



DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Development Services Department,
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday November 6, 2019
at 2:00 p.m. in the Sunshine Auditorium, Sunshine Center,
330 5th Street North, St. Petersburg, Florida.

City File: LDR 2019-05

Neighborhood Traditional Mixed Residential (NTM)

This is a City-initiated application requesting that 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** the following text amendments to the City Code, Chapter 16, Land Development Regulations (“LDRs”).

The purpose of this text amendment application to create a new zoning category, Neighborhood Traditional Mixed Residential Districts (NTM), is to:

1. Provide a variety of urban housing choices that reinforce the walkability of the neighborhood and support neighborhood-serving retail and service uses adjacent to the zoning category;
2. Permit building types that allow additional dwelling units consistent to neighborhood scale;
3. Provide transition to protect the traditional single-family neighborhoods;
4. Provide affordable, workforce housing units and buffer the adjacent interior single-family neighborhoods from the high volumes of traffic on major streets;
5. Provide development standards (including reduced setbacks) for multifamily units to reinforce the traditional development pattern in the neighborhood;
6. Support public transportation and other multi-modal alternatives;
7. Provide street standards to preserve the alley system as a mechanism to provide limited access for parking, garages and utility function in the rear of the properties;

APPLICANT INFORMATION

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STAFF ANALYSIS

Background

In response to growing concerns about attainable housing, the City has initiated a housing development and affordability initiative that includes new and improved housing programs and changes to the City's Land Development Regulations (LDRs). The proposed LDR changes are intended to generate a variety of more affordable dwelling units in response to market demands of first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others.

The proposed LDR changes are associated with the goals and recommendations of numerous community stakeholder and outreach efforts that have been addressed during the Comprehensive Plan amendment phase and in this proposed LDR change as detailed in the background section below. The goal of broadening the housing market to provide for a variety of lifestyle needs across the economic spectrum ultimately supports a more vibrant, livable community.

This application includes a set of proposed text amendments extending from a community-wide discussion relating to housing affordability. The multi-year, multi-disciplinary discussion has included many aspects of, and factors influencing, housing affordability.

In the Spring 2017, City Development Administration working with Planning and Development Services Department staff began evaluating a private-sector proposal to expand allowances for detached, row houses. By the Fall 2017, this research evolved into a more comprehensive review of the City's existing housing programs and land use and zoning strategies.

On March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole ("COW") and received detailed presentations from the City's Planning and Development Services Department and Housing and Community Development Department. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps.

Following the COW, a series of public engagement meetings were hosted at the Main Library throughout the Summer 2018:

- At the first two (2) meetings, attendees discussed density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small

multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes.

- At the third meeting, attendees discussed transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.
- At the fourth meeting, attendees discussed affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.
- At the fifth and final meeting in the series, attendees discussed affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City.

Since the initial series of public engagement meetings, City staff has been working with related stakeholders including the Pinellas Realtors Organization (“PRO”), St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations (“CONA”), Forward Pinellas (countywide land planning agency), City’s Housing Land Use and Transportation Committee (“HLUT”), City’s Community Housing Policy Group (“CHPG”), and the Tampa Bay Builders Association (“TBBA”).

Finally, this past Summer 2019, additional public engagement meetings were hosted at the Main Library to discuss finer details of the proposed NTM zoning category. The proposals included in this application extend from input received during these many public engagements.

In response to these meetings, several text amendment applications to the City’s Comprehensive Plan and Land Development Regulations were assembled. Several of these applications have been approved and others are being processed simultaneously:

LGCP 2019-01, Ordinance 385-H

Adopted September 5, 2019

Amended the City’s *Comprehensive Plan* adding a definition for accessory dwelling unit; amending the definition for Coastal High Hazard Area (“CHHA”); exempting accessory dwelling units from the residential density calculation when located within the Residential Low, Residential Urban, Residential Low Medium, Residential Medium, Residential High, Residential/Office General, Community Redevelopment District, and Planned Redevelopment-Residential Future Land Use map categories; and replacing Map 15 showing the updated CHHA.

Amended the City’s *Vision 2020 Special Area Plan* updating maps depicting the areas of the City designated PR-R, PR-MU, and PR-C; amended category descriptions for PR-R and PR-MU allowing for increased densities; increased the allowable workforce housing density bonus, updated the Workforce Housing Density Bonus Program; updated miscellaneous tables, LDR references, website addresses, reformatted narrative, and deleted obsolete language.

LGCP 2019-02, Ordinance 396-H

Scheduled for Adoption on November 14, 2019

Amend the City’s *Comprehensive Plan* adding a definition for Missing Middle housing, increasing the allowable density for Missing Middle housing within the Planned Redevelopment-Residential, Planned Redevelopment-Mixed Use, and Residential Medium Future Land Use map categories from 15 to 30 units per acre.

LDR 2019-03, Ordinance 375-H

Adopted September 5, 2019

Amended the *City Code, Chapter 16, Land Development Regulations* reducing the minimum lot area requirement for accessory dwelling units; eliminating the minimum unit size for multi-family dwelling units; reducing the minimum number of parking spaces required for multi-family dwelling units with addition reductions for workforce housing, age-restricted housing, and proximity to high frequency transit routes; and exempted or reduced certain design standards for certified affordable and workforce housing units.

LDR 2019-05, Ordinance 405-H

Scheduled for Adoption on November 14, 2019

Amend the *City Code, Chapter 16, Land Development Regulations* creating a new zoning category Neighborhood Traditional Mixed Residential (NTM) to allow certain Missing Middle building typologies including single-family, duplex, triplex, fourplex, and bungalow courts; and increasing the workforce housing density bonus from 6 to 8, 6 to 10, and 10 to 15 units per acre, where allowed.

LDR 2019-06, Ordinance 396-H

Scheduled for Adoption on November 14, 2019

Amend the *City Code, Chapter 16, Land Development Regulations* relating to the Downtown Center zoning categories by recalibrating the FAR bonuses for streamline and public hearing approval for the purpose of prioritizing affordable and workforce housing units; increasing the FAR exemption for workforce housing; and other zoning modifications including the prohibition of drive-thru facilities, reduced parking requirements for retail, restaurant, brewery, and service uses, amendments to the standards for Pedestrian Level “A” and “B” Streets, eliminating redundancies, and updating the building and site design standards.

Each of these applications, especially LGCP 2019-01 and LGCP 2019-02, are critical foundations to the advancement of this application LDR 2019-05. The proposed Neighborhood Traditional Mixed Residential (NTM) zoning category will allow a variety of housing options and building typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses and support public transportation and other multi-modal alternatives. The NTM district recommendations are based on research, feedback, and meetings with the general public and specialized stakeholders.

Future Proposal

This proposal to establish the NTM zoning category, and specifically NTM-1, will accommodate a variety of building typologies not to exceed four (4) dwelling units per building and a maximum 30 units per acre. However, the NTM zoning category has been formatted for future modification. If approved, City staff will continue to work with the residents, stakeholders, and county planning staff to further expand the allowances by designing an NTM-2 zoning category. The purpose of an NTM-2 zoning category is to permit larger building typologies including multiplexes, courtyard buildings, auto courts, and townhouses, accommodating more than four (4) dwelling units, at higher densities. Please note, this reference to NTM-2 is included here for your information only and is not part of the active application under consideration.

If approved, thereby adopting these proposed text amendments into the City Code, City staff will begin public outreach and preparation for a map amendment application to rezone select qualified areas on the Official Zoning Map and Future Land Use Map. The identification of select locations will require input with city residents and neighborhood associations, where applicable. While all qualified areas are not expected to be processed for a map amendment, they are highlighted on the attached map. See Attachment No. 2.

Amendment Components

The proposed text amendment will create a new residential category titled “Neighborhood Traditional Mixed Residential Districts (NTM)” that will: 1. provide a variety of building typologies commonly referred to as “Missing Middle” housing types; 2. reinforce walkable neighborhoods with a combination of single-family and multi-family residential units; 3. allow densities up to 30 units per acre, not to exceed four (4) units per building; and, 4. Require vehicular access from alleys with driveways, garages and utility uses to the rear of the property.

Early public presentations on this new zoning category and early attempts to codify the principles of this initiative proposed to establish custom lot and building design standards for each “Missing Middle” building typology, including single-family house, accessory dwelling unit, duplex side-by-side, duplex tandem, duplex stacked, triplex, fourplex, multiplex small, multiplex large, courtyard building, bungalow court, and auto court. As the discussion evolved however, it appeared that this approach might be too prescriptive and did not allow the type of creative flexibility that is needed when designing multiple units on small lots. For this reason, the proposal was reformatted to regulate critical minimum and maximum numbers but does not over-regulate the type of buildings used.

Applicability

Generally, the proposed NTM zoning category attempts to incorporate “Missing Middle” housing types in a mixed residential pattern that accommodates single- and multi-family developments, increases the available supply of dwelling units, synchronizes land use and transportation policies, and creates respectful transitions from commercial and mixed-use area to adjacent single-family neighborhoods. This proposal begins with a small-scale introduction to allow up to four (4) dwelling units per building and 30 dwelling units per acre; the zoning category is described as NTM-1 (Neighborhood Traditional) and will accommodate single-family houses, accessory dwelling units, duplexes, triplexes, fourplexes, and bungalow courts. Future proposals for the NTM category will likely include medium-scale multi-family opportunities as described above under the report subheading *Future Proposal*.

Applicable locations for the proposed NTM-1 zoning category requires alley access, direct connectivity to one or more adjoining Future Major Streets or High Frequency Transit Routes, and is located outside of the designated Coastal High Hazard Area. Since this proposal is not intended to incentive the replacement of historic buildings that are recorded as contributing resources to a National Register or local historic district or individually listed, additional language is included allowing new units at the higher density but said units shall be adaptively established within the existing principal structure.

Introduction to the NTM-1 District

This Section includes a basic introduction to the NTM-1 zoning category and was formatted to seamlessly incorporate future additions, for e.g. NTM -2 (Neighborhood Traditional Mixed Residential).

Maximum Development Potential

This Section sets standards for minimum lot area, minimum lot width, and maximum impervious surface and building coverages. The minimum lot area reflects a density of 30 dwelling units per acre *meaning* four (4) dwelling units will typically fit on a 50-by-127-foot lot. The minimum lot width shall accommodate the subdivision of existing 60-foot, 50-foot, and 45-foot wide lots for compact single-family housing options. Requests at the conception of this effort, and described above under the report subheading *Background*, for detached row houses or “skinny” houses are accommodated by this change.

This Section also sets the maximum density and intensity allowances and includes Floor Area Ratio (“FAR”) Bonuses. FAR Bonuses allow the developer to build additional square footage on a property provided the requirements of the bonus provisions are met. These bonuses allow up to an additional 0.20 FAR and were taken

directly from the existing FAR Bonuses in the NT-1 and NT-2 zoning categories, except for two (2) changes. First, a new footnote was added exempting the first 200 square feet of an enclosed garage per unit. There is currently no exemption for garages and stakeholder feedback suggested this is stopping projects or resulting in carports as a substitute. The second and final change deleted a FAR bonus option for reducing the overall building height.

The proposal concerning lot standards is a continuation of the traditional development standards in the current Code. The NT zoning categories typically feature vertically-oriented architecture constructed close to the street. The NTM standards are intended to preserve and reinforce the unique character of the traditional neighborhoods and enhance the neighborhood with new development.

Building Envelope: Height, Setback, and Width

This Section sets standards for building envelope, including minimum building setbacks and maximum height. The building height is similar to the building heights allowed in other NT districts; however, the building setbacks were reduced to accommodate higher densities. The minimum interior side yard setback of 3-feet was established in coordination with allowances and limitations in the Florida Building Code and Life Safety Code.

Main Entrances

The NTM district provides for a limited number of main entrances to be compatible with the surrounding single-family houses and small-scale multi-family developments.

Building and Site Design

The NTM district building and site design standards are similar to the Neighborhood Traditional language. Differences mostly occur in the following areas:

- Vehicle connections and parking – This Section of the NTM district was modified from the NT district to address the required alley access for utility uses and parking facilities. The NT district provided alternatives for access if alley parking is not available. The alternatives were deleted from the NTM district because alley access is a requirement. The language in the NTM district emphasizes the alley access for all vehicle driveways, garages and utility uses. No driveways are allowed in the front yard.
- Garages – Garages are only allowed with an access driveway from the alley. This section was not needed to be addressed because the garages are not allowed facing the primary street or to be accessed from a non-primary side street.

Consistency and Compatibility (with Comprehensive Plan)

Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the LDRC, is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs. The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposal:

- V1.1 Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.
- LU2.4 The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.
- LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

- LU3.5 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.
- LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.
- LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.
- LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.
- LU3.14 The conversion of single family structures into multifamily units shall be in accordance with the LDRs, however, any associated variances will be discouraged.
- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.
- OBJECTIVE LU4: The following future land use needs are identified by this Future Land Use Element: 1. Residential – the City shall provide opportunities for additional residential development where appropriate.
- OBJECTIVE LU11: The City of St. Petersburg shall identify and address the needs of specific areas of the City that are deteriorated, blighted, underutilized, threatened or generally inconsistent with the community's character including but not limited to: 1. Neighborhoods 2. Redevelopment Areas 3. Potential Redevelopment Areas 4. Annexation Areas 5. The Gateway 6. The Waterfront 7. Corridors 8. Brownfields 9. Urban Infill and Redevelopment Areas
- LU11.2 The need for redevelopment should be assessed based on the following factors; 1) building conditions, 2) socio/economic characteristics, 3) land to improvement value ratios, 4) non-conforming uses and 5) potential for private investment.
- OBJECTIVE LU21: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.
- LU21.1 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.
- LU22.1 The City shall continue to pursue strategies which reduce GHG emissions and vehicle miles traveled.
- LU23.1 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.
- LU23.2 The City's development review policies and procedures shall acknowledge the GHG emission reduction impacts of higher density development and the negative impacts of sprawling, low-density development.

- LU23.3 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.
- LU27.2 In order for TOD to achieve its full potential to create well-designed, livable mixed-use urban communities, improve the City's economic well-being, and contribute to energy conservation by establishing energy efficient land use patterns, the following principles will guide the planning, design, and development of TOD: Coordination, Economic Development and Implementation.

Land Use

- 1) Create walkable, moderate to high density, mixed use developments located within approximately ½ mile of public transit stops or stations to support transit ridership.
- 2) Provide greater flexibility for mixing uses and achieving a higher density/intensity of development.
- 3) Promote a variety of housing types for a wide range of ages and incomes within station areas.

Community Design

- 2) Create active places and livable communities that promote a sense of belonging and ownership.
 - 4) Provide for appropriate transitions in densities, intensities and building heights between TOD and surrounding lower density development (e.g. single-family neighborhoods).
- H1.1 Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production.
 - H1.2 Develop working relationships with the private sector to improve the efficiency and expand the capacity of the housing delivery system.
 - H1.3 - Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive and overlapping requirements and resolving conflicting requirements and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.
 - H1.6 The City shall triennially through the efforts of the State Housing Initiatives Partnership Affordable Housing Advisory Committee review its development regulations to develop a variety of incentives to allow and encourage housing for extremely low, very low, low, and moderate income households.
 - OBJECTIVE H3B: The City shall provide affordable housing incentives (such as revised Land Development Regulations and expedited permitting processing) to developers of affordable housing for the extremely low, very low and low income groups (see Policy H1.7).
 - H3.6 The City shall support and participate in the Low Income Housing Network to assess, on a regular basis, extremely low, very low, low, and moderate income housing needs and recommend programs that should be instituted to facilitate and implement the City's Housing Goals, Objectives and Policies.
 - H3.8 All residential districts designated by the land use plan and zoning map shall permit development of affordable housing for extremely low, very low, low, and moderate income households, preferably in developments containing units affordable to a range of income groups.

PUBLIC HEARING PROCESS

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.

RECOMMENDATION

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

ORDINANCE 405-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG PROVIDING FOR THE AMENDMENT OF THE ST. PETERSBURG CITY CODE LAND DEVELOPMENT REGULATIONS; AMENDING THE LIST OF DESIGNATED ZONING DISTRICTS; AMENDING THE USE PERMISSIONS AND PARKING REQUIREMENTS AND ZONING MATRIX; AMENDING THE ZONING DISTRICTS AND COMPATIBLE FUTURE LAND USE CATEGORIES MATRIX; CREATING A NEW ZONING CATEGORY ENTITLED NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS (“NTM”); MAKING FINDINGS AND PROVIDING FOR APPLICABILITY; PROVIDING FOR MAXIMUM DEVELOPMENT POTENTIAL, INCLUDING DENSITY AND INTENSITY; PROVIDING FOR BUILDING ENVELOPE STANDARDS; PROVIDING FOR BUILDING AND SITE DESIGN STANDARDS; AMENDING WORKFORCE HOUSING DENSITY BONUSES; AMENDING THE LOCATION OF ADULT USES BY ADDING NTM; AMENDING THE WIRELESS COMMUNICATIONS LOCATION MATRIX BY ADDING NTM; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in the Fall of 2017, City Development Administration led by Planning and Development Services Department staff and Neighborhood Affairs Administration led by Housing and Development Department staff initiated a comprehensive review of the City’s existing housing programs and land use and zoning strategies.

WHEREAS, on March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole and received detailed presentations from the City’s Planning and Development Services and Housing and Community Development Departments. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps.

WHEREAS, a series of public engagement meetings were hosted at the St. Petersburg Main Library throughout the Summer of 2018 and included four (4) key focus areas:

- Density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes.
- Transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.
- Affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.

- Affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City.

WHEREAS, a series of stakeholder meeting were simultaneously conducted with the Pinellas Realtors Organization, St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations, Forward Pinellas (countywide land planning agency), City’s Housing Land Use and Transportation Committee, and the City’s Community Housing Policy Group. The concepts outlined in this proposal extend from input received during these discussions.

WHEREAS, this ordinance proposes the creation of a new zoning category NTM (Neighborhood Traditional Mixed Residential) to allow for a variety of single- and multi-family housing typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses and support public transportation and other multi-modal alternatives.

WHEREAS, this new NTM zoning category is being proposed to address the attainable housing needs of our City.

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Section 16.10.010.1.A of the St. Petersburg City Code pertaining to the establishment of zoning districts is hereby amended to read as follows:

A. *Neighborhood traditional districts.*

1. NT-1: Neighborhood Traditional Single-Family.
2. NT-2: Neighborhood Traditional Single-Family.
3. NT-3: Neighborhood Traditional Single-Family.
4. NT-4: Neighborhood Traditional Single-Family.
5. NTM-1: Neighborhood Traditional Mixed Residential.

Section 2. Section 16.10.020.1 of the St. Petersburg City Code, Matrix: Use Permissions and Parking Requirements and Zoning Matrix is hereby amended to create a new column titled “NTM-1 Neighborhood Traditional Mixed Residential” with the permissions shown in Attachment A.

Section 3. Section 16.10.020.2 of the St. Petersburg City Code pertaining to zoning districts and compatible future land use categories, is hereby amended to add the following:

District	Intensity (FAR) Permitted by Right	Category	Density/Intensity (FAR)
NTM-1	30/0.50 FAR	Planned Redevelopment Residential (PR-R)	15/0.50 FAR (7)
NTM-1	30/0.50 FAR	Planned Redevelopment Mixed Use (PR-MU)	24/1.25 FAR (7)
NTM-1	30/0.50 FAR	Residential Medium (RM)	15/0.50 FAR (7)

1. 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, but in no event shall exceed 5.0 FAR in Employment Center-2, and may exceed 4.0 FAR in Activity Center.
2. Per Vision 2020 Special Area Plan
3. Per Intown 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. When located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plans.

FAR (Floor Area Ratio). For those districts which regulate density and intensity, the maximum density shall govern residential uses and the FAR shall govern non-residential uses. Additional FAR limits for residential uses may be found in the Zoning District Regulations.

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

Section 4. Section 16.20.015 pertaining to Neighborhood Traditional Mixed Residential is hereby created as follows:

SECTION 16.20.015. - NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS ("NTM")

Sections:

16.20.015.1. - Purpose

To provide a variety of urban housing choices in low to medium density building types that reinforce the walkability of the neighborhood, provide a variety of attainable housing choices, establish appropriate transition zones from mixed-use corridors to single-family housing, support neighborhood-serving retail and service uses adjacent to this zoning category, and support public transportation and other multi-modal alternatives.

Development standards reinforce the traditional development pattern. Street standards preserve the alley system as a mechanism for providing limited access to parking and utility functions in the rear of the site.

16.20.015.2. - Applicability.

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

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or *High Frequency Transit Route* with service head-way times equal to, or less than, 35-minutes.
 - 1. Qualified properties shall be adjacent to a public alley.
 - 2. Applicable to traditional neighborhoods, where the subject property:
 - a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
 - b. Is located outside of the designated Coastal High Hazard Area (“CHHA”).
 - 3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure. Additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.

16.20.015.3. - Introduction to the NTM-1 district.

The standards for the NTM-1 district are intended to allow for renovations and redevelopment within the traditional neighborhoods, while respecting the existing development pattern and unique character of these areas.

This district will allow for a variety of building typologies. These building typologies, commonly referred to as “Missing Middle” housing types, reinforce urban, walkable neighborhoods with a combination of single-family and multi-family residential units located near daily destinations. These units provide attainable life-cycle housing to a diverse group of residents including first-time homeowners, families, couples, retirees, adults with disabilities, and car-free households.

This district will allow density up to 30-units per acre, not to exceed four (4) dwelling units per building. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with density standards, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and driveways, garages, and utility uses are limited to the rear of the property.

16.20.015.4. - Maximum 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, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage	
Lot Standards	
Lot Area, Minimum: Residential	1,452 square feet per unit

Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75 %
Impervious Surface, Maximum: Non-Residential	0.65 or 65 %
Building Coverage, Maximum ¹ : Residential	0.60 or 60 %
¹ Includes all enclosed structures	

Preservation of neighborhood character is critical to any successful renovation or redevelopment. For this reason, floor area ratio ("FAR") standards are applied to new construction. Design standards may be incorporated to increase the maximum FAR, where such design standards help achieve compatibility between the proposed renovations and redevelopment with neighboring houses.

TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity	
Density	
Density, Maximum ¹ : Residential	30 units per acre
¹ Includes accessory dwelling unit(s)	
Intensity ^{1,2,3}	
Intensity, Maximum: Residential	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
¹ Maximum intensity does not include FAR bonuses, which are calculated separately.	
² Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
³ Does not include the first 200 square feet of enclosed garage per unit.	
FAR Bonuses	
Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed – 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire facade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the facade but which is less than the entire facade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05

e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side facades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side facade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front facade articulation: front facades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
Additional Notes:	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

16.20.015.5. - Building envelope: height, setback, and width

TABLE 16.20.015.5.a: Maximum Building Height	
Building Height ¹	
Principal Structure	
Beginning of Roofline	24-feet
Top of roof peak	36-feet
Accessory Structure (s)	
Beginning of Roofline	20-feet
Top of roof peak	30-feet
¹ Refer to technical standards regarding measurement of building height and height encroachments.	

TABLE 16.20.015.5.b: Minimum Building Setbacks	
Building Setbacks ^{1,2,3}	
Front: Steps Extending from Porch or Stoop	8-feet or M
Front: Porch or Stoop	12-feet or M
Front: Building	18-feet or M
Side, Interior	3-feet or M
Side, Street	8-feet or M
Rear, Alley	22-feet, including width of alley

Special Exception	
All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
² Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	

TABLE 16.20.015.5.c: Maximum Building Width	
Accessory Dwelling Unit (ADU)	Not applicable
Residential	40-feet maximum
Non-Residential	Not applicable

6.20.015.6. - Setbacks and FAR consistent with established neighborhood patterns.

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback and FAR characteristics. Approval shall be based on the following:

1. Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. FAR will be based on predominant building FAR established in the block in which the development is proposed based on the Property Appraiser’s Records.
3. Predominant shall mean equal to or greater than 50%.
4. These are administrative approvals appealable only by the property owner.

16.20.015.7. – Entrances.

The number and location of entrances can have a consequential impact on the compatibility of multi-family housing with surrounding single-family housing. These standards are intended to reinforce the residential character of the surrounding neighborhoods.

TABLE 16.20.015.7: Entrances ¹	
Accessory Dwelling Unit (“ADU”)	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances

	are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court. Cottages abutting the primary street shall have their main entrance facing the primary street.
¹ Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

16.20.015.8. – Building and site 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.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Building layout and orientation.

1. For non-residential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and 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 or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

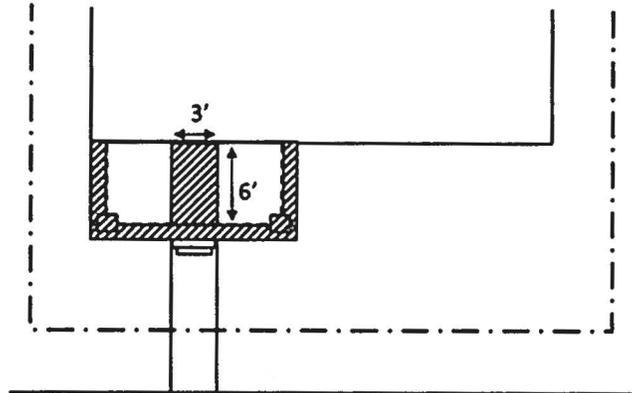
Vehicle connections and parking.

1. All parking shall be accessed from an alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.

Porches and pedestrian connections.

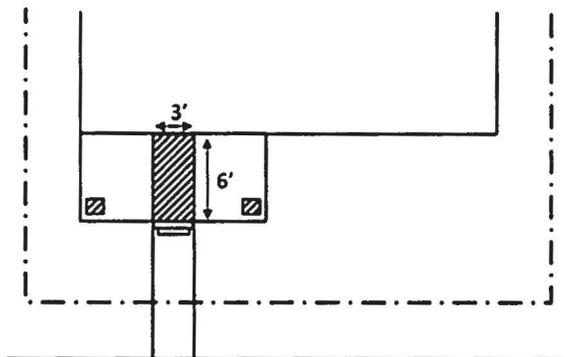
1. Principal entries shall include a porch, with a minimum usable depth of 6-feet (measured from the front façade line of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area.
2. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.

**Porch Dimension Requirement:
Example with Railing**



 This area excluded from the minimum floor area requirement of 48 sq ft

**Porch Dimension Requirement:
Example without Railing**



 This area excluded from the minimum floor area requirement of 48 sq ft

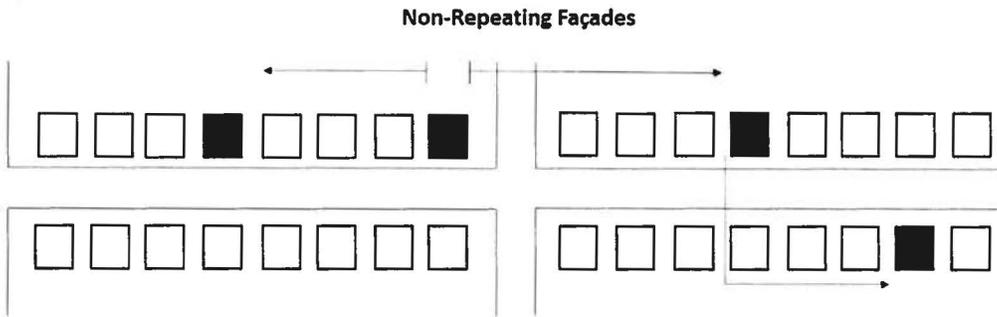
Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

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. See the Architecture and Building Design Section.
2. Design of buildings on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. Bungalow courts are exempt from this non-repeat standard. Other creative layouts involving multiple buildings on a single parcel may be approved at the discretion of the POD.

There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements:

architectural style, roof form (principal or porch), materials, or architectural details (e.g., doors, windows, columns, porches).



3. 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.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry.
2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. There shall be no blank facades, except that garages located at the rear one-third of the lot may have blank facades but not on the street side. No portion of a facade shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street facades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least 10 percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass).

For yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.

3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a facade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, 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. Windows on the street side facades shall be evenly distributed in a consistent

pattern, unless a different proportion is permitted or required by an identifiable architectural style.

4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48" above finished grade, an articulated base is required to delineate the first-floor level. The base may consist of a different material or decorative band, depending on the architectural style.

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. 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. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios or screen enclosures located at least ten feet behind the front façade of the principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features.

Accessory structures and ancillary equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards in the Accessory Structures and Ancillary Equipment Section. Detached accessory structures, such as garages and garage apartments shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width except as allowed herein for garages.

Section 4. The following Sections of the St. Petersburg City Code pertaining to the "Workforce housing density bonus" are hereby amended to read as follows:

16.20.060.5	CRT-1	Maximum residential density (units per acre)	Workforce housing density bonus	6 <u>8</u>
16.20.070.5	CRS-2	Maximum residential density (units per acre)	Workforce housing density bonus	6 <u>8</u>
16.20.070.5	CRS-2 (activity center)	Maximum residential density (units per acre)	Workforce housing density bonus	6 <u>10</u>
16.20.080.5	CCT-1	Maximum residential density (units per acre)	Workforce housing density bonus	6 <u>8</u>
16.20.090.5	CCS-1	Maximum residential density (units per acre)	Workforce housing density bonus	6 <u>8</u>
16.20.090.5	CCS-1 (activity center)	Maximum residential density (units per acre)	Workforce housing density bonus	6 <u>10</u>
16.20.090.5	CCS-2	Maximum residential density (units per acre)	Workforce housing density bonus	6 <u>10</u>

16.20.090.5	CCS-2 (activity center)	Maximum residential density (units per acre)	Workforce housing density bonus	10 <u>15</u>
16.20.150.5	RC-2	Maximum residential density (units per acre)	Workforce housing density bonus	10 <u>15</u>

Section 5. Section 16.50.030.5.A.1 of the St. Petersburg City Code pertaining to the location of adult uses, is hereby amended to add NTM as follows:

16.50.030.5. - Location of adult uses.

- A. No adult use establishment may be located within 400 feet of any of the following uses which use is legally in existence or has received legal authority to locate on a site, lot or parcel:
1. Any property within a zoning district with an NS, NT, NSM, NTM, NPUD or NMH designation;
 2. Any portion of a mixed-use zoning district developed and utilized as a single or multifamily residential use; or
 3. Any church, school, child care facility or public park.

Section 6. Section 16.50.480.7 of the St. Petersburg City Code pertaining to the Use Matrix for Wireless Communication Support Facilities (“WCSF”), is hereby amended to add NTM as follows:

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 <u>and</u> NTM: only on property of a federal, state or local government agency, a school, college and/or university or a utility company NSM, NPUD, NS, CRT	DC-1: west of Dr. ML King Jr. Street, DC-2, RC, EC-1	CCT, CRS, CCS, IT, DC-1: east of Dr. ML King Jr. Street DC-C, DC-3 and DC-P, IT, IS, IC, EC-2

Section 7. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

Section 8. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 9. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

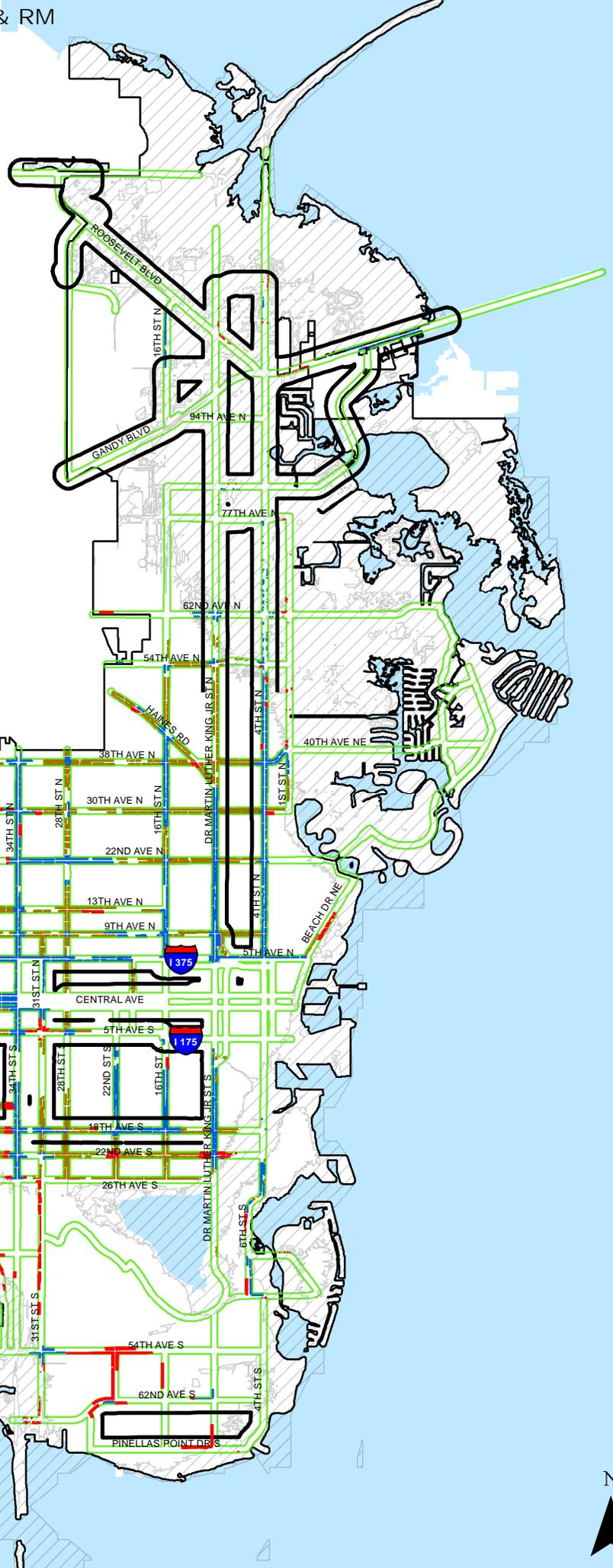


City Attorney (designee)
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FUTURE LAND USE CATEGORY PR-MU, PR-R & RM
 ABUTTING FUTURE MAJOR STREETS

	PR-MU *803 Acres (+-)
	PR-R *708 Acres (+-)
	RM *180 Acres (+-)
	PSTA Routes (1/8 mile buffer) -with 35 min. headways or better
	175 ft. Buffer from Future Major Streets
	CHHA

*Does not include acres within the CHHA



ATTACH NO. 3: HOUSING AFFORDABILITY IMPACT STATEMENT

City of St. Petersburg

Housing Affordability Impact Statement

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 & Development Services 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 2019-03).

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 (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 (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:

- 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.)



Manager, Urban Planning and Historic Preservation Division (signature)

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.)

Manager, Urban Planning and Historic Preservation Division (signature)

Date

Copies to: City Clerk
Joshua A. Johnson, Director, Housing and Community Development



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

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

According to Planning & Development Services Department records, **no Commission 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 November 6, 2019 at 2:00 P.M. at the Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-33000015 PLAT SHEET: E-54

REQUEST: Approval of a vacation of a 30-foot wide north/south portion of 2nd Street North between Gandy Boulevard North and 104th Avenue North, adjacent to Lots 1-11 of Block 3 of the Bridgeview Subdivision.

OWNER: Cliff Davis
Davis Townhomes, LLC
288 Beach Drive Northeast, Unit 12B
Saint Petersburg, Florida 33701

ADDRESS: 10338 2nd Street North

PARCEL ID NO.: 18-30-17-11322-007-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multifamily (NSM-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 30-foot wide unimproved north/south portion of 2nd Street North between Gandy Boulevard North and 104th Avenue North, adjacent to Lots 1-11. The applicant's goal is to vacate the platted street to consolidate the property for townhome redevelopment.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachment "A" and "B") and Sketch and Description (Exhibit "A").

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

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

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

A. Land Development Regulations

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

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

The application was routed to the standard list of City Departments and Private Utility providers. The City does have sanitary sewer and stormwater facilities within the 2nd Street North right-of-way. A condition of approval of this vacation included in the Engineering Memorandum dated October 17, 2019 (Attachment "E"), requires that the subject right-of-way be retained as public drainage and utility easement. Century Link, Duke Energy, and Frontier Communications have indicated that they have facilities in the right-of-way which require easements to be dedicated. Bright House Networks and TECO Peoples Gas have provided no comments regarding the request. A condition of approval has been added to this staff report requiring easements over all effected utilities located in the subject right-of-way.

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

Per the Engineering Memorandum dated October 17, 2019, the applicant shall, as a condition of approval, provide a public ingress/egress easement to allow an existing driveway located in 2nd Street North to remain. The dedication of this ingress/egress easement will ensure access to Gandy Boulevard North for the adjacent Gateway Mobile Home Park. If approved, this vacation will not deny access to any lot of record.

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

As a condition of approval, the applicant will preserve the existing vehicular connection from Gandy Boulevard North by dedicating an ingress/egress easement over the existing drive isle present in the subject right-of-way.

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

Although there is no need for the subject right-of-way as a roadway connection, there is a need to retain existing utilities in the area. The Water Resources Memorandum dated October 16, 2019 (see attached), is requiring a public utility easement be provided over the sanitary sewer services which extend from Gandy Boulevard North to 104th Avenue North. Additionally, per the Engineering Memorandum dated October 17, 2019 (see attached), the subject right-of-way shall have a public drainage and utility easements dedicated over it.

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

No other factors were raised for consideration.

B. Comprehensive Plan

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

The proposed vacation will not result in the interruption of the historical grid pattern, as the subject right-of-way is mostly unimproved and is not actively used to facilitate traffic between Gandy Boulevard North and 104th Avenue North. The conditional dedication of an ingress/egress easement will preserve the existing driveway connection from the adjacent mobile home community to Gandy Boulevard North. Future use of the right-of-way may be maintained with easements granted by the applicant for existing utilities in the affected area. These easements have been added as conditions of approval.

C. Adopted Neighborhood or Special Area Plans

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

Comments from Agencies and the Public

The request to vacate the subject right-of-way was routed to City Departments and Private Utility Providers for comments. Two City Departments and three private utility providers have indicated that they have facilities located in the subject right-of-way. The Water Resources Department Memorandum dated October 16, 2019 (Attachment "D"), states no objection to the request, provided that the right-of-way retains an easement to maintain existing sanitary sewer facilities which run the length of the right-of-way. The City's Engineering Department Memorandum dated October 17, 2019 (Attachment "E"), states no objection to the vacation, provided that the right-of-way retains public drainage and utility easements, and an ingress/egress easement for the portion of the mobile home community's driveway present in 2nd Street North. Additionally, the same memo requires additional easement dedications for the property's drainage ditch on private property in the event the ditch cannot be contained in the

the event the ditch cannot be contained in the right-of-way if relocated. Century Link has disclosed the relative location of its facilities within the right-of-way. Duke Energy has indicated the presence of facilities, which may be relocated at the applicant's expense or may have an easement dedicated. Frontier Communications has indicated the presence of facilities in the subject right-of-way which, requires the dedication of a utility easement to maintain. Conditions of Approval have been included to address these concerns. There have been no public inquiries regarding this vacation request.

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

1. Prior to the recording of the vacation ordinance, the vacated right-of-way, along with the abutting properties owned by the applicant, shall be replatted.
2. Prior to the recording of the vacation ordinance, as a part of the replat process, the applicant shall obtain letters of no objection from the following City Departments: Water Resources Department, and Engineering and Stormwater Department. Additionally, letters of no objection shall be obtained from the following private utility providers: Bright House Networks, Century Links Communications, Duke Energy, Frontier Communications, and TECO (Peoples Gas).
3. Prior to the recording of the vacation ordinance, the applicant shall comply with the conditions of the Engineering Memorandum dated October 17, 2019, including: the dedication of an ingress/egress easement for the portion of the mobile home park present in the subject right-of-way; and the relocation of the drainage ditch to the right-of-way or the dedication of a public drainage easement for the ditch if retained on private property.
4. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:



Shervon Chambliss, Planner I
Development Review Services Division
Planning & Development Services Department

10/29/19

DATE

REPORT APPROVED BY:

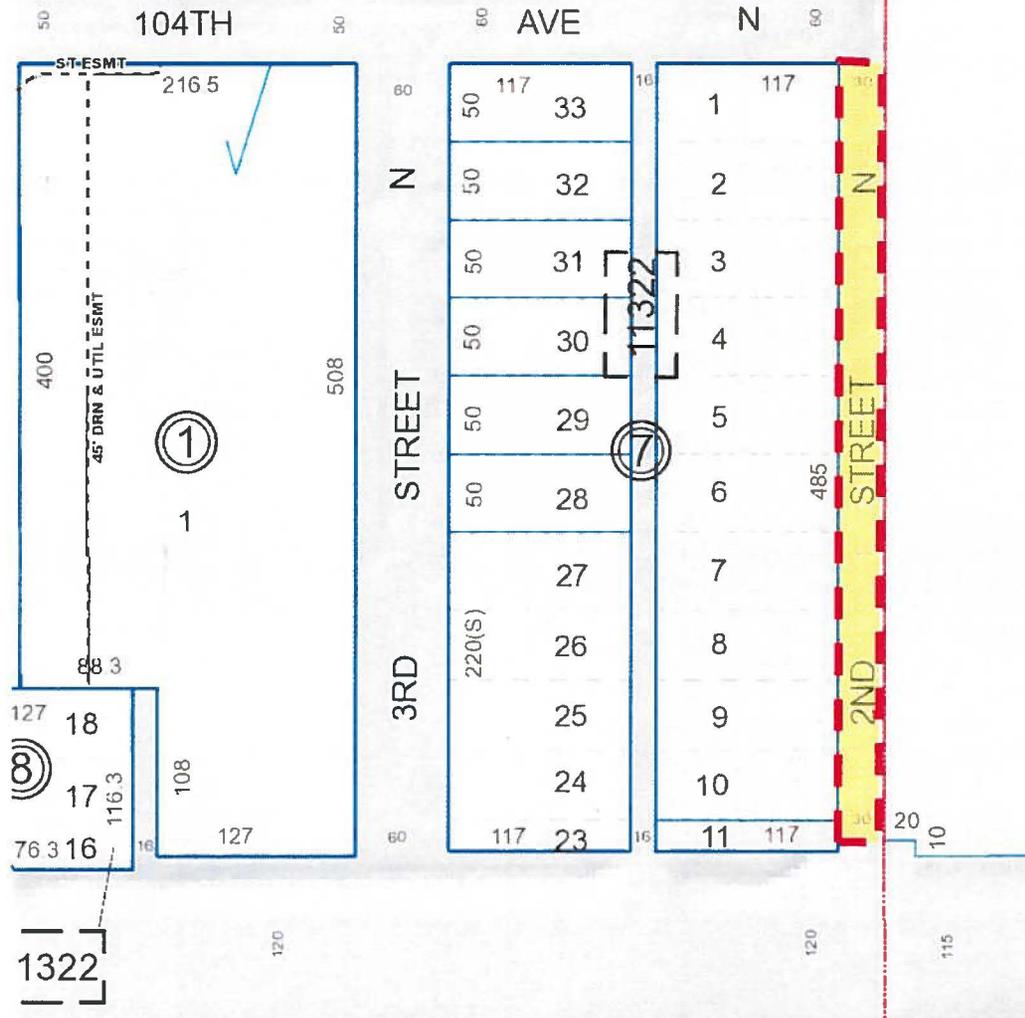


Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

10.29.19

DATE

Attachments: A – Parcel Map, B – Aerial Map, C – Narrative, D – Water Resources Memo dated October 16, 2019, E – Engineering and Stormwater Memo dated October 17, 2019, Exhibit “A” – Sketch and Description7E”E



Project Location Map
 City of St. Petersburg, Florida
 Planning and Economic Development
 Department
 Case No.: 19-33000015
 Address: 0 2nd Street North
 Attachment "A"





Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-33000015
Address: 10338 2nd Street North



Attachment "C"

Baypoint Luxury Townhomes
Vacation Request Narrative
18-30-17-11322-007-0010

Eastern Right of Way

The subject property has a 30' closed right of way on the East side of the property. This 30' represents half of the original 60' Eastern right of way. One half of the right of way has already been vacated for the benefit of the land owner to the East.

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Jennifer Bryla, Zoning Official

FROM: Kirsten Corcoran, Engineering Clerk, Water Resources

DATE: October 16, 2019

SUBJECT: Approval of a vacation of a 30-foot wide north/south portion of 2nd Street North between Gandy Boulevard North and 104th Avenue North, adjacent to Lots 1-11 of Block 3 of the Bridgeview Subdivision.

PLAT: E-54

CASE: 19-33000015

LOCATION: 10338 2nd Street North

REMARKS: Water Resources has no objection to the above referenced subject provided that the same is retained as a utility easement so that sanitary sewer service may be retained to 10501 3RD ST N.

Attachment "E"

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

TO: Iris Winn, Administrative Clerk, Development Services
Jennifer Bryla, Zoning Official, Development Review Services
Shervon Chambliss, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: October 17, 2019

SUBJECT: Easement Vacations

FILE: 19-33000015

LOCATION AND PIN: 10338 2nd Street North
18/30/17/11322/007/0010

ATLAS: E-54 **Zoning:** Neighborhood Suburban Multifamily (NSM-1)

REQUEST: Approval of a vacation of a 30-foot wide north/south portion of 2nd Street North between Gandy Boulevard North and 104th Avenue North, adjacent to Lots 1-11 of Block 3 of the Bridgeview Subdivision.

COMMENTS: The Engineering & Capital Improvements Department (ECID) has no objection to vacation request provided the following comments are included as conditions of the approval:

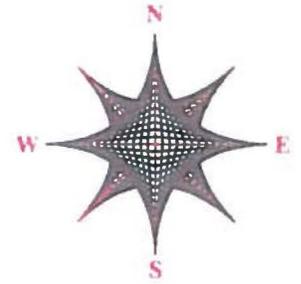
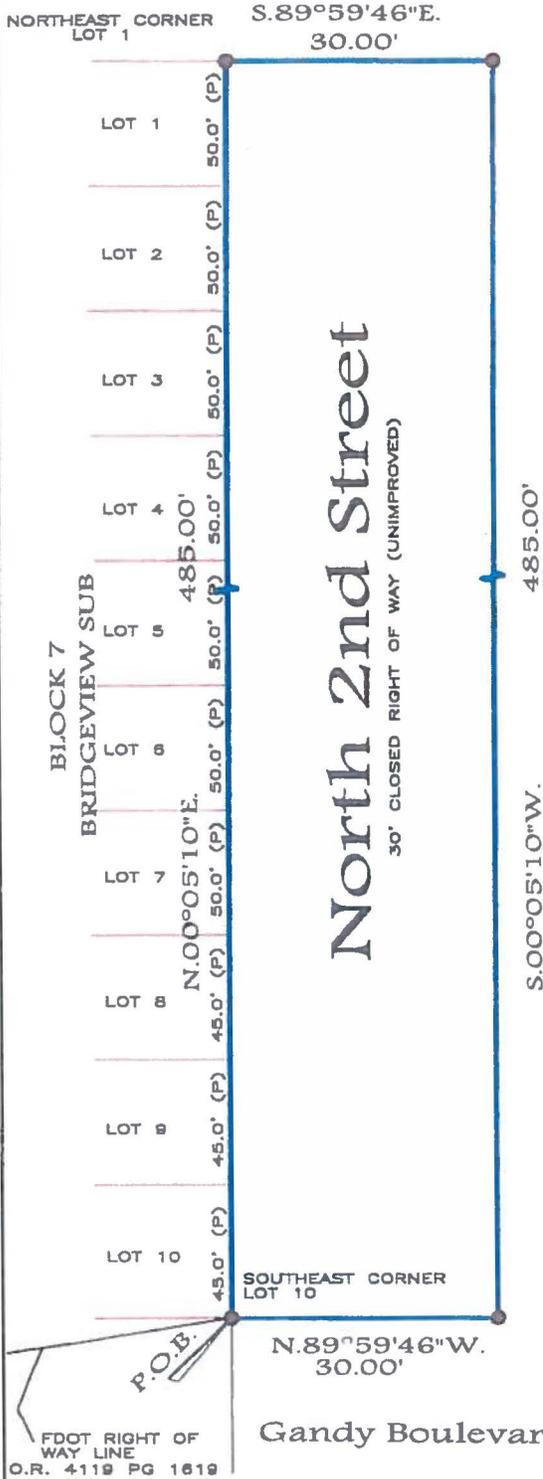
1. The entire vacated right-of-way is retained as a public drainage and utility easement.
2. A public ingress/egress easement is retained over the portion of the mobile home park driveway located within the right-of-way to be vacated.
3. We request that the applicant provide a survey of the existing drainage ditch location and dedicate additional public drainage easement over the section of the drainage ditch located outside of the existing right-of-way or relocate the ditch to the right-of-way.

NED/MJR/meh

pc: Kelly Donnelly
Correspondence File

106th Avenue North

Exhibit "A"



SCALE 1" = 20'

Legal Description

ALL OF THE RIGHT OF WAY LYING EAST OF BLOCK 7, BRIDGEVIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 7, PAGE 25, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE N.00°05'10"E. ALONG SAID BLOCK 7 A DISTANCE OF 485.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 106TH AVENUE NORTH; THENCE ALONG A PROJECTION OF SAID RIGHT OF WAY 5.89°59'46"E. A DISTANCE OF 30.00 FEET; THENCE 5.00°05'10"W. ALONG A LINE PRALELL AND 30 FEET EAST OF THE EAST LINE OF SAID BLOCK 7 A DISTANCE OF 485.00; THENCE N.89°59'46"W. A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 14.550 SQUARE FT.

NOTES:

1. BEARINGS ARE BASED ON THE WEST RAW LINE OF NORTH 2nd STREET N.00°05'10"E. (ASSUMED)
2. ALL MEASUREMENTS ARE IN U.S. FEET
3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT OF WAY, SETBACK LINES, AGREEMENTS OR OTHER SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED ON THIS SURVEY
4. THIS IS NOT A SURVEY
5. INFORMATION NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH

CERTIFIED TO:
Davis Development

LEGAL DESCRIPTION AND SKETCH

SECTION 18, TOWNSHIP 30 SOUTH, RANGE 17 EAST PINELLAS COUNTY, FLORIDA

PAGE 1 OF 1

Ralph H. Ortiz
RALPH H. ORTIZ PSM 6212

DATE: 10/31/2018

PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NUMBER 6212

NOT VALID WITHOUT ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY RALPH H. ORTIZ P.S.M. 6212 AND IS COMPLIANT WITH F.S. 61G17-7.0025(3) (a) (b) (c) (d)

FIELD	no	JOB NO.
DRAFT	GAP	0818-SK-1
DATE: 10/31/2018		



ALPHA LAND SURVEYING
PROFESSIONAL SURVEYORS & MAPPERS
LB No 7841

2108 NORTH TAMPA STREET
TAMPA, FL 33602
(813) 512-2347 ALT (813) 600-7172
ALPHASURVEYINGTAMPA.COM
ALPHALANDSURVEYING@YAHOO.COM



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

STAFF REPORT

**DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING**

For **Public Hearing** and **Executive Action** on **November 6, 2019** beginning at 2:00 P.M., at The Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida.

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.

CASE NO.: 19-54000067 **PLAT SHEET:** F-34

REQUEST: Approval to reduce the minimum required side setback from 5-feet to 0.5-feet and rear setback from 10-feet to 3-feet to allow for an addition on an existing structure and convert the structure from a garage to a game room, bathroom, and laundry room in the NT-1 zoning district.

OWNER: Melissa J. Akers
2727 25th Avenue North
Saint Petersburg, Florida 33713

AGENT: Barbara Akers
2727 25th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 2727 25th Avenue North

PARCEL ID NO.: 11-31-16-17190-008-0170

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)

Building Setback	Required	Requested	Variance	Magnitude
Accessory Living Area and Attached Garage				
Interior Side Yard	5-feet	.5-feet	4.5-feet	90%
Rear Yard	10-feet	3-feet	7-feet	70%

BACKGROUND: The subject property consists of one platted lot (Lot 17, Block 8, Colfax City Subdivision) and is located in the Ponce de Leon Neighborhood Association boundaries. The existing single-family home was constructed in 1942 and contains 1,123 square feet of living space according to Pinellas County Property Appraiser records. The existing detached garage is 12-feet by 20-feet and contains 240 square feet. The property has a lot width of 45-feet and a lot depth of 116-feet with approximately 5,229 square feet of lot area.

Request: The applicant is seeking a variance to the side yard and rear yard setback requirements in order to construct a one-story addition on the current garage and convert the garage to an accessory living space. The minimum required setbacks are 5-feet for the side yard and 10-feet for the rear yard. The applicant is proposing to construct a 10.1-foot wide by 20.3-foot deep addition .5-feet from the side property line and 3-feet from the rear property line.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services 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 site contains an existing detached one-car garage in the rear that is .5-feet from the side property line and 3-feet from the rear. The proposal is to convert this detached garage into living space and construct an addition onto this proposed living space to create an accessory living space large enough for a pool table.

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 not substandard in terms of lot width or lot area, as the NT-1 (Neighborhood Traditional, Single-Family) zoning district requires a minimum lot width of 45-feet and a minimum lot area of 4,500 square feet. The subject lot is 45-feet wide and has 5,229 square feet of lot area.

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

This property is not located in within a designated preservation district.

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

The property does not contain any historical resources.

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 proposed garage conversion and addition this close to the property line is generally inconsistent with the existing properties in the area. There are no other properties in the immediate neighborhood that have been developed in a similar way.

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 substandard setbacks for the garage are not the result of the actions of the applicant. However, the property was purchased with the existing garage that did not meet the setbacks for NT-1 zoned properties.

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

While the property has a garage with substandard setbacks that do not meet the requirements of NT-1 zoned properties, there is space behind the residence that may be able to accommodate the desired additional living space.

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 code will still allow the property owner reasonable use of the land and buildings. The applicant has the ability to construct an accessory living space in another location on the property.

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

The variance requested is not necessary in order to make possible the reasonable use of the property, as an additional living space could be constructed elsewhere in conformance with the code.

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 general purpose and intent of the Code to provide sufficient setbacks from adjacent properties for accessory living structures. Increasing the intensity of a nonconforming use is contrary to the Land Development Regulations.

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

The conversion of a detached garage into living space as well as the construction of a new addition on the west side of the detached garage may be detrimental to neighboring properties. Both the garage conversion and the additional living space, as well as a rear air-conditioning unit, could encroach into the required setbacks.

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

Staff finds the reasons set forth in the application do not justify the granting of the variance as alternate locations or alternate configurations are available for the accessory living space that would meet setbacks.

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.*

None were considered.

PUBLIC COMMENTS: The subject property is within the boundaries of the Ponce de Leon Neighborhood Association.

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

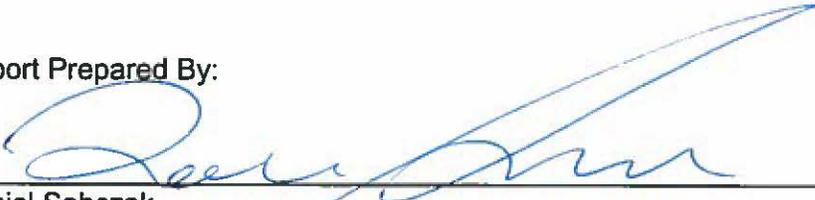
CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through Nov. 6, 2022. 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.
4. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

4. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.

ATTACHMENTS: Map, aerial, site plan, floor plan, elevation drawings, photographs, applicant's narrative, codes compliance report, property card, building permit history, signatures of support, Neighborhood Participation Report, Codes Compliance, Building Permit History

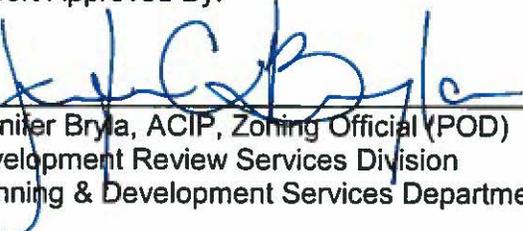
Report Prepared By:



Daniel Sobczak
Development Review Services Division
Planning & Development Services Department

10-22-2019
Date

Report Approved By:



Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

10.22.19
Date

JCB/DAS:iw



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

**STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING**

For **Public Hearing** and **Executive Action** on **November 6, 2019** beginning at 2:00 P.M., at The Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida

According to Planning & Development Services Department records, **Commission member Tim Clemmons** 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.: 19-54000069 PLAT SHEET: E-6

REQUEST: Approval of variances to: reduce the minimum required side setback for a pool feature from 5-feet to 4-feet; reduce the minimum required front and side setbacks for a raised open deck from 25-feet to 18-feet and from 5-feet to 1.5-feet, respectively; increase the maximum allowable wall height along the side alley from 6-feet to 8-feet; increase the maximum allowable height of a wall in the front yard from 4-feet to 6-feet; and increase the maximum allowable height of a retaining wall from 18-inches to 22-inches to allow for the construction of a pool, deck, and walls for a property in the NT-2 Zoning District.

OWNER: Pam and David Hughey
756 2nd Street North
Saint Petersburg, Florida 33701-2510

AGENT: Elizabeth Hallock and David Wishner
EDAD Studio
632 Bay Street Northeast
Saint Petersburg, Florida 33701

ADDRESS: 750 2nd Street North

PARCEL ID NO.: 18-31-17-23850-002-0011

ZONING: Neighborhood Traditional Single-Family (NT-2)

VARIANCE DATA:

Item	Standard Required	Standard Requested	Variance Magnitude
Minimum required pool feature side setback	5-feet	4-feet	1-foot (20%)
22-inch high open (uncovered) deck front setback	No encroachment permitted, must meet front building setback if above 12-inches: 25-feet	18-feet	7-feet (28%)
22-inch high open (uncovered) deck side setback	Uncovered deck between 12- and 30-inches in height: 5-feet	1.5-feet	3.5-feet (70%)
Maximum allowable wall height along side alley	6-feet	8-feet	2-feet (33%)
Maximum allowable wall height in front yard	4-feet	6-feet	2-feet (50%)
Maximum allowable retaining wall height	18-inches	22-inches	4-inches (22%)

BACKGROUND: The subject property is the southern half of the originally platted Lots 1&2. The subject property and the northern half of Lots 1&2 undertook a lot line adjustment with variances to setbacks and refacing in 2018 establishing their current configuration. The northern property has a contributing historic single-family home in the North Shore National Register District. The refacing deemed the eastern edge of both properties (2nd Street North) as the front yard for setback consideration. Both the subject property and its northern parent property were and still are under the same ownership since January 2015.

The subject property is an interior lot with a southern side alley in the Historic Old Northeast Neighborhood. A new single-family residence is currently being constructed on the subject property. Reduced front setbacks for the building, open porch, and stoop were administratively granted based on Code allowances for the construction of a new single-family residence in October 2018. The reduced front setback approval was explicit in its strict applicability for the building, front porch, and stoop only. The design of the new east-facing home incorporates an in-ground pool and deck on the southern side of the home. The Applicant has proposed a design wherein the pool and deck areas align with the front façade of the new home. The property natural slopes downward when moving west to east. The combination of the location of the proposed pool and deck with the elevation change present nonconformities with minimum required setbacks and maximum allowable heights to the proposed retaining walls, privacy walls, and a water feature that is also proposed to be incorporated into the pool.

The southern side alley is shared with a neighborhood-scale commercial property containing a laundromat, coffee shop, bar, yoga studio, and pizzeria. Sanitation pickup and service entrances face this shared alley.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variances are **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 subject property is a vacant property with no existing development on-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 subject property is a conforming lot and exceeds the minimum required lot width of 50 feet and lot area of 5,800 square feet for the NT-2 zoning district standards.

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

The subject property is not within a designated preservation district.

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

The subject property does not contain resources of historical significance.

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

The subject property does not contain 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 new single-family home does promote the established development pattern given the approved reduced front setback for the home, however accessory structures such as walls, decks, and pools do not promote the established development pattern.

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 the development of public facilities.

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

The natural slope in grade of the property is not the result of the Applicant or property owners. The proposed accessory outdoor space is not necessary for the use of the property as a single-family residence. Additionally, the condition of the land could have been addressed in the conceptual stages of the development of the site without the need for variances.

The location of the property next to neighborhood-scale commercial use is not the result of the Applicant or property owners. The commercial use is a grandfathered use and is uncommon to the NT-2 zoning district.

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

The literal enforcement of this Chapter will not result in unnecessary hardship. The accessory structures proposed can be reduced in size or redesigned to meet Code requirements.

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;*

Reasonable use of the land as a single-family residence is possible without variances.

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

The request for an 8-foot wall along the side alley located beyond the typically prescribed front yard setback is reasonable given the adjoining property's commercial use. The other requested variances to deck setbacks and retaining wall height are not minimized. The outdoor accessory areas may be reduced in size and located beyond the front yard setback and the water feature eliminated to not require variances.

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

The granting of the variances would not be in harmony with the general purpose and intent of the Code. The variances requested are for accessory uses located in a normally prescribed front yard area that typically do not allow for any accessory structure to be located within. The heightened walls and extended and heightened deck for an already reduced front yard setback home do not meet the general purpose or intent of the Code.

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

The granting of a higher wall along the side alley would not be injurious to neighboring properties or detrimental to the public welfare given the utilitarian nature of the alley and proximity to commercial uses. The location of an over-height accessory structure and over-height privacy walls located closer to the public sidewalk and the alleyway would be detrimental to public welfare and could affect visibility for vehicular traffic accessing the alley.

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

The reasons set forth in the application do not justify the granting of the variances. The proposed deck, pool, and walls can be designed at a lower elevation to account for the natural slope of the land and meet Code requirements for height and setbacks.

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.*

The reduced front setbacks granted for the building, front porch, and stoop allows for the principal structure to reflect the established street face pattern. This approval is explicit in its sole applicability to the principal structure and not accessory structures.

PUBLIC COMMENTS: The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association (HONNA) and the Downtown Residents Civic Association (DRCA). HONNA and DRCA have been notified, however no comments from the public have been received by Staff regarding these variance requests.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variances with the exception of the requested variance for an increase in allowable height of a wall along the side alley, for that section of fencing located beyond the 25-foot front yard setback line, from 6 feet to 8 feet for which Staff recommends **APPROVAL**.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services 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.
2. These variance approvals shall be valid through November 6, 2022. 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.
4. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

ATTACHMENTS: Attachment A – Location Map; Attachment B – Variance Application;
Attachment C – Site Plan & Elevations

Report Prepared By:



10/30/2019

Michael Larimore, Planner I
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:



10.30.19

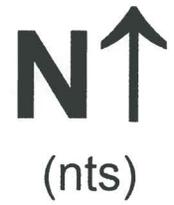
Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

MWL/JCB:iw



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-54000069
Address: 750 2nd Street North



Attachment A.

VARIANCE

Application No. _____



Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- General Information
- Narrative
- Neighborhood Worksheet
- Public Participation Report

Planning and
Development Services
Department

Development Review
Services

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL
33731-2842
727.893.7471

UPDATED: 04-24-19

List of Required Submittals

Only complete applications will be accepted:

- Completed variance application and narrative
- Pre-application Meeting Notes
- Affidavit to Authorize Agent, if Agent signs application
- Application fee payment
(See fee schedule on Variance Application)
- Public Participation Report
- 2 copies of Site Plan or Survey of the subject property:
 - To scale on 8.5" x 11" or 11" x 17" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, trees, and landscaping
- 2 copies of Floor Plans:
 - To scale on 8.5" paper
 - Locations of all doorways, windows and walls (interior and exterior)
 - Dimensions and area of each room
- 2 copies of Elevation Drawings:
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- Samples or a detailed brochure for new materials to be used
- PDF of all above items (may be emailed to Staff Planner)

The following items are optional, but strongly suggested:

- Neighborhood Worksheet
- Photographs of the subject property and structure(s)

A Pre-Application Meeting is Required Prior to Submittal.

To schedule, please call (727) 892-5498.

Completeness review by City Staff _____



Pre-Application Meeting Notes

Meeting Date: SEPT. 3, 2019 Zoning District: NT-2

Address/Location: 750 2ND ST. N.

Request: THREE WALL HEIGHT VARIANCES, POOL FEATURE SETBACK, & DECK ELEVATION VARIANCE

Type of Application: VARIANCES

Staff Planner for Pre-App: MIKE LARIMORE

Attendees: ELIZABETH HALLOCK, DAVID WISHNER, JENNI BRYLA, MIKE LARIMORE

Neighborhood Association(s) & Contact Info: DOWNTOWN RESIDENTS CIVIC ASSN. - DAJAHOEK@UMICH.EDU;

HISTORIC OLD NORTHEAST N.A. - PRESIDENT@HONNA.ORG - 727.409.2891

Notes: ① 8 FT. TALL WALL (AT HIGHEST POINT) ALONG SOUTHERN ALLEY (COMM. USE ON SOUTH SIDE OF ALLEY). DECK + POOL SIT ON NATURAL SLOPE.

② 6 FT. TALL WALL AT SOUTHEAST CORNER, FRONT FACADE. WITHIN FRONT SETBACK OF 25 FT.

③ 6 FT. TALL WALL ON NORTHEAST CORNER, FRONT FACADE. WITHIN FRONT SETBACK OF 25 FT.

④ PROPOSED POOL DECK IS TOO HIGH FOR LOCATION WITHIN FRONT YARD SETBACK.

⑤ PROPOSED 2 FT. HIGH (FROM ELEVATED POOL DECK HEIGHT) FEATURE WALL FOR POOL REQUESTED @ 4 FT. SIDE SETBACK. (POOL SETBACK = 5 FT.)

NOTE: REDUCED FRONT SETBACK FOR NEW SINGLE-FAMILY RESIDENCE GRANTED PREVIOUSLY

NOTE: STAFF SUPPORT UNDETERMINED AT THIS TIME. (CASE #18-56000021)



VARIANCE

Application No. _____

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): PAM & DAVID HUGHEY	
Street Address: 756 2ND STREET N	
City, State, Zip: ST. PETERSBURG, FL 33701	
Telephone No: (708) 557-5406	Email Address: Hughey.David@gmail.com
NAME of AGENT or REPRESENTATIVE: ELIZABETH HALLOCK & DAVID WISHNER, EDAD STUDIO	
Street Address: 632 BAY STREET NE	
City, State, Zip: ST. PETERSBURG, FL 33701	
Telephone No: (727) 542-4860	Email Address: ADMIN@EDADstudio.com
PROPERTY INFORMATION:	
Street Address or General Location: 750 2ND STREET N	
Parcel ID#(s): 18-31-17-23850-002-0011	
DESCRIPTION OF REQUEST: PRIVACY WALLS & POOL DECK	
PRE-APPLICATION DATE: 03 SEPT. 2019 PLANNER: MIKE LARIMORE	

FEE SCHEDULE

1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	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*: _____

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

Typed Name of Signatory: _____ Elizabeth C. Hallock

Date: 05 SEP 19 _____



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

**DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT**

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: DAVID & PAM HUGHEY

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

Property Address: 750 2ND STREET N, 33701

Parcel ID No.: 18-31-17-23850-002-0011

Request: ZONING VARIANCES TO BE HANDLED BY EDAD STUDIO, PL.

ZONING VARIANCES TO BE HANDLED BY EDAD STUDIO, PL.

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): ELIZABETH HALLOCK, DAVID WISHNER, EDAD STUDIO

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): _____

ZONING VARIANCES TO BE HANDLED BY EDAD STUDIO, PL.
Printed Name

Sworn to and subscribed on this date

Identification or personally known: ZONING VARIANCES TO BE HANDLED BY EDAD STUDIO, PL.

Notary Signature: _____

Date: ZONING VARIANCES TO BE HANDLED BY EDAD STUDIO, PL.

Commission Expiration (Stamp or date):



VARIANCE

GENERAL INFORMATION

Pre-application Meeting

All applicants are required to schedule a pre-application meeting. Meetings may be held via telecom. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please contact Iris Winn to schedule: 727-892-5498.

Public Participation Report

All applicants are required to contact the applicable Neighborhood Association President and complete the Public Participation Report prior to submittal of an application. Applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting.

Commission Review

By applying to the Commission, the applicant grants permission for Staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification

All applications made to the Commission are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send via the U.S. Postal Service by "Certificate of Mailing" notification letters to all property owners within 200 feet of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing returned to Staff within seven (7) days of the meeting date.

Public Hearing

Applications appropriate for public hearing will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Commission Approvals

If approved by the Commission, permits, inspections, business taxes, and certificates of occupancy are required, when applicable. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 750 2ND STREET N, 33701	Case No.:
Detailed Description of Project and Request:	
ALL REQUESTED VARIANCES HEREIN ARE TO MAKE THE UNIQUE SITUATIONS OF THE SITE (LOCATION & TOPOGRAPHY) LESS DETRIMENTAL TO THE WELFARE AND ENJOYMENT OF LIFE IN A TRADITIONAL NEIGHBORHOOD.	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p>FIRST, THE LOT IS LOCATED ADJECNT TO A BUSY, PUBLIC, COMMERCIAL VENUES (CURRENTLY: BLACK CROW COFFEE, O.N.E. PIZZA & TAVERN, COMMUNITY GARDEN, AND LAUNDROMAT). NOT ONLY THE SOCIAL ASPECTS OF THE NEIGHBORS AFFECTS THE OWNERS' LIVELIHOODS, BUT THE CIVIC SERVICES LOCATED IN THE ALLEY BETWEEN FURTHER EXACERBATE THE NOISE & TRAFFIC, NUISANCE, & DANGER EXPERIENCED EVERY DAY.</p> <p>SECOND, THE LOT'S TOPOGRAPHY IS EXTREME BY TYPICAL NEIGHBORHOOD CONDITIONS AND TILTS (BACK TO FRONT/ WEST-TO-EAST) MORE THAN TWO FEET (2'). WITH CODE REQUIRED ELEVATIONS (GARAGE SLAB HEIGHT) RELATIVE TO THE ALLEY, THE OWNERS ARE FORCED TO ADAPT IN WAYS NOT TYPICALLY ENCOUNTERED IN LOCAL NEIGHBORHOODS.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</p> <p>YES. MANY OF THE NEIGHBORS' HOMES WERE BUILT CLOSER TO THE ROAD THAN THE EXITING CODE PRESCRIBES, THUS A BUILDING SETBACK VARIANCE HAS ALREADY BEEN APPROVED. THE OWNERS ARE LOOKING TO EXTEND THE ALREADY-ACCEPTED BUILDING VARIANCE TO OTHER YARD FEATURES. SUCH AS POOL DECK AND PRIVACY FEATURES. MANY NEIGHBORS (SEE ATTACHED PHOTOS) HAVE BUILDINGS CLOSE TO THE ROAD AND HAVE PRIVACY FEATURES THAT EXCEED 4' AND/OR 6'.</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>FIRST, THE PROPERTY'S UNIQUE PROXIMITY TO SOCIAL, COMMERCIAL, COMMUNITY SPACE CREATES DIFFICULTIES NOT BY ANY ACTION OF THE OWNERS.</p> <p>SECOND, THE EXTREME SLOPING ACROSS THE PROPERTY IS INHERENT IN THE LOT TOPOGRAPHY AND IS NOT BY ANY ACTION OF THE OWNERS.</p> <p>FURTHERMORE, CITY CODE (NOT THE OWNERS' ACTIONS), DICTATE THE FINISHED FLOOR ELEVATION OF THE GARAGE & HOME RELATIVE TO THE SLOPING ALLEY.</p>	

VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>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?</p> <p>THE OWNERS ARE REQUESTING THE MINIMUM, MODEST, ALLOCATIONS NECESSARY TO MAKE THEIR HOME LIVEABLE AND ENJOYABLE. BOTH TO MINIMIZE IMPACT FROM THE NEIGHBORS' LIVELIHOODS, AND COMPENSATE FOR UNUSUAL GRADE CHANGES. THE OWNERS CHERRISH THE NEIGHBORHOOD AND SEEK TO ADD TO THE HISTORIC PRECENDENCE OF THE NEIGHBORHOOD BY USING CONSISTENT, QUALITY MATERIALS IN A WELL THOUGH OUT AND DESIGNED AESTHETIC, USING ARCHITECTS, DESIGNERS, ENGINEERS, AND SKILLED, LICENSED TRADES TO INSURE A QUALITY FINISHED GEM.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>THE OWNERS ARE RETIRED AND AGING IN PLACE. THEIR DESIRE TO MINIMIZE THE IMPACT OF STEPS HAS LED THEM HERE. ADDING STEPS TO FOLLOW THE SLOPING GRADE WOULD LIMIT THEIR ABILITY TO ENJOY THE EXTENTS OF THEIR PROPERTY. FURTHERMORE, THE OWNERS EMBRACE THE VITALITY & YOUTH OF THE BLOCK, HOWEVER, THEY NEED TO BE ABLE TO SHUT IT OUT WHEN THEY NEED TO AND NOT IMPINGE ON THEIR FUN OR BUSINESS.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>AS STATED ABOVE, THE OWNERS CHERRISH THE NEIGHBORHOOD AND SEEK TO ADD TO THE HISTORIC PRECENDENCE OF THE NEIGHBORHOOD BY USING CONSISTENT, QUALITY MATERIALS IN A WELL THOUGH OUT AND DESIGNED AESTHETIC, USING ARCHITECTS, DESIGNERS, ENGINEERS, AND SKILLED, LICENSED TRADES TO INSURE A QUALITY FINISHED GEM.</p>



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:	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:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> 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.	

THE HUGHEY'S' NEW RESIDENCE ZONING VARIANCE APPLICATION

750 2nd ST. N.
ST. PETERSBURG, FL
33701

VARIANCE APPLICATION

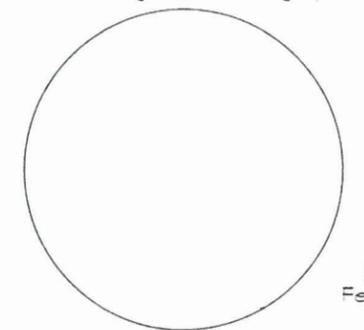
06 SEPTEMBER 2019



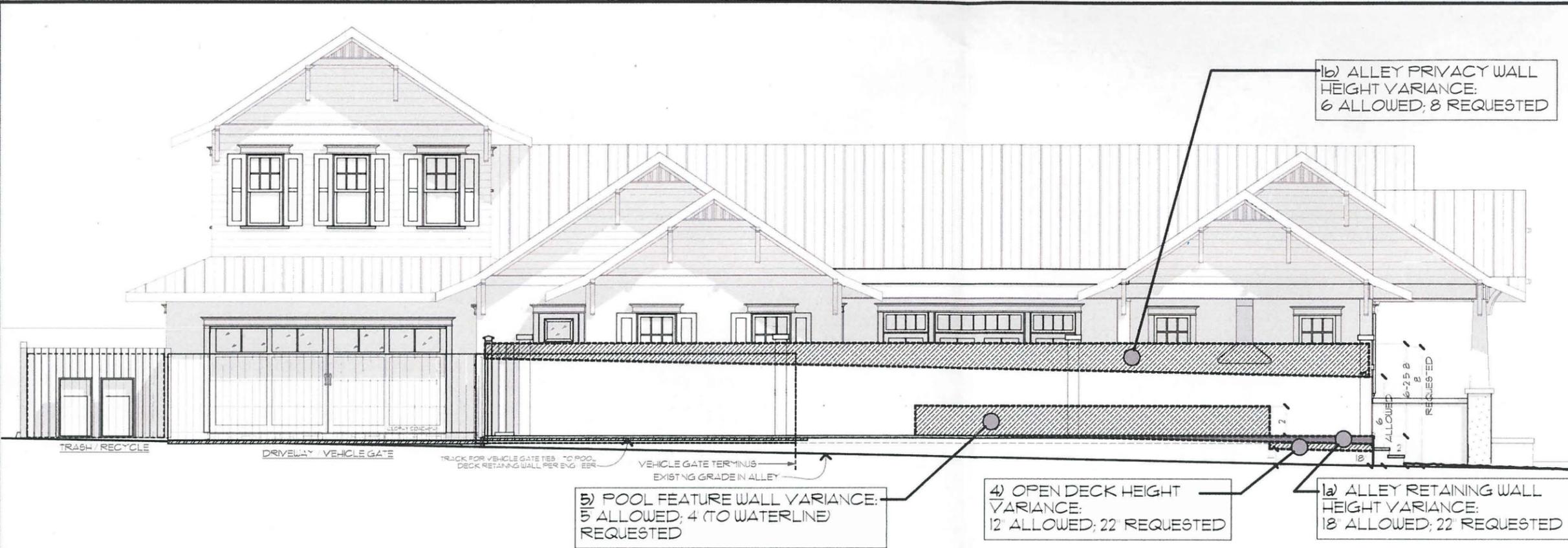
EDAD studio, PL
FL LIC.: AR 91949 ID 4819
632 BAY ST NE
ST PETERSBURG, FL 33701
TEL. 727-542-4860
INFO@EDADstudio.com

EXTERIOR ELEVATIONS VAR-2

This work was done by me, or under my supervision.



Expires
Feb. 28th
2021



S ALLEY (SOUTH) SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



E FRONT (EAST) EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - MODIFICATION REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **November 6, 2019** beginning at 2:00 P.M., at the Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida

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.

CASE NO.: 19-54000070 PLAT SHEET: F-34

REQUEST: Approval to modify a Special Condition of approval requiring a 3-foot concrete masonry wall to a 4-foot PVC fence for Case no. 18-54000105.

OWNER: Northside Church of Christ
6329 Dr. ML King Jr. Street North
Saint Petersburg, Florida 33702

AGENT: Todd Pressman
334 East Lake Road, Unit 102
Palm Harbor, Florida 34685

ADDRESS: 6329 Dr. Martin Luther King Jr. Street North

PARCEL ID NO.: 31-30-17-61430-001-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Suburban (CCS-1)

BACKGROUND:

The subject property is located within the block bound by Dr. Martin Luther King Jr. Street North, 63rd Terrace North, Northmoor Avenue North and 63rd Avenue North. The property is currently developed with a 12,000 square foot house of worship. On February 6, 2019, the Development Review Commission (DRC) approved a variance to the maximum building setbacks to allow the construction of a 1,709 square-foot restaurant with drive-thru.

REQUEST:

The approval of the variance included seven conditions of approval. Condition number 2, from variance case 18-54000105 required the following: a three (3) foot high concrete masonry wall finished to match the building shall be installed along the western and southern property lines to buffer the parking lot and drive-thru lane from the abutting rights-of-way. The applicant is seeking to modify this condition to allow a four (4) foot high PVC fence in lieu of the three (3) foot high concrete wall to be installed along the western and southern property lines.

Staff has required the same special condition of approval for other projects requesting similar variances. On August 3, 2016, the DRC approved a Special Exception and related site plan to construct a 2,050 sq. ft. restaurant with drive-thru (case no.# 16-32000010). The applicant was approved for a variance to parking location. On May 7, 2014, the DRC approved a Special Exception and related site plan to construct a 1,760 sq. ft. restaurant with drive-thru (case no.# 14-32000005). The applicant was approved for variances to building placement and parking location.

The following is the Special Condition of Approval number 2 from case 16-32000010:

A three (3) foot high concrete masonry wall finished to match the building shall be installed along the eastern lines to buffer the parking lot and drive-thru lane from 4th Street South.

The following is the Special Condition of Approval number 2 from case 14-32000005:

A three (3) foot high concrete masonry wall finished to match the building shall be installed along the eastern and northern property lines to buffer the parking lot and drive-thru lane from 4th Street South and Newton Avenue South.

Staff has requested this condition of approval to ensure that the visual appearance of the site from the right-of-way and the pedestrian experience is not diminished by allowing the parking lot and drive-thru lane along the street.

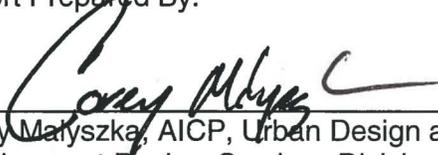
PUBLIC COMMENTS: The subject property is within the boundaries of the Fossil Park Neighborhood Association. The applicant sent an email to the President of Fossil Park Neighborhood Association about the proposed modification. Staff is unaware if the neighborhood association supports or objects to the proposed modification.

STAFF RECOMMENDATION: Based on a review of the application the Planning and Development Services Department Staff recommends **denial** of the proposed modification to condition of approval number 2 from variance case 18-54000105.

CONDITIONS OF APPROVAL: If the modification is approved, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. A double hedge row shall be installed along the exterior perimeter of the four (4) high PVC fence.

Report Prepared By:

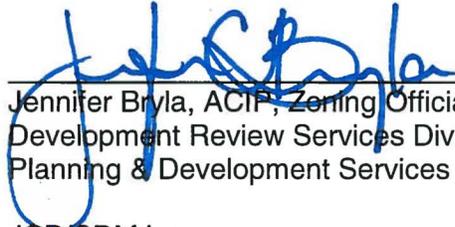


Corey Matyska, AICP, Urban Design and Development Coordinator
Development Review Services Division
Planning & Development Services Department

10-25-19

Date

Report Approved By:

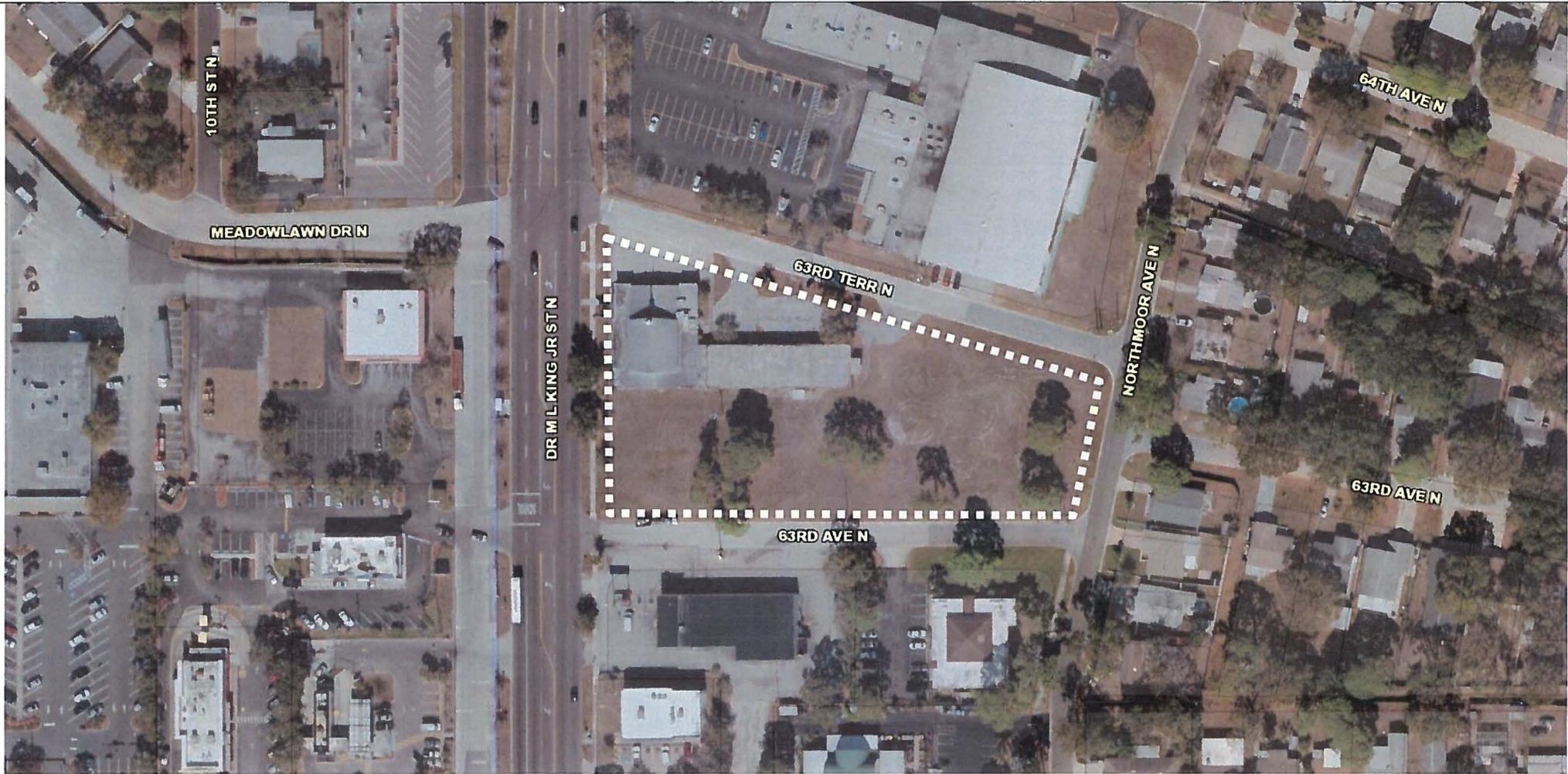


Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

10-29-19

Date

JCB/CDM:iw



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-54000070
Address: 6329 Dr. ML King Jr. Street North





21'-10" AFF.
TOP OF
PARAPET

17'-9" AFF.
TOP OF
PARAPET

0'-0" F.F.E.
TOP OF SLAB

1 PROPOSED WEST ELEVATION

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



21'-10" AFF.
TOP OF PARAPET

16'-9" AFF.
TOP OF PARAPET

0'-0" F.F.E.
TOP OF SLAB

2 PROPOSED SOUTH ELEVATION

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



DESIGN
DEVELOPMENT
SCHEME 'A'

New Free Standing
DUNKIN'
St Petersburg
MLK & 63rd Avenue
Pinellas County, Florida

Date: 11.28.16

REF # : SHEET

Drawn: JOR

Job: 16-004

Sheet

A1



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



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

VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 6329 Dr. Martin Luther King Jr. St., N.	Case No.:
Detailed Description of Project and Request:	
To change a single condition of the prior approval. The change requested is to exchange a 3' knee block wall with a 4' PVC fence, of which will match the color of the building.	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p style="padding-left: 40px;">This condition seeks to provide a better looking 4' knee structure over time. The PVC lasts longer, stays cleaner, resists mold, retains color and remains in better condition than a block wall. The exchange requested will serve the exact same purpose as the block wall. The PVC fence is dramatically less expensive.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</p> <p style="padding-left: 40px;">PVC fencing is becoming more and more popular, especially when long term aspects, are considered, and again, is far less expensive</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p style="padding-left: 40px;">This is a design aspect that will provide better aesthetics for the site in the long term and will provide the exact same buffer element by the block wall.</p>	



VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

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

The 4' PVC fence is equal to the desired buffering result of the existing condition

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

This is an alternative for consideration.

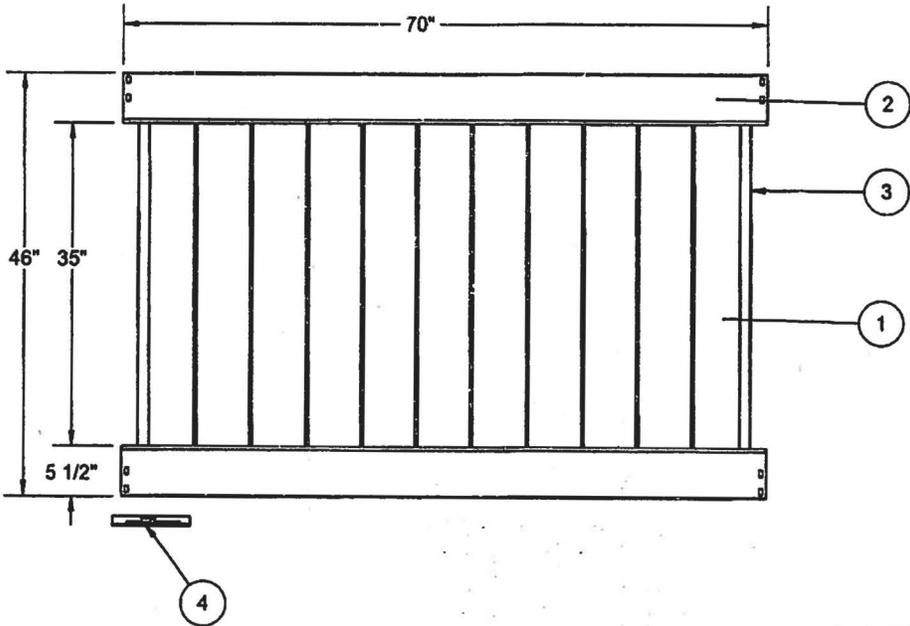
6. In what ways will granting the requested variance enhance the character of the neighborhood?

The great majority of the adjacent use is the tire store and some of the frontage on the arterial roadway. The proposed fencing will last longer in better condition and aesthetic look.

3 4

1

ITEM NO.	73014715 WHITE	73014716 SAND	DESCRIPTION	QTY
1	61113315	61113317	-61108233-.875X6X38 W/.035W EXTR T&G	11
2	61109144	61109145	1.75X5.47X70 DECO EXTR WHITE	2
3	61113437	61113438	1.02X1.379X36.375 EXTR U-CHANNEL	2
4	34107823		INSTRUCTIONS PRIVACY VINYL FENCE KIT (PCR 161027JGH-A)	1



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REV	BY	DATE	PCR	DESCRIPTION
4	DGW	3/8/2017	170302TRJ-B	REMOVED INLINE WHITE
3	DGW	9/28/2016	160914JGH-A	ADDED INLINE WHITE
2	CRC	7/25/2016	N/A	ADDING INSTRUCTIONS TO DRAWING

Barrette **BARRETTE**
Outdoor Living
740 N. Main St., Bufile Gap, TN 37711

DESIGNED BY: D.WRIGHT DATE: 9/4/2014 APPROVED:

DESCRIPTION: 4x6 5.5" PRIVACY PANEL WHITE (ZB)

SHEET 1 OF 2 REVISION PART NUMBER
SCALE 1:20 CHART DRAWING
WEIGHT: 26.11



From: todd@pressmaninc.com
Sent: Monday, September 23, 2019 1:18 PM
To: usa1950@fedex.com
Subject: [EXTERNAL] Todd: Fwd: Pressman: Fwd: Pressman: Dunkin Doughnuts

Please print one copy of this whole email thank you

Todd Pressman
President, Pressman & Assoc., Inc,
200 2nd Avenue, South, #451
St. Petersburg, Fl. 33701
Ph. 727-804-1760
Email: Todd@Pressmaninc.com
Fx. 1-888-977-1179
Web: WWW. Pressmaninc.com

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner

CONFIDENTIALITY NOTICE: this email communication and any attachments may contain confidential and privileged information for the use of the designated recipients - if you are not the intended recipient, you are hereby notified that you received this communication in error and that any review, disclosure, dissemination, distribution or copying of its contents is prohibited - if you have received this communication in error please destroy all copies of this communication and any attachments and contact the sender by reply by email or telephone at 727-894-1760.

Begin forwarded message:

From: Todd Pressman <todd@pressmaninc.com>
Date: September 21, 2019 at 1:59:03 PM EDT
To: Bryla Jennifer <Jennifer.Bryla@stpete.org>
Cc: "Corey D. Malyszka" <Corey.Malyszka@stpete.org>, Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Pressman: Fwd: Pressman: Dunkin Doughnuts

Email message to Fossil Park.

Begin forwarded message:

From: Todd Pressman <todd@pressmaninc.com>
Subject: Pressman: Dunkin Doughnuts
Date: September 21, 2019 at 1:50:28 PM EDT

To: Fossil Park Neighborhood Assoc
<debodw.1@pb04.wixshoutout.com>
Cc: PRESSMAN TODD <todd@pressmaninc.com>

separate Email -
Todd

Hello again, hope you are all well, I hope you remember that I was one of the people that came by your HOA a few month ago to ask and receive your strong support for the Dunkin Doughnuts proposed next to the church at 63rd Avenue and MLK.

I wanted to send you a quick email for a head's-up that we are going back to the board for a change of one, single, minor condition.

The current plan required a 3' block knee wall that would be the same color as the store.

The proposed change is a 3.8' vinyl fence, with landscaping in replacement of the 3' block wall. The vinyl stays cleaner, resists mold allows more consistency as sections are easily and better replaced with damage, fading, age or the old had-to-remove dirt and grime.

We'd like to ask your continued support with this proposed change.

Thank you.

Todd Pressman, President, Pressman & Associates, Inc.
200 2nd Avenue, South, #451
Saint Petersburg, FL 33701
Email: todd@pressmaninc.com, Phone: 727-804-1760, Fax: 1-888-977-1179
Web: Pressmaninc.com

CAUTION!: The approvals that Pressman & Associates, Inc. gain are only a part of the entire development process and additional permits, reviews, approvals, applications and submittal's will absolutely be required at the City, County, State or Federal levels. IT IS NOT THE CASE that a zoning type approval entitles you proceed with any development of a project of any type.

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commission members Jessica Ehrlich and Tim Clemmons** reside or have 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 **November 6, 2019 at 2:00 P.M.** at the Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-31000011 PLAT SHEET: F-2

REQUEST: Approval of a Site Plan to construct a 45-story building with 300 dwelling units, a 20-story building with a 225-room hotel, 15,000 sq. ft. of meeting space, 20,000 sq. ft. of office space, and 25,000 sq. ft. of commercial space. The applicant is requesting floor area ratio bonuses and approval of additional building height.

OWNER: Cats Red Apple St Pete, LLC
800 3rd Avenue, Floor 5
New York, New York 10022

AGENT: R. Donald Mastry, Trenam Law
200 Central Avenue, Suite 1600
Saint Petersburg, Florida 33701

ADDRESS: 400 Central Avenue

PARCEL ID NO.: 19-31-17-68610-001-0010

LEGAL DESCRIPTION: On File

ZONING: Downtown Center, Core (DC-C)

SITE AREA TOTAL: 99,121 square feet or 2.27 acres

GROSS FLOOR AREA:

Existing:	0 square feet	
Proposed:	1,280,840 square feet	8.0 F.A.R.
Permitted:	1,280,910 square feet	8.0 F.A.R.

BUILDING COVERAGE:

Existing:	0 square feet	
Proposed:	65,201 square feet	65% of Site MOL
Permitted:	94,164 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	9,984 square feet	10% of Site MOL
Proposed:	93,373 square feet	94% of Site MOL
Permitted:	N/A	

OPEN GREEN SPACE:

Existing:	89,362 square feet	90% of Site MOL
Proposed:	5,747 square feet	6% of Site MOL

PAVING COVERAGE:

Existing:	9,984 square feet	10% of Site MOL
Proposed:	28,172 square feet	28% of Site MOL

PARKING:

Existing:	0;
Proposed:	842; including 17 handicapped spaces
Required	444; including 9 handicapped spaces

BUILDING HEIGHT:

Existing:	0 feet
Proposed:	515 feet
Permitted:	regulated by F.A.A.

APPLICATION REVIEW:

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

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Site Plan to construct a 45-story building with 300 dwelling units, a 20-story building with a 225-room hotel, 15,000 sq. ft. of meeting space, 20,000 sq. ft. of office space, and 25,000 sq. ft. of commercial space. The applicant is requesting floor area ratio bonuses and approval of additional building height. The subject property is located in the block bound by Central Avenue, 4th Street South, 1st Avenue South and 5th Street South.

History:

The subject property is currently vacant. In 2016, a four-story parking garage, a 6-story building and a 11-story building that were located on the subject property were demolished. On August 4, 2016, City Council approved the vacation of a 20-foot wide east-west alley that divided the subject property. A public utility easement was retained and will need to be vacated prior to vertical construction.

Current Proposal:

The proposed project is a mixed-use development consisting of two towers and a parking deck. The applicant proposes to construct the entire project at the same time. The base of the proposed project will occupy a majority of the subject property. A pedestrian plaza will be located at the southeast corner of the subject property. The plaza will be integrated into the abutting public sidewalks along 4th Street South and the 1st Avenue South. A residential vehicular drop-off area will be west of the pedestrian plaza. The drop-off will be designed with hardscape features that integrate with the materials used for the pedestrian plaza to minimize the appearance of a vehicle drop-off area. Landscaping will be used to help define the space and to separate pedestrian conflicts with vehicles. The hotel vehicular drop-off area is at the southwest corner of the subject property. The drop-off area will be located in the building. Vehicular access for the hotel parking garage and drop-off area will be from 1st Avenue South and 5th Street South. Vehicular access for the residential parking garage entrance and drop-off area will be from 1st Avenue South. Curb cuts along Central Avenue are not permitted. Pedestrian access to the hotel will be from Central Avenue, 5th Street South and the hotel vehicular drop-off area. Pedestrian access to the residential tower will be from the residential vehicular drop-off area along 1st Avenue South. Pedestrian access to the commercial space will be from Central Avenue and the pedestrian plaza along 4th Street South and 1st Avenue South. Pedestrian access to the office space will be from Central Avenue.

The base of the building will consist of six floors. The first floor of the building, starting at the west side of the project, will include the hotel lobby with a restaurant, bar, lounge, back of house facilities, drop-off area and ingress/egress into the hotel parking garage. A loading area will be in the middle of the first floor serving the entire project. Commercial space will extend along the frontage of Central Avenue. An office lobby, residential lobby, back-of-house facilities, drop-off area and an ingress/egress to the residential parking garage will be along the east side of the first floor. The second through sixth floor of the building will be devoted towards parking, office space and residential units. The residential tower, located on the eastern side of the subject property, will sit on top of the six-story base and will be oriented at an angle to the subject property's proeprty lines. The hotel tower will be sited on the western side of the subject property.

The proposed architectural style of the project will be modern. The ground floor of the building will have large glass storefront windows along Central Avenue, 4th Street South and 5th Street South. The hotel drop-off area will be shielded from the R-O-W with an architectural screen. The parking garage will have horizontal lines that will curve into the façade of the hotel tower. The garage will be screened from view by decorative perforated metal panels. Both towers will be skinned in glass and be articulated with vertical and horizontal lines. The residential tower will be ringed with balconies. Both towers will have a crown element.

Building Height

The height of the proposed residential tower will be 515 feet above grade. There is not a maximum building height in the DC-C zoning district. For buildings that exceed a height of 450

feet above grade require approval by the Development Review Commission (DRC). Staff has reviewed the proposed building height and finds that it complies with all site plan review criteria. The subject property is located in the DC-C zoning district. This district allows the highest intensities and building heights than anywhere else in the City. The height that is being requested by applicant is also required to be approved by the F.A.A. City Code requires a decorative crown and encourages decorative up lighting and crown lighting for any project receiving additional building height through a public hearing process.

FLOOR AREA RATIO BONUSES:

The base Floor Area Ratio (FAR) within the DC-C district is 4.0. The applicant is requesting a bonus of 4.0 FAR for a total FAR of 8.0, which can only be granted by staff upon demonstration that the project qualifies for the bonuses.

1. 3.5 FAR – Use transfer of development rights from a locally designated landmark or landmark site.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 3.5. To qualify for the bonus, the applicant will be required to purchase 346,854 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. Currently, there are five landmarks that the applicant can purchase TDRs from. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

2. 0.5 FAR – Make structured parking not visible from streets (not alleys) with an architecturally compatible design above the base to create an attractive and architectural screen to structured parking.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 0.5. To qualify for the bonus, the applicant will be required to screen the parking garage from all abutting streets with an architecturally compatible design. The applicant is proposing to install decorative perforated metals panels that will create a design that will screen and minimize the appearance of the parking garage. The final design will require staff approval. A condition of approval has been added to the report to address this issue.

Public Comments:

No comments were received by staff at the time this report was prepared. Notice has been sent in accordance with Section 16.70.010.4.

III. RECOMMENDATION:

A. Staff recommends the following:

- 1. APPROVAL of additional building height.**
- 2. APPROVAL of the floor area ratio bonuses.**
- 3. APPROVAL of the site plan, subject to the conditions in the staff report.**

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. Approval of the site plan is subject to approval by the Community Redevelopment Agency.**
- 2. The applicant should install a historic plaque on the building or in the abutting right-of-way that details the history of the existing buildings. The applicant should coordinate design of the plaque with City staff.**

3. The existing clock located at the northwest corner of the subject property shall be preserved and incorporated into the new project.
4. The applicant shall purchase 346,854 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.
5. The structured parking shall provide for an architecturally compatible design above the base as required to receive the F.A.R. bonus. The final design shall be subject to approval by staff.
6. The applicant shall install a decorative crown to receive the additional building height. The final design shall be subject to approval by staff.
7. The applicant shall be required to install Plaza Parkway Streetscape Program improvements around the entire site, including the installation of new sidewalks, decorative pavers, corner neckouts, street lights and furnishings. Sidewalks shall extend from the building face to the edge of curb, except for those areas with approved plantings. Improvements shall be approved by both the City's Development Services and Engineering Departments.
8. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
9. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
10. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.
11. The plans submitted for permitting shall comply with the Storefront Conservation Corridor Overlay as required by Section 16.30.095.
12. Bicycle parking shall be provided as required by Section 16.40.090.
13. Exterior lighting shall comply with Section 16.40.070.
14. Mechanical equipment shall be screened from the abutting rights-of-way and installed on site.
15. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.
16. A Construction Action Plan (CAP) shall be submitted to Zoning Official for review and approval prior to the issuance of building permits.
17. The site plan shall be modified as necessary to comply with the comments in the Transportation Department's email dated October 14 2019.
18. The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated October 11, 2019.
19. This approval shall be valid through November 6, 2024. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & 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 **within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Central Business District**

The land uses of the surrounding properties are:

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

REPORT PREPARED BY:



Corey Malyszka, AICP, Urban Design and Development Coordinator 10.29.19
Development Review Services Division DATE
Planning and Development Services Department

REPORT APPROVED BY:



Jennifer Bryla, AICP, Zoning Official (POD) 10.29.19
Development Review Services Division DATE
Planning and Development Services Department



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-3100011
Address: 400 Central Avenue





CENTRAL AVENUE

(2) HISTORICAL BRONZE PLAQUES TO BE PRESERVED ON SITE

TROLLEY STOP

RELOCATED CLOCK ON POST

MAINTAIN 8' WIDTH SIDEWALK CLEARANCE IN ROW

MAINTAIN 2' WIDTH CURBSIDE ACCESS ALONG STREET PARKING

PLANT MATERIAL LEGEND

- SHADE TREE
LIVE OAK, CATHEDRAL OAK, CHINESE ELM, DRAKE ELM, WANDER ELM
- SPECIMEN PALM
DATE ZAMIND, INDIA DATE, BISMARK, CANARY ISLAND DATE, FLORIDA ROYAL
- ORNAMENTAL PALM
FOXTAIL, BABAL, CHINESE PALM, KING ALEXANDER, SOLITAIRE, CARPENTER, MULE HYBRID, REQUINATA
- ACCENT PALM
CHRISTMAS, EUROPEAN FAN, WINDMILL, PYGMY DATE, CHAMAEDOREA, KENTIA, LADY, RED SEALING WAX, ARSICA, BOTTLE
- ORNAMENTAL TREE
CRAPE MYRTLE, DAHOON HOLLY, WEEPING HOLLY, YALPON HOLLY, LAGUSTRUM, DWARF MAGNOLIA, PODOCARPUS, JAPANESE BLUEBERRY, GEIGER, CAGBIA
- LARGE ORNAMENTAL SHRUB
JATROPHA, TREE OF PARADISE, ORHUM LILY, CARBOARD PALM, JAPANESE PRIVET, TI PLANT, HIBISCUS
- ACCENT SHRUB MASSING
CROTON, LOROPETALUM, SPLIT LEAF PHILODENDRON, HIBISCUS, SNOWBUSH, SWORD FERN, MACHO FERN, BANSEVERDIA, COONITE
- GROUND COVER
ZAHADU, BLUEBERRY FLAX LILY, DWARF RIORA, LANTANA, ALLAMANDA, OYSTER PLANT, INDIAN HAMTHORN, GREEN ISLAND PICUS, CAST IRON PLANT, PARSONS JUNIPER, BLUE GOODENIA LIROPE, VARIEGATED JASMINE, MINIMA JASMINE

RESTAURANT SEATING

STEPS TO RAISED PLATFORM

RAISED PLANTER WITH LOW VEGETATION

ADA ACCESS AT GRADE

STRIPED CONCRETE PAVING

RESTAURANT SEATING

SCULPTURES

HOTEL

RESIDENTIAL

ARCHITECTURAL SCREEN

ARCHITECTURAL SCREEN

PLAZA WITH SCULPTURE

VEHICULAR ENTRY

VEHICULAR ENTRY

LOADING ENTRY

VEHICULAR ENTRY

FIRST AVENUE SOUTH

FOURTH STREET SOUTH



CATS RED APPLE ST PETE LLC

PROJECT:
400 CENTRAL AVE

DRAWING NO:
A-201

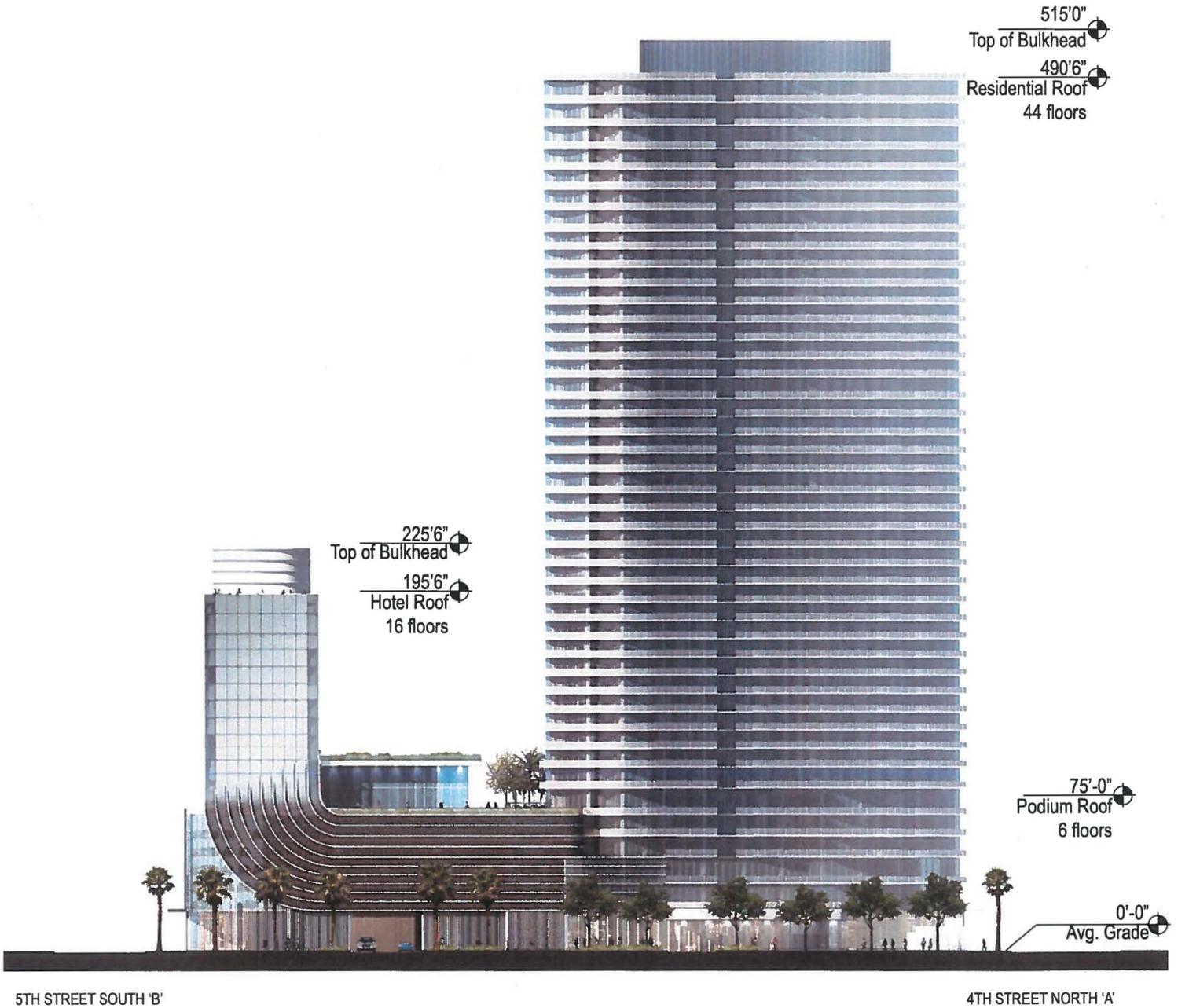
DRAWING:
NORTH ELEVATION



SCALE: 1"=80'
DATE: 2019-10-01

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5TH STREET SOUTH 'B'

4TH STREET NORTH 'A'

CATS RED APPLE ST PETE LLC

PROJECT
400 CENTRAL AVE

DRAWING NO.
A-202

DRAWING
SOUTH ELEVATION



SCALE: 1"=80'
DATE: 2019-10-01

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CATS RED APPLE ST PETE LLC

PROJECT

400 CENTRAL AVE

DRAWING NO.

A-203

DRAWING

EAST ELEVATION



SCALE: 1"=80'

DATE: 2019-10-01

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CATS RED APPLE ST PETE LLC

PROJECT
400 CENTRAL AVE

DRAWING NO:
A-204

DRAWING
WEST ELEVATION



SCALE: 1"=80'
DATE: 2019-10-01

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CATS RED APPLE ST PETE LLC

PROJECT
400 CENTRAL AVE

DRAWING
IMG-1

VIEWING
AERIAL VIEW FACING SOUTH

DATE: 2019-09-13

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CATS RED APPLE ST PETE LLC

PROJECT
400 CENTRAL AVE

DRAWING NO
IMG-2

VIEW ALONG CENTRAL AVE

DATE: 2019-09-13

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CATS RED APPLE ST PETE LLC

400 CENTRAL AVE

IMG-3

VIEW OF BASE AT NORTHEAST CORNER

DATE: 2019-09-13

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CATS RED APPLE ST PETE LLC

PROJECT
400 CENTRAL AVE

ISSUED TO
IMG-4

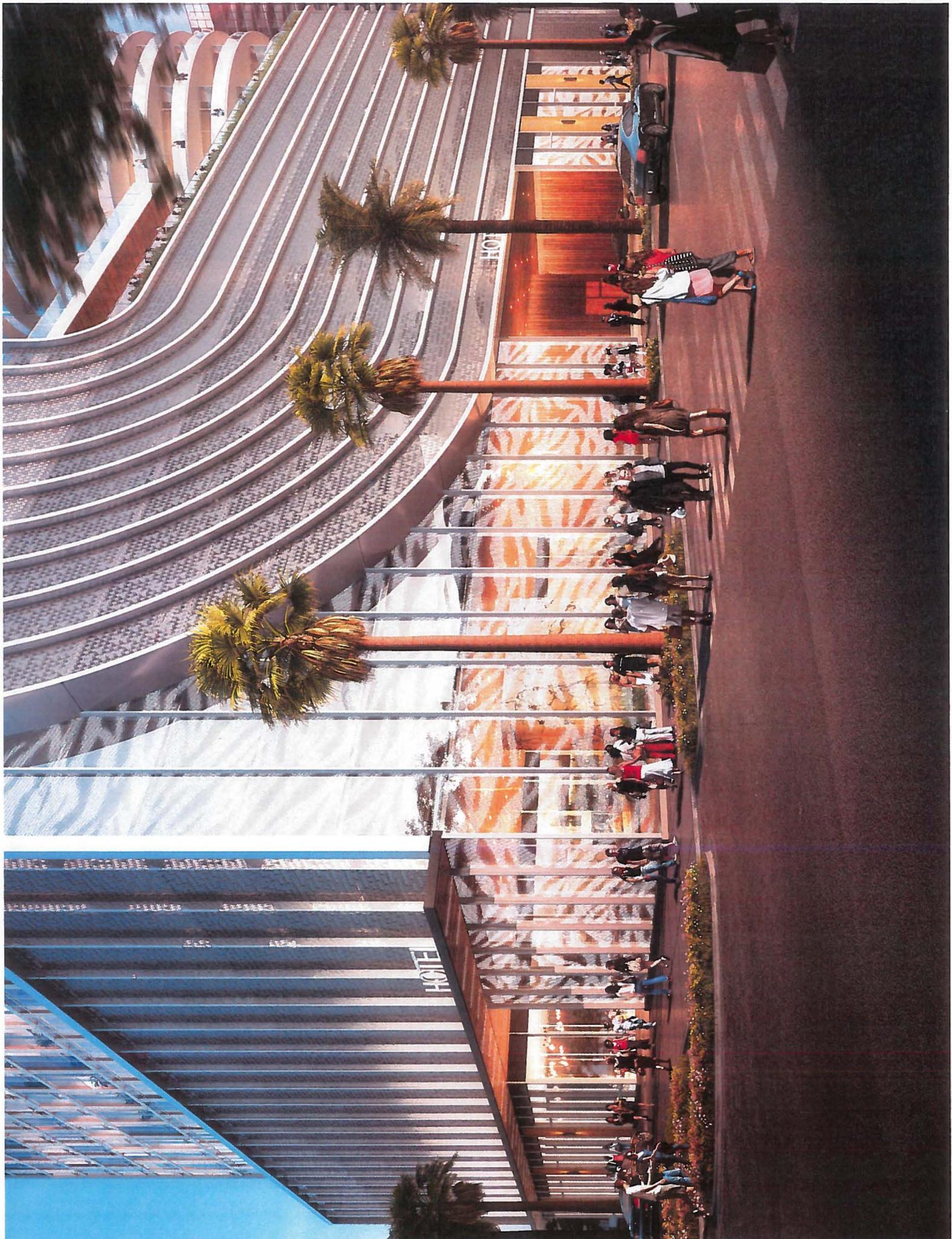
DATE
VIEW OF BASE AT NORTHWEST CORNER

DATE
2019-09-13

ARQUITECTONICA

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www.arquitectonica.com





NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

Cats Red Apple St. Pete, LLC (“Developer”) is the owner of 400 Central Ave., St. Petersburg, Florida (the “Property”). The Property is zoned DC-C which permits multifamily dwellings, retail, hotel and office uses by right.

The Developer is requesting bonus approval, public hearing, solely due to the project’s height. The project is otherwise eligible for the bonus approval, streamline process.

Project

Featuring luxury condominiums, a full-service hotel, Class A office space, and ground floor retail space, the project will serve as an iconic centerpiece between St. Petersburg’s bayfront to the east and arts districts to the west, becoming an anchor for the core of downtown St. Petersburg.

400 Central Avenue will feature:

- A 45 story, luxury condominium tower with approximately 300 one- to four-bedroom residences with exquisitely designed interior finishes, wrap-around balconies and magnificent water views. The residential tower’s first-class amenities will include an expansive landscaped sundeck (with a pool, outdoor kitchen, dining space and dog park), a fitness center, spa and lounge. The orientation of the residential tower will allow for spectacular views of both Tampa Bay and the Gulf of Mexico.
- An approximately 225 room, luxury, full-service hotel with over 15,000 sq. ft. of elegantly appointed banquet / meeting space and a rooftop pool with casual dining area.
- Over 25,000 sq. ft. of retail / stores / restaurants along Central Avenue and 4th Street North.
- Approximately 20,000 sf of first class office space with dedicated entrance off of Central Avenue.
- Over 800 parking spaces.

Designed by the world-renowned, Florida based, architectural firm Arquitectonica, the buildings will be an elegant, iconic and exciting addition to the St. Petersburg skyline where people can live, visit, work, and play.

Height

The maximum height permitted by streamline approval is 450 ft.; heights above 450 ft. require public hearing approval. The maximum height of the project is 515 ft.

The DC-C district “is the most intensive district in the City’s schedule of regulations” and “allows the highest densities, intensities and building height”. Sec. 16.20.120.3.1 of the City’s Code. The Developer’s requested height is consistent with the City’s desire to direct and

encourage the most intense development in the City's core. Further, while the proposed height exceeds the streamline approval height, it does so by only 14%, and is not materially different from other existing and approved projects in the DC districts.

FAR

The streamline maximum FAR in the DC-C district is 8.0 FAR. The Developer proposes to utilize the exemptions and bonuses set forth in the attached table to achieve an 8.0 FAR.

FAR SUMMARY:

Site Area (SF) : 99,121

Summary

Area	Square Footage	Note
<i>Development Area Available:</i>		
Base FAR (8.0)	792,968	Bonus Approval Streamline
Parking Deductible	318,670	
Office FAR Deductible	20,590	0.25 FAR (MAX 24,780 SF)
Hotel FAR Deductible	148,682	1.5 FAR
Total Development Area Available	1,280,910	
<i>Proposed Constructed Area (GSF):</i>		
Residential	719,690	
Parking	318,670	
Hotel	198,550	
Retail	23,340	
Office	20,590	
Total Area to be Built	1,280,840	

FAR BREAKDOWN:

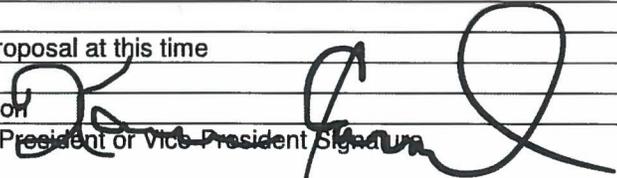
Area	Square Footage	Note
Total	1,280,840	
Parking	318,670	Deduct Full Area
Office Uses on Exterior of Parking		
Garage	20,590	0.25 FAR (MAX 24,780 SF)
Hotel Uses above ground floor	148,682	Deduct 1.5 FAR
Calculated FAR SF	792,899	
Calculated FAR	8.00	
Base FAR SF	396,484	
Base FAR	4.00	
Bonuses Needed FAR SF	396,415	
Bonuses Needed FAR	4.00	
<hr/>		
Parking Screen above base	49,561	0.5 FAR
Historic TDRs	346,854	3.0 FAR
Total Bonus	396,415	4.0 FAR



PUBLIC PARTICIPATION REPORT

Application No. _____

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

APPLICANT REPORT	
Street Address: 400 Central Ave.	
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	
On August 9, 2019, from 11am-12pm at Trenam Law, 200 Central Ave., Suite 1600, St. Petersburg, the owner's representatives, its architect and attorney met with the association's representatives (John Waechter, Karen Carmichael, Steve Phillips, Dan Harvey Jr. and Andrew Davis) to discuss and present the project, site plan and elevations. The association was advised that some minor changes could be made to the plans prior to filing and that it would be provided with the final versions. The final plans were sent by email and reflect no substantive changes other than reducing the height of the hotel and minor changes to its elevations.	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
N/A	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
N/A	
2. Summary of concerns, issues, and problems expressed during the process	
None.	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
St. Petersburg Downtown Neighborhood Association	
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.	



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: 400 Central Avenue St. Petersburg, FL	Case No.:
Description of Request: Site Plan Approval for a new mixed-use building containing residential condominiums, hotel, office space and retail	
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:	501 CENTRAL AVENUE, ST. PETERSBURG, FL 33701
Owner Name (print):	FLORIDA CRAFTART, INC. KATIE DEITS, CEO
Owner Signature:	<i>Katie Deits</i>
2. Affected Property Address:	REGIONS - 510 CENTRAL AVE. ST. PETERSBURG, FL 33701
Owner Name (print):	JAMES W. DONATELLI
Owner Signature:	<i>J W Donatelli</i>
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:	



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: 400 Central Avenue St. Petersburg, FL	Case No.:
Description of Request: Site Plan Approval for a new mixed-use building containing residential condominiums, hotel, office space and retail	
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: 433 Central Avenue St. Petersburg, FL	Owner Name (print): Tricera 433 Central Property owner LLC - Ben Mendell
	Owner Signature: <i>Ben Mendell</i>
2. Affected Property Address: 654 Central Avenue St. Petersburg, FL	Owner Name (print): G SFT 654 Central LLC - Ben Mendell
	Owner Signature: <i>Ben Mendell</i>
3. Affected Property Address: 658-670 Central Avenue St. Petersburg, FL	Owner Name (print): G SFT 658-670 Central LLC - Ben Mendell
	Owner Signature: <i>Ben Mendell</i>
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:

**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT**

TO: Iris Winn, Administrative Clerk, Development Services Department
Jennifer Bryla, Planning & Development Services Zoning Official, Development Services
Corey Malyszka, Zoning, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: October 11, 2019

SUBJECT: Site Plan Review

FILE: 19-31000011

LOCATION 400 Central Avenue; 19/31/17/68610/001/0010

ATLAS: F-2 **ZONING:** Downtown Center (DC-C)
PROJECT: 400 Central Ave
REQUEST: Approval of a Site Plan to construct a 45-story building with 300 dwelling units, a 20-story building with a 225-room hotel, 15,000 sq. ft. of meeting space, 20,000 sq. ft. of office space, and 25,000 sq. ft. of commercial space. The applicant is requesting floor area ratio bonuses and approval of additional building height.

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

SPECIAL CONDITIONS OF APPROVAL:

1. The public sanitary sewer main located within the vacated east/west alley must be relocated to the right-of-way of 5th Street South to the sewer within 1st Avenue South.
2. The 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 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater 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 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.

3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, a 10' wide sidewalk is required in the rights-of-way around the entire project. The sidewalk design shall meet the following requirements;

- At point restrictions such as landscaping required in the public right of way, the 10-foot wide sidewalk may be reduced to 8-feet, however not continuously. Landscaping placed in the right of way must meet FDOT roadside offset criteria (clear zone). The specific sidewalk and landscaping layout must be reviewed and approved by the required City departments at the time of construction permit application submittal. The proposed landscaping plans do not match the landscaping as shown on the building elevations plans and site renderings.
- 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.

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

5. Per City Council Resolution existing roadway granite curbing and road brick in the public right of way shall be preserved (not removed). Throughout the City of St. Petersburg, existing granite curb within the right of way MUST remain granite and cannot be replaced with concrete curb. Only radius granite curb may be restored with concrete curb. Granite curb may be adjusted and reset per City Engineering Standard Detail S20-50.

6. 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 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.

*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path. Due to minimal parkway width and 10-foot sidewalk width requirements adjacent to this site, transitions to elevated building floors will likely

need to occur within the private property boundary. This should be considered with the design of the building and locations of the building thresholds.

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

*The owner's engineer of record is responsible to verify that existing public storm sewer infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand. Drainage system analysis is required.

8. Site stormwater attenuation and treatment system discharges shall be piped to connect directly to a public underground stormwater conveyance system when a conveyance system is reasonably available. When a public stormwater conveyance system is not reasonably available for connection, a bubbler type overflow discharge may be considered; however, since the overflow to the surface of the right of way creates a point discharge which no longer mimics existing site discharge conditions, a more conservative drainage design which provides attenuation of the City's 10 year 1 hour design storm using a pre-development coefficient of runoff equal to 0.20 for entire site is required AND in no case shall an overflow discharge exceed 1 cfs during the City's 10 year 1 hour design storm. For a bubbler type overflow discharge to be approved, the Engineer of Record must provide adequate topographical information (every 50-feet) to verify a positive overland flow path to a public stormwater conveyance system. All bubbler type overflow structures shall be designed with an open bottom or other means to allow percolation of any standing water into the soil between storm events, shall be positioned to eliminate any flow of discharge over a public sidewalk, shall be located to avoid discharges over landscaped areas, shall not cause erosion to private property or to the public right of way, and shall not cause a public nuisance. Bubbler type overflow structures placed within the public right of way shall be traffic rated and will require prior approval of a Minor Easement Permit to clarify private ownership and maintenance responsibility.

9. Parking garage entrances/exits shall meet requirements as mandated by the City of St. Petersburg Land Development Code Section 16.40.090.3.5. Garage security gates with controlled access must be designed to meet the minimum vehicle stacking requirements. Any proposed card access readers shall be located within private property boundaries. An automatic traffic warning system shall be installed at the garage exit which activates a flashing warning light of exiting vehicles visible to vehicles or pedestrians traveling in the alley right-of-way. The final plan must include adequate signage, warning lights and wiring as required for public safety.40.090.3.5(g) without encroachment into the public alley.

10. Any proposed incidental architectural encroachments into the public right of way shall meet the requirements of City Code Chapter 25, Article VII. Any building projections or balconies which extend over the public right of way must meet the specific requirements of City Code 25-275; any building foundation encroachments into the public right of way shall meet the specific requirements of City Code 25-274.

11. A minor easement permit approval issued by the City Engineering and Capital Improvements department

must be obtained for all proposed private encroachments into the public right of way per the requirements of City Code chapter 25, Article VII prior to Engineering departmental site plan approval.

12. The project Engineer will be required to develop a site-specific Maintenance of Traffic plan in compliance with FDOT “Uniform Traffic Control Devices for Streets and Highways” and “Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City’s Engineering director pending receipt of adequate justification. The Maintenance of Traffic plan shall be prepared in compliance with City Engineering’s “Maintenance of Traffic Plan Requirements”, available upon request from the City Engineering & Capital Improvements department.

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

13. Use of on-street public parking spaces for construction purposes must receive prior approval from the City’s Transportation and Parking Management division. Refer to the City’s “Parking Meter Removal & Space Rental Policy During Construction” procedure, available upon request from the City Transportation and Parking Management department.

14. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

15. Please assure that the developer’s design professional(s) coordinate with Duke Energy prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power equipment on-site and not within the public right of way. If you have not already done so, please initiate contact with Jeff.Baker3@duke-energy.com.

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

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

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

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

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

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

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

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

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

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File

Corey D. Malyszka

From: Thomas M Whalen
Sent: Monday, October 14, 2019 10:51 AM
To: Corey D. Malyszka
Cc: Michael J. Frederick; Kyle Simpson
Subject: Case No. 19-3100011 - Site Plan to Construct a 45-Story Building - 400 Central Avenue

Corey,

The Transportation and Parking Management Department has reviewed the proposed site plan for 45-story, mixed-use development at 400 Central Avenue. We recommend that the applicant provide a bulb out at the corner of Central Avenue and 4th Street. There is an existing stop for the Central Avenue Trolley at this location. The trolley could stop at the bulb out, much like it does on the other side of 4th Street for westbound service.

We contacted PSTA staff to review our proposal. They are okay with the buses not being able to pull into the curb. As part of the bulb out, they recommend that an ADA land pad that is 5' by 8' be included to allow buses to deploy an ADA ramp for riders with disabilities.

Tom Whalen, AICP CTP, ENV SP
Planner III
City of St. Petersburg
727-893-7883



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
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 **November 6, 2019 at 2:00 P.M.** at The Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-32000017 PLAT SHEET: H-9

REQUEST: Approval of a Special Exception and related Site Plan to expand a drive-thru use in the CCT-1 zoning district. The applicant is requesting a variance to the exterior greenyard.

OWNER: MG FL Investment, LLC
2708 Brock Road
Plant City, Florida 33565

AGENT: JD Alsabbagh - Sycamore Engineering
8370 W. Hillsborough Avenue, Suite 205
Tampa, Florida 33615

ADDRESSES AND
PARCEL ID NOS.: 1789 16th Street South; 25-31-16-19656-000-0010
1605 18th Avenue South; 25-31-16-19656-000-025

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional (CCT-1)

SITE AREA TOTAL: 28,383 square feet or .65 acres

GROSS FLOOR AREA:
Existing: 6246 square feet .22 F.A.R.
Proposed: 2,208 square feet .08 F.A.R.

Permitted: 28,383 square feet 1.0 F.A.R.

BUILDING COVERAGE:

Existing: 6,246 square feet 22 % of Site MOL
Proposed: 2,208 square feet 8 % of Site MOL
Permitted: 28,383 square feet 100 % of Site MOL

IMPERVIOUS SURFACE:

Existing: 24,044 square feet 84.7 % of Site MOL
Proposed: 23,2351 square feet 81.9 % of Site MOL
Permitted: 26,963 square feet 95 % of Site MOL

OPEN GREEN SPACE:

Existing: 4,339 square feet 15.3 % of Site MOL
Proposed: 5,132 square feet 18.1 % of Site MOL

PAVING COVERAGE:

Existing: 17,798 square feet 62.7 % of Site MOL
Proposed: 21,043 square feet 74.1 % of Site MOL

PARKING:

Existing: 22; including 0 handicapped spaces
Proposed: 18; including 1 handicapped spaces
Required 15; including 1 handicapped spaces

BUILDING HEIGHT:

Existing: 23 feet
Proposed: 23 feet
Permitted: 42 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a restaurant with drive-thru which is a Special Exception use within the CCT-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

History:

The subject site is made up of two parcels addressed 1789 16th Street South and 1605 18th Avenue South. 1605 18th Ave S is the current address of Salem's Fresh Eats, which is the restaurant wishing to expand its current drive-thru and parking onto the second parcel. The current restaurant and drive-thru were established with special exception and site plan approval 11-32000010.

The subject property is located at the Northwest corner of 16th Street South and 18th Avenue South. The existing restaurant building is located towards the Northwest corner of the southerly parcel with parking along the Eastern and Southern sides of the property. Access to this property is from 18th Avenue South and the existing alley located along the North side of the property. The proposed development will add the parcel directly North of the alley to the existing restaurant development in order to expand the existing parking and drive-thru uses. The restaurant will maintain all vehicle connections; one ingress and one egress point from 18th Avenue South and two two-way vehicle connections from 16th Street South.

The Request:

The applicant seeks approval of a special exception and related site plan to expand a drive-thru use for an existing restaurant and drive-thru located at 1605 18th Ave S. The applicant is requesting a variance to the required 5-foot wide greenyard buffer along 16th Street South.

Current Proposal:

The applicant proposes to extend the existing drive-thru use across the alley to a parcel under common ownership allowing for additional loading and stacking for approximately five vehicles. This will require the existing building on the northern parcel to be demolished and the site to be paved for drive-thru and parking uses. The expansion of the drive-thru onto an off-site parcel, although both parcels are within a unified development plan, is considered a new special exception use. The drive-thru lane will be located on the western part of the northern parcel to align with the existing drive-thru on the southern parcel. A menu board will be located along the new drive-thru extension. It will be required that the associated speaker direct noise downward and otherwise away from residential uses. The drive-thru is not expected to impact the residential parcels to the West because of the platted alley separating the uses. This alley is not in use and currently contains vegetation that will act as a buffer for noise and light.

The proposed unified development of the two subject parcels also doubles the available parking for the restaurant from 9 spaces to 18 spaces. Four (4) parking spaces, including one handicapped space will be provided on the restaurant parcel, and 14 more will be provided on the North parcel. The restaurant use requires 15 parking spaces by today's code. Thus, the majority of required parking spaces will be provided off-site on a separate parcel. Section 16.40.090.3.2.(C).2 allows for off-site parking for commercial uses. Accordingly, an identifiable and lighted pedestrian connection shall be provided between the off-site parking area and the use. The pedestrian connection to parking on a separate parcel may cross an alley. Further, the continued availability of the off-site parking spaces, necessary to meet the requirements of this section, shall be ensured by a legal instrument satisfactory to the City Attorney and recorded with the Clerk of the Circuit Court of Pinellas County, Florida providing that the parking area will not be disposed of except in conjunction with the sale or the use of the building the parking area serves so long as the parking is required. The owner shall bear the expense of recording the instrument and agrees that the instrument shall bind all heirs, successors and assigns. Such instrument shall be recorded prior to approval of any certificate of occupancy. A condition of approval has been added at the end of this report to address this.

The applicant also requests a variance to the five-foot greenyard requirement (section 16.40.060.2.1.3). In this case, there is a 5-foot wide sidewalk located on private property. There is not sufficient space within the right-of-way to reconstruct the sidewalk creating an explicit hardship to justify the request. Interior to this sidewalk and along 16th Street South will be a knee wall and hedge of shrubs that are a required visual buffer for the proposed parking. The applicants are not requesting an impervious surface ratio variance and are providing a

stormwater retention pond central to the site to mitigate for the lack of the required greenyard along 16th Street South.

A request for a variance from the City's specimen tree preservation requirement has not been included in this staff report. As determined by the City Arborist, the tree in question is not considered a specimen because of the recognized decline and stress. A separate tree removal permit will be required to remove this tree. If the applicant requests to remove this tree, conditions of approval will apply that are outside of the purview of this report.

VARIANCE:

1 Greenyard Buffer

Required:	5-feet
Proposed:	0-feet
Variance:	100%

Public Comments:

Staff has received no comments regarding the subject proposal.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of the requested special exception and related site plan with a variance to the greenyard buffer requirement.
- B. SPECIAL CONDITIONS OF APPROVAL:
 - 1. This Special Exception/Site Plan approval shall be valid through November 6th, 2022. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
- C. STANDARD CONDITIONS OF APPROVAL

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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 comply with the criteria for off-site parking as outlined in section 16.40.090.3.2(C).(2).

2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. A new parking covenant shall be approved by the City and recorded in County records prior to the release of building permits to expand the drive-thru use.
4. 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.
5. 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.
6. 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & 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. 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.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;

- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.

- c. Sanitation.
- d. Parks and recreation.
- e. Drainage.

The land use of the subject property is: **Planned Redevelopment Mixed Use**

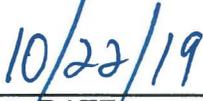
The land uses of the surrounding properties are:

- North: **Planned Redevelopment Mixed Use**
- South: **Planned Redevelopment Mixed Use**
- East: **Planned Redevelopment Mixed Use**
- West: **Planned Redevelopment Mixed Use**

REPORT PREPARED BY:

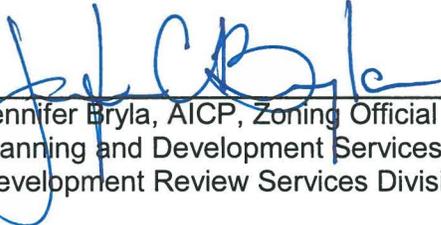


Jaime Jones, AICP, Planner I
Development Review Services Division
Planning and Development Services Department



DATE

REPORT APPROVED BY:



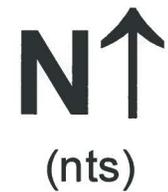
Jennifer Bryla, AICP, Zoning Official (POD)
Planning and Development Services Department
Development Review Services Division



DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-32000017
Address: 1605 18th Avenue South and
1789 16th Street South





SPECIAL EXCEPTION
 SITE PLAN REVIEW

Combined Data Table

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:		CCT-1		
2.	Existing Land Use Type(s):		Vacant Restaurant and Fast Food Restaurant w/ Drive Thru		
3.	Proposed Land Use Type(s):		Drive-Thru, Parking Lot and Fast Food Restaurant		
4.	Area of Subject Property:		0.39 Ac + 0.26 Ac = 0.65 Ac		
5.	Variance(s) Requested:		variance on Specimen Tree Preservation requirement and exterior green yard		
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	4,038 + 2,208 = 6,246	Sq. ft.		
	Proposed:	2,208	Sq. ft.		
	Permitted:	16,842+11,541 = 28,383	Sq. ft.		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.22	Sq. ft.		
	Proposed:	0.08	Sq. ft.		
	Permitted:	1.0	Sq. ft.		
8.	Building Coverage (first floor square footage of building)				
	Existing:	6,246	Sq. ft.	22	% of site
	Proposed:	2,208	Sq. ft.	8	% of site
	Permitted:	28,383	Sq. ft.	100	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	4,339	Sq. ft.	15.3	% of site
	Proposed:	5,132	Sq. ft.	18.1	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	2,312	Sq. ft.	9.5	% of vehicular area
	Proposed:	4,333	Sq. ft.	22.0	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	17,798	Sq. ft.	62.7	% of site
	Proposed:	21,043	Sq. ft.	74.1	% of site



SPECIAL EXCEPTION SITE PLAN REVIEW

Combined Data Table

DATA SHEET

DATA TABLE (continued page 2)					
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	24,044	Sq. ft.	84.7	% of site
	Proposed:	23,251	Sq. ft.	81.9	% of site
	Permitted:	26,963	Sq. ft.	95	% of site
13.	Density / Intensity				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:	2	Existing:	6	Existing: N/A
	Proposed:	1	Proposed:	6	Proposed: N/A
	Permitted:	2			
14 a.	Parking (Vehicle) Spaces				
	Existing:	22	includes	N/A	disabled parking spaces
	Proposed:	18	includes	1	disabled parking spaces (located at south parcel)
	Permitted:	15 Required	includes	1	disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	N/A	Spaces	N/A	% of vehicular parking
	Proposed:	N/A	Spaces	N/A	% of vehicular parking
	Permitted:	N/A	Spaces	N/A	% of vehicular parking
15.	Building Height				
	Existing:	23	Feet	1	Stories
	Proposed:	23	Feet	0	Stories
	Permitted:	42	Feet	4	Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ 67,000				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				

Sycamore Engineering, Inc.

8370 W. Hillsborough Avenue, Suite 205
Tampa, Florida 33615
Tel: (813) 889-0700
Fax: (813) 889-0788
E-mail: greatteam@sycamoreeng.com

September 3, 2019

Corey Malyszka
City of St. Petersburg
Construction Services & Permitting
One 4th Street North
Petersburg, FL 33705

RE: Salem Gyro Parking Expansion – Special Exception & Variance Narrative
Parcel No.: 25-31-16-19656-000-0010; 25-31-16-19656-000-0250
1789 16th Street South
St. Petersburg, FL 33705
S25/T31S/R16E
SEI Project No. S0810

Dear Mr. Malyszka,

The proposed project referenced above consists of removal of an existing building located at 1789 16th Street South in St. Petersburg. The proposed development will demolish this existing building and construct a surface parking lot, along with expanding a drive-thru lane to service the existing fast-food restaurant located just south the proposed parking lot parcel; the parking lot and drive-thru lane will service the existing Salem Gyro & Subs restaurant located at 1605 18th Avenue South, St. Petersburg, FL 33712. This restaurant needs a greater drive-thru stacking, as it currently interferes with the onsite traffic circulation, blocking one lane. Additional parking spaces are required as this restaurant experiences increase in volume of customers; the proposed additional parking will accommodate the customers.

The subject property is zoned CCT-1 (Corridor Commercial Traditional) and a Special Exception is required for a drive-thru lane and parking lot. To accommodate the drive-thru and parking spaces, the proposed parking lot will maintain the existing two accesses from 16th Street South. The drive-thru lane will be located at the western part of the subject property to align the drive-thru to the south property, and parking will be occupied the remainder of the site. An existing alley is located to the west and south of the proposed parking lot parcel. The alley located to the west of the property is not in use, as existing trees and utility poles are in the center of this alley.

The parking lot will have two, one-way drive lanes for the parking expansion. This layout will direct those vehicles that will utilize the drive-thru for better on-site vehicular circulation and will allow ample stacking for the drive-thru and provide the additional parking. A 22-inch Live Oak tree is located northwest of the center of the property and is within the center of one of the proposed parking driveways. According to the Arborist report completed, the existing tree is in moderate health and condition, though there is evidence of some decline in process.

A variance from St. Petersburg's Land Development Code (LDC) Section 16-40-060.2.1.3.D.8 on the preservation of specimen trees is hereby requested for the removal of the tree. Per the referenced LDC Section,

the minimum percent of inches of existing specimen trees to be preserved is 50% based on 22 total inches of existing specimen trees on-site (11 inches required to be preserved). We request a variance to the minimum percent of existing specimen trees to 0% (e.g. remove the existing 22-inch Live Oak tree). An additional variance from St. Petersburg's Land Development Code (LDC) Section 16-40-060.2.1.3.D.1 on the exterior green yard is hereby requested for removal of the exterior green yard requirement. Per the referenced LDC Section, a five-foot green yard is required abutting streets. To preserve the existing Live Oak, a minimum protective radius of 25 feet would be required. Redesign of the drives and parking lot would reduce the number of parking spaces by approximately seven spaces. In addition, providing a five-foot green space abutting 16th Street South would reduce the onsite circulation and hinder safe traffic circulation (i.e. two-way traffic will overlap one-way traffic). An existing stormwater inlet is located within the five-foot green yard requirement; relocating of this inlet is not feasible as the stormwater system drains a portion of 16th Street South. The stormwater pond for the development would need to be relocated and reconfigured, and lose at a minimum two additional parking spaces to obtain the necessary storage volume.

Thus, for safe traffic circulation and achieving stacking onsite, the location of the proposed driveways and drive-thru did not allow in preserving the existing specimen tree or providing a five-foot exterior green yard. Redesigning the site would reduce the number of parking spaces and onsite circulation would be hindered.

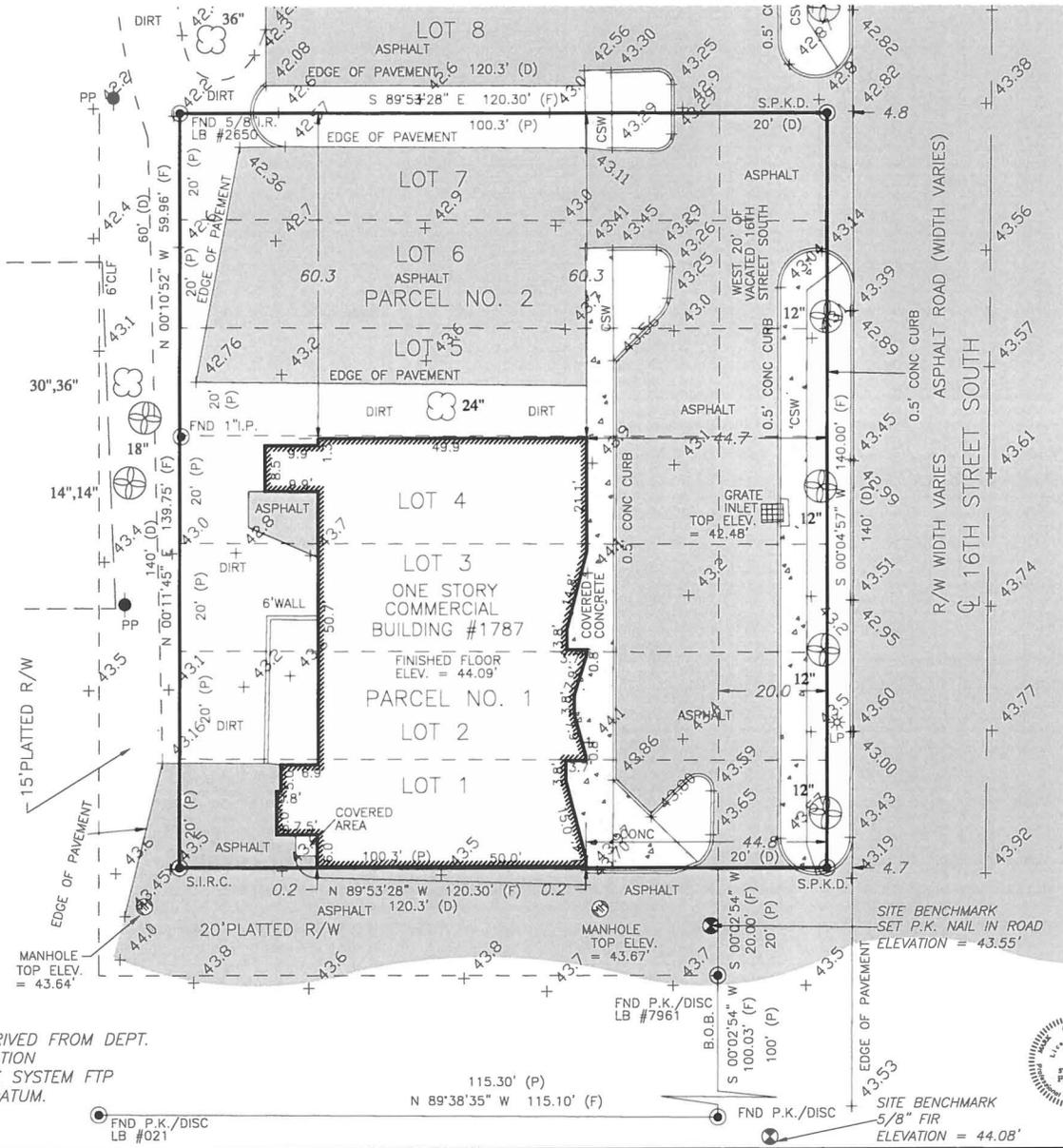
If you have any questions or concerns, please do not hesitate to contact me at (813) 889-0700 or e-mail at lduarte@sycamoreeng.com.

Sincerely,
Sycamore Engineering, Inc.

Lorenzo Duarte

Lorenzo Duarte, P.E.
Senior Project Engineer

TOPOGRAPHIC SURVEY WITH TREE LOCATION



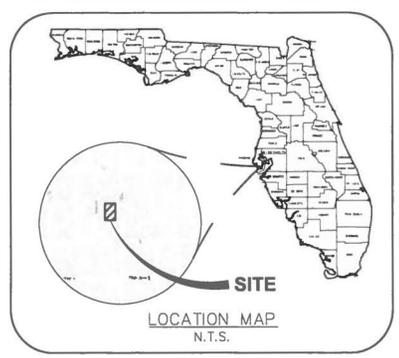
ELEVATIONS DERIVED FROM DEPT.
OF TRANSPORTATION
G.P.S. NETWORK SYSTEM FTP
SITE. N.A.V.D. DATUM.

FND P.K./DISC
LB #021

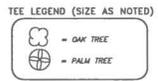
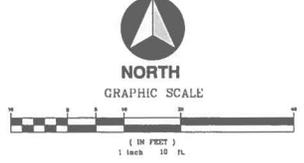
115.30' (P)
N 89°38'35" W 115.10' (F)

FND P.K./DISC

SITE BENCHMARK
S/8" FIR
ELEVATION = 44.08'



SECTION 25, TOWNSHIP 31 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



LEGEND:

- | | | |
|--|-------------------------------|--------------------------|
| ASPH = ASPHALT | PPC = PLASTIC VINYL FENCE | (H) = RADIAL |
| A/C = AIR CONDITIONER | PCP = PERMANENT CONTROL POINT | (HD) = FIRE HYDRANT |
| (C) = CALCULATED | IF = IRON PIPE | FRD = FOUND |
| CL-CHAIN LINK FENCE | IR = IRON ROD | (Y/P) = HIGH-RADIAL |
| CM = CONCRETE MONUMENT | LB = LICENSED BUSINESS | (TYP) = TYPICAL |
| CONC = CONCRETE | OH = OVER HEAD UTILITY | W/F = WOOD FENCE |
| CSW = CONCRETE SIDEWALK | P.K. = PARKER KEYHOLE | S.P.K.D. = SET P.K. NAIL |
| (D) = DEED MEASUREMENT | (P) = PLAT | DISK LB#0045 |
| (F) = FIELD MEASURED | PP = POWER POLE | SET 5/8" IR |
| NO. 10 = NO. 10 IDENTIFICATION | R/W = RIGHT-OF-WAY | & CAP LB#045 |
| PRM = PERMANENT REFERENCE MONUMENT | | |
| PRO = PROFESSIONAL SURVEYOR AND MAPPER | | |
| RLS/PLS = REGISTERS/PROFESSIONAL LAND SURVEYOR | | |

LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 1, 2, 3 AND 4, CROSS CITY BUSINESS BLOCKS, AS RECORDED IN PLAT BOOK 18, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 30 FEET OF THAT PORTION OF VACATED 18TH STREET SOUTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5840, PAGE 796, ABUTTING ON THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

PARCEL NO. 2:
LOTS 5, 6 AND 7, CROSS CITY BUSINESS BLOCKS, AS RECORDED IN PLAT BOOK 18, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 30 FEET OF THAT PORTION OF VACATED 18TH STREET SOUTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5840, PAGE 796, ABUTTING ON THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

NOTES

- BEARINGS ARE BASED UPON THE EASTERLY LINE LOT 1, N 00°2'54" W ASSUMED BEARING.
- PROPERTY APPEARS TO BE IN FLOOD ZONE "C" PANEL #21030219 SUFFIX "G" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP REVISED 8-3-2003.
- ELEVATIONS ARE BASED ON NAVD 83 DATUM.
- LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY.
- ALL MEASUREMENTS ARE IN U.S. FEET.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT INDICATED ON THIS SURVEY.
- FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF BEARS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

QUOTED TO:

LARRY W. WALKER
BEVERLY A. THOMAS
MELVIN YAL

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PLS 8572 AND IS COMPLIANT WITH F.S.61017-7(0025(3)) (a) (4) (e)



MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 8572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Scale: 1" = 10'	Job No.: 18-002	Date: 01-15-19	Name: MAJ	Activity: Surveying	No.: 1	Date: 01-15-19	Revision: Description
Field Book:	Page:	Drawn by: MAJ	Checked by: MAJ	Approved by: MAJ	No.:	Date:	Revision:
<p>1787 16TH STREET SOUTH ST PETERSBURG, FLORIDA 33705 TOPOGRAPHIC SURVEY WITH TREE LOCATIONS</p>							
<p>Sheet No.</p>							
<p>10F1</p>							



SOUTH ELEVATION VIEW



EAST ELEVATION VIEW

SYCAMORE
ENGINEERING, INC.

8370 W. Hillsborough Ave., Suite 205
Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.889.0788
e-mail: greatteam@sycamoreeng.com

- Civil Engineering
- Surveying & Mapping
- Land Planning
- Construction Management
- Landscape Architecture

F.L. C.A. # 9485 &
L.B. # 7961

**SALEM GYRO RESTAURANT
EXISTING BUILDING**

Drawn Date: 02-15-19

Job No.: S0810

Jaime T. Jones

From: Shane P. Largent
Sent: Thursday, October 24, 2019 10:20 AM
To: Jaime T. Jones; Trees
Subject: Re: 1789 16th St S Oak Tree

Hey Jaime,

Concerning the subject property, the subject Live Oak appears to be in fair health overall condition. However, I agree with the Certified Arborist submitted and don't believe the condition of the tree warrants preservation as a Specimen Tree per City Code. I noted the following: a sparse foliage / canopy, tree has been improperly pruned, mechanical damage and tree is located within an inadequate sized planter area surrounded by paved parking area. The tree is stressed due to environmental factors.

I also noted 3 Holly trees on the subject property have been severely over-pruned / topped. There is also a Laurel Oak located to the east of the front (southern) entrance. The Laurel Oak has also been over-pruned and is in significant decline with a basal cavity, decay, flashing and ganoderma. Complete removal and new trees planted on site is warranted.

With the requested change to the development on the subject property, it's appropriate to also include the removal of the above referenced 3 Hollies and 1 Laurel Oak. In total, if the subject Live Oak is removed (a separate tree removal permit is required), a total of at least 5 new Shade Trees will be required to be planted on the subject property.

I hope this helps. Thanks.

-Shane

Get [Outlook for iOS](#)

From: Jaime T. Jones <Jaime.Jones@stpete.org>
Sent: Thursday, October 24, 2019 9:45:08 AM
To: Shane P. Largent <Shane.Largent@stpete.org>; Trees <Trees@stpete.org>
Subject: 1789 16th St S Oak Tree

Hey Shane,

This is a friendly reminder to provide me with an email detailing your inspection and decision regarding the oak tree at the subject address.

Thank you,

Jaime T. Jones, AICP

Planner I

City of St. Petersburg, Planning and Development Services

1 Fourth Street North, St. Petersburg, FL 33701

727-892-5096 / Fax: 727-892-5557

JTJones@stpete.org

Jaime T. Jones

From: Aaron M. Fisch
Sent: Friday, October 11, 2019 9:55 AM
To: Iris L. Winn
Cc: Jaime T. Jones; Alfred Wendler
Subject: RE: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South
Attachments: M Review Special Exception 19-32000017.pdf

Attached please find the comments from REPM for this case.

Thanks,

Aaron Fisch, Real Estate Coordinator
Real Estate & Property Management
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842
Office: 727-893-7186
Fax: 727-893-4134
Email: aaron.fisch@stpete.org

Under Florida law, e-mail messages and addresses are public records. If you do not want your e-mail message and address released in response to a public-records request, do not send electronic mail. Instead, contact this office by phone or in writing. (Florida Statute 668.606)

From: Iris L. Winn
Sent: Friday, September 27, 2019 2:56 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>; Troy D. Davis <Troy.Davis@stpete.org>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>
Cc: Jaime T. Jones <Jaime.Jones@stpete.org>
Subject: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South

Good afternoon all,

Please review the attached documents: Application, Location Map, and Routing sheet for Case no. 19-32000017.

Please return your comments to Jaime Jones ([at JTJones@StPete.org](mailto:JTJones@StPete.org)) by October 11, 2019.

Please note that this case is scheduled to be heard by the Development Review Commission (DRC) on November 6, 2019.

Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

Jaime T. Jones

From: Kyle Simpson
Sent: Wednesday, October 09, 2019 1:29 PM
To: Jaime T. Jones
Cc: Thomas M Whalen
Subject: RE: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South

The Transportation and Parking Management Department has reviewed the case and has the following comments:

- A pedestrian connection from the public sidewalk to the existing building should be provided.
- The accessible parking spaces in the new parking lot need to be connected to the building by a grade-separated sidewalk. The shown "crosswalk" that connects the proposed accessible spaces to the building, running parallel to the drive aisle, is not an acceptable alternative to providing a sidewalk connection to the accessible spaces.
- Bicycle parking should be provided.
- The accessible parking space in the new parking lot looks substandard in width. Please verify that their dimensions meet or exceed the minimum requirements outlined within Section 16.40.090.3.4.
- The beginning of the drive thru in the new parking lot is excessively wide, at 17.2 feet.

Thanks,

Kyle Simpson, AICP
Planner I, Transportation and Parking Management
City of St. Petersburg
(727) 893-7151
Kyle.simpson@stpete.org

From: Thomas M Whalen
Sent: Tuesday, October 8, 2019 7:13 PM
To: Kyle Simpson <Kyle.Simpson@stpete.org>
Cc: Michael J. Frederick <Michael.Frederick@stpete.org>
Subject: Re: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South

Those are good comments. Please submit our response.

Sent from my iPhone

On Oct 8, 2019, at 4:21 PM, Kyle Simpson <Kyle.Simpson@stpete.org> wrote:

In addition to Tom's comments, they need to provide a pedestrian connection to the building from the sidewalk. Can't have a "crosswalk" parallel to the drive aisle to the accessible space in the new parking lot, it needs to be grade separated sidewalk. They also should provide bicycle parking.

From: Thomas M Whalen
Sent: Tuesday, October 8, 2019 1:48 PM
To: Michael J. Frederick <Michael.Frederick@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>

Subject: RE: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South

The accessible parking space in the new parking lot looks substandard in width. The dimensions for parking stalls and drive aisles are correct based on my review of the code. The beginning of the drive thru in the new parking lot is excessively wide, at 17.2 feet.

From: Michael J. Frederick

Sent: Friday, September 27, 2019 3:02 PM

To: Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>

Subject: FW: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South

NO comments - Mike

From: Iris L. Winn

Sent: Friday, September 27, 2019 2:56 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>; Troy D. Davis <troy.davis@stpete.org>; Kelly A. Donnelly <kelly.donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>

Cc: Jaime T. Jones <Jaime.Jones@stpete.org>

Subject: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South

Good afternoon all,

Please review the attached documents: Application, Location Map, and Routing sheet for Case no. 19-32000017.

Please return your comments to Jaime Jones ([at JTJones@StPete.org](mailto:atJTJones@StPete.org)) by October 11, 2019.

Please note that this case is scheduled to be heard by the Development Review Commission (DRC) on November 6, 2019.

Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

Jaime T. Jones

From: Kirsten J. Corcoran
Sent: Wednesday, October 09, 2019 7:38 AM
To: Jaime T. Jones
Cc: Iris L. Winn; Kelly A. Donnelly
Subject: RE: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South
Attachments: 19-32000017 COMMENTS 9-27-19.pdf

Hi Jamie,

I've attached comments for the above case, let me know if you have any questions.

Thanks,

Kirsten Corcoran
Engineering Clerk, Water Resources
City of St. Petersburg
E: Kirsten.Corcoran@StPete.org
P: (727)892-5355

From: Iris L. Winn
Sent: Friday, September 27, 2019 2:56 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>; Troy D. Davis <Troy.Davis@stpete.org>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>
Cc: Jaime T. Jones <Jaime.Jones@stpete.org>
Subject: Incoming Case No. 19-32000017 - Special Exception and Related Site Plan to Expand a Drive-Thru Use - 1605 18th Avenue South and 1789 16th Street South

Good afternoon all,

Please review the attached documents: Application, Location Map, and Routing sheet for Case no. 19-32000017.

Please return your comments to Jaime Jones ([at JTJones@StPete.org](mailto:JTJones@StPete.org)) by October 11, 2019.

Please note that this case is scheduled to be heard by the Development Review Commission (DRC) on November 6, 2019.

Thank you,

Iris Winn
Administrative Clerk

City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commission member Joseph Griner, III** 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 **November 6, 2019 at 2:00 P.M.** at The Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-32000018 PLAT SHEET: J-17

REQUEST: Approval of a modification to an existing House of Worship Special Exception permit to allow for the use of church classrooms for a school use of up to 100 students in the NS-2 zoning district.

OWNER: Friendship Missionary Baptist
3300 31st Street South
Saint Petersburg, Florida 33712

AGENT: Bridgette Heller and Darren Hammond
SPPF - 4133 Cortez Way South
Saint Petersburg, Florida 33712

ADDRESS: 3300 31st Street South

PARCEL ID NO.: 35-31-16-18397-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-2)

SITE AREA TOTAL:	282,808 square feet or 6.49 acres	
GROSS FLOOR AREA:		
Existing:	27,377 square feet	.1 F.A.R.
Proposed:	27,377 square feet	.1 F.A.R.
Permitted:	84,842 square feet	.3 F.A.R.
BUILDING COVERAGE:		
Existing:	27,377 square feet	10 % of Site MOL
Proposed:	No Change	No Change
Permitted:	155,544 square feet	55% of Site MOL
IMPERVIOUS SURFACE:		
Existing:	100,924 square feet	36 % of Site MOL
Proposed:	No Change	No Change
Permitted:	169,325 square feet	60 % of Site MOL
OPEN GREEN SPACE:		
Existing:	181,884 square feet	64 % of Site MOL
Proposed:	No Change	No Change
PAVING COVERAGE:		
Existing:	63,900 square feet	23 % of Site MOL
Proposed:	No Change	No Change
PARKING:		
Existing:	156 spaces; including 5 handicapped spaces	
Proposed:	No Change	
Required	156; including 5 handicapped spaces per SE-96-054	
BUILDING HEIGHT:		
Existing:	49 feet	
Proposed:	No Change	
Permitted:	36 feet	

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a house of worship which is a Special Exception use within the NS-2 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request: The applicant seeks approval of a modification for a previously approved Special Exception and site plan to add a day school use to an existing house of worship with 10 classrooms and a recreational hall. The request is to allow up to 100 students to be hosted at the site for after-school and summer enrichment programs. Students will be on site from 3:45PM to 6:00PM Monday through Thursday during the school year (coinciding with the Pinellas County Schools Calendar) and from 7:00AM to 6:00PM for 8-9 weeks during the summer months. The subject property is on 31st Street South and abuts Boyd Hill Nature Preserve to the North, St Petersburg Country Club to the East, and single-family residences to the South.

History: In 1997, the Friendship Missionary Baptist Church was constructed on the subject property. There has been no significant change to be site and no expansion of the originally approved structure.

Current Proposal:

The applicant seeks approval to add a day school use, which would allow the existing site to host after-school and summer enrichment programs within the church building. No new construction is proposed at this time. The school will be for a maximum of 100 students occupying 10 classrooms and the recreational hall located on the second floor of the building. The programs will be offered to school aged children. There are 156 total parking spaces on site; 118 paved spaces and 38 grass parking spaces. Vehicular access is from 31st Street South.

Special Exception:

As previously mentioned, the proposal is to add a day school use in the Neighborhood Suburban-2 (NS-2) zoning district, which is a special exception use requiring approval from the Development Review Commission. Staff has reviewed the modification for possible adverse impacts; such as, traffic congestion, access to the site, noise, and parking. The existing vehicular access is adequate to handle the increase in vehicular trips. The sanctuary of the existing building requires 89 parking spaces by current code. The remainder of the building uses require and additional 28 spaces. 117 total parking spaces are required by today's code. 118 paved parking spaces and an additional 38 grass parking spaces for a total of 156 spaces currently exist on site. Thus, the site is developed with more parking than required by Code and no new construction is proposed. The City's Transportation Department reviewed the subject request and has no comments. Staff finds that adding a private day school use to an existing house of worship should not create any significant adverse impacts.

Public Comments:

Staff has not received any comments regarding the subject Special Exception Modification.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of the subject Special Exception Modification.
- B. Special Conditions of Approval:
 - 1. This Special Exception/Site Plan approval shall be valid through November 6th, 2022. The school use shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
- C. Standard Conditions of Approval:

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & 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. 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.
- 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. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- G. 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;
- H. 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;
- I. 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;
- J. 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;
- K. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- L. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- M. 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;
- N. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
- O. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
- a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

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

The land uses of the surrounding properties are:

North: **Recreation/Open Space**
South: **Residential Low**
East **Recreation/Open Space**
West: **Institutional**

REPORT PREPARED BY:

Jaime Jones, AICP, Planner I
Development Review Services Division
Planning and Development Services Department

DATE

REPORT APPROVED BY:

Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

DATE

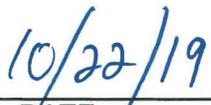
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- a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

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

The land uses of the surrounding properties are:

- North: **Recreation/Open Space**
- South: **Residential Low**
- East: **Recreation/Open Space**
- West: **Institutional**

REPORT PREPARED BY:

Jaime Jones, AICP, Planner I DATE
Development Review Services Division
Planning and Development Services Department

REPORT APPROVED BY:

Jennifer Bryla, AICP, Zoning Official (POD) DATE
Development Review Services Division
Planning and Development Services Department



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-32000018
Address: 3300 31st Street South





SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. 19-32000018

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Friendship Missionary Baptist Church	
Street Address: 3300 31st Street South	
City, State, Zip: St. Petersburg, FL 33712	
Telephone No: (727) 906-8300; (914) 715-6770	Email: fmbc3300@verizon.net; bridgette@tsppf.org; hammertime1960@aol.com
NAME of AGENT OR REPRESENTATIVE: Bridgette Heller (SPPF) & Darren Hammond (FMBC)	
Street Address: SPPF — 4133 Cortez Way South	
City, State, Zip: St. Petersburg, FL 33712	
Telephone No: (727) 906-8300; (914) 715-6770	Email: fmbc3300@verizon.net; bridgette@tsppf.org; hammertime1960@aol.com
NAME of ARCHITECT or ENGINEER: None	
Company Name:	Contact Name:
Telephone No:	
Website:	Email: fmbc3300@verizon.net; bridgette@tsppf.org; hammertime1960@aol.com
PROPERTY INFORMATION:	
Address/Location: 3300 31st Street South	Email: fmbc330@verizon.net
Parcel ID#(s): Lot 1, Blk 1, Country Club Sub	
DESCRIPTION OF REQUEST: Special Exception (SE) Modification	
PRE-APP MEETING DATE: August 23rd, 2019 STAFF PLANNER: Michael Larimore	

FEE SCHEDULE

	<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

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

Signature of Owner/Agent*: Bridgette Heller 9/5/19
 *Affidavit to Authorize Agent required, if signed by Agent. Date



SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE					
1.	Zoning Classification: Neighborhood Suburban (NS-2)/ Accessory Use				
2.	Existing Land Use Type(s): House of Worship				
3.	Proposed Land Use Type(s): House of Worship				
4.	Area of Subject Property: 282,808 sq ft ; 6.49 acres		Classrooms, Restrooms, Multi-use area and Kitchen		
5.	Variance(s) Requested: Areas noted will be used to provide an academic enrichment program (after-school and summer)				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	Sq. ft.	27,377		
	Proposed:	Sq. ft.	No Change		
	Permitted:	Sq. ft.	84,842		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	Sq. ft.	10% 27,377 sq ft		
	Proposed:	Sq. ft.	No Change		
	Permitted:	Sq. ft.	30% 84,842		
8.	Building Coverage (first floor square footage of building)				
	Existing:	27,377	Sq. ft.	10	% of site
	Proposed:	No Change	Sq. ft.	No Change	% of site
	Permitted:	155,544	Sq. ft.	55	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	181,884	Sq. ft.	64	% of site
	Proposed:	No Change	Sq. ft.	No Change	% 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:		Sq. ft.		% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	63,900	Sq. ft.	23	% of site
	Proposed:	No Change	Sq. ft.	No Change	% of site

REVISED *

According to Planning, Housing & Development Review Codes Services Department records, Commissioner GRIDLEY resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE ENVIRONMENTAL DEVELOPMENT COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF PLANNING, HOUSING & DEVELOPMENT REVIEW SERVICES, for Public Hearing and Executive Action on December 4, 1996 at 2:00 P.M. in Council Chambers, Municipal Building, 175 Fifth Street North, St. Petersburg, Florida.

STAFF REPORT: SE-96-054 (J-17) December 2, 1996
Item No. 6

APPLICANT: Friendship Missionary Baptist Church
2315 18th Av. S., St. Petersburg, FL 33712

REPRESENTATIVE: William H. Johnson Consulting, Inc.
P.O. Box 28424, St. Petersburg, FL 33709

ARCHITECT/ENGINEER: CSJM Architects, Inc. (Attn: Calvin B. Samuel, AIA)
501 1st Av. N., Suite 500, St. Petersburg, FL 33701

LOCATION: 3300 31st Street South

LEGAL DESCRIPTION: Lot 1, Blk 1, Country Club Sub. 1st Addition (PB 81, pg 40)

REQUEST: Approval of a Special Exception and related Site Plan to construct a new m.o.l. 27,000 sq. ft. church with a variance to the buffer wall required.

SITE DATA:

Zone: RS-75
Proposed Use: Church facility

Total Site Area : 282,808 sq. ft. 6.49 Acres

MAXIMUM LOT DEVELOPMENT:

Permitted Gross Floor Area: 84,842 sq. ft. .30 F.A.R.
Proposed Total Gross Floor Area: 26,880 sq. ft. .09 F.A.R.
Existing Gross Floor Area: 5,700 sq. ft. .02 F.A.R.

MAXIMUM PERMITTED BLDG. COVERAGE:

Permitted Bldg. Coverage: 84,842 sq. ft. 30 % of site m.o.l.
Proposed: 24,644 sq. ft. 9 % of Site m.o.l.*
Existing: 5,700 sq. ft. 2 % of Site m.o.l.

IMPERVIOUS SURFACES:

Maximum Impervious Surface: 155,544 sq. ft. 80 % of Site m.o.l.
Proposed ISR: 100,924 sq. ft. 36 % of Site m.o.l.
Existing: 20,140 sq. ft. 7 % of Site m.o.l.

OPEN GREEN SPACE:

Proposed:	181,884 sq. ft.	64 % of Site m.o.l.
Existing:	262,668 sq. ft.	93 % of Site m.o.l.

PAVING COVERAGE:

Proposed Paving Coverage:	63,900 sq. ft.	23 % of Site m.o.l.
Existing Paving Coverage:	0 sq. ft.	0 % of Site m.o.l.

AUTOMOBILE PARKING SPACES:

Required:	156; 5 HC (1 pk. space/150 sf public area)
Proposed:	156; 5 HC (includes m.o.l. 38/24 % grass spaces)
Existing:	0; 0 HC

BUILDING HEIGHT:

Permitted:	50 ft.
Proposed :	49 ft.
Existing:	15 ft.

SPECIAL EXCEPTION/SITE PLAN REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of the Zoning Code Chapter 29, Article 5, Division #3 and Section 29-324 for church facilities.

II. DISCUSSION AND RECOMMENDATIONS:

The applicant is seeking approval of a Special Exception and related Site Plan to construct a new m.o.l. 27,000 sq. ft. church with a variance to the buffer wall required.

VARIANCE:

1) **Buffer Wall:**

Buffer Wall Required: 5 ft. (north & south perimeters)

Buffer Wall Proposed: 6 ft. stained wood fence (south perimeter)
6 ft. chain-link fence (north perimeter)

Buffer Wall Variance: to retain chain-link fence in lieu of fence/wall required (north perimeter).

The site has single-family homes to the south and Boyd Hill Nature Park to the north. The stained wood fence proposed on the south perimeter meets Code requirements and would be in keeping with the residential character of the area. The variance requested is to retain the existing chain-link fence on the northern perimeter, abutting Boyd Hill Nature Park. The existing chain-link fence with existing and proposed vegetation would provide an adequate buffer.

III. STAFF RECOMMENDATIONS:

A. Staff recommends APPROVAL of the following:

Variance #1: Buffer Wall

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

B. Special Conditions of Approval:

1. The applicant shall construct a 6 ft. solid stained wood fence, to be of a neighbor-friendly design (shadow box or board on board), along the south perimeters abutting all parking areas. The existing chain-link fence is permitted to remain on the north perimeter provided a dense vegetative buffer is maintained (to be worked out with Staff).
2. The applicant shall revise the landscape plan to meet all Landscape Code requirements, including but not limited to: a 3" dbh hardwood shade tree per 30 lf/3 spaces, an 18" hedge planted leaf to leaf around the parking areas, and one 3" dbh hardwood shade tree with groundcovers in all required interior and end islands. Additionally, the applicant shall revise the parking lot layout to preserve existing trees where feasible (to be worked out with Staff).
3. The applicant shall perpetually maintain the m.o.l. 38 grass parking spaces in a healthy condition; if not adequately maintained, Staff at any time may require that the spaces be paved and the applicant meet all Code requirements resulting from that paving.

C. STANDARD CONDITIONS OF APPROVAL:

1. ALL SITE PLAN MODIFICATIONS AS REQUIRED BY THE E.D.C. SHALL REFLECT EXISTING CONDITIONS AND/OR APPROVALS AND SHALL BE INDICATED ON THE FINAL SITE PLAN AND THE FINAL PLAN SHALL BE SUBMITTED TO THE PLANNING, HOUSING & DEVELOPMENT REVIEW SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.
2. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department in order to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
3. All site visibility triangle requirements shall be met (Chapter 29, Article IV, Section 29-192).
4. The proposal has met concurrency requirements (Certificate # 3359), Chapter 16, Article III).
5. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and

the water quality requirements of Ordinance #147-G (Chapter 16, Article VI), to the City's Engineering Department for approval. Please note that the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

6. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or letter of Exemption to the Engineering Department.
7. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
8. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to their approval of any permits being issued.
9. Sign plans shall be in accordance with the Sign Ordinance in the City Code (Chapter 16, Article XI). The applicant shall submit sign plans to the City's Construction Services and Permitting Division for necessary permits. Signs, if illuminated, shall be directed away from residential areas.
10. Required yards shall be unoccupied and shall be unobstructed by any portion of any structure (including mechanical, such as air-conditioning units) from ground level upward (eaves may project two and one-half feet into a required yard but not over a dedicated easement). Compliance with this requirement shall be clearly indicated on the site plan.
11. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery and hedges of a type approved by the City.
12. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.
13. The applicant shall submit a revised detailed landscape plan that meets conditions herein as well as Landscape Code requirements. The EDC hereby grants the Staff discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (retention needs, underground conditions, saving existing trees, etc.) as long as the intent of the Landscape Ordinance is maintained. Landscaping plans shall be in accordance with the following Ordinances:

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

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

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

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

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

- (a) The City's minimum Traffic Engineering Standards have been met.
- (b) There shall be adequate screening of the proposed parking areas.
- (c) There will be traffic impact by the proposal, however the proposal has meet Concurrency requirements.
- (d) Per City Ordinance (Chapter 16, Article VI), storm water runoff shall not be increased and shall be retained on-site.
- (e) Any proposed signs shall meet Code requirements.

- (f) The proposal is consistent with the character of the surrounding property.
- (g) The Comprehensive Land Use Plan designates the property: Residential Urban
Surrounding land use is as follows:

North: Recreation/Open Space
South: Residential Urban
East: Recreation/Open Space
West: I-275

The proposed use is compatible with the surrounding neighborhood uses.

The use is consistent with the Comprehensive Plan.

- (h) There will be no substantial detrimental effects of the proposed use on the surrounding neighborhood or surrounding property values.

Staff has received no objections to the church proposal; However, Mrs. Anet Garcia, 2991 35 Av.S., called to say she would prefer an open-style fence so that she can see any potential intruders (Staff notes that the fence will be a shadow-box design which does allow for light, air and some visibility. Additionally, the fence should be solid for at least the first 4 ft. to block potential headlights, with the top two feet potentially being a lattice-work type design).

- (i) There will be no substantial detrimental effects of the proposed use on the working conditions of the neighborhood.
- (j) The proposal meets most Code requirements.
- (k) Land area is appropriate and adequate for the use.
- (l) General amenities included in this proposal: The site, with the Staff conditions noted herein, will receive substantial landscape improvements as well meeting most Zoning Code, Drainage, and parking requirements.
- (m) The applicant shall submit a revised landscape plan that meets conditions noted herein as well as Landscape Code requirements.
- (n) There are no Historic or Archaeological resources on the site or within 200 feet (Chapter 16, Article VIII).
- (o) The site is not within a flood hazard area (Chapter 29, Article IV, Section 29-221).

The site is within an airport zone (Chapter 29, Article IV, Section 29-194), but does not exceed the m.o.l. 175 ft. height permitted.

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

All services are adequate.

The adjacent roadways meet the adopted levels of service.

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

e:SE-96054.dec



(S&P, 1987) 148'

57014-12
(OR 8258 p 1572)
CITY OWNED

57014-2

57014-8

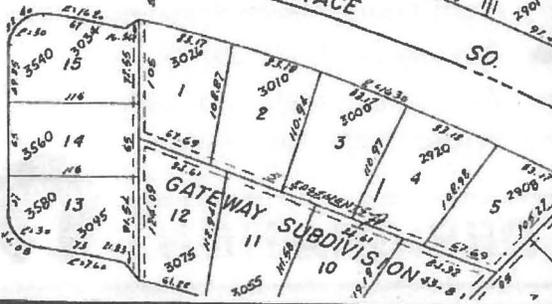
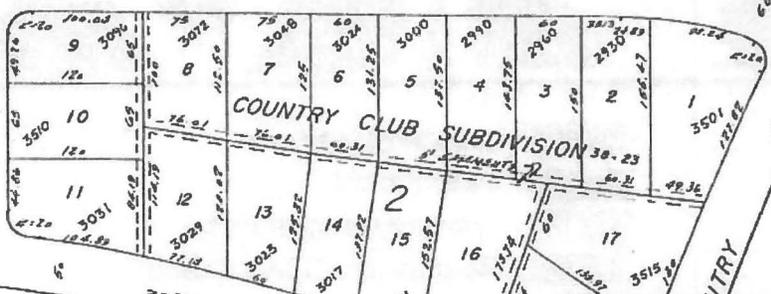
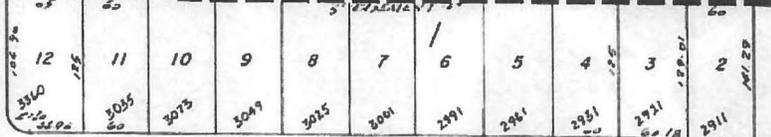
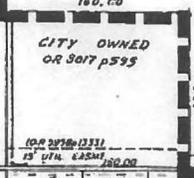
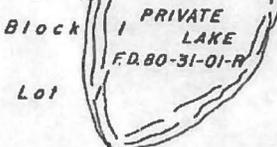
57014-4

31ST ST. S.

35TH AVE. SO.

35TH TERRACE SO.

COUNTRY CLUB SUBDIVISION FIRST ADDITION



57047-1
LAKEWOOD ESTATES
GOLF COURSE SECTION
20-63

TR. VIII

SPECIAL EXCEPTION

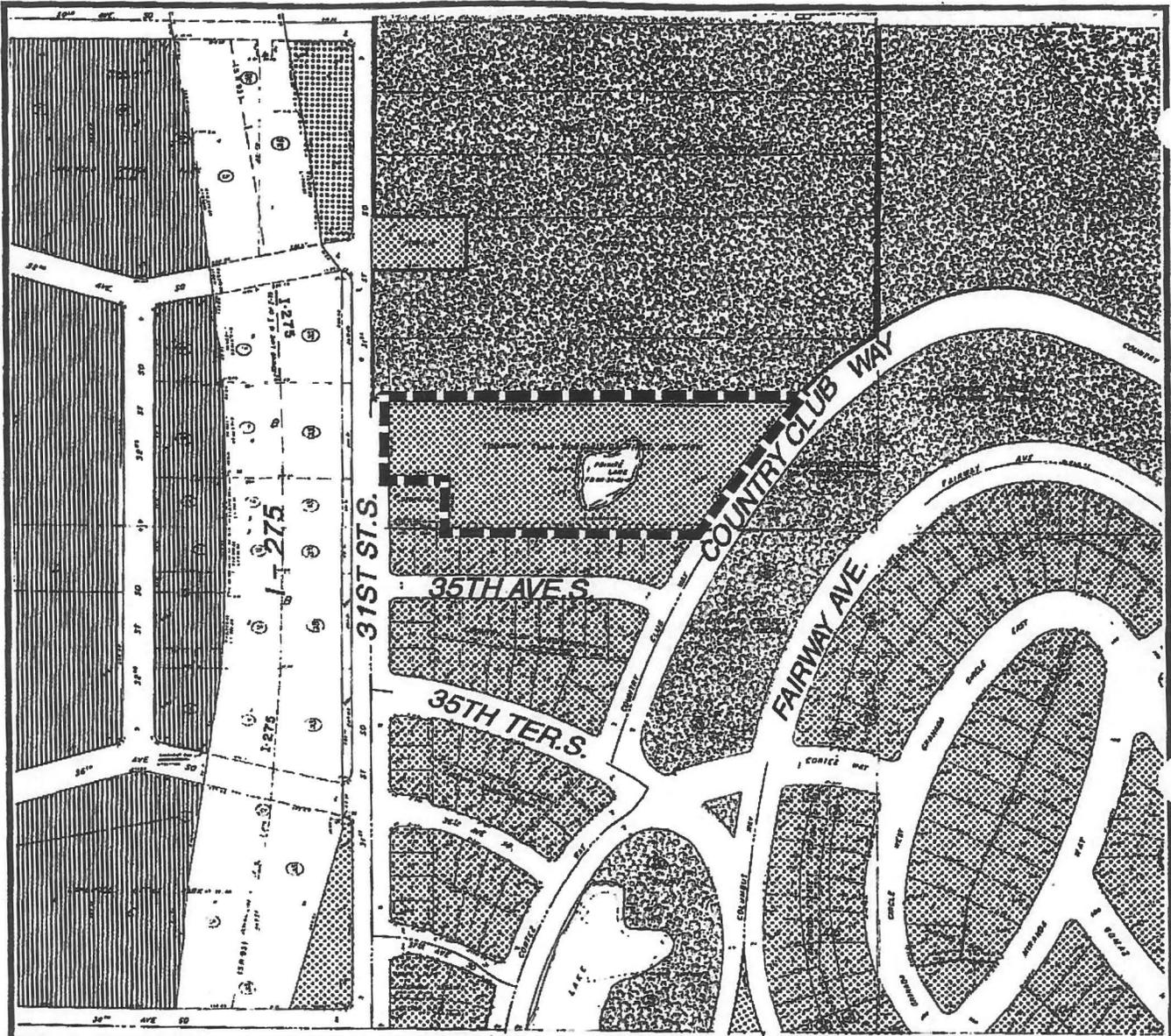
SE-96-054

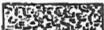
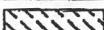
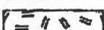
AREA TO BE APPROVED,
SHOWN IN



SCALE: 1" = 200'

DATE:



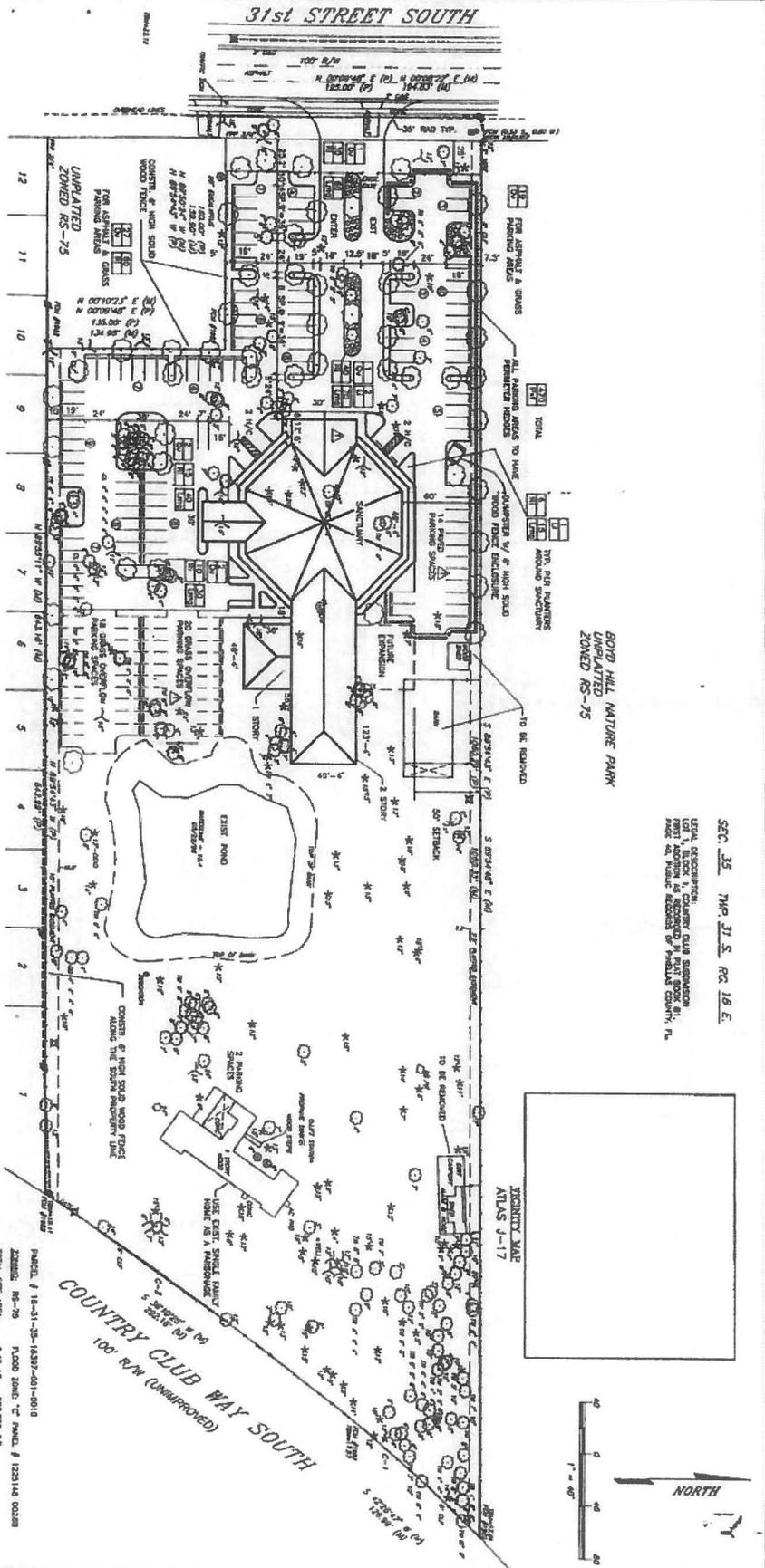
- | | | | |
|---|-------------------------------|---|----------------------------------|
|  | Residential Urban |  | Industrial General |
|  | Residential Medium |  | Institutional |
|  | Residential High |  | Transportation/Utility |
|  | Residential Very High |  | Recreation/Open Space |
|  | Residential/Office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

SE-96-054

LAND USE PLAN DESIGNATION

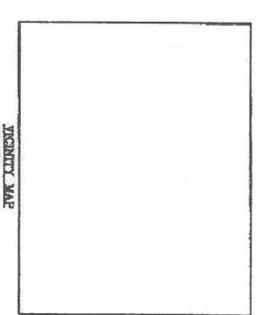


31st STREET SOUTH



SEC. 33 MAP 31 S. RC 16 E.
 UTA, DESCRIBED:
 LOT 1, BLOCK 1, COUNTRY CLUB SUBDIVISION
 PLAT 10,000 S.F. 100' R/W (UNAPPROVED)
 SEC. 33, TWP. 31 S., RC. 16 E.,
 CO. PALM BEACH, FLORIDA

BOTD HILL NATURE PARK
 UNPLATTED
 ZONED RS-75



PLANT MATERIALS

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION
24	O V	ORANGE LEMON	LIME GRASS	17" WIDE 5' HIGH
8	L I	LEUCANTHEMUM NAUFLI	COVE WIND	8" TO 12" WIDE
420	P X F	PHLOXIA P. P. P. P.	PHLOXIA P. P. P. P.	18" WIDE 18" TO 24" HIGH
270	R I	REYNOLDSIA R. I. I. I.	ORANGE WOOD	3' DIA.
240	L M	LEUCANTHEMUM M. M. M. M.	ORANGE WOOD	1' DIA.

PROPOSED AS PART OF A SPECIAL EXERCISE AND RELATED TO THE CONSTRUCTION OF A CLUBHOUSE AND RELATED FACILITIES. THE PROPOSED WOOD FENCE IS TO BE CONSTRUCTED ALONG THE NORTH PROPERTY LINE WHICH ADJACES BOTD HILL NATURE PARK.

OWNER: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
 ARCHITECT: S. L. L. ARCHITECTS, INC. 500 S.W. 10TH AVENUE, SUITE 200, WEST PALM BEACH, FLORIDA 33411
 REPRESENTATIVE: WILLIAM M. JOHNSON CONSULTING, INC. 511 PETERBOROUGH, FLORIDA 32909

PARCEL # 18-31-35-18387-001-0018
 ZONING: RS-70
 1,000 SQ. FT. PARCEL # 1251148 SOUTH
 TOTAL SITE AREA: 6.48 AC. 282,208 SQ. FT.

NET AREA: 282,208 SQ. FT.
 GROSS AREA: 282,208 SQ. FT.
 COVERED AREA: 181,148 SQ. FT.
 OPEN AREA: 101,060 SQ. FT.
 TOTAL SITE DEVELOPMENT: 181,148 SQ. FT.

DATE: 08-10-11
 SITE PLAN: 50 1.1

ARCHITECT: R. C. KANMAN, P.E.
 REG. NO. 73665

DATE: 08-10-11
 SITE PLAN: 50 1.1

ARCHITECT: R. C. KANMAN, P.E.
 REG. NO. 73665

DATE: 08-10-11
 SITE PLAN: 50 1.1

ARCHITECT: R. C. KANMAN, P.E.
 REG. NO. 73665

DATE: 08-10-11
 SITE PLAN: 50 1.1

Jaime T. Jones

From: Thomas M Whalen
Sent: Tuesday, October 22, 2019 3:16 PM
To: Jaime T. Jones; Kyle Simpson
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

Jaime,

I think the site is large enough to accommodate 100 students. There is an abundance of parking spaces available for parents or guardians to park and drop off or pick up the students. The throat depth for the driveway should be long enough to ensure that any queue for student drop offs and pick ups that forms does not back out onto 31st Street South. Families that place children into private education programs frequently have more than one child enrolled, so there should be less than 100 motor vehicles entering the site related to the students, and the motor vehicles that do access the site probably won't all arrive and depart at the same time. The traffic impact on 31st Street South should not be significant, and 31st Street is well designed at the driveway for accommodating the turning movements.

Tom Whalen, AICP CTP, ENV SP
Planner III
City of St. Petersburg
727-893-7883

From: Jaime T. Jones
Sent: Friday, October 18, 2019 2:34 PM
To: Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

The church does not currently host a school, but the classrooms do exist. They have 10 classrooms and a recreation hall. They have 156 parking spaces (38 of them are overflow grass spaces).

Jaime T. Jones, AICP
Planner I
City of St. Petersburg, Planning and Development Services
1 Fourth Street North, St. Petersburg, FL 33701
727-892-5096 / Fax: 727-892-5557
JTJones@stpete.org

From: Thomas M Whalen <Tom.Whalen@stpete.org>
Sent: Friday, October 18, 2019 1:22 PM
To: Jaime T. Jones <Jaime.Jones@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

Jaime,

Does the church already have a school with students and classrooms equal to those amounts, a lesser amount, or none at all?

Tom

From: Jaime T. Jones
Sent: Friday, October 18, 2019 9:53 AM
To: Kyle Simpson <Kyle.Simpson@stpete.org>
Cc: Thomas M Whalen <Tom.Whalen@stpete.org>
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

Hello,

Could the Transportation Department please review this case and provide a comment related to the site's ability to handle student pick-up and stacking for the 100 students and 10 classrooms proposed?

Best,

Jaime T. Jones, AICP
Planner I
City of St. Petersburg, Planning and Development Services
1 Fourth Street North, St. Petersburg, FL 33701
727-892-5096 / Fax: 727-892-5557
JTJones@stpete.org

From: Kyle Simpson <Kyle.Simpson@stpete.org>
Sent: Tuesday, October 08, 2019 3:32 PM
To: Jaime T. Jones <Jaime.Jones@stpete.org>
Cc: Thomas M Whalen <Tom.Whalen@stpete.org>
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

The Transportation and Parking Management Department has reviewed the case and has no comments.

Thanks,

Kyle Simpson, AICP
Planner I, Transportation and Parking Management
City of St. Petersburg
(727) 893-7151
Kyle.simpson@stpete.org

From: Iris L. Winn
Sent: Monday, September 30, 2019 9:45 AM
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>; Kelly A. Donnelly <kelly.donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>
Cc: Jaime T. Jones <Jaime.Jones@stpete.org>
Subject: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

Good morning all,

Please review the attached documents: Application, Location Map, and Routing sheet for Case no. 19-32000018.

We have digital copies of the site plans saved here (the file is too large to send via email):

I:\Devl_Svc\Development Review Services\DRC\DRC 2019\11-2019\19-32000018 - 3300 31st St S

Let me know if you are unable to access the path listed above.

Please return your comments to Jaime Jones ([at JTJones@StPete.org](mailto:JTJones@StPete.org)) by October 14, 2019.

Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

Jaime T. Jones

From: Mark Riedmueller
Sent: Tuesday, October 15, 2019 8:27 AM
To: Iris L. Winn
Cc: Nancy Davis; Jennifer C. Bryla; Jaime T. Jones
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South
Attachments: 19-32000018_3300 31st St S.docx

Iris,

Please find attached the Engineering Department comments for the referenced case. If you have any questions please feel free to contact me.

Thank You,
Mark J. Riedmueller
Civil Permit Examiner

Engineering and Capital Improvements Department
City of St. Petersburg
One Fourth Street North, 7th Floor Engineering Dept.
St. Petersburg, FL 33701-2842

Office Phone: 727-893-7857
Fax: 727-892-5476
Email: Mark.Riedmueller@stpete.org

From: Iris L. Winn
Sent: Monday, September 30, 2019 9:45 AM
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>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>
Cc: Jaime T. Jones <Jaime.Jones@stpete.org>
Subject: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

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Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

Jaime T. Jones

From: Aaron M. Fisch
Sent: Friday, October 11, 2019 10:06 AM
To: Iris L. Winn
Cc: Jaime T. Jones; Alfred Wendler
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South
Attachments: M Review Special Exception 19-32000018.pdf

Attached please find the comments from REPM for this case.

Thanks,

Aaron Fisch, Real Estate Coordinator
Real Estate & Property Management
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842
Office: 727-893-7186
Fax: 727-893-4134
Email: aaron.fisch@stpete.org

Under Florida law, e-mail messages and addresses are public records. If you do not want your e-mail message and address released in response to a public-records request, do not send electronic mail. Instead, contact this office by phone or in writing. (Florida Statute 668.606)

From: Iris L. Winn
Sent: Monday, September 30, 2019 9:45 AM
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>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>
Cc: Jaime T. Jones <Jaime.Jones@stpete.org>
Subject: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

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Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

Jaime T. Jones

From: Kirsten J. Corcoran
Sent: Wednesday, October 09, 2019 7:42 AM
To: Jaime T. Jones
Cc: Iris L. Winn; Kelly A. Donnelly
Subject: RE: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South
Attachments: 19-32000018 COMMENTS.pdf

Hi Jamie,

I've attached comments for the above case.

Thanks,

[Kirsten Corcoran](#)

Engineering Clerk, Water Resources
City of St. Petersburg
E: Kirsten.Corcoran@StPete.org
P: (727)892-5355

From: Iris L. Winn
Sent: Monday, September 30, 2019 9:45 AM
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>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>
Cc: Jaime T. Jones <Jaime.Jones@stpete.org>
Subject: Incoming Case No. 19-32000018 - Modification to an Existing House of Worship Special Exception - 3330 31st Street South

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Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

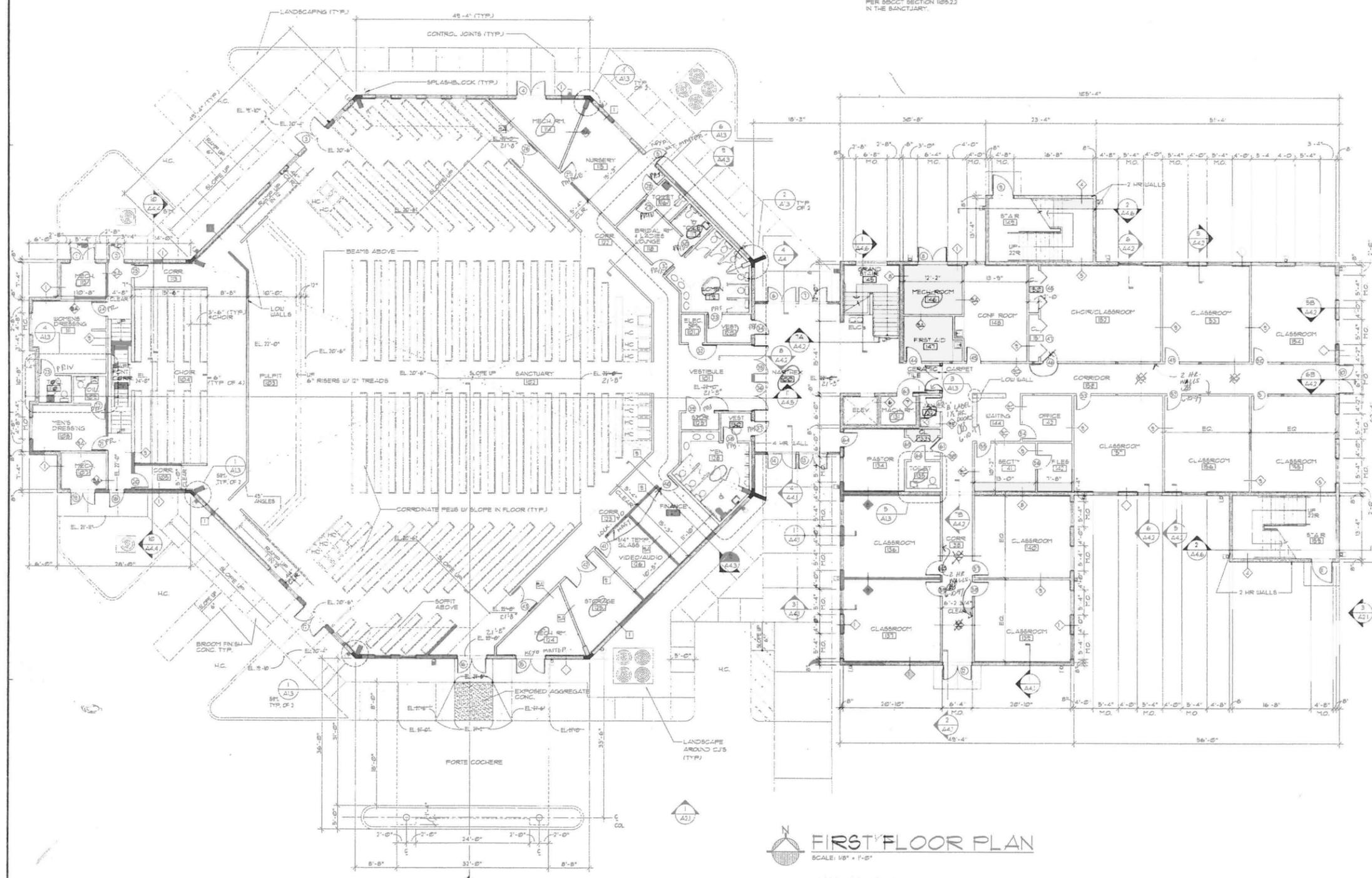


ARCHITECTS
 FIRM REGISTRATION NO. JAD000011
 CLAY ARCHITECTS, INCORPORATED
 501 FIRST AVENUE NORTH, SUITE 200
 ST. PETERSBURG, FLORIDA 33702

*Approved #10226
6-10-97*

- NOTES:**
1. GRAND STAIR 145 IS NOT A REQUIRED MEANS OF EXITING.
 2. PROVIDE ASSISTED LISTENING PER SECCCT SECTION 109.2.2 IN THE SANCTUARY.

CLASS ROOMING - PASSEY
 FIRST AND SECOND ON MATTER
 SECRETARY OFFICE INTERIOR KEYS IN MATTER



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- WALL LEGEND**
- 8" CMU WALL (4 HR)
 - 8" CMU WALL
 - MTL STUDS W/ GYP. BD
 - LOW WALL

THIS PLAN APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES OF THE CITY OF ST. PETERSBURG. THIS PERMIT COVERS BUILDING CONSTRUCTION ONLY. ADDITIONAL PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, GAS AND/OR MECHANICAL INSTALLATION.

APPROVED FOR PERMIT
 ISSUANCE BY _____
 DATE _____

CONSTRUCTION DRAWINGS ISSUED

NO.	DESCRIPTION	DATE BY
1	GENERAL	12-8-97

FRIENDSHIP MISSIONARY BAPTIST CHURCH
 3302 361 ST SOUTH
 ST. PETERSBURG, FLORIDA

FIRST FLOOR PLAN

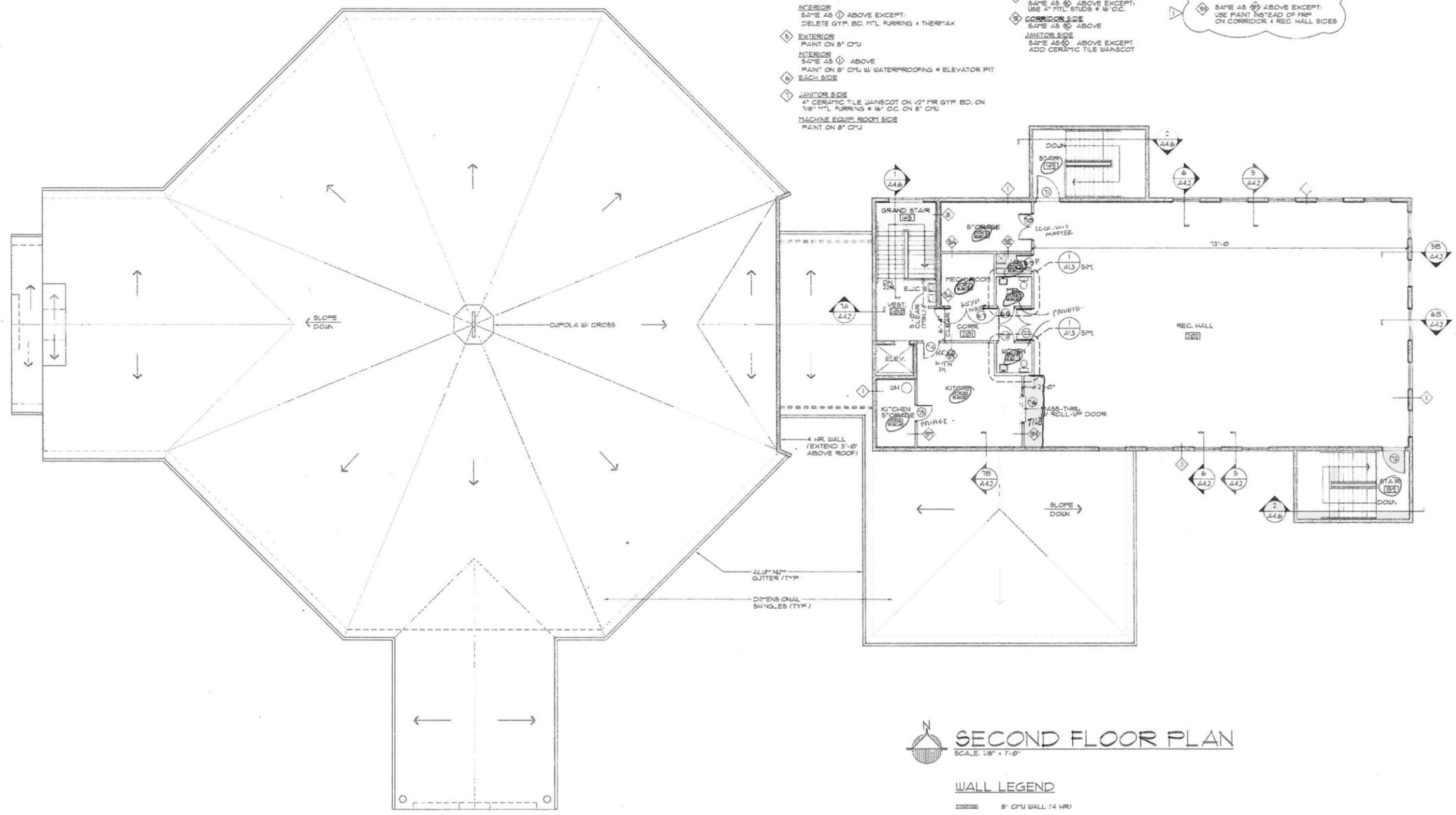
PROJECT:	DATE:
DRAWN BY:	SCALE:
CHECKED BY:	DATE:
NO.:	DATE:

96-15 A1.1



*Blended
#10255
6-10-97*

- ◇ EXTERIOR
ELASTOMERIC COATING ON 5/8" CEMENT PLASTER ON 8" CMU
 - ◇ INTERIOR
PAINT ON 1/2" GYP. BD. ON 1/8" MTL. FURRING # 16" O.C. ON 3/4" THERMAX OR 60 MIL BITUMINOUS DAMPPROOFING ON 8" CMU
 - ◇ EXTERIOR
SAME AS ◇ ABOVE
 - ◇ INTERIOR
4" CERAMIC TILE WANSCOT ON 1/2" MR GYP. BD. ON 6" MTL. STUDS # 16" O.C. ON 3/4" THERMAX OR 60 MIL BITUMINOUS DAMPPROOFING ON 8" CMU
 - ◇ EXTERIOR
SAME AS ◇ ABOVE EXCEPT:
FULL CELLS W/ VERMICULITE (4-HR)
 - ◇ INTERIOR
SAME AS ◇ ABOVE
 - ◇ SANITARY SIDE
SAME AS ◇ ABOVE
 - ◇ EXTERIOR
SAME AS ◇ ABOVE
 - ◇ INTERIOR
SAME AS ◇ ABOVE EXCEPT:
DELETE GYP. BD. MTL. FURRING # THERMAX
 - ◇ EXTERIOR
PAINT ON 8" CMU
 - ◇ INTERIOR
SAME AS ◇ ABOVE
PAINT ON 8" CMU W/ WATERPROOFING # ELEVATOR PIT
 - ◇ EACH SIDE
 - ◇ JANITOR SIDE
4" CERAMIC TILE WANSCOT ON 1/2" MR GYP. BD. ON 1/8" MTL. FURRING # 16" O.C. ON 8" CMU
MACHINE EQUIP. ROOM SIDE
PAINT ON 8" CMU
- WALL TYPES**
- ◇ EACH SIDE
PAINT ON GYP. BD. ON 1/8" MTL. FURRING # 16" O.C. ON 8" CMU
 - ◇ OTHER SIDE
PAINT ON 5/8" GYP. BD. ON 3-5/8" MTL. STUDS # 16" O.C.
 - ◇ EACH SIDE
PAINT ON 5/8" GYP. BD. ON 3-5/8" MTL. STUDS # 16" O.C.
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
ADD 3 1/2" SOUND ATTENUATION BATTS AND WALL TO EXTEND TO UNDERSIDE OF DECK ABOVE
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
USE 5/8" FIRE CODE GYP. BD.
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
USE 5/8" FIRE CODE GYP. BD. AND EXTEND WALL TO UNDERSIDE OF DECK ABOVE
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
USE 2" MTL. STUDS # 16" O.C.
 - ◇ CORRIDOR SIDE
SAME AS ◇ ABOVE
 - ◇ JANITOR SIDE
SAME AS ◇ ABOVE EXCEPT
ADD CERAMIC TILE WANSCOT
- ◇ RESTROOM SIDE
SAME AS ◇ ABOVE EXCEPT:
EXTEND WALL TO UNDERSIDE OF DECK ABOVE # ADD CERAMIC TILE WANSCOT ON 1/2" MR GYP. BD.
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
ADD CERAMIC TILE WANSCOT ON 1/2" MR GYP. BD.
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
USE 6" MTL. STUDS.
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
ADD CERAMIC TILE WANSCOT ON 1/2" MR GYP. BD. ON TYCILET ROOM SIDE
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
USE 5" MTL. STUDS.
 - ◇ EACH SIDE
SAME AS ◇ ABOVE EXCEPT:
ADD CERAMIC TILE WANSCOT ON 1/2" MR GYP. BD. ON TYCILET ROOM SIDE
 - ◇ FRP ON 5/8" MR GYP. BD. ON 3-5/8" MTL. STUDS # 16" O.C.
 - ◇ SAME AS ◇ ABOVE EXCEPT:
USE PAINT INSTEAD OF FRP ON CORRIDOR 1 REC HALL SIDES



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- WALL LEGEND**
- ===== 8" CMU WALL (4 HR)
 - ===== 8" CMU WALL
 - ===== MTL. STUDS W/ GYP. BD.

CONSTRUCTION DRAWINGS ISSUED

NO.	DESCRIPTION	DATE	BY
1	GENERAL	6-10-97	

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FRIENDSHIP MISSIONARY BAPTIST CHURCH
3300 3rd ST. SOUTH
ST. PETERSBURG, FLORIDA

SECOND FLOOR PLAN

THIS PLAN APPROVED SUBJ. CT. TO ALL APPLICABLE CODES OF THE CITY OF ST. PETERSBURG. THIS PERMIT COVERS BUILDING CONSTRUCTION ONLY. ADDITIONAL PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION.

APPROVED FOR PERMIT
ISSUANCE BY: _____
DATE: _____

NO.	DATE	BY
96-15	6-10-97	

96-15 A12

Committee of the Whole
COASTAL HIGH HAZARD AREA (CHHA)

October 24, 2019

PURPOSE

The purpose of this Committee of the Whole (COW) is a follow-up to the January 24, 2019 COW and the July 25, 2019 COW, to discuss matters pertaining to the Coastal High Hazard Area (CHHA), and possible text amendments to the City's Comprehensive Plan and Land Development Regulations (LDRs), see attached Staff Memos dated January 24th and July 25th. The presentation and discussion considered methods for allowing safe and reasonable increases in residential density within the CHHA, while also leading to a higher standard of construction for all new multi-family development, regardless of whether or not an increase in density was considered. Such elevated design standards are intended to result in structures which are more resilient to storm surge and sea level rise, mitigate for service and infrastructure needs during and immediately following a major storm event, and enable safe re-occupation as quickly as possible following an evacuation.

Following the July 25th COW, staff engaged a consultant to assist in cost estimates for the elevated development criteria. After a review of the estimates along with an analysis of recent multi-family projects in our City, staff revised the draft LDR amendment. The proposed CHHA Design standards were simplified to replace the proposed menu point system with a more streamlined list of requirements. Staff distributed the proposed changes on October 8th and will be holding a stakeholder meeting on October 15th. As shown in the attached latest draft, all multi-family projects will be required to do the following:

1. Prepare Hurricane Evacuation and Re-entry Plan
2. Reduce Risk for Water: elevate an additional 2-feet above the required design flood elevation, for a total of 4-feet above Base Flood Elevation (addresses both Sea Level Rise and Storm Surge)
3. Reduce Risk for Wind: construct the building to meet design requirements of next higher classification of Risk Category, e.g. increase from 145 to 155 mph standard, Category 2 to 3 storm event
4. Enhance Recovery through selection of a Resiliency option: such as provision of on-site storage of solar generated power, increased efficiency HVAC systems, or providing solar or tank-less water heating systems. Projects up to 199 units select one option, projects over 200 units select two options
5. Projects which increase density must mitigate for Hurricane Evacuation Shelter space

Attached is the latest draft of the proposed Comprehensive Plan Amendment text and Land Development Regulation text for consideration by council. Memos from the two previous COWs are also attached for reference.

NEXT STEPS

1. Adoption Public Hearings – DRC, CPPC, City Council

ATTACHMENT A: PROPOSED COMP PLAN AND LDR TEXT AMENDMENTS

City of St. Petersburg
DRAFT Comprehensive Plan Text Amendment
October 3, 2019

Policy LU7.1 in Chapter 3, Future Land Use Element, is hereby amended to read as follows:

The City shall consider flood potential, sea level rise and hurricane hazards when processing map amendment requests in the Coastal High Hazard (“CHHA”). The City shall deny any request to amend the Future Land Use Map for property within the CHHA that results in an increase of residential density, except that the City may, at its sole and absolute discretion, consider approving such amendment based upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment.

- A. Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times. Nothing in this policy shall be construed as superseding or otherwise modifying the local plan amendment requirement of Section 163.3178(8), Florida Statutes, as follows:
1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or
 2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
 3. Appropriate mitigation is provided, no later than the time of development approval, that will satisfy subparagraph A or subparagraph B. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. The City and a developer shall enter into a binding agreement to memorialize the mitigation plan.
- B. Utilization of Existing and Planned infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- C. Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development for coastal storms.
- D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.
- E. Water Dependent Use – The requested amendment is for uses which are water dependent.
- F. Part of Community Redevelopment Plan - The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.

- G. Overall Reduction of Density or Intensity – The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.
- H. Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.
- I. Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.
- J. Location within an Activity Center, Target Employment Center, Special Area Plan – The requested amendment is within an existing or proposed Activity Center, Target Employment Center, or Special Area Plan.
- K. Implements the Goals and Policies of the Integrated Sustainability Action Plan (ISAP), Complete Streets and Health in All Policies (HIAP) – The requested amendment incorporates design elements and programs which further the sustainability and resiliency goals and policies of the ISAP, Complete Streets and HIAP such as LEED or Florida Green Building certification, energy efficiency and reduction, solar infrastructure, Electric Vehicle charging stations, recreational amenities, on-site community garden, pet amenities, recycling program and enhancement of natural systems.
- L. Reduction of Storm Vulnerable Structures – The requested amendment will result in removal of storm vulnerable structures including but not limited to mobile homes, trailers and residences constructed prior to establishment of FEMA elevation requirements.

Policy LU7.5 in Chapter 3, Future Land Use Element, is hereby deleted as follows:

~~When establishing Future Land Use Plan designations through a Comprehensive Plan amendment for annexed properties located within the Coastal High Hazard Area there shall be no net increase in residential density as compared to the Future Land Use Plan of Pinellas County designation(s) existing at the time of annexation of a property without prior written approval of the state Land planning Agency and Pinellas County.~~

Note: Criteria A-I reflect criteria currently found in the Countywide Rules and Plan; Criteria J-L are specific to St. Petersburg's proposed amendment

City of St. Petersburg
DRAFT CHHA LDR Code Amendment
October 8, 2019

SECTION 16.30.040. - DEVELOPMENT IN THE COASTAL HIGH HAZARD AREA (CHHA) ~~AND THE HURRICANE VULNERABILITY ZONE OVERLAY~~⁹⁹

16.30.040.1. - Development regulations.

- A. The Coastal High Hazard Area (CHHA) is the area at or below the elevation of the Category 1 storm surge line as established by the sea, lake and overland surges from hurricanes (SLOSH) computerized storm surge model. The CHHA ~~and the hurricane vulnerability zone are~~ is generally shown on the map in the coastal management element of the Comprehensive Plan. Development within these areas shall be consistent with the goals, objectives and policies of the Comprehensive Plan.
- B. New construction of hospitals, nursing homes and assisted living facilities is prohibited in ~~Hurricane Evacuation Level A Zones~~ the CHHA. ~~The construction or expansion of these uses in Hurricane Evacuation Level B Zones is discouraged.~~
- C. New mobile home parks are prohibited in ~~Evacuation Level A Zone~~ the CHHA.
- D. Solid waste and commercial hazardous waste management facilities including regional storage, treatment or transfer sites are prohibited in the ~~hurricane vulnerability zone~~ CHHA.
- E. New construction of residential multifamily dwelling units resulting from a density/intensity increase from a plan amendment after *adoption date* shall provide for hurricane shelter mitigation. Such mitigation for the impacts attributable to the development shall include one or a combination of the following: payment of a hurricane mitigation shelter fee, contribution of land, or construction of hurricane shelters. A hurricane shelter mitigation fee shall be provided prior to issuance of the certificate of occupancy for the dwelling unit(s), and calculated in accordance with the following formula: TBD. If the property owner elects to contribute land or construct hurricane shelter space, a binding agreement shall be executed regarding such mitigation prior to issuance of a building permit for construction of the residential units.
- F. Construction, expansion or substantial renovations of hotel uses shall provide a Hurricane Evacuation and Closure Plan that complies with all Pinellas County and City of St. Petersburg hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III.
- G. New construction of multi-family residential dwelling units shall provide a Hurricane Evacuation and Re-entry Plan requiring mandatory evacuation in accordance with Emergency Management Directives. The plan shall include operating procedures for how the project will handle loss of off-site or grid power, transition to a backup source of power (if available), and transition back to normal operation. Such requirements shall be incorporated into a legally binding document such as lease documents, condominium rules, homeowner rules, or other such method approved by the POD.

16.30.040.2. – CHHA Design Standards.

- A. Purpose: The City of St. Petersburg is committed to improving the capacity to endure and quickly recover from coastal hazards. This section is intended to ensure that developments are more resilient to storm surge and sea level rise, mitigate for service and infrastructure needs during and immediately following major storm events, and enable safe re-occupation following an evacuation or weather event.
- B. New construction of multi-family residential dwelling units in the CHHA shall achieve LEED Gold certification or higher or shall comply with the following CHHA Design Standards. All projects shall provide both items from Component 1. Projects containing up to 199 units shall provide one item from Component 2. Projects containing 200 units or greater shall provide two items from Component 2.

Component 1: Risk Reduction

Elevate the finished floor with 2 feet of additional freeboard above the required design flood elevation, for a total of 4 feet of freeboard above the BFE (Base Flood Elevation)

Construct building to meet design requirements of next higher classification of Risk Category, per ASCE 7. (e.g. increase from 145 to 155 mph standard, Category 2 to 3 storm event)

Component 2: Recovery

On-site battery storage of solar generated power to keep critical functions working in the event of power failure

Install a cool/high-reflectance roof (coating that is white or has special reflective pigments that reflect sunlight) on at least 75% of the total roof area of the development, with a minimum SRI (solar reflectance index value) of 39 and in accordance with the standards set by the HVWZ

Install a geothermal energy heating & cooling system that serves as least 75% of the project's residential units

Pre-wire all units to accept power provided by on-site solar panels and/or wind turbines

Install a 20+ SEER HVAC system in each dwelling unit

Install a 16-19 SEER HVAC system in each dwelling unit

Install efficient, zone-controlled heating and cooling systems in each residential unit (mini-splits, or smart thermostats, etc.)

Install a solar or tank-less water heating system in each residential unit

Install no fewer than 2 operable windows on no fewer than two exterior walls in each unit

Install a generator for power generation to keep critical functions working in the event of power failure

Install highly-reflective blinds/shades, low-E window film/tint, external/structural shade to reduce solar gain

Provide for a Resilient Common Area with back-up power source to provide air-conditioning and power, food, water and emergency supplies to support residents after a storm event

Provide for a Neighborhood Resilience Hub to provide on-site and neighborhood residents point of distribution of services before and after storm events

Contribute to the Emergency Shelter Fund

Utilize mold-resistant building materials in all kitchens and baths, such as fiberglass-faced drywall, mold-resistant drywall tape, tile, ceramic, terrazzo, or stained concrete, rated "resistant" or "highly resistant" according to UL 2824 and in compliance with ASTM D 3273 standard

Protect coastal property with a living shoreline (LSL) per the US Army Corps of Engineers (USACE) Living Shoreline Permit Standard. (LSLs use natural materials to stabilize the shoreline and maintain valuable fish and wildlife habitat; LSLs utilize a variety of materials such as wetland plants, oyster shell, coir fiber logs, sand, wood, and native rock.)

C. Alternative Methods of Compliance: In lieu of compliance with subsection B above, for Large Tract Planned Development projects and projects which are subject to Site Plan Review, an applicant may propose an alternative method of compliance for review and approval by the DRC. The applicant will need to demonstrate that the site-specific analysis and wholistic resilient design methods meet or exceed the requirements of LEED Gold certification or the CHHA Design Standards through such methods as follows:

- Provision of a site-specific risk assessment analysis;
- Addressing infrastructure improvements such as-wet/dry proofing, raising streets and flood gates;
- Provision of park/green space which allows for standoff buffer during flood events and can be designed in tiers to provide flood capacity; and
- Inclusion of an Operations/Maintenance Component where the development/users actively prepare for an event (e.g., down draining ponds/basins, closing flood gates, etc)