



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, November 4, 2020 at 2:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 20-32000016 PLAT SHEET: Q-18

REQUEST: The applicant seeks approval of a variance from 35-feet to 5-feet for the building setback to construct a carport and an extension from March 1, 2020 to March 1, 2022 for the operation of the Fire Station.

OWNER: Rony Shubich
6939 13th Avenue North
Saint Petersburg, Florida 33710

AGENT: Saint Petersburg Fire Rescue
c/o Richard Gomolak
400 Dr. Martin Luther King Jr. Street South
Saint Petersburg, Florida 33701

ADDRESS: 3100 66th Street North

PARCEL ID NO.: 07-31-16-90162-000-1640

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban (CRS-1)

SITE AREA TOTAL: 9,000 square feet or 0.21 acres

GROSS FLOOR AREA:

Existing:	1,414 square feet	0.16 F.A.R.
Proposed:	1,414 square feet	0.16 F.A.R.
Permitted:	4,500 square feet	0.50 F.A.R.

BUILDING COVERAGE:

Existing:	1,634 square feet	18% of Site MOL
Proposed:	2,066 square feet	23% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	4,134 square feet	46% of Site MOL
Proposed:	4,134 square feet	46% of Site MOL
Permitted:	6,750 square feet	75% of Site MOL

OPEN GREEN SPACE:

Existing:	4,866 square feet	54% of Site MOL
Proposed:	4,866 square feet	54% of Site MOL

PAVING COVERAGE:

Existing:	2,500 square feet	28% of Site MOL
Proposed:	2,068 square feet	23% of Site MOL

PARKING:

Existing:	9; including 1 handicapped space
Proposed:	5; including 1 handicapped space
Required	5; including 1 handicapped space

BUILDING HEIGHT:

Existing:	12 feet
Proposed:	36 feet
Permitted:	36 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020 of the Municipal Code for a Fire Station which is a Special Exception use within the CRS-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a variance from 35-feet to 5-feet for the building setback to construct a carport and an extension from March 1, 2020 to March 1, 2022 for the operation of the Fire Station. The subject property is located on the west side of 66th Street North, in the Jungle Prada neighborhood.

Background:

On March 1, 2017, the Development Review Commission (DRC) approved a Special Exception and related site plan for St. Petersburg Fire Rescue (SPFR) for a temporary fire station. The station staffs a single Fire Engine with Advanced Life Support (ALS) capabilities. There are no other fire rescue vehicles in the region and the location is staffed with three fire fighters on each shift.

Current Proposal:

The previous approval granted approval of temporary Fire Station from March 1, 2017 till March 1, 2020. The applicant is seeking an extension to continue to operate from the subject property. The City Code permits the DRC to approve a two-year extension.

Requests for extensions shall address the following matters and may be denied if impacts cannot be adequately mitigated. The applicant's responses are in italics:

1. The extent of actions taken by the applicant to implement the approved development plan including real estate transactions, preparation of construction plans, site preparation and pre-construction sales.

This is a temporary fire station. City Council has approved a resolution to purchase property for a permanent Fire Station near the current address. Negotiations are ongoing.

2. The effect of unforeseen circumstances such as changes in economic conditions, cost of materials, and site specific conditions on the approval.

There should be no unforeseen issues with the extension of the project. The City has approved relocation. One possible scenario would have the building being used as originally approved.

3. The length of additional time estimated by the applicant to be needed to implement the approved development plan.

The estimated time for a new building would be around three years from land purchase to move in. This is why the applicant is seeking the additional three year extension.

4. Changes in the Code that would apply to the property.

The only additional variance we are requesting is for the carport. The setback can't be met as required. The building will remain in use as a temporary station.

5. Changes or new construction on property in the vicinity of the applicant's property which may increase impacts to other properties.

We are unaware of any at this time.

6. Other facts considered relevant to consideration of an extension.

The extension is critical for providing care to the citizens of the area. The statistics have shown the placement and performance to be exactly as projected.

Staff finds that the applicant has provided sufficient responses to the six questions and recommends approval. However, staff can only grant a two-year extension. If the applicant needs additional time, they can request an additional two-year extension. The extension will need to be requested prior to the expiration of this extension.

VARIANCE:

Building Setback

Required:	35-feet
Proposed:	5-feet
Variance:	30-feet

The City Code requires a 35-foot building setback for a Special Exception use. The applicant is seeking a variance to buildings setback to construct a carport. The applicant is seeking to construct a carport in the existing parking lot to protect a city investment of a fire engine from the elements. The proposed carport will be located a minimum of five (5) feet from the southern and eastern property lines. City Code allows a carport to encroach into the required setbacks for permitted uses. The setbacks for a carport would be five feet (5) from the southern property line and 10 feet from the eastern property line. Again, the use of the subject property is a Special Exception use and must comply with the Special Exception building setback of 35-feet.

The variance is only for the proposed carport structure, the fire truck is allowed to be parked at the proposed location. If the use was a permitted use, the applicant would only be required to request a variance to the eastern setback. The carport structure cannot be reoriented to have the long size of the carport parallel to the existing building due to existing site constraints. The fire truck would not be able to access the carport. The property directly south of the subject property is developed with a commercial use. The eastern side of the property abuts 66th Street North, a 110-foot wide principal arterial, state road, as defined in the City's Comprehensive Plan and commercial uses are located on the eastern side of 66th Street North.

Staff finds the proposed request to be consistent with the standards for granting a variance as outlined in the Code. The variance complies with the following standards of review as outlined in Section 16.70.040.1.6.

- Redevelopment, the site involves the utilization of an existing developed site;
- Public facilities, the proposed project involves the development of a public facility;
- The granting of the variance will be in harmony with the general purpose and intent of this chapter; and
- The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare.

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. An extension from March 1, 2020 till March 1, 2022; and
2. Variance to building setbacks.

B. SPECIAL CONDITIONS OF APPROVAL:

1. Use of emergency sirens shall be limited. In accordance with St. Petersburg Fire Rescue policy, when conditions permit, no sirens shall be used until the fire engine has fully exited the property onto 66th Street N.
2. Parking in the rear parking lot shall be limited to passenger vehicles only. No fire vehicles exceeding the size of a passenger vehicle shall be parked in the rear parking lot.
3. Parking in the front of the property shall be limited to one Fire Engine or Fire Department vehicle, as shown on the site plan. Parking of such vehicle shall not block the ingress/egress easement or sidewalk as shown on the subject survey.
4. This Special Exception approval shall be valid through March 1, 2022. The construction for the interior modifications shall commence prior to this expiration date, unless an extension has been approved by the POD.

C. STANDARD CONDITIONS OF APPROVAL

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

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

2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

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

Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

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

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;

- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **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: **Residential Office General**

The land uses of the surrounding properties are:

North: **Residential Office General**

South: **Residential Office General**

East: **Planned Redevelopment Mixed-use**

West: **Residential Urban**

PORT PREPARED BY:



10.26.2020

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

DATE

REPORT APPROVED BY:



10.26.2020

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

DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-32000016
Address: 3100 66th Street North



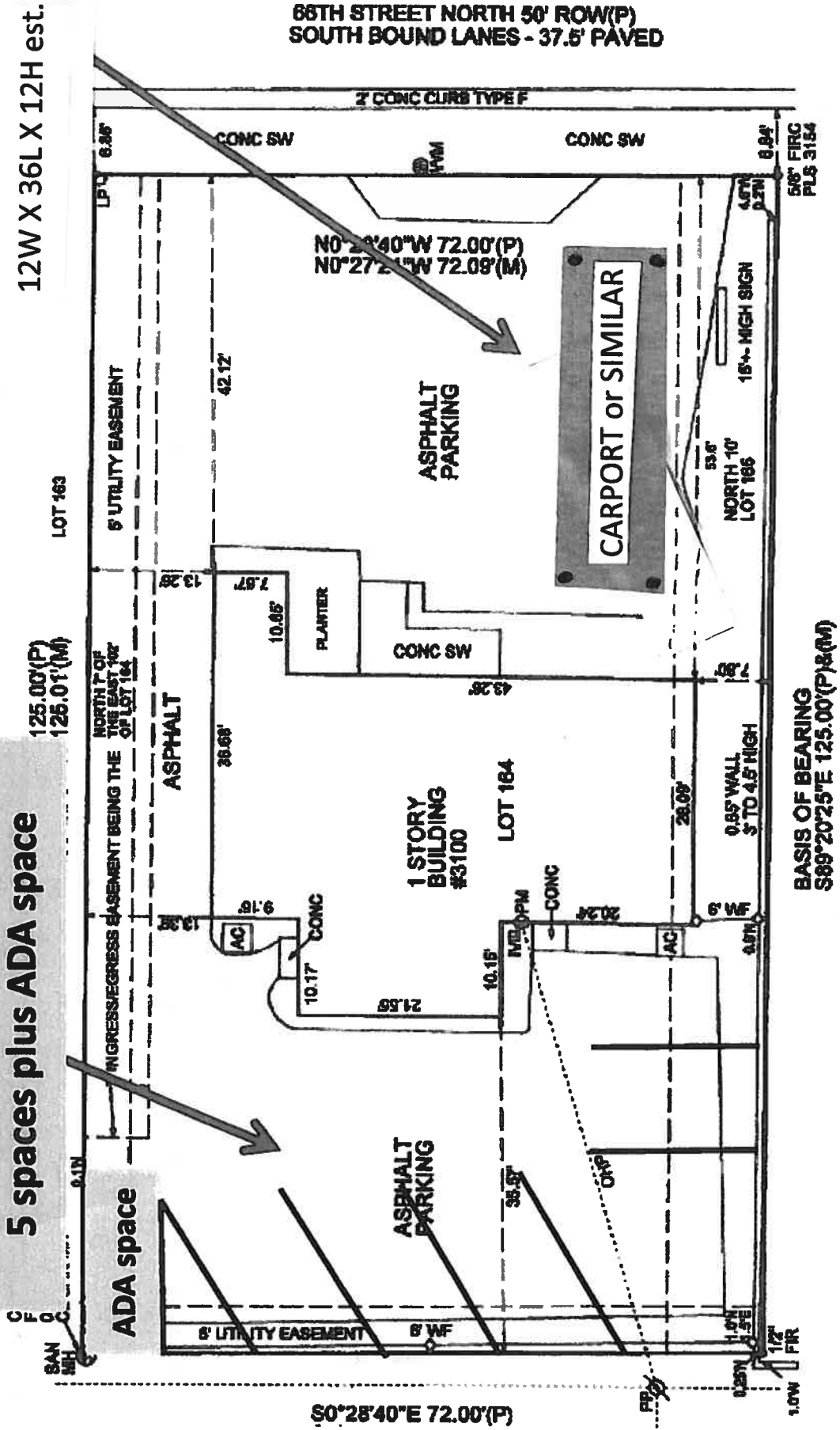
**Passenger Vehicle
Parking -
5 spaces plus ADA space**

**Fire Truck
Parking**

12W X 36L X 12H est.

125.00'(P)
126.01'(M)

5 ADA space



66TH STREET NORTH 50' ROW(P)
SOUTH BOUND LANES - 37.5' PAVED

2' CONC CURB TYPE F

CONC SW

CONC SW

N0°28'40"W 72.00'(P)
N0°27'21"W 72.09'(M)

CARPORT or SIMILAR

ASPHALT
PARKING

15'-4" HIGH SIGN

NORTH 10'
LOT 166

5/8" FIRG
PLS 3154

5' UTILITY EASEMENT

LOT 163

13.82'

7.97'

10.85'

PLANTER

CONC SW

8' 0"

1 STORY
BUILDING
#3100

LOT 164

BASIS OF BEARING
S89°20'25"E 125.00'(P)&(M)

0.65' WALL
\$ TO 4.5' HIGH

ASPHALT

9' 0"

10.17'

CONC

21.56'

CONC

10.15'

AC

AC

AC

ADA space

5' UTILITY EASEMENT

ASPHALT
PARKING

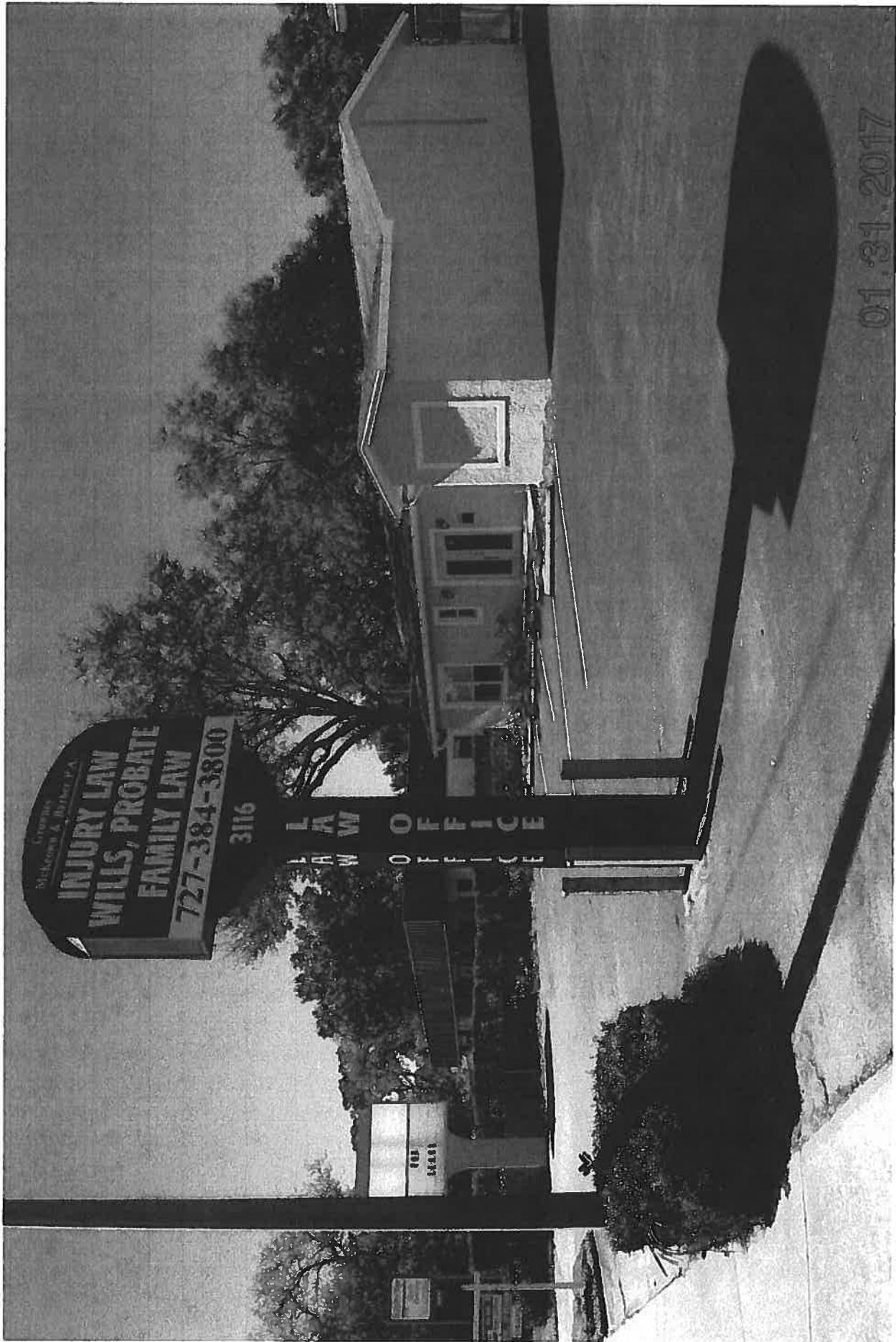
36.57'

CONC

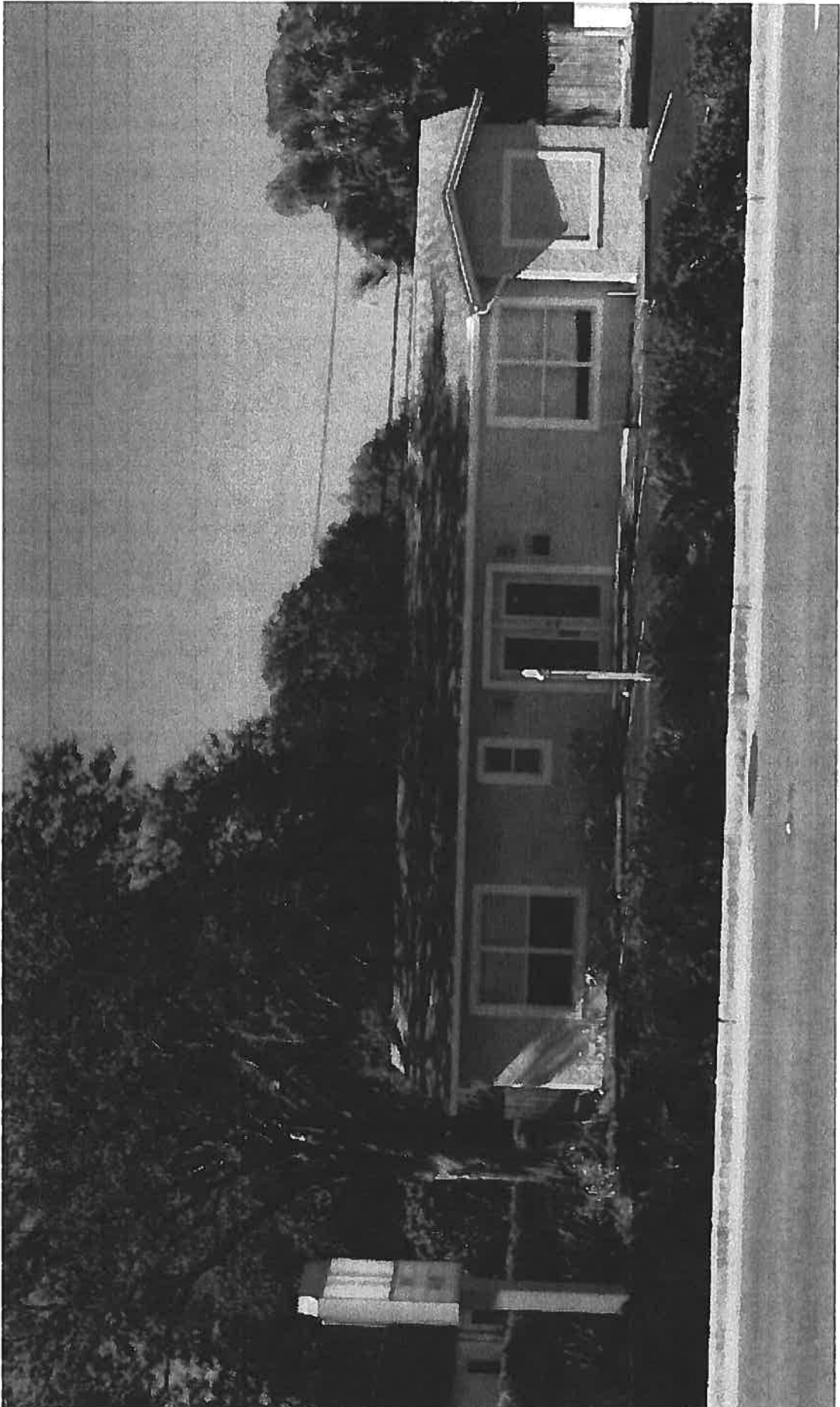
SAN
SH

S0°28'40"E 72.00'(P)

1 1/2" FIR



01.31.2017



MEMORANDUM
St. Petersburg Fire Rescue

TO: Corey Malyszka and Jennifer Bryla

FROM: District Chief Richard Gomolak

DATE: 9-21-2020

SUBJECT: Extension of Variance Approval



Due to recent circumstances and legal exceptions put forth by the Governor, The Fire Department would like to formally request the extension of our previous variance approval for Fire Station 2 (case 17-32000002). We are looking to have the timeline extended for a three year period until 3-1-2023. Please let me know if there is anything else you need regarding this, Thank You.

Variance Questions...

1. The extent of actions taken by the applicant to implement the approved development plan including real estate transactions, preparation of construction plans, site preparation and pre-construction sales.

City Council has approved a resolution to purchase property for a permanent Fire Station near the current address. Negotiations are ongoing.

2. The effect of unforeseen circumstances such as changes in economic conditions, cost of materials, and site specific conditions on the approval.

There should be no unforeseen issues with the extension or project. It is nearly impossible to project what will happen with the economy in our political climate. One possible scenario would have the building being used as originally approved.

3. The length of additional time estimated by the applicant to be needed to implement the approved development plan.

The estimated time for a new building would be around three years from land purchase to move in. This is why we are seeking the additional three year extension.

4. Changes in the Code that would apply to the property.

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The extension is critical for providing care to the citizens of the area. The statistics have shown the placement and performance to be exactly as projected.