, P.E., FL License #72513 using a Digital Signature

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Mar 22 2018
MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION
TITLE SHEET

SHEET NUMBER
**T-1**

## GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.

2. THE ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

4. THE CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.

5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THE PROJECT REQUIREMENTS.

6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE. CONTRACTOR SHALL PROVIDE SERVICES FOR OFF LOADING AND PLACEMENT OF SHELTER IN ACCORDANCE WITH MANUFACTURER'S LIFTING PROCEDURES.

8. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. REDLINED AS-BUILTS ARE TO BE DELIVERED TO THE CLIENT AT CLOSEOUT.

9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.

11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.

14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

15. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (HANDICAPPED ACCESS NOT REQUIRED).

16. FACILITY HAS NO PLUMBING.

17. PRIOR TO OR UPON ENTERING INTO THE SITE COMPOUND, THE PERSONNEL ENTERING THE SITE AND THE SHELTER ARE TO CONTACT THE SWITCH AND THE CLIENT NOC (IF APPLICABLE) INFORMING THEM OF THE FOLLOWING INFORMATION: WHO IS ENTERING THE SHELTER AND WHAT COMPANY THEY ARE WITH, WHY THEY ARE ENTERING THE SHELTER AND HOW LONG THEY PLAN TO BE AT THE SHELTER.

18. UPON LEAVING THE SHELTER, THE "SITE" PERSONNEL ARE TO CONTACT THE SWITCH AND CLIENT NOC INFORMING THEM OF DEPARTURE.

19. SHOULD THE SHELTER ACCESS OCCUR WHILE THE SWITCH IS UNMANNED, THEN AT MINIMUM THE CLIENT NOC WILL BE NOTIFIED OF THE ABOVE INFORMATION.

20. ALL INSTALLATION DEBRIS AND TRASH SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS. ANY EXPENSE THAT IS INCURRED BY CLIENT FOR TRASH REMOVAL WILL BE BACK-CHARGED TO THE SUBCONTRACTOR.

21. THE CONTRACTOR SHALL NOTIFY ENGINEER, WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.

22. ALL ANTENNA OUTAGES MUST BE PLANNED AT A MINIMUM OF 24 HOURS IN ADVANCE. CONTRACTOR MUST CONTACT THE SWITCH AND THE NOC TO COORDINATE. IF THIS POLICY IS NOT ADHERED TO, THE CONTRACTOR WILL BE REMOVED FROM THE BIDDER'S LIST AND ANY OPPORTUNITY FOR FUTURE WORK.

| | |
|---|---|
| A/C | AIR CONDITIONING |
| ADJ. | ADJUSTABLE |
| AFF | ABOVE FINISH FLOOR |
| APPROX. | APPROXIMATELY |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWG | AMERICAN WIRE GAUGE |
| A | AMPERE |
| BTS | BASE TRANSMISSION STATION |
| BLDG. | BUILDING |
| BLK. | BLOCK |
| B/S | BUILDING STANDARD |
| CGBE | GROUND BAR |
| CLG | CEILING |
| CLR. | CLEAR |
| CONC. | CONCRETE |
| CONST | CONSTRUCTION |
| CONT. | CONTINUOUS |
| C.F.C.I. | CONTRACTOR FURNISHED CONTRACTOR INSTALLED |
| DBL. | DOUBLE |
| DIA., ø | DIAMETER |
| DIAG. | DIAGONAL |
| DIM. | DIMENSION |
| DN | DOWN |
| DTL. | DETAIL |
| DWG. | DRAWING |
| E | EAST |
| EA. | EACH |
| EL., ELEV. | ELEVATION |
| ELECT. | ELECTRICAL |
| EMT | ELECTRICAL METALLIC TUBING |
| EQ. | EQUAL |
| EQUIP. | EQUIPMENT |
| E.W. | EACH WAY |
| EXIST | EXISTING |
| EXT. | EXTERIOR |
| FIN. | FINISH |
| FLR | FLOOR |
| FT | FOOT |
| GRC. | GALVANIZED RIGID CONDUIT |
| G. OR GRD. | GROUND |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| GC | GENERAL CONTRACTOR |
| GEN | GENERATOR |
| HORIZ. | HORIZONTAL |
| HR | HOUR |
| HT | HEIGHT |
| HVAC | HEATING, VENTILATING AND AIR CONDITIONING |
| I.D. | INSIDE DIA. |
| IN. | INCH |
| INFO | INFORMATION |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| KVA | KILOVOLTS-AMPERE |
| KW | KILOWATT |
| LB(S) | POUND(S) |
| MGB | MASTER GROUND BAR |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MFR. | MANUFACTURER |
| MGR. | MANAGER |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MTD. | MOUNTED |
| NEC | NATIONAL ELECTRICAL CODE |
| NEUT. | NEUTRAL |
| N | NORTH |
| NA | NOT APPLICABLE |
| NIC | NOT IN CONTRACT |
| NOC | NETWORK OPERATIONS CENTER |
| NPS | NOMINAL PIPE SIZE |
| N.T.S. | NOT TO SCALE |
| O.F.C.I. | OWNER FURNISHED CONTRACTOR INSTALLED |
| OC, o/c | ON CENTER |
| OPP | OPPOSITE |
| OD | OUTSIDE DIAMETER |
| OHP | OVERHEAD POWER |
| OHT | OVERHEAD TELEPHONE |
| OHU | OVERHEAD UTILITY LINES |
| PLYWD. | PLYWOOD |
| PR | PAIR |
| PH | PHASE |
| PVC | POLYVINYL CHLORIDE |
| PROJ | PROJECT |
| PROP | PROPERTY |
| PT | PRESSURE TREATED |
| RECPT. | RECEPTACLE |
| REQ'D | REQUIRED |
| RGS | RIGID GALVANIZED STEEL |
| R.O. | ROUGH OPENING |
| R.O.W. | RIGHT-OF-WAY |
| S | SOUTH |
| S.O. | SERVICE GRADE OIL RESISTANT |
| SHT | SHEET |
| SIM. | SIMILAR |
| SPEC. | SPECIFICATION |
| XXX.XX' | SPOT ELEVATION |
| SQ. | SQUARE |
| SF | SQUARE FOOT |
| SS | STAINLESS STEEL |
| STL. | STEEL |
| STRUCT. | STRUCTURAL |
| THRU | THROUGH |
| T.O.C. | TOP OF CONCRETE |
| T.O.M. | TOP OF MASONRY |
| TYP | TYPICAL |
| UBC | UNIFORM BUILDING CODE |
| VERT. | VERTICAL |
| VIF | VERIFY IN FIELD |
| V | VOLT |
| W | WEST |
| W | WIRE |
| W/ | WITH |
| W/O | WITHOUT |
| W.P | WEATHERPROOF |
| XFMR | TRANSFORMER |

NORTH ARROW

ELEVATION

SECTIONS & DETAILS

BRICK

CONCRETE

EARTH

GRAVEL

STEEL

M OR METER

GROUND

REVISION

KEYNOTE

MATCH LINE

WORK POINT

MECHANICAL BONDING CONNECTION

EXOTHERMICALLY WELDED BONDING CONNECTION

OR POWER POLE

DISCONNECT SWITCH

DOUBLE-THROW MANUAL TRANSFER SWITCH

CIRCUIT BREAKER

EMERGENCY GENERATOR RECEPTACLE

T TELCO PEDESTAL

GROUND ROD

GROUND ROD INSPECTION WELL

REPRESENTS DETAIL NUMBER

REF DRAWING NUMBER

### LEGEND

| | |
|---|---|
| — — — — — — — | EXISTING CONTOUR LINE |
| —X—X—X—X— | EXISTING CHAIN LINK FENCE |
| — — — — — | EXISTING PROPERTY LINE |
| —OHU— | EXISTING OVERHEAD UTILITIES |
| —S— | EXISTING SANITARY SEWER LINE |
| —SD— | EXISTING STORM DRAIN LINE |
| — | PROPOSED CONTOUR LINE |
| —X—X—X—X— | PROPOSED CHAIN LINK FENCE |
| — — — — — — — | PROPOSED LEASE AREA |
| —OHU— | PROPOSED OVERHEAD UTILITIES |
| —T— | PROPOSED UNDERGROUND TELCO |
| —E— | PROPOSED UNDERGROUND ELECTRIC |
| — — — — | PROPOSED EASEMENT |
| —SF— | PROPOSED SILT FENCE |
| — — — — | PROPOSED GROUNDING |
| — — — — | FUTURE FEATURES |

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| B | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
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| 6 | | |
| 7 | | |

USA ENG PROJECT NO.: 27180003-08

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7851
F: 337-560-2923

PREPARED BY:
USA ENGINEERING
2018 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72511

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

GENERAL NOTES, ABBREVIATIONS

SHEET NUMBER

**GN-1**

# CIVIL SPECIFICATION NOTES

## GENERAL NOTES:

1. ZONING REGULATIONS AND CONDITIONAL USE PERMITS:

   A. CLIENT WILL SUBMIT FOR AND OBTAIN ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIFIC REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL INFORM THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE-BID MEETING OR AS SHOWN IN CONSTRUCTION DOCUMENTS.

2. CONFLICTS:

   A. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS. SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE TO THE CONSTRUCTION MANAGER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

   B. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OF CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS CONTRACT DOCUMENTS GOVERNING THE WORK.

3. PHOTOS:

   A. PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATION, GROUNDING AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

## SITE PREPARATION:

1. CONTRACTOR'S SCOPE OF WORK:

   A. PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES.

   B. TRIMMING OF EXISTING TREES AND VEGETATION AS REQUIRED FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.

   C. CLEARING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DESIGNATED TREES, AND SITE IMPROVEMENTS.

   D. TOPSOIL STRIPPING AND STOCKPILING.

   E. TEMPORARY EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL CONFORMING TO LOCAL AND STATE REQUIREMENTS AS APPLICABLE.

   F. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.

   G. PROTECTION AND TEMPORARY RELOCATION, STORAGE AND REINSTALLATION OF EXISTING FENCING AND OTHER SITE IMPROVEMENTS SCHEDULED FOR REUSE.

   H. REMOVAL AND LEGAL DISPOSAL OF CLEARED MATERIALS.

2. CONTRACTOR'S QUALITY ASSURANCE:

   A. CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION ON SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

   B. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.

   C. CONTRACTOR SHALL PROPERLY DISPOSE ALL WASTE MATERIAL OFF-SITE OR AS DIRECTED BY THE CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.

3. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS WITHIN THE CONSTRUCTION DOCUMENTS):

   A. MATERIALS USED FOR TREE PROTECTION, EROSION CONTROL, SILTATION.

   B. MATERIALS USED FOR DUST CONTROL AS SUITABLE FOR SPECIFIC SITE CONDITIONS.

## EARTHWORK:

1. CONTRACTOR'S SCOPE OF WORK:

   A. EXCAVATION, TRENCHING, FILLING, COMPACTION AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS AND UTILITIES.

   B. MATERIALS FOR SUB-BASE, DRAINAGE FILL, FILL, BACKFILL AND GRAVEL FOR SLABS, PAVEMENTS AND IMPROVEMENTS.

   C. ROCK EXCAVATION WITHOUT BLASTING.

   D. SUPPLY OF ADDITIONAL MATERIALS FROM OFF-SITE AS REQUIRED.

   E. REMOVAL AND LEGAL DISPOSAL OF EXCAVATED MATERIALS AS REQUIRED.

   F. SITE GRADING.

   G. PLACEMENT AND COMPACTION OF FILL, SUBGRADE AND GRAVEL SURFACING.

   H. WHEN REQUIRED, CONSTRUCTION OF COMPOUND, ACCESS ROADS, FENCING AND ALL FOUNDATIONS.

2. CONTRACTOR'S QUALITY ASSURANCE:

   A. COMPACTION: UNDER STRUCTURES, FOUNDATIONS, BUILDING SLABS, PAVEMENTS AND WALKWAYS 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 WITH PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.

   B. GRADING TOLERANCES OUTSIDE BUILDING LINES: LAWNS, UNPAVED AREAS AND WALKS, PLUS OR MINUS 1 INCH. UNDER PAVEMENTS, PLUS OR MINUS 1/2 INCH.

   C. GRADING TOLERANCE FOR FILL UNDER ALL CONCRETE APPLICATIONS: PLUS OR MINUS 1/2 INCH MEASURED WITH 10 FOOT STRAIGHTEDGE.

   D. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.

3. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS WITHIN CONSTRUCTION DOCUMENTS):

   A. SUB BASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE OR SLAG AND NATURAL OR CRUSHED SAND.

   B. WASHED MATERIAL: UNIFORMLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 4 SIEVE.

   C. GRADING MATERIAL: SATISFACTORY NATIVE OR IMPORTED MATERIALS CONTAINING ROCK OR GRAVEL NOT LARGER THAN 2 INCHES IN ANY DIMENSION. GRADING MATERIAL SHALL NOT INCLUDE DEBRIS, WASTE, FROZEN MATERIALS, AND OTHER UNSUITABLE MATERIALS. IMPORTED MATERIAL SHALL HAVE A FINES CONTENT OF NO MORE THAN 5 PERCENT.

   D. BACKFILL MATERIALS: SATISFACTORY NON-COHESIVE NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, DEBRIS, WASTE, AND OTHER UNSUITABLE MATERIALS. ROCK OR GRAVEL SHALL NOT EXCEED 4 INCHES IN ANY DIMENSION. IMPORTED MATERIAL SHALL HAVE A FINES CONTENT OF NO MORE THAN 5 PERCENT.

   E. GRAVEL MATERIAL: EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 4 SIEVE.

   F. GEOTEXTILE FABRIC: TYPAR 3401 OR EQUIVALENT

4. CLEARING AND GRUBBING:

   A. REMOVE ALL VEGETATION AND MATERIALS TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STUMPS COMPLETELY UNDER FOUNDATIONS AND ROADWAY. DISPOSE OF CLEARING AND GRUBBING OFF-SITE, OR IN AN ON-SITE LOCATION APPROVED BY CONSTRUCTION MANAGER.

5. STRIPPING:

   A. STRIP NOT LESS THAN 3 INCHES OF VEGETATION AND TOPSOIL FROM AREAS THAT WILL UNDERLAY GRAVEL, PAVEMENT, NEW STRUCTURES, OR NEW EMBANKMENTS. STOCKPILE STRIPPED TOPSOIL ON-SITE FOR REUSE IN FINAL LANDSCAPING.

6. COMMON WEEDING:

   A. STERILIZE COMPOUND AREA WITH WEED KILLER/DEFOLIANT. THEN TREAT AREA WITH AN HERBICIDE SUCH AS PAROUET OR EQUIVALENT.

7. COMMON EXCAVATION:

   A. EXCAVATE TO DEPTH, LINES, AND GRADES SHOWN ON THE PLANS OR AS OTHERWISE SPECIFIED.

   B. TEMPORARILY STOCKPILE ON-SITE EXCAVATION AT AN APPROVED LOCATION WITHIN THE WORK AREA UNTIL SITE GRADING IS COMPLETE. STOCKPILE SHALL NOT EXCEED 15 FEET IN HEIGHT.

   C. DISPOSE OF EXCESS EXCAVATION OFF-SITE. MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF IN A LEGAL MANNER.

8. EMBANKMENT:

   A. CONSTRUCT EMBANKMENT TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.

   B. CONSTRUCT EMBANKMENT FROM ON-SITE EXCAVATION MATERIALS. USE IMPORTED BACKFILL ONLY AFTER AVAILABLE ON-SITE EXCAVATION MATERIALS HAVE BEEN USED.

   C. CONSTRUCT IN LIFTS OF NOT MORE THAN 9 INCHES IN LOOSE DEPTH. THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMLY.

   D. MATERIAL SHALL BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE ROLLING TO OBTAIN THE PRESCRIBED COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM. SHOULD THE MATERIAL BE TOO WET TO PERMIT PROPER COMPACTION, REMOVE AND REPLACE FILL WITH MATERIAL IN CONFORMANCE WITH THESE SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.

   E. WHEN APPLICABLE, DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT, AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.

   F. BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND REPLACE ANY PORTION WHICH HAS BECOME DISPLACED DUE TO THE CONTRACTOR'S OPERATIONS.

   G. START LAYERS IN THE DEEPEST PORTION OF THE FILL, AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISHED GRADE LINE.

   H. ROUTE EQUIPMENT, BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.

   I. COMPACT EMBANKMENT UNDERLYING NEW GRAVEL PAVING, FLOOR SLABS, AND STRUCTURES TO 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 WITH PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT NON-STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90 PERCENT OF ASTM D-1557

9. SITE GRADING:

   A. USING ON-SITE EXCAVATION MATERIALS, SHAPE, TRIM, FINISH, AND COMPACT SURFACE AREAS TO CONFORM TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.

   B. GRADE SURFACES TO DRAIN AND ELIMINATE ANY PONDING OR EROSION.

   C. ELIMINATE WHEEL RUTS BY REGRADING.

   D. CONSTRUCT FINISHED SURFACE OF SITE GRADING AREAS WITHIN ONE INCH FROM SPECIFIED GRADE.

10. SUBGRADE PREPARATION:

   A. SHAPE TOP OF SUBGRADE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.

   B. MAINTAIN TOP OF SUBGRADE IN A FREE-DRAINING CONDITION.

   C. DO NOT STOCKPILE MATERIALS ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.

   D. COMPACT THE TOP 6 INCHES OF SUBGRADE TO A 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557

   E. REMOVE AND REPLACE SOFT SOILS ON AREAS THAT "PUMP" OR DEFORM UNDER WEIGHT OF COMPACTION EQUIPMENT.

   F. CONSTRUCT TOP OF SUBGRADE WITHIN ONE INCH OF ESTABLISHED GRADE AND CROSS-SECTION.

11. GEOTEXTILE FABRIC:

   A. LAY GEOTEXTILE FABRIC OVER COMPACTED SUBGRADE AS PER CONSTRUCTION DOCUMENTS IN COMPOUND AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS A MINIMUM OF 12 INCHES.

12. GRAVEL SURFACING:

   A. CONSTRUCT GRAVEL SURFACING AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED BY CONSTRUCTION MANAGER OR CONSTRUCTION DOCUMENTS.

   B. SPREAD GRAVEL AND RAKE TO A UNIFORM SURFACE.

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USA ENG PROJECT NO.: 27180003-00

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| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-985-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72549

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

SPECIFICATIONS

SHEET NUMBER

**SP-1**

## TRENCHING:

CONTRACTOR MUST NOTIFY "ONE-CALL" UTILITY LOCATING SERVICE THREE DAYS PRIOR TO CONSTRUCTION TO FLAG ALL UNDERGROUND UTILITIES.

1. MATERIALS:

A. FILL MATERIAL SHALL BE OBTAINED, TO THE MAXIMUM EXTENT POSSIBLE, FROM EXCAVATIONS ON-SITE. THE STRUCTURAL FILL SHOULD BE SAND AND SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL GOVERNING JURISDICTION AND UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL BE FREE FROM PERCEPTIBLE AMOUNTS OF WOOD, DEBRIS OR TOPSOIL AND SHALL NOT CONTAIN MARBLE OR OTHER ELEMENTS, WHICH TEND TO KEEP IT IN A PLASTIC STATE. MATERIALS DESIGNATED AS HAZARDOUS OR INDUSTRIAL BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) ARE TO BE AVOIDED. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL.

2. PIPE DETECTION AND IDENTIFICATION:

A. UTILIZING WARNING TAPE: ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH WARNING TAPE.

3. TRENCH EXCAVATION:

A. DIG TRENCH TO LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY CONSTRUCTION MANAGER.

B. TRENCH WIDTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.

C. DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY, AS DIRECTED BY CONSTRUCTION MANAGER.

D. USE HAND METHODS FOR EXCAVATION THAT CANNOT BE ACCOMPLISHED WITHOUT ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

4. TRENCH PROTECTION:

A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.

B. SHEETING AND BRACING: MEET OR EXCEED OSHA REQUIREMENTS.

5. BACKFILLING:

A. A PRELIMINARY EARTH RESISTIVITY TEST SHALL BE PERFORMED PRIOR TO BACKFILLING.

B. BACKFILL AND/OR BEDDING SHALL NOT BE PLACED IN A TRENCH UNTIL THE TRENCH WORK AND BACKFILL HAS BEEN INSPECTED AND APPROVED BY THE CLIENT. CONTRACTOR TO NOTIFY CLIENT'S CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF EXPECTED BACKFILL.

C. IF BACKFILL MATERIAL IS NOT SUITABLE (CONTAINS DEBRIS OR ROCK), REPLACE WITH A LOW RESISTANCE GROUND ENHANCEMENT MATERIAL.

D. WHENEVER CLIENT REQUIRES THE REMOVAL OF WET OR OTHERWISE UNSTABLE SUBGRADE FROM THE FILL MATERIAL PREVIOUSLY PLACED BY THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE COST OF ALL REMOVAL OF UNSTABLE SOIL AND WITH BACKFILLING OF THE TRENCH.

E. BACKFILL SHALL BE PLACED AND PACKED DOWN TIGHTLY TO ACHIEVE 95 PERCENT MAXIMUM DRY DENSITY AS OBTAINED THROUGH THE STANDARD PROCTOR METHOD (ASTM D-698).

F. FOLLOWING AN APPROVED INSPECTION, BACKFILL MATERIAL SHALL BE DEPOSITED IN THE TRENCH WITH HAND SHOVELS (NOT BY MEANS OF WHEELBARROWS, CARTS, TRUCKS, BULLDOZERS, OR SIMILAR EQUIPMENT) IN 4" LAYERS AND COMPACTED BY MECHANICAL TAMPERS UNTIL THE CONDUCTOR OR PIPE HAS A COVER OF NOT LESS THAN 12" THE REMAINDER OF THE BACKFILL MATERIAL SHALL THEN BE DEPOSITED IN THE TRENCH IN 8" LAYERS AND MECHANICALLY COMPACTED.

G. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. ANY SUBSEQUENT SETTLEMENT SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY CORRECTED.

H. IF REQUIRED COMPACTION DENSITY HAS NOT BEEN OBTAINED, REMOVE THE BACKFILL FROM THE TRENCH OR STRUCTURE, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.

## STRUCTURAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.

2. THE GENERAL CONTRACTOR AND HIS SUB CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK.

3. STRUCTURAL STEEL SHALL CONFORM TO SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, AISC 360-05 INCLUDING THE COMMENTARY AND THE AISC CODE OF STANDARD PRACTICE.

4. STRUCTURAL STEEL PLATES, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. STRUCTURAL STEEL BEAMS SHALL CONFORM TO ASTM A992, GRADE 50. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED-ASTM A123 AFTER FABRICATION. FIELD TOUCH UP WITH 3 COATS OF ZINC RICH PAINT ALL RAW EDGES AND/OR AREAS WHERE THE GALVANIZED FINISH HAS BEEN DISTURBED (ALL EXISTING AND NEW AREAS).

5. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1). STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX. FIELD TOUCH UP WITH ZINC RICH PAINT (ALL EXISTING AND NEW AREAS) AFTER WELDING IS COMPLETE.

6. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8 INCH MIN. UNLESS NOTED OTHERWISE. DIAMETER BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.

7. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.

8. CONCRETE FOR THE FOUNDATION PAD SHALL BE 4000 PSI NORMAL WEIGHT CONCRETE. CONCRETE STRENGTH SHALL BE VERIFIED BY CONCRETE CYLINDER TESTS (A MINIMUM SET OF FOUR CYLINDERS). PROVIDE 4 TO 6% AIR ENTRAINMENT FOR ALL CONCRETE SUBJECT TO FREEZE – THAW CYCLE.

9. MINIMUM CONCRETE COVER REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".

10. CONTRACTOR SHALL COORDINATE ALL PENETRATIONS, CONDUIT, CHAMFERS, AND EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT AND/OR STEEL ERECTION. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS.

11. DO NOT IMPOSE SERVICE LOAD (i.e. FLOOR DEAD AND LIVE LOADS, BACKFILL, ETC.) UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED MINIMUM COMPRESSIVE STRENGTH.

12. BACKFILL SHALL BE CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

13. SOIL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY TO A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE FOOTINGS, AND SHALL OBTAIN A 2000 PSF MINIMUM ALLOWABLE BEARING CAPACITY.

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USA ENG PROJECT NO.: 27180003-09

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at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-583-2923

PREPARED BY:
USA ENGINEERING
2018 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0305
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72511

**PINELLAS POINT**
**FA # 12561146**

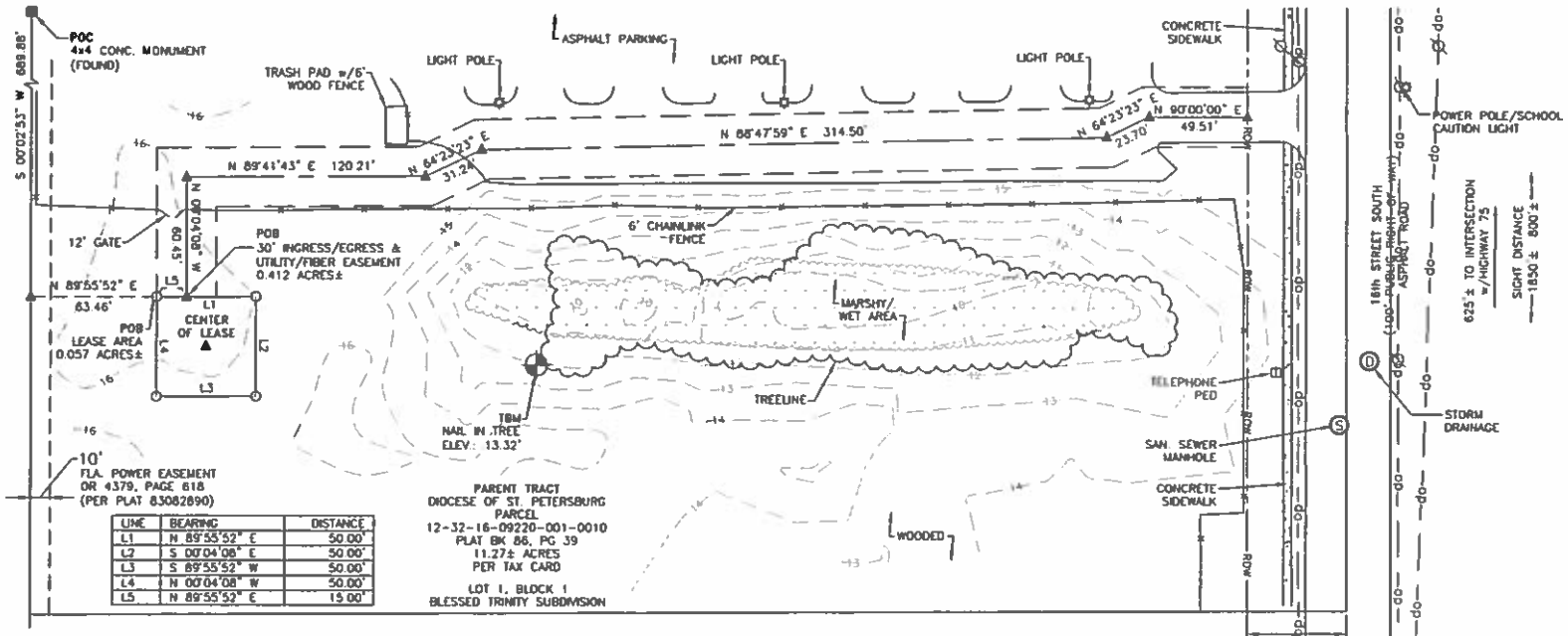
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

SPECIFICATIONS

SHEET NUMBER

**SP-2**

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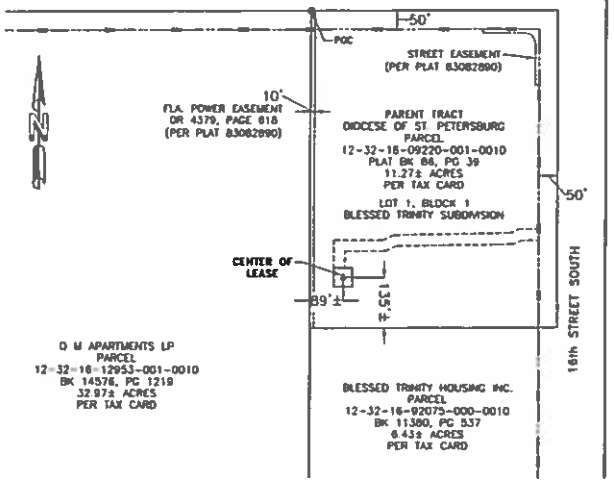
| L3 | S 89°55'52" W | 50.00' |
| L4 | N 00°04'08" W | 50.00' |
| L5 | N 89°55'52" E | 15.00' |

ARENT TRACT OVERVIEW — NOT TO SCALE




## EXISTING CONDITIONS

1 / C-1 SCALE: N.T.S.

INFORMATION SHOWN ON THIS SHEET WAS TAKEN FROM EXISTING SITE INFORMATION PROVIDED BY THE CLIENT AND IS FOR REFERENCE ONLY AND SHALL NOT BE USED FOR RECORDATION. USA ENGINEERING WAS NOT PROVIDED WITH A TITLE REPORT.

| REV | DATE | DESCRIPTION |
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at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-365-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

OVERALL EXISTING SITE PLAN

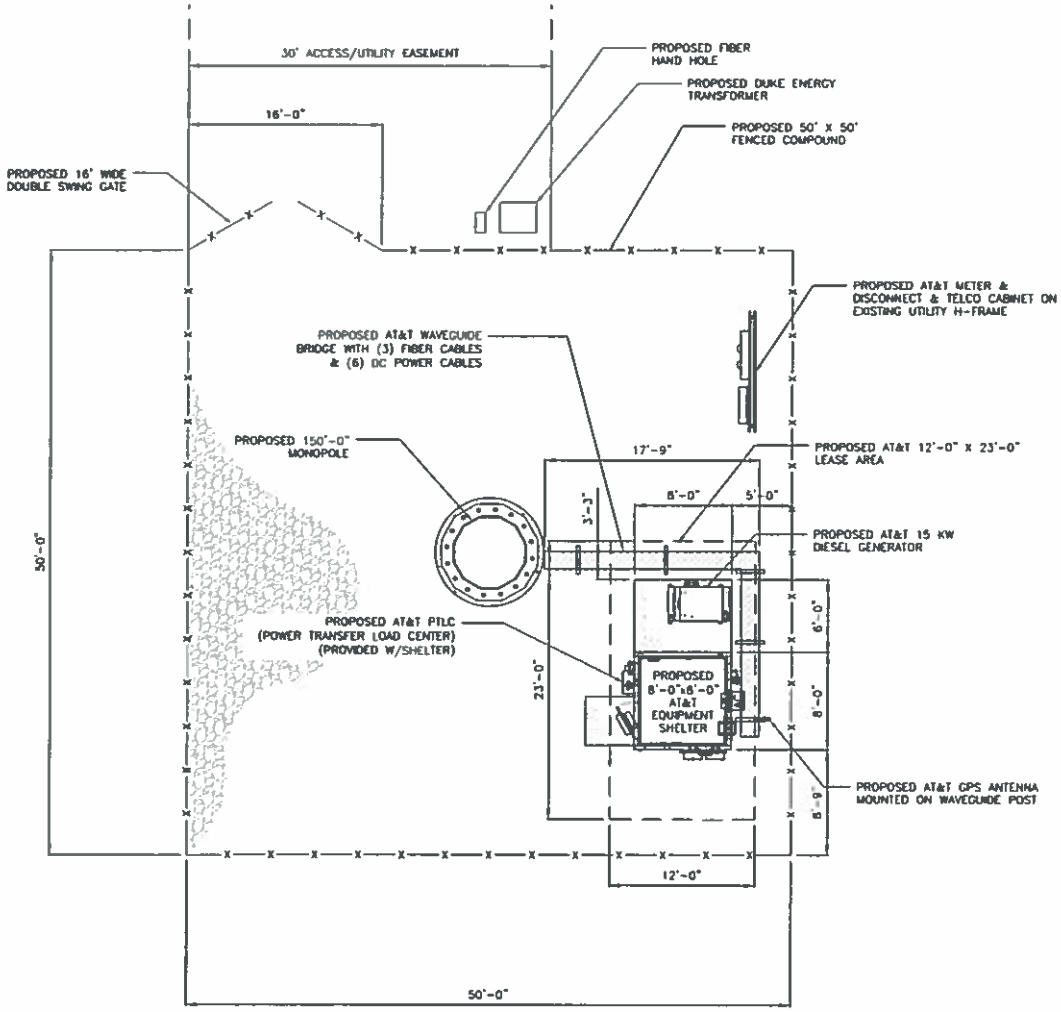
SHEET NUMBER

**C-1**

TRUE NORTH

## FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 12103C 0283 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR PINELLAS COUNTY, FLORIDA, DATED 9/03/2003, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

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1 / C-2 **COMPOUND PLAN**
SCALE: 1" = 10'
SCALE BASED ON 11"x17" ONLY

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at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

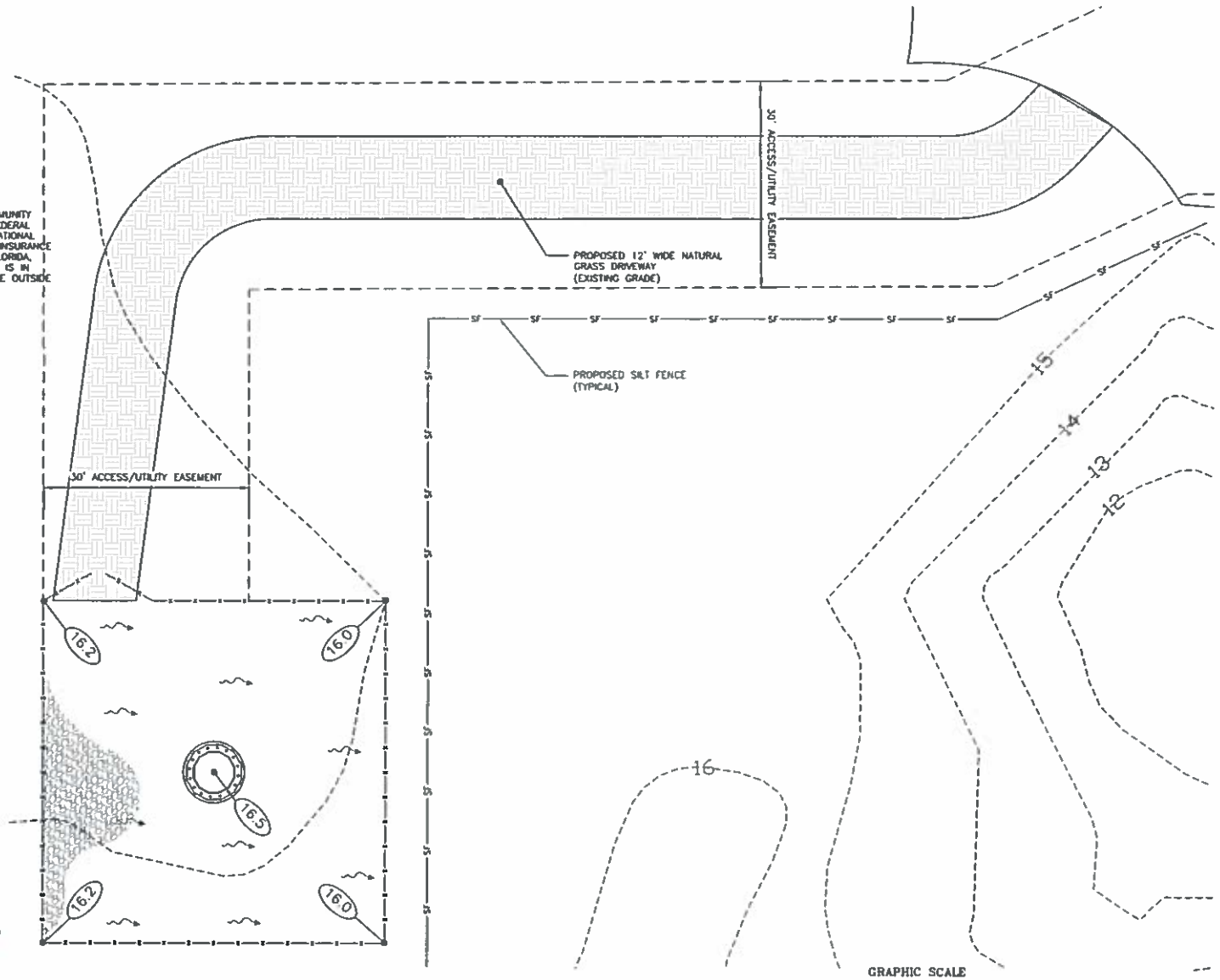
SHEET DESCRIPTION
COMPOUND PLAN

SHEET NUMBER
**C-2**

TRUE NORTH

## FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 12103C 0283 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR PINELLAS COUNTY, FLORIDA, DATED 9/03/2003. THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".




## LEGEND

- RUNOFF FLOW LINE
- SILT FENCE LOCATION
- PROPOSED SPOT ELEVATION (16.0)

Sunshine State 811 One Call

CALL FLORIDA 811
ONE CALL - DIAL 811
CALL 3 WORKING DAYS
BEFORE YOU DIG
1-800-638-4097

1 / C-3 **GRADING PLAN**
SCALE: 1" = 15'
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE
0 7.5 15 30
( IN FEET )

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

USA ENG PROJECT NO.: 27180003-00

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2810 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705


MARCH 22, 2018

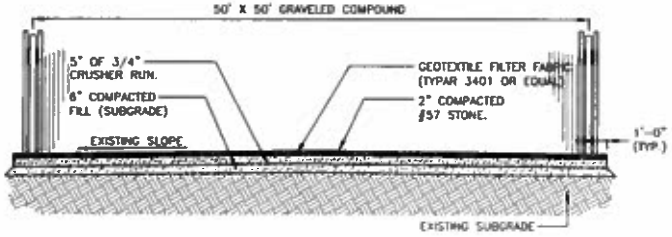
MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION
GRADING PLAN

SHEET NUMBER
**C-3**

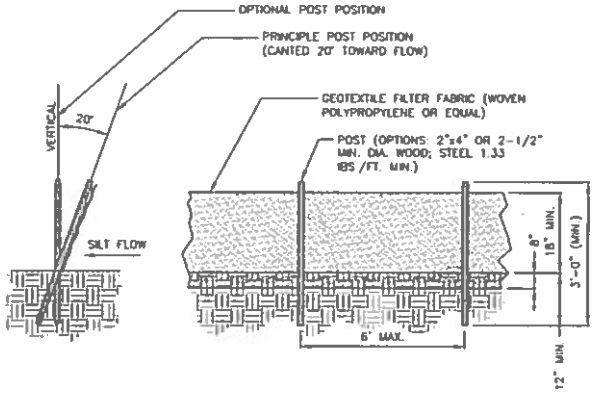



NOTES:

1. SITE WILL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.
2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.
4. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 TO PREVENT IMMEDIATE EROSION AND EASE IN DRIVING ACCESSIBILITY.

## 1/C-4 TYPICAL COMPOUND SECTION DETAIL

SCALE: N.T.S.




NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

## 2/C-4 FDOT TYPE III SILT FENCE DETAIL

SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

USA ENG PROJECT NO.: 27180003-09

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

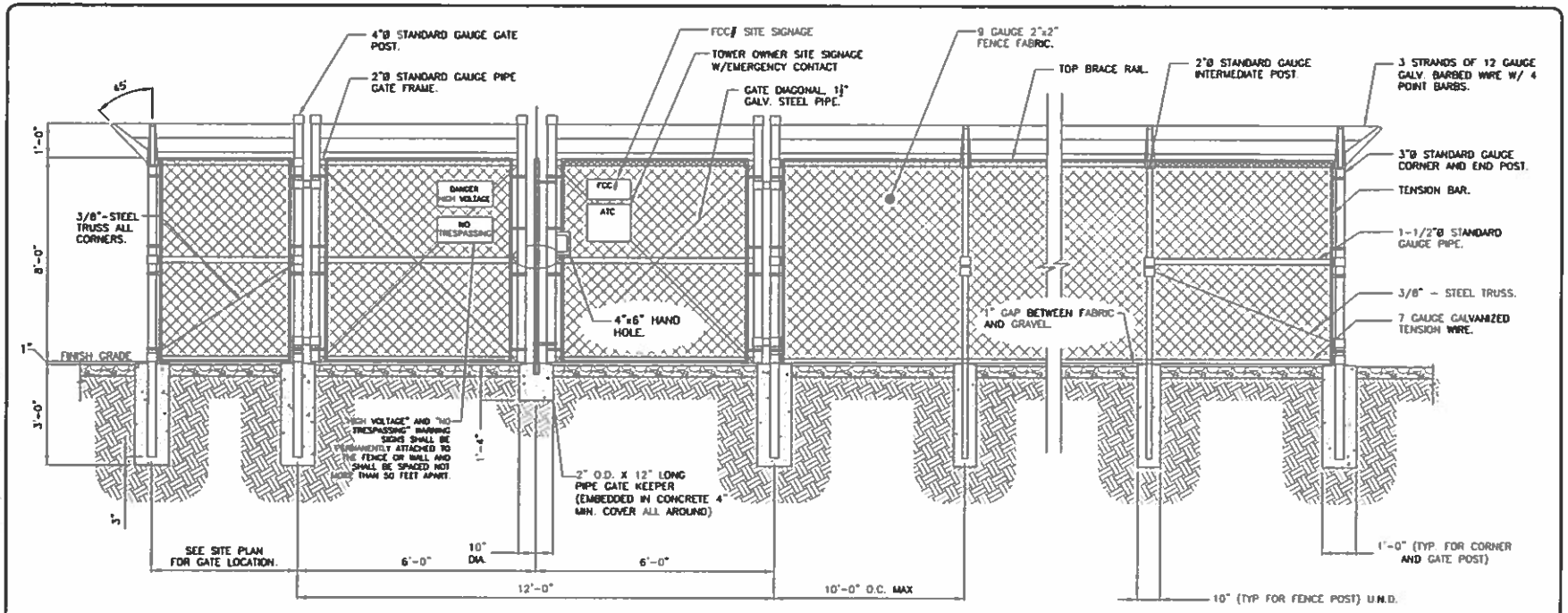
1600 54TH AVE SOUTH
ST PETERSBURG, FL 33705

SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

**C-4**




## 1 C-5 COMPOUND FENCE DETAIL

SCALE: N.T.S.

NOTES:

1. ALL FENCING MATERIAL MUST BE GALVANIZED.
2. ALL POSTS MUST HAVE STEEL CAPS.
3. ALL POSTS AND BRACING MUST BE SCH. 40
4. INSTALL FENCING PER ASTM F-567
5. INSTALL GATES PER ASTM F-900
6. ALL CONCRETE FOUNDATIONS TO HAVE A MINIMUM OF 4000 PSI.
7. REFER TO FENCE SPECIFICATIONS FOR FURTHER INFORMATION.
8. LOCATE FENCE AS SHOWN ON SITE PLAN.
9. CONTRACTOR TO PROVIDE AND INSTALL "STYMIE LOCK" ON COMPOUND GATE, WORK WITH CLIENT ON GATE COMBO.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

USA ENG PROJECT NO.: 27180003-08

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-585-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0345
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72569

**PINELLAS POINT**
**FA # 12561146**

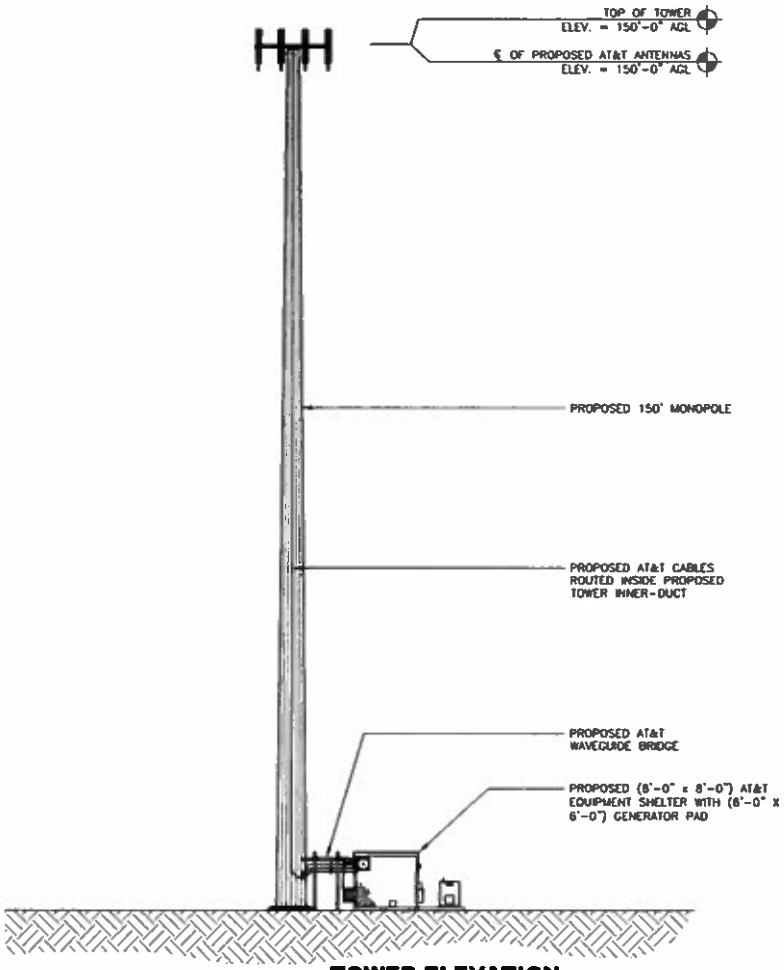
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

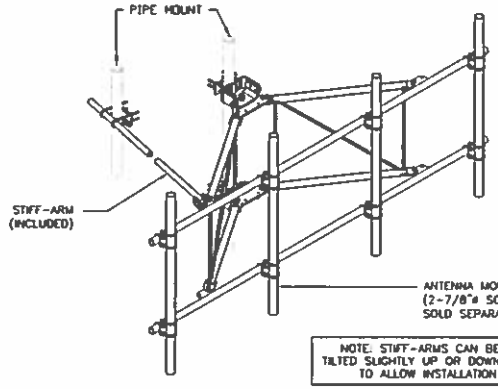
SITE DETAILS

SHEET NUMBER

**C-5**

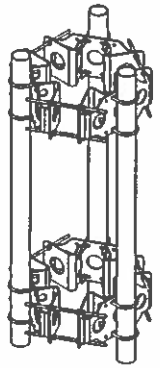



**1 / S-1 TOWER ELEVATION**
SCALE: N.T.S.



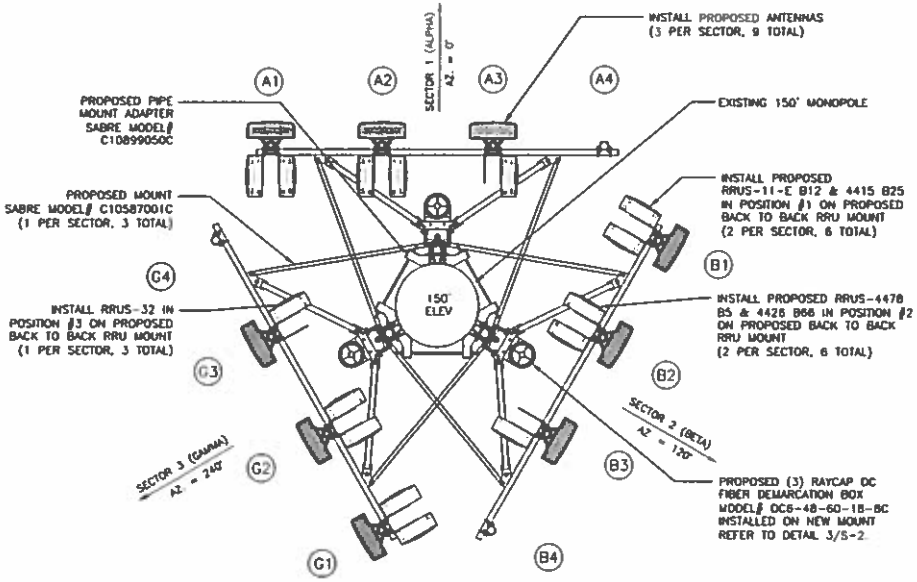

NOTE: STIFF-ARMS CAN BE TILTED SLIGHTLY UP OR DOWN TO ALLOW INSTALLATION.

**2 / S-1 12' HD V-BOOM W/ TIE-BACK (SABRE - C10857001C)**
SCALE: N.T.S.



**3 / S-1 4-1/2" O.D. PIPE MOUNT ASSEMBLY (SABRE ID: C10899050C)**
SCALE: N.T.S.

NOTES
1. REFER TO ANTENNA SCHEDULE FOR ADDITIONAL INFO.
2. ADJUST ANTENNA MOUNTS AS REQUIRED TO ACHIEVE THE AZIMUTH SPECIFIED AND LIMIT RF SHADOWING
3. UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY
4. CONTRACTOR TO RETURN ALL EXISTING ANTENNAS BEING REMOVED TO AT&T.
5. EXACT LOCATION OF DC-6 TO BE DETERMINED BY FIELD PERSONNEL.




**4 / S-1 PROPOSED ANTENNA CONFIGURATION DETAIL**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
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| 7 | | |

USA ENG PROJECT NO.: 27180003-09

| DRAWN BY: | CHECKED BY: |
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| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2018 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

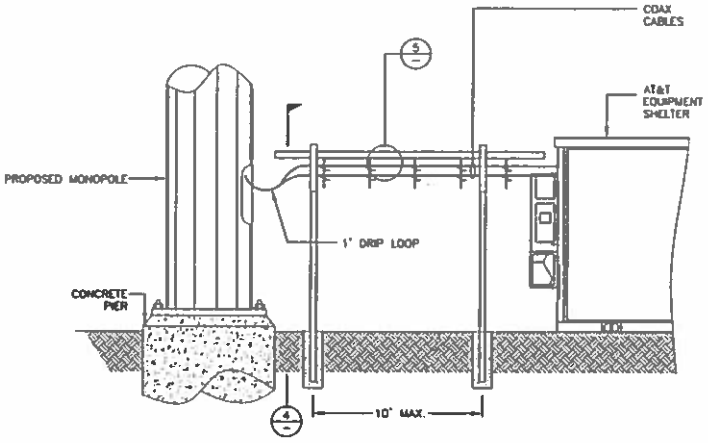
MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. #72513

**PINELLAS POINT**
**FA # 12561146**

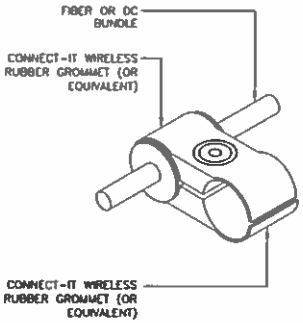
1600 54TH AVE SOUTH
ST PETERSBURG, FL 33705

SHEET DESCRIPTION
TOWER ELEVATION AND DETAILS

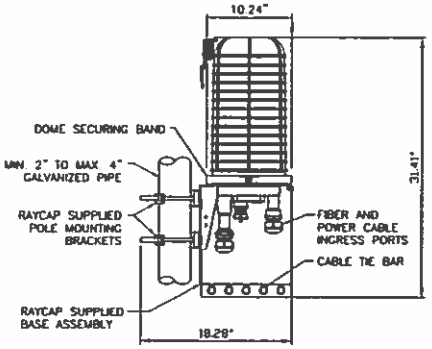
SHEET NUMBER
**S-1**




1 S-2 **COAX BRIDGE ELEVATION (SIDE)**
SCALE: N.T.S.

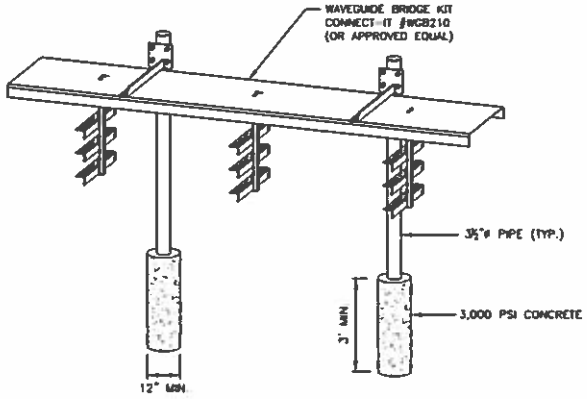



2 S-2 **FIBER & DC CABLE MOUNTING DETAIL**
SCALE: N.T.S.

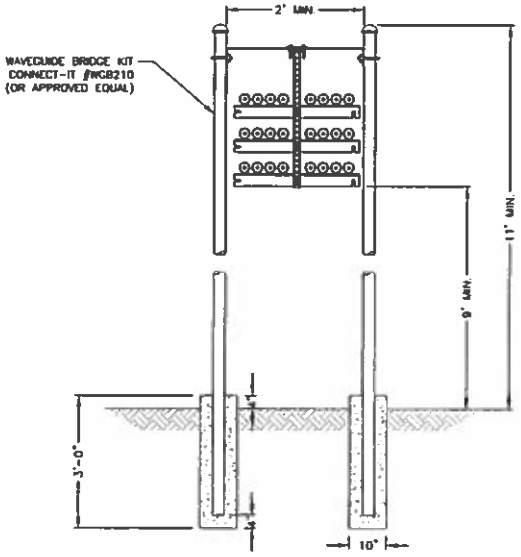



NOTES:
1. UNIT SHALL BE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL TIGHTEN ALL BOLTS TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
3. CONTRACTOR SHALL INSTALL RAYCAP DISTRIBUTION UNIT WITHIN 15 FEET FROM ALL RRH'S.

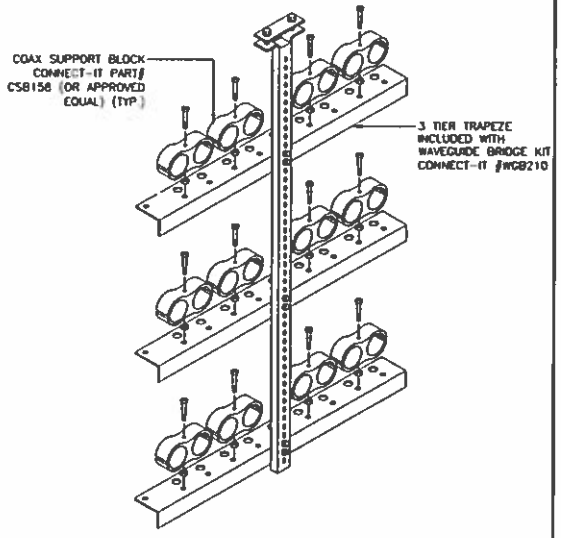
3 S-2 **DC6-48-60-18-8C MOUNT DETAIL**
SCALE: N.T.S.




4 S-2 **COAX BRIDGE AXONOMETRIC**
SCALE: N.T.S.




5 S-2 **COAX BRIDGE CROSS-SECTION**
SCALE: N.T.S.




6 S-2 **TRAPEZE ISOMETRIC**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
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USA ENG PROJECT NO.: 27180003-09

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-332-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2018 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72543

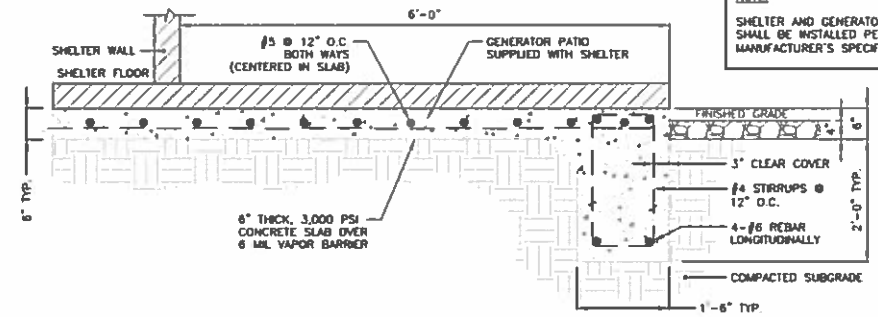
**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

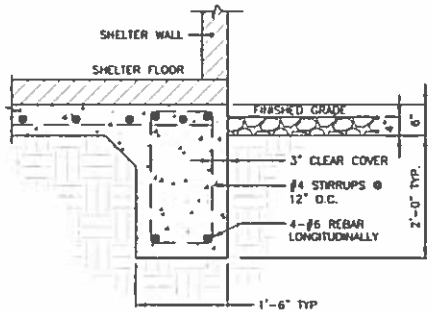
SHEET DESCRIPTION
MISCELLANEOUS DETAILS

SHEET NUMBER
**S-2**

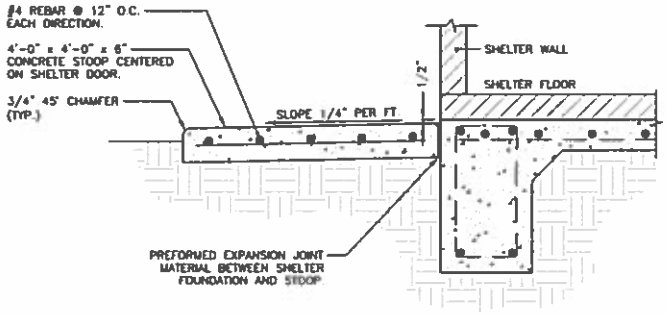
NOTE:
SHELTER AND GENERATOR TIE DOWNS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



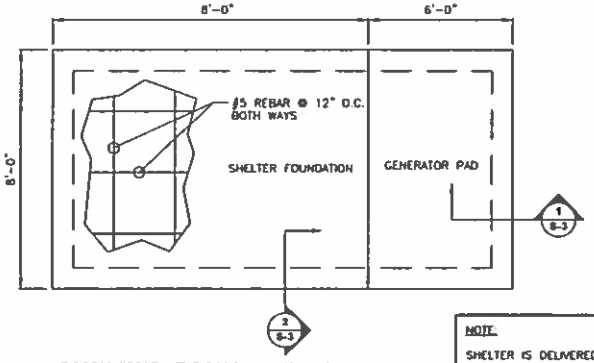

1 S-3 **SHELTER FOUNDATION DETAIL**
SCALE: N.T.S.




2 S-3 **SHELTER FOUNDATION SECTION**
SCALE: N.T.S.

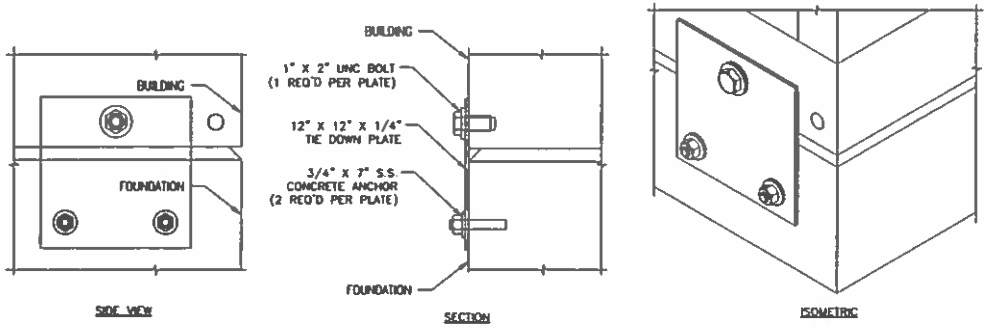



3 S-3 **SHELTER STOOP DETAIL**
SCALE: N.T.S.

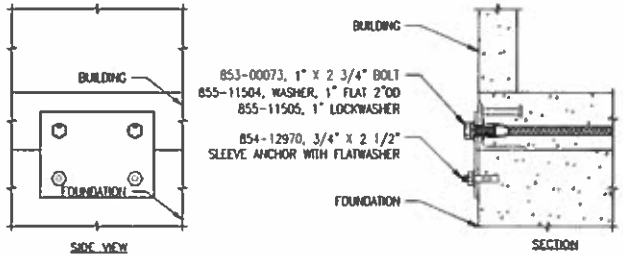



NOTE:
SHELTER IS DELIVERED WITH PROPOSED GENERATOR

4 S-3 **SHELTER FOUNDATION PLAN**
SCALE: N.T.S.




5 S-3 **SHELTER TIE-DOWN DETAIL**
SCALE: N.T.S.




6 S-3 **ALTERNATE TIE-DOWN DETAIL**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
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USA ENG PROJECT NO.: 27180003-08

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-583-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

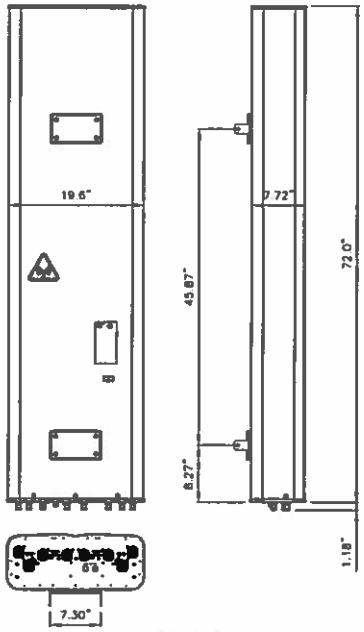
MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

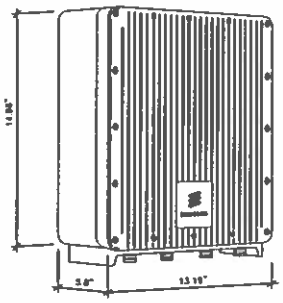
SHEET DESCRIPTION
SHELTER FOUNDATION DETAILS

SHEET NUMBER
**S-3**




1 S-4 **NNHH-65B-R4**
SCALE: N.T.S.

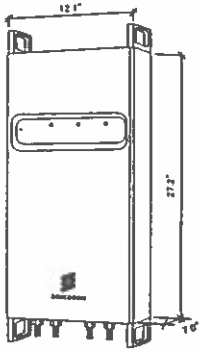
ERICSSON 4426 B66
- DIMENSIONS (H x W x D):
  14.96" x 13.19" x 5.8"
- WEIGHT: 48.5 LBS
- UP TO 6 CARRIERS LTE IN MIMO
- 2x2.5/4.9/9.8/10.1 GBPS CPRI
- HEAT DISSIPATION. -40 TO +55°




NOTE:
RRUS CAN ONLY BE
PAINTED ON SOLAR SHIELD.

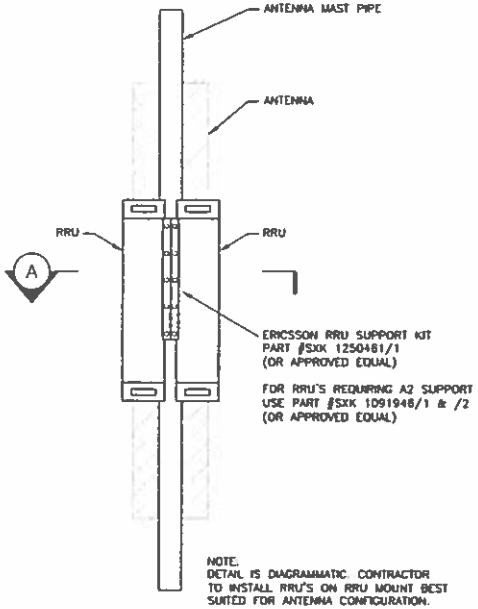
2 S-4 **4426 B66 DETAIL**
SCALE: N.T.S.

ERICSSON RRUS 32
- DIMENSIONS (H x W x D):
  27.2" x 12.1" x 7.0" (INCLUDES SUNSHIELD)
- WEIGHT: 60 LBS
- WCS A+B BLOCKS: TX = 2350-2360 MHz
  RX = 2305-2315 MHz
- CPRI 2 PORTS x 10 GBPS



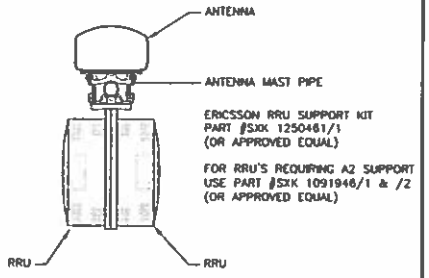

NOTE:
RRUS CAN ONLY BE
PAINTED ON SOLAR SHIELD.

3 S-4 **RRUS-32 DETAIL**
SCALE: N.T.S.




NOTE:
DETAIL IS DIAGRAMMATIC. CONTRACTOR
TO INSTALL RRU'S ON RRU MOUNT BEST
SUITED FOR ANTENNA CONFIGURATION.

BACK VIEW

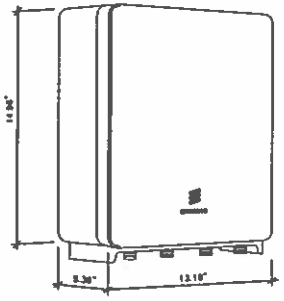



NOTE:
DETAIL IS DIAGRAMMATIC. CONTRACTOR
TO INSTALL RRU'S ON RRU MOUNT BEST
SUITED FOR ANTENNA CONFIGURATION.

SECTION A

7 S-4 **RRU MOUNTING DETAIL**
SCALE: N.T.S.

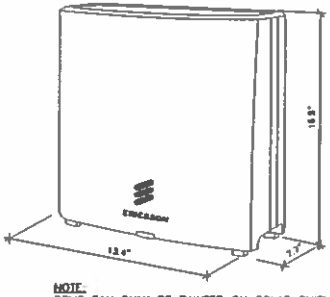
ERICSSON 4415 B25
- DIMENSIONS (H x W x D):
  14.96" x 13.19" x 5.39"
- WEIGHT: 44 LBS
- TX = 1930 - 1995 MHz
- RX = 1850 - 1915 MHz
- CPRI 2 PORTS x 2.5/4.9/9.8/10.1 Gbps




NOTE:
RRUS CAN ONLY BE
PAINTED ON SOLAR SHIELD.

4 S-4 **4415 B25 DETAIL**
SCALE: N.T.S.

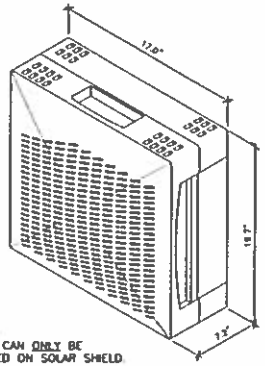
ERICSSON RRUS 4478 B5
- DIMENSIONS (H x W x D):
  18.5" x 13.4" x 7.7" (INCLUDES
  HANDLES, FEET & SUNSHIELD, W/O FAN)
- WEIGHT: 59.9
- TX: 869-894 MHz, RX: 824-849 MHz




NOTE:
RRUS CAN ONLY BE PAINTED ON SOLAR SHIELD.

5 S-4 **RRUS-4478 B5 DETAIL**
SCALE: N.T.S.

ERICSSON RRUS 11 E B12
- DIMENSIONS (H x W x D):
  17.0" x 17.8" x 7.2" (INCLUDES SUNSHIELD)
- WEIGHT: 55 LBS
- CLIMATE: -40°F TO +131°F
  (SELF CONVECTION SILENT, NO FANS, IP55)
- POWER CONSUMPTION: 80 WATTS (TYP.)




NOTE:
RRUS CAN ONLY BE
PAINTED ON SOLAR SHIELD.

6 S-4 **RRUS-11 E B12 DETAIL**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
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USA ENG PROJECT NO.: 27180003-08

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-332-7931
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2018 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

MISCELLANEOUS DETAILS

SHEET NUMBER

**S-4**

## DC / FIBER DEMARCATION BOX

| RAYCAP DC FIBER DEMARCATION BOX | | | CABLES | | | | NOTES |
|---|---|---|---|---|---|---|---|
| MOUNTING HEIGHT | MODEL | QTY | MODEL | SIZE | QTY | LENGTH PER LINE | |
| 150'-0" | DC6-48-60-18-8C | 3 | ROSENBERGER (18) PAIR FIBER TRUNK | 3/8" | 3 | 200'-0" | |
| | | | (6)- #8 AWG TINNED COPPER CONDUCTORS | 3/4" | 6 | 200'-0" | |

## ANTENNA AND COAX SCHEDULE

| SECTOR | AZ | ANTENNAS: RAD CENTER | ANTENNA: MAKE | ANTENNA: MODEL | (QTY) | APPROXIMATE ANTENNA SPECS | DOWN TILT: ELEC | DOWN TILT: MECH | CABLES: MODEL | SIZE | (QTY) | LENGTH/ LINE | COLOR CODE | RRU: MODEL | (QTY) | AZ MOD (QTY) | DIPLEXER/TRIPLEXER: MODEL | TWR (QTY) | GRND (QTY) | TMA: MODEL | (QTY) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ALPHA (A1) | 0° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 2 | 15'-0" | 1 RED | RRUS-11 E B12 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 2 | 15'-0" | 1 RED | 4415 B25 | 1 | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (RRU TO ANTENNA) | 1/2" | 6 | 10'-0" | 1 RED | - | - | - | - | - | - | - | - |
| ALPHA (A2) | 0° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 2 | 15'-0" | 2 RED | 4478 B5 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 2 | 15'-0" | 2 RED | 4426 B66 | 1 | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (DIPLEXER TO ANTENNA) | 1/2" | 8 | 6'-0" | 2 RED | - | - | - | - | - | - | - | - |
| ALPHA (A3) | 0° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 1 | 15'-0" | 3 RED | RRUS-32 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 1 | 15'-0" | 3 RED | - | - | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (RRU TO ANTENNA) | 1/2" | 4 | 10'-0" | 3 RED | - | - | - | - | - | - | - | - |
| ALPHA (A4) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| BETA (B1) | 120° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 2 | 15'-0" | 1 BLUE | RRUS-11 E B12 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 2 | 15'-0" | 1 BLUE | 4415 B25 | 1 | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (RRU TO ANTENNA) | 1/2" | 6 | 10'-0" | 1 BLUE | - | - | - | - | - | - | - | - |
| BETA (B2) | 120° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 2 | 15'-0" | 2 BLUE | 4478 B5 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 2 | 15'-0" | 2 BLUE | 4426 B66 | 1 | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (DIPLEXER TO ANTENNA) | 1/2" | 8 | 6'-0" | 2 BLUE | - | - | - | - | - | - | - | - |
| BETA (B3) | 120° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 1 | 15'-0" | 3 BLUE | RRUS-32 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 1 | 15'-0" | 3 BLUE | - | - | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (RRU TO ANTENNA) | 1/2" | 4 | 10'-0" | 3 BLUE | - | - | - | - | - | - | - | - |
| BETA (B4) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| GAMMA (G1) | 240° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 2 | 15'-0" | 1 GREEN | RRUS-11 B12 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 2 | 15'-0" | 1 GREEN | 4415 B25 | 1 | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (RRU TO ANTENNA) | 1/2" | 6 | 10'-0" | 1 GREEN | - | - | - | - | - | - | - | - |
| GAMMA (G2) | 240° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 2 | 15'-0" | 2 GREEN | 4478 B5 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 2 | 15'-0" | 2 GREEN | 4426 B66 | 1 | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (DIPLEXER TO ANTENNA) | 1/2" | 8 | 6'-0" | 2 GREEN | - | - | - | - | - | - | - | - |
| GAMMA (G3) | 240° | 150'-0" | ANDREW | NNHH-65B-R4 | 1 | H=72" x W=19.6" x D=7.8" | 2° | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER FIBER JUMPER (DC6 TO RRU) | 3/8" | 1 | 15'-0" | 3 GREEN | RRUS-32 | 1 | - | - | - | - | - | - |
| | | | | | | | | | ROSENBERGER SINGLE PAIR DC CABLE (DC6 TO RRU) | 7/16" | 1 | 15'-0" | 3 GREEN | - | - | - | - | - | - | - | - |
| | | | | | | | | | 1/2" COAX JUMPER (RRU TO ANTENNA) | 1/2" | 4 | 10'-0" | 3 GREEN | - | - | - | - | - | - | - | - |
| GAMMA (G4) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | TOTAL | 9 | | | | | | | | | TOTAL | 15 | 0 | TOTAL | 0 | 0 | TOTAL | 0 |

| | | |
|---|---|---|
| TOTAL FIBER JUMPER | 15 | 225'-0" |
| TOTAL DC JUMPER | 15 | 225'-0" |
| TOTAL 1/2" JUMPERS (RRU) | 54 | 540'-0" |
| TOTAL 5/16" RET CABLES | 3 | 600'-0" |

- ANTENNA AND COAX INFORMATION PROVIDED FROM THE RFDS SHEET V1.00 DATED 02/21/18.
- CONTRACTOR TO VERIFY RF INFO WITH CLIENT PRIOR TO CONSTRUCTION.
- COAX LENGTHS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- ALL COAX SHALL BE COLOR CODED AT TOP AN BOTTOM JUMPER AND AT TOP OF TOWER BOTTOM OF TOWER, AND INSIDE SHELTER ON MAIN COAX.
- EACH MAIN COAX SHALL HAVE CORROSION PROOF "ID TAGS" INSTALLED INSIDE THE SHELTER AT THE PORT AND AT THE ANTENNA.
- QUANTITIES GIVEN ARE TOTAL EXISTING AND PROPOSED.

1 AN-1 **ANTENNA & COAX SCHEDULE**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| 0 | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
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| 6 | | |
| 7 | | |

USA ENG PROJECT NO.: 27180003-08

DRAWN BY: CS | CHECKED BY: MM


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST PETERSBURG, FL 33705

SHEET DESCRIPTION
ANTENNA SCHEDULE

SHEET NUMBER
**AN-1**

# ELECTRICAL SPECIFICATION NOTES

## GENERAL NOTES:

1. OBTAIN PERMITS AND PAY FEES RELATED TO ELECTRICAL WORK PERFORMED ON THIS PROJECT. DELIVER COPIES OF ALL PERMITS TO CLIENT REPRESENTATIVE.
2. SCHEDULE AND ATTEND INSPECTIONS RELATED TO ELECTRICAL WORK REQUIRED BY JURISDICTION HAVING AUTHORITY. CORRECT AND PAY FOR ANY WORK REQUIRED TO PASS ANY FAILED INSPECTION.
3. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM APPROVED BY CLIENT TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED 5 OHMS TO GROUND. THE COMPLETED SITE SHALL BE TESTED AND A REPORT SENT TO CLIENT REPRESENTATIVE.
4. REDLINED AS-BUILTS ARE TO BE DELIVERED TO CLIENT REPRESENTATIVE.
5. PROVIDE TWO COPIES OF OPERATION AND MAINTENANCE MANUALS IN THREE-RING BINDER.
6. FURNISH AND INSTALL THE COMPLETE ELECTRICAL SERVICE, CABLE TRAY, TELCO CONDUIT AND GROUNDING SYSTEMS.
7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY CLIENT REPRESENTATIVE.
8. CONDUCT A PRE-CONSTRUCTION SITE VISIT AND VERIFY EXISTING SITE CONDITIONS AFFECTING THIS WORK. REPORT ANY OMISSIONS OR DISCREPANCIES FOR CLARIFICATION PRIOR TO THE START OF CONSTRUCTION.
9. PROTECT ADJACENT STRUCTURES AND FINISHES FROM DAMAGE. REPAIR TO ORIGINAL CONDITION ANY DAMAGED AREA.
10. REMOVE DEBRIS ON A DAILY BASIS. DEBRIS NOT REMOVED IN A TIMELY FASHION WILL BE REMOVED BY OTHERS AND THE RESPONSIBLE SUBCONTRACTOR SHALL BE CHARGED ACCORDINGLY. REMOVAL OF DEBRIS SHALL BE COORDINATED WITH THE CLIENT'S REPRESENTATIVE. DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF LEGALLY. USE OF THE PROPERTY'S DUMPSTER IS PROHIBITED.
11. ALL CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
12. SIGNAL WIRING SHALL BE INSULATED #18 AWG. NO BX OR ROMEX CABLE IS PERMITTED.
13. WIRING DEVICES AND EQUIPMENT SHALL BE UL LISTED AND SPECIFICATION GRADE.
14. FUSES ARE NOT ALLOWED; CIRCUIT BREAKERS ONLY
15. MATERIALS SHALL BE NEW AND CONFORM TO THE APPLICABLE STANDARDS ESTABLISHED FOR EACH ITEM BY THE ORGANIZATIONS LISTED BELOW:
    - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
    - UNDERWRITER'S LABORATORY (UL)
    - NATIONAL ELECTRICAL MANUFACTURING ASSOCIATION (NEMA)
    - AMERICAN STANDARDS ASSOCIATION (ASA)
    - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
16. DESIGN AND INSTALLATION OF MATERIALS SHALL COMPLY WITH REGULATIONS OF:
    - THE NATIONAL ELECTRICAL CODE (NFPA 70)
    - THE NATIONAL ELECTRICAL SAFETY CODE (ANSI C-2)
    - THE LIFE SAFETY CODE (NFPA 101)
    - LIQUEFIED PETROLEUM GAS (NFPA 54 AND 58)
    - LOCAL CODES
17. ALL CONDUIT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70), LATEST EDITION.

## GROUNDING NOTES:

1. PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH CLIENT GROUNDING & BONDING PRACTICE UNLESS DIRECTED OTHERWISE BY DRAWINGS, NATIONAL ELECTRICAL CODE, OR AUTHORITIES HAVING JURISDICTION. THE ABOVE REFERENCED SPECIFICATIONS IS AN INTEGRAL PART OF THE DESIGN DOCUMENTS AN MUST BE STRICTLY ADHERED TO. WHERE CONFLICTS BETWEEN THIS SPECIFICATION, CODES, AND AUTHORITIES HAVING JURISDICTION ARISE, THE MOST STRINGENT SHALL GOVERN.
2. BUSS CONNECTORS SHALL BE 2-HOLE LONG BARREL TYPE COMPRESSION LUGS.
3. LUGS SHALL BE ATTACHED TO BUSSES USING BOLTS, NUTS AND DRAGON TOOTH WASHERS. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED.
4. SURFACE CONNECTIONS SHALL BE MADE TO BARE METAL. PAINTED SURFACES SHALL BE FILED TO ENSURE PROPER CONTACT. APPLY NON-OXIDIZING AGENT TO CONNECTIONS.
5. COPPER BUSSES SHALL BE CLEANED, POLISHED, AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
6. GROUND CONDUCTOR RUNS SHALL BE STRAIGHT AS POSSIBLE, WITH AN 8-INCH MINIMUM RADIUS FOR #6 CONDUCTORS AND 12" FOR #2 AND LARGER CONDUCTORS
7. HARDWARE (I.E., NUTS BOLTS, WASHERS, ETC.) IS TO BE STAINLESS STEEL.
8. GROUND COAXIAL CABLES AT POINTS SHOWN ON GROUNDING RISER DIAGRAM WITH MANUFACTURER'S GROUNDING KITS.
9. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE (CADWELD) TO GROUND RING AND GROUND RODS. REMAINING GROUNDING CONNECTIONS SHALL BE MECHANICAL CONNECTIONS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
10. GROUND RING, COMPRISED OF #2 BARE TINNED SOLID RADIAL COPPER CONDUCTOR, SHALL HAVE A MINIMUM DISTANCE OF 24" FROM THE STRUCTURE AND BE BURIED A MINIMUM OF 30" BELOW GRADE.
11. CADWELD GROUND RODS TO GROUND RING. RODS TO BE 5/8" X 10'-0" COPPER CLAD STEEL WITH COPPER JACKET OF NOT LESS THAN 0.01 INCHES THICK. THE TOP OF GROUND ROD SHALL EXTEND NO MORE THAN 6 INCHES ABOVE THE BOTTOM OF THE TRENCH.
12. INTERCONNECT OUTDOOR EQUIPMENT GROUND RING AND TOWER GROUND RING WITH EXOTHERMIC WELD.
13. INSTALL GROUNDING KIT. BOND COAXIAL CABLE OUTER CONDUCTOR TO GROUNDING CONDUCTOR.
14. INSTALL GROUND RODS ON GROUND RING AT 16' INTERVALS. INSTALL GROUND RODS TO FENCE POSTS AT 16' INTERVALS.
15. ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LATEST EDITION OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780, APPROVED BY LOCAL AUTHORITY.
16. ALL GROUNDING CONNECTIONS SHALL BE COATED WITH AN ANTI-CORROSIVE AGENT SUCH AS "T & B KOPR SHIELD", "NO-OXY", "NOALOX" OR "PENETROX". VERIFY PRODUCT WITH PROJECT MANAGER.
17. GROUND WIRES SHALL BE #2 BARE TINNED SOLID COPPER FROM CONDUCTOR FOR BONDING CONNECTIONS UNLESS OTHERWISE NOTED ON PLANS.
18. DOCUMENT GROUND RING INSTALLATION AND CONNECTIONS WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PRESENT PHOTO ARCHIVE AT SITE "PUNCH LIST" WALK TO CLIENT REPRESENTATIVE.
19. THE ENTIRE SYSTEM SHALL BE GROUNDED USING LOCKNUTS AND BONDING NUTS ON CONDUITS AND PROPERLY BONDED GROUND CONDUCTORS. RECEPTACLES AND EQUIPMENT BRANCH CIRCUITS SHALL BE GROUNDED WITH A FULL-SIZED EQUIPMENT GROUNDING CONDUCTOR RUN IN THE CIRCUIT'S CONDUIT.
20. A RESISTANCE TO GROUND OF FIVE (5) OHMS OR LESS IS THE OBJECTIVE FOR THE EARTH GROUND SYSTEMS AT CELL SITES. CHEMICAL ENHANCERS, A WELL CASING OR A CUSTOM DESIGNED GROUND SYSTEM MAY BE USED TO MEET THIS OBJECTIVE. WHEN USING CHEMICAL ENHANCERS MANUFACTURER SPECIFICATIONS SHALL BE FOLLOWED.
21. ALL UNDERGROUND GROUND WIRE TO BE BURIED 30" DEEP
22. ALL BURIED GROUND CONNECTIONS WILL BE MADE USING THE EXOTHERMIC WELD PROCESS.
23. ALL GROUND WIRES SHALL BE CONNECTED TO THE CIGBE USING TWO-HOLE CRIMP/COMPRESSION CONNECTORS.
24. AN APPROVED ANTI OXIDATION COMPOUND SHALL BE USED ON ALL EXTERNAL CONNECTIONS, EXCLUDING EXOTHERMIC WELDS, AND ON ALL EXTERNAL GROUND BARS. COAT ALL CONDUCTORS AND SURFACES PRIOR TO CONNECTION.
25. REFER TO SHELTER MANUFACTURER AND CLIENT SPECS FOR INTERNAL GROUNDING DETAILS.
26. GROUND CONDUCTOR RUNS SHALL BE STRAIGHT AS POSSIBLE, WITH AN 8-INCH MINIMUM RADIUS FOR #6 CONDUCTORS AND 12" FOR #2 AND LARGER CONDUCTORS.
27. ALL POSTS TO BE BONDED UNDERGROUND VIA AN EXOTHERMIC WELD. PVC MIN. 6" INTO GROUND.
28. IF GROUNDED METALLIC OBJECTS ARE LESS THAN 6' FROM A FENCE POST, THEN THE POST SHOULD BE GROUNDED TO THE GROUND RING.
29. ALL GROUND WIRES THAT ARE ROUTED ABOVE GROUND SHOULD BE INSTALLED IN 12" OF 3/4"ø PVC ALL THE WAY TO THE WELD/BOND WITH 6" BELOW GRADE.
30. BOND THE SHELTER FOUNDATION REBAR TO THE SHELTER GROUND RING USING EITHER AN EXOTHERMIC WELD, A PREFABRICATED WELDED REBAR ASSEMBLY, UL APPROVED 2 BOLT PARALLEL CONNECTOR OR WIRE TIES. APPLY HEAT SHRINK OR ELECTRICAL INSULATING TAPE AROUND THE CONDUCTOR AS NECESSARY
31. BOND ANY MISC. METAL OBJECTS TO GROUND RING VERIFY WITH CONSTRUCTION MANAGER
32. ALL ABOVE GROUND GROUND WIRES SHALL BE INSIDE FLEX CONDUIT AND SEALED WITH SILICONE.
33. IF TOWER IS GREATER THAN 200' THEN CONTRACTOR IS TO INSTALL A GROUND BAR AT THE CENTER OF THE TOWER

## ELECTRICAL NOTES:

1. FOR EQUIPMENT SHELTER INTERNAL WIRING, REFER TO CONCRETE SHELTER SHOP DRAWINGS.
2. ALL ELECTRICAL CONNECTIONS IN DISCONNECTS, METERS AND AC PANELS NEED "NO-OXY", "NOALOX" OR "PENETROX" APPLIED. VERIFY PRODUCT WITH PROJECT MANAGER.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
| B | 03/22/18 | FINAL CDs ISSUED |
| 1 | | |
| 2 | | |
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USA ENG PROJECT NO.: 27180003-09

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7851
F: 337-365-2823

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

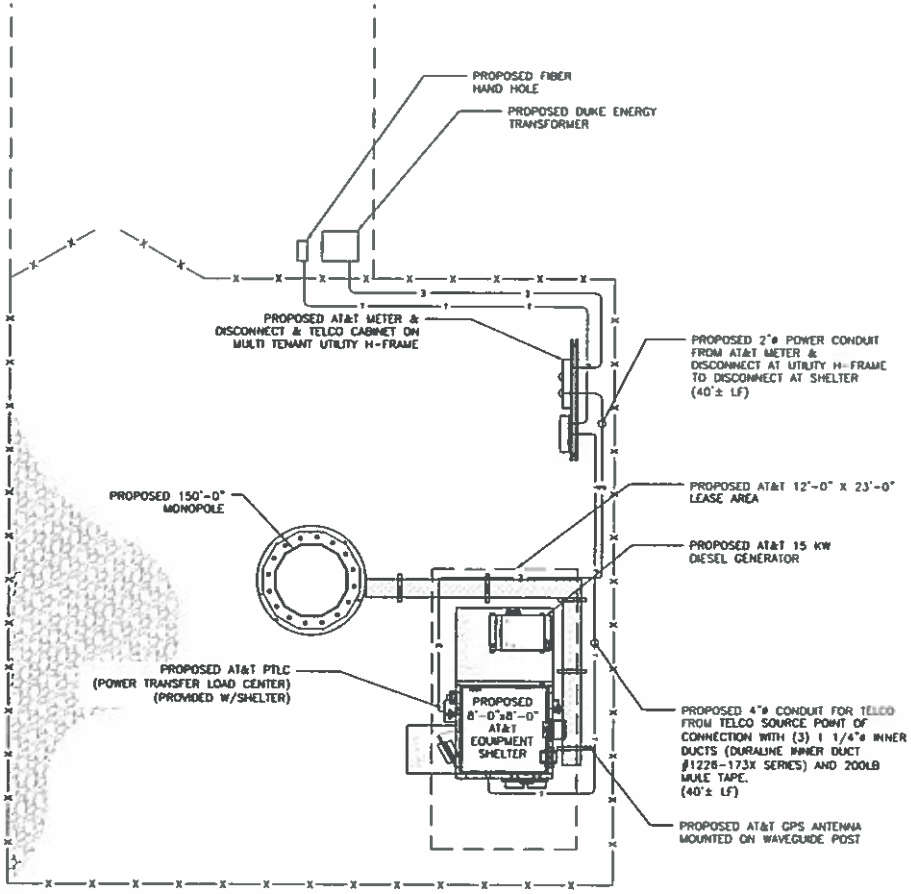
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

ELECTRICAL SPECIFICATIONS

SHEET NUMBER

**E-1**




NOTES:

1. CONTRACTOR MUST CALL ONE CALL TO FLAG ALL UNDERGROUND UTILITIES. CONTRACTOR MUST HAND DIG ALL TRENCHES & EXCAVATIONS AROUND EXISTING UNDERGROUND UTILITIES IN WORK AREA.
2. CONTRACTOR MUST VERIFY AND COORDINATE ALL POWER AND TELCO DESIGN INFORMATION PRIOR TO CONSTRUCTION WITH LOCAL UTILITY COMPANIES.
3. ENTRY LOCATIONS ON SHELTERS MAY VARY. VERIFY EXACT LOCATION ONCE SHELTER HAS ARRIVED.
4. IF CONDUIT RUNS HAVE MORE THEN (3)-90' TURNS THEN THE CONTRACTOR MUST INSTALL PULL BOXES AS NEEDED.
5. CONTRACTOR SHALL CORE DRILL THROUGH SHELTER WALL AND PROVIDE WEATHERPROOFING FOR ALL CONDUITS THAT DON'T HAVE A PENETRATION.
6. ALL TELCO CONDUIT BEND RADIUS MUST BE 10 TIMES THE CONDUIT DIAMETER.
7. ALL EQUIPMENT INSTALLED ON THE H-FRAMES SHALL MAINTAIN A MINIMUM OF 3' CLEARANCE TO ALL FENCES.
8. ALL CONDUIT ABOVE GROUND SHALL BE RIGID.
9. COORDINATE WITH THE PROPER UTILITY COMPANIES (ELECTRIC & TELEPHONE) FOR THE EXACT POLE LOCATION OR TRANSFORMER, METER REQUIREMENTS, AND SERVICE ROUTING. COORDINATE WITH THE PROPER TELEPHONE COMPANY FOR TELCO REQUIREMENTS AND EXACT ROUTING OF SERVICE.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TRUE NORTH

GRAPHIC SCALE

0 5 10 20

( IN FEET )

1 E-2 **ELECTRICAL PLAN**

SCALE: 1" = 10'
SCALE BASED ON 11"x17" ONLY

Sunshine State 811 One Call

CALL FLORIDA 811
ONE CALL - DIAL 811
CALL 3 WORKING DAYS
BEFORE YOU DIG
1-800-638-4097

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV 'A' |
| 0 | 03/22/18 | FINAL CDs ISSUED |
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USA ENG PROJECT NO.: 2718000J-08

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

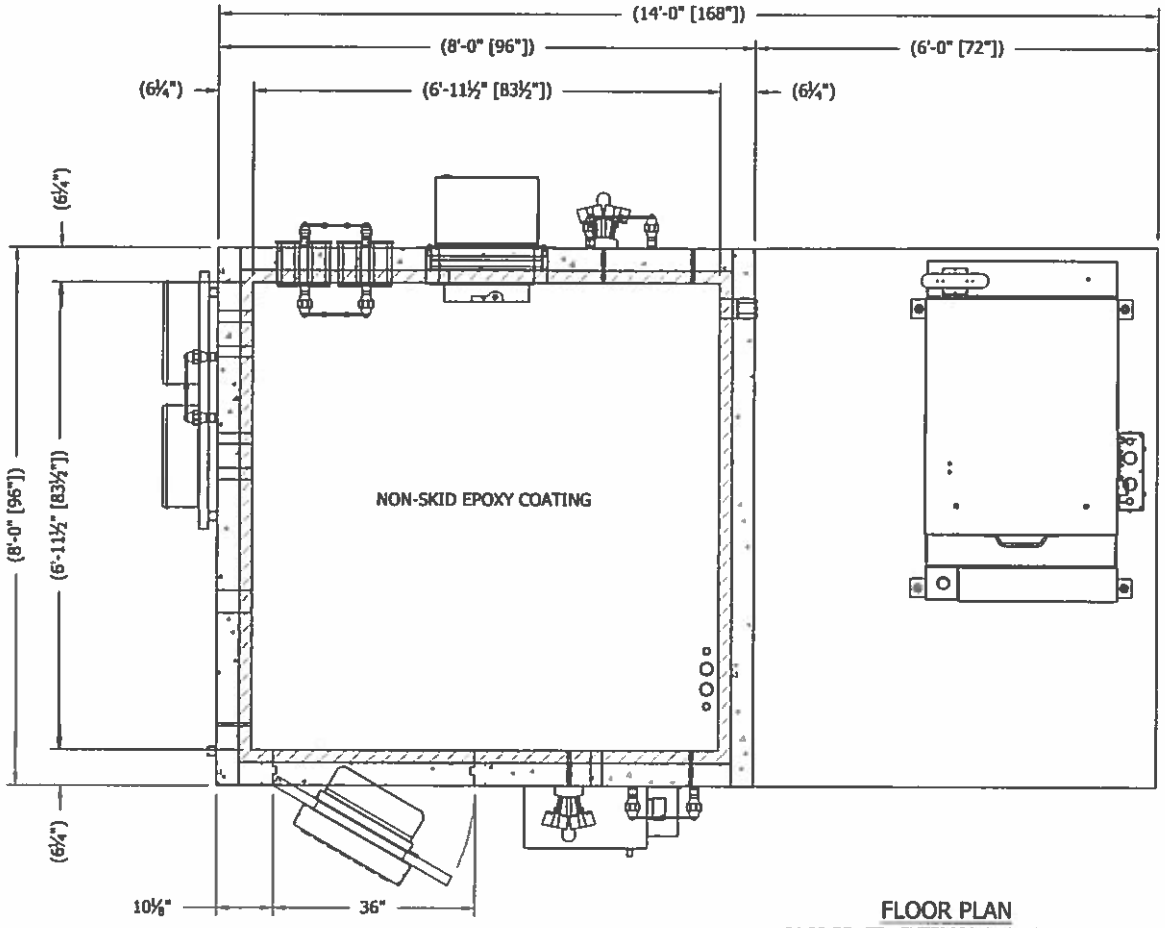
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

ELECTRICAL PLAN

SHEET NUMBER

**E-2**




FLOOR PLAN
64.00 SQ. FT. EXTERIOR BUILDING AREA
48.42 SQ. FT. INTERIOR BUILDING AREA
48.08 SQ. FT. PATIO AREA
112.19 SQ. FT. TOTAL AREA

1 E-3 **SHELTER NEW EQUIPMENT LAYOUT**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
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USA ENG PROJECT NO.: 27180003-08

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LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2823

PREPARED BY:
USA ENGINEERING
2018 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

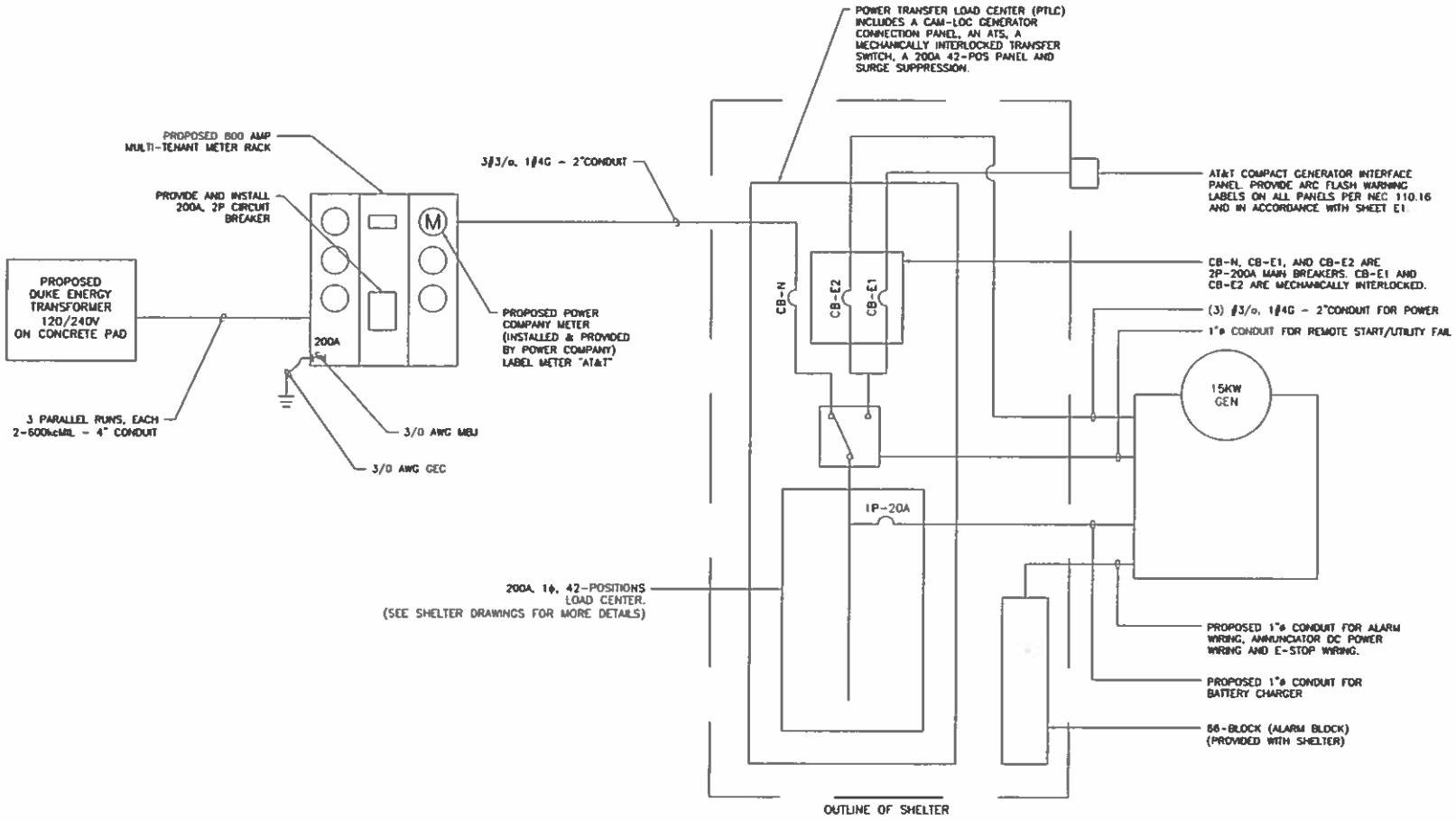
MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION
SHELTER
NEW EQUIPMENT
LAYOUT

SHEET NUMBER
**E-3**




## 1 E-4 ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

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|---|---|---|
| A | 02/27/18 | ISSUED CDs REV "A" |
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USA ENG PROJECT NO.: 27180003-09

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at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-365-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

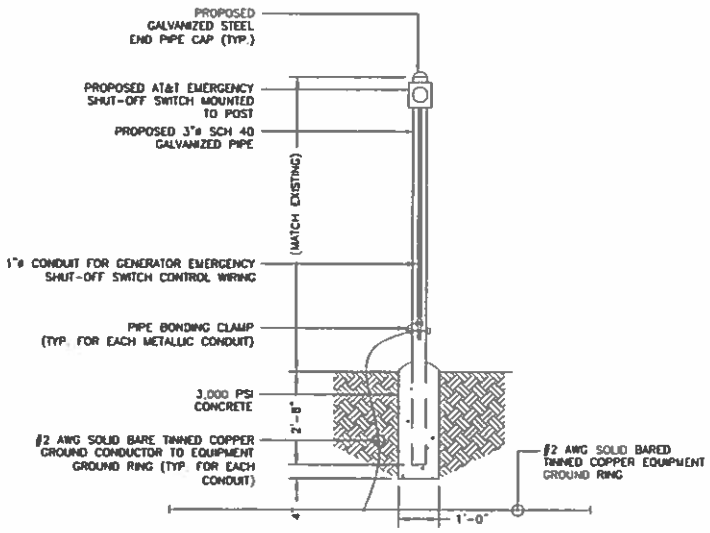
1600 54TH AVE SOUTH
ST PETERSBURG, FL 33705

SHEET DESCRIPTION

ONE-LINE DIAGRAM

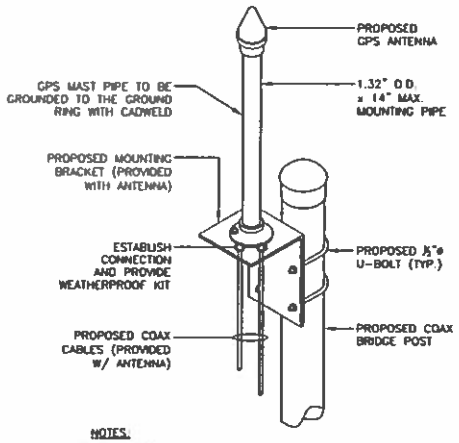
SHEET NUMBER

**E-4**




## 1 / E-5 EMERGENCY SWITCH MOUNTING DETAIL

SCALE: N.T.S.




NOTES:

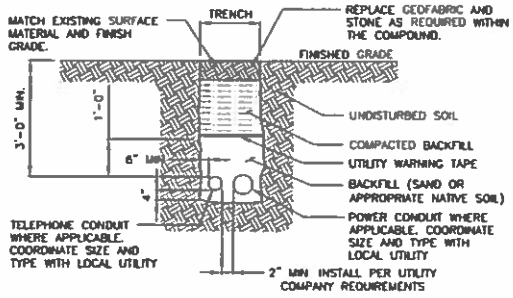
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

## 2 / E-5 GPS MOUNT DETAIL

SCALE: N.T.S.

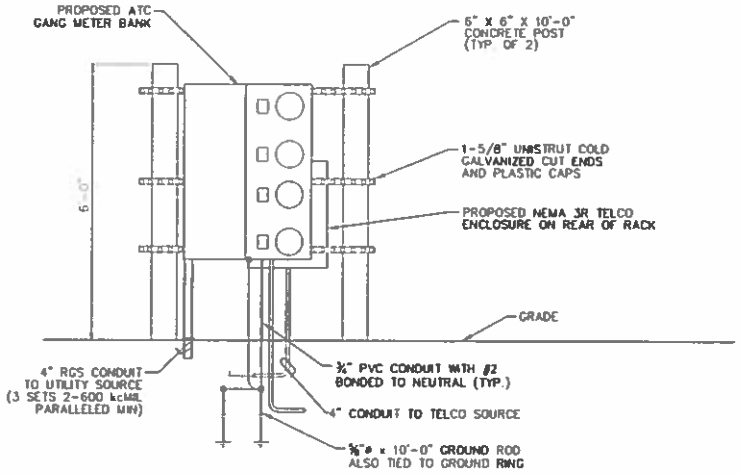
NOTES:

1. CONTRACTOR TO HAND DIG ALL NEW TRENCHES INSIDE COMPOUND.
2. SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.




## 3 / E-5 UTILITY TRENCH DETAIL

SCALE: N.T.S.




## 4 / E-5 UTILITY RACK ELEVATION

SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
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| A | 02/27/18 | ISSUED CDs REV "A" |
| B | 03/22/18 | FINAL CDs ISSUED |
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3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

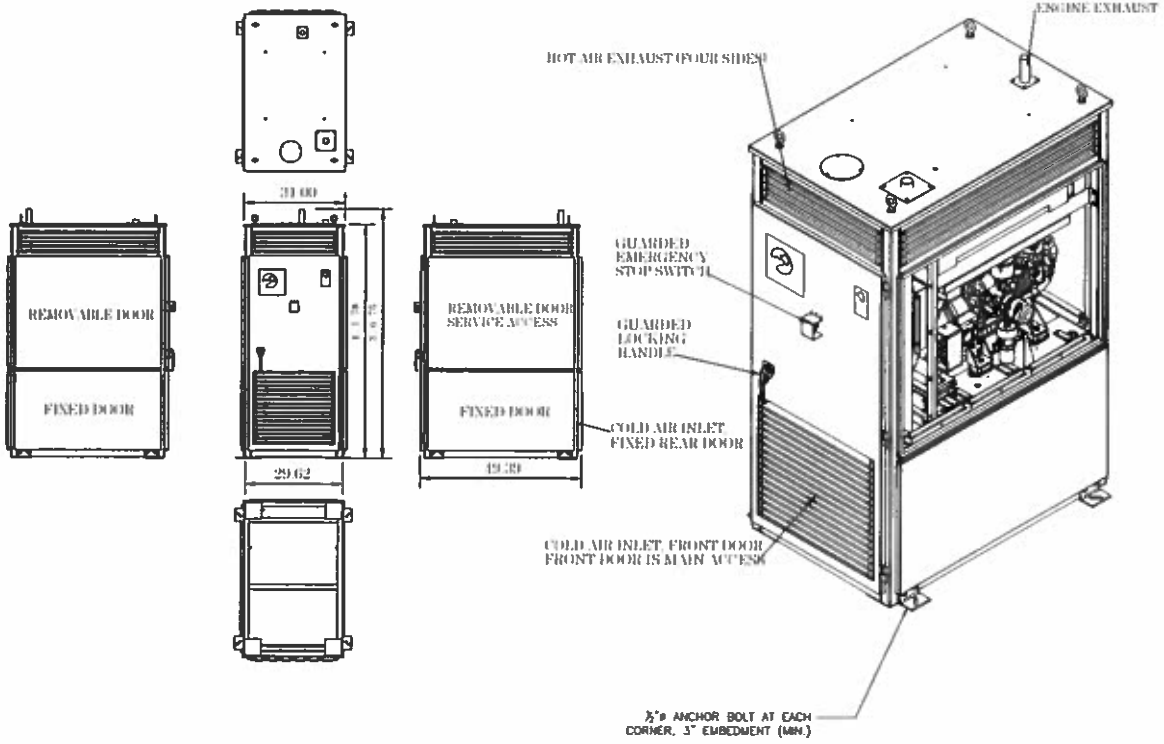
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

ELECTRICAL DETAILS

SHEET NUMBER

**E-5**




1 E-6 **GENERATOR DETAILS**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
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| 0 | 03/22/18 | FINAL CDs ISSUED |
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USA ENG PROJECT NO.: 27180003-00

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3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-237-7951
F: 337-589-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0388
FL COA #31706


MARCH 22, 2018

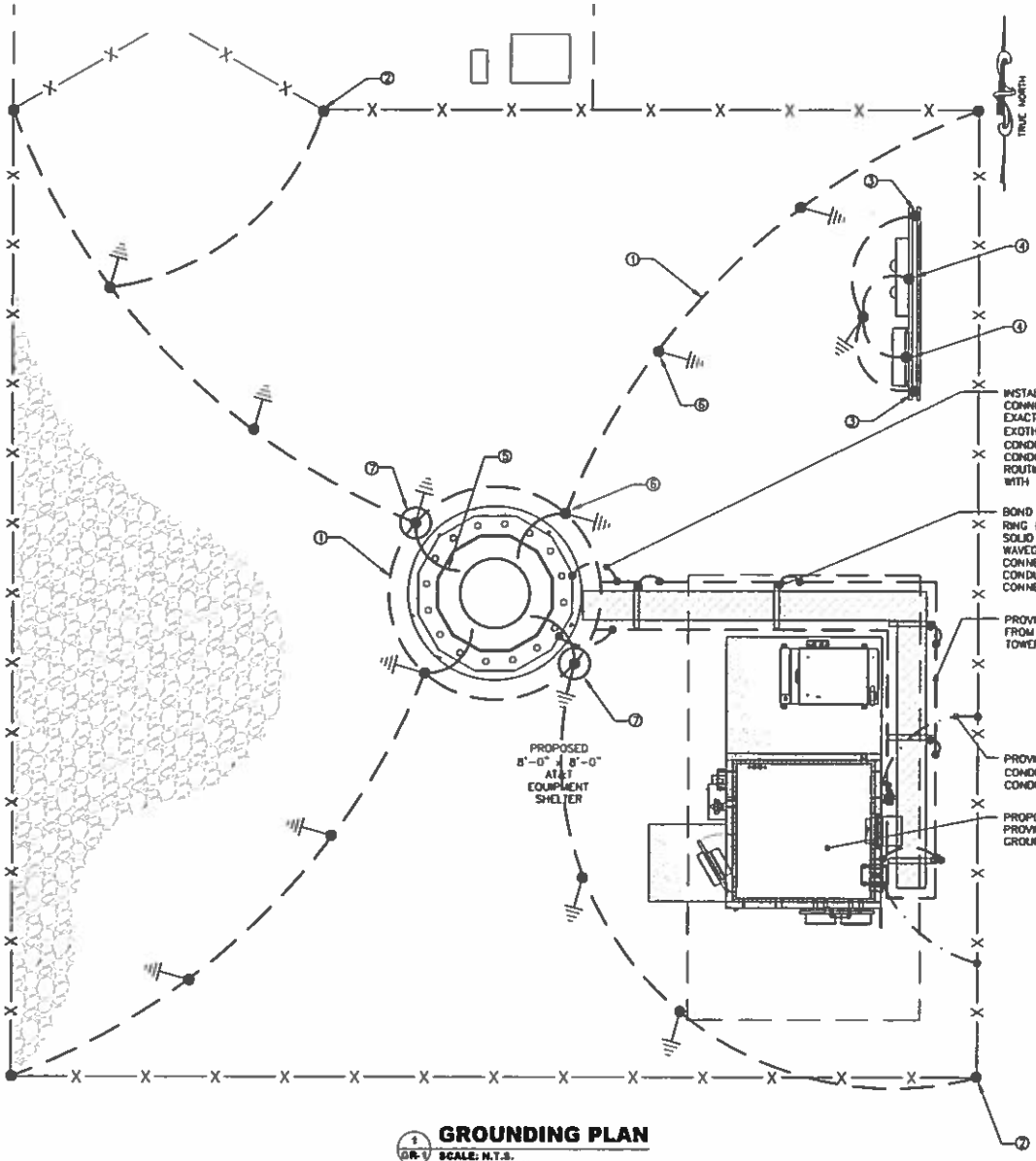
MARC MAIER, PE
FL PROFESSIONAL ENGINEER (PE # 72513)

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION
GENERATOR DETAILS

SHEET NUMBER
**E-6**




GROUNDING PLAN KEY:

1. #2 AWG BARE TINNED SOLID COPPER GROUND RING BURIED 30" BELOW GRADE (TYP.)
2. BOND FENCE & GATE POSTS TO GROUND RING WITH CADWELD CONNECTION (TYP.)
3. BOND H-FRAME POSTS TO GROUND RING.
4. BOND EQUIPMENT TO GROUND RING.
5. BOND TOWER BASE PLATE TO TOWER GROUND RING PER AT&T SPECIFICATIONS.
6. PROPOSED GROUND ROD (TYP.)
7. PROPOSED GROUND ROD WITH INSPECTION WELL.

INSTALL GROUNDING CONDUCTOR(S) FROM THE BURIED GROUND RING FOR CONNECTION TO THE GROUND BAR AT THE BOTTOM OF THE TOWER. VERIFY EXACT LOCATION OF GROUNDING BAR AND PROPER CONDUCTOR LENGTH. EXOTHERMICALLY WELD (2) #2 AWG SOLID BARE TINNED COPPER GROUNDING CONDUCTOR (LENGTH AS REQUIRED) TO THE GROUND BAR. GROUNDING CONDUCTORS MUST BE HELD AWAY FROM TOWER BY USING STAND-OFFS OR ROUTING THE CONDUCTORS IN FLEXIBLE PVC CONDUIT. COORDINATE LOCATION WITH CONSTRUCTION MANAGER. SEE TOWER GROUNDING.

BOND COAX BRIDGE POSTS TO BURIED GROUND RING (TYP.) EXOTHERMICALLY WELD A #2 AWG SOLID BARE TINNED COPPER CONDUCTOR TO THE WAVEGUIDE POST AT 12" ABOVE GRADE AND CONNECT TO THE BURIED GROUND RING. PROVIDE CONDUCTOR LENGTH AS REQUIRED TO MAKE CONNECTION.

PROVIDE A #2 AWG SOLID WIRE FROM SHELTER GROUND TO TOWER GROUND RING

PROVIDE #2 AWG GROUND CONDUCTOR IN 3/4" PVC CONDUIT.

PROPOSED SHELTER COMES PROVIDED WITH PRE-INSTALLED GROUNDING

## 1 GR-1 GROUNDING PLAN

SCALE: N.T.S.
SCALE BASED ON 11"x17" ONLY

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USA ENG PROJECT NO.: 27180003-08

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3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1396

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-569-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC # 72513

**PINELLAS POINT**
**FA # 12561146**

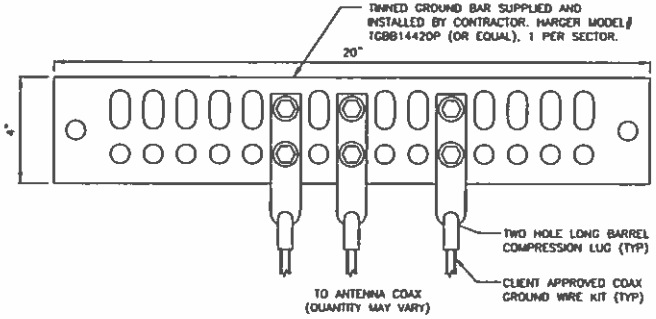
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

GROUNDING PLAN

SHEET NUMBER

**GR-1**

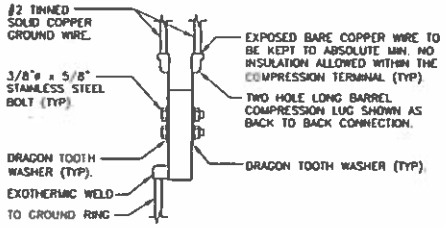



NOTES:

1. "DOUBLING UP" OR "STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. CONTRACTOR TO INSTALL WITHIN 12" OF THE END OF COAX TO COAX JUMPER CONNECTION.
4. GROUND TMA USING A #6 SOLID TINNED CU WIRE W/TIN PLATED LONG BARREL COMPRESSION LUG.
5. GROUND BAR SHALL NOT BE ISOLATED FROM THE TOWER. MOUNT DIRECTLY TO TOWER STEEL.

## 1 GR-2 ANTENNA GROUND BAR DETAIL

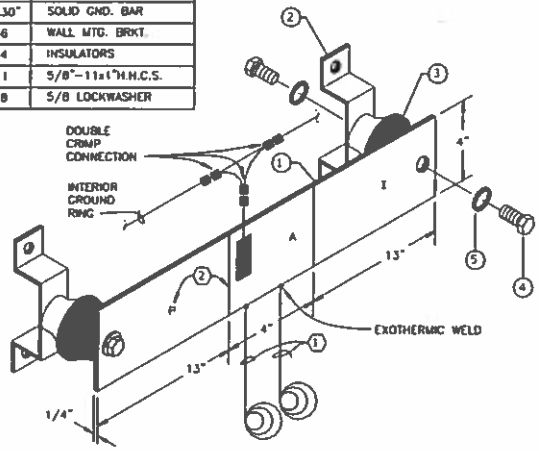
SCALE: N.T.S.




## 2 GR-2 TYPICAL GROUND BAR CONNECTION DETAIL

SCALE: N.T.S.

| NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C. | | | |
|---|---|---|---|
| NO. | REQ. | PART NO. | DESCRIPTION |
| 1 | 1 | 1/4"x4"x30" | SOLID GND. BAR |
| 2 | 2 | A-6056 | WALL MTG. BRKT. |
| 3 | 2 | 3081-4 | INSULATORS |
| 4 | 4 | 3012-1 | 5/8"-11x1"H.H.C.S. |
| 5 | 4 | 3015-8 | 5/8 LOCKWASHER |




## 3 GR-2 GROUND BAR DETAIL

SCALE: N.T.S.

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PRODUCERS

CABLE ENTRY PORTS (HATCHPLATES) (#2)
TELCO GROUND BAR (#2)
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2)
CELL SITE +24V POWER SUPPLY RETURN BAR (#2)
CELL SITE -48V POWER SUPPLY RETURN BAR (#2)

GENERATOR FRAMEWORK (IF AVAILABLE) (#2)
RECTIFIER FRAMES
ANTENNA SUPPRESSION

SECTION "A" - SURGE ABSORBERS

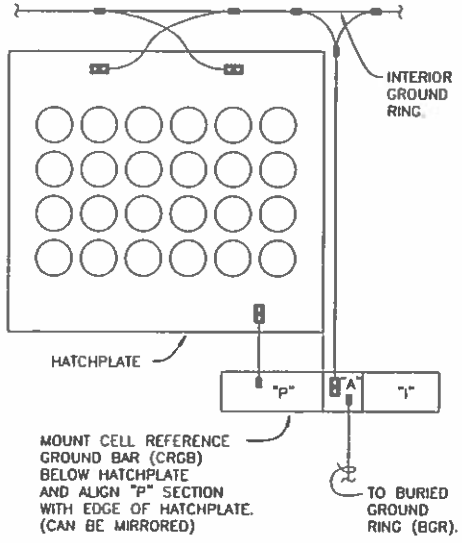
INTERIOR GROUND RING (#2)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2)
METALLIC COLD WATER PIPE (IF AVAILABLE) (#2)
BUILDING STEEL (IF AVAILABLE) (#2)

SECTION "I" - ISOLATED GROUND ZONE

ALL CELL SITE COMMUNICATIONS EQUIPMENT FRAMES.

DETAIL NOTES:

1. EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. THE INSTALLER SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.




## 4 GR-2 GROUND BAR INSTALLATION DETAIL

SCALE: N.T.S.

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|---|---|---|
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USA ENG PROJECT NO.: 27180003-08

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at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7951
F: 337-365-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. #72513

**PINELLAS POINT**
**FA # 12561146**

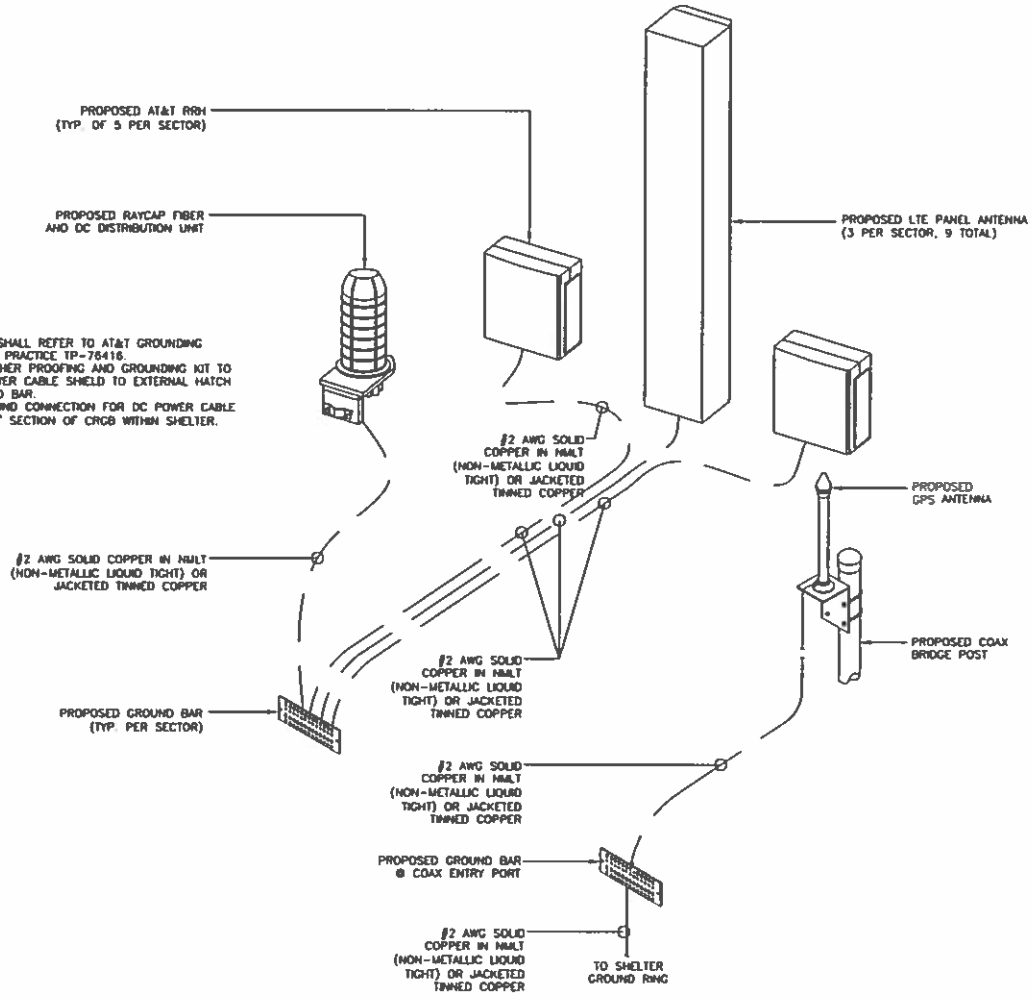
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NUMBER

**GR-2**




NOTES:

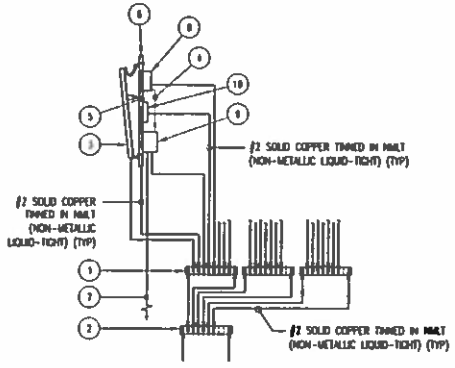
1. CONTRACTOR SHALL REFER TO AT&T GROUNDING AND BONDING PRACTICE TP-76416.
2. PROVIDE WEATHER PROOFING AND GROUNDING KIT TO BOND DC POWER CABLE SHIELD TO EXTERNAL HATCH PLATE GROUND BAR.
3. PROVIDE GROUND CONNECTION FOR DC POWER CABLE SHIELD TO "P" SECTION OF CRCB WITHIN SHELTER.

## 1 GR-3 GROUNDING DETAIL

SCALE: N.T.S.

KEYNOTE LEGEND:

1. SECTOR GROUND BAR (TYP).
2. COLLECTOR GROUND BAR.
3. NEW ANTENNA.
4. SINGLE PAIR FIBER & DC POWER.
5. JUMPER CABLE, 1/2" (TYP).
6. PIPE MOUNT.
7. DC POWER & FIBER TO RAYCAP UNIT.
8. REMOTE RADIO HEAD (RRH) (IF APPLICABLE).
9. DC6 RAYCAP SURGE SUPPRESSOR (IF APPLICABLE).
10. FILTER (IF APPLICABLE)




1. UTILIZE EXISTING AT&T GROUND BARS AND GROUNDING.
2. ADD GROUND BARS IF THERE ARE INSUFFICIENT LUG POSITIONS.
3. REFERENCE AT&T BONDING & GROUNDING PRACTICE TP76416.

## 2 GR-3 ANTENNA GROUNDING SCHEMATIC

SCALE: N.T.S.

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USA ENG PROJECT NO.: 27180003-09

| DRAWN BY: | CHECKED BY: |
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| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7851
F: 337-585-2923

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-6385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

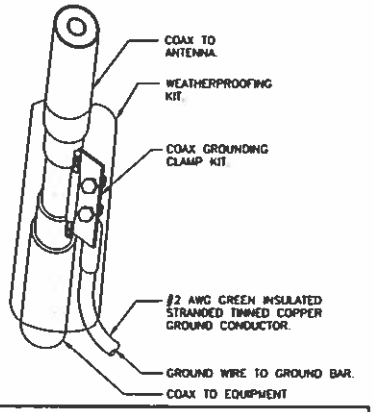
1600 54TH AVE SOUTH
ST.PETERSBURG, FL 33705

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NUMBER

**GR-3**

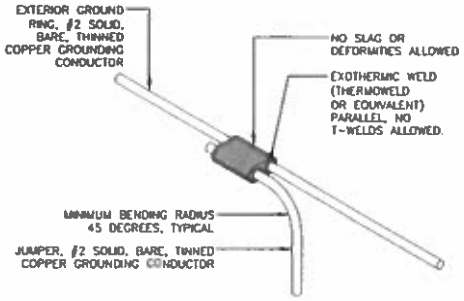



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND IN CABLE.
2. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
3. 2-1/2" MAX FOR TX/RX ANTENNA CABLES.
4. 1-1/4" MAX FOR GPS ANTENNA CABLES.
5. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

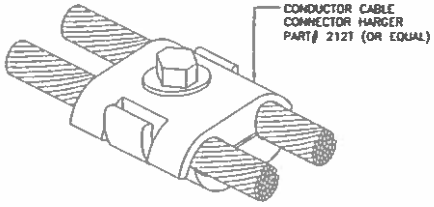
## 1 GR-4 COAX CABLE GROUND DETAIL

SCALE: N.T.S.



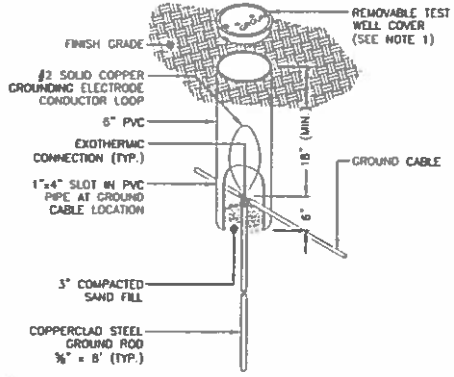

## 2 GR-4 WELD CONNECTION DETAIL

SCALE: N.T.S.




## 3 GR-4 CONDUCTOR CABLE CONNECTOR ISOMETRIC

SCALE: N.T.S.




NOTES:

1. CONTRACTOR SHALL PROVIDE PRE-CAST CONCRETE INSPECTION WELL WITH CAST IRON TRAFFIC RATED LID WHEN WELL WILL BE IN AN AREA WHERE THEY CAN BE DAMAGED.
2. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY.

## 4 GR-4 GROUND ROD INSPECTION WELL DETAIL

SCALE: N.T.S.

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USA ENG PROJECT NO.: 27180003-09

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA ROAD
LAKE MARY, FL 32746
FAX (407) 771-1398

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-232-7051
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2018 CYPRESS RIDGE BLVD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


MARCH 22, 2018

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**
**FA # 12561146**

1600 54TH AVE SOUTH
ST PETERSBURG, FL 33705

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NUMBER

**GR-4**

# Exhibit 3

# Case #18-32000008

## Project Narrative with site photos and Applicant's Exhibits

HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

RECEIVED
APR 13 2018
DEVELOPMENT REVIEW SERVICES

April 11, 2018

Paul Rajkumar
2126 NW 159 Lane
Pembroke Pines, FL 33028
954-684-2492
paulrajkumar@comcast.net

Elizabeth Abernethy, AICP
Development Review Services Manager
City of St. Petersburg Planning and Economic Development Department
P.O. Box 2842 St. Petersburg, FL 33731-2842

RE: Special Exception and Site Plan Review Request for AT&T Wireless Communication Support Facility (WCSF) consisting of a 50'x50' fenced compound and 150' monopole. Parcel id # 12-32-16-09220-001-0010 Owner: Diocese of St. Petersburg.

Dear Ms. Abernethy,

Please accept this Special Exception and Site Plan Review Application for an AT&T WCSF located at 1600 54th Ave South St. Petersburg, FL 33705. The Property lies in the NS-1 Zoning District. The proposed WCSF meets all the criteria for approval of a WCSF in the City Code of Ordinances section 16.50.480.3(A) and (C) Wireless Communication Antenna, Structure as summarized below:

**16.50.480.3 Wireless Support Facilities (A, C, D)**

A. General criteria.

1. WCSFs shall be constructed in compliance with the Florida Building Code.

The WCSF was design in compliance to Florida Building Code , 6th Edition (2017) per the sheet T-1 of the construction drawings

2. WCSFs shall comply with all applicable Federal Aviation Administration requirements.

The FAA Determination has been ordered and will be submitted prior to commencement of installation

3. WCSFs shall not be used for advertising purposes and all signage or symbols are prohibited.

The WCSF will not be used to support signage for advertisement purposes. Signage will consist of signage compliant with RF Warning and Emergency Signage as required by Federal guidelines per sheet T-1 of the construction drawings

4. WCSF's shall meet all requirements of the zoning district that are not in conflict with these regulations.

This project is a Special Exception for the Zoning Designation.

5. A WCSF may be located on a lot containing other principal uses. In such cases, the area within which the WCSF is located shall be defined by landscaping or, where landscaping is not required, by fencing. The area may be smaller than the minimum lot size of the applicable zoning district.

The Principal use is a Church (7153). The WCSF will be defined by a 50'x50' fenced and graveled compound and further separated by existing mature vegetation per sheet C-2 of the construction drawings

6. If a WCSF is located on a lot as the only principal permitted use, the minimum lot size shall be 5,000 square feet with a minimum lot width of 50 feet.

The proposed WCSF is an Accessory Use.

7. Minimum yard requirements shall be measured from the lot boundary to the nearest point of the WCSF or the accessory equipment storage area, whichever is closer to the lot boundary.

Per the Survey on Sheet C-1 of the construction drawings

| | Required for NS-1 | Proposed |
|---|---|---|
| Front Yard (Building) | 35' | 690'+/- |
| Interior Side Yard | 15' | 63'+/- |
| Street Side Yard | 20' | 510'+/- |
| Rear Yard | 30' | 110'+/- |

8. WCSFs shall have a landscaped buffer so that the base of the WCSF and accessory equipment storage area shall be screened from view from any right-of-way, residential use or residential zoning district. Such landscaped buffer shall consist of hedges planted leaf to leaf which shall reach a height of not less than six feet at maturity and shade trees of at least three inches dbh planted every 30 feet along the approved buffer unless safety requirements of the principal use require otherwise (i.e., utility substations).

The proposed location on the property is screened from view on all sides by mature shade trees and vegetation. See Attached Exhibit A. Photos.

9. The construction of the WCSF shall be of monopole design unless it can be demonstrated that such design is not feasible to accommodate the user or co-location.

The proposed support structure is a 150' galvanized steel monopole per sheet S-1 of the construction drawings.

10. The application shall contain information showing the geographic search area within which the proposed WCSF must be located and shall also provide locations of all structures of similar height within and adjacent to the search area.

See attached Exhibit B Search Area. There is one other structure in the search area with a similar height. The existing structure is a 150ft pole with antennas mounted on the interior of the pole. The structure is more than 3500 linear feet away from the proposed WCSF. The Pole design limits the antennas to the existing canisters and each canister is occupied. The existing pole is the maximum allowed height for this type of structure per section 16.50.480.3(C) 4 and cannot accommodate additional colocation in its present configuration.

11. If co-location or location as a permitted accessory use is not proposed, then the applicant shall demonstrate in the application why co-location or location as a permitted accessory use is not possible.

The two zoning designations that allow for a co-location or location as a permitted accessory use that fall within the search area are CCS-1, CRS-1, The remaining designations require Special Exception. The existing Unipole is on the parcel designated CCS-1. This location was eliminated due to the height exceeding the maximum and the limitation of the design that precludes additional co-location. The parcel designated CRS-1 district is adjacent to the parcel designated as CSS-1. A new WCSF of a similar height will not meet all of the yard requirements on these parcels.

12. WCSFs shall not have exterior materials with a shiny or reflective finish.

The proposed monopole is galvanized steel with a dull surface.

13. The applicant shall provide such financial assurances to the City as the City may reasonably require which shall ensure the payment of the cost of removal of the WCSF when abandoned (for example: letter of credit, bond, cash held by the City).

AT&T will meet all requirements.

C. Review criteria for all new *WCSFs*, except replacement *WCSFs*.

1. A new *WCSF* shall not be approved unless it can be demonstrated by the applicant that there is no existing *WCSF* or other structures or replacement of an existing *WCSF* that can be used for the placement of a WCA. Information concerning the following factors, which shall be provided by the applicant, shall be considered in determining whether such locations exist:

a. Insufficient structural capacity of existing *WCSFs* or other suitable structures and infeasibility of reinforcing or replacing an existing *WCSF*;

The Pole design for the existing pole limits the antennas to the existing canisters and each canister is occupied or leased. The existing pole meets the maximum allowed height for this type of structure per section 16.50.480.3(C) 4. See Exhibit C

b. Unavailability of suitable locations (including other sites within the zoning districts listed in columns B and C of the use matrix for *WCSFs* (section 16.50.480.7) to accommodate system design or engineering on an existing *WCSF* or other structures;

There are two designations within the search area that are on column B or C (See Exhibit C Alternate candidates 1 and 4). The existing Unipole is on the parcel designated CCS-1. This location was eliminated due to the height exceeding the maximum and the limitation of the design that precludes additional co-location. The parcel designated CRS-1 district is adjacent to the parcel designated as CSS-1. A new WCSF of a similar height will not meet all of the yard requirements on these parcels.

c. Radio frequency interference or other signal interference problems at existing *WCSF* or other structures;

The Applicant will comply with FCC regulations governing the frequency use.

d. A comparative evaluation (which may include cost studies) for the placement of a new *WCSF* versus the utilization of existing *WCSFs*, other structures (such as buildings or power transmission poles), the availability of alternative technologies or the placement of multiple smaller height *WCSFs* as alternatives to provide the same level of service. However, the fact that the use of an existing *WCSF* or other structure would cost more than the cost of constructing a new *WCSF* will not, absent other factors, justify approval;

e. Other factors which demonstrate the need for the new *WCSF*.

The additional facility is needed to provide service to meet increased demand by the public and Emergency Responders.

2. The applicant shall include a statement in the application of its good faith intent to allow the co-location of the WCA of other entities, provided that the cost of modifying the *WCSF* to accommodate the co-location WCA is borne by the co-locating entity.

The WCSF was designed to accommodate additional co-locators without enlarging the footprint or modifying the monopole. The site is also designed to accommodate multiple meters to provide power for additional co-locators.

3. The applicant shall send a written notice to all potential users of the new *WCSF* offering an opportunity for co-location. The list of potential users shall be provided by the City based on those entities who have requested approval of *WCSF* in the past, current FCC license holders and any other entities requesting to be included on the list. Copies of the notice letters shall be provided to the City at the time the application is filed. If, during a period of 30 days after the notice letters are sent to potential users, a user or users request, in writing, to co-locate on the new *WCSF*, the applicant shall accommodate the request, unless co-location is not reasonably possible.

4. *WCSFs* shall not exceed 150 feet in height. *WCSFs* over 100 feet in height shall be designed for co-location of at least one other WCA.

The monopole is designed for 5 carriers. There is enough ground space for multiple co-locators. The proposed over all height of the tower shall not exceed 150'.

5. *WCSFs* shall meet all general criteria.

The WCSF was designed to meet all general criteria.

6. The installation of a *WCSF* in any zoning district listed in column C of the Use Matrix for *WCSFs* (section 16.50.480.7) must be reviewed by the POD prior to installation. The POD shall review all such *WCSFs* and shall approve such *WCSFs* that meet the requirements of this section. Such review by the POD shall be without notice.

The NS designation falls in Column A.

D. Additional criteria for special exception review of new *WCSFs*, except replacement *WCSFs*.

1. *WCSFs* shall meet all general and review criteria.

The WCSF was designed to meet all general criteria.

2. *WCSFs* which are located within 250 feet of a lot used for a residential use in the zoning districts listed in column A of the use matrix for *WCSFs* (section 16.50.480.7) as measured from the base of the *WCSF*, or located on a designated landmark or within a local or National Register of Historic District shall be special exception uses subject to review and approval by the Development Review Commission.

3. *WCSFs* in the zoning districts listed in column A of the use matrix for *WCSFs* shall be located on lots of not less than four acres.

The lot is approximately 11.3 acres. See Sheet C-1 of the construction drawings

4. *WCSFs* in the zoning districts listed in column A of the use matrix for *WCSFs* (section 16.50.480.7) shall be located only on property which is owned and used as a principal permitted use by:

d. A house of worship.

The Lot is owned by the Diocese of St. Petersburg.

5. If the *WCSF* is not entirely surrounded by commercial or industrial uses, a written justification showing why other sites are not reasonable.

See Exhibit C.

6. *WCSFs* proposed to be located on a historic landmark or in a designated local or National Register Historic District shall be denied if the *WCSF* creates a detrimental impact on the historic character of the historic landmark or district.

N/A

7. The POD may require a visual line-of-site analysis to assess impacts of the *WCSF*. Such analysis may require the applicant to provide visualization of the *WCSF* on site which may include graphic representations, balloons, crane or other acceptable method.

8. The review shall consider the comparative evaluation provided by the applicant of alternative methods (placement of a new *WCSF* versus other alternatives) or alternative site to accomplish the same level of service and shall evaluate the impacts on surrounding properties (including the impact of multiple *WCSF's* within proximity of the subject application).

See Exhibit C.

9. The review of *WCSFs* in the zoning districts listed in column A of the use matrix for *WCSFs* or within 250 feet thereof shall include but not be limited to whether impacts on the surrounding residential properties need to be minimized through additional setbacks, buffering, tower appearance and other visual impacts.

111 East St. Peter Street Carencro, Louisiana70520

The proposed WCSF location exceeds the required setbacks. The existing landscaping is in excess of the requirements for a WCSF.

Furthermore please contact me with any concerns regarding this submittal. I appreciate your assistance and patience with the pre-app meeting and look forward to completing the next steps including the Mailout Notifications and the June 6, 2018 DRC Meeting.

Regards,

*Paul Rajkumar*

Paul Rajkumar

Vendor for AT&T
2126 NW 159 Lane
Pembroke Pines, FL 33028
954-684-2492
paulrajkumar@comcast.net

HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

EXHIBIT A

Site Photos

View on Subject Parcel from parking area and facing south-west. The proposed WCSF will be installed approximately 60' beyond the tree line.

View from sidewalk along 16th Street South facing south-west. The proposed WCSF will be installed approximately 500' beyond the tree line.

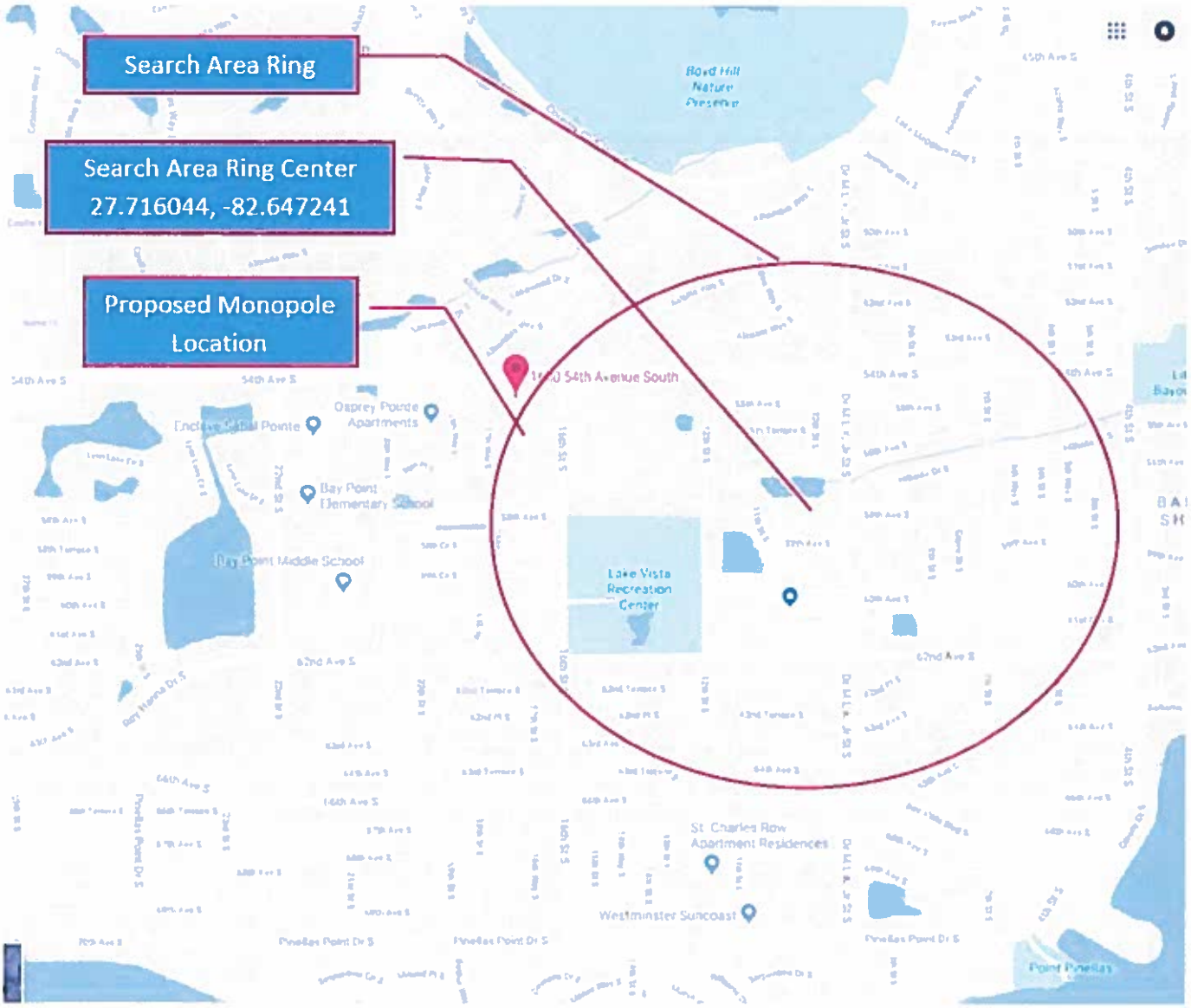
HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

**EXHIBIT B**

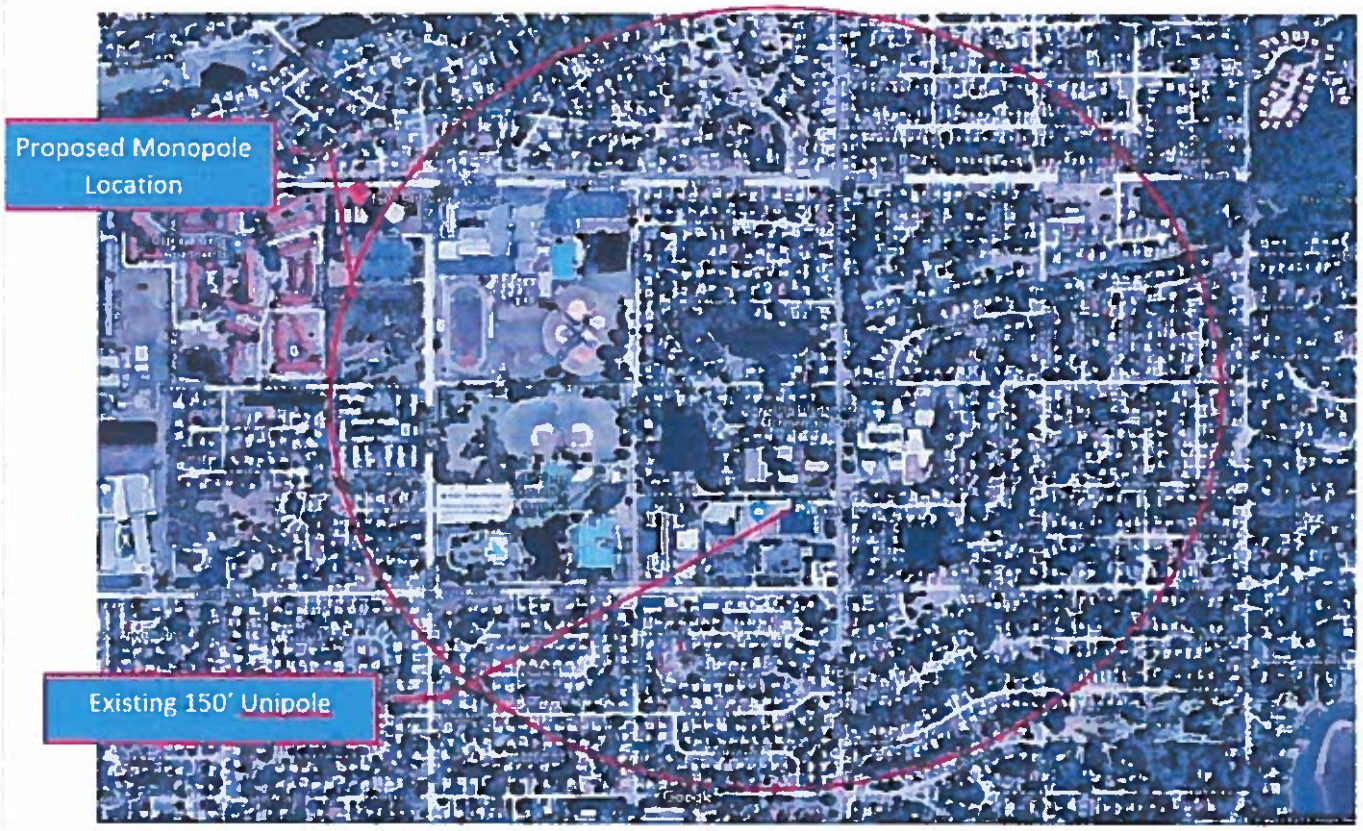
Search Area



HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010



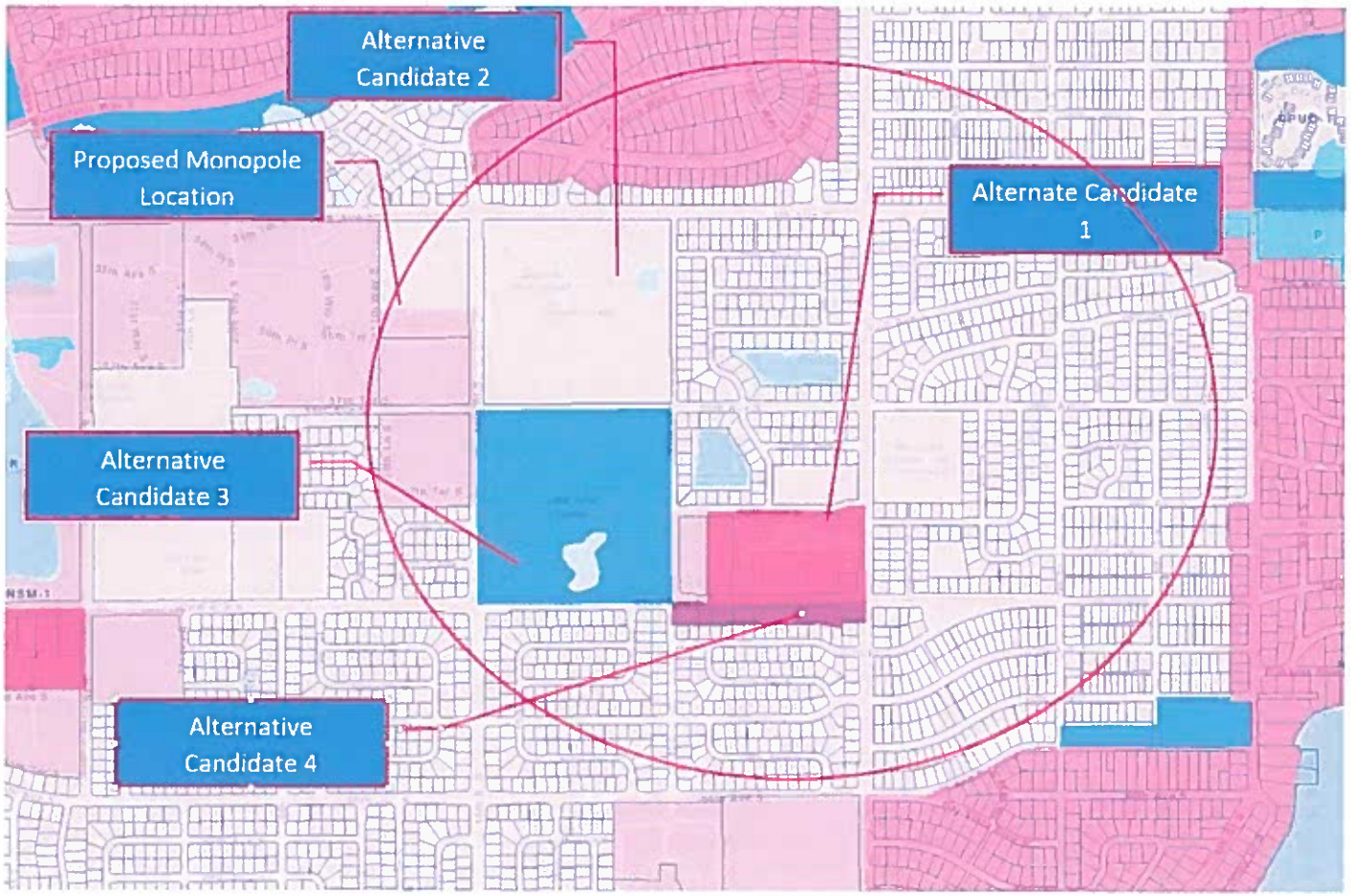
HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

**EXHIBIT C**

**Alternative Candidate Analysis/Justification**




Summary:

AT&T needs to improve the service provided to the Public and Emergency Responders in and around the Search Area. The Search Area was designed to meet this objective while complementing the existing WCSFs outside of the Search Area to enhance the overall coverage. Most of the lots within the Search were eliminated from the initial selection process due to the single family zoning and lot size which prevent a WCSF from meeting the code criteria. The remaining lots were considered and eliminated after further scrutiny. Alternative technologies would be more costly and time consuming to deploy. Small cells for example, while requiring lower elevations would require multiple poles and wireless Communications Antennas (WCA) support structures and approvals to achieve the same objective

HIGH PERFORMANCE SERVICES, LLC
111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

Alternate Candidate 1:

Alternate Candidate 1 is an existing WCSF including a 150' unipole on a lot zoned CCS. This is the only other candidate within the search area that has a structure height similar to what is required. This unipole is designed to support 5 co-locators in compartmentalized units on the pole (Canisters). Each Canister is leased and occupied so AT&T would be unable to co-locate on the pole in its present configuration. Also, the proposed height for AT&T antennas is leased by another co-locator on the pole. Since the design height is already leased and modification or replacement to increase the height of pole may not meet the zoning criteria and AT&T design requirements this candidate was eliminated.

Alternate Candidate 2:

Alternate Candidate 2 is a Public School owned by Pinellas Board of Public Institutions. The School Board is not entertaining WCSFs installed on School Property. See addendum 1.

Alternate Candidate 3:

Alternate Candidate 3 is a Public Park owned by the City of St. Petersburg. The City is not interested in installing a WCSF at this park.

Alternate Candidate 4:

Alternate Candidate 4 is a series of lots in the CRS zone. The lot sizes will prevent the proposed WCSF from meeting the setback requirements so these locations were eliminated.

HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

Addendum 1

CORRESPONDENCE

Reply Reply All Forward

Mon 8/7/2017 3:13 PM

Kelton Norman <KELTONN@pcsb.org>

Proposal to Build Cell Tower at Lakewood High School?

To paulrajkumar@comcast.net

You replied to this message on 9/15/2017 8:42 AM.

Hi Paul,

As you are aware, I did forward your proposal on and the response was we are not interested in pursuing this opportunity.

Thank you very much.

Sincerely,
Norm

Communication From Pinellas County School Board Regarding Candidate 2

HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

Reply Reply All Forward

Wed 4/4/2018 7:42 AM

LECA Mail <lecapresident@gmail.com>

Re: Proposed Tower Installation at 1600 54th Ave South St. Petersburg, FL (Blessed Trinity/AT&T Pinellas Point)

To Paul Rajkumar

You replied to this message on 4/4/2018 9:31 AM.

My email goes out to 572 members; if any objects, you will certainly know by April 11th. I got two comments this morning, both in favor.

Do you think this means I might turn on my phone some morning and find more than 2 bars? :)

On Wed, Apr 4, 2018 at 7:06 AM, Paul Rajkumar <paulrajkumar@comcast.net> wrote:

Thanks for sending this out. I sent the same notice to Ms. Ellis on the Greater Pinellas Point Neighborhood and the Osprey Point neighborhood. I will send one to the Trinity Housing Retirement Facility once I get a contact there.

Communication from Lakewood Estates (No additional comments as of 4-11-18)

HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

Reply Reply All Forward

Tue 4/3/2018 4:58 PM

Paul Rajkumar <paulrajkumar@comcast.net>

**Proposed Tower Installation at 1600 54th Ave South St. Petersburg, FL (Blessed Trinity/AT&T Pinellas Point)**

To 'bellis05@me.com'

Message Aerial.docx (4 MB)
View From Parking Lot Facing South.docx (2 MB)
Pinellas Point_LE.PDF (963 KB)

Hello Ms. Ellis,

Please provide me with your input and input from the neighborhood regarding a proposed wireless communications tower installation on the subject property. AT&T is working with the Diocese of St. Petersburg to install a 150' monopole and wireless equipment in a 50'x50' fenced facility at the base of the monopole. The property is adjacent to the Greater Pinellas Point neighborhood. We selected this location because it meets the requirements to deliver improved wireless service to AT&T customers and Emergency Responders. Also the location is heavily wooded and will completely shield the base of the facility from view, and the location will meet zoning criteria.

Please let me know if there are any concerns about the proposed installation that we may need to consider from the neighborhoods perspective, or any other concerns that I may address.

Your attention to the matter is appreciated.

I attached an exhibit and photos for you convenience.

Thank you.

Paul Rajkumar
paulrajkumar@comcast.net
954.684.2492

Communication Sent to Pinellas Point Neighborhood (No Response as of 4-12-18)

HIGH PERFORMANCE SERVICES, LLC

111 East St. Peter Street Carencro, Louisiana70520

Supplement to Special Exception and Site Plan Review for a Proposed WCSF at 1600 54th Ave. South St. Petersburg, FL (ID # 12-32-16-09220-001-0010

Reply Reply All Forward

Tue 4/3/2018 5:06 PM

Paul Rajkumar <paulrajkumar@comcast.net>

**Proposed Tower Installation at 1600 54th Ave South St. Petersburg, FL (Blessed Trinity/AT&T Pinellas Point)**

To 'MGR.Ospreypointe@bhmanagement.com'

Message Aerial.docx (4 MB)
View From Parking Lot Facing South.docx (2 MB)
Pinellas Point_LE.PDF (963 KB)

Hello,

Please provide me with your input and input from the neighborhood regarding a proposed wireless communications tower installation on the subject property. AT&T is working with the Diocese of St. Petersburg to install a 150' monopole and wireless equipment in a 50'x50' fenced facility at the base of the monopole. The property is adjacent to the Osprey Pointe neighborhood. We selected this location because it meets the requirements to deliver improved wireless service to AT&T customers and Emergency Responders. Also the location is heavily wooded and will completely shield the base of the facility from view, and the location will meet zoning criteria.

Please let me know if there are any concerns about the proposed installation that we may need to consider from the neighborhood's perspective, or any other concerns that I may address.

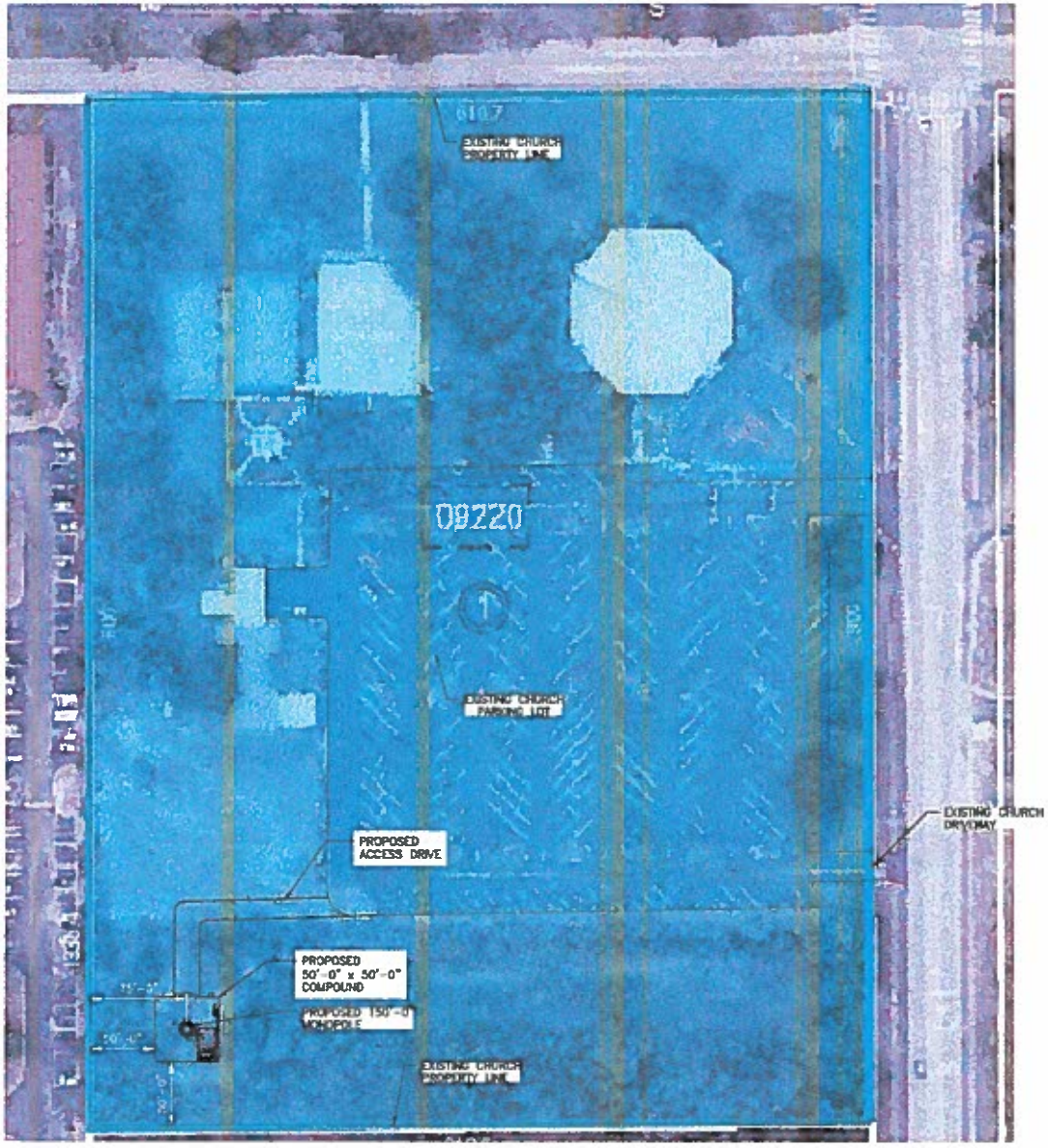
Your attention to the matter is appreciated.

I attached an exhibit and photos for you convenience.

Thank you.

Paul Rajkumar
paulrajkumar@comcast.net
954.684.2492

Communication Sent to Osprey Point Neighborhood (No Response as of 4-12-18)




1 C-1A **EXISTING CONDITIONS**
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USA PROJECT NO.: 02170007-02

| DRAWN BY: | CHECKED BY: |
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| CB | MM |

at&t
3210 LAKE EMMA RD
FLOOR 1
LAKE MARY, FL 32746

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 850-233-7851
F: 337-365-2923

PREPARED BY:
USA ENGINEERING
3818 CYPRESS RIDGE BLVD.
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705

NOT FOR CONSTRUCTION

MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**

**FA: #######**

1600 54TH AVE.
ST. PETERSBURG, FL 33712

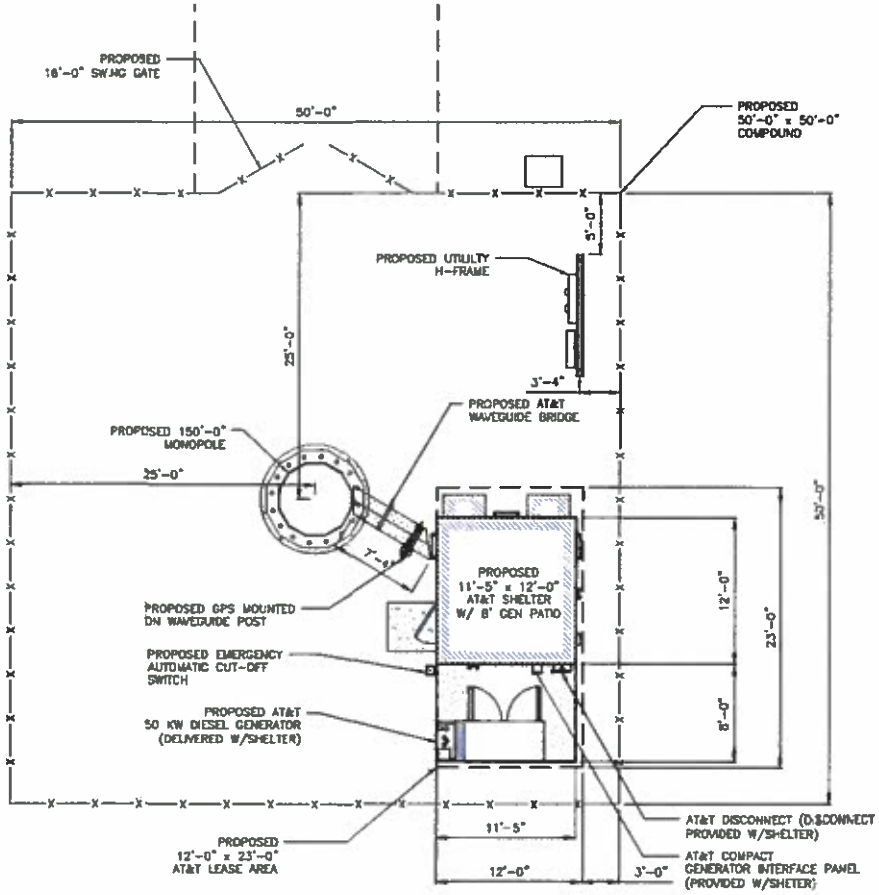
SHEET DESCRIPTION

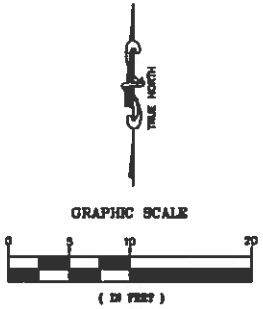
EXISTING CONDITIONS

SHEET NUMBER

**C-1A**

CCPF Communications - T:\00-2017 PROJECTS\27-High Performance\0 NSB\Pinellas Point\design\Pinellas Point_CD.dwg November 14, 2017 9:58:21 AM chress




## COMPOUND PLAN

SCALE: 1" = 10'
SCALE BASED ON 11"x17" ONLY

Sunshine State One Call 811
CALL FLORIDA 811
ONE CALL - DIAL 811
CALL 3 WORKING DAYS
BEFORE YOU DIG
1-800-638-4097

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USA PROJECT NO.: 02170007-02

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|---|---|
| CS | MM |


at&t
3210 LAKE EMMA RD
FLOOR 1
LAKE MARY, FL 32745

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARENCRO, LA 70520
P: 830-232-7951
F: 337-565-2923

PREPARED BY:
USA ENGINEERING
2618 CYPRESS RIDGE BLVD.
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31708


NOT FOR CONSTRUCTION

MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**

**FA : #######**

1600 54TH AVE.
ST. PETERSBURG, FL 33712

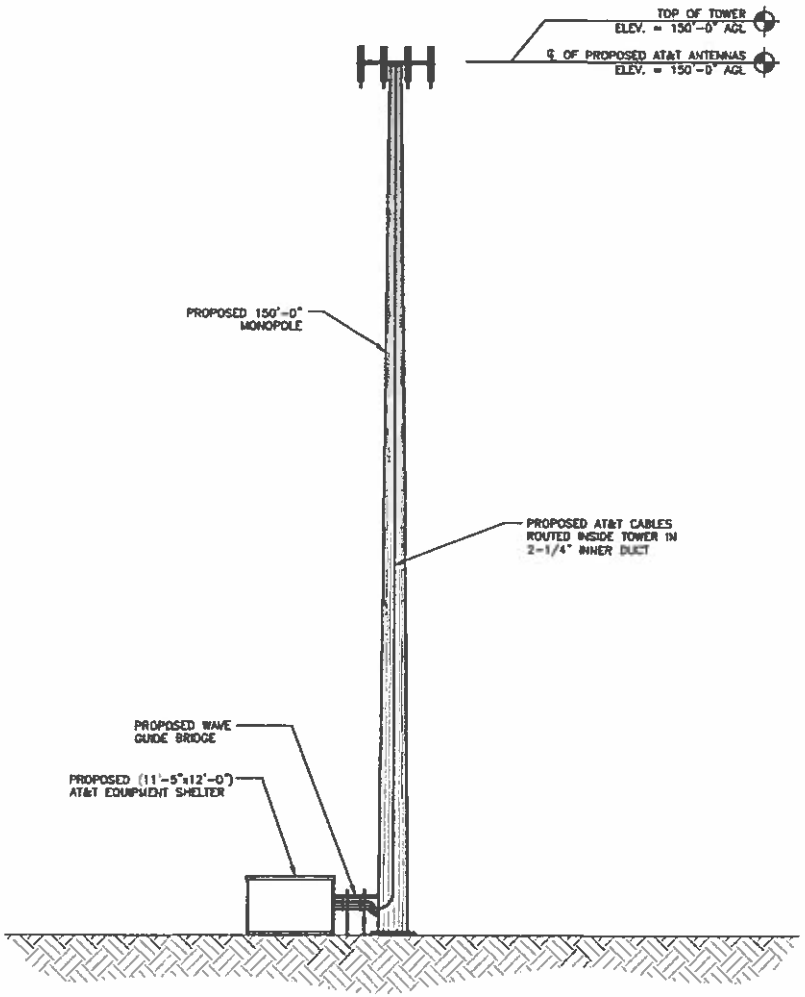
SHEET DESCRIPTION

COMPOUND PLAN

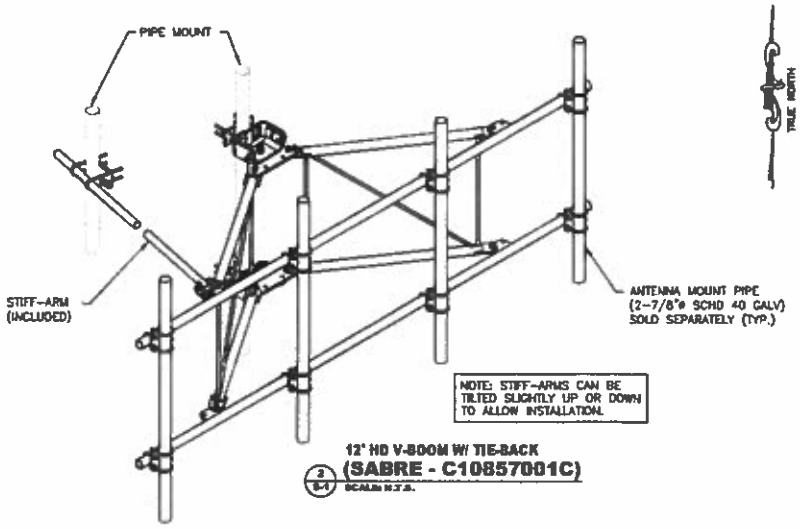
SHEET NUMBER

C-1


COFF Communications - T:\00-2017 PROJECTS\27-High Performance\0 NSB\Pinellas Point\design\Pinellas Point_CD.dwg November 13, 2017 4:38:01 PM ithiss

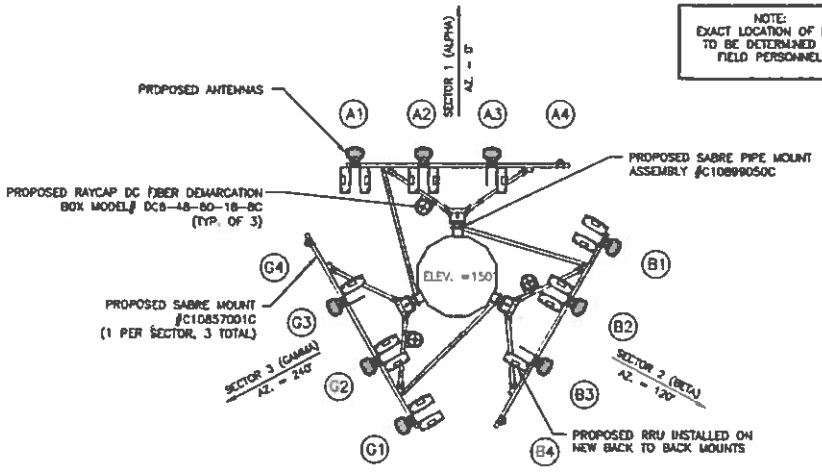



1 S-1 **TOWER ELEVATION**
SCALE: N.T.S.




12' HD V-800M W/ TIE-BACK
2 S-1 **(SABRE - C108570001C)**
SCALE: N.T.S.

NOTE:
EXACT LOCATION OF DC6 TO BE DETERMINED BY FIELD PERSONNEL




NOTES:
1. REFER TO ANTENNA SCHEDULE FOR ADDITIONAL INFO.
2. ADJUST ANTENNA MOUNTS AS REQUIRED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT RF SHADOWING.
3. CONTRACTOR TO FIELD VERIFY MONOPOLE DIAMETER PRIOR TO ORDERING MOUNT.
4. UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.

2 S-1 **PROPOSED ANTENNAS @ ELEV. = 150.00' AGL**
SCALE: N.T.S.

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 11/13/17 | PRELIMINARY LZ |
| 0 | | |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

USA PROJECT NO.: 02170007-02

| DRAWN BY: | CHECKED BY: |
|---|---|
| CS | MM |


at&t
3210 LAKE EMMA RD
FLOOR 1
LAKE MARY, FL 32746

HIGH PERFORMANCE SERVICES, LLC
111 EAST SAINT PETER ST
CARONDELET, LA 70520
P: 850-232-7951
F: 337-545-2923

PREPARED BY:
USA ENGINEERING
2510 CYPRESS RIDGE BLVD.
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0385
FL COA #31705


NOT FOR CONSTRUCTION

MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**PINELLAS POINT**

**FA: #######**

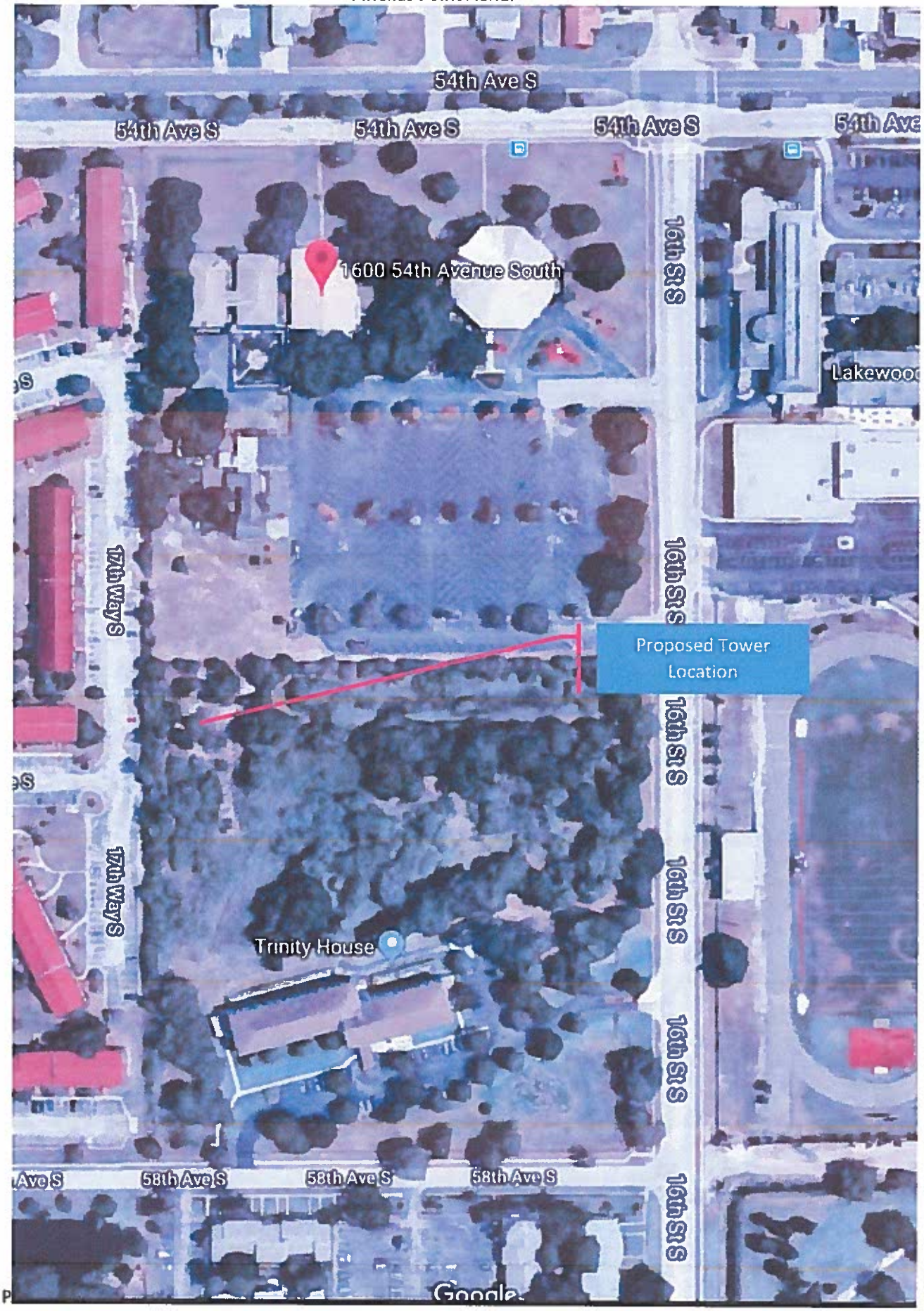
1600 54TH AVE.
ST. PETERSBURG, FL 33712

SHEET DESCRIPTION
TOWER ELEVATION AND DETAILS

SHEET NUMBER
**S-1**

CDFT Communications - T:\00-2017 PROJECTS\27-High Performance\0 NSB\Pinellas Point\design\Pinellas Point_CD.dwg November 13, 2017 4:12:33 PM chris

Pinellas Point Aerial



# Pinellas Point NSB Justification

04/13/2018

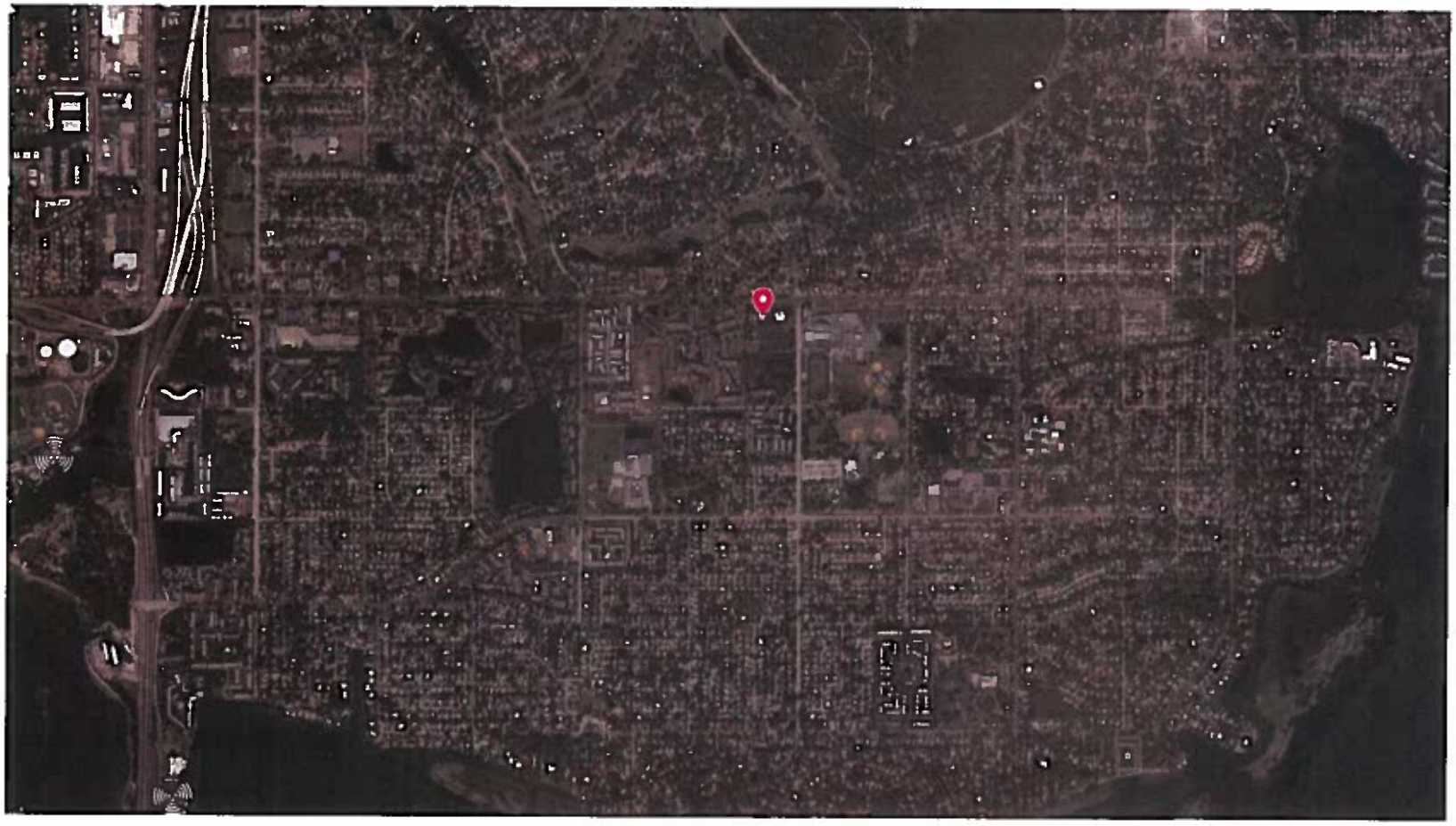
Roger Self-Principal Engineer

NFL RAN Design

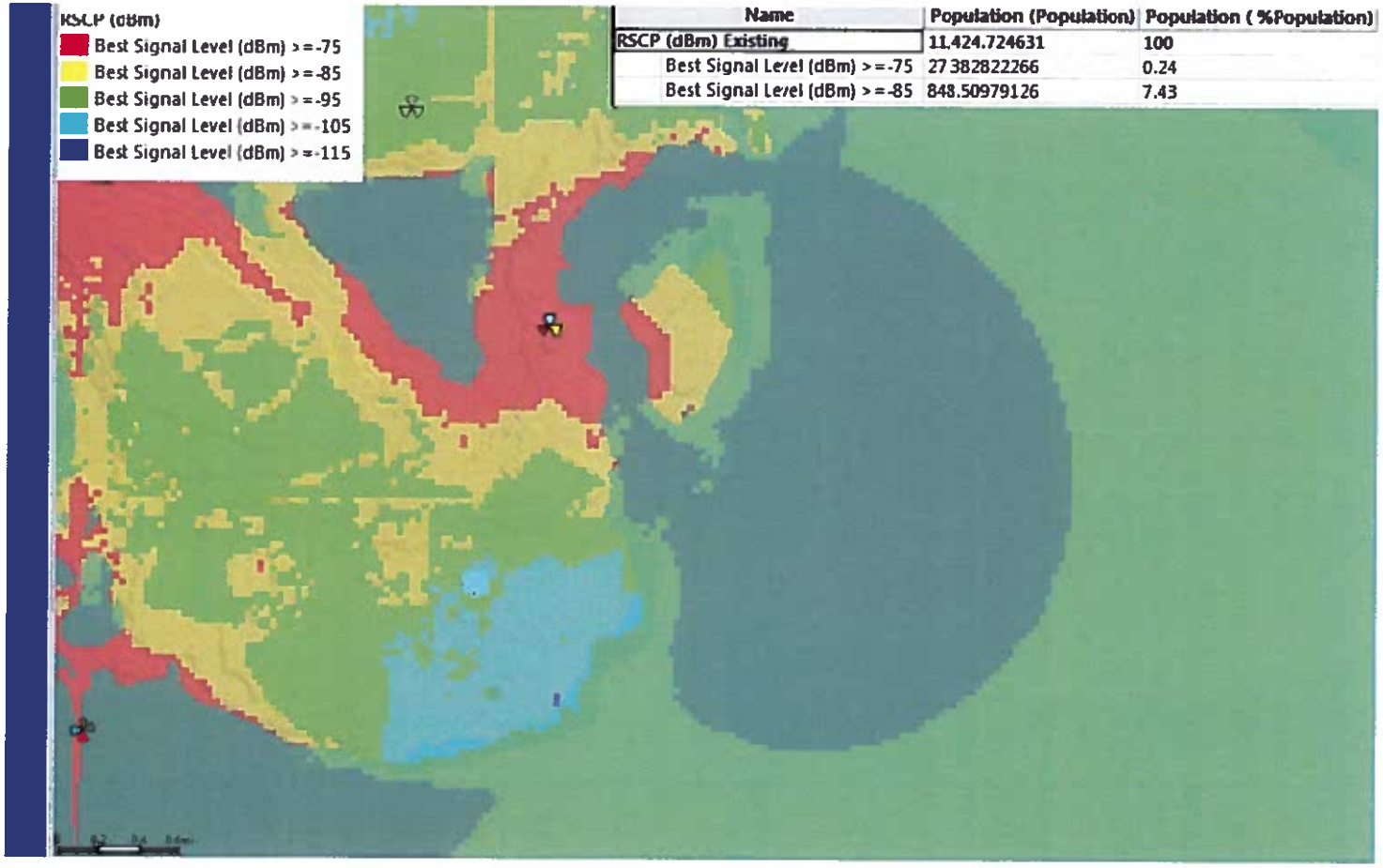
**AT&T Proprietary (Internal Use Only)**
Not for use or disclosure outside the AT&T companies except under written agreement

# Area of focus

# GOOGLE EARTH view of focus area

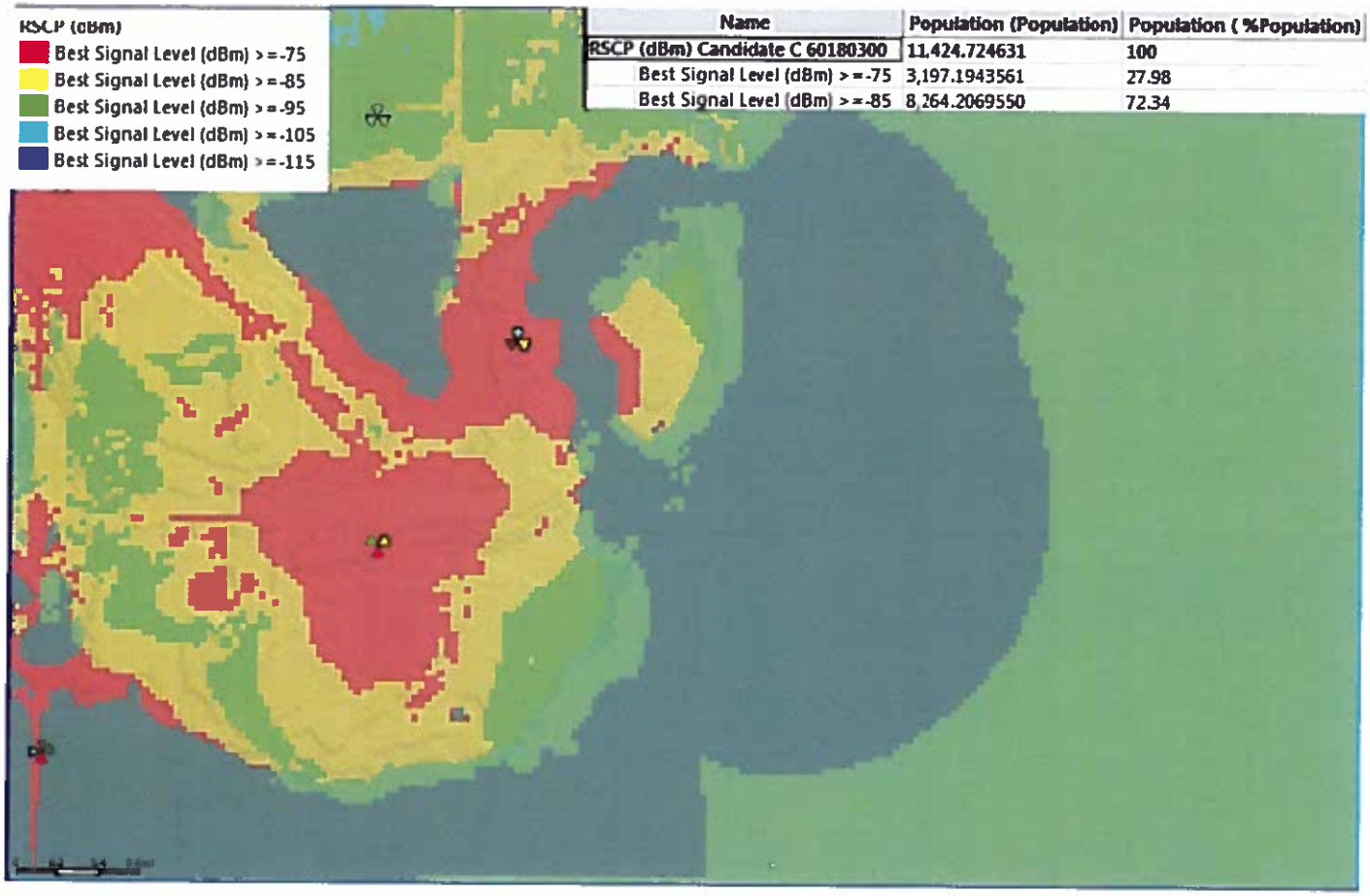


# Current RSCP Coverage Without Pinellas Point NSB




| Name | Population (Population) | Population ( %Population) |
|---|---|---|
| RSCP (dBm) Existing | 11,424.724631 | 100 |
| Best Signal Level (dBm) >=-75 | 27.382822266 | 0.24 |
| Best Signal Level (dBm) >=-85 | 848.50979126 | 7.43 |

# Predicted RSCP with Pinellas Point at 150' antenna height




| Name | Population (Population) | Population ( %Population) |
|---|---|---|
| RSCP (dBm) Candidate C 60180300 | 11,424.724631 | 100 |
| Best Signal Level (dBm) >=-75 | 3,197.1943561 | 27.98 |
| Best Signal Level (dBm) >=-85 | 8,264.2069550 | 72.34 |

**Summary-**

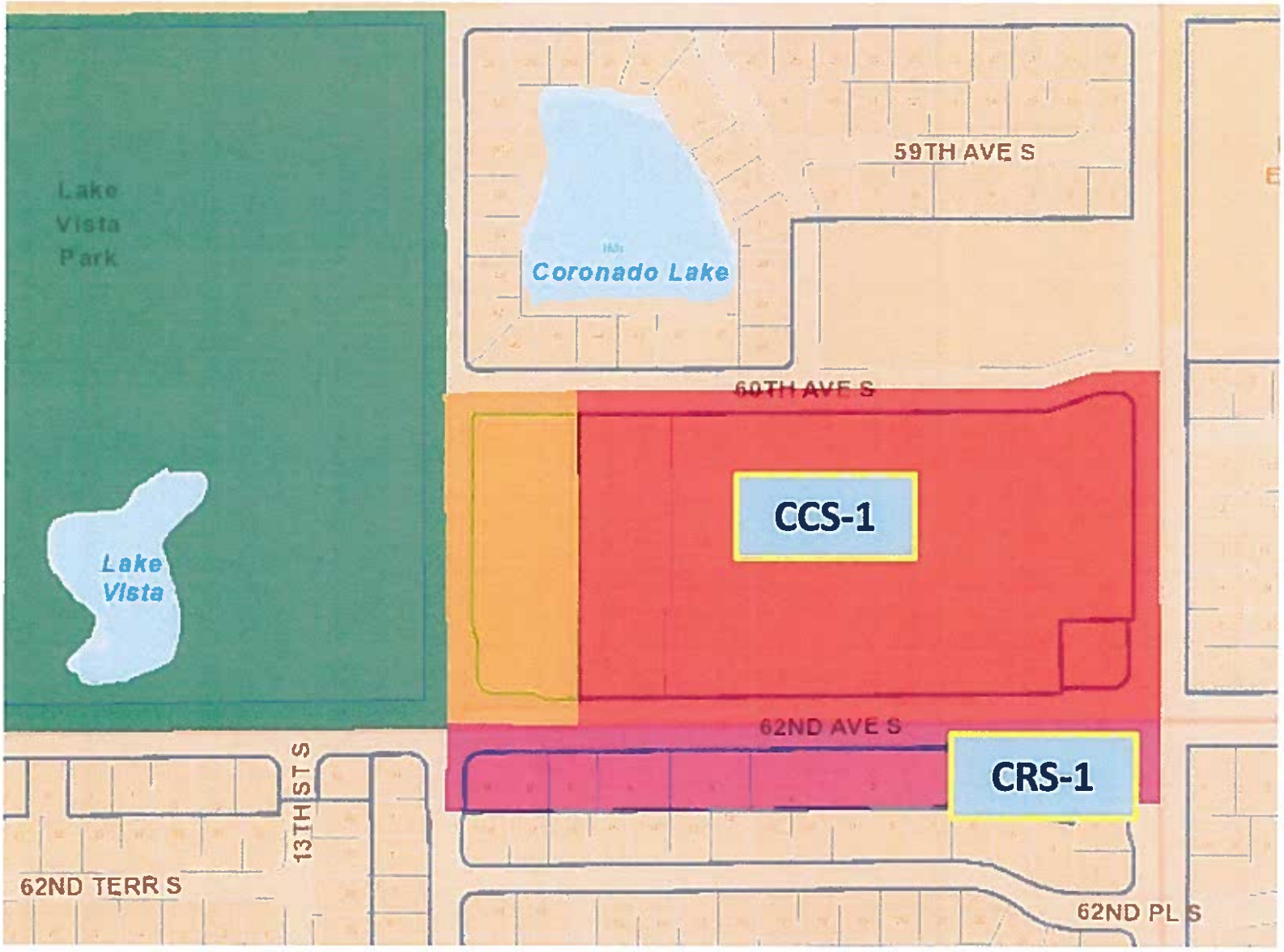
**As seen on the RSCP plots, AT&T's current cellular service provides coverage to only 7.43% of the population inside the area of focus at -85dBm signal level. With the new Pinellas Point NSB at the proposed candidate location, that percentage improves to 72.34%.**
**This improvement in coverage and capacity is critical for AT&T to provide additional coverage and capacity in support of cellular services to include E911 access, FIRSTNET(Public Safety Network) coverage and enhanced 5G data services.**

# Exhibit 4

# Case #18-32000008

## Alternative Analysis Exhibit

# Alternative Analysis Exhibit



# Exhibit 5

# Case #18-32000008

Engineering Memo dated May 6, 2018;

Transportation and Parking Management Department correspondence

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

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TO: Iris Winn, Administrative Clerk, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: May 6, 2018

SUBJECT: Special Exception

FILE: 18-32000008

---

LOCATION: 1600 54th Avenue South
AND PIN: 12/32/16/09220/001/0010
ATLAS: H-29
PROJECT: Special Exception

**REQUEST:** Approval of a Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower.

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 OF APPROVAL:**
1. 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. Upon submittal of the plans for permitting, if the 3000 sf site modification threshold is exceeded, you will be required to submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

2. With the plan submittal for building permit issuance, submit a completed Stormwater Management Utility Data Form for City Engineering Department files. Form available upon request via email to Lori.Smith@stpete.org.

**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 for any proposed connection to the public sanitary sewer system. 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 (if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for any construction proposed or contemplated within dedicated right of way or public easement.

Development plans shall include a grading plan to be submitted to the Engineering Department. 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 department for approval.

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.

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 or not applicable to the proposed construction. 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 applicable permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File

## Iris L. Winn

**From:** Kyle Simpson
**Sent:** Friday, April 27, 2018 4:57 PM
**To:** Iris L. Winn
**Cc:** Thomas M Whalen
**Subject:** RE: Incoming Case No. 18-32000008 - Special Exception and Related Site Plan - 1600 54th Avenue South

The Transportation and Parking Management Department has reviewed the case and has no comments.

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:** Iris L. Winn
**Sent:** Tuesday, April 17, 2018 4:31 PM
**To:** Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; Richard F Kowalczyk <Richard.Kowalczyk@stpete.org>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Bruce E. Grimes <Bruce.Grimes@stpete.org>; Alfred Wendler <Alfred.Wendler@stpete.org>
**Cc:** Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
**Subject:** Incoming Case No. 18-32000008 - Special Exception and Related Site Plan - 1600 54th Avenue South

Hello all,

Attached is the Application, Site Plans, Location Map and Routing sheet for Case #18-32000008.

This application is currently scheduled to be heard before the Development Review Commission on June 6, 2018, at 2PM.

Please return your comments directly to me by **May 8, 2018.** These deadlines are in place so that your comments may be included in the staff report.

Thank you,

Iris Winn
Administrative Clerk, Development Review Services
Planning & Economic Development Department
City of St. Petersburg

# Exhibit 6

# Case #18-32000008

## Public Correspondence

**Elizabeth Abernethy**

| | |
|---|---|
| **From:** | LECA Mail <lecapresident@gmail.com> |
| **Sent:** | Tuesday, April 24, 2018 3:25 PM |
| **To:** | Iris L. Winn |
| **Cc:** | Elizabeth Abernethy |
| **Subject:** | Re: Incoming Case No. 18-32000008 - Special Exception and Related Site Plan - 1600 54th Avenue South |

We have one member who is concerned about the hazards of microwaves but otherwise our membership has voiced no opposition to this project. While individuals may turn up at the hearing, this is formal notification that the Lakewood Estates Civic Association does not object.

On Tue, Apr 24, 2018 at 1:53 PM, Iris L. Winn <Iris.Winn@stpete.org> wrote:

Good afternoon,

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 Special Exception and related Site Plan to allow construction of a 150-foot high wireless communication monopole tower.

This application is currently scheduled to be heard before the Development Review Commission on June 6, 2018, at 2PM. The formal hearing notice letter will be mailed by May 14, 2018. If you should have any questions, please contact Elizabeth Abernethy at 727-892-5344.

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

Iris.Winn@stpete.org

Please note all emails are subject to public records law.

Your Sunshine City

--
Judy Ellis
www.lakewoodstpete.com