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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on May 2, 2108, at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 18-32000006 **PLAT SHEET:**

REQUEST: Approval of a Special Exception and related Site Plan to construct a 39,106 square foot mixed-use building.

OWNER: W J B B Mirror Lake Development, LLC
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

OWNER: Mirror Lake BW, LLC
176 4th Avenue Northeast, Unit 1602
Saint Petersburg, Florida 33701

AGENT: Wannamacher Jensen Architect
180 Mirror Lake Drive North
Saint Petersburg, Florida 33701

**ADDRESSES AND
PARCEL ID NOS.:** 132 Mirror Lake Drive North; 19-31-17-48654-004-0010
180 Mirror Lake Drive North; 19-31-17-48654-004-0011

LEGAL DESCRIPTION: On File

ZONING: Downtown Center-2 (DC-2)

SITE AREA TOTAL: 12,497 square feet or 0.29 acres

GROSS FLOOR AREA:

Existing:	4,110 square feet	0.3 F.A.R.
Proposed:	39,106 square feet	3.13 F.A.R.
Proposed w/exemption:	32,857 square feet	2.63 F.A.R.
Permitted:	37,491 square feet	3.0 F.A.R.

BUILDING COVERAGE:

Existing:	1,685 square feet	13% of Site MOL
Proposed:	5,986 square feet	61% of Site MOL
Permitted:	11,872 square feet	95% of Site MOL

IMPERVIOUS SURFACE:

Existing:	2,831 square feet	23% of Site MOL
Proposed:	10,714 square feet	86% of Site MOL
Permitted:	N/A square feet	

OPEN GREEN SPACE:

Existing:	8,932 square feet	72% of Site MOL
Proposed:	1,491 square feet	12% of Site MOL

PAVING COVERAGE:

Existing:	1,042 square feet	8% of Site MOL
Proposed:	1,857 square feet	15% of Site MOL

PARKING:

Existing:	4; including 1 handicapped spaces
Proposed:	14; including 1 handicapped spaces
Required	56; including 3 handicapped spaces

BUILDING HEIGHT:

Existing:	33 feet
Proposed:	65 feet
Permitted:	125 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.20.120.5.2 of the City Code for a modification of an existing Special Exception use to develop an additional non-residential use on a site where the existing and proposed gross floor area consist of more than 25-percent non-residential use. Non-residential uses consisting of more than 25-percent of the gross floor area are Special Exception uses within the DC-2 district.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:

The applicant seeks approval of a modification to an existing Special Exception (SE) and related site plan to construct a 6-story, 34,996 square foot mixed use building. The subject property is located at the southwest corner of Mirror Lake Drive North and 2nd Avenue North.

Current Proposal:

The applicant has owned the northern half of lot 1 since 1998 and has recently purchased the southern half of lot 1 from the Unitarian Universalist Church of St. Petersburg. The northern half of lot 1 is currently developed with a 3-story, 4,110 square foot office building with four parking spaces. The southern half of the lot is developed with a temporary grass parking lot. The church owns the property south of the alley that is developed with a church use and two lots west of the applicant's property. The lots west of the subject property has been used as temporary grass parking lots. City Code requires that the existing temporary grass parking lot cease operation on April 2, 2019.

The applicant is seeking to construct a 34,996 square foot mixed-use building consisting of 21,226 square feet of office space and 10 dwelling units. The existing 3-story office building is located at the northeast corner of the subject property. The existing parking area for the existing office is located west of the existing building. Existing vehicular access is from 2nd Avenue North. As illustrated by the site plan, the applicant proposes to construct the new 6-story building south of the existing 3-story office building. The first three floors of the proposed building will be office space and three top floors will be 10 residential units. The applicant will construct an 11 space surface parking lot and provide 32 short-term bicycle parking spaces on the subject property. An additional 35 surface parking spaces will be constructed on the church property that is west of the subject property. The surface parking lot will be accessed from 2nd Avenue North and the existing alley. The applicant is proposing to construct the parking lot for the church so that they can use the parking to meet code requirements. The applicant has already secured a private parking easement with the church. As a condition of the approval, the applicant will be required to record in public records a parking agreement that ties the 35 space surface parking lot together with the proposed office building. Pedestrian access to the proposed building will be from an entryway along the east side of the building to the public sidewalk along Mirror Lake Drive North.

Architecture

The proposed building will be of a modern style of architecture. The building is broken down into small pieces by utilizing recesses and projections in the façade, changes in the roof line and roof height, changes in material and an ample amount of glazing. The building is sited and designed to enhance the pedestrian environment.

Special Exception:

The DC-2 zoning district provides for intense residential development while still allowing a mix of uses that enhance and support the downtown core. The intent of requiring Special Exception approval for a development project proposing more than 25-percent non-residential use is to insure that development proposals consisting of a minimal amount of residential units within the DC-2 district are properly located. In this case, the existing and proposed buildings will consist of 63% non-residential. The proposed project is located on the west side of Mirror Lake Drive North. The Mirror Lake area of downtown has historically been developed with non-residential commercial and government uses. Further, the City has seen an ample amount of new residential development in the past few years, with some of this development occurring within the downtown core. The proposed development will bring in needed office space. Staff finds that the proposed building and use are appropriate for the Mirror Lake area and staff does not anticipate any adverse impacts or detrimental effects to neighboring property or the downtown core as a result of approval of the application.

Public Comments:

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

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Special Exception and related site plan, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. The public sidewalks in the abutting rights-of-way shall be 10-feet wide. Public sidewalks where they intersect with the proposed tree planters can be 8-feet wide.**
- 2. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.**
- 3. Building materials at the street level shall include materials such as metal, stone, brick, precast masonry, glass, stucco or other similar hard surface material. The use of dryvit, EIFS, or other artificial material shall not be permitted.**
- 4. Exterior lighting shall comply with Section 16.40.070.**
- 5. Bicycle parking shall be provided as required by Section 16.40.090.**
- 6. All ancillary equipment shall be screened from the abutting rights-of-way.**
- 7. The dumpster shall be located in a dumpster enclosure that is finished to match the building.**
- 8. Construction of piers and/or caissons shall be by auger method unless geotechnical data supports a finding that such a method is impractical or impossible.**
- 9. The site plan shall be modified as necessary to comply with the attached memorandum from the City's Engineering Department's that is dated April 10, 2018.**
- 10. This Special Exception shall be valid through May 2, 2021. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.**

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

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

Building Code Requirements:

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

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. As per Engineering Department requirements and prior to their approval of any permits, the applicant shall submit a copy of a Southwest Florida Water Management District (or Pinellas County Ordinance 90-17) Management of Surface Water Permit or Letter of Exemption to the Engineering Department and a copy of all permits from other regulatory agencies including but not limited to FDOT and Pinellas County required for this project.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

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

ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

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

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

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

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- 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: **Central Business District**

The land uses of the surrounding properties are:

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

REPORT PREPARED BY:

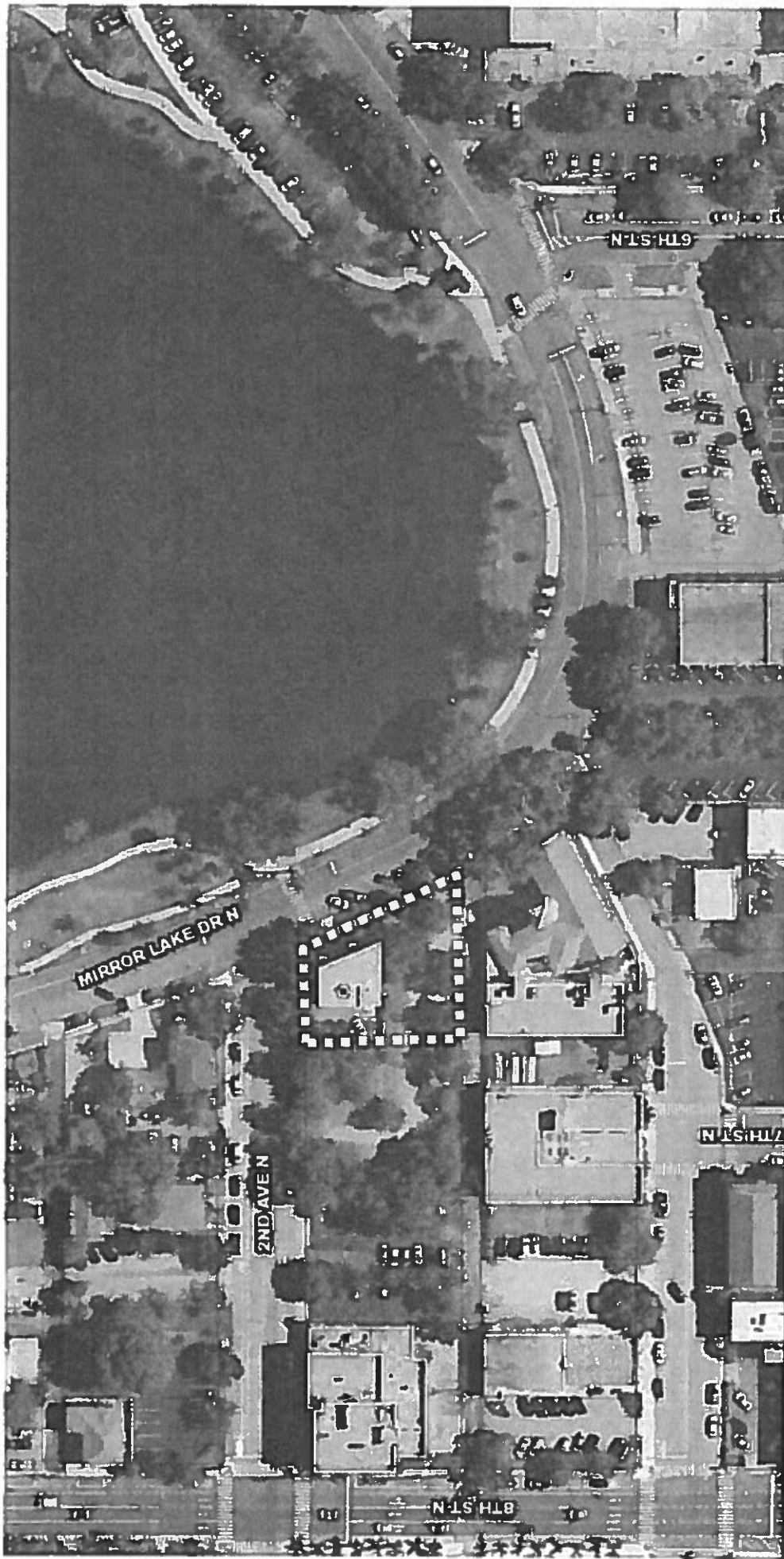


 COREY MALYSZKA, Urban Design and Development Coordinator DATE 4/24/18

REPORT APPROVED BY:



 ELIZABETH ABERNETHY, AICP, Zoning Official (POD) DATE 4-18-18
 Planning and Economic Development
 Development Review Services Division



Project Location Map
City of St. Petersburg, Florida
Planning and Economic Development
Department
Case No.: 18-3200006
Address: 132 and 180 Mirror Lake Drive
North

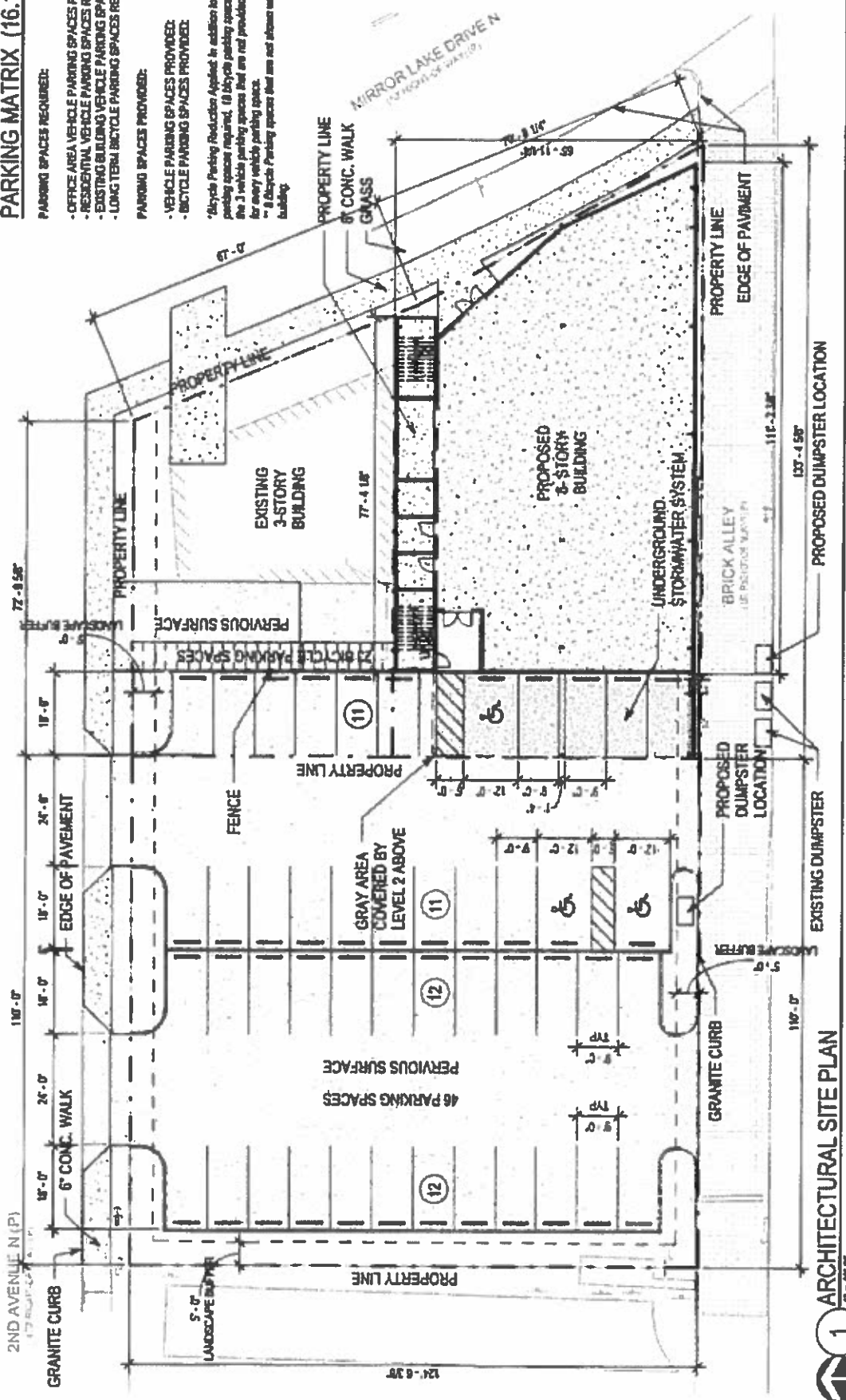


PARKING MATRIX (16.10.020.1)

- PARKING SPACES REQUIRED:**
- OFFICE AREA VEHICLE PARKING SPACES REQUIRED: 36
 - RESIDENTIAL VEHICLE PARKING SPACES REQUIRED: 10
 - EXISTING BUILDING VEHICLE PARKING SPACES REQUIRED: 3
 - LONG TERM BICYCLE PARKING SPACES REQUIRED: 1

- PARKING SPACES PROVIDED:**
- VEHICLE PARKING SPACES PROVIDED: 46
 - BICYCLE PARKING SPACES PROVIDED: 31*

*Bicycle Parking Reduction Applied: In addition to the 12 long term bicycle parking spaces required, 19 bicycle parking spaces are provided substituting the 3 vehicle parking spaces that are not provided (6 bicycle parking spaces for every vehicle parking space).
 - 2 Bicycle Parking spaces that are not shown will be provided inside of the building.



1 ARCHITECTURAL SITE PLAN
 1" = 8'-0"

SITE PLAN 8.5 x 11

MARCH 12, 2018
 DRG APPLICATION

MIRROR LAKE DEVELOPMENT

57 PETERSBURG, FL 33701
 WJBB, LLC

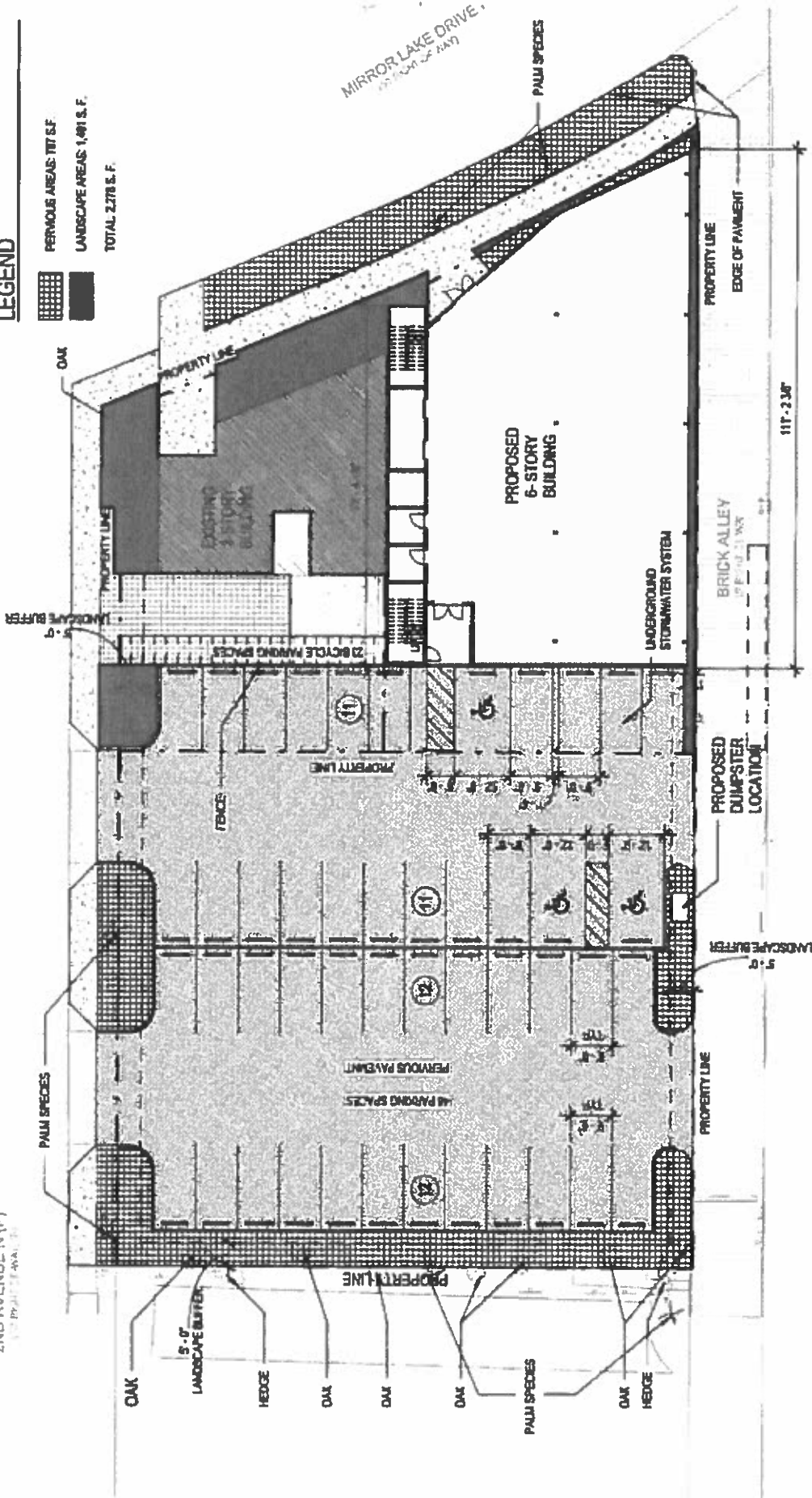


WJBB Building Services, Inc.
 120 West Lake Street
 St. Petersburg, Florida 33708-2914
 (774) 824-2225 or (774) 824-2425
 www.wjbb.com
 WJBB0000017
 Professional Seals Required

2ND AVENUE N (P)
1'-0" PROFILE SCALE

LEGEND

- PERMOLE AREAS: 787 S.F.
- LANDSCAPE AREAS: 1,491 S.F.
- TOTAL: 2,278 S.F.



1 LANDSCAPE PLAN
1" = 40'-0"

LANDSCAPE PLAN 8.5 x 11

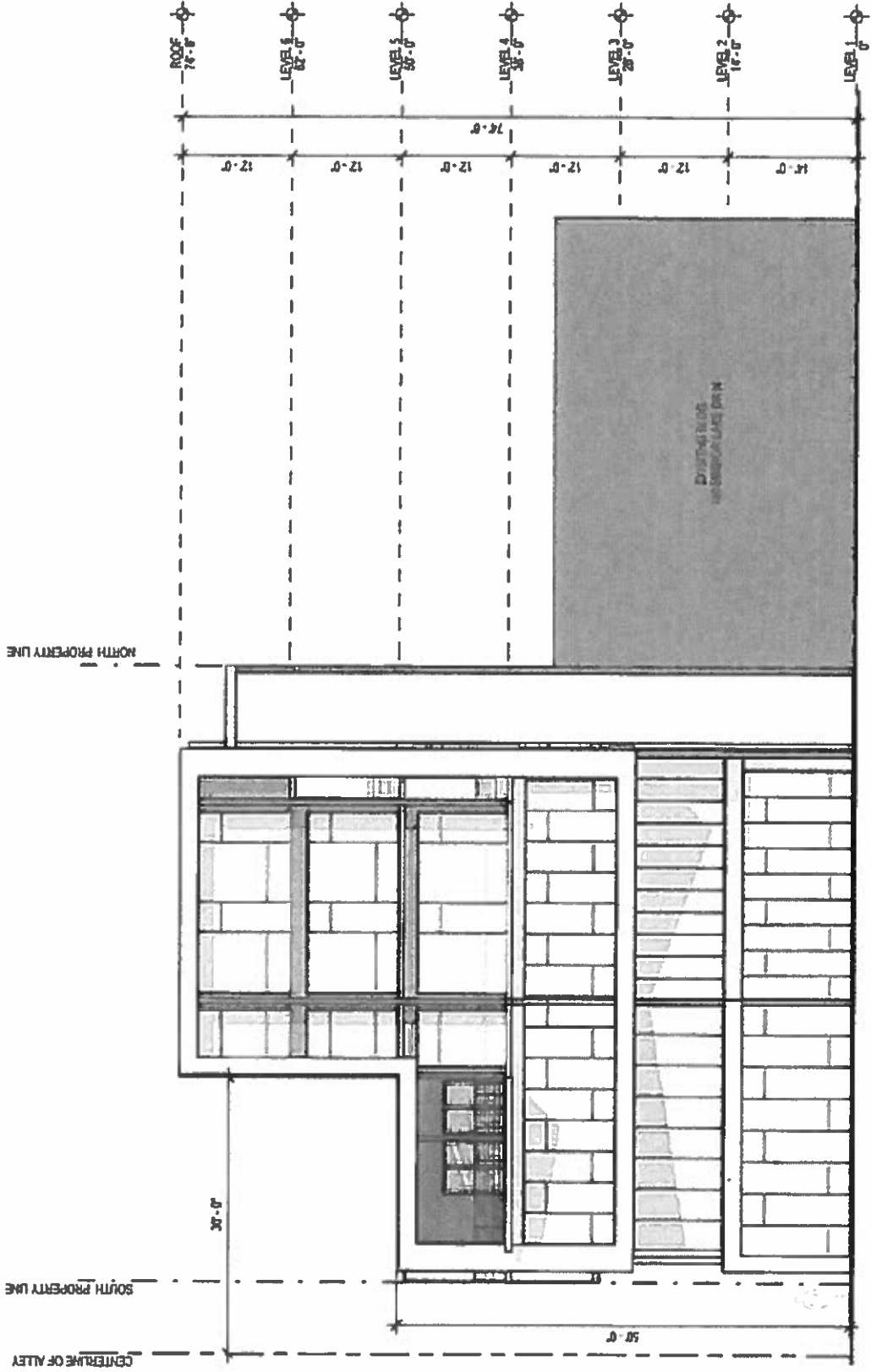
MARCH 12, 2018
DRG APPLICATION

MIRROR LAKE DEVELOPMENT

ST PETERSBURG, FL 33701
WJBE, LLC



WJBE Landscape Architecture, Inc.
120 Laurel Lane, Suite 1000
St. Petersburg, Florida 33704-2714
(774) 424-0888 or (774) 624-0443
www.wjbe.com
AKA52577
Landscape Architecture License No. 12000000000000000000



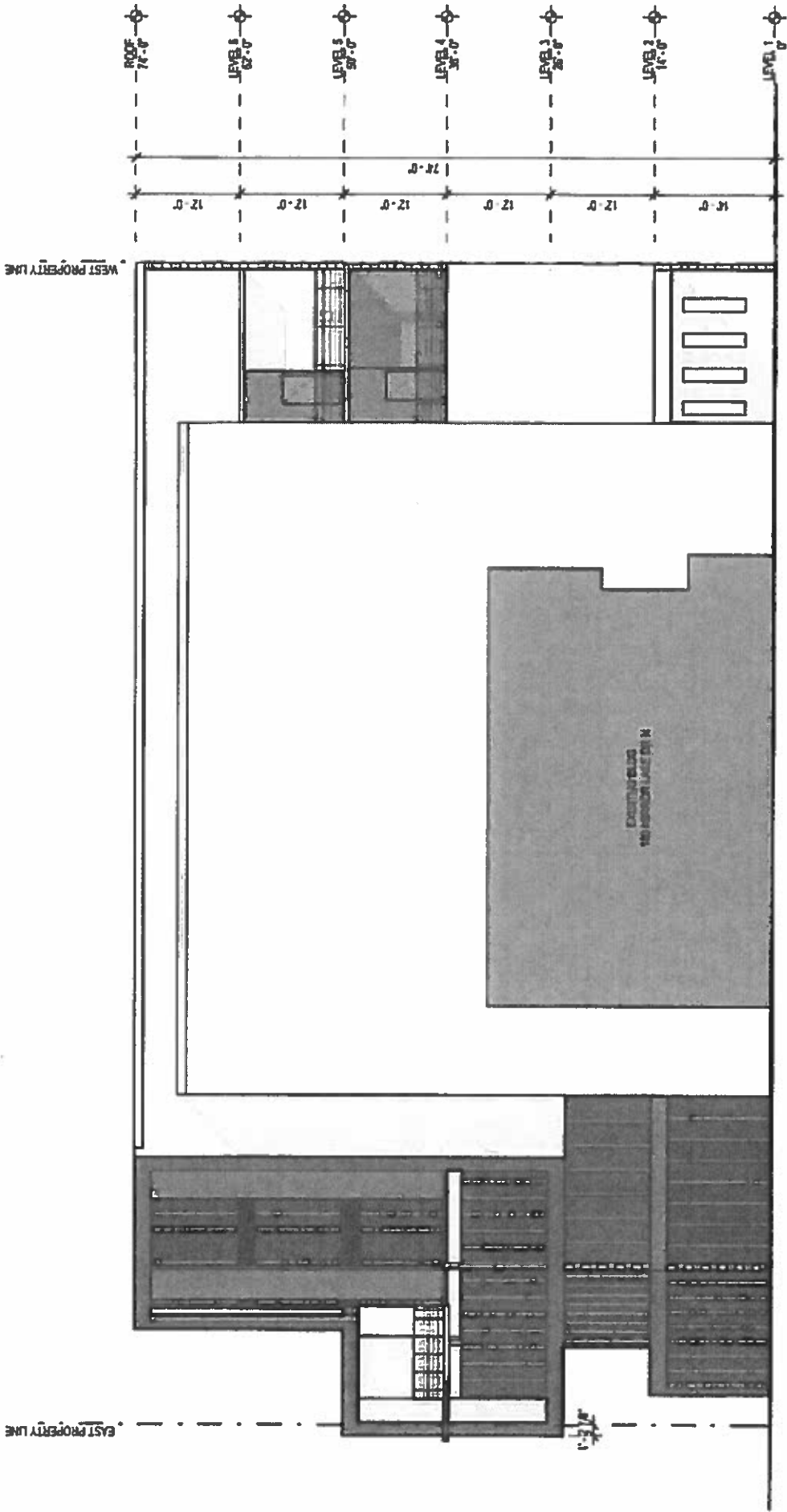
W&P Architects, Inc.
 1400 West Lake Drive
 St. Petersburg, Florida 33704-3714
 (774) 822-6666 Fax (774) 822-6675
 www.wamp.com
 W&P ARCHITECTS
 ARCHITECTS OF INTERIOR ARCHITECTURE, INC.

MIRROR LAKE DEVELOPMENT

ST PETERSBURG, FL 33704
 W&P, LLC

EAST ELEVATION VIEW

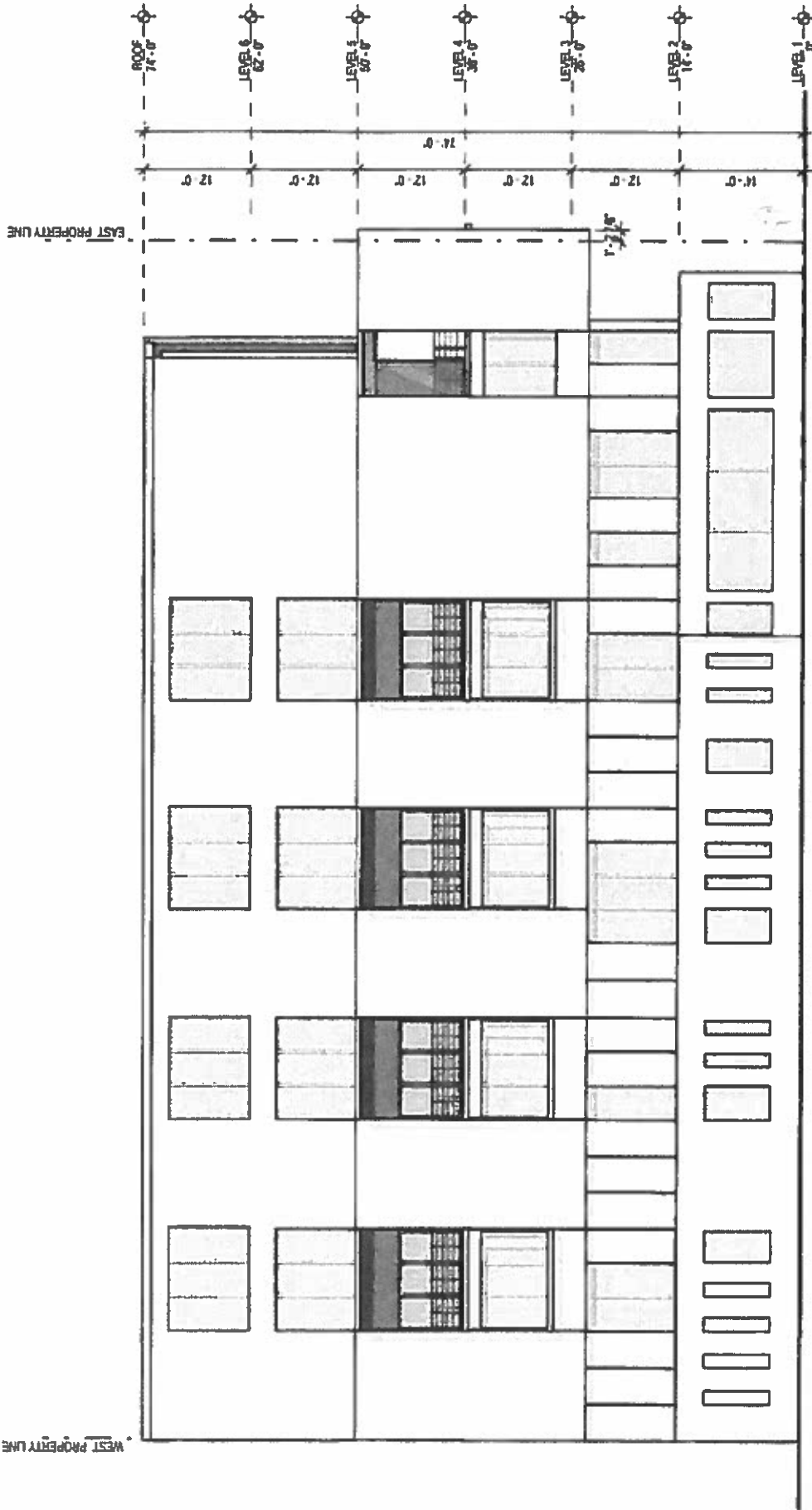
MARCH 12, 2018 SCALE 3/8" = 1'-0"
 DRG APPLICATION



W&B ARCHITECTURAL SERVICES, INC.
 1200 Lake Lake Drive NW
 St. Petersburg, FL 33701-3711
 (774) 828-1111
 (774) 828-1111
 ARCHITECTS

MIRROR LAKE DEVELOPMENT
 ST PETERSBURG, FL 33701
 W&B, LLC

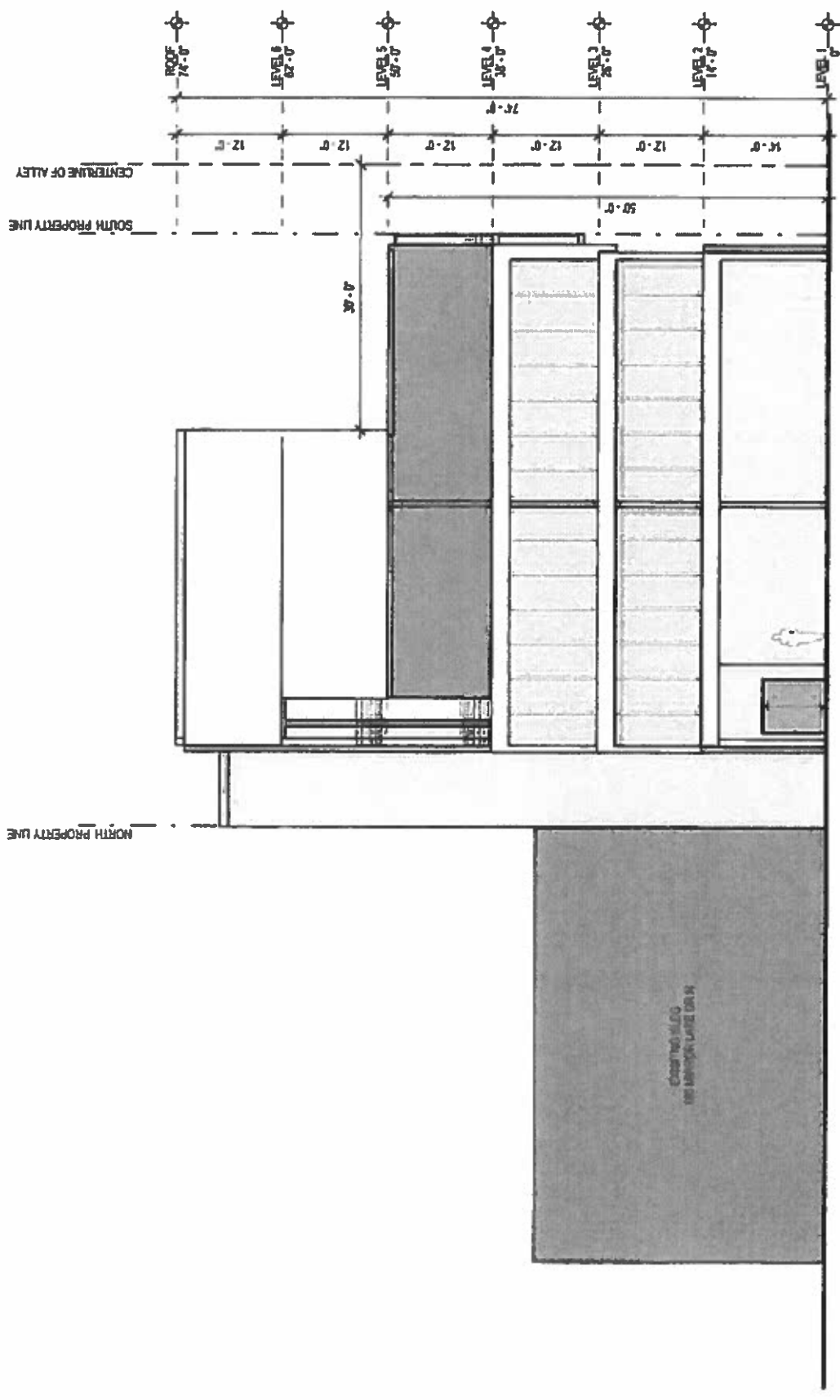
NORTH ELEVATION VIEW
 MARCH 12, 2019 SCALE 3/8" = 1'-0"
 DRG APPLICATION



W&A Architecture, Inc.
 193 Mirror Lake Drive North
 St. Petersburg, Florida 33704-2014
 (813) 844-4444
 www.wanda.com
 ARCHITECTS

MIRROR LAKE DEVELOPMENT
 ST PETERSBURG, FL 33701
 HUBB, LLC

SOUTH ELEVATION VIEW
 MARCH 12, 2018 SCALE 3/8" = 1'-0"
 DRG APPLICATION



W.A. Architects, Inc.
 100 Main Lane, Suite 100
 Ft. Lauderdale, Florida 33304-2771
 (954) 562-1000 or (954) 562-1001
 Fax: (954) 562-1002
 www.waarchitects.com

MIRROR LAKE DEVELOPMENT

57 PETERSBURG, FL 33701
 WJBB, LLC

WEST ELEVATION VIEW

MARCH 12, 2018 SCALE: 3/8" = 1'-0"
 DRG APPLICATION



Mirror Lake Development
Attachment A - Narrative
March 12, 2018

SPECIAL EXCEPTION:

Wannemacher Jensen Architects has been located on Mirror lake since 1998. Our company has grown from three to twenty three staff and have added a construction arm WJC. We have outgrown our current building and have purchased the lot referenced in this report to build a corporate headquarters that can grow with us for the next 50 years. We are synonymous with St. Petersburg and want to ensure our future downtown. This particular variance is in reference to the percentage of office versus residential square footage in a mixed use development. DC-2 suggests 75% residential and 25% commercial/office.

DC-2 however does not recognize the difference between Mirror lake Drive and secondary east west connecting avenues. Most of the parcels facing Mirror lake are either institutional or commercial including the Tomlinson Center Lyceum, Shuffle Board Court, Library, Florida Department of Corrections Building, Pinellas County Human Services Department, Pinellas County Clerk of Court, Weidner Law Firm, The Unitarian Universalist Church, and the current Wannemacher Jensen Architects. We believe that it would be more conforming to Mirror Lake Drive to have a building which has a majority of office space rather than residential.

Additional rationale includes the overall need for new office space downtown. There has been a disproportionate number of residential units added to downtown without the supporting office and commercial. Our proposal will contribute to the office stock downtown and allow Wannemacher Jensen Architects to maintain location continuity Downtown on Mirror Lake Drive.

Finally this proposal is made possible by a shared parking agreement and easement with the adjacent property owned by the Unitarian Universalist church. The Church predominately uses this parking in the evenings and weekends making it available for office usage during office hours. Shared parking could not be used towards residential development which requires designated parking therefore this project is not possible if the predominate usage isn't office.

The proposed project has 36% residential and 64% commercial/office.

FAR EXEMPTION:

The existing building that is accounted for in this FAR calculation consists of 4,110 square feet of office building. The new project consists of a 6-story mixed-use building that has a total of 34,996 square feet. Levels 1 through 3 are 21,226 square feet of business/office use. Levels 4 through 6 are 13,770 square feet of residential units (we propose a total of 10 units).

For FAR calculation purposes, the proposed project has 39,106 square feet for a FAR of 3.13. The base allowable FAR within DC-2 is 3.0 FAR. As designed the project qualifies for the FAR exemption of 0.5 FAR: "Neighborhood scale retail, neighborhood scale cafe or office uses located on ground level."

~~Therefore the project is allowed a maximum FAR of 3.5 and the proposed design is 3.13 FAR.~~

Exempt 4,249 sq ft

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

TO: Iris Winn, Administrative Clerk, Development Review Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: April 10, 2018
SUBJECT: Special Exception
FILE: 18-32000006

LOCATION: 132 Mirror Lake Drive North; 19/31/17/48654/004/0010
AND PIN: 180 Mirror Lake Drive North; 19/31/17/48654/004/0011
ATLAS: F-2
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to construct a 39,106 square foot mixed-use building.

The Engineering Department has no objection to the proposed special exception and related site plan with the following special conditions and standard comments which must be addressed as plans are developed for the issuance of construction permits:

SPECIAL CONDITIONS:

1. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.
2. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.
3. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for projects

subject to compliance with the Florida Building Code, Residential, shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. 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.

4. Public sidewalks may be required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, 10-foot wide public sidewalks are required on all right of way frontages. 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.

5. Per City Council Resolution, public hexagon block sidewalks are to be preserved in the Downtown National Register district. It is noted that a portion of the existing public sidewalk within the 2nd Avenue North frontage is hexagon block. All hexagon block pavers which exist within road or alley right of ways shall remain the property of the City of St. Petersburg.

The property owner shall not be permitted to install any other sidewalk material in existing right of way areas where hexagon block sidewalks currently exist. It is suggested that the applicant work with the City's Zoning division to assure that the existing hexblock will be appropriately incorporated into the streetscape design for this project.

The applicant/developer/contractor must assure that extreme care is taken to protect existing hexagon block sidewalks from damage by construction or other activities. Hexagon block sidewalks should not be traversed by vehicles or equipment and should not be used as locations for material storage. Hexagon block sidewalks shall be temporarily removed and replaced when required to allow equipment or vehicular access to the site. It is the responsibility of the property owner to protect and keep safe from theft and/or damage all hexagon blocks, granite curbing and/or street or alley brick which may be temporarily removed and to provide for adequate traffic and pedestrian control while any portion of a public travel path is adversely affected.

6. Within ALL public right-of-way within the City of St. Petersburg, existing street and alley brick and granite curbing shall be preserved (not removed). All brick and granite curbing which exist within road or alley right of ways shall remain the property of the City of St. Petersburg.

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

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property

boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

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

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

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

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

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

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

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