



SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- Data Sheet
- Traffic Input Report
- Neighborhood Worksheet
- Public Participation Report

- Completed SE & SPR application form
- Pre-Application Meeting Notes
- Application fee payment (Additional Fees required if variances are requested)
- Affidavit to Authorize Agent, if Agent signs application
- Data Sheet
- Traffic Impact Report (Methodology to be approved by Transportation and parking Management)
- Public Participation Report
- Site plan and survey of the subject property:
 - Two (2) copies (please fold to 8 ½ x 11") & one reduced site plan 8 ½ x 11" to scale: black and white & color
 - Drawn to scale (engineers scale no smaller than 1" = 50'); North arrow
 - Phasing schedule, if applicable
 - Dimensions and exact locations of:
 - property lines, structures, internal walkways, pedestrian connections
 - vehicle use areas (driveways, parking spaces, curbing, wheel stops, ingress/egress, etc.)
 - utilities (overhead power lines, exterior lighting, easements, etc.)
 - buffer walls, fences with elevation and height and material indicated
 - solid waste disposal method and location
 - storm water retention, preservation areas
 - any other architectural or engineering features
- Landscape plans: Two (2) copies (please fold to 8 ½ x 11")
 - One reduced site plan 8 ½ x 11" to scale (black and white) & (color)
 - Legend identifying plants by scientific and common name, size, spacing & quantity
 - Location, type and size in diameter at breast height (d.b.h.) of all specimen trees indicated to be preserved or removed
- Elevation drawings: 8 ½ x 11" to scale (color), Depicts all sides of existing & proposed structure(s)
- PDF of application documents (may be emailed to Staff Planner)
- Variance Narrative, if requesting, addressing application criteria
- Projects within the DC zoning district(s): Digital 3D building models of the proposed building(s): 1. Building models should be submitted on USB Flash Drive, DVD, or emailed in one of the following file formats: Google Earth - (.KMZ) or (.KML). 2. The model should be positioned in its correct geographic location and should be to scale. 3. The building model should be placed in the correct orientation/direction within the file. Overhead view of the model on screen should be as follows. North = Up, South = down, East = right, West = left

Planning and
Development Services
Department

Development Review
Services Division

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731
727 / 893.7471

UPDATED: 12-23-22

A Pre-Application Meeting is Required Prior to Submittal.

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

Completeness review by City Staff _____



SPECIAL EXCEPTIO
 SITE PLAN REVIEW

Application No. _____

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): 4TH SOUTH VALOR CAPITAL LLC	
Street Address: 400 CLEVELAND ST	
City, State, Zip: CLEARWATER, FL 33755	
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE: Trenam Law, R. Donald Mastry	
Street Address: 200 Central Ave., Suite 1600	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-824-6140	Email: dmastry@trenam.com
NAME of ARCHITECT or ENGINEER:	
Company Name: GVI Gomez Vazquez International Contact Name: Marco Sanchez Castro	
Telephone No: 210-707-6415	
Website: https://www.gvi.archi/	Email: m.sanchez@gvi.archi
PROPERTY INFORMATION:	
Address/Location: 332, 340 and 344 4th St. S.	
Parcel ID#(s): 19-31-17-81864-000-0050, 19-31-17-01502-000-0001, 19-31-17-01502-001-0010, 19-31-17-01502-001-0020, 19-31-17-01502-001-0030, 19-31-17-01502-001-0040, 19-31-17-81864-000-0070	
DESCRIPTION OF REQUEST: site plan review, bonus approval, public hearing, and variance to minimum drive aisle width in garage	
PRE-APP MEETING DATE: 9/19/23	STAFF PLANNER: CDM/APS

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*: _____ R. Donald Mastry, as agent _____

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

Date _____



Pre-Application Meeting Notes

Meeting Date: _____ Zoning District: _____

Address/Location: _____

Request: _____

Type of Application: _____ Staff Planner for Pre-App: _____

Attendees: _____

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

(See Public Participation Report in corresponding application package for required reporting of notice of intent to file)

Notes: _____



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:

4TH SOUTH VALOR CAPITAL LLC

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

Property Address: 332, 340 and 344 4th St. S.

Parcel ID#: 19-31-17-81864-000-0050, 19-31-17-01502-000-0001, 19-31-17-01502-001-0010, 19-31-17-01502-001-0020,
19-31-17-01502-001-0030, 19-31-17-01502-001-0040, 19-31-17-81864-000-0070

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation
site plan and CRA approval.

"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): Trenam Law, R. Donald Mastry

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): _____

Printed Name _____

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: _____

Date: _____

Commission Expiration (Stamp or date): _____



SPECIAL EXCEPTION
 SITE PLAN REVIEW

DATA SHEET

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

DATA TABLE				
1.	Zoning Classification: DC-2			
2.	Existing Land Use Type(s): Residential			
3.	Proposed Land Use Type(s): Residential/hotel, commercial			
4.	Area of Subject Property: 20,000 sf (0.46 ac)			
5.	Variance(s) Requested: Reduce garage drive aisle width from 24 ft to 22 ft			
6.	Gross Floor Area (total square feet of building(s))			
	Existing:	24,090	Sq. ft.	
	Proposed:	218,000	Sq. ft.	
	Permitted:	n/a	Sq. ft.	
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	1.2	Sq. ft.	24,090
	Proposed:	7.0	Sq. ft.	140,000
	Permitted:	7.0	Sq. ft.	140,000
8.	Building Coverage (first floor square footage of building)			
	Existing:	8,770	Sq. ft.	43.9 % of site
	Proposed:	14,745	Sq. ft.	73.7 % of site
	Permitted:	20,000	Sq. ft.	100 % of site
9.	Open Green Space (include all green space on site; do not include any paved areas)			
	Existing:	4,255	Sq. ft.	21.3 % of site
	Proposed:	1,000	Sq. ft.	5.0 % 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:	6,975	Sq. ft.	34.9 % of site
	Proposed:	4,255	Sq. ft.	21.3 % 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:	15,745	Sq. ft.	78.8	% of site	
	Proposed:	19,000	Sq. ft.	95.0	% of site	
	Permitted:	20,000	Sq. ft.	100	% of site	
13.	Density / Intensity					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>	
	Existing:	26	Existing:	n/a	Existing:	n/a
	Proposed:	152	Proposed:	n/a	Proposed:	n/a
	Permitted:	n/a				
14 a.	Parking (Vehicle) Spaces					
	Existing:	21	includes	0	disabled parking spaces	
	Proposed:	130	includes	5	disabled parking spaces	
	Permitted:	62	includes	3	disabled parking spaces	
14 b.	Parking (Bicycle) Spaces					
	Existing:	0	Spaces	0	% of vehicular parking	
	Proposed:	167	Spaces	128.5	% of vehicular parking	
	Permitted:	167	Spaces	128.5	% of vehicular parking	
15.	Building Height					
	Existing:	30	Feet	3	Stories	
	Proposed:	325	Feet	25	Stories	
	Permitted:	n/a	Feet	n/a	Stories	
16.	Construction Value					
	What is the estimate of the total value of the project upon completion? \$ 55,000,000					
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>					



NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 332, 340 and 344 4th St. S.	Case No.:
Description of Request: site plan review, bonus approval, public hearing, and variance to minimum drive aisle width in garage	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address: 332, 340 and 344 4th St. S.

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

On 11/3/23, this application was sent to Downtown Neighborhood Assn., CONA and FICO

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

2. Summary of concerns, issues, and problems expressed during the process

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (variance@stpetecona.org) and to Federation of Inner-City Community Organizations (FICO) (kleggs11@outlook.com) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 11/3/23
- Attach the evidence of the required notices to this sheet such as Sent emails.

NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

4th South Valor Capital LLC (the “Developer”) is the owner of the property located at 332, 340 and 344 4th St. S. (collectively, the “Property”). The Property is zoned DC-2, which permits various residential and commercial uses by right, with a maximum 7.0 FAR and no maximum height.

The Property was formerly used as apartments and condos. The Developer proposes to redevelop it with a 25-story building containing 152 dwelling/hotel units, 4,893 sf of commercial space and a 130-space parking garage (the “Project”).

The Developer anticipates the dwelling/hotel units will function as a condotel, which is a hybrid between a residential condo and a short-term rental use. This allows for the units to change between permanent residential occupancy and short-term rentals, in order to meet market conditions and owner desires. Since the City classifies the short-term rental of dwelling units as a hotel use, the Project has been designed to meet the requirements for both multifamily residential and hotel uses to allow for this interchange.

The Developer is requesting site plan/bonus, public hearing approval for the Project, and an associated variance to the minimum drive aisle width. Under the public hearing approval process, the Property has a maximum FAR of 7.0 and no maximum height. The Developer proposes a 7.0 FAR (as set forth in the attached FAR calculations) and a maximum height of 325 ft. A decorative crown feature will be provided as required by Code.

The Developer is proposing 22 ft wide drive aisles within the parking garage. This requires a variance to the minimum drive aisle width requirement, which is 24 ft, found in Sec. 16.40.090.3.4.8.3 of the Code. This variance has been granted multiple times by the City and the City’s Transportation and Parking Management Department has previously confirmed that the proposed 22 ft width is acceptable.

Discussion of Standards of Review for Site Plans

(Sec. 16.70.040.1.4 of the City of St. Petersburg Land Development Code (“Code”))

1. The use is consistent with the Comprehensive Plan;

The Property is designated Central Business District and Intown Activity Center in the City’s Comprehensive Plan. These designations permit the highest intensity development within the City along with a range of various uses, including those proposed for the Project.

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 Property’s land use (Central Business District and Intown Activity Center) and zoning (DC-2) designations permit the Project.

- 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;*

Access to the Project has been designed in accordance with Code. Vehicular and pedestrian access to the Project will be provided on 4th St. S., Charles Ct. and 4th Ave. S. Sufficient loading, utility, sanitation and emergency access are provided from these access points.

- 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;*

Parking and loading for the Project have been designed in accordance with Code. Off-street parking and loading will be provided within the Project's new parking garage, which is accessed on Charles Ct. and 4th Ave. S. The parking garage will be screened and the Project will be landscaped in accordance with the Code.

- 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 impact reports are not required in downtown. The entitlements for the Project are already permitted by the Property's land use and zoning designations.

- 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 Project complies with these items and meets or exceeds all Code requirements. The Project includes upgrading the Property's drainage system as required by the Code.

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

No signage is proposed with this application, but all 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 building is oriented towards the corner of 4th St. S. and 4th Ave. S., with onsite open space also located adjacent to this corner.

The Project meets or exceeds all required setbacks and is consistent with the appearance, harmony and character of other buildings in downtown and the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

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 sites on the Property. The Project is compatible with the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

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 Project is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of similar high-intensity 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 Project meets or exceeds all required setbacks and the parking garage will be screened from surrounding properties. The Project provides amenities which are comparable to other buildings of its type in the City. No adverse effects of noise, lights, dust, fumes and other nuisances are expected given the compatibility of the Project with the surrounding high-intensity, downtown mixed-use neighborhood.

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

The Property 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 Project will be landscaped in accordance with Code. No wetlands exist on the Property. Any tree removal shall be in accordance with Code.

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;*

No historic or archaeological resources are known to exist on or within 200 ft of the Property.

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

The Property is not located within a hurricane vulnerability zone.

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 Project will meet all adopted levels of service.

Discussion of Standards of Review for Variances

(Sec. 16.70.040.1.6 of the 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 Project is the redevelopment of a 100-foot wide lot in the DC district. The Property is located downtown and adjacent to high intensity residential and commercial uses. The requested two-foot variance is technical in nature and will only affect the Property in question.

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

The Developer has taken no action to cause the existing condition of the Property. The existing configuration of the Property and surrounding area significantly predate the Developer and the Code.

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

Without the requested variance to allow 22 ft drive aisles, the Developer would lose a significant number of parking spaces on each floor of the garage, requiring a taller, larger building with an inefficient parking garage. Not granting the variance would result in an unnecessary hardship to the Developer 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 and the downtown core.

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 Developer to redesign the Project to be a taller, larger building, with an inefficient parking garage, resulting in an 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 Developer is requesting the minimum variance necessary to allow for the Project.

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 Developer to redevelop the Property with a design that results in a better residential design and 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 and the downtown core.

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 the public welfare, as it only relates to drive aisles within the Property's parking garage.

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

The Developer 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 Developer 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 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 Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment and the promotion and expansion of downtown.

FAR SUMMARY:

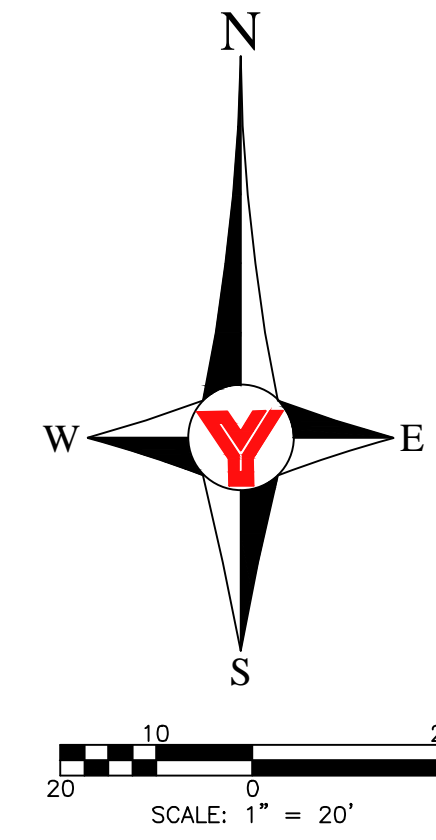
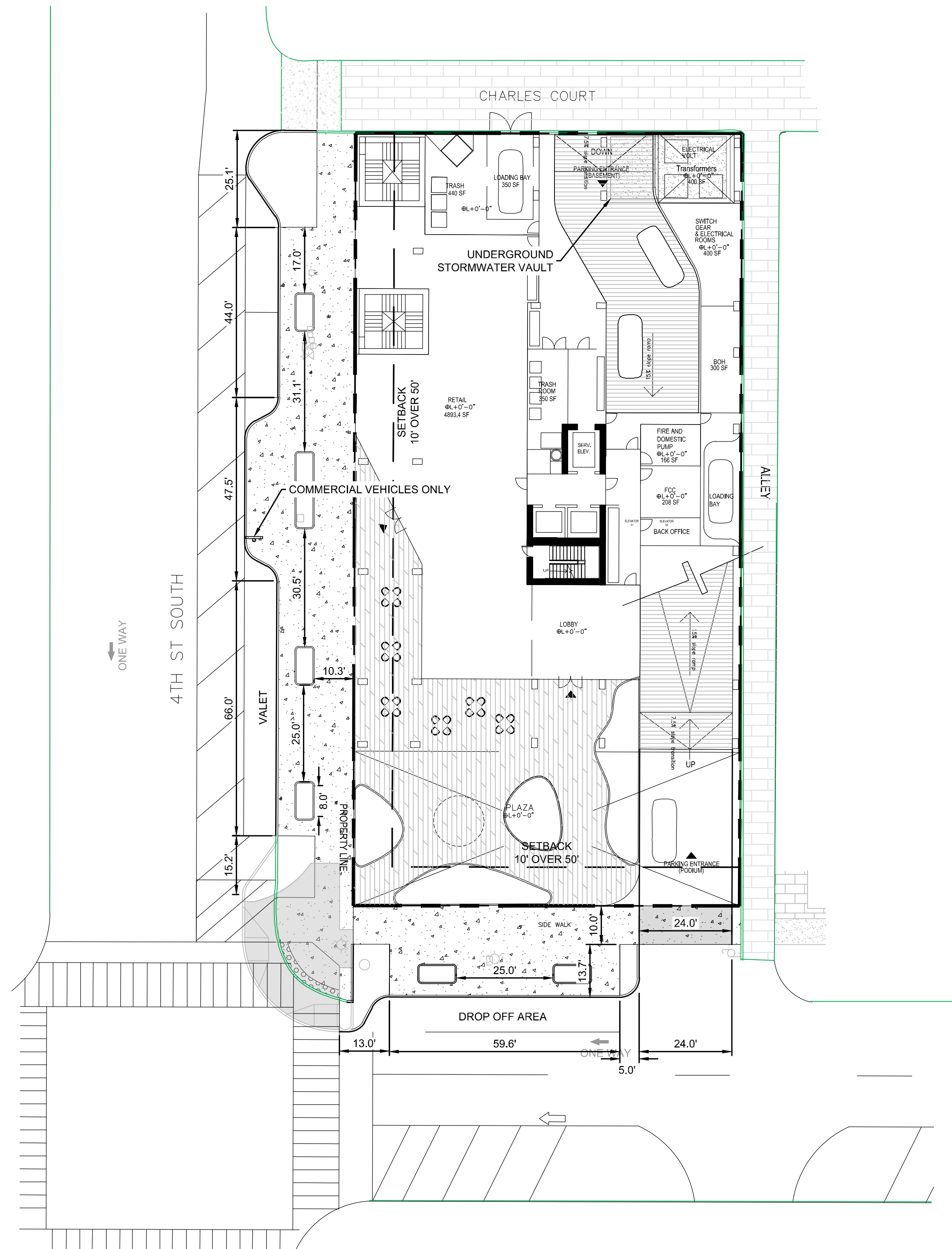
Site Area (SF): 20,000
Site Area (AC): 0.46

Summary

Area	Square Footage	Note
<i>Development Area Available:</i>		
FAR- 7.0	140,000	Bonus Approval, Public Hearing
Neighborhood scale retail, neighborhood scale cafe or office uses located on ground level, when not located on a pedestrian level "A" street. Such pedestrian-oriented uses shall be incorporated into no less than 60 percent of the linear building frontage abutting all streets.	10,000	0.5 FAR Exemption
Structured Parking	68,000	Fully Exempt From FAR
Total Development Area Available	218,000	
<i>Proposed Constructed Area (GSF):</i>		
Residential	145,107	
Retail	4,893	
Structured Parking	68,000	
Total Area to be Built	218,000	

FAR BREAKDOWN:

Area	Square Footage	Note
Total	218,000	
Neighborhood scale retail, neighborhood scale cafe or office uses located on ground level, when not located on a pedestrian level "A" street. Such pedestrian-oriented uses shall be incorporated into no less than 60 percent of the linear building frontage abutting all streets.	10,000	
Structured Parking	68,000	
Calculated FAR SF	140,000	
Calculated FAR	7.00	
Base FAR SF	60,000	
Base FAR	3.00	
Bonuses Needed FAR SF	80,000	
Bonuses Needed FAR	4.00	
Workforce housing (financial contribution)	20,000	1.0 FAR
Historic TDRs	10,000	0.5 FAR
Any combination of workforce housing (financial contribution or onsite), historic TDRs, LEED certification or equivalent, streetscape improvement program (financial contribution), or additional ground level open space	50,000	2.5 FAR
Total Bonus SF	80,000	
Total Bonus FAR	4.00	



OVERALL SITE DATA TABLE		(THE NUMBERS SHOWN BELOW ARE FROM DRC APPLICATION DATA)
1. ZONING	DOWNTOWN CENTER - 2 (DC-2)	
2. EXISTING USE (CURRENTLY EXISTING ON SITE)	RESIDENTIAL	
3. PROPOSED USE (EXISTING + PROPOSED, IF DIFFERENT)	RESIDENTIAL/HOTEL, COMMERCIAL	
4. SITE AREA	20,000 S.F.	0.46 ACRE±
5. VARIANCE REQUESTED (LIST)	REDUCE GARAGE DRIVE AISLE WIDTH FROM 24 FT TO 22 FT	
6. GROSS FLOOR AREA (TOTAL S.F. BUILDING)	EXISTING: 24,090 S.F. PROPOSED: 218,000 S.F. MAX PERMITTED: N/A	
7. FLOOR AREA RATIO (TOTAL S.F. BUILDING / BY TOTAL S.F. OF SITE)	EXISTING: 1.2 PROPOSED: 7.0 MAX PERMITTED: 7.0	
8. BUILDING COVERAGE	EXISTING: 8,770 S.F. (43.9% OF SITE) PROPOSED: 14,745 S.F. (73.7% OF SITE) MAX PERMITTED: 20,000 S.F. (100% OF SITE)	
9. OPEN GREEN SPACE (INCLUDE ALL GREEN SPACE ON SITE)	EXISTING: 4,255 S.F. (21.3% OF SITE) PROPOSED: 1,000 S.F. (5.0% OF SITE)	
10. INTERIOR OPEN GREEN SPACE OF THE VEHICULAR AREA (GREEN SPACE WITHIN PARKING LOT AND INTERIOR OF SITE; DO NOT INCLUDE PERIMETER LANDSCAPING)	EXISTING: N/A PROPOSED: N/A	
11. PAVING COVERAGE	EXISTING: 6,975 S.F. (34.9% OF SITE) PROPOSED: 4,255 S.F. (21.3% OF SITE)	
12. IMPERVIOUS SURFACE (TOTAL S.F. PAVING, WALKS, AND OTHER HARD SURFACED AREAS, PLUS BUILDING COVERAGE)	EXISTING: 15,745 S.F. (78.8% OF SITE) PROPOSED: 19,000 S.F. (95.0% OF SITE) MAX PERMITTED: 20,000 S.F. (100% OF SITE)	
13. DENSITY	EXISTING: 26 UNITS PROPOSED: 152 UNITS MAX PERMITTED: N/A	
14. PARKING SPACES	EXISTING: 21 (INCLUDES 0 HANDICAPPED) PROPOSED: 130 (INCLUDES 5 HANDICAPPED) MIN. REQ.: 62 (INCLUDES 3 HANDICAPPED)	
BICYCLE PARKING	EXISTING: 0 PROPOSED: 167 (10 SHORT TERM, 157 LONG TERM)	
15. BUILDING HEIGHT	EXISTING: 30 FT PROPOSED: 325 FT MAX PERMITTED: N/A	
16. HOW MUCH OF THE SITE IS THE PROPOSAL ALTERING/CHANGING?	100%	
SETBACKS	ALONG STREETS, EXCLUDING ALLEYS, 0-50 FT HIGH: 0 FT ALONG STREETS, EXCLUDING ALLEYS, ABOVE 50 FT HIGH: 10 FT	

- PROPOSED LEGEND**
- WHEELSTOP (DETAIL SHEET C07.0)
 - ♿ HANDICAP SPACE FDOT INDEX 711-001 (SHEET C07.0)
 - ◻ DETECTABLE WARNING SURFACE @ ADA CURB RAMP
 - ⊙ STORM MANHOLE
 - ⊠ COSP TYPE "I" GRATE INLET
 - ADS CATCH BASIN
 - ⊙ STORMWATER VAULT ACCESS LID
 - ⊠ TYPE I-M CURB INLET
 - ⊙ SANITARY MANHOLE
 - CLEANOUT
 - ⊠ FIRE HYDRANT ASSEMBLY
 - ⊠ WATER VALVE
 - ⊠ BACKFLOW PREVENTER
 - ⊠ WATER METER
 - ⊠ DEDICATED FIRE SERVICE BACKFLOW PREVENTER

NOTE: SEE SHEETS C05.0 AND C06.0 FOR DRAINAGE AND UTILITY INDEX NUMBERS AND DETAIL INFORMATION

- ◻ 4" 3000 PSI CONCRETE PAVEMENT
- ◻ ASPHALT PAVEMENT
- ◻ PLAZA PAVING

NOTES:
SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS
SEE LANDSCAPE/HARDSCAPE PLANS FOR PLAZA DIMENSIONS AND DETAILS

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION	INITIALS	DATE

PREPARED FOR:
VALOR CAPITAL REAL ESTATE DEVELOPMENT
400 CLEVELAND STREET
CLEARWATER, FL 33755
(727) 441-2144



George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGICAL GIS & PLANNING & SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

TIMOTHY J. RANKIN No. 88735
DATE

4TH AVE S & 4TH ST S
SITE PLAN
SECTION 19, TOWNSHIP 31S., RANGE 17E.

JOB NO. 22008300SC
SHEET NO. SP-1

FILE: \\P:\SP\1915\4th Ave S\Project\4th St S\4th St S\22008300SC.dwg (3/13/2023 10:05:58 AM) User: rjgibson



ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description

344 4th Street South
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

ILLUSTRATIVE VIEW

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date: 07 / 24 / 2023	Code	

SCALE

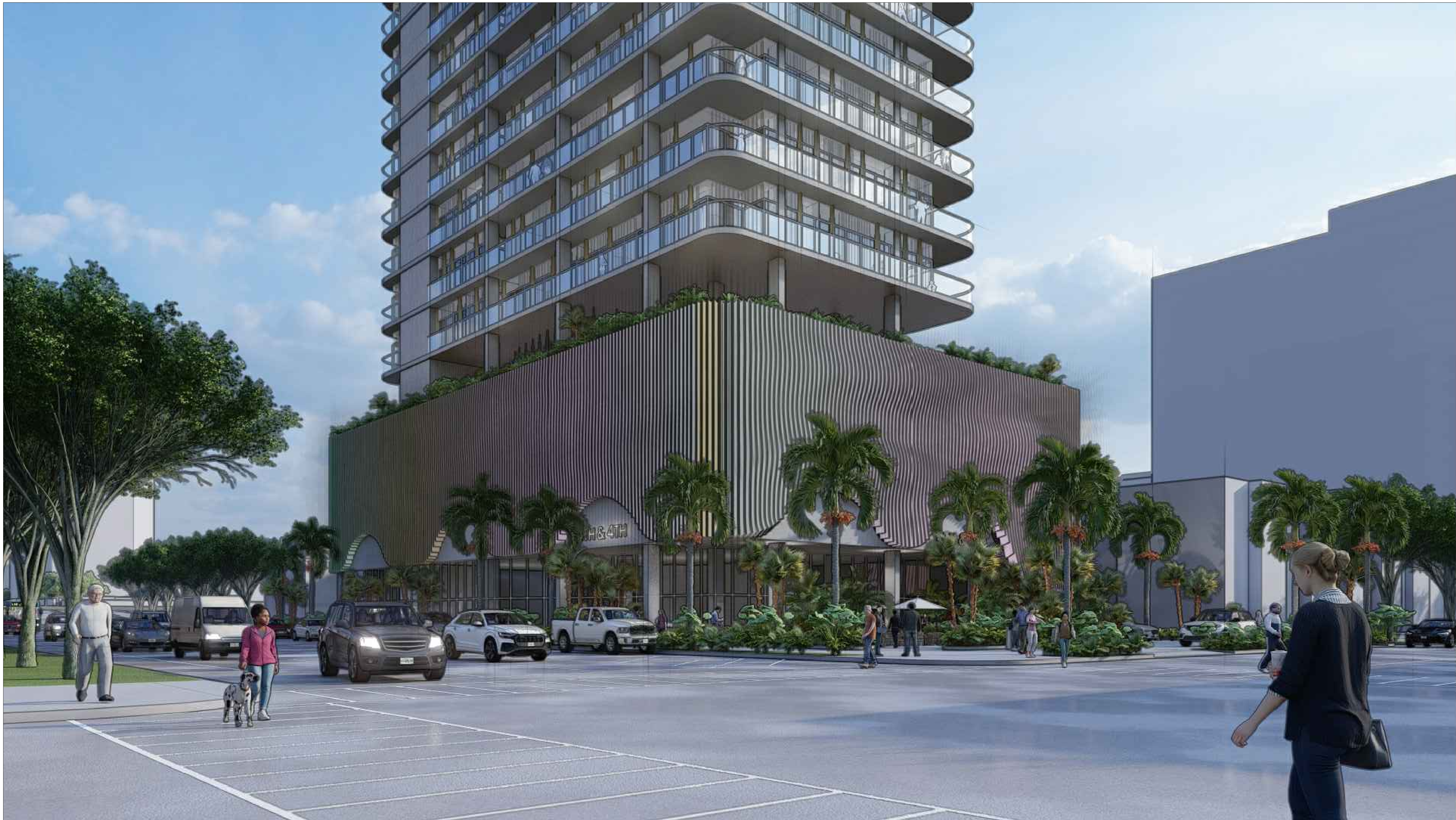
SHEET NUMBER

A140

1 Illustrative view
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

This drawing was made specifically for this site and client and does not apply to any other projects. The reproduction or use of this set of drawings for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Gomez Vazquez International.



ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description

344 4th Street South
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

ILLUSTRATIVE VIEW

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date: 07 / 24 / 2023	Code	

SCALE

SHEET NUMBER

A141

1 Illustrative view
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description

344 4th Street South
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

ILLUSTRATIVE VIEW

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date: 07 / 24 / 2023	Code	

SCALE

SHEET NUMBER

A142

1 Illustrative view
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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Date	Description

No.	Date	Description

344 4th Street South
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

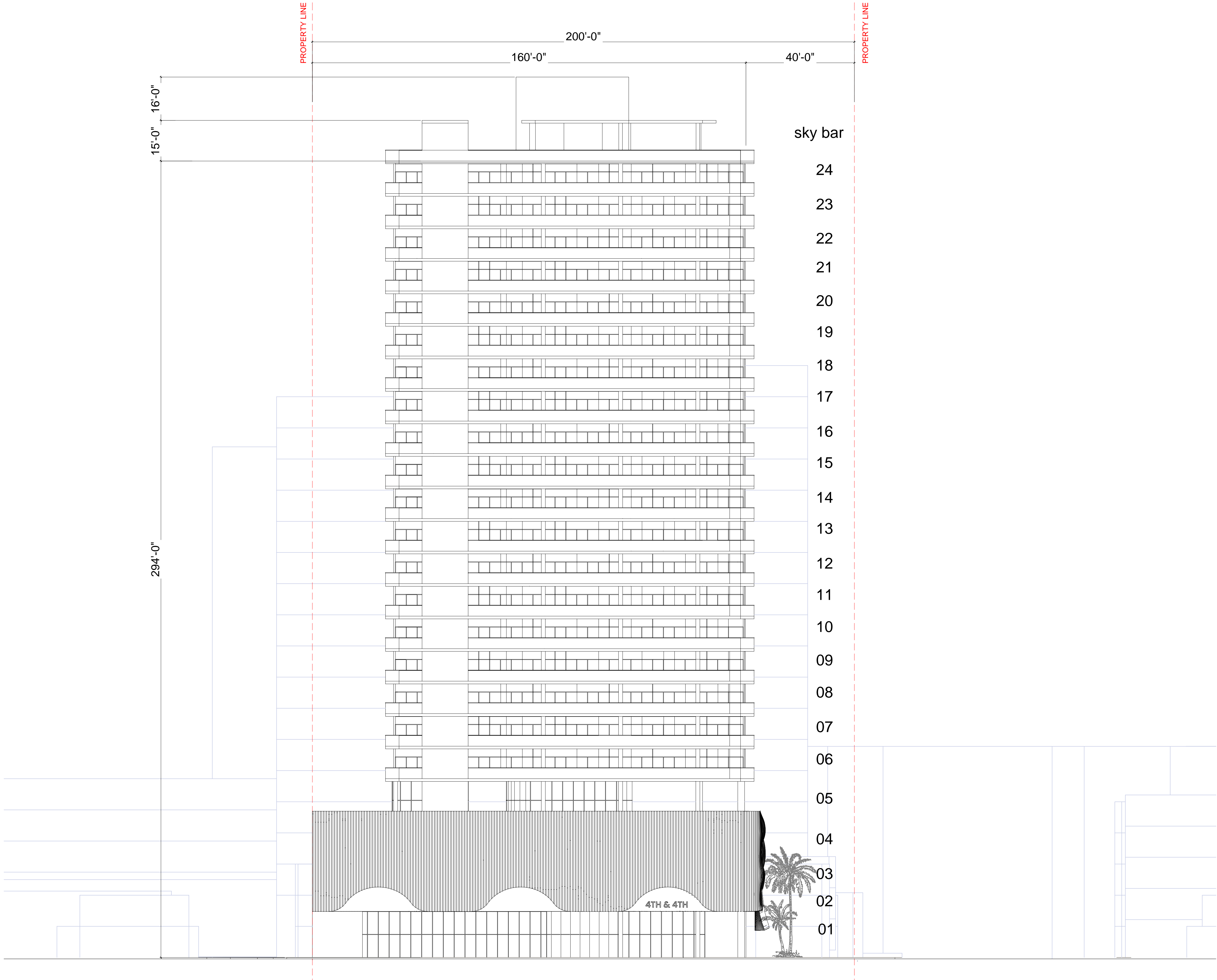
WEST ELEVATION

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date: 07 / 24 / 2023	Code	

SCALE

SHEET NUMBER

A120



1 West Elevation
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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PROPERTY LINE

PROPERTY LINE

100'-0"

65'-0"

35'-0"

15'-0"

16'-0"

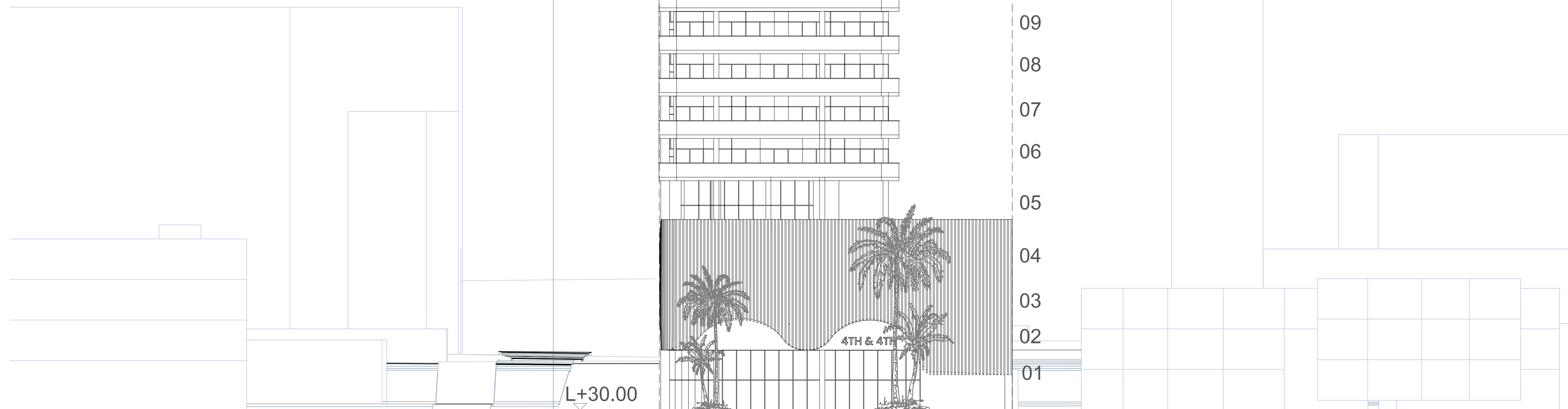
294'-0"

L+30.00

sky bar

24
23
22
21
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17
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14
13
12
11
10
09
08
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06
05
04
03
02
01

4TH & 4TH



1 South Elevation
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

Date	Description

No.	Date	Description

344 4th Street South
Pinellas County, Saint Petersburg, FL. 33701



SHEET NAME
SOUTH ELEVATION

Draftsman	Phase	ENTITLEMENT SET
GVI Approval		Project No.
Client Approval		File
Date	07 / 24 / 2023	Code

SCALE
SHEET NUMBER

A121

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Date	Description

No.	Date	Description

344 4th Street South
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

NORTH ELEVATION

Draftsman Phase ENTITLEMENT SET

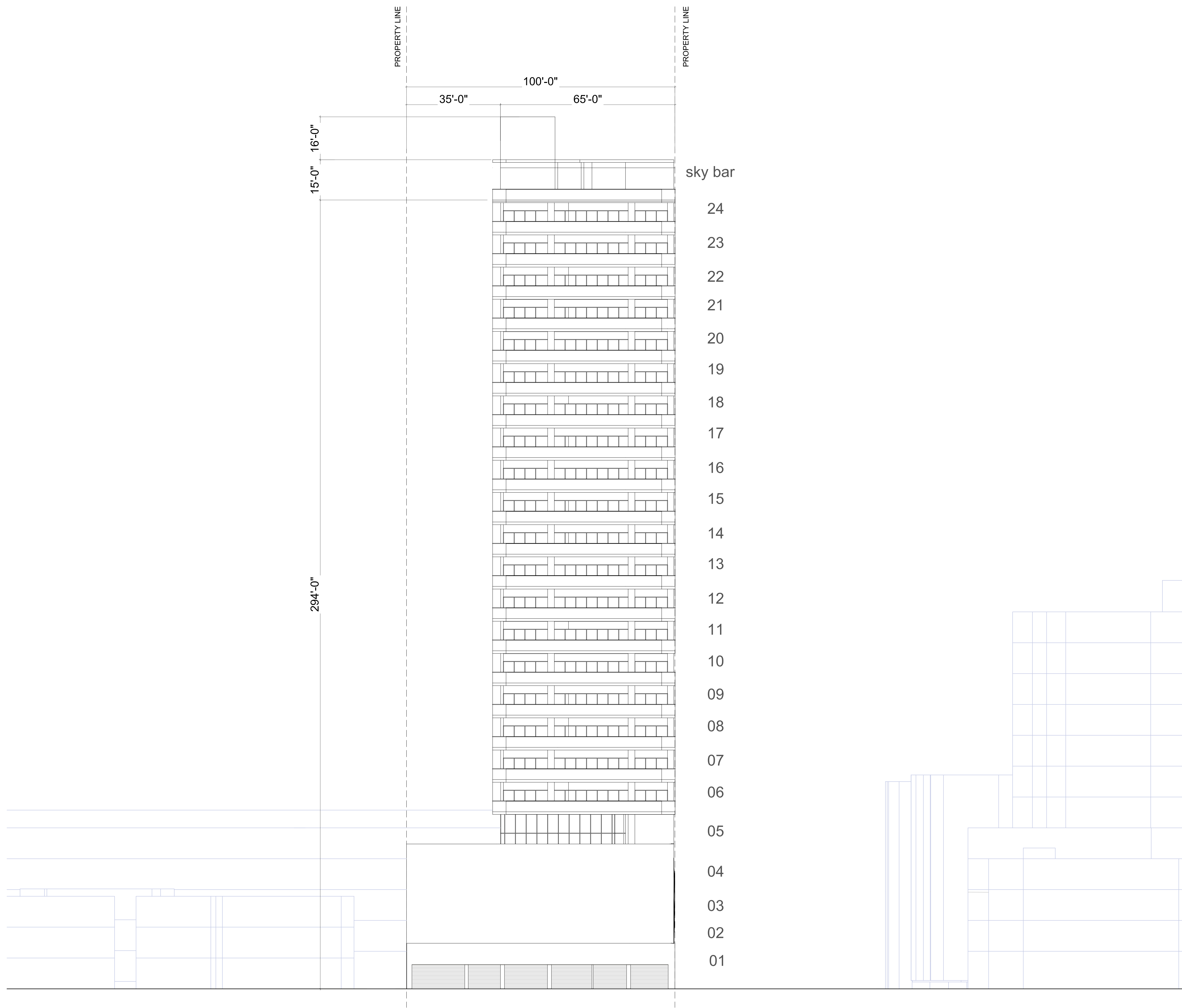
GVI Approval	Project No.
Client Approval	File
Date 07 / 24 / 2023	Code

SCALE

SHEET NUMBER

A122

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1 North Elevation
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description

344 4th Street South
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

EAST ELEVATION

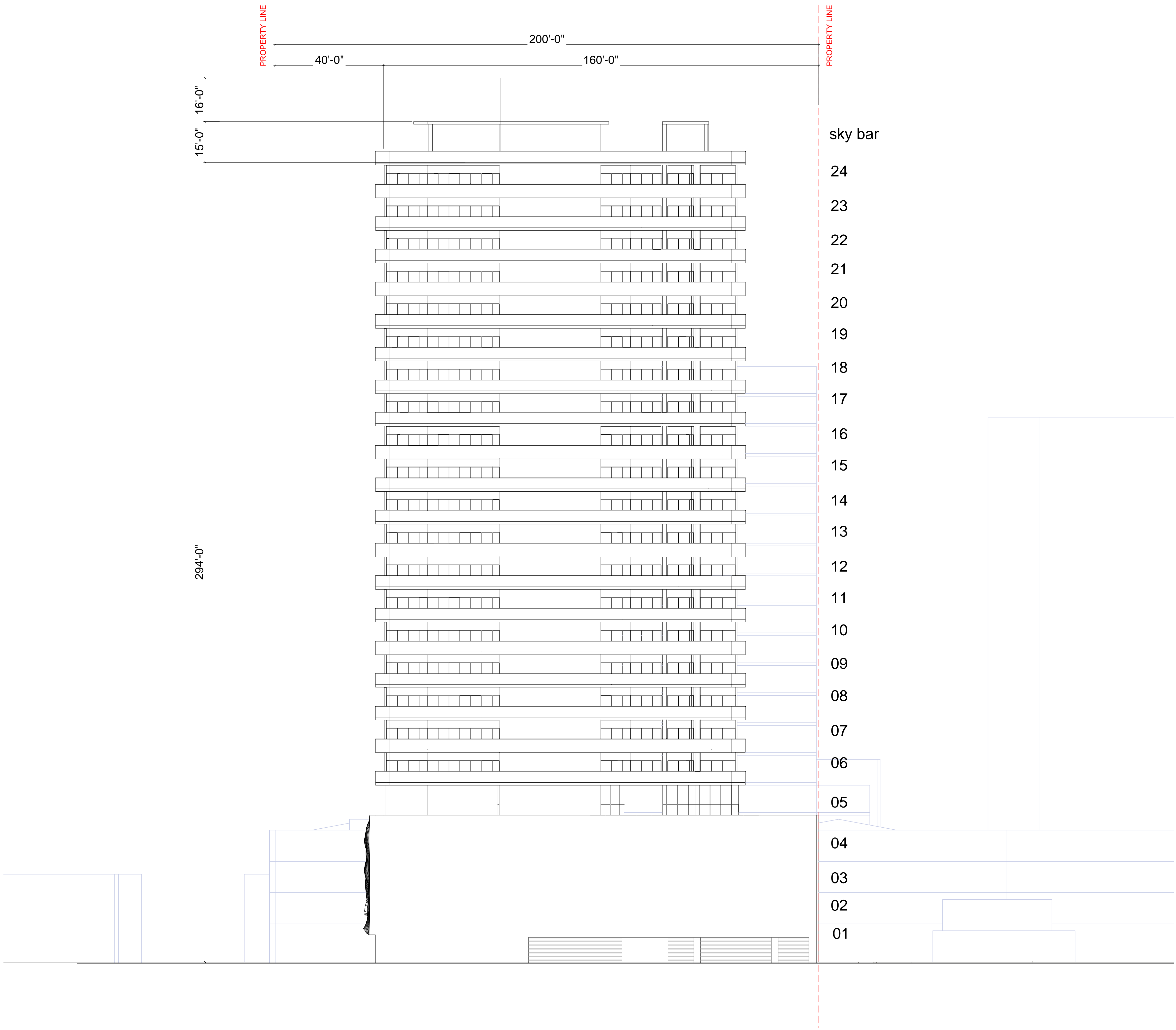
Draftsman Phase ENTITLEMENT SET

GVI Approval	Project No.
Client Approval	File
Date: 07 / 24 / 2023	Code

SCALE

SHEET NUMBER

A123

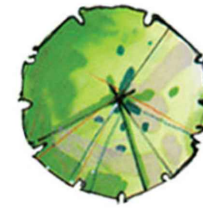


1 East Elevation
SCALE: 1/16" = 1'-0"

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LEGEND



SHADE TREE: LIVE OAK, ELM



ORNAMENTAL TREE: LIGUSTRUM, STANDARD INDIAN HAWTHORN, JATROPHA



HEDGE/GROUNDCOVER: PODOCARPUS, INDIAN HAWTHORN, GREEN ISLAND FICUS, VIBURNUM, DURANTA



146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
T/ 727.821.5699

CONSULTANTS

CLIENT
VALOR CAPITOL
400 CLEVELAND ST.
CLEARWATER | FL

CIVIL ENGINEER
GEORGE F. YOUNG INC.
299 DR. MLK JR. ST. N.
ST. PETERSBURG | FL 33701

4TH AND 4TH TOWER
4TH STREET S. & 4TH AVENUE S. ST PETERSBURG, FL

DRC RENDERING

REFERENCE SHEET(S)

REVISIONS

11/03/23

23053

DRC-1



LOCATION MAP
NOT TO SCALE



SCALE: 1"=30'

BOUNDARY SURVEY

332-340-344 4TH ST S, ST PETERSBURG, FLORIDA 33701

LEGAL DESCRIPTION:

LOTS 5, 6, 7 AND 8, PLAN OF THE JOSEPH C. SIBLEY SUBDIVISION OF BLOCK 59 OF THE REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

CERTIFIED TO:

FLOOD ZONE:

12103C0219H
ZONE: X
EFF: 08/24/2021

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- BRICK WALK CROSSES THE BOUNDARY LINE ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- CONCRETE WALK CROSSES OVER THE WEST PROPERTY LINE AS SHOWN.

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING		
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT		
AL-ARC LENGTH	U.E.-UTILITY EASEMENT		
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK		
(M)-MEASURED	SQ.FT.-SQUARE FEET		
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED		
PG-PAGE	D.E.-DRAINAGE EASEMENT		
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT		
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT		
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT		
EOW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT		
TOB-TOP OF BANK	ELEV-ELEVATION		
OHL-OVERHEAD LINE	FF-FINISHED FLOOR		
CO-CLEAN OUT	LS-LICENSED SURVEYOR		
	LB-LICENSED BUSINESS MAPPER		
	PSM-PROFESSIONAL SURVEYOR & MAPPER		
# -NUMBER	⊕ -WELL	⊖ -FENCE	⊙ -LIGHT POLE
-ASPHALT	⊕ -WATER VALVE	± -PLUS OR MINUS	
-CONCRETE	⊕ -CENTER LINE	⊖ -POLE	
-PAVER/BRICK	⊕ -CATCH BASIN	⊖ -MANHOLE	
-WOOD	⊕ -FIRE HYDRANT	⊖ -TOPOGRAPHIC ELEVATION	

FIELD DATE: 11/11/2020

DRAWN BY: C.C.

ORDER NO: 200486

REVISIONS:

PAGE 1 OF 1



1547 PROSPERITY FARMS ROAD
WEST PALM BEACH, FL 33403
Nexgensurveying.COM
PHONE: 561.508.6272
FAX: 561.508.6309
LB#8111

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY

CLYDE O. MCNEAL
PSM 2883

ON 11/15/2022

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

