



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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

**SPECIAL EXCEPTION AND
SITE PLAN MODIFICATION
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. Please note that **Commissioner Matt Walker has a conflict in this case**. 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 **scheduled on Wednesday, June 17, 2020 at 10:00 A.M.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

CASE NO.: 20-31000003 PLAT SHEET: E-30

REQUEST: Approval of a Site Plan modification and approval of a large track planned development which is a Special Exception use to redevelopment an existing mobile home park with a 297-unit residential development. The applicant is requesting a variance for specimen tree preservation.

OWNER: St. Pete 454, LLC
240 4th Street North
Saint Petersburg, Florida 33701

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

ADDRESS: 5475 3rd Lane North

PARCEL ID NO.: 31-30-17-61389-000-0010

LEGAL DESCRIPTION: On File

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

SITE AREA TOTAL: 862,043 square feet or 19.79 acres

GROSS FLOOR AREA:

Existing:	66,850 square feet	0.08 F.A.R.
Proposed:	404,107 square feet	0.47 F.A.R.
Permitted:	N/A	

BUILDING COVERAGE:

Existing:	66,850 square feet	8% of Site MOL
Proposed:	189,188 square feet	22% of Site MOL
Permitted:	560,328 square feet	65% of Site MOL

IMPERVIOUS SURFACE:

Existing:	401,661 square feet	47% of Site MOL
Proposed:	559,134 square feet	65% of Site MOL
Permitted:	560,328 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	460,382 square feet	53% of Site MOL
Proposed:	302,909 square feet	35% of Site MOL

PAVING COVERAGE:

Existing:	334,811 square feet	39% of Site MOL
Proposed:	369,946 square feet	43% of Site MOL

PARKING:

Existing:	225; including 0 handicapped spaces
Proposed:	698; including 12 handicapped spaces
Required	373; including 8 handicapped spaces

BUILDING HEIGHT:

Existing:	15 feet
Proposed:	70 feet
Permitted:	93.75 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a multi-development which is a permitted use and for a large track planned development which is a Special Exception use in the NSM-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:

The applicant seeks approval of a site plan modification for a previously approved site plan (19-31000002). The modification includes a redesign of the site and a variance to specimen tree preservation. The applicant is also seeking approval of a large track planned development. The subject property is located in the Edgemoor Neighborhood. The existing property is currently developed with a 150-unit mobile home park.

Current Proposal:

On May 1, 2019, the Development Review Commission (DRC) approved a site plan for a 297-unit multi-family development and a variance to the maximum fence/wall height. The site plan modification will not increase the number of units being proposed and the applicant is still proposing an 8-foot tall fence and wall which was previously granted by the DRC.

The applicant is proposing a gated multi-family community consisting of apartments, carriage homes, courtyard houses and townhomes. The proposed development will be divided into two separate developments. The northern half of the subject property will consist of 22 courtyard styled houses and 23 townhomes. The courtyard style houses and townhomes will be between 2 to 4-stories and vary in size. The main vehicular entrance into the development will be from 1st Street Northeast with secondary entrances from Barnard Place North and 4th Street North. An existing lake is located along the western side of the subject property. The site plan was designed around the lake, with a private street wrapping around the northern side of the lake and the residential units will face the lake. Parallel parking and a sidewalk will be incorporated with the private street. The residences will be located up close to the private road and will have front porche or a front entrance facing the private street. Parking for the residence will be in private garages located to the rear of the residences. Visitors can use the parallel parking spaces or one of the three surface parking areas that are located behind the residences.

The southern portion of the subject property consists of two 4-story garden style apartment buildings and seven 2-story carriage home buildings with a total of 252-dwelling units. The main vehicular entrance into the development will be from 54th Avenue North with secondary entrances from 1st Street North and 4th Street North. The applicant is proposing a pool and a club house on the southside of the existing lake. Pedestrian sidewalks will connect the buildings on site with each other and connect to the public sidewalks in the abutting rights-of-way. There will be large surface parking areas located adjacent to the garden style apartment. Parking will also be provided in individual garages in the first floor of the carriage homes.

Large Tract Development Regulations

The southern portion of the development has been designed pursuant to the Large Tract Development regulations. These regulations are specifically designed to allow alternative design opportunities on large sites with the intent of allowing more creativity within the interior, while ensuring the perimeter of the project remains consistent with the established pattern of the surrounding area. The Large Tract Development regulations allow flexibility regarding transitions between building types and dimensional criteria. One of the specific standards for Large Tract projects requires a buffer between the new taller building and the abutting properties. The proposed building height of the two garden styled apartment buildings is approximately 61 feet. A building of this height requires a buffer of 75 feet. The proposed plan depicts a buffer that is 75 feet at its narrowest. The buildings located within the buffer are consistent with the established development pattern. Staff finds that the proposed plan is consistent with the Large Track Development Regulations.

Elevations

The proposed apartment buildings will be of a traditional style of architecture. The structures will be finished with stucco and hardie board with asphalt and concrete tile hip and gable roofs. The facades have been articulated with the use of roof brackets, metal awnings, projecting balconies, changes in building materials and breaks in the plane of the building façade.

VARIANCE:

Specimen Tree Preservation

Required:	25% or 537 inches DBH
Proposed:	21% or 448 inches DBH
Variance:	4% or 89 inches DBH

The site currently has 2,146 diameter inches of specimen trees. Given that the site has more than 151 diameter inches, 25 percent or 537 diameter inches of the 2,146 diameter inches must be preserved. The applicant is proposing to preserve 21 percent or 448 diameter inches.

The existing trees were planted based on the existing development pattern. Given the existing site was for a mobile home park and is being redeveloped with fewer buildings that are significantly larger with expansive parking areas does make it more difficult to preserve the existing trees. The site is located in a flood zone, the existing grade will need to be modified to comply with FEMA standards. Elevating the grade can upset the root systems of the existing specimen trees, making long-term survival unlikely.

If development does disrupt/threaten existing specimen trees, the applicant will be required to plant replacement trees to mitigate for the loss of required tree preservation. The requirement for mitigation is outlined in the conditions below. The DRC has approved such variances in the past in the northern section of the City to meet FEMA regulations. The DRC has previously approved multiple variances to specimen tree preservation including: a 100 percent variance to tree preservation for a property located on Gandy, east of 4th Street North and a 100% percent tree preservation variance for the site directly east of 10th Way North and 118th Avenue North, both due to the need to raise the site to meet FEMA regulations.

Public Comments:

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

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

- 1. Variance to specimen tree preservation;**
- 2. Site plan modification; and**
- 3. Large track planned development, subject to the Special Conditions of Approval.**

C. SPECIAL CONDITIONS OF APPROVAL:

- 1. The applicant shall plant an additional 89 inches of trees in addition to those trees required by Code.**
- 2. All buildings on-site shall be connected via a sidewalk network.**
- 3. The sidewalks on private property shall connect to the public sidewalks in the abutting rights-of-way.**
- 4. The vehicular entrance drive from Barnard Place North shall be redesigned as a right-turn egress drive and include a right-turn only sign. If the egress drive is not required to comply with Fire Department access requirements, the drive shall be no wider than 11-feet and include a raised City Type A-curb. If the egress drive is required to comply with Fire Department access requirements, the drive can be widened to 15-feet and include a 5-foot wide mountable curb.**

5. The crosswalks in the parking lot shall be constructed from a different material than the parking lot. The use of asphalt as part of the sidewalk or crosswalk shall not be permitted.
6. Crosswalks shall be added in front of the townhomes to connect the sidewalks on either side.
7. Decorative open fencing shall be provided along the public rights-of-way. The installation of the fencing is at the discretion of the applicant.
8. The rear of the structures that are oriented towards the public rights-of-way shall resemble a front of a building and have the same level of architectural detail as the front elevations.
9. Pedestrian scale lighting shall be installed along the internal sidewalk network.
10. The shade trees that are required to be installed in the exterior green yard shall be installed on the exterior perimeter of the 8-foot high decorative fence.
11. All buildings on-site shall comply with Section 16.20.030.11 Building Design.
12. The proposed location of on-site dumpsters shall be approved by the City's Sanitation Department.
13. Mechanical Equipment shall be screened from the abutting rights-of-way with architectural features that match the building.
14. Exterior lighting shall comply with Section 16.40.070.
15. Bicycle parking shall comply with Section 16.40.090.4.1.
16. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated April 18, 2019.
17. This approval will be valid for 36 months beginning on the expiration date of the final emergency order of Pinellas County or the City of St. Petersburg related to the COVID-19 pandemic, whichever is later. 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.

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

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

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

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

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

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

The land uses of the surrounding properties are:

- North: **Residential Medium, Planned Redevelopment Residential and Planned Redevelopment Mixed-use**
- South: **Residential Medium and Planned Redevelopment Mixed-use**
- East: **Residential Medium and Residential Urban**
- West: **Planned Redevelopment Mixed-use**

REPORT PREPARED BY:



Corey Malyszka, AICP, Urban Design and Development Coordinator 6.8.20
Development Review Services Division DATE
Planning and Development Services Department

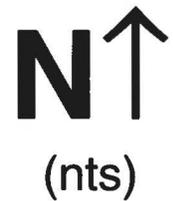
REPORT APPROVED BY:



Jennifer Bryja, AICP, Zoning Official (POD) 6.8.20
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.: 20-31000003
 Address: 5475 3rd Lane North



NEW NORTHEAST
 DRC SITE PLAN

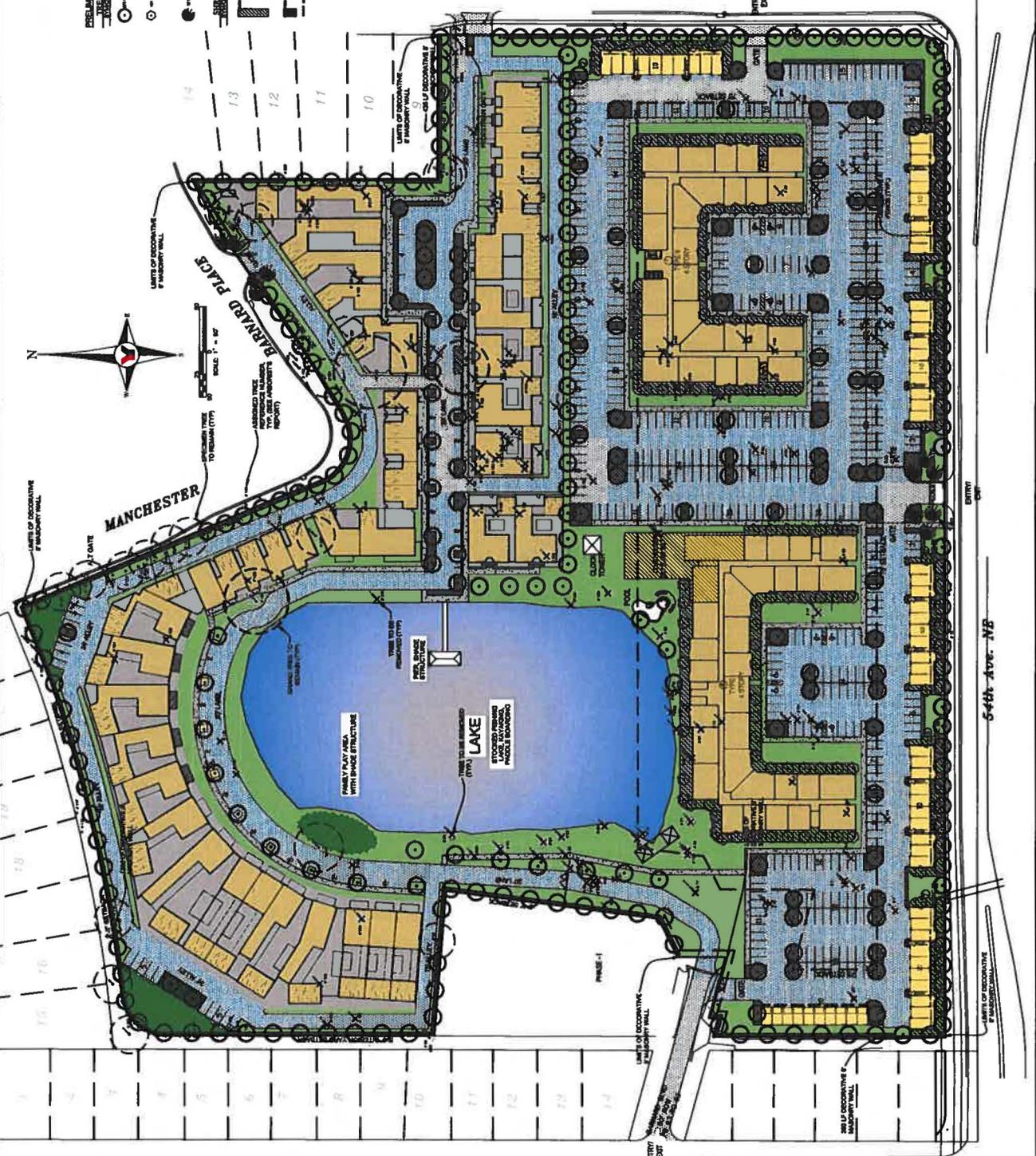
SECTION 31, TOWNSHIP 30 S., RANGE 17 E.

ST. PERE 454
 240 4TH STREET NORTH
 ST. PETERSBURG, FLORIDA 33707

George F. Young, Inc.
 1905 4TH STREET, ST. PETERSBURG, FLORIDA 33707
 PHONE (772) 325-1111
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 LICENSE NO. 12547
 SPECIALTY: LANDSCAPE ARCHITECTURE



NO.	DATE	DESCRIPTION
1	12/15/11	PRELIMINARY LAYOUT
2	01/10/12	REVISED LAYOUT
3	02/01/12	REVISED LAYOUT
4	03/01/12	REVISED LAYOUT
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100	03/01/20	REVISED LAYOUT



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FRONT ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



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 5335 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.5538 | www.humphreys.com

PRIDGEN DEVELOPMENT

CHARACTER ELEVATIONS

NEW NORTHEAST
 ST PETERSBURG, FL
 HP#17438

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SCALE: 3/32" = 1'-0" (24"x36" SHEET)



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PRIDGEN DEVELOPMENT

CHARACTER ELEVATIONS

NEW NORTHEAST
 ST. PETERSBURG, FL
 10/04/17/2020

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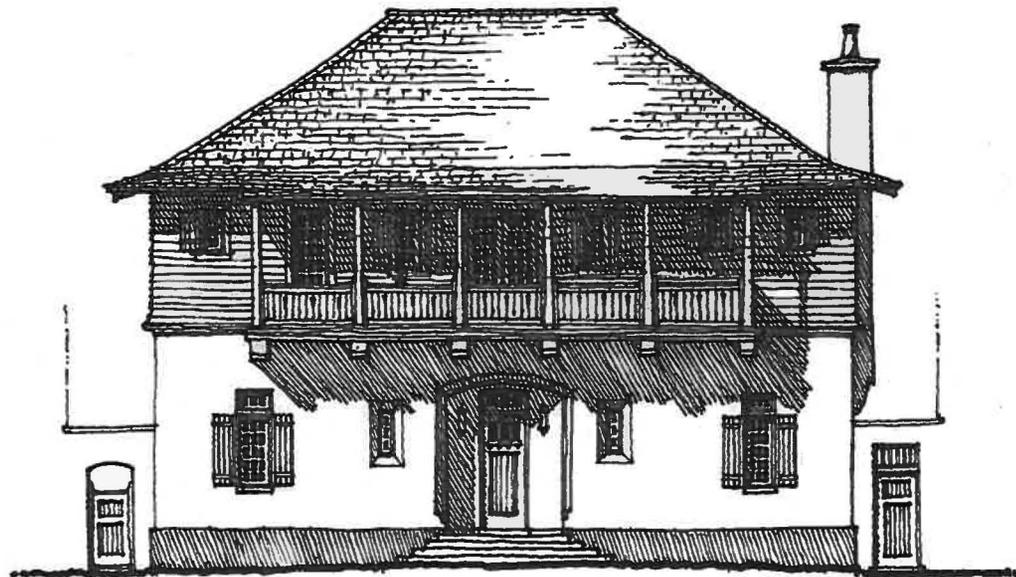
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PRIDGEN DEVELOPMENT

CHARACTER ELEVATIONS

NEW NORTHEAST
 ST PETERSBURG, FL
 MP#6 17458

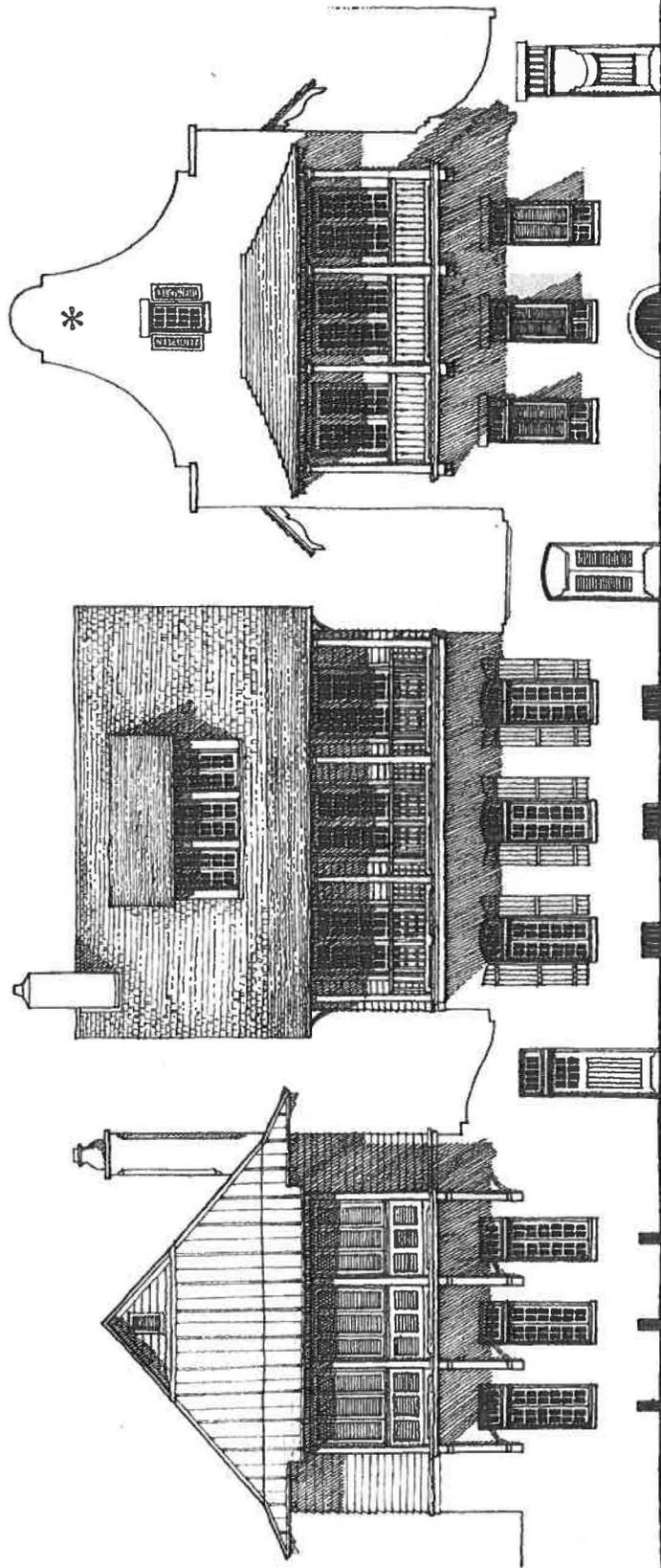
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STREET ELEVATION

Large Courtyard House

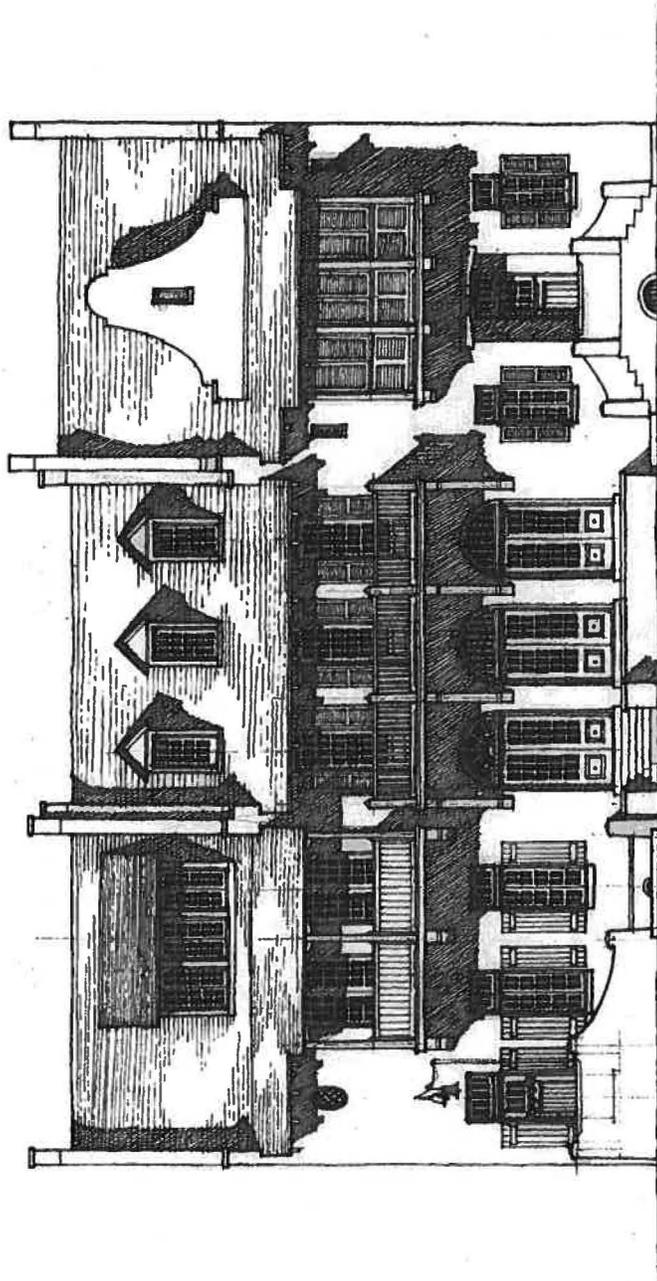
COOPER JOHNSON SMITH PETERSON
ARCHITECTS & TOWN PLANNERS



STREET ELEVATION

Courtyard Houses

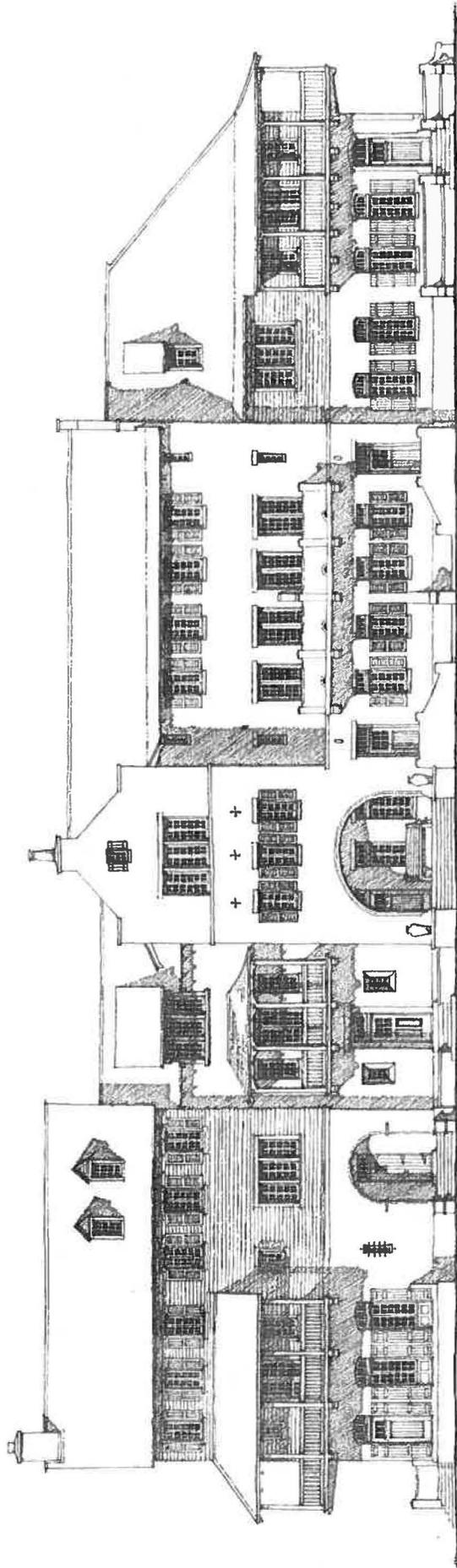
COOPER JOHNSON SMITH PETERSON
ARCHITECTS & TOWN PLANNERS



STREET ELEVATION

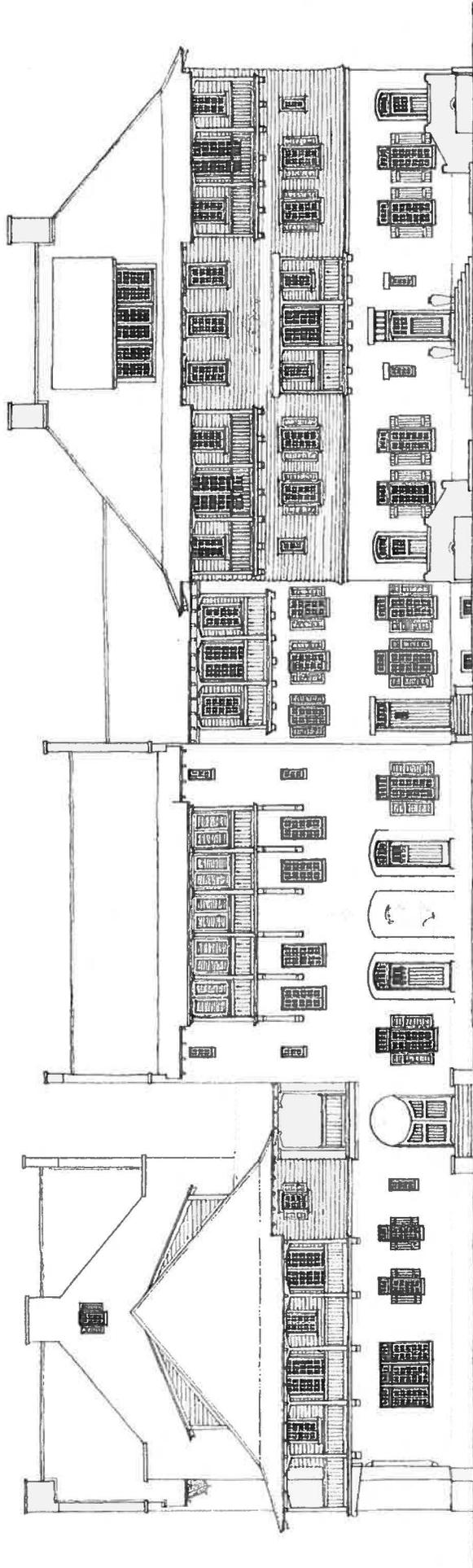
Neighborhood Townhouses

COOPER JOHNSON SMITH PETERSON
ARCHITECTS & TOWN PLANNERS



Urban Townhouses

COOPER JOHNSON SMITH PETERSON
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Urban Townhouses

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**NARRATIVE IN SUPPORT OF SPECIAL EXCEPTION AND SITE PLAN
APPLICATION**

St. Pete 454, LLC (“Owner”) is the owner of the property located at 5475 3rd Lane N, St. Petersburg (the “Property”). The Property is zoned NSM-1, which permits single and multifamily residential uses by right, and large tract planned developments by special exception.

The Owner is requesting a special exception for the southern portion of the Property as a large tract planned development, site plan modification for the northern portion of the Property and a variance to the minimum specimen tree preservation requirement.

Project

The existing site plan was approved by the Development Review Commission on May 1, 2019 in Case No.: 19-31000002 and permits the development of the Property with a 297 unit residential project, together with a variance to the maximum fence/wall height from six to eight feet. While the Owner is proposing to change the design of the project by this application, there will be no change to the density or permitted uses.

The Owner is proposing to modify the existing site plan on the northern portion of the Property under the NSM-1 district. Structures will meet or exceed the NSM-1 development standards, and no setback or height variances are being requested.

On the southern portion of the Property, the Owner is utilizing the large tract planned development requirements. A 75 ft buffer is being provided from the property line. Within the buffer, structures will meet or exceed the NSM-1 development standards and not exceed two stories high. Within the interior, structures will not exceed 70 ft high, which is substantially lower than the maximum permitted height of 93.75 ft.

The Owner is proposing no change to the previously granted fence/wall height variance and will continue to utilize it in the project.

Finally, the Owner is requesting a variance to reduce the minimum specimen tree preservation requirement in Sec. 16.40.060.2.1.3(D)(8) of the Code from 25% to 21%. Every effort will be made to preserve specimen trees when possible, but several are close enough to improvements or significant grading that there is concern about their survivability during construction. The current landscape plan shows the preservation of 448 inches (dbh) of specimen trees out of a total of 2,146 inches (dbh) of specimen trees on the Property—a 21% preservation ratio. While it is certainly possible that more trees may end up being preserved and put the project over the 25% requirement, in order to avoid the need to apply for a variance during the final design and permitting stage, the Owner is requesting a variance with this application.

Discussion of Standards of Review for Site Plans
(Sec. 16.70.040.1.4 of the Land Development Code)

1. *The use is consistent with the Comprehensive Plan;*

The proposed use is consistent with the Comprehensive Plan.

2. *The property for which a site plan review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;*

The land use and zoning for the Property permit the proposed use.

3. *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 the county, respectively;*

The proposed use complies with these items and meets or exceeds all code requirements. Access to the Property is provided on Barnard Blvd., 54th Ave. NE, 1st St. N, Barnard Pl. and Manchester St. N, which are city roads.

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

The proposed use complies with these items and meets or exceeds all code requirements.

5. *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;*

Traffic impacts were previously considered and approved when the Property was initially entitled and when the existing site plan was approved. No change in density or increase in traffic impacts is proposed with this application.

6. *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 City ordinance, county ordinance, or SWFWMD;*

The proposed use complies with these items and meets or exceeds all code requirements.

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

No signage or lighting is shown on this application; however, any signage or lighting for the project will meet or exceed all code requirements.

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

The proposed use complies with these items and meets or exceeds all code requirements. On the south end of the Property, buildings exceeding two stories are setback in excess of 75 ft from the property line. Buildings within the 75 ft setback do not exceed two stories and are setback further from the property line than adjacent properties. On the north end of the Property, buildings are setback in excess of the minimum requirements for the NSM-1 district. No setback or height variances are being requested.

Buildings and open space have been designed to take advantage of the pond located in the center of the Property.

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

There are no known environmental, historic or archaeological features on or near the Property. The proposed residential use is compatible with the surrounding residential and mixed-use neighborhood.

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

The proposed use is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of residential and mixed-uses and the project will likely enhance property values in this area.

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

The proposed use complies with these items and meets or exceeds all code requirements. No adverse effects of noise, lights, dust, fumes and other nuisances is

expected given the compatibility of the residential nature of the project with surrounding residential and mixed-uses.

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

The Property consists of almost 20 acres and is of sufficient size for the development proposed and is appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

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

The proposed use complies with these items and meets or exceeds all code requirements. The existing pond on the Property is a central feature of the project.

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

There are no known historic or archaeological features on or within 200 ft of the Property.

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

The proposed use complies with this item and meets or exceeds all code requirements.

16. *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.*
- c. *Sanitation.*
- d. *Parks and recreation.*
- e. *Drainage.*

The proposed use will meet all adopted levels of service.

Discussion of Standards of Review for Special Exceptions
(Sec. 16.70.040.1.5 of the Land Development Code)

1. *The use is consistent with the Comprehensive Plan;*

The proposed use is consistent with the Comprehensive Plan.

2. *The property for which a special exception is requested shall have valid land use and zoning for the proposed use prior to the public hearing;*

The land use and zoning for the Property permit the proposed use.

3. *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 the county, respectively;*

The proposed use complies with these items and meets or exceeds all code requirements. Access to the Property is provided on Barnard Blvd., 54th Ave. NE, 1st St. N, Barnard Pl. and Manchester St. N, which are city roads.

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

The proposed use complies with these items and meets or exceeds all code requirements.

5. *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;*

Traffic impacts were previously considered and approved when the Property was initially entitled and when the existing site plan was approved. No change in density or increase in traffic impacts is proposed with this application.

6. *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 City ordinance, county ordinance, or SWFWMD;*

The proposed use complies with these items and meets or exceeds all code requirements.

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

No signage or lighting is shown on this application; however, any signage or lighting for the project will meet or exceed all code requirements.

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

The proposed use complies with these items and meets or exceeds all code requirements. On the south end of the Property, buildings exceeding two stories are setback in excess of 75 ft from the property line. Buildings within the 75 ft setback do not exceed two stories and are setback further from the property line than adjacent properties. On the north end of the Property, buildings are setback in excess of the minimum requirements for the NSM-1 district. No setback or height variances are being requested.

Buildings and open space have been designed to take advantage of the pond located in the center of the Property.

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

There are no known environmental, historic or archaeological features on or near the Property. The proposed residential use is compatible and consistent with the surrounding residential and mixed-use neighborhood.

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

The proposed use is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of residential and mixed-uses and the project will likely enhance property values in this area.

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

The proposed use is not expected to cause any detrimental effects on living or working conditions in the neighborhood. The proposed residential use is compatible and consistent with the surrounding residential and mixed-use neighborhood.

12. *Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed*

development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

The proposed use complies with these items and meets or exceeds all code requirements. No adverse effects of noise, lights, dust, fumes and other nuisances is expected given the compatibility of the residential nature of the project with surrounding residential and mixed-uses.

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

The Property consists of almost 20 acres and is of sufficient size for the development proposed, and is appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

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

The proposed use complies with these items and meets or exceeds all code requirements. The existing pond on the Property is a central feature of the project.

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

There are no known historic or archaeological features on or within 200 ft of the Property.

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

The proposed use complies with this item and meets or exceeds all code requirements.

17. *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.*
- c. Sanitation.*
- d. Parks and recreation.*
- e. Drainage.*

The proposed use will meet all adopted levels of service.

Discussion of Standards of Review for Variances

(Sec. 16.70.040.1.6 of the Land Development Code)

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;*
 - b. *Substandard lot. If the site involves the utilization of an existing legal nonconforming lot which is smaller in width, length or area from the minimum lot requirements of the district;*
 - c. *Preservation district. If the site contains a designated preservation district;*
 - d. *Historic resources. If the site contains historical significance;*
 - e. *Significant vegetation or natural features. If the site contains 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;*
 - g. *Public facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals;*

The Property is a redevelopment project involving an existing mobile home park. The Property also contains many specimen trees, which, if preserved as required by the code, prevent the desired redevelopment and higher utilization of the Property.

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

The Applicant has taken no action to cause the existing condition of the Property. The existing development on the Property dates back to the 1940's, which significantly predates the Applicant's ownership and the code.

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

Without a variance, the Applicant would be forced to redesign the project in a manner which would result in the underutilization of the Property. This would result in an unnecessary hardship to the Applicant and would be contrary to the purpose of the code and other city ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment.

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

As just discussed, strict application of the code would force the Applicant to redesign the project in a manner which would result in the underutilization and unreasonable use of 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 Applicant is requesting the minimum variance necessary to allow for its design of the project. The Applicant is committed to making every effort to preserve specimen trees wherever possible.

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

Granting the variance will permit the Applicant to redevelop the Property with a design that results in the most efficient utilization of the Property. Doing so is consistent with the purpose of the code and other city ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment.

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

Granting the variance will have no impact on neighboring properties or otherwise detrimental to the public welfare.

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

The Applicant believes it has met this criterion.

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 Applicant is not relying on any of these items to justify the requested variance.

Discussion of Standards of Review for Planning and Zoning Decisions, Generally
(Sec. 16.70.040.1.E of the Land Development Code)

- E. *Standards for review. In reviewing the application for a planning and zoning decision in addition to the standards of review applicable to the decision, the POD, commission or the City Council shall consider whether the proposed amendment is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the plan.*

The application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment.

**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: May 6, 2020

SUBJECT: Site Plan Review

FILE: 20-31000003 (Previously File # 19-31000002)

LOCATION 5475 3rd Lane North; 31/30/17/61389/000/0010

ATLAS: E-30 **ZONING:** Neighborhood Suburban Multi-Family (NSM-1)

REQUEST: Approval of a Site Plan modification and a large track planned development to redevelopment on existing mobile home park with a 297-unit residential development. The applicant is requesting a variance for specimen tree preservation.

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

SPECIAL CONDITIONS OF APPROVAL:

1. With the submittal of and detailed review of existing utility locations and proposed utility construction plans, the applicant shall be required to maintain public utility service to all adjacent properties and shall dedicate additional public utility easement over any public infrastructure which remains in service within or along the perimeter of the project boundary to provide sufficient easement width for public maintenance per the attached minimum easement size chart. Easement must be centered over the utility. Easement may also be required as necessary to assure access to public infrastructure which must remain in service for adjacent properties.

2. No building or other structure or significant landscaping shall be erected on any public easement which impacts the City's ability to use the easement for the intended purpose of public utility maintenance. If public maintenance needs require excavation of the easement, all costs involving repairing of hard surfaces, removal and replacement of private fences, landscaping, etc. which are placed within public easement by the property owner shall remain be the restoration responsibility of the property owner.

The block/masonry wall shown on the attached plans may not be located within public easement areas and landscaping placed within public easement areas must be limited to shallow rooted small trees and shrubs and may not be planted within 5' of a public utility.

3. As part of the redevelopment project and at the sole expense of the developer, all existing sanitary sewer service piping and service laterals which exist within and extend to the development site must be removed,

plugged, and properly isolated from the public sanitary sewer system to prevent infiltration. All new laterals, sewer mains, manholes and cleanouts shall be installed by the developer as part of the redevelopment project to offset any increase in sanitary sewage generated by the additional 80 dwelling units (297 new dwelling units – 217 mobile homes = 80 net new units).

4. City records indicate that the roadway within the right-of-way Barnard Blvd. North drains into this property. The existing drainage must continue to flow thru the site or with City approval of a plan may be conveyed with a new route thru and/or around the site. If routed thru the site, the applicant must dedicate Public Drainage Conveyance Easement over the path of the drainage conveyance thru the site.

5. The scope of this project triggers compliance with the Drainage and Surface Water Management Regulations found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm. The tailwater condition used in the design shall be clearly identified in the stormwater report. Prior to approval of a plan, the owner's engineer of record shall verify that existing public 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.

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. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria.

A site grading plan shall be developed by the project Engineer of Record to assure that no stormwater runoff is directed onto neighboring private properties.

6. 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 NSM zoning district, public sidewalks are required along the north and west sides of all adjacent public right of way if not existing. The public sidewalk required within the right-of-way of 54th Avenue North and 1st Street North must be 6' wide, sidewalk along the west side of Manchester Street North will need to be 4' wide.

Public sidewalk easement may be required adjacent the Manchester Street North right-of-way and at the corner of 1st Street North and 54th Avenue North to allow for the construction of a public sidewalk.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

7. Habitable floor elevations for shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City

datum.

8. 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 wastewater Concurrency Form (ECID Form Permit 005), 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 Concurrency 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.

9. 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.

10. 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.

11. The project must meet the minimum requirements for automobile stacking at all entrances to the property if a remote-control gate is used. Note that card readers will not be allowed within the City right-of-way and must be located on private property.

12. Any public easements or right of way within the property which conflict with the proposed construction project must be vacated. Initiate any required vacation requests through the City's Zoning division.

13. All required infrastructure (utilities, stormwater pond, parking lots & roadways) within the property boundary shall be privately owned and maintained by a Homeowner's Association.

14. A Right of Way 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.

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) 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 TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed 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. 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.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control 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 TTC 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 TTC plan.

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

MINIMUM EASEMENTS SIZE REQUIRED FOR WATER MAINS, RECLAIMED MAINS AND SANITARY SEWERS

↓ DEPTH FT.

PIPE SIZE →

	2"	4"	6"	8"	10"	12"	15"	16"	18"	20"	21"	24"	27"	30"	36"-42"	48"-60"
3'	15'	15'	15'	20'	20'	20'	25'	25'	25'	25'	30'	30'	30'	30'	30'	40'
4'	15'	15'	15'	20'	20'	20'	25'	25'	25'	25'	30'	30'	30'	30'	30'	40'
5'	15'	15'	15'	20'	20'	20'	25'	25'	25'	25'	30'	30'	30'	30'	30'	40'
6'	15'	15'	15'	20'	20'	20'	25'	25'	25'	25'	30'	30'	30'	30'	40'	40'
7'	15'	15'	15'	20'	20'	20'	25'	25'	25'	25'	30'	40'	40'	40'	40'	50'
8'	15'	15'	15'	20'	20'	20'	25'	25'	25'	25'	30'	40'	40'	40'	40'	50'
9'	15'	15'	15'	20'	20'	20'	25'	25'	25'	25'	30'	50'	50'	50'	50'	50'
10'	15'	15'	15'	30'	30'	30'	30'	30'	30'	30'	30'	50'	50'	50'	50'	50'
11'	15'	15'	15'	30'	30'	30'	30'	30'	30'	30'	30'	50'	50'	50'	50'	50'
12'	15'	15'	15'	30'	30'	30'	30'	30'	30'	30'	30'	50'	50'	50'	50'	50'



**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 **scheduled on Wednesday, June 17, 2020 at 10:00 A.M.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

CASE NO.: 20-32000005 PLAT SHEET: R-18

REQUEST: Approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square-foot building and construct a new 25,238 square-foot building in the NS-1 zoning district.

OWNER: PARC Housing, Inc.
3100 75th Street North
Saint Petersburg, Florida 33710

AGENT: Steve Klar
28473 US Highway 19 North, Suite 602
Clearwater, Florida 33761

ADDRESSES AND
PARCEL ID NOS.: 3100 75th Street North; 07-31-16-92880-003-0010,
07-31-16-92898-003-0090,
07-31-16-92898-003-0091,
3190 75th Street North; 07-31-16-92898-003-0100

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-1)

SITE AREA TOTAL: 301,940 square feet or 6.9 acres

GROSS FLOOR AREA:

Existing:	89,309 square feet	.30 F.A.R.
Proposed:	86,978 square feet	.29 F.A.R.
Permitted:	105,679 square feet	.35 F.A.R.

BUILDING COVERAGE:

Existing:	75,064 square feet	25 % of Site MOL
Proposed:	72,738 square feet	24 % of Site MOL
Permitted:	181,163 square feet	60 % of Site MOL

IMPERVIOUS SURFACE:

Existing:	185,146 square feet	61 % of Site MOL
Proposed:	183,579 square feet	61 % of Site MOL
Permitted:	181,164 square feet	60 % of Site MOL

OPEN GREEN SPACE:

Existing:	116,794 square feet	39 % of Site MOL
Proposed:	118,360 square feet	39.5 % of Site MOL

PAVING COVERAGE:

Existing:	110,082 square feet	36.5 % of Site MOL
Proposed:	111,450 square feet	36.9 % of Site MOL

PARKING:

Existing:	135; including 7 handicapped spaces
Proposed:	165; including 9 handicapped spaces
Required	135; including 7 handicapped spaces

BUILDING HEIGHT:

Existing:	+/- 14 feet
Proposed:	27.5 feet
Permitted:	36 feet

APPLICATION REVIEW:

- I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a Private School (Pre-K through 12th grades) which is a Special Exception use within the NS-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Special Exception to allow a private school and a major modification to an existing site plan to demolish an existing 27,901 square foot building and construct a new 25,238 square foot building in the NS-1 zoning district. The subject property is owned and operated by the Pinellas Association for Retarded Children (PARC). The property includes four parcels bordered by 32nd Ave (north), 75th Street (east), 30th Ave N (south) and 76th Way (west). Properties to the north are commercial and zoned Corridor Commercial Suburban. Properties to the East are commercial and zoned Industrial Suburban. A baseball field is to the south zoned Neighborhood Suburban Estate, and properties to the west host single-family homes and are zoned Neighborhood Suburban Single-family.

History: PARC provides opportunities for work, advocacy, housing, education and community engagement to develop the life skills of individuals with intellectual and developmental disabilities. In June of 1990, the subject property was approved by Site Plan Review 625B to construct a +/- 6,100 square foot Day Care Facility for +/- 120 children with a request for greenspace parking. Within the staff report for case SPR-625B, it was determined that PARC was originally approved by the Environmental Development Commission on July 29th, 1977 by case SPR-72. The facility received a parking variance on September 21st, 1983; received an 11-space greenspace parking approval on October 20th, 1982; and received setback variances on December 21st, 1984 for two of their dormitories from 50-feet required to 30-feet, and May 6th, 1987 for the facility's cafeteria building from 50-feet required to 40-feet. Existing uses of the property include Daycare, assisted living (two structures with 48 and 16 beds), private school, adult training, administrative offices, and playground.

Current Proposal: The proposed project is to replace the existing Discovery Learning Center, which will have classrooms, a commercial kitchen, and offices. The classrooms will provide education and programs for children ages 0-5 years of age. PARC's school is a licensed non-profit school, which currently serves 155 children. With the construction of the proposed building, the school's license will be updated to allow 167 children at the school. 10-15 additional children may be on site for non-school related programs on any given day. Additionally, 100 adults will be enrolled in adult training within the multi-purpose room.

The proposed site plan reduces the building coverage of the property by 2,326 square feet, reduces the impervious surfaces by 1,567 square feet, and adds an additional 30 vehicle parking spaces on site, 9 of which will be handicapped parking spaces. Currently, the site has 135 parking spaces, 7 of which are handicap spaces. This will increase parking to 165 total vehicle spaces. Additionally, the applicants propose to fence in their existing playground and repair an existing driveway.

Public Comments: The applicants sent notice to the required residents, property owners, the Jungle Terrace Neighborhood Association, CONA and FICO. Staff has not received any public comments on this case.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of this request.

B. SPECIAL CONDITIONS OF APPROVAL:

1. This Special Exception/Site Plan approval shall be valid through April 1, 2023. 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. Long-term and short-term bicycle parking shall be provided on site per sections 16.40.090.4.1 and 16.40.090.4.2 of the Land Development Regulations.
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. 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. Per the City code a 4' public sidewalk is required within the north right-of-way of 30th Avenue North and within the west right-of-way of 75th Street North adjacent to this property. 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.
3. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *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.
4. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from 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 wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-8937238. 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 Concurrency 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.
5. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. 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 per current City Engineering Standards and Specifications.
 6. 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.
 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 the approval of any permits.

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.

The use of this property for a Daycare, non-profit school, and adult training center is consistent with the comprehensive plan and Land Development regulations. The uses of this property have been in place since first approved in 1977. It is the intent of the Comprehensive Plan and Land Development Regulations to allow grandfathered or Special Exception uses to continue until such time that they become abandoned.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;

The proposed use is a Special Exception use for the NS-1 zoning district per the Use Permissions, Parking Requirements and Zoning Matrix of the Code.
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;

The City's Transportation Department has reviewed the Site Plan proposed. The site must provide short-term and long-term bicycle parking to satisfy sections 16.40.090.4.1 and 16.40.090.4.2 of the Land Development Regulations. Otherwise, the Transportation Department does not have any issues or concerns with the case.
- 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;

Per section 16.40.090, all Parking for vehicles and bicycles are required to meet standards for location and dimensions to ensure safety for all occupants of the property. A revised site plan showing where the permanent bicycle parking spaces will be provided is to be approved by Development Review Services staff before permits are issued for construction.

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- The City's Transportation Department has reviewed the Site Plan and has not indicated that this would be necessary. The applicants will provide an additional 30 parking spaces on site while reducing the overall gross floor area of the buildings on site. PARC has a fleet of buses used to transport students and adults to the facility. These buses will continue to be utilized and no major increase to the facility's traffic patterns are expected.
- 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;
- PARC will be required to comply with Sign Code regulations for the NS-1 zoning district.
- 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;
- Past Site Plan approvals saw that nearby residents were concerned about the setbacks of the buildings on this site. The setbacks of these buildings meet the NS-1 standard and the site retains adequate green space to blend with the baseball park to the south and transition from the single-family residents to the west to the industrial uses to the east.
- 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. 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;
- L. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- M. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;

- N. 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).
- O. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- P. 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: **I - Institutional**

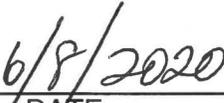
The land uses of the surrounding properties are:

North: Planned Redevelopment Mixed Use
South: **Recreation/Open Space**
East: **Industrial Limited**
West: **Residential Urban**

REPORT PREPARED BY:

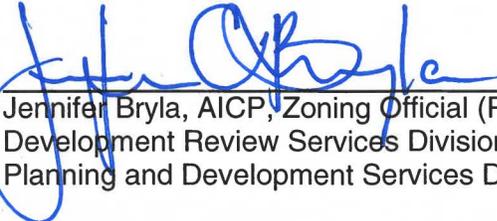


Jaime Jones, AICP, Staff Planner II
Development Review Services Division
Planning and Development Services Department



DATE

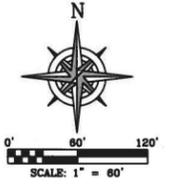
REPORT APPROVED BY:



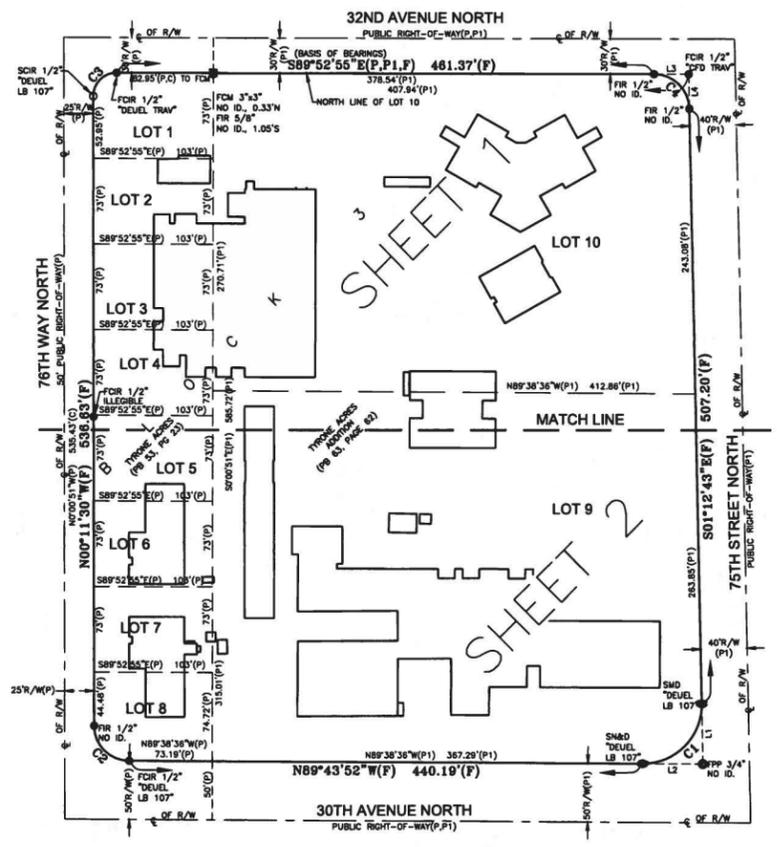
Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department



DATE



- LEGEND**
- A/C AIR CONDITIONER
 - ADA AMERICANS WITH DISABILITIES ACT
 - DETECTABLE SURFACE
 - BFPD BACK FLOW PREVENTION DEVICE
 - BULD BUILDING
 - Cf CURVE - SEE CURVE TABLE
 - CSW CALCULATED CONCRETE BLOCK WALL
 - CFD C. FRED DEUEL AND ASSOCIATES, INC.
 - CP CAST IRON PIPE
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - C/T CURB TIE
 - CRW CONCRETE RETAINING WALL
 - ERCP ELLIPTICAL REINFORCED CONCRETE
 - FRP FIBRE REINFORCED POLYMER
 - EP EDGE OF PAVEMENT
 - EL ELEVATION
 - F FIELD
 - FCR FOUND CAPPED IRON ROD
 - FCM FOUND CONCRETE MONUMENT
 - FTE FINISHED FLOOR ELEVATION
 - FHA FIRE HYDRANT ASSEMBLY
 - FRP FOUND IRON PIPE
 - FR FOUND IRON ROD
 - FN&D FOUND NAIL AND DISK
 - FPC FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
 - FPP FOUND FINCHED IRON PIPE
 - F/T FENCE TIE
 - GI GRATE INLET
 - ID IDENTIFICATION
 - L LINE - SEE LINE TABLE
 - LD LEGAL DESCRIPTION
 - LB LICENSED BUSINESS
 - LP LIQUID PROPANE
 - MH MANHOLE
 - NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
 - NGS NATIONAL GEODETIC SURVEY
 - NO. NUMBER
 - OH OVERHEAD WIRES
 - OR OFFICIAL RECORD BOOK
 - (P) PLAT BOOK 53, PAGE 23
 - (P1) PLAT BOOK 63, PAGE 62
 - PB PLAT BOOK
 - PC PAGE/PAGES
 - PLS PROFESSIONAL LAND SURVEYOR
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - PVC POLY VINYL CHLORIDE PIPE
 - PWFC POLY WOOD FENCE
 - P/T PAVEMENT TIE
 - RCP REINFORCED CONCRETE PIPE
 - RNC RAIN GUTTER
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - SAN. SANITARY
 - SCR SET CAPPED IRON ROD
 - SCD SANITARY CLEAN-OUT
 - SN&D SET NAIL AND DISK
 - SW/T SIDEWALK TIE
 - TBM TEMPORARY BENCHMARK
 - TOS TOP OF BANK
 - TOS TOP OF SLOPE
 - TRAV TRAVERSE
 - TYP TYPICAL
 - TWP TOWNSHIP
 - VCP VITRIFIED CLAY PIPE
 - WF WOOD FENCE
 - ASPHALT
 - BRICK
 - CONCRETE



- DESCRIPTION:**
- (OR 3888, PG 413)
LOTS 1 THROUGH 6 INCLUSIVE, BLOCK 3, TYRONE ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 23, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- (COMPILED OF ORA 7)
LOTS 9 AND 10, BLOCK 3, TYRONE ACRES ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 62, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- SURVEYOR'S REPORT:**
- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 10, BLOCK 3, TYRONE ACRES ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 62, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING S89°52'55"E AS SHOWN ON SAID PLAT.
 - THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SA-17.051) FACT, IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THIS STANDARD.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
 - NO EXAMINATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
 - RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
 - THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
 - THE SITE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 12103C0211C, COMMUNITY NUMBER 125146, EFFECTIVE DATE SEPTEMBER 3, 2000. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON THIS MAP ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THIS MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFE) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
 - SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT DOES CONSTITUTE NEITHER A GUARANTEE NOR A WARRANTY.
 - UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
 - ELEVATIONS ARE BASED ON NGS BENCHMARK "SEVEN A" (P10) (A09098) HAVING AN ELEVATION OF 47.20 FEET NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
 - TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. TREE LOCATIONS MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
 - INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAG.ORG. ON 1/05/2018.
 - THIS SURVEY CONSISTS OF THREE (3) SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH ONE ANOTHER. THIS SURVEY IS NOT COMPLETE WITHOUT ALL THREE (3) SHEETS.
 - PLASTER ON BUILDINGS AND BENCHES EXIST ON THIS SITE THAT WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
 - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/60 OR SMALLER.
 - THIS SURVEY IS BASED ON U.S. FEET.
 - THE SUBJECT PARCEL CONTAINS 301,939 SQUARE FEET, (6.932 ACRES) MORE OR LESS.

SYMBOL LEGEND

---	BACK FLOW PREVENTION DEVICE	⊕	IRRIGATION CONTROL VALVE
⊙	BOLLARD	⊕	IRRIGATION WATER VALVE
⊖	CABLE TIE BOX	⊕	LIGHT POLE
⊖	CLEANOUT	⊕	METAL POLE (2.5" DIAMETER)
⊖	CONCRETE LIGHT POLE	⊕	MISCELLANEOUS TREE
⊖	CONCRETE MONUMENT (FOUNDS)	⊕	MONITORING WELL
⊖	CROSS WALK POLE	⊕	NAIL AND DISK (SET)
⊖	ELECTRIC BOX	⊕	PAW TREE
⊖	ELECTRIC METER	⊕	PIKE TREE
⊖	ELECTRIC TRANSFORMER	⊕	PLANT SHAPES
⊖	ELEVATION	⊕	PINE TREE
⊖	ELEVATION (BACK OF CURB)	⊕	PLY NAIL & DISK (FOUNDS)
⊖	ELEVATION (BACK OF CURB)	⊕	POWER/UTILITY WOOD POLE
⊖	ELEVATION (FLOW LINE)	⊕	RECLAIMED WATER METER
⊖	ELEVATION (EDGE OF PAVEMENT)	⊕	RECLAIMED WATER VALVE
⊖	ELM	⊕	RED WALK
⊖	FIRE DEPARTMENT CONNECTION	⊕	SANITARY MANHOLE
⊖	FIRE HYDRANT	⊕	SANITARY SEWER CLEANOUT
⊖	FLAG POLE	⊕	SEWER
⊖	GAS MANDREL POST	⊕	STORM SEWER MANHOLE
⊖	GAS VALVE	⊕	TELEPHONE PEDESTAL
⊖	GRATE INLET	⊕	TEMPORARY BENCHMARK
⊖	GRASS MANHOLE	⊕	TRAFFIC SIGNAL JUNCTION BOX
⊖	GRATE INLET	⊕	WATER METER
⊖	INTERCAMP PAVING SPACE	⊕	WATER VALVE
⊖	IRON PIPE (FOUNDS)	⊕	X
⊖	IRON ROD (FOUNDS)	⊕	X
⊖	IRON ROD (SET)	⊕	X

LINE TABLE

LINE BEARING	DISTANCE
L1 S01°12'43"E	507.20 (P)
L2 S89°52'55"E	461.37 (P)
L3 S89°52'55"E	441.10 (P)
L4 S01°12'43"E	507.20 (P)

CURVE TABLE

CURVE	ARC DISTANCE	BEARING	IDENTICAL ANGLES	CHORD BEARING	CHORD DISTANCE
C1	78.78 (P,C)	50°(P)	50.00°(C)	81°24'08"(C)	544'39'20"(P)
C2	48.83 (P,C)	30°(P)	30.00°(C)	89°37'58"(C)	443'07'57"(P)
C3	31.48 (P,C)	20°(P)	20.00°(C)	87°07'54"(C)	185'03'07"(P)
C4	46.81 (P,C)	48.60°(C)	30.00°(C)	88°59'45"(C)	545'27'50"(P)

CERTIFIED TO:
PARC, INC.

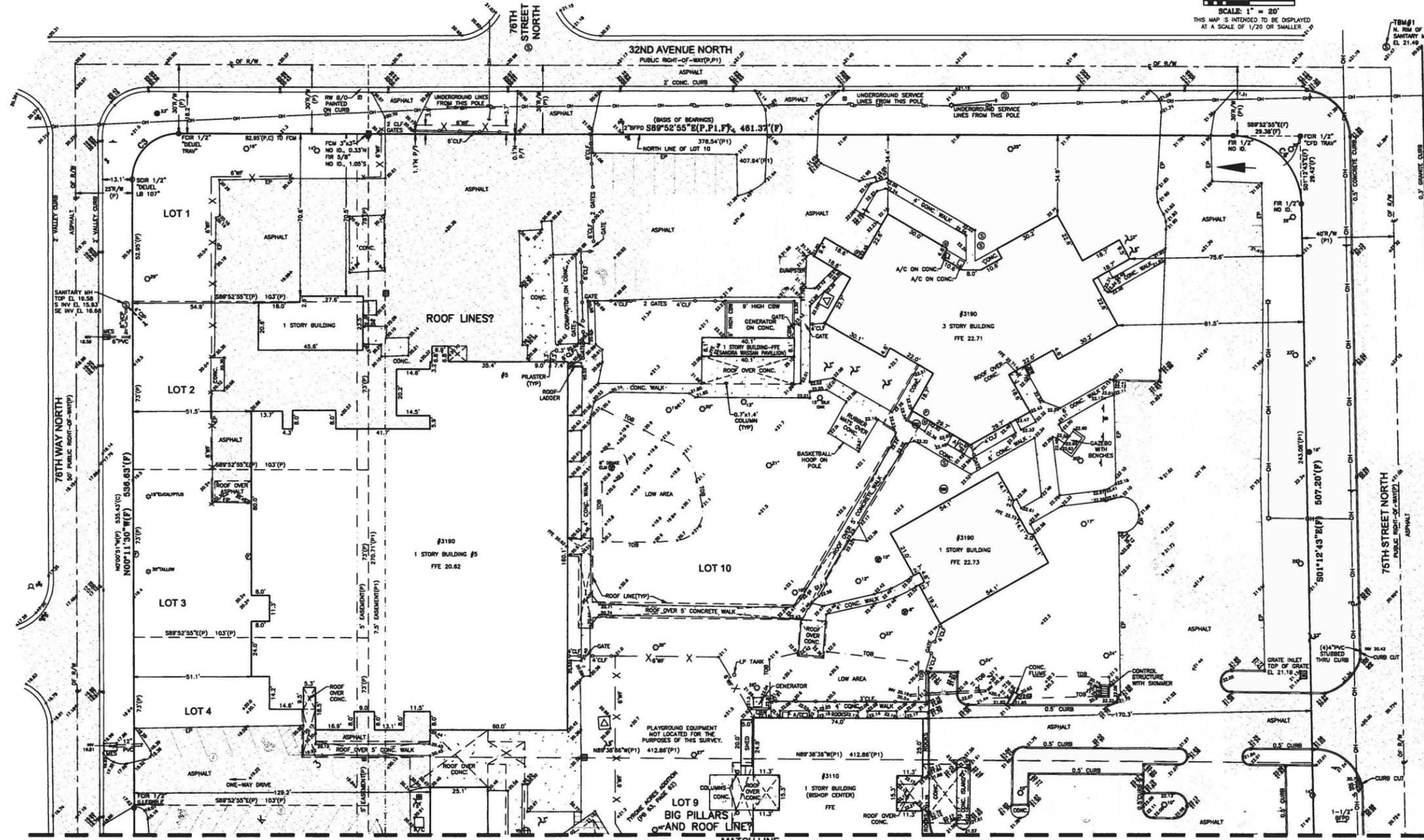
SEE SHEETS 2 AND 3 FOR DETAILED LOCATION AND TOPOGRAPHY.

<p>DEUEL & ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS</p>	<p>565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.DEUEL-ENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107</p>	<p>BOUNDARY AND TOPOGRAPHIC SURVEY 3100 75TH STREET NORTH ST. PETERSBURG, FLORIDA CITY OF ST. PETERSBURG FLORIDA</p>	<p>PREPARED FOR: PARC, INC. 3190 TYRONE BOULEVARD ST. PETERSBURG, FL 33710</p> <p>WORK ORDER NO. 2017-180 FIELD DATE: 1/12/2018 DRAWN BY: LKC FB: 185 PG. 45 SCALE: 1" = 60' SHEET NO. 1 OF 3</p>
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REV.#	DESCRIPTION	DATE	BY



SCALE: 1" = 20'
THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1/20 OR SMALLER



SEE SHEET 1 FOR BOUNDARY DETAIL, DESCRIPTIONS, SURVEYOR'S REPORT AND LEGENDS. SEE SHEET 3 FOR REMAINDER OF DETAILED LOCATION OF IMPROVEMENTS AND TOPOGRAPHY.

10/18/2018 2:28pm 4500 Pinellas\Projects\310717180_3190_Twp. 31 S. Rng. 16 E. 310717180_3190.dwg
 10/18/2018 2:28pm 4500 Pinellas\Projects\310717180_3190_Twp. 31 S. Rng. 16 E. 310717180_3190.dwg

REV#	DESCRIPTION	DATE	BY

DEUEL ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUEL-ENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
3100 75TH STREET NORTH
ST. PETERSBURG, FLORIDA
CITY OF ST. PETERSBURG

PREPARED FOR:
PARC, INC.
3190 TYRONE BOULEVARD
ST. PETERSBURG, FL 33710

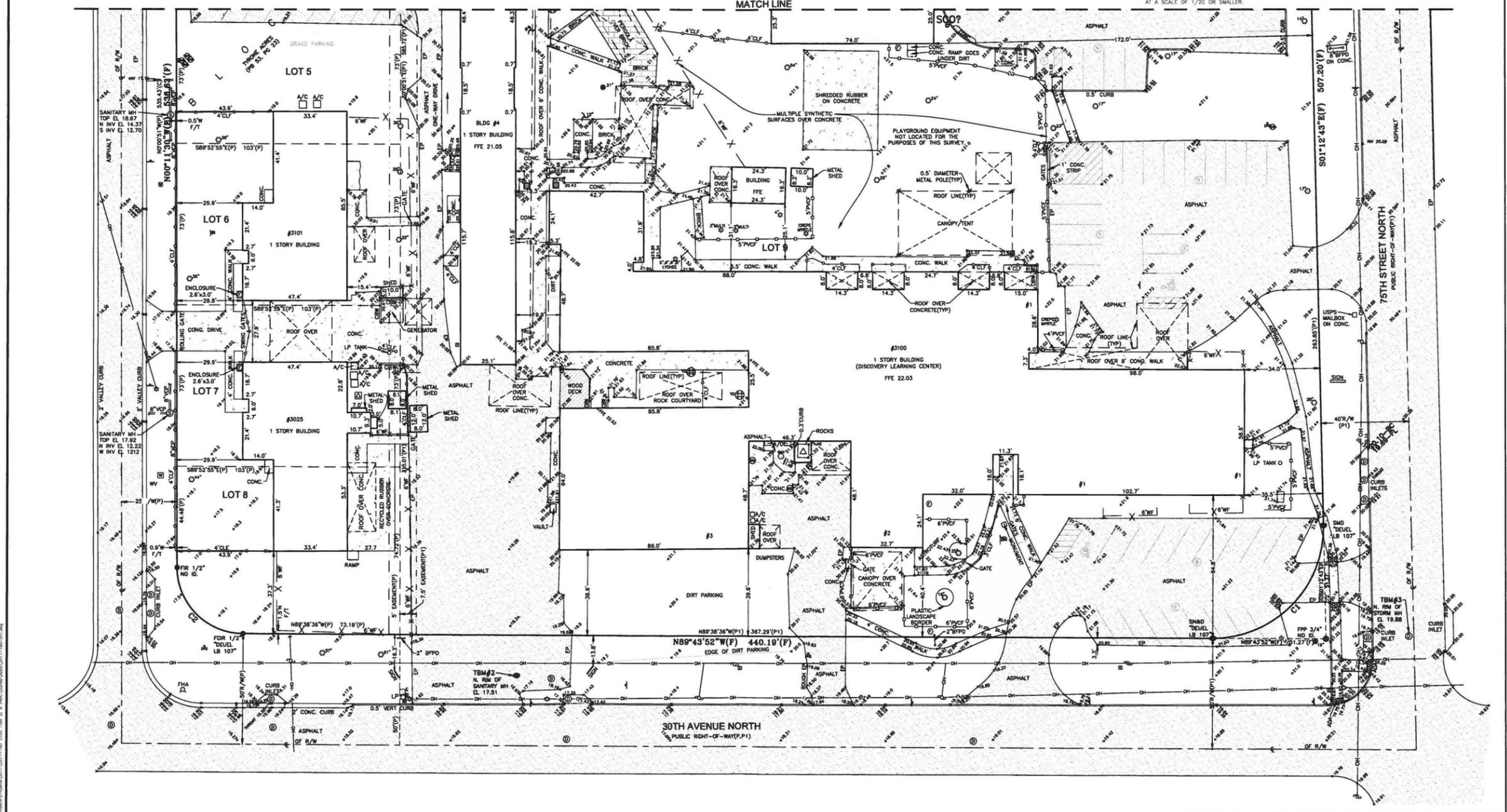
WORK ORDER NO. 2017-190
FIELD DATE: 1/12/2018
DRAWN BY: LKC [FB:185 PG. 46]
SCALE: 1" = 20'
SHEET NO. 2 OF 3

I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN FLORIDA ADMINISTRATIVE CODE CHAPTER 64-172.02. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SCALE: 1" = 20'
THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1/200 OR SMALLER.

(SEE SHEET 2 OF 3)
MATCH LINE



SEE SHEET 1 FOR BOUNDARY DETAIL, DESCRIPTIONS, SURVEYOR'S REPORT AND LEGENDS. SEE SHEET 2 FOR REMAINDER OF DETAILED LOCATION OF IMPROVEMENTS AND TOPOGRAPHY.

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUEL-ENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
3100 75TH STREET NORTH
ST. PETERSBURG, FLORIDA
CITY OF ST. PETERSBURG

PREPARED FOR:
PARC, INC.
3190 THORNE BOULEVARD
ST. PETERSBURG, FL 33710

I, DANA A. WYLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESERVED IN FLORIDA ADMINISTRATIVE CODE CHAPTER 61-17.022. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER NO. 2017-190
FIELD DATE: 12/12/2018
DRAWN BY: LKC [FL 185 PG. 4c]
SCALE: 1" = 20'
SHEET NO. 3 OF 3

76TH WAY NORTH
50' PUBLIC RIGHT-OF-WAY(P)



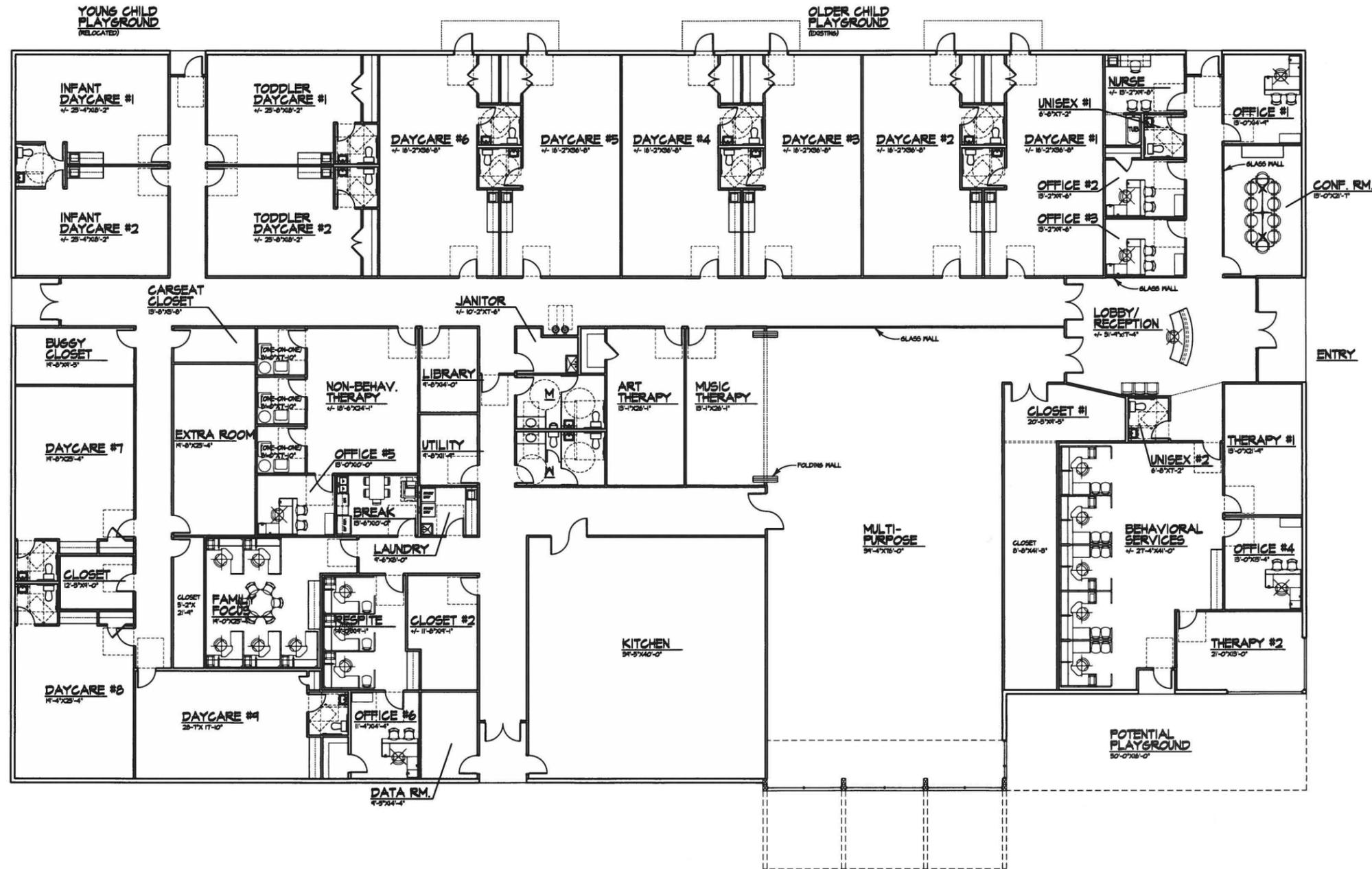
LEGEND

-  SPECIMEN PALM
-  SABAL PALM
-  SHADE TREE
-  ORNAMENTAL TREE
-  HEDGE
-  GROUND COVER

75TH STREET NORTH
PUBLIC RIGHT-OF-WAY

30TH AVENUE NORTH





revision	by

klar and klar
 architect + interior designers

PARC - DISCOVERY LEARNING CENTER
 3100 7TH ST. N. ST. PETERSBURG, FL 33710



www.klarklar.com

28473 us 19 n
 suite 602
 clearwater, fl 33761
 727-799-5420

American Institute of Architects
 member firm

Roberta S. Klar
 Steven L. Klar

AA 0002321

Preliminary
 Permitting Set
 Construction Set

Date: 02.05.2020

Drawn: SKAK

Sheet:

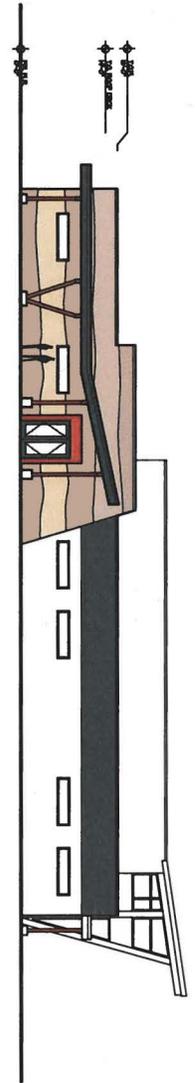
A1.0

Of:

FLOOR PLAN
 1/8" = 1'-0"

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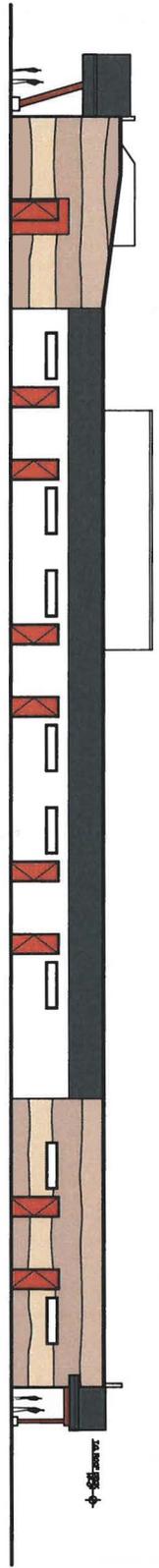
- Roberta S. Klar
 - Steven L. Klar
- AA 0002321



3
ELEV.2

WEST ELEVATION

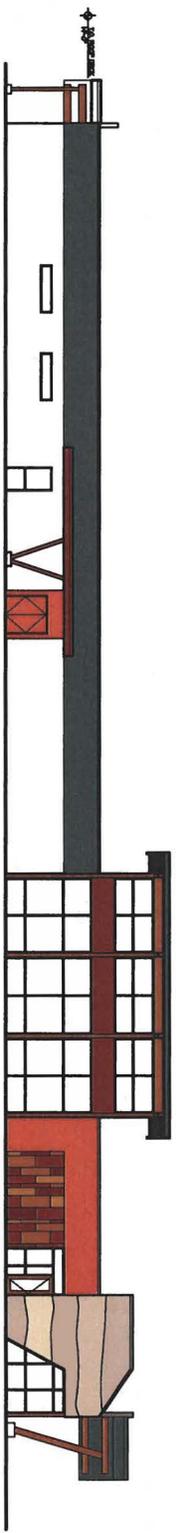
1/32" = 1'-0"



2
ELEV.2

NORTH ELEVATION

1/32" = 1'-0"



1
ELEV.2

SOUTH ELEVATION

1/32" = 1'-0"



klar and klar
architects inc.

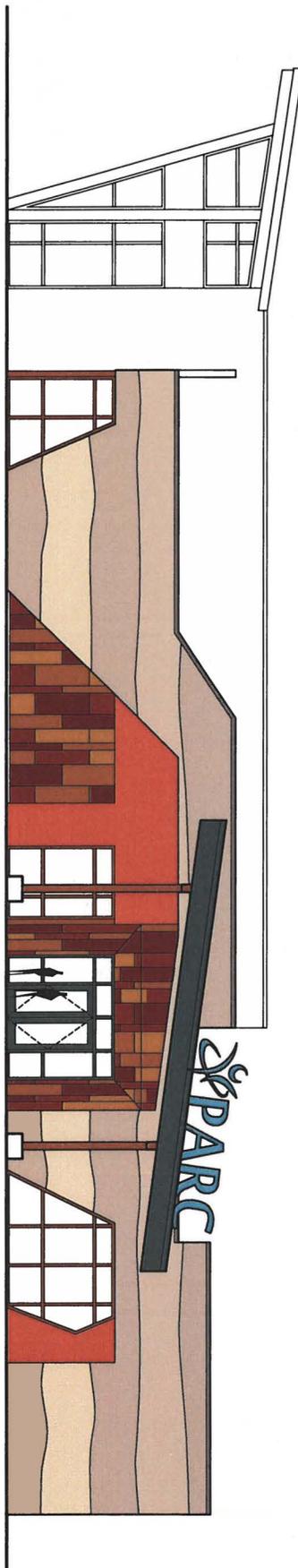
project: PARC DISCOVERY LEARNING CENTER	date: 02.05.20	klar and klar architects inc. 28473 u.s. 19 n ste. 602 clearwater, fl 33761 (727)799-5420 fax (727)799-9625	drawing no.: ELEV.2
--	-------------------	---	------------------------

- AA 0002321
- Roberta S. Klar
- Steven L. Klar

1
ELEV.1

1/16" = 1'-0"

EAST ELEVATION



project: PARC DISCOVERY
LEARNING CENTER

date:
02.05.20

klar and klar architects inc.
28473 u.s. 19 n ste. 602 clearwater, fl 33761
(727)799-5420 fax (727)799-9625

drawing no.:
ELEV.1



SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. 20-32000005

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): PARC, Inc	
Street Address: 3190 Tyrone Blvd North	
City, State, Zip: St. Petersburg, FL 33710	
Telephone No: 727-341-6919	Email: steve@klarklar.com
NAME of AGENT OR REPRESENTATIVE: Steve Klar	
Street Address: 28473 U.S 19 N ste. 602	
City, State, Zip: Clearwater, FL 33761	
Telephone No: 727-799-5420	Email: steve@klarklar.com
NAME of ARCHITECT or ENGINEER: Steve Klar	
Company Name: Klar & Klar Architects and Interior Designers	Contact Name: Steve Klar
Telephone No: 727-799-5420	
Website: klarklar.com	Email: steve@klarklar.com
PROPERTY INFORMATION:	
Address/Location: 3100 75th St. N	Email:
Parcel ID#(s): 07-31-16-92898-003-0090, 07-31-16-003-0100, 07-31-16-92898-003-0091, 07-31-092880-003-0010	
DESCRIPTION OF REQUEST: Special Exception	
PRE-APP MEETING DATE:	
STAFF PLANNER:	

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*: Steve Klar Date 2/5/20

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



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:

PARC, Inc.

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

Property Address: 3190 Tyrone Blvd N. St. Petersburg, FL 33710

Parcel ID#: 07-31-19-92898-003-0090/0100/0091 07-31-16-92880-003-0010

Request: Special exception for new day care facility.

Special exception for new day care facility.

"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): Steve Klar

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): M. W. C. [Signature]

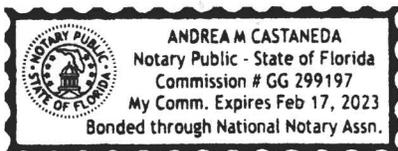
Mark W. Cavanaugh, CFO PARC, Inc.
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Personally known

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

Date: 02/04/2020





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: NS-1			
2.	Existing Land Use Type(s): Non-Profit Charitable Services			
3.	Proposed Land Use Type(s): Non-Profit Charitable Services			
4.	Area of Subject Property: 6.93 Acres			
5.	Variance(s) Requested: None			
6.	Gross Floor Area (total square feet of building(s))			
	Existing: 89309	Sq. ft.		
	Proposed: 86978	Sq. ft.		
	Permitted: 105679	Sq. ft.		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)			
	Existing: .30 FAR	Sq. ft.		
	Proposed: .29 FAR	Sq. ft.		
	Permitted: .35 FAR	Sq. ft.		
8.	Building Coverage (first floor square footage of building)			
	Existing: 75064	Sq. ft.	25	% of site
	Proposed: 72738	Sq. ft.	24	% of site
	Permitted: 181163	Sq. ft.	60	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)			
	Existing: 116794	Sq. ft.	39	% of site
	Proposed: 118360	Sq. ft.	39.5	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)			
	Existing: 1762	Sq. ft.	2	% of vehicular area
	Proposed: 3656	Sq. ft.	4	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing: 110082	Sq. ft.	36.5	% of site
	Proposed: 111450	Sq. ft.	36.9	% of site



SPECIAL EXCEPTION
 SITE PLAN REVIEW

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:	185146	Sq. ft.	61	% of site
	Proposed:	211358	Sq. ft.	70	% of site
	Permitted:	181164	Sq. ft.	60	% of site
13.	Density / Intensity				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:		Existing:		Existing:
	Proposed:	N/C	Proposed:		Proposed:
	Permitted:	7.5 /acre 1 primary unit			
14 a.	Parking (Vehicle) Spaces				
	Existing:	135	includes	7	disabled parking spaces
	Proposed:	165	includes	9	disabled parking spaces
	Permitted:		includes		disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:		Spaces		% of vehicular parking
	Proposed:		Spaces		% of vehicular parking
	Permitted:		Spaces		% of vehicular parking
15.	Building Height				
	Existing:	+/- 14'0"	Feet		Stories
	Proposed:	27' 6" to top of peak	Feet		Stories
	Permitted:	24' to roof edge 38' to top of peak	Feet		Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ \$4.0M				
	<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>				



**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 **scheduled on Wednesday, June 17, 2020 at 10:00 A.M.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

CASE NO.: 20-32000007 PLAT SHEET: G-9

REQUEST: Modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a market in conjunction with the Enoch Davis Recreation Center with a Variance to the required 35-foot setback for Special Exception uses within the NT-2 District.

OWNER: City of St. Petersburg
P.O. BOX 2842
Saint Petersburg, Florida 33731

AGENT: Rick Smith
City of St. Petersburg
P.O. Box 2842
Saint Petersburg, Florida 33731

ADDRESS: 1111 18th Avenue South

PARCEL ID NO.: 25-31-16-25994-001-0010

LEGAL DESCRIPTION: On File

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

SITE AREA TOTAL: 36,660 square feet or 0.84 acres

GROSS FLOOR AREA:

Existing:	0 square feet	0.0 F.A.R.
Proposed:	1,685 square feet	0.05 F.A.R.
Permitted:	18,330 square feet	0.50 F.A.R.

BUILDING COVERAGE:

Existing:	0 square feet	0% of Site MOL
Proposed:	1,685 square feet	5% of Site MOL
Permitted:	20,163 square feet	55% of Site MOL

IMPERVIOUS SURFACE:

Existing:	0 square feet	0% of Site MOL
Proposed:	2,911 square feet	8% of Site MOL
Permitted:	23,839 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	36,660 square feet	100% of Site MOL
Proposed:	33,749 square feet	92% of Site MOL

PAVING COVERAGE:

Existing:	0 square feet	0% of Site MOL
Proposed:	1,226 square feet	3% of Site MOL

PARKING:

Existing:	0; including 0 handicapped spaces
Proposed:	0; including 0 handicapped spaces
Required	0; including 0 handicapped spaces

Note: Enoch Davis Recreational Center parking lot will be utilized

BUILDING HEIGHT:

Existing:	0 feet
Proposed:	10.5 feet
Permitted:	36 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.5 of the Municipal Code for a Youth Farm which is a Special Exception use within the NT-2 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request: The applicant seeks approval of a Special Exception with Site Plan Modification to a previously approved Site Plan Review for a passive park to expand the Enoch Davis Recreation Center to include a Youth Farm with a market to sell produce grown on-site.

History: On February 20, 1980 the Environmental Development Commission approved SPR-177 (see Attachment), a Site Plan Review for a multi-service municipal building, now referred to as

the Enoch Davis Recreation Center. Enoch Davis Park, located at 1111 18th Avenue South, is listed as a City owned property not permanently designated as park property as provided in the Charter, but which is currently used for passive park uses as a Non-Charter Park within Section 21-87, " Properties operated and maintained for public use; Non-Charter Parks." Enoch Davis Park currently contains the Enoch Davis Recreation Center as well as the James Weldon Johnson Community Library. The location of the proposed Youth Farm is directly north of the recreation center on property that fronts 12th Street South.

Current Proposal: The City is requesting to expand the Enoch Davis Recreation Center to include a Youth Farm that will feature a portable classroom, shipping containers for storage, a greenhouse (hoophouse), produce processing center, kiosks, gardening areas, fruit trees, and a water feature.

The Youth Farm at Enoch Davis will be a youth-led urban farm where students take on progressive leadership roles to improve their knowledge and skills in business, entrepreneurship, farming, food systems, health, nutrition, financial literacy, workforce readiness and social responsibility. The proposal includes an accessory market on-site to allow students to sell the produce grown on-site on Saturdays twice a month with incidental sales occurring weekday afternoons. Parking for the Youth Farm will be provided within the parking lots at the Enoch Davis Recreation Center.

In 2019 this site went through an environmental impact evaluation and remediation to make the land suitable for agricultural production. The Youth Farm will be the first project of its kind in St. Petersburg and is expected to be duplicated in sites countywide as a part of the Pinellas County School District coordinated food systems curriculum for students.

VARIANCE:

Setbacks, All Yards

Required:	35-feet for all yards
Proposed:	6-feet for all yards
Variance:	29-feet for all yards

City Comments: The request was routed to City Departments for review and comments and the Engineering Department provided a memorandum dated May 14, 2020 (see Attachments). Engineering's memorandum contain conditions including: the alley that is to be used as a service entrance shall be constructed to City standards; provide ADA compliant curb ramps on the public sidewalk on the eastern side of 12th Street South; and, submit a completed Stormwater Management Utility Data Form to Engineering. A condition of approval has been included at the end of this report requiring the applicant to comply with the conditions stated within the Engineering memorandum dated May 14, 2020.

Public Comments: At time of publication of this staff report one phone call was received by staff requesting information on the application and they indicated support for the request.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of a modification to a previously approved Site Plan Review and approval of a Special Exception to allow a youth farm with a

market in conjunction with the Enoch Davis Recreation Center with a Variance to the required 35-foot setback for Special Exception uses within the NT-2 District.

B. SPECIAL CONDITIONS OF APPROVAL:

1. The operation of the market associated with the youth farm shall be limited to the following days and hours: Saturday from 9:00 am to 1:00 pm and Wednesday from 3:00 pm to 7:00 pm
2. Comply with the conditions provided within the Engineering Memorandum dated May 14, 2020.
3. Remove existing aprons located along 12th Street South and restore curb to City engineering standards.
4. The plans submitted for permitting shall substantially resemble the attached plans submitted with the application, dated May 20, 2020 (Site Plan) and January 13, 2020 (Elevations).
5. Exterior lighting shall comply with Section 16.40.070, "Lighting."
6. Signage on-site shall comply with Section 16.40.120, "Signage."
7. Amplified noise shall not be permitted in association with the youth farm.
8. This Special Exception/Site Plan approval shall be valid through June 17, 2023. 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. 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 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:

PR-R; Planned Redevelopment Residential

The land uses of the surrounding properties are:

North: **PR-R; Planned Redevelopment Residential**

South: **I; Institutional**

East **I; Institutional**

West: **PR-R; Planned Redevelopment Residential**

REPORT APPROVED BY:

Jennifer Bryla/*ilw*

June 10, 2020

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

DATE

Attachments: Application, Narrative, Data Sheet, Site Plan, Elevations, Engineering Memorandum dated May 14, 2020, SPR-177 Staff Report



SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. 20-3200007

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): City of St. Petersburg	
Street Address: P. O. Box 2842	
City, State, Zip: St. Petersburg, Fl. 33731-2842	
Telephone No: 727-893-7106	Email: rick.smith@stpete.org
NAME of AGENT OR REPRESENTATIVE: Rick Smith	
Street Address: P. O. Box 2842	
City, State, Zip: St. Petersburg, Fl. 33731-2842	
Telephone No: 727-893-7106	Email: rick.smith@stpete.org
NAME of ARCHITECT or ENGINEER:	
Company Name: Timothy R. Rhode	Contact Name: Timothy R. Rhode
Telephone No: 727-823-1566	
Website:	Email: tim@trhode.com
PROPERTY INFORMATION:	
Address/Location: 1111-18 th Ave. So.	Email:
Parcel ID#(s):25-31-16-40734-009-0020	
DESCRIPTION OF REQUEST: Special Exception for a retail garden facility in conjunction With the Enoch Davis recreation Center	
PRE-APP MEETING DATE: 01/22/20	STAFF PLANNER: Jennifer C. Bryla



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
<u>VARIANCES</u>		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

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*: [Signature]
 *Affidavit to Authorize Agent required, if signed by Agent.

March 30, 2020
 Date

Youth Farm at Enoch Davis

The Youth Farm at Enoch Davis (Youth Farm) is a youth-led urban farm where youth are empowered to take on progressive leadership roles as they master skills in business, entrepreneurship, farming, food systems, health, nutrition, financial literacy, workforce readiness and social responsibility. Program participants are encouraged to be decision-makers in the project during its development and thereafter by proposing and implementing new ideas via the Youth Advisory Board. The participants mentor new farm workers and younger youth, manage farm operations, participate in hiring decisions along with knowledgeable community members and organizations guiding and mentoring these efforts. Youth participants are compensated for their work and are thereby invested in project outcomes. While the Youth Farm is primarily marketed to high school age youth, this project is seen as part of a feeder network of gardens that serve elementary, middle school, and high school students, providing pathways to adult vocational programs or food systems majors that will then lead to meaningful careers. Though the first demonstration project is taking place at a site adjacent to the Enoch Davis Recreation Center in South St. Petersburg, the model is expected to be duplicated at multiple sites countywide as part of a coordinated food systems curriculum embedded in Pinellas County School District.

The Youth Farm is located on a .83-acre parcel of city owned land within the City of St. Petersburg Community Redevelopment Area (CRA). The property has had an environmental impact evaluation and remediation to make the land suitable for agricultural production which was completed in the fall of 2019. The City of St. Petersburg (CSP) is providing the use of the land at no cost. The CSP is providing stipends for the youth, who all reside within the parameters of the CRA. The CSP is also providing capital improvement support such as fencing, soil amendments, water access, signage, lighting and all appropriate structures.

The primary partners in addition to the CSP are the Pinellas County School Board, who aids in identifying youth that are eligible to participate in the program and with curriculum development. A sister agency, the Pinellas Education Foundation, is the fiscal agent. The Foundation for a Healthy St. Petersburg provides funding for the operations, including personnel, supplies, equipment, marketing and program evaluation. The project has also benefited from the extensive participation of multiple departments in several educational institutions throughout the city, including University of South Florida- St. Petersburg, St. Pete Technical College, Eckerd College and St. Pete College.

The Youth Farm launched with a pilot program during the summer of 2019 with 15 youth working with partners for 20 hours a week. A new cohort was initiated in the fall of 2019 with an additional 15 youth, working 10 hours per week. There are currently 26 youth enrolled and active in the program from both cohorts.



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:	NT-2		
2.	Existing Land Use Type(s):	VACANT		
3.	Proposed Land Use Type(s):	YOUTH FARM		
4.	Area of Subject Property:	36,660 SF		
5.	Variance(s) Requested:	NONE		
6.	Gross Floor Area (total square feet of building(s))			
	Existing:	0	Sq. ft.	(515sf) (200sf) (320sf)
	Proposed:	1685	Sq. ft.	Processing Bldg, Class room Bldg, Storage
	Permitted:	18,000+	Sq. ft.	
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	0	Sq. ft.	
	Proposed:	.05	Sq. ft.	
	Permitted:	.4	Sq. ft.	
8.	Building Coverage (first floor square footage of building)			
	Existing:	0	Sq. ft.	0 % of site
	Proposed:	1685	Sq. ft.	44% % of site
	Permitted:	20,163	Sq. ft.	55 % of site
9.	Open Green Space (include all green space on site; do not include any paved areas)			
	Existing:	36,660	Sq. ft.	100 % of site
	Proposed:	33,749	Sq. ft.	92 % of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)			
	Existing:	0	Sq. ft.	0 % of vehicular area
	Proposed:	0	Sq. ft.	0 % of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:	0	Sq. ft.	0 % of site
	Proposed:	1226	Sq. ft.	3 % of site



SPECIAL EXCEPTION
 SITE PLAN REVIEW

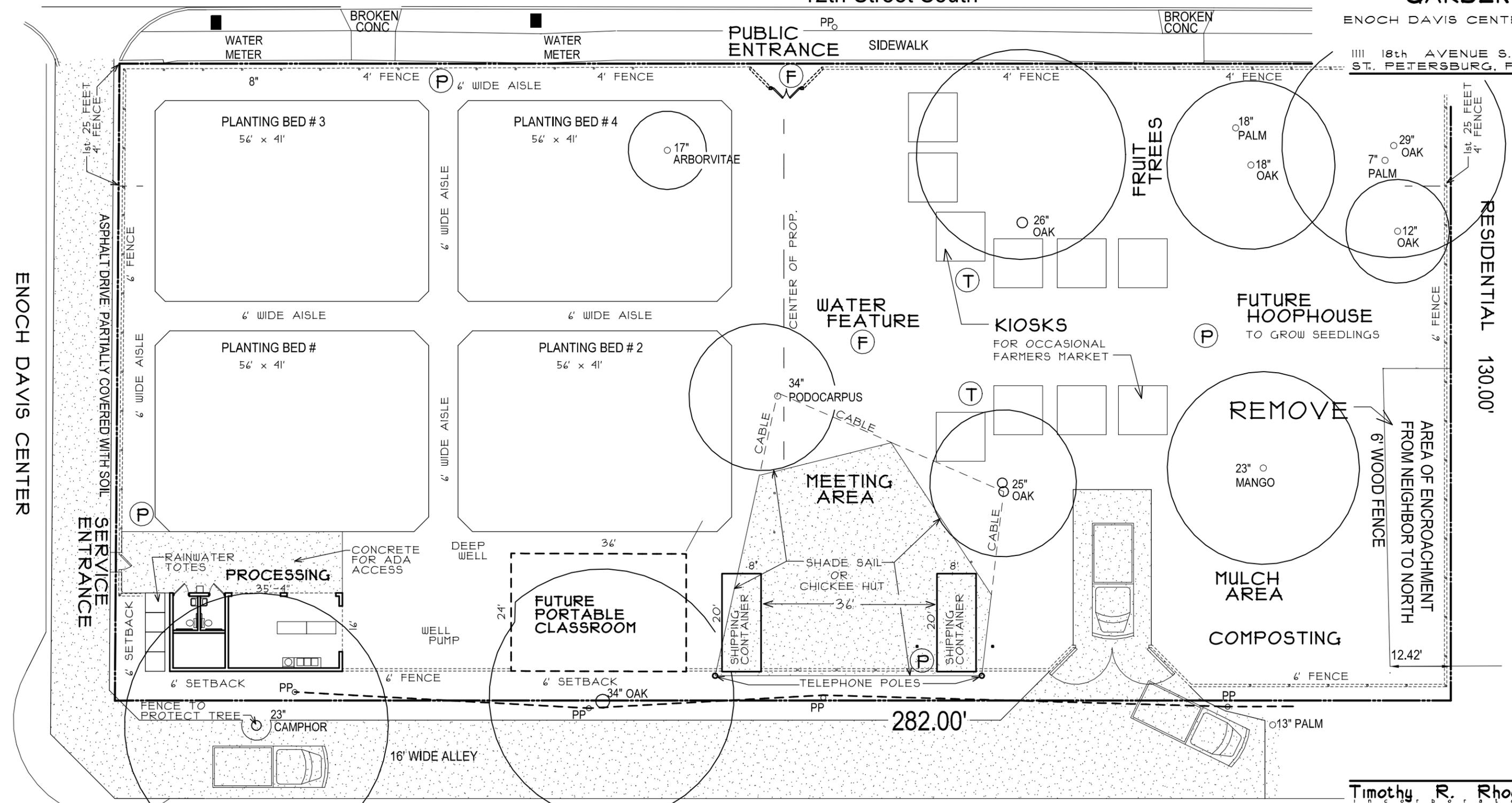
DATA SHEET

DATA TABLE (continued page 2)					
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	0	Sq. ft.	0	% of site
	Proposed:	2911	Sq. ft.	8	% of site
	Permitted:	23,839	Sq. ft.	65	% of site
13.	Density / Intensity				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:		Existing:		Existing:
	Proposed:		Proposed:		Proposed:
	Permitted:				
14 a.	Parking (Vehicle) Spaces				
	Existing:	0	includes	0	disabled parking spaces
	Proposed:	0	includes	0	disabled parking spaces
	Permitted:	14	includes	0	disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	0	Spaces	0	% of vehicular parking
	Proposed:	0	Spaces	0	% of vehicular parking
	Permitted:		Spaces		% of vehicular parking
} ALL PARKING WILL BE AT ENOCH DAVIS PARKING LOT					
15.	Building Height				
	Existing:	0	Feet	0	Stories
	Proposed:	14	Feet	1	Stories
	Permitted:	36	Feet	2	Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ 100,000				
<p><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></p>					

YOUTH GARDEN

ENOCH DAVIS CENTER
 1111 18th AVENUE S.
 ST. PETERSBURG, FL.

12th Street South



SCHMATIC SITE PLAN
 SCALE 1" = 20'



- (P) PERMANENT SITE LIGHTING
- (F) FEATURE LIGHTING
- (T) TEMPORARY LIGHTING

ALL LIGHTING WILL BE DIRECTED AWAY FROM RESIDENTIAL AREAS

Timothy R. Rhode
 ARCHITECT

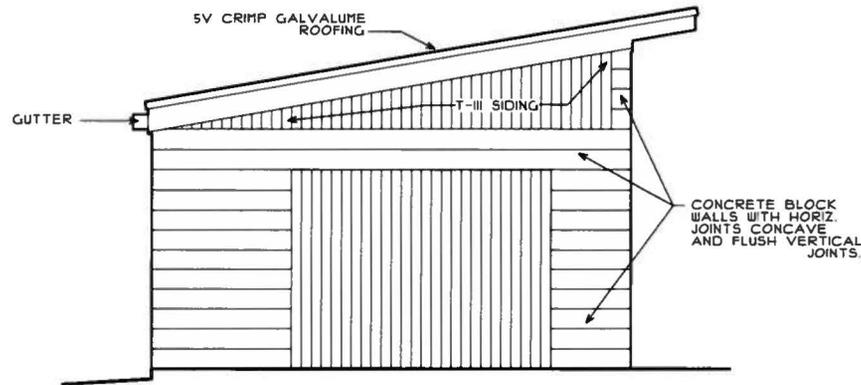
4154 10th Avenue N., St. Petersburg, FL. 33713
 727-823-1544 ARI2159 tim@trhode.com

MAY 20, 2020

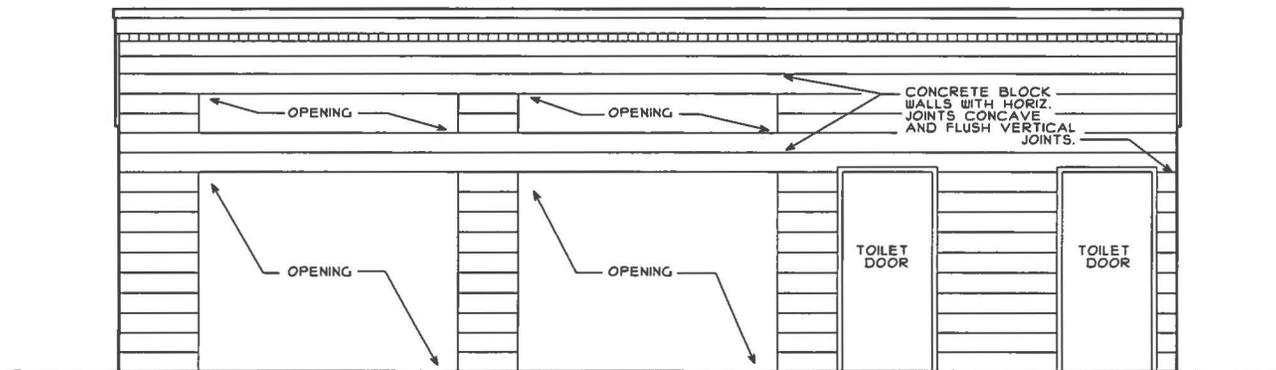
MIDTOWN
 ACADEMY
 SCHOOL

**YOUTH
GARDEN**
ENOCH DAVIS CENTER

1111 18th AVENUE S.
ST. PETERSBURG, FL.



NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

Timothy R. Rhode
ARCHITECT

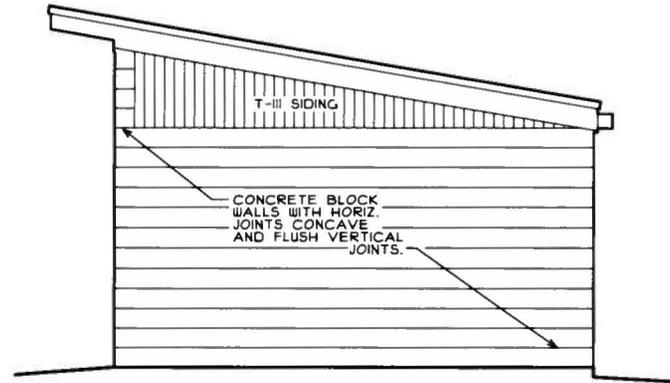
484 10th Avenue N., St. Petersburg, FL 33710
727-828-1844 AR281 tim@trhode.com

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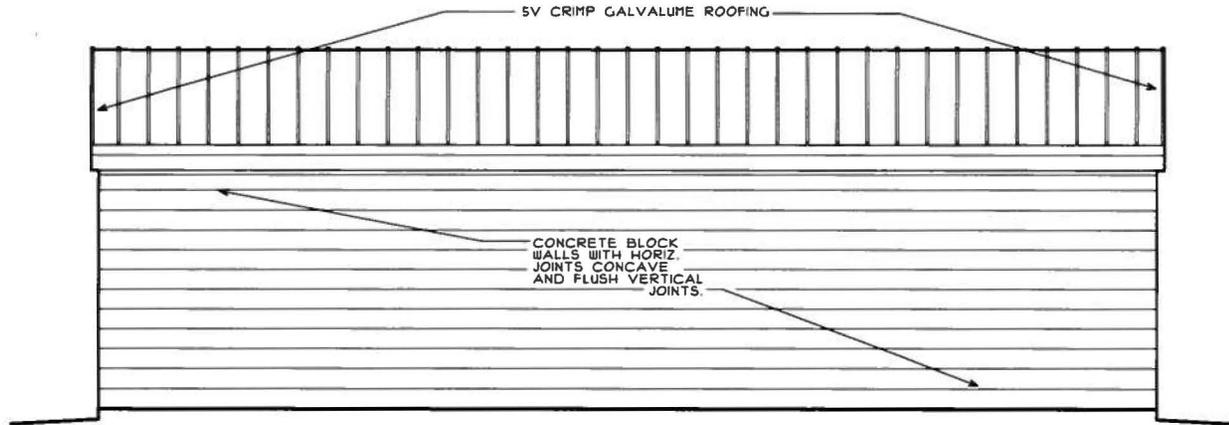
JANUARY 13, 2020

**YOUTH
GARDEN**
ENOCH DAVIS CENTER

1111 18th AVENUE S.
ST. PETERSBURG, FL.



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

Timothy, R., Rhode
ARCHITECT

184 10th Avenue N., St. Petersburg, FL 33710
121-823-1644 ARD84 tim@trrhode.com

9

JANUARY 13, 2020

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

TO: Iris Winn, Administrative Clerk, Development Review Services
Jennifer Bryla, Planning & Development Services Department, Zoning Official
Scot Bolyard, Planning & Development Services Department, Deputy Zoning Official
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: May 14, 2020
FILE: 20-32000007

LOCATION 1111 18th Avenue South
AND PIN: 25/31/16/25994/001/0010

ATLAS: G-9
PROJECT: Special Exception

REQUEST: Modification to a previously approved Special Exception and related Site Plan with a Variance to the required 35-foot setback for Special Exception uses within the NT-2 District to allow a youth farm in conjunction with the Enoch Davis Recreation Center.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed Special Exception provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. The north/south section of the unimproved alley adjacent to the east side of the project is shown as a service entrance for the garden. If there are trees blocking the alley it may be necessary to clear the alley for vehicular use. If zoning determines that this project warrants improving the alley, the applicant will be required to construct the alley surface adjacent to the project per the City standard detail S20-14.

2. A site modification of 3000 sf triggers compliance with the City Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. If this threshold is exceeded, the applicants Engineer must 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 runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public 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.

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. It is noted that a public sidewalk currently exists on the eastern side of 12th Street South, but the sidewalk does not have City standard curb ramps at its

intersection with the east/west alley located along the south side of the community garden site. ECID recommends that the applicant provide City standard curb ramps in the public sidewalk on the north and south side of the alley, per City Engineering Standard detail S20-33 & S20-34. All existing public sidewalks adjacent to the site should be inspected and brought up to good and safe ADA compliant condition as may be necessary, prior to opening the garden for public use.

4. Submit a completed Stormwater Management Utility Data Form to the City Engineering & Capital Improvements Department. Form available upon email request to Martha.Hegenbarth@stpete.org.

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

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

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from 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 wastewater Concurrency Form (ECID Form Permit 005), 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 Concurrency 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.

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

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

Development plans shall include a copy of a Southwest Florida Water Management District Management

of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

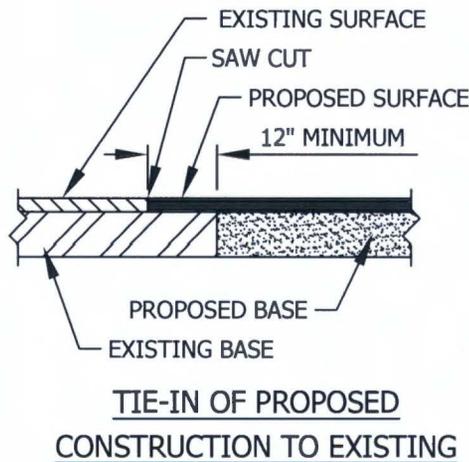
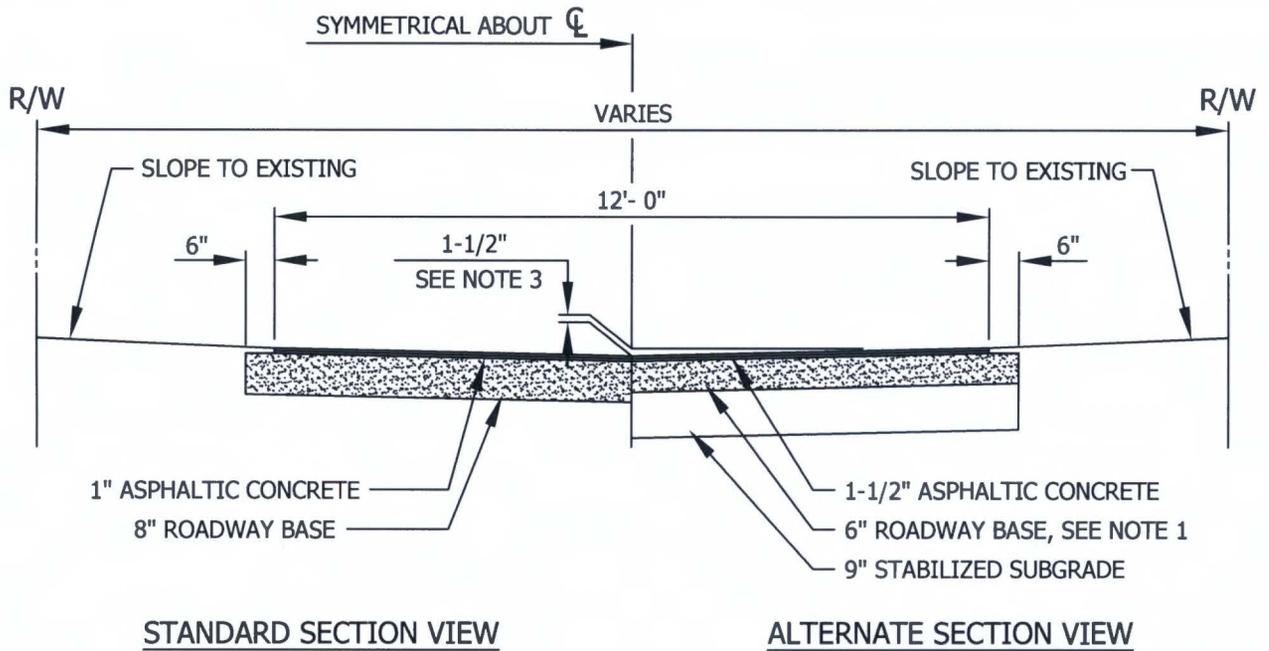
It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

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

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

NED/MJR/meh
pc: Kelly Donnelly

S:\AUTOCAD\2.1 New Standard Details\S20-Roadway Details\S20-14.dwg HAcasals Tue, 29 Oct 2019 - 5:11pm

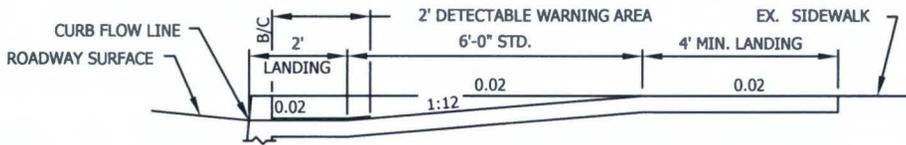
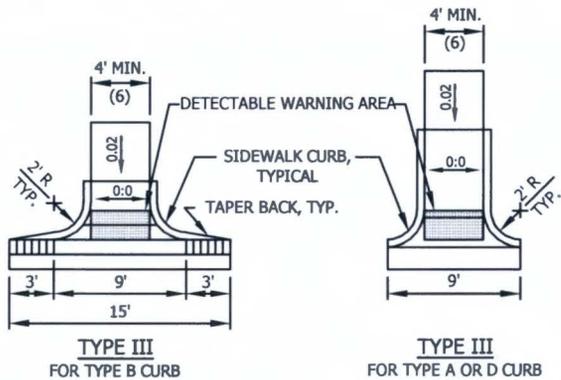
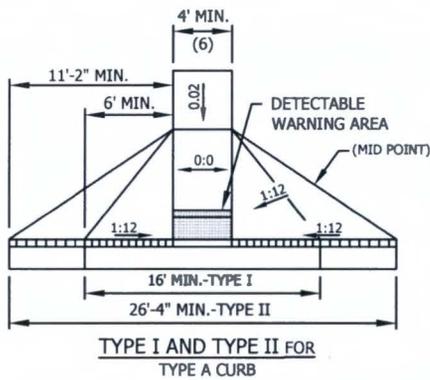
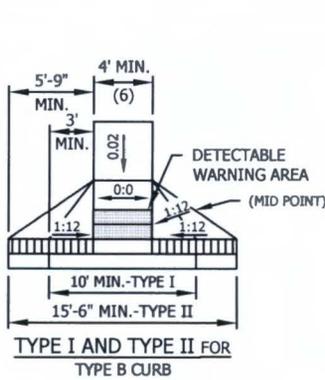


NOTES:

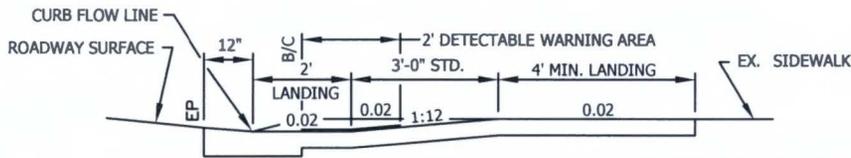
1. BASE THICKNESS SHOWN IS FOR LIMEROCK, ALTERNATE MATERIALS MAY A REQUIRE DIFFERENT THICKNESS.
2. FOR ALLEY APRON, SEE CITY STANDARD DETAIL-ALLEY APRON.
3. INVERTED CROWN MAY NEED TO BE GREATER THAN SHOWN TO MATCH SITE CONDITIONS. MAINTAIN A MINIMUM OF 1/4" PER FOOT OF STANDARD CROSS SLOPE, EXCEPT ADJUST TO 1" PER FOOT MAXIMUM TO MATCH EXISTING DRIVEWAY OR PROPERTY LINE ELEVATION.

CITY STANDARDS

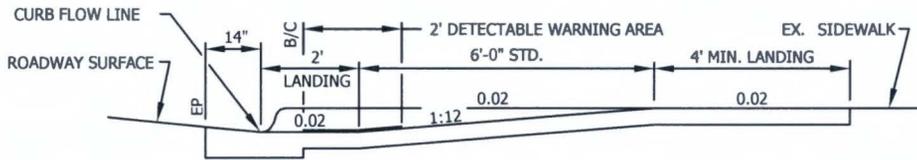
REVISIONS		 ENGINEERING AND CAPITAL IMPROVEMENT DEPARTMENT CITY of ST. PETERSBURG	ALLEY PAVING DETAIL	
BY	DATE		APPROVED BY:	DATE:
		 DIRECTOR	OCT. 2019	
			DWG. No. S20-14	
SCALE: N.T.S.				



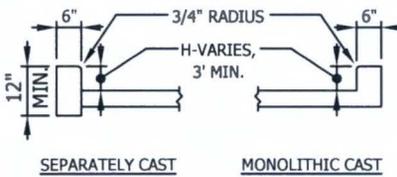
SECTION THROUGH TYPE I, II, AND III RAMP RUN FOR TYPE A CURB



SECTION THROUGH TYPE I, II, AND III RAMP RUN FOR TYPE B CURB



SECTION THROUGH TYPE I, II, AND III RAMP RUN FOR TYPE D CURB



SIDEWALK CURB OPTIONS

NOTES:

1. FOR DETECTABLE SURFACE REQUIREMENTS AND OPTIONS, SEE STANDARD DETAIL-DETECTABLE WARNING SURFACES.
2. IF CONDITIONS DO NOT ALLOW TRANSITION SLOPES ON TYPE I RAMPS, USE TYPE III RAMPS.
3. ALL EDGES ABUTTING CURB AND SIDEWALK SHALL HAVE 1/2" BITUMINOUS STRIP EXPANSION MATERIAL.
4. FOR CONDITIONS NOT SHOWN, SEE FDOT INDEX 0304; PAGES 1 OF 5 THRU 5 OF 5, WITH A REVISION DATE OF 07/24/02, OR LATER.
5. RAMPS SHALL BE PERPENDICULAR TO CURB/ROADWAY AND SHALL BE SLOPED IN ONE DIRECTION ONLY.
6. RAMP WIDTH MAY BE REDUCED TO 3' WIDE, IN RESTRICTED CONDITIONS, WHEN APPROVED BY THE ENGINEER.

CITY STANDARDS

TYPE I, II, AND III SIDEWALK CURB RAMP DETAIL



ENGINEERING AND CAPITAL
IMPROVEMENT DEPARTMENT
CITY OF ST. PETERSBURG

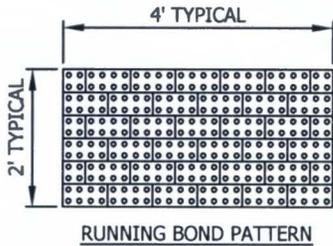
SCALE: N.T.S.

APPROVED BY:

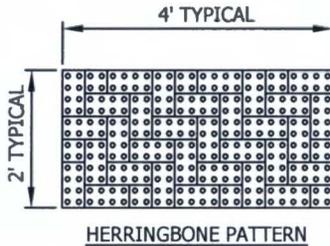
Prakash Prayman
DIRECTOR

DATE: MARCH 1993

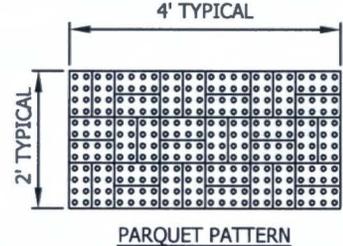
DWG. No. **S20-33**



RUNNING BOND PATTERN

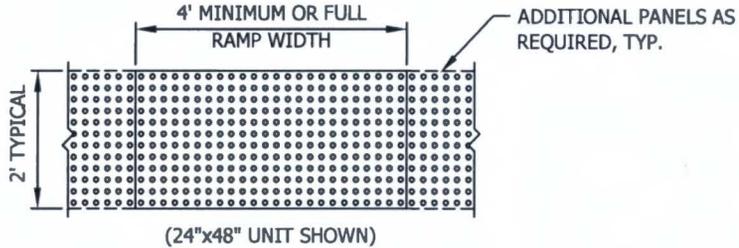


HERRINGBONE PATTERN

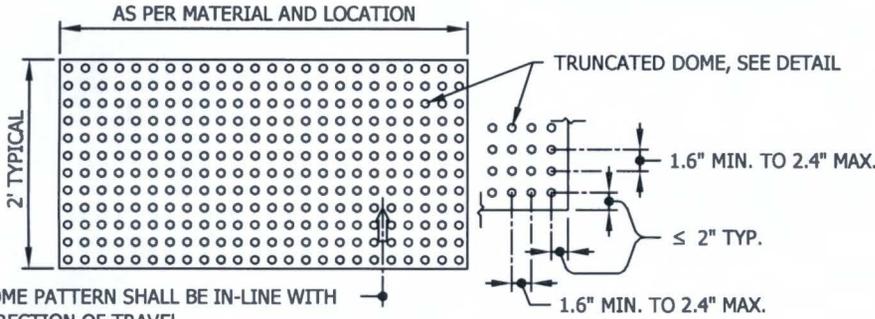


PARQUET PATTERN

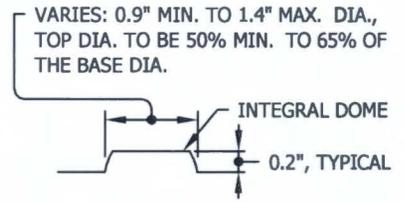
BRICK DETECTABLE WARNING PATTERNS
SEE NOTES 3,4 AND 5



CAST IN PLACE DETECTABLE WARNING SURFACE TILE
SEE NOTE 6



TYPICAL PLAN VIEW



TRUNCATED DOME

DETECTABLE WARNING PATTERN AND SURFACE TYPES

NOTES:

- CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP. DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH THE U.S. DEPARTMENT OF A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2, SEE DETAIL ABOVE. THE TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. COLOR AND DOME CONFIGURATION SHALL BE CONSISTENT AT EACH RAMP.
- DETECTABLE WARNING PAVERS SHALL CONFORM TO ASTM: C 902 "PEDESTRIAN AND LIGHT TRAFFIC PAVING BRICK".
- DETECTABLE WARNING PAVERS SHALL BE ON 1" SAND BED COMPACTED, OVER NATIVE SOIL COMPACTED TO 98% OF MAXIMUM DENSITY.
- DETECTABLE WARNING PAVERS SHALL BE AS MANUFACTURED BY PINE HALL BRICK OR EQUAL.
- CAST IN PLACE DETECTABLE WARNING SURFACE TILE SHALL BE AS MANUFACTURED BY ARMOR-TILE OR EQUAL. (PART NO. ADA-C-2448, W/ DETECTABLE WARNING SURFACE TILE IN LINE)
- METHODS OR PRODUCTS USED TO FORM DETECTABLE WARNINGS IN WET CONCRETE WILL NOT BE PERMITTED.
- ALL MATERIALS SHALL BE INSTALLED AS PER THESE CONDITIONS AND THOSE OF THE MANUFACTURERS REQUIREMENTS.

CITY STANDARDS

REVISIONS

BY	DATE



ENGINEERING AND CAPITAL
IMPROVEMENT DEPARTMENT
CITY OF ST. PETERSBURG

SCALE: N.T.S.

DETECTABLE WARNING SURFACES DETAIL

APPROVED BY:

Brijesh Prasad
DIRECTOR

DATE: OCT. 2019

DWG. No. **S20-34**

STORMWATER MANAGEMENT UTILITY DATA FORM
- IMPERVIOUS AREA CHANGES -

DATE: _____

PROPERTY IDENTIFICATION NUMBER (PIN) _____/_____/_____/_____/_____/_____

LAND USE CODE – Proposed _____

Name of Development _____

Site Address _____

Parcel Zip Code _____

Type of Development _____

Number of Units _____

Property Owner's Name _____

Property Owner's Address _____

SITE DATA

Building Permit Application Number _____

1. Is the property vacant?

- Vacant - Undeveloped Property
 Occupied - List occupant(s), address, and name of overall development if applicable:

- Abandoned - List previous occupant(s), address, and name of overall development if applicable:

2. Is a new or existing water meter(s) designated to service the proposed development?

- New meter
 Existing meter

3. Describe the physical location of the water meter:

Proposed meter _____

Existing meter _____

(including acct. #) _____

What property(s) does this existing meter service?

4. Impervious data from what source?

- Engineer _____ Phone # _____
 Architect _____ Phone # _____
 Other _____ Phone # _____

5. Site data tabulation

Total Site Area _____ SF

Existing Impervious Area _____ SF

Changes to Impervious Area (+ or -) _____ SF

Proposed Total Impervious Area _____ SF

Comments: _____

Project Engineer or Architect _____

(Sign and Seal)

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

REPORT TO THE ENVIRONMENTAL DEVELOPMENT COMMISSION from Zoning and Subdivisions, Division of Planning, for Public Hearing and Executive Action on February 6, 1980, at 2:00 P.M., Room 101, Municipal Building, 175 Fifth Street North, St. Petersburg, Florida

STAFF REPORT SPR #177

Plat Sheet: G-9

January 31, 1980
Item No. 2

APPLICANT: City of St. Petersburg

REPRESENTATIVE: Charles H. Conrad, Jr., Chief of Design, Engineering Department

LOCATION: Generally between 11th St. S. and 12th Street S. on the north side of 18th Avenue South.

PROPOSED LEGAL: Lot 1, Block 1, Revised Map of Hollywood Addition Module 16 Replat.

REQUEST: Approval of a Site Plan for an 18,100 sq. ft. multi-service municipal building on a 131,620 sq. ft. (3.02 acres) site zoned RS-75 and RM-12/15. ALSO, as a related variance, requesting approval to delete the required 5-foot high buffer wall running approximately 300 feet along the north property line abutting the South Side Alternative School property.

SITE DATA:

Zone: RS-75 and RM-12/15

Use: Municipal Building

Site Area: 131,620 sq. ft. 3.02 Acres

Proposed Building Coverage: 18,100 sq. ft. 14% of site m.o.l.

Open Green Space:
Proposed: 51,163 sq. ft. 39% of site m.o.l.

Proposed Paving Coverage: 62,357 sq. ft. 47% of site m.o.l.

Parking Spaces: Required: 120 Proposed: 123
(1 per 150 sq. ft.)

Building Height: Permitted: 35 Ft. Proposed: 1-story

SITE PLAN REVIEW:

I. Procedural Requirements: The applicant has met and complied with the procedural requirements of the Zoning Code Sections 64.23 and 64.64 and 64.111 for a municipal building.

II. DISCUSSION AND RECOMMENDATIONS:

The City of St. Petersburg is proposing a municipal multi-service center at the location on the north side of 18th Avenue South between 11th and 12th Streets. The building will consist of an auditorium, library, Pinellas Opportunity Council (providing jobs for the community), general offices and special purpose rooms. Leisure Services Department will operate and maintain the site.

A 5-ft. buffer wall is required along the north property line which abuts the residentially zoned South Side Alternative School property. A variance is requested to delete this wall due to the fact the wall would be buffering the school play yard instead of a residence. This seems to be a circumstance to warrant such a request. Also, there are two live oaks and one black cherry tree which will probably be destroyed if the wall is erected. A wall should be constructed along the remainder of the north property line abutting the alley to buffer the residences to the north of the alley from the site.

Staff recommends APPROVAL of the variance to delete the buffer wall on the north property line abutting the school property.

Staff recommends APPROVAL of the site plan subject to a revised site plan with the following provisions:

III. THE SITE PLAN HAS BEEN REVIEWED FOR THE FOLLOWING CRITERIA:

a. INGRESS AND EGRESS:

Item 1. Pedestrian ramps shall be installed at each driveway as shown on the 12th Street South driveway.

b. LOCATION AND RELATIONSHIP OF OFF-STREET PARKING, ETC.:

Item 2. Speed bumps proposed shall be deleted from the project. The Department of Traffic Engineering does not recommend the planned construction of a potential hazard.

c. SUFFICIENCY OF SETBACKS, SCREENS, BUFFERING AND GENERAL AMENITIES:

Item 3. A 5-ft. high solid decorative masonry wall shall be erected along the north property line abutting the alley running from the school yard property west to the west property line.

Staff sees no objection in deleting the 5-foot buffer wall as shown on the site plan due to the fact the wall would be buffering the school property instead of a residence from the proposed multi-service municipal building and site. There is an existing chain-link fence along the school's south property line abutting the north property line of this site.

It might be necessary to remove two live oaks and one black cherry tree if the wall is required. Staff suggests hedge stock be planted in this area.

d. DRAINAGE:

Drainage plans to be submitted to City Engineering Department for approval.

e. AVAILABILITY AND COMPATIBILITY OF HOOK-IN LOCATIONS:

Services for sanitary sewer, treatment plant, and water are adequate.

f. SIGNS:

Item 4. Sign plans shall be approved by Bill Alden, Sign Inspector, License and Inspections.

g. ORIENTATION AND LOCATION OF BUILDINGS, RECREATIONAL FACILITIES AND OPEN SPACE:

The proposed building will be centrally located on the property. The site plan does not indicate any exterior recreational facilities.

h. PROXIMITY, RELATIONSHIP AND COMPATIBILITY OF EXISTING AND PROPOSED SURROUNDING LAND USE:

The proposed land use of the property is residential low density and residential medium density.

Surrounding land use is as follows:

To the north: Residential
To the south: Residential
To the east: Residential
To the west: A bar and residential

i. GENERAL AMENITIES:

Upgrading the property with applicable landscaping and the services which will be provided in the structure are general amenities for surrounding properties.

j. TREATMENT AND LOCATION OF HANDLING OF SOLID WASTE DISPOSAL:

Item 5. Location and size of trash containers shall be approved by Herb Smith, Chief of Commercial Collections, Sanitation Department.

k. LANDSCAPING AND PRESERVATION OF NATURAL MAN-MADE FEATURES:

Item 6. The revised site plan shall indicate the required 20-foot landscaped yard abutting 18th Avenue South. (Article II Section 64.09 Subsec. 18 (b)).

Item 7. The trees in the northern parking lot shall be removed and replaced elsewhere on the site (mislabeled on the site plan as jacarandas).

Item 8. Two live oaks and one black cherry near the north property line are to be retained.

Clearance for the 24-inch oak tree on the west side of the property near the west ingress/egress point appears to require additional opening to protect the tree.

Item 9. Clearance for this oak tree shall be approved by Chris Cowles, Urban Forester, License and Inspections, prior to the issuance of any permits.

Item 10. Detailed landscaping plans which meet Ordinance 22-F and tree removal permits shall be approved by Chris Cowles, Urban Forester, License and Inspections.

xc: Charles Conrad, Jr.
Chief of Engineering Design