



# 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

**A Pre-Application Meeting is Required Prior to Submittal.**

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

Completeness review by City Staff \_\_\_\_\_

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



ORIGINAL CHECK HAS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

101 E. KENNEDY BLVD  
SUITE 2700  
P.O. BOX 1102  
TAMPA, FL 33602

63-1416  
631

Synovus Operating

30347

May 11, 2023

PAY Two hundred fifty and 00/100

Dollars

\$250.00

TO THE  
ORDER  
OF

City of St. Petersburg

VOID IF NOT CASHED WITHIN NINETY DAYS



*J. Davis*

⑈000030347⑈ ⑆063114166⑆ 1003052212⑈



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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> 333 3RD AVE NOVEL COWORKING LLC; AMERICAN CRAFTSMAN MUSEUM, INC.	
Street Address: 355 4TH ST N	
City, State, Zip: ST PETERSBURG FL 33701	
Telephone No:	Email:
<b>NAME of AGENT OR REPRESENTATIVE:</b> R. Donald Mastry, Trenam Law, and Robert E. Burguieres, Arnold & Burguieres	
Street Address: 200 Central Ave., Suite 1600; 1701 ML King St North	
City, State, Zip: St. Petersburg, FL 33701 St Petersburg FL 33704	
Telephone No: 727-824-6140; 727-894-0439 Email: dmastry@trenam.com and bob@tampabaylaw.com	
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: Alfonso Architects	Contact Name: Alberto Alfonso
Telephone No: 813.247.3333	
Website: WWW.ALFONSOARCHITECTS.COM	Email: aea@alfonsoarchitects.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 333 3RD AVE N; 355 4TH ST N	
Parcel ID#(s): 19-31-17-74511-000-0010; 19-31-17-74511-000-0011	
<b>DESCRIPTION OF REQUEST:</b> site plan modification/bonus approval streamline	
<b>PRE-APP MEETING DATE:</b> 4/28/23 <b>STAFF PLANNER:</b> APS	

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

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

**AUTHORIZATION**

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

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

Signature of Owner/Agent\*: R. Donald Mastry, Agent R. Donald Mastry, as agent 5/15/23  
 \*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 applicable Application Package for CONA and FICO contacts.)

Notes: \_\_\_\_\_

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# 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:

333 3RD AVE NOVEL COWORKING LLC

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

Property Address: 333 3RD AVE N

Parcel ID#: 19-31-17-74511-000-0010

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation, site plan modification 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): R. Donald Mastry, Tremam Law

*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): [Handwritten Signature]

William M Bennett

Printed Name

Sworn to and subscribed on this date

Identification or personally known: [Handwritten Signature]

Notary Signature: [Handwritten Signature] Date: 5/10/23

Commission Expiration (Stamp or date):





# 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:

AMERICAN CRAFTSMAN MUSEUM INC

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

Property Address: 355 4TH ST N

Parcel ID#: 19-31-17-74511-000-0011

Request: Site plan modification 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): R. Donald Mastry, Trenam Law AND ROBERT E. BURGUIERES, Attorney  
ARNOLD & BURGUIERES

**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**

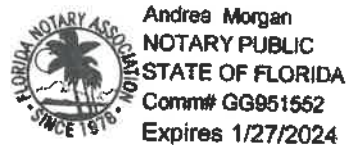
Signature (owner): [Handwritten Signature]

RUDY CICCARELLO  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Identification / personally known

Notary Signature: [Handwritten Signature] Date: 5/17/2023  
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.	<b>Zoning Classification:</b> DC-2			
2.	<b>Existing Land Use Type(s):</b> Museum, office, bank, vacant			
3.	<b>Proposed Land Use Type(s):</b> Museum, office, bank, multifamily residential, commercial			
4.	<b>Area of Subject Property:</b> 147,568 square feet or 3.39 acres			
5.	<b>Variance(s) Requested:</b> none			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing:	296,925	Sq. ft.	
	Proposed:	904,451	Sq. ft.	
	Permitted:	n/a	Sq. ft.	
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	1.3	Sq. ft.	192,925
	Proposed:	4.5	Sq. ft.	664,056
	Permitted:	7.0	Sq. ft.	1,032,976
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:	79,674	Sq. ft.	54.0 % of site
	Proposed:	105,253	Sq. ft.	71.3 % of site
	Permitted:	147,568	Sq. ft.	100 % of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:	32,787	Sq. ft.	22.2 % of site
	Proposed:	9,957	Sq. ft.	6.7 % of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (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.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:	35,107	Sq. ft.	23.8 % of site
	Proposed:	32,358	Sq. ft.	21.9 % of site





# SPECIAL EXCEPTION SITE PLAN REVIEW

**DATA SHEET**

DATA TABLE (continued page 2)						
12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	114,781	Sq. ft.	77.8	% of site	
	Proposed:	137,611	Sq. ft.	93.3	% of site	
	Permitted:	147,568	Sq. ft.	100	% of site	
13.	<b>Density / Intensity</b>					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>	
	Existing:	0	Existing:	n/a	Existing:	n/a
	Proposed:	348	Proposed:	n/a	Proposed:	n/a
	Permitted:	n/a				
14 a.	<b>Parking (Vehicle) Spaces</b>					
	Existing:	322	includes	13	disabled parking spaces	
	Proposed:	595	includes	21	disabled parking spaces	
	Permitted:	376	includes	14	disabled parking spaces	
14 b.	<b>Parking (Bicycle) Spaces</b>					
	Existing:	0	Spaces	0	% of vehicular parking	
	Proposed:	370	Spaces	62	% of vehicular parking	
	Permitted:	370	Spaces	62	% of vehicular parking	
15.	<b>Building Height</b>					
	Existing:	95	Feet	5	Stories	
	Proposed:	375	Feet	35	Stories	
	Permitted:	n/a	Feet	n/a	Stories	
16.	<b>Construction Value</b>					
	What is the estimate of the total value of the project upon completion? \$ 100,000,000					
	<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	
<b>Street Address:</b> 333 3RD AVE N; 355 4TH ST N	<b>Case No.:</b>
<b>Description of Request:</b> site plan modification/bonus approval streamline	
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:** 333 3RD AVE N; 355 4TH ST N

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 5/5/23, this application was sent to the 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@stpetecon.org](mailto:variance@stpetecon.org)) and to Federation of Inner-City Community Organizations (FICO) ([kleggs11@outlook.com](mailto: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: 5/5/23
- Attach the evidence of the required notices to this sheet such as Sent emails.

## Mathew S. Poling

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**From:** Mathew S. Poling  
**Sent:** Friday, May 5, 2023 3:31 PM  
**To:** 'spdna.president@gmail.com'; 'variance@stpetecon.org'; 'kleggs11@outlook.com'  
**Cc:** 'Corey D. Malyszka'; 'Adriana P. Shaw'  
**Subject:** Notice of Intent to File- 333 3rd Ave. N. and 335 4th St. N.  
**Attachments:** Site Plan Application(21021430.1).pdf

All- please see the attached application which the applicant named therein intends to file regarding the referenced property. Feel free to contact me if you have any questions or comments.

Thanks,

Matt



### MATHEW S. POLING | SHAREHOLDER

Dir: 813-227-7439 | Fax: 813-227-0406 | [email](#) | [vcard](#) | [bio](#)



200 Central Avenue, Suite 1600, St. Petersburg, FL 33701  
101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602  
Main: 727-896-7171 (St. Pete) or 813-223-7474 (Tampa) | [www.trenam.com](#)

**WIRE FRAUD ADVISORY:** Due to the increased risk associated with wire fraud and e-mail hacking and phishing attacks, in the event you receive an e-mail from Trenam Law containing wire transfer instructions, please call Trenam Law using previously known contact information and NOT information provided in the email, to verify the information contained in the wire transfer instructions prior to wiring funds.

**CONFIDENTIALITY NOTICE:** This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify us by reply e-mail, or by telephone at the direct dial number above and destroy the original transmission and its attachments without reading or saving in any manner. Thank you.



## **NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION**

The Atlantic Companies, LLC (the “Developer”) is the contract purchaser of a portion of the property located at 333 3rd Ave. N., and 355 4th St. N. (collectively, the “Property”). The Property is zoned DC-2, which permits various residential and commercial uses by right, with a maximum FAR of 7.0 and no maximum height.

The Property is currently used for an office, bank, museum and a vacant stormwater retention area. A site plan and special exception for the Property was previously approved by Case No. 14-32000024, which permitted the existing uses on the Property.

The Developer proposes to redevelop the stormwater retention area with a 35-story building containing 348 dwelling units, 2,203 sf of commercial space and a 277-space parking garage (the “Project”). The Project will add residential uses to the Property, which is the primary focus in the DC-2 district.

The Developer is requesting site plan modification/bonus, streamline approval for the Project. Under the streamline approval process, the Property has a maximum FAR of 5.0 and a maximum height of 375 ft. The Developer proposes a 4.5 FAR (as set forth in the attached FAR calculations) and a maximum height of 375 ft.

### **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;*

The Project complies with these items and meets or exceeds all Code requirements. Vehicular and pedestrian access to the Project will be provided on 3rd Ave. N. and 3rd

St. N. Sufficient loading, utility 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;*

The Project complies with these items and meets or exceeds all Code requirements. Off street parking and loading will be provided within the Project's new parking garage, which is accessed on 3rd Ave. N. 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. Stormwater for the Project will be handled by an underground vault system and designed 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 Project complies with these items and meets or exceeds all Code requirements. The building is oriented towards the corner of 3<sup>rd</sup> Ave. N. and 3<sup>rd</sup> St. N. Onsite open space already exists and is located adjacent to 4<sup>th</sup> St. N. Additional open space is provided at the base of the new building.

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 complies with these items and meets or exceeds all Code requirements. 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 complies with these items and meets or exceeds all Code requirements. No wetlands or other protected vegetation are known to exist on the Property. Removal of any protected trees shall be in accordance with the 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;*

The Project complies with these items and meets or exceeds all Code requirements.

No archaeological resources are known to exist on or within 200 ft of the Project. No local or national landmarks are located on or within 200 ft of the Project.

One potentially eligible local landmark, Victoria Apartments, located at 341 3rd St. N., is partially within 200 ft of the Project. This potentially eligible property is located northeast of the Project, across 3rd St. N. from the Property's existing parking garage. The Project will have no impact on this property as it is separated by over 185 ft of 3rd St. right of way.

The Property and those surrounding it are located within the Downtown St. Petersburg National Register Historic District. National register designations do not impose any restrictions on the use of property. No structures on the Property are contributing to the district.

*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 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.*

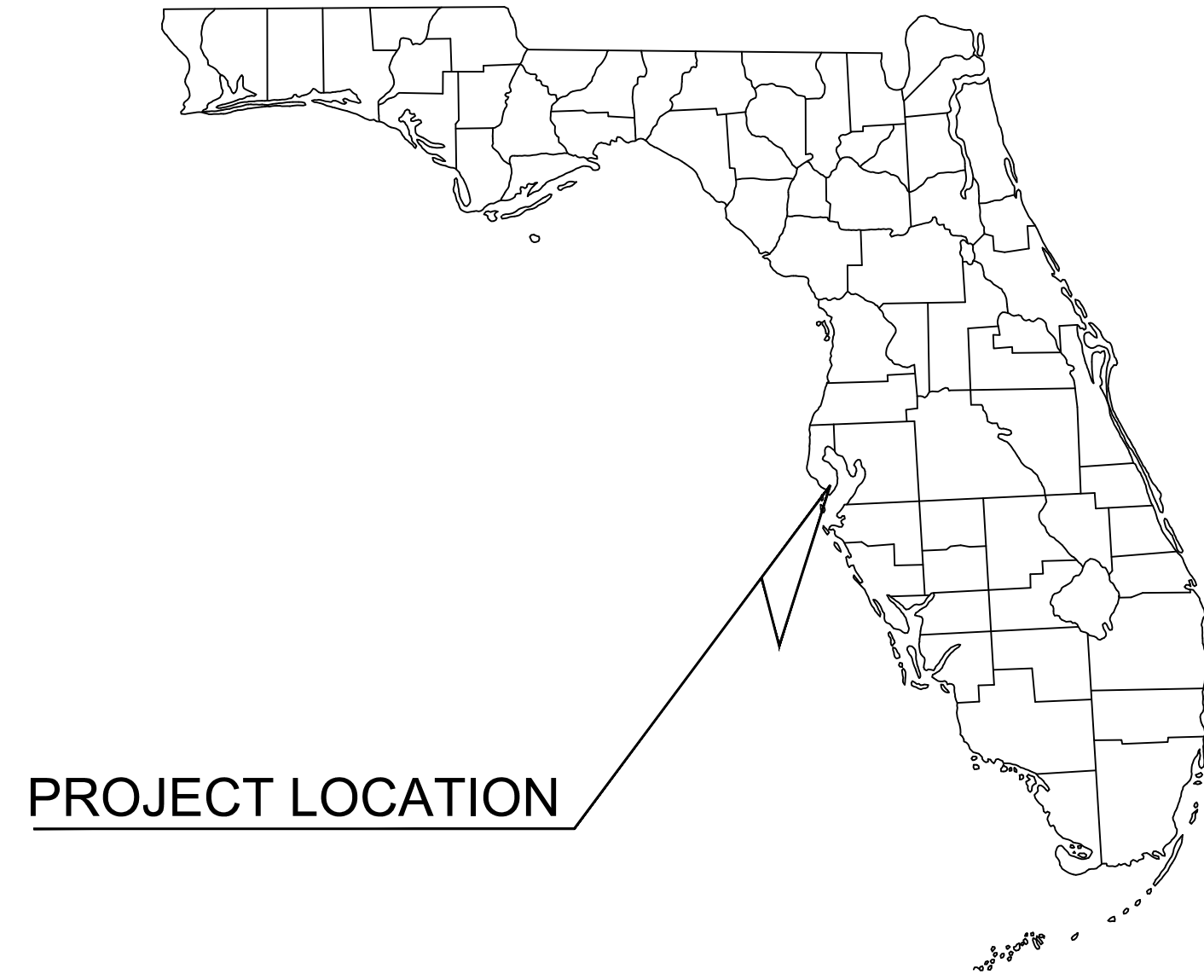
The application is consistent with and furthers the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment and the promotion and expansion of downtown.

<b>FAR SUMMARY:</b>		
<b>Site Area (SF):</b>	147,568	
<b>Site Area (AC):</b>	3.39	
<b>Summary</b>		
<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
<i>Development Area Available:</i>		
FAR- 5.0	737,840	Bonus approval, streamline
Structured Parking	240,395	Fully exempt
<b>Total Development Area Available</b>	<b>978,235</b>	
<i>Proposed Constructed Area:</i>		
New Residential	468,928	
New Commercial	2,203	
New Structured Parking	136,395	
Existing Museum	138,915	
Existing Office and Bank	54,010	
Existing Structured Parking	104,000	
<b>Total Area to be Built</b>	<b>904,451</b>	

<b>FAR BREAKDOWN:</b>		
<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
Total	904,451	
Structured Parking	240,395	
Calculated FAR SF	<b>664,056</b>	
Calculated FAR	<b>4.50</b>	
Base FAR SF	<b>442,704</b>	
Base FAR	<b>3.00</b>	
Bonuses Needed FAR SF	<b>221,352</b>	
Bonuses Needed FAR	<b>1.50</b>	
Workforce housing (financial contribution)	147,568	1.0 FAR
Provide an additional five percent ground level open space	73,784	0.5 FAR
<b>Total Bonus SF</b>	<b>221,352</b>	
<b>Total Bonus FAR</b>	<b>1.50</b>	



Plotted By: Allison, Klara - Sheet Set: 333 3rd St - Layout: Cover Sheet - May 05, 2023 - 11:13:18am - C:\MKTD\Private Atlantic Companies\333 3rd Street\CADD\Work\PlanSheets\DRG\Cover Sheet.dwg  
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PROJECT LOCATION

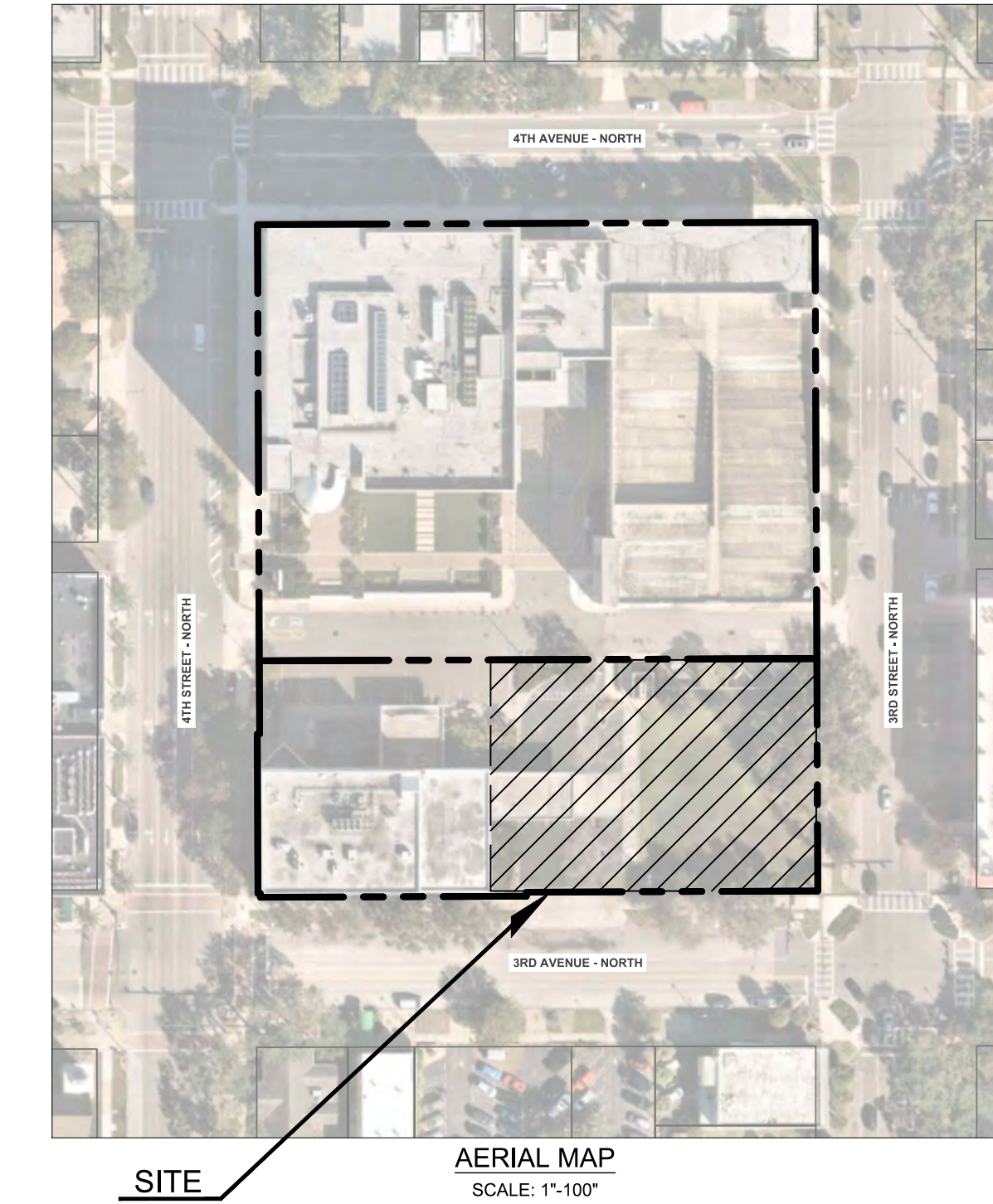
SITE PLAN APPLICATION PREPARED FOR

# MUSEUM TOWER

333 3RD STREET N  
ST. PETERSBURG, FL 33701

PARCEL: 19-31-17-74511-000-0010  
SECTION: 19 TOWNSHIP: 31 S RANGE: 17 E

## ST. PETERSBURG, FL



SITE AERIAL MAP  
SCALE: 1"=100'

### LEGAL DESCRIPTION

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
C-100	EXISTING CONDITIONS PLAN
C-200	SITE PLAN
TM100	TREE MITIGATION PLAN
L100A	LANDSCAPE PLAN
L100B	RENDERED LANDSCAPE PLAN

### PROJECT DESIGN TEAM

#### CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
DAWN DODGE, P.E.  
200 CENTRAL AVENUE, SUITE 600  
ST. PETERSBURG, FL 33701  
PHONE: (727) 547-3999

#### LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.  
JENNIFER DOUGLAS, P.L.A.  
200 CENTRAL AVENUE, SUITE 600  
ST. PETERSBURG, FL 33701  
PHONE: (727) 547-3999

#### ARCHITECT

ALFONSO ARCHITECTS  
ALBERTO ALFONSO, AIA  
400 NORTH ASHLEY DRIVE, C-115  
TAMPA, FL 33602  
PHONE: (813) 247-3333

#### SURVEY

AEI CONSULTANTS  
719 RODEL COVE, SUITE 2051  
LAKE MARY, FL 32746  
PHONE: (407) 630-7135

### LIST OF CONTACTS

#### STORMWATER

CITY OF ST. PETERSBURG  
DALE ALBERTS  
1650 3RD AVE. N.  
ST. PETERSBURG, FL 33713  
TEL: 727.892.5653

#### WATER

CITY OF ST. PETERSBURG  
DALE ALBERTS  
1650 3RD AVE. N.  
ST. PETERSBURG, FL 33713  
TEL: 727.892.5653

#### SEWER

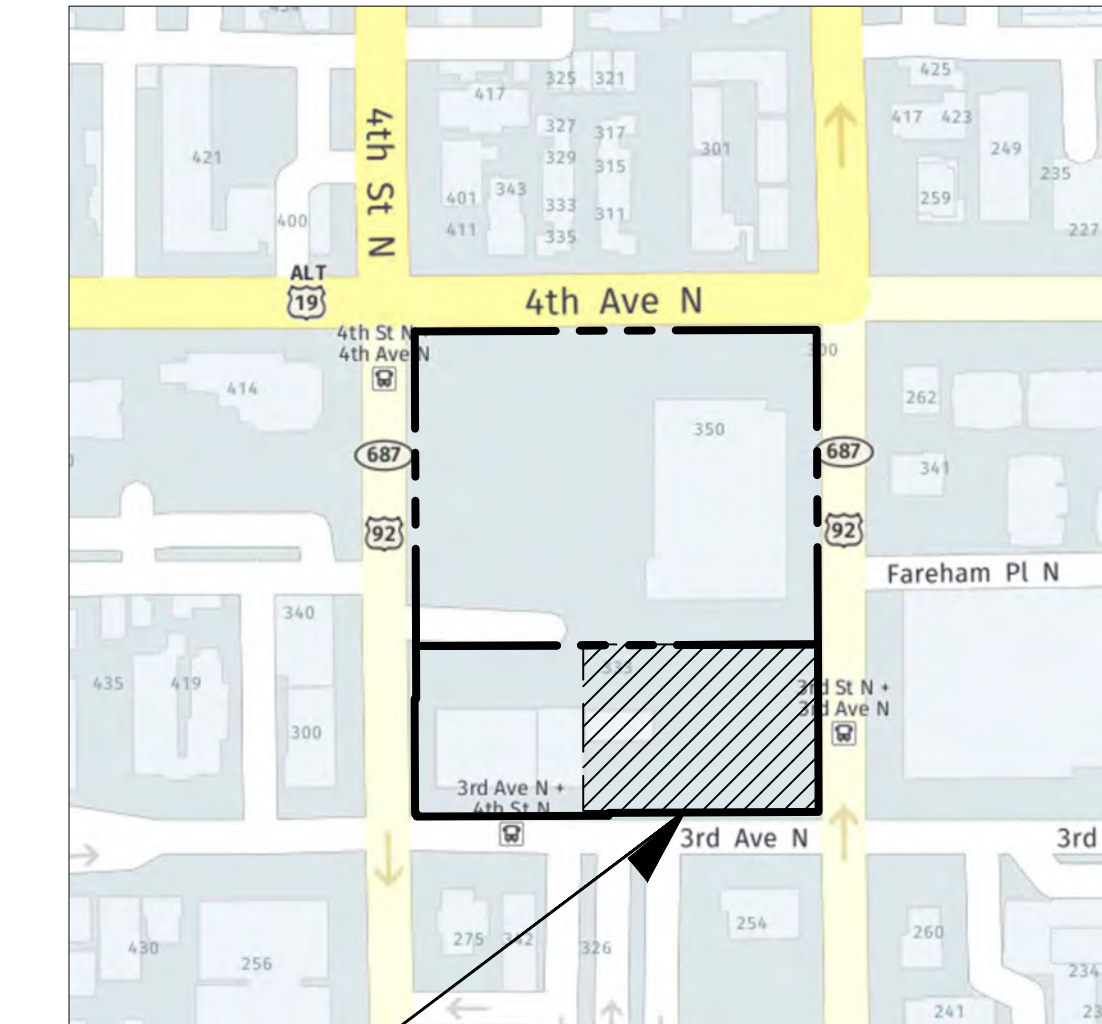
CITY OF ST. PETERSBURG  
DALE ALBERTS  
1650 3RD AVE. N.  
ST. PETERSBURG, FL 33713  
TEL: 727.892.5653

#### ELECTRIC

DUKE ENERGY  
STEPHANIE OLMO  
425 E. CROWN POINT RD.  
WINTER GARDEN, FL 34787  
TEL: 407.905.3376

#### DEVELOPER

ATLANTIC COMPANIES  
JIM MEYER  
889 HOWELL MILL RD NW, SUITE 3300  
ATLANTA, GA 30318  
JMEYER@ATLANTICCAPITALPROPERTIES.COM



LOCATION MAP  
N.T.S.

SITE

**Kimley-Horn**

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PHONE: 727-547-3999 WWW.KIMLEY-HORN.COM  
REGISTRY NO. 35106

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE:

SCALE AS SHOWN

DESIGNED BY JPS

DRAWN BY KA

CHECKED BY DMD

DATE:

COVER SHEET

MUSEUM TOWER

FLORIDA

CITY OF ST. PETERSBURG

DATE

MAY 2023

PROJECT NO.

00000

SHEET NUMBER

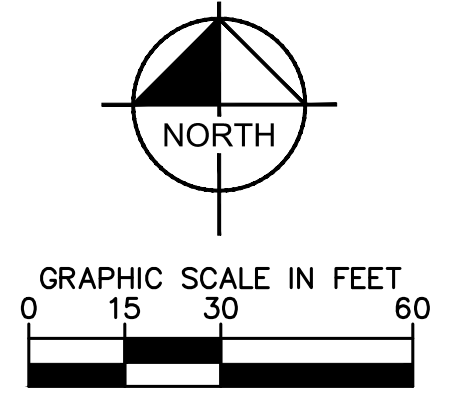
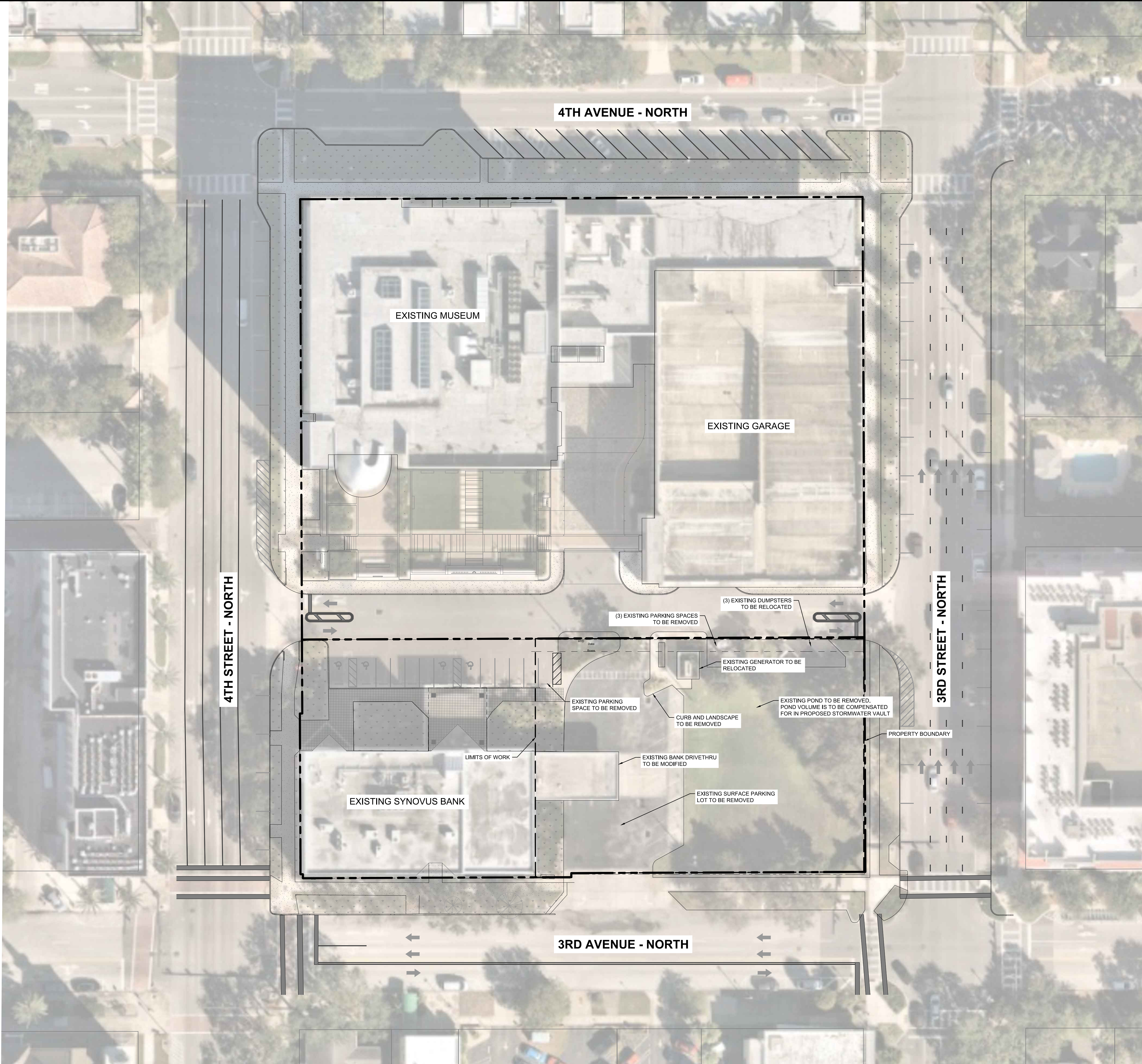
C-000



Know what's below.  
Call before you dig.



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**LEGEND**

— — — — —	PROPERTY BOUNDARY
- - - - -	LIMITS OF WORK

**ALERT TO CONTRACTOR:**  
 1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

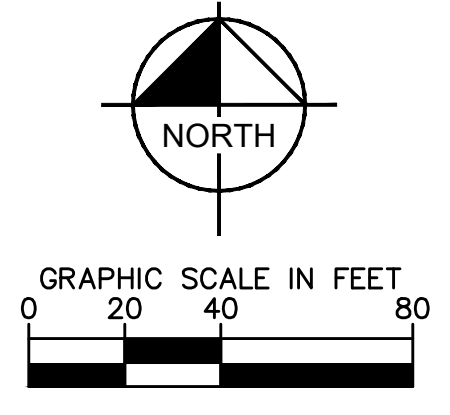
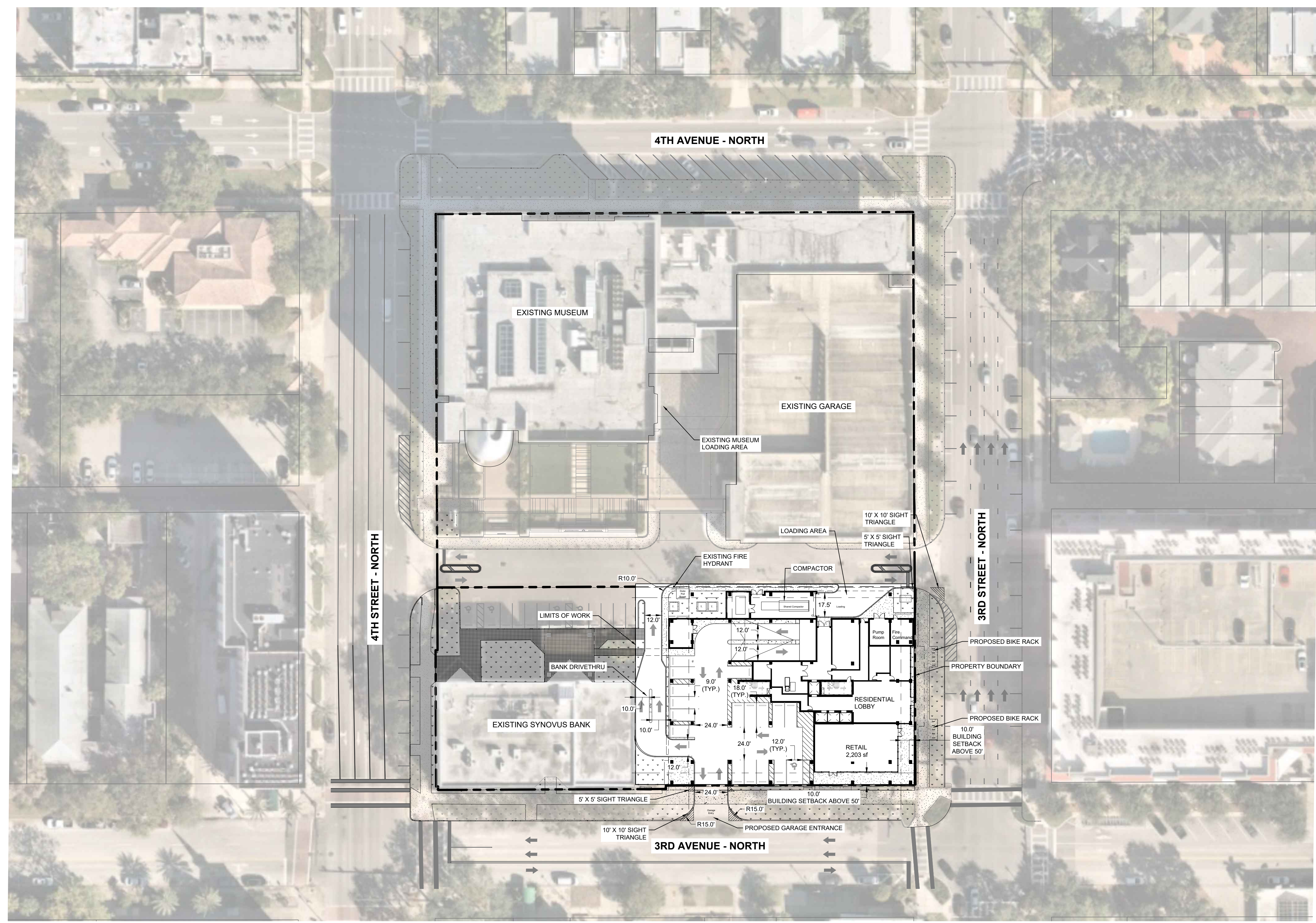


<p><b>EXISTING CONDITIONS PLAN</b></p>		<p>SCALE: AS SHOWN</p>		<p>LICENSED PROFESSIONAL</p>		<p>No.</p>	
		<p>DESIGNED BY: JPS</p>	<p>DRAWN BY: KA</p>	<p>CHECKED BY: DMD</p>	<p>DATE:</p>	<p>REVISIONS</p>	<p>DATE</p>
<p>MUSEUM TOWER</p>		<p>CITY OF ST. PETERSBURG</p>		<p>FLORIDA</p>		<p>DATE: MAY 2023</p>	
<p>PROJECT NO. 00000</p>		<p>SHEET NUMBER C-100</p>		<p>PROJECT NO. 00000</p>		<p>DATE: MAY 2023</p>	

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 PHONE: 727-547-3899 WWW.KIMLEY-HORN.COM  
 REGISTRY NO. 35106



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**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED TYPE "D" CURB
	LIMITS OF WORK

SITE DATA INFORMATION	
PIN	19-31-17-74511-000-0010
ZONING	DOWNTOWN CENTER - (DC-2)
FUTURE LAND USE	CENTRAL BUSINESS DISTRICT (CBD)
FLU OVERLAY	INTOWN ACTIVITY CENTER (AC)
FLOOD ZONE	ZONE "X" - PANEL 12103C0219H
TOTAL LOT AREA	147,568 SF (3.39 AC)
PROPOSED BUILDING COVERAGE	25,579 SF (17.3%)
NON-RESIDENTIAL (1ST FLOOR)	RETAIL: 2,203 SF PARKING/DRIVE: 11,295 SF SERVICE: 1,720 SF
RESIDENTIAL	348 UNITS
PROPOSED BUILDING HEIGHT	375'-0"

	BUILDING SETBACKS			
	REQUIRED		PROVIDED	
STREETS	0' - 50'	ABOVE 50'	0' - 50'	ABOVE 50'
NORTH (4TH AVE NORTH)	0'	10'	0'	N/A
EAST (3RD ST NORTH)	0'	10'	0'	10'
SOUTH (3RD AVE NORTH)	0'	10'	0'	10'
WEST (4TH ST NORTH)	0'	10'	0'	N/A
*BONUS: HEIGHT INCREASED FROM 50' TO 62' WITH 50% GROUND FLOOR PARKING				
BETWEEN BUILDINGS	REQUIRED	PROVIDED		
BLANK WALL TO BLANK WALL (UP TO 50')	0'	N/A		
BLANK WALL TO WINDOW WALL (UP TO 50')	15'	25' / 37'-8"		
ALL CONDITIONS 50' TO 200' HIGH	60'	>60'		
ALL CONDITIONS ABOVE 200'	80'	>80'		

F.A.R. CALCULATIONS		
PERMITTED	5.0	737,840 SF
EXISTING MUSEUM	0.94	138,915 SF
EXISTING SYNOVUS BANK	0.37	54,010 SF
PROPOSED	3.19	471,131 SF
TOTAL F.A.R.	4.5	664,056 SF
SURFACE AREA CALCULATIONS		
SITE AREA TOTAL	147,568 SF (3.39 ACRES)	
IMPERVIOUS SURFACE AREA	EXISTING	PROPOSED
EXISTING MUSEUM AND GARAGE BUILDING AREA (FOOTPRINT)	67,610 SF (45.8%)	67,610 SF (45.8%)
EXISTING SYNOVUS BANK BUILDING AREA (FOOTPRINT)	12,064 SF (8.2%)	12,064 SF (8.2%)
VEHICULAR USE AREA	28,802 SF (19.4%)	21,756 SF (14.7%)
SIDEWALK AREA	6,505 SF (4.4%)	6,504 SF (4.5%)
PROPOSED BUILDING AREA (FOOTPRINT)	6,505 SF (4.4%)	25,579 SF (17.3%)
OPEN SPACE REQUIRED: 7,378 SF (5% OF TOTAL SITE AREA)	32,206 SF	16,541 SF
PERVIOUS SURFACE AREA (AS PART OF OPEN SPACE)	-	9,957 SF

PARKING REQUIREMENTS		
EXISTING		
EXISTING MUSEUM AND SYNOVUS BANK	322 SPACES (13 ADA)	
REQUIRED		
EXISTING MUSEUM AND SYNOVUS BANK	216 SPACES (7 ADA SPACES)	
RESIDENTIAL	0-750 SF: 0 SPACE PER UNIT 750 SF OR GREATER: 1 SPACE PER UNIT	0 SPACES 157 SPACES (6 ADA)
RETAIL	1 SPACE PER 1,000 SF GFA	3 SPACES (1 ADA)
TOTAL REQUIRED PARKING	376 SPACES (14 ADA)	
PROVIDED (IN PARKING GARAGE)		
	STANDARD	ADA
RESIDENTIAL	268 SPACES	9 SPACES
TOTAL:	268 SPACES	9 SPACES
PROVIDED (IN MUSEUM PARKING GARAGE AND SYNOVUS BANK)	318 SPACES (12 ADA)	
TOTAL PARKING SPACES PROVIDED:	595 SPACES (21 ADA)	
LOADING	REQUIRED	PROVIDED
	2 LOADING SPACES	2 LOADING SPACES

DENSITY			
UNIT TYPE	# UNITS	% MIX	SF/UNIT
A1 - 1 BR JUNIOR	38	11%	650
A2 - 1 BR	153	44%	745
A3 - 1 BR DEN	32	9%	888
B1 - 2 BR	98	28%	1,113
C1 - 3 BR	27	8%	1,388
<b>TOTAL</b>	<b>348</b>	<b>100%</b>	<b>901</b>

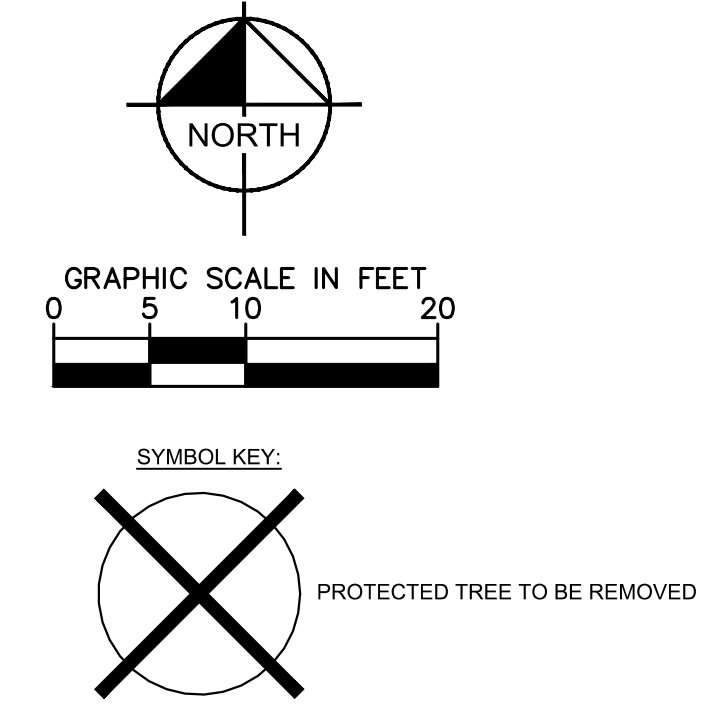
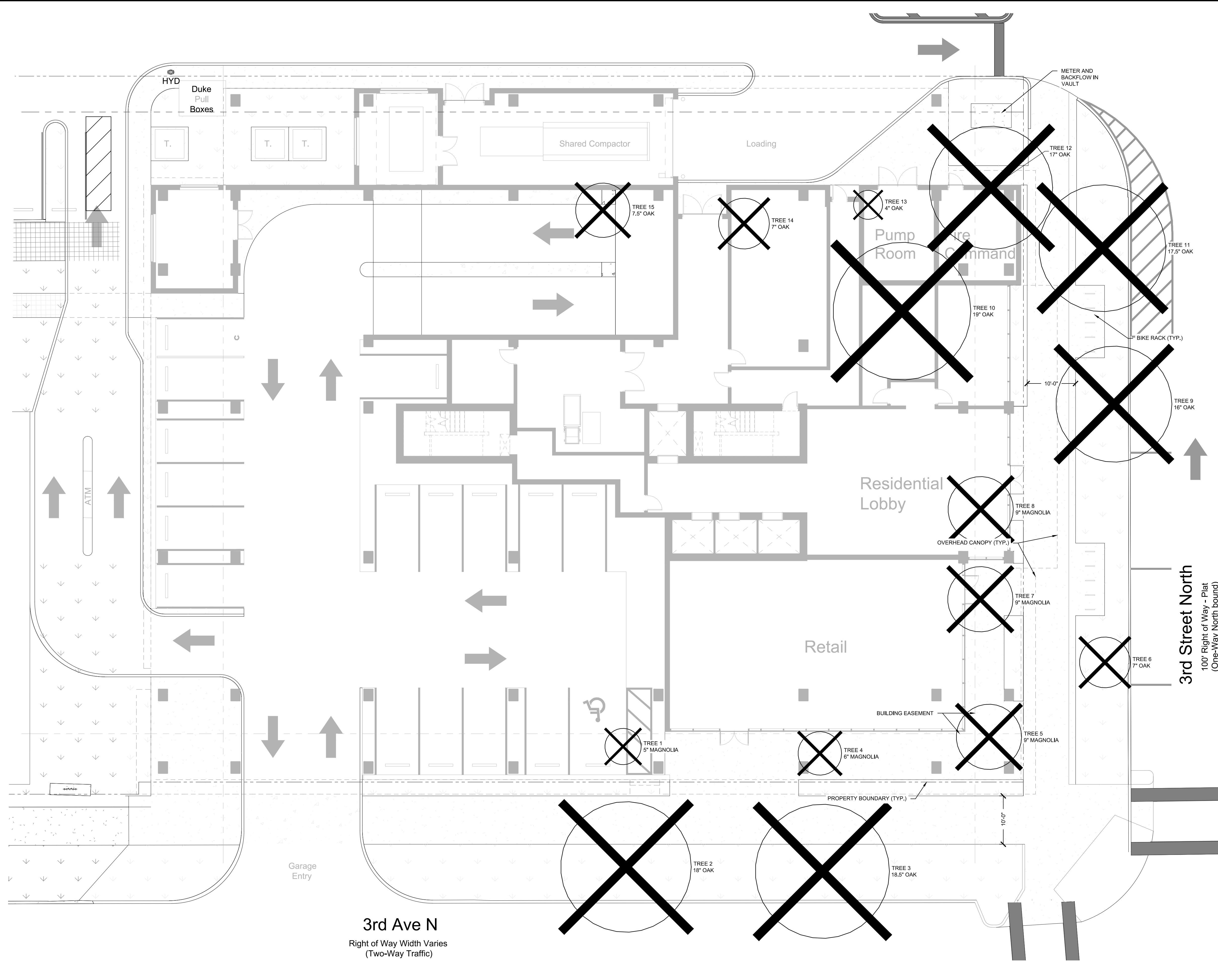
BICYCLE PARKING REQUIREMENTS			
	RESIDENTIAL 348 UNITS		RETAIL 2,203 SF
	REQUIRED	PROVIDED	REQUIRED
SHORT TERM	1 PER 20 UNITS (18 SPACES)	18 SPACES	1 PER 5,000 SF (2 SPACES)
LONG TERM	1 PER UNIT (348 SPACES)	348 SPACES	1 PER 12,000 SF (2 SPACES)
TOTAL	366 SPACES	366 SPACES	4 SPACES



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LICENSED PROFESSIONAL	FLORIDA LICENSE NUMBER _____ DATE: _____			
SCALE AS SHOWN	DESIGNED BY JPS	DRAWN BY KA	CHECKED BY DMD	DATE: _____
<b>SITE PLAN</b>				
<b>MUSEUM TOWER</b>				
FLORIDA				
CITY OF ST. PETERSBURG				
DATE MAY 2023				
PROJECT NO. 00000				
SHEET NUMBER C-200				

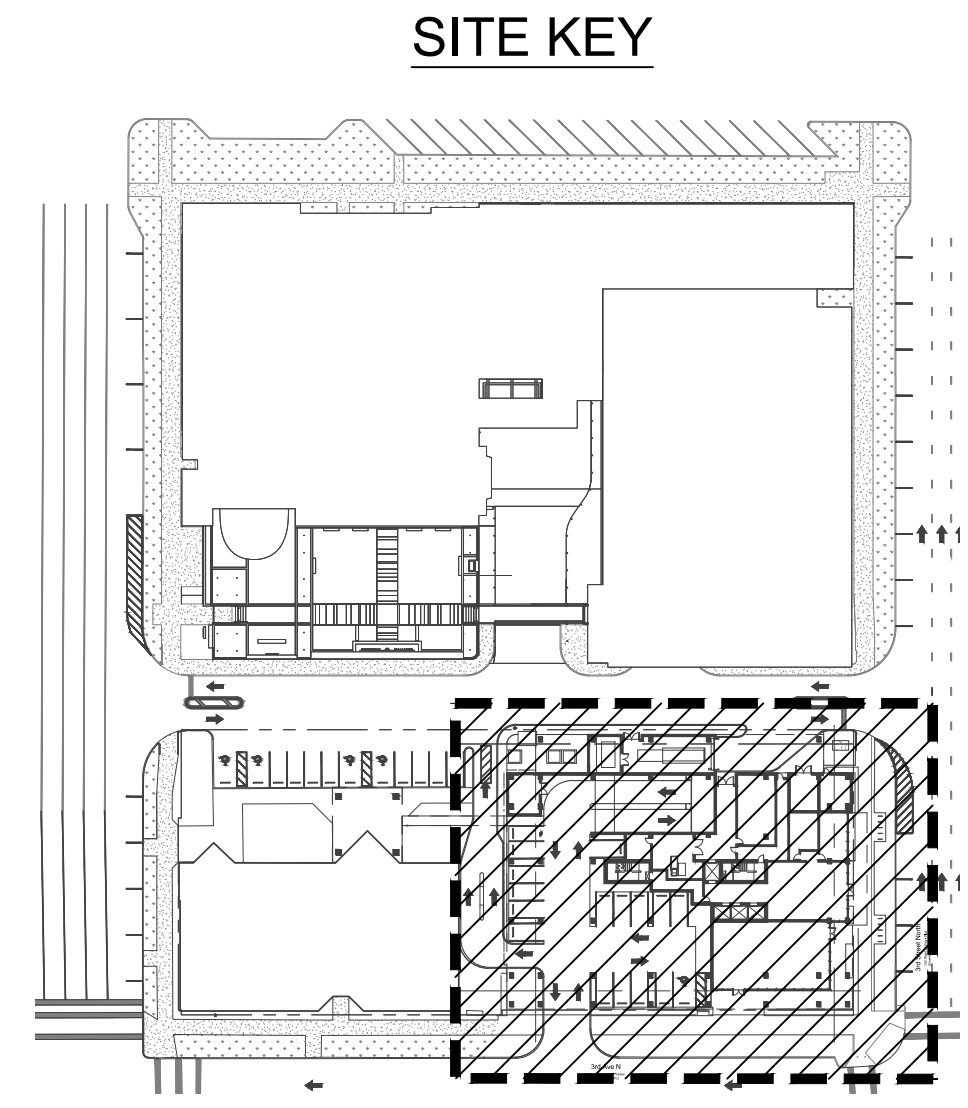


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TREE DATA TABLE			
TREE NUMBER	SPECIES	DBH	STATUS
1	MAGNOLIA	5	REMOVE
2	OAK	18	REMOVE
3	OAK	18.5	REMOVE
4	MAGNOLIA	6	REMOVE
5	MAGNOLIA	9	REMOVE
6	OAK	7	REMOVE
7	MAGNOLIA	9	REMOVE
8	MAGNOLIA	9	REMOVE
9	OAK	16	REMOVE
10	OAK	19	REMOVE
11	OAK	17.5	REMOVE
12	OAK	17	REMOVE
13	OAK	4	REMOVE
14	OAK	7	REMOVE
15	OAK	7.5	REMOVE

NOTE: TREES MEASURED IN FIELD. FINAL SURVEY WITH DBH TO BE PROVIDED.



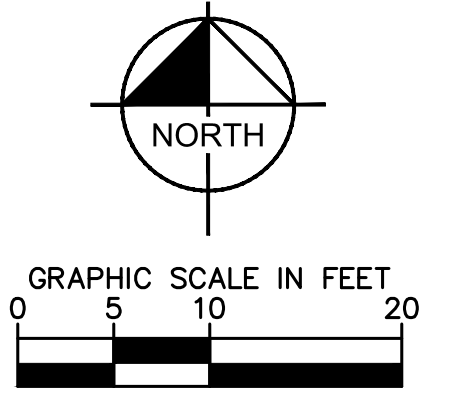
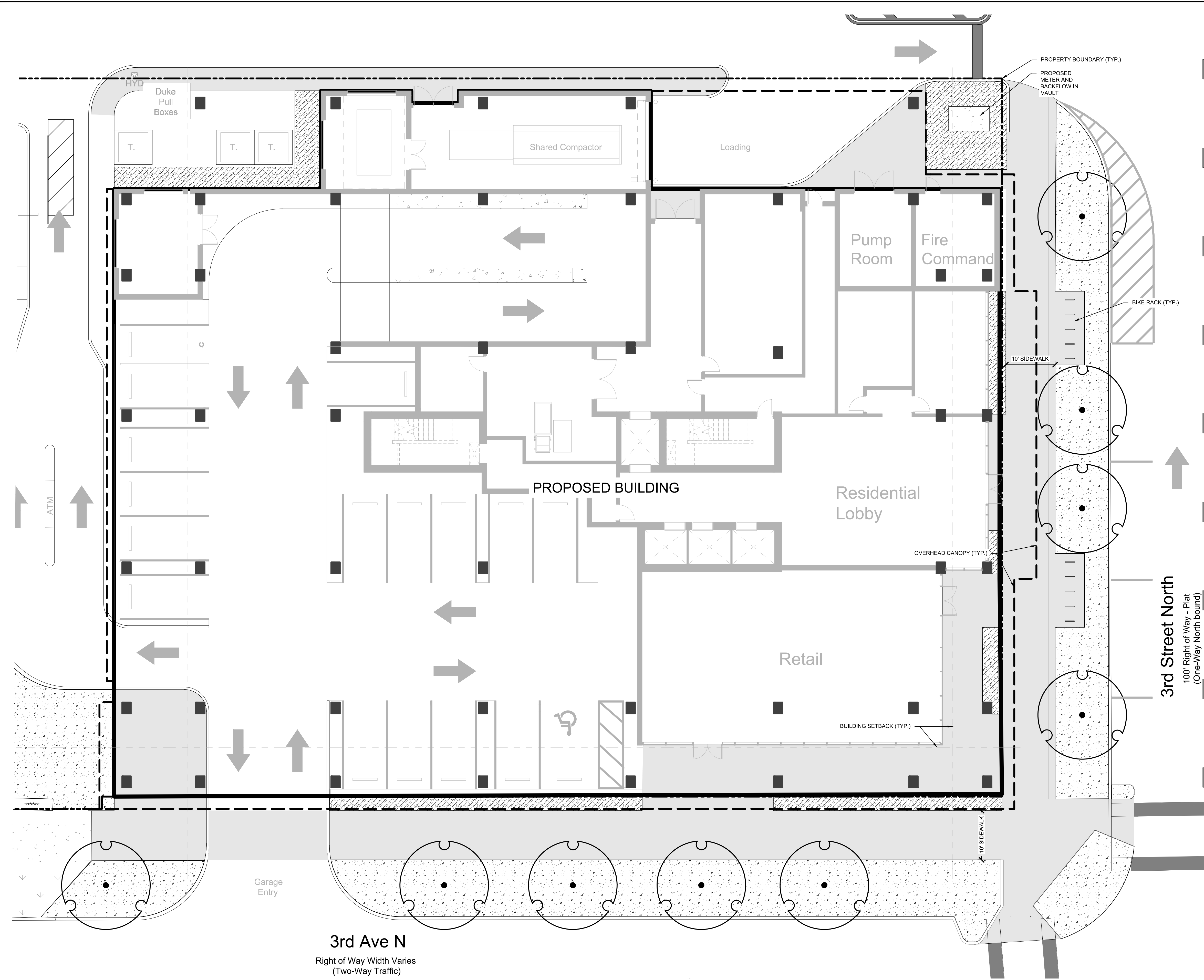
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<b>TREE MITIGATION PLAN</b>	<b>MUSEUM TOWER</b>	FLORIDA CITY OF ST. PETERSBURG
SCALE: AS SHOWN DESIGNED BY: JPS DRAWN BY: KA CHECKED BY: DMD	LICENSED PROFESSIONAL  FLORIDA LICENSE NUMBER	DATE: _____ REVISIONS: _____ No. _____
<b>DRG SUBMITTAL</b>		
DATE: MAY 2023 PROJECT NO.: 00000 SHEET NUMBER: <b>TM100</b>		

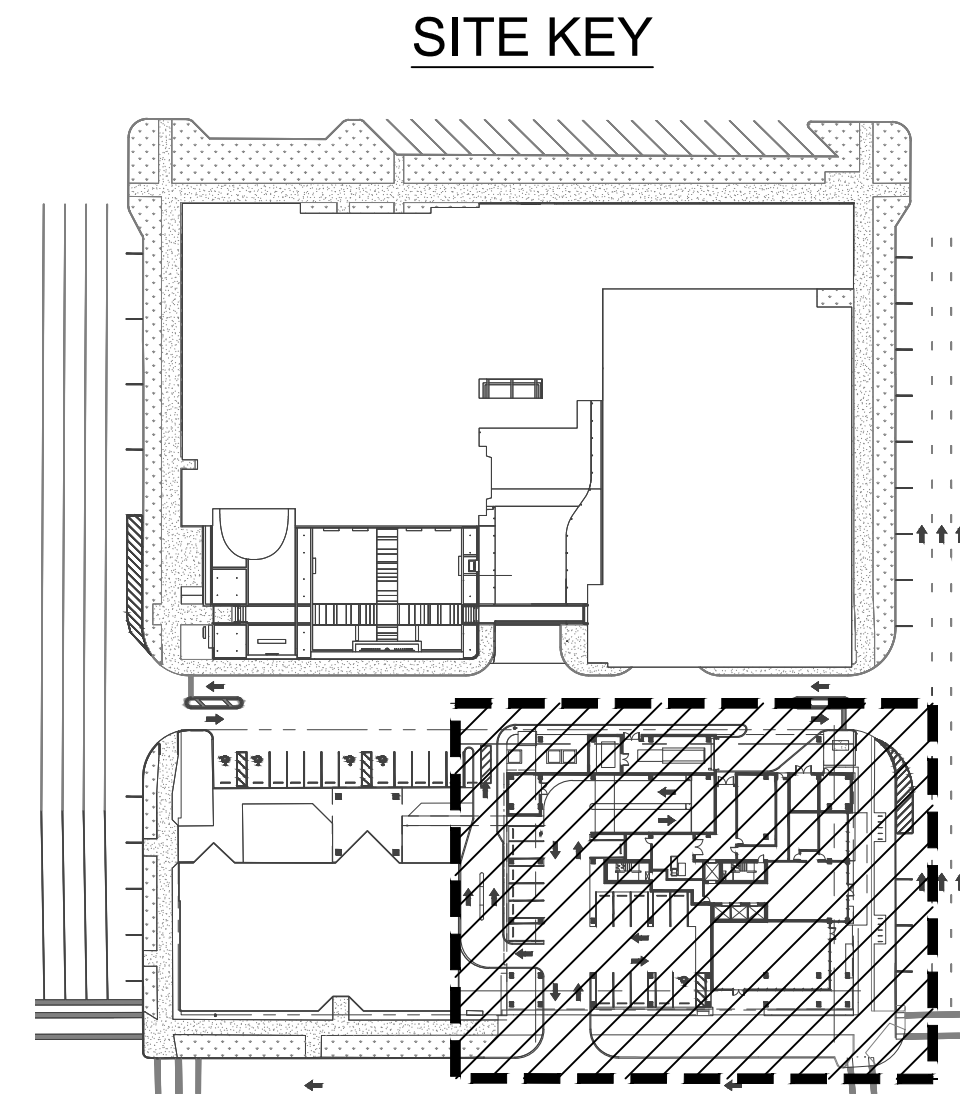


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**CONCEPT PLANT SCHEDULE**

	<b>STREET TREE</b> MINIMUM 12 FT HEIGHT, 3-4 IN CALIPER QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER LIVE OAK	9
	<b>FOUNDATION PLANTING</b> GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING ALPINA ZERUMBET / SHELL GINGER LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF NEPHROLEPIS EXALTATA / BOSTON FERN PHILODENDRON SELLOUM 'XANADU' / XANADU PHILODENDRON RHAPIS EXCELSA / LADY PALM TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE	1,069 SF
	<b>STREETSCAPE</b> CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF RHAPHIOLEPIS INDICA / INDIAN HAWTHORN STRELITZIA REGINAE / BIRD OF PARADISE TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE ZAMIA FURFURACEA / CARDBOARD PALM ZAMIA PUMILA / COONTIE	4,028 SF
		466



**LANDSCAPE CALCULATIONS**  
ST. PETERSBURG LDC - SITE ZONING DC-2

	REQUIRED	PROVIDED
<b>STREET TREES</b> 1 SHADE TREE PER 35 LINEAR FEET, OR FRACTION ABOVE HALF THEREOF	3RD AVE NORTH 159 LINEAR FEET / 35 LINEAR FEET = 5 STREET TREES  3RD STREET NORTH 140 LINEAR FEET / 35 LINEAR FEET = 4 STREET TREES	5 STREET TREES  4 STREET TREES

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**LANDSCAPE PLAN**

**MUSEUM TOWER**

CITY OF ST. PETERSBURG      FLORIDA

DATE: MAY 2023  
 PROJECT NO.: 00000  
 SHEET NUMBER: L100A

**Kimley-Horn**

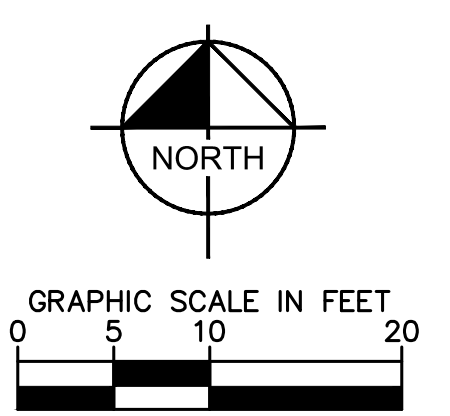
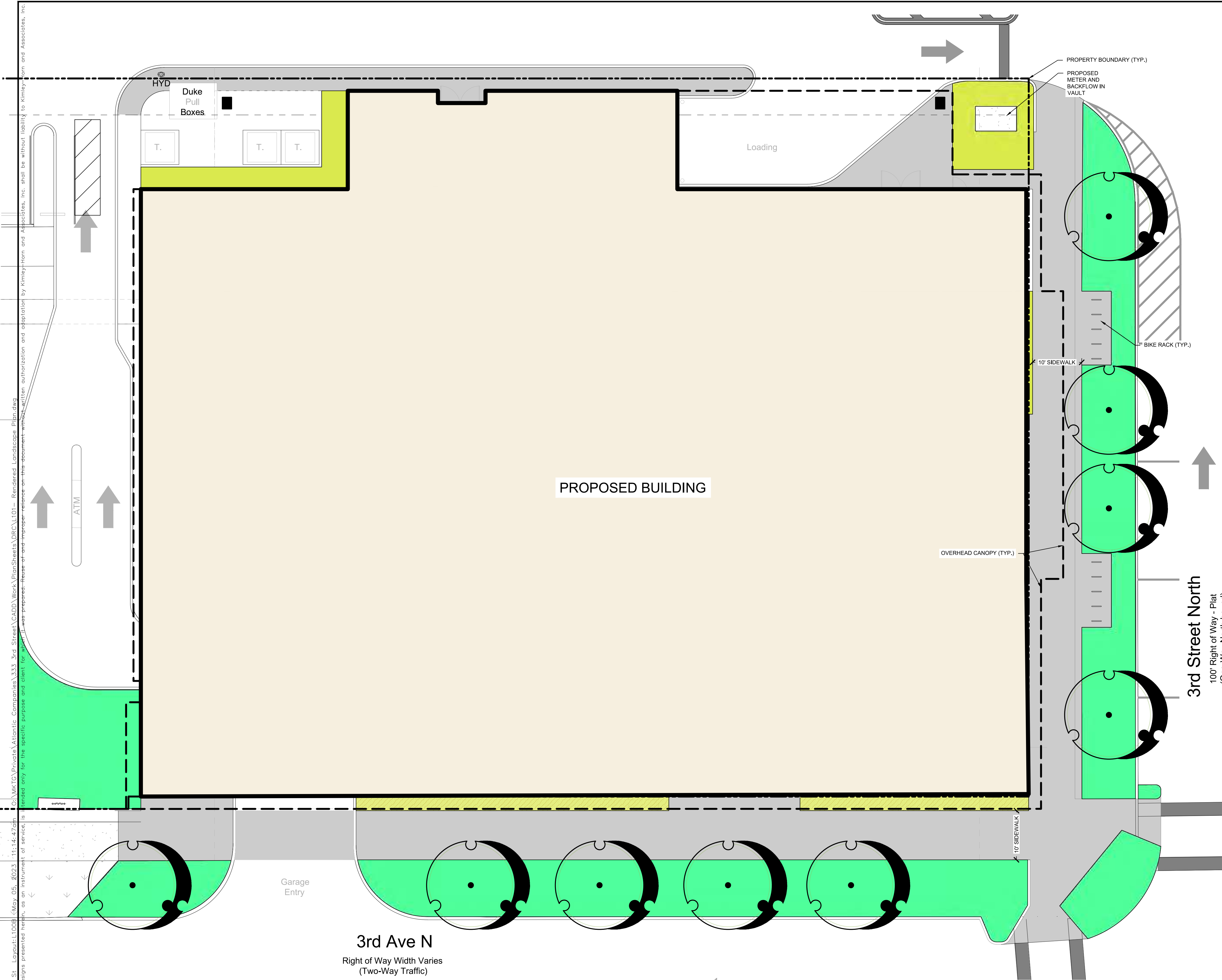
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 200 CENTRAL AVE., SUITE 600, ST. PETERSBURG, FL 33701  
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 REGISTRY NO. 35106

SCALE: AS SHOWN  
 DESIGNED BY: JPS  
 DRAWN BY: KA  
 CHECKED BY: DMD

LICENSED PROFESSIONAL  
 FLORIDA LICENSE NUMBER

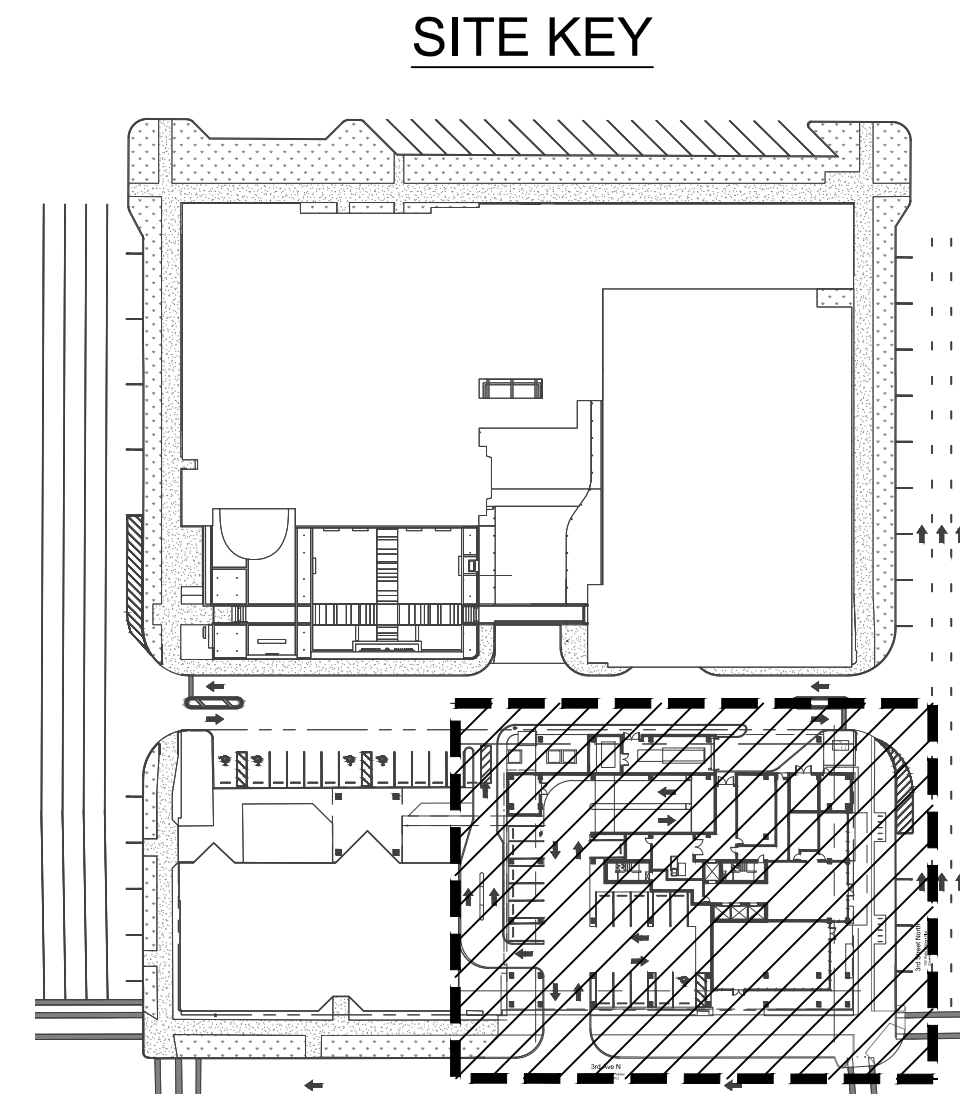
REVISIONS  
 No. DATE





CONCEPT PLANT SCHEDULE

	STREET TREE MINIMUM 12 FT HEIGHT, 3-4 IN CALIPER QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER LIVE OAK	9
	FOUNDATION PLANTING GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING ALPINA ZERUMBET / SHELL GINGER LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF NEPHROLEPIS EXALTATA / BOSTON FERN PHILODENDRON SELLOUM 'XANADU' / XANADU PHILODENDRON RHAPIS EXCELSA / LADY PALM TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA ASIATIC JASMINE	1,069 SF 124 1,112 17,783 13,065 1,112
	STREETSCAPE CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF RHAPHIOLEPIS INDICA / INDIAN HAWTHORN STRELITZIA REGINAE / BIRD OF PARADISE TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE ZAMIA FURFURACEA / CARDBOARD PALM ZAMIA PUMILA / COONTIE	3,778 SF 437



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<p>SCALE: AS SHOWN          DESIGNED BY: JPS          DRAWN BY: KA          CHECKED BY: DMD</p>	<p>LICENSED PROFESSIONAL          FLORIDA LICENSE NUMBER          DMD DATE:</p>
<p><b>RENDERED LANDSCAPE PLAN</b></p>	
<p><b>MUSEUM TOWER</b></p>	
<p>CITY OF ST. PETERSBURG FLORIDA</p>	
<p>DATE MAY 2023</p>	<p>PROJECT NO. 00000</p>
<p>SHEET NUMBER <b>L100B</b></p>	



Carlos J. Alfonso R.A.  
Alberto E. Alfonso A.I.A.  
Angel del Monte A.I.A.

No.	Description	Date
-----	-------------	------

DRC Submission

AAI Project No. 23128  
May 15, 2023

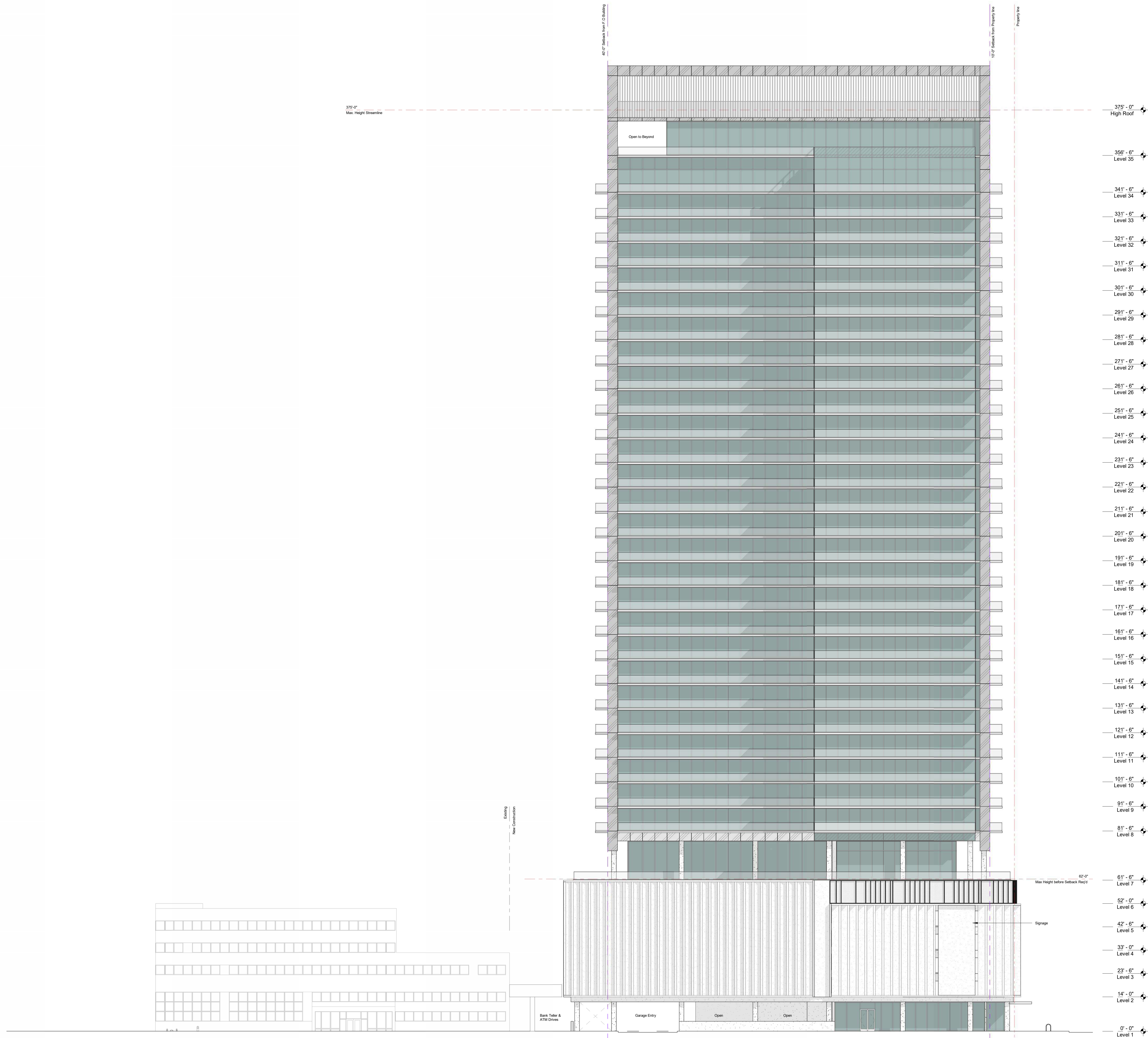
Building Elevation

**A6.1**

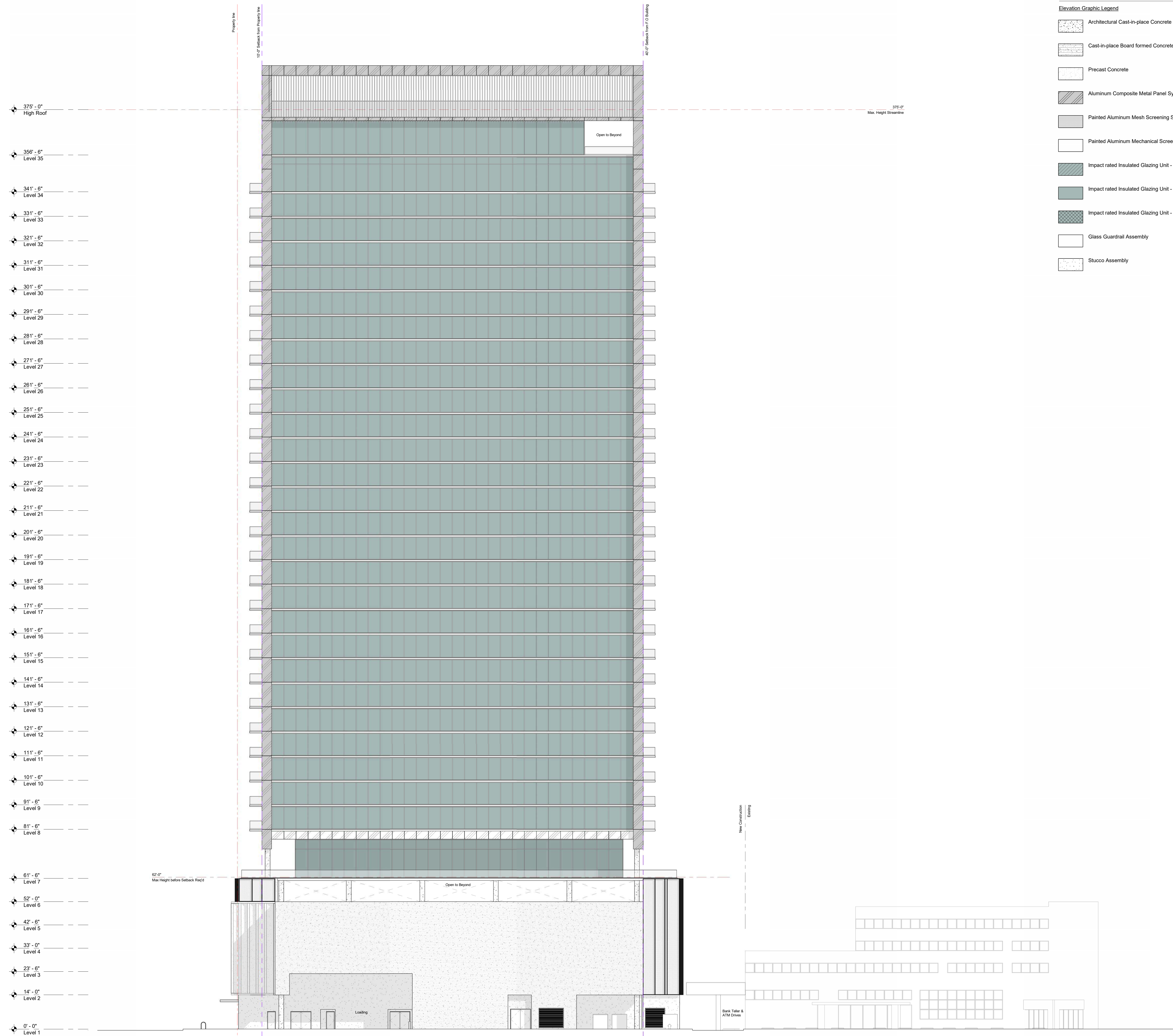
**Exterior Material and Assembly Legend**

Elevation Graphic Legend

- Architectural Cast-in-place Concrete
- Cast-in-place Board formed Concrete
- Precast Concrete
- Aluminum Composite Metal Panel System
- Painted Aluminum Mesh Screening System
- Painted Aluminum Mechanical Screen
- Impact rated Insulated Glazing Unit - Backpan
- Impact rated Insulated Glazing Unit - Vision
- Impact rated Insulated Glazing Unit - Spandrel
- Glass Guardrail Assembly
- Stucco Assembly







- Exterior Material and Assembly Legend**
- Elevation Graphic Legend**
- Architectural Cast-in-place Concrete
  - Cast-in-place Board formed Concrete
  - Precast Concrete
  - Aluminum Composite Metal Panel System
  - Painted Aluminum Mesh Screening System
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  - Impact rated Insulated Glazing Unit - Backpan
  - Impact rated Insulated Glazing Unit - Vision
  - Impact rated Insulated Glazing Unit - Spandrel
  - Glass Guardrail Assembly
  - Stucco Assembly

Carlos J. Alfonso R.A.  
Alberto E. Alfonso A.I.A.  
Angel del Monte A.I.A.

No.	Description	Date

DRC Submission

AAI Project No. 23128  
May 15, 2023

Building Elevation

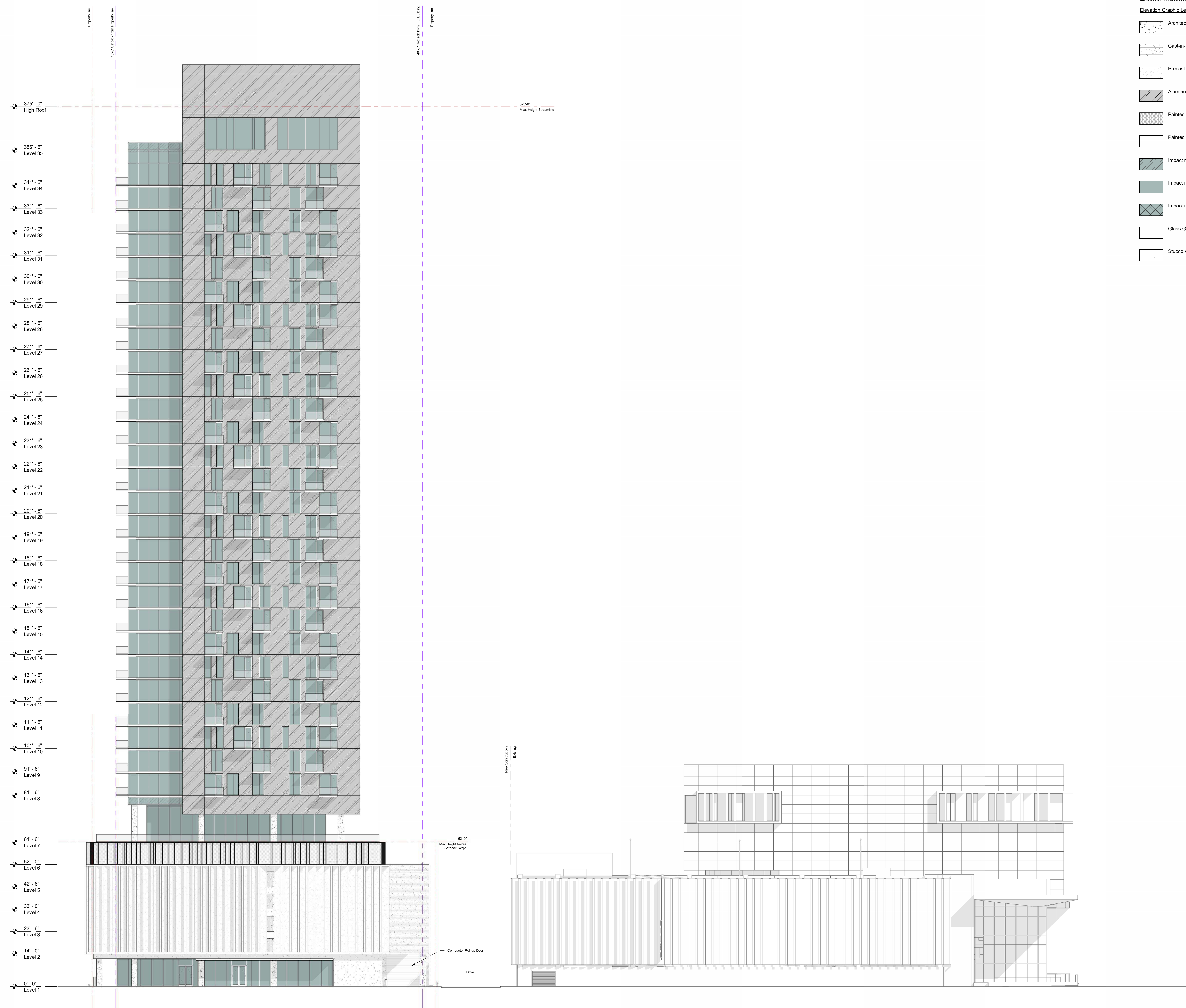
1 Building Elevation - North  
1/16" = 1'-0"

10/2023 10:04 AM  
 C:\Users\pcomac\OneDrive\Desktop\A6.2\_1.rvt



**Exterior Material and Assembly Legend**

- Elevation Graphic Legend**
- Architectural Cast-in-place Concrete
  - Cast-in-place Board formed Concrete
  - Precast Concrete
  - Aluminum Composite Metal Panel System
  - Painted Aluminum Mesh Screening System
  - Painted Aluminum Mechanical Screen
  - Impact rated Insulated Glazing Unit - Backpan
  - Impact rated Insulated Glazing Unit - Vision
  - Impact rated Insulated Glazing Unit - Spandrel
  - Glass Guardrail Assembly
  - Stucco Assembly



1 Building Elevation - East  
 1/16" = 1'-0"

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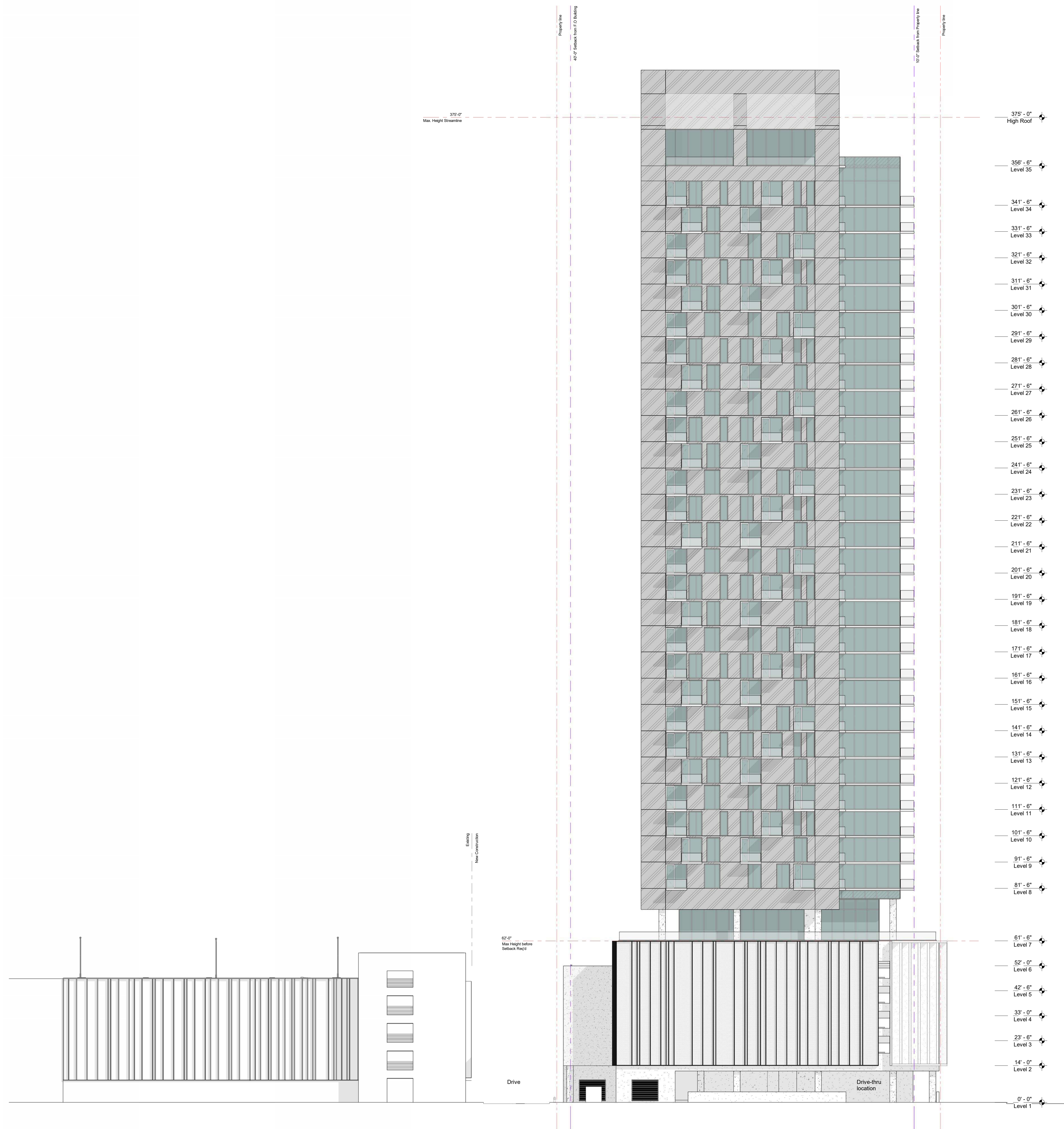
No.	Description	Date

DRC Submission

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 May 15, 2023

Building Elevation





- Exterior Material and Assembly Legend
- Elevation Graphic Legend
- Architectural Cast-in-place Concrete
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  - Impact rated Insulated Glazing Unit - Spandrel
  - Glass Guardrail Assembly
  - Stucco Assembly

**ALFONSO**  
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 TAMPA, FL 33602 T. 813.247.3333

Atlantic Capital Properties

**Museum Tower**  
 3rd Avenue North, St. Petersburg, FL

Carlos J. Alfonso R.A.  
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 Angel del Monte A.I.A.

No.	Description	Date

DRC Submission

AAI Project No. 23128  
 May 15, 2023

Building Elevation

**A6.4**

1 Building Elevation - West  
 1/16" = 1'-0"











