



Included in this packet:

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

**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: 12-17-2020



SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

- ☐ **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): CD-ROM or DVD; file format: 3DS, MAX – (.max, .3ds) or AutoCAD – (.dwg, .dxf). The file shall be organized so that the objects of the same material are on the same layer with each layer named appropriately (i.e. such objects as walls, framing, and structure should be grouped in separate layers). The building model to be placed in the correct orientation/direction within the file, with overhead view on screen as follows: North = Up, South = Down, East = Right, and West = Left.

A Pre-Application Meeting is Required Prior to Submittal.

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

Completeness review by City Staff _____



Pre-Application Meeting Notes

Meeting Date: 3/29/22 Zoning District: DC-C

Address/Location: 200 Central Ave

Request: site plan modification

Type of Application: SPR Staff Planner for Pre-App: CDM

Attendees: Ricardo Nunez

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Downtown Neighborhood Assn	Karen Carmichael	president@stpetedna.org	
Central Ave Council	Tami Simms	tami@simmsteam.com	

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: Modification to FAR bonuses approved in Case No. 21-31000023. Replacing 2.5 FAR of historic transferable
development rights with 1.5 FAR of a workforce housing financial contribution and 1.0 FAR of LEED Silver equivalent
certification (National Green Building Standard).



SPECIAL EXCEPTION 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): KT St Pete Central, LLC; FOURTEEN RE PRIATEK, LLC	
Street Address: 105 NE 1ST ST	
City, State, Zip: DELRAY BEACH FL 33444	
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE: R. Donald Mastry, Trenam Law	
Street Address: 200 Central Avenue, 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: SB ARCHITECTS	Contact Name: Pinar Harris
Telephone No: (305) 856-2021	
Website: http://www.sb-architects.com/	Email: pharris@sb-architects.com
PROPERTY INFORMATION:	
Address/Location: 200 Central Ave	Email:
Parcel ID#(s): 19-31-17-73166-001-0011; 19-31-17-73166-001-0010	
DESCRIPTION OF REQUEST: site plan review, modification	
PRE-APP MEETING DATE: 3/29/22	
STAFF PLANNER: CDM	

FEE SCHEDULE

<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>	
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
<u>VARIANCES</u>		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

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

AUTHORIZATION

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

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

Signature of Owner/Agent*: _____ R. Donald Mastry, as agent

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

_____ 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:

FOURTEEN RE PRIATEK, LLC

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

Property Address: 200 CENTRAL AVE, ST PETERSBURG

Parcel ID#: 19-31-17-73166-001-0010

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; Brian Van Slyke, KT ST PETE CENTRAL, LLC; and Pinar Harris, SB Architects

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):

KENNETH P. JONES

Printed Name

Sworn to and subscribed on this date

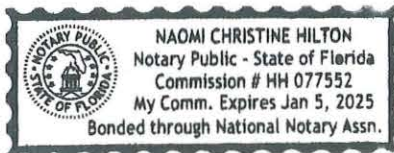
Identification or personally known:

Notary Signature:

Date:

9/10/21

Commission Expiration (Stamp or date): JAN. 5, 2025





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:

KT St Pete Central, LLC

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

Property Address: 200 Central Ave.

Parcel ID#: 19-31-17-73166-001-0011

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, Trenam 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):

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-C				
2.	Existing Land Use Type(s): Office and commercial				
3.	Proposed Land Use Type(s): Office, commercial, residential				
4.	Area of Subject Property: 88,000 sf				
5.	Variance(s) Requested: none				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	339,332	Sq. ft.		
	Proposed:	1,160,154	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:	0.7	Sq. ft.	62,432	
	Proposed:	7.5	Sq. ft.	660,000	
	Permitted:	n/a	Sq. ft.	n/a	
8.	Building Coverage (first floor square footage of building)				
	Existing:	39,896	Sq. ft.	45.3	% of site
	Proposed:	66,091	Sq. ft.	75.1	% of site
	Permitted:	88,000	Sq. ft.	100	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	9,354	Sq. ft.	10.6	% of site
	Proposed:	2,700	Sq. ft.	3.0	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	9,354	Sq. ft.	10.6	% 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:	38,750	Sq. ft.	44.0	% of site
	Proposed:	14,409	Sq. ft.	16.4	% 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:	78,646	Sq. ft.	89.4	% of site	
	Proposed:	85,300	Sq. ft.	97	% of site	
	Permitted:	88,000	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:	0	Existing:	n/a	Existing:	n/a
	Proposed:	250	Proposed:	n/a	Proposed:	n/a
	Permitted:	n/a				
14 a.	Parking (Vehicle) Spaces					
	Existing:	47	includes	2	disabled parking spaces	
	Proposed:	474	includes	9	disabled parking spaces	
	Permitted:	250	includes	7	disabled parking spaces	
14 b.	Parking (Bicycle) Spaces					
	Existing:	0	Spaces	0	% of vehicular parking	
	Proposed:	266	Spaces	55.2	% of vehicular parking	
	Permitted:	266	Spaces	55.2	% of vehicular parking	
15.	Building Height					
	Existing:	342.5	Feet	26	Stories	
	Proposed:	450	Feet	41	Stories	
	Permitted:	n/a	Feet	n/a	Stories	
16.	Construction Value					
	What is the estimate of the total value of the project upon completion? \$ 120,000,000					
	<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: 200 Central Ave.	Case No.:
Description of Request: site plan review, modification	
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:	200 Central Ave.
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	
N/A	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
On 4/6/22 this application was sent to CONA FICO Central Avenue Council and Downtown Neighborhood Assn.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
N/A	
2. Summary of concerns, issues, and problems expressed during the process	
N/A	
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) (c/o Tom Lally at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) 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.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>4/6/22</u>	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

KT St Pete Central, LLC (the “Developer”) is the owner of the surface parking lot located at 200 Central Avenue and identified as Pinellas County Parcel No. 19-31-17-73166-001-0011 (the “Property”). The Property is zoned DC-C, which permits various residential and commercial uses by right.

Description of Project

A site plan to redevelop the Property with a new mixed-use, residential and commercial 41-story building (the “Project”) was approved by the Development Review Commission on November 3, 2021 in Case No. 21-31000023 (the “Existing Site Plan Approval”).

The Developer is submitting this application solely to modify the FAR bonuses for the Project by replacing the 2.5 FAR of historic transferrable development rights with 1.5 FAR of a workforce housing financial contribution and 1.0 FAR of LEED Silver equivalent certification (National Green Building Standard). No other changes to the Existing Site Plan Approval or the Project are proposed.

The Developer requests approval of the foregoing modification to the Existing Site Plan Approval.

Discussion of Standards of Review for Site Plans and Planning and Zoning Decisions, Generally

(Sec. 16.70.040.1.4 and Sec. 16.70.040.1.E of the City of St. Petersburg Land Development Code (“Code”))

The Project is already approved under the Existing Site Plan Approval and was thus found to comply with the standards of review.

The only change proposed to the Existing Site Plan Approval is to replace the 2.5 FAR of historic transferrable development rights with 1.5 FAR of a workforce housing financial contribution and 1.0 FAR of LEED Silver equivalent certification (National Green Building Standard). Such a change does not implicate any of the standards of review as FAR bonuses are not discretionary provided a project complies with the conditions of such bonuses.

The Project will comply with the conditions of these bonuses, which are:

- 1.5 FAR of workforce housing financial contribution- provide a payment to the City's housing capital improvements projects (HCIP) trust fund equal to one quarter of one percent of total construction cost per each 0.5 of FAR bonus.
- 1.0 FAR of LEED Silver equivalent certification (National Green Building Standard)- achieve National Green Building Standard certification. Developer shall submit the LEED Project Checklist or equivalent documentation prior to building permit issuance and post of a bond at permitting equal to the equivalent FAR bonus for workforce housing.

EXISTING SITE PLAN APPROVAL

[attached]



November 3, 2021

FOURTEEN RE PRIATEK LLC
1600 E 8th Avenue Suite A-208
Tampa, FL 33605-3738

R. Donald Mastry, Trenam Law
200 Central Avenue, Suite 1600
ST. Petersburg, FL 33701

Re: Case No.: 21-31000023
Address: 200 Central Avenue
Parcel ID Nos.: 19-31-17-73166-001-0010
Request: Approval of a site plan modification to construct a 41-story building with 250-dwelling units, 6,100 square feet of commercial space and a 482-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses.

Dear Applicant:

The Development Review Commission at its hearing on November 3, 2021, APPROVED by a vote of 7 to 0 the above-referenced request subject to the special conditions in the Staff Report. While a copy of the Staff Report and Vote Record are enclosed, the special conditions are as follows:

SPECIAL CONDITIONS OF APPROVAL:

1. The project shall be subject to final review and approval by the Community Redevelopment Agency.
2. Public art shall be provided; the value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00.
3. The applicant shall provide 0.50 of one percent or more of the total construction cost to the HICP Trust Fund. The funds shall be provided to the City prior to the release of building permits.
4. The applicant shall purchase 220,000 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to receive the F.A.R. bonus. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.
5. The proposed building plans submitted for permitting shall be modified to be consistent with the attached letter, referred to as, "Attachment B" and dated October 15, 2021.
6. An awning that projects over the public sidewalk shall be installed between the first-floor storefronts and second floor parking garage along the north and northern half of the west



building facades. The awning shall comply with Section 25-275 Incidental Architectural Details. The awning is also subject to approval by the Florida Department of Transportation (FDOT).

7. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.

8. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.

9. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.

10. Shade trees shall be installed as shown on the attached landscape plan.

11. The parking garage screening shall be approved by staff.

12. 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.

13. Bicycle parking shall be provided as required by Section 16.40.090.

14. Exterior lighting shall comply with Section 16.40.070.

15. Utility connections and mechanical equipment shall be screened from the abutting rights-of-way and located on private property.

16. 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.

17. The Construction Action Plan (CAP) shall be submitted to the Zoning Official for review and approval prior to the issuance of building permits.

18. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated October 7, 2021.

19. The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated October 11, 2021.

If there are any questions, please contact Corey Malyszka at 727-892-5453.

Sincerely,

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

JCB/CDM:iw

Enc: Vote Record | ec: Donald Mastry; dmastry@trenam.com



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **November 3, 2021, at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	21-31000023	PLAT SHEET: E-22
REQUEST:	Approval of a site plan modification to construct a 41-story building with 250-dwelling units, 6,100 square feet of commercial space and a 482-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses.	
OWNER:	FOURTEEN R E PRIATEK LLC 1600 E 8 th Avenue Suite A-208 Tampa, FL 33605-3738	
AGENT:	R. Donald Mastry, Trenam Law 200 Central Avenue, Suite 1600 ST. Petersburg, FL 33701	
ADDRESS AND PARCEL ID NO:	200 CENTRAL AVE; 19/31/17/73166/001/0010/	
LEGAL DESCRIPTION: ZONING:	ON FILE DC-C	

SITE AREA TOTAL: 88,000 square feet or 2.02 acres

GROSS FLOOR AREA:

Existing:	339,332 square feet	3.9 F.A.R.
Existing w/exemptions:	62,432 square feet	0.7 F.A.R.
Proposed:	1,160,154 square feet	13.2 F.A.R.
Proposed w/exemptions:	660,000 square feet	7.5 F.A.R.
Permitted:	704,000 square feet	8.0 F.A.R.

BUILDING COVERAGE:

Existing:	39,896 square feet	45% of Site MOL
Proposed:	66,091 square feet	75% of Site MOL
Permitted:	83,600 square feet	5% of Site MOL

IMPERVIOUS SURFACE:

Existing:	78,646 square feet	89% of Site MOL
Proposed:	85,300 square feet	97% of Site MOL
Permitted:	N/A	

OPEN GREEN SPACE:

Existing:	9,354 square feet	11% of Site MOL
Proposed:	2,700 square feet	3% of Site MOL

PAVING COVERAGE:

Existing:	38,750 square feet	44% of Site MOL
Proposed:	14,409 square feet	16% of Site MOL

PARKING:

Existing:	47; including 2 handicapped spaces
Proposed:	474; including 9 handicapped spaces
Required	250; including 7 handicapped spaces

BUILDING HEIGHT:

Existing:	343 feet
Proposed:	450 feet
Permitted:	450 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a mixed-use development which is a permitted use within the DC-C Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:

The applicant seeks approval of a Site Plan modification to construct a 41-story building with 250-dwelling units, 6,100 square feet of commercial space and a 474-space parking garage in the DC-C Zoning District. The applicant is requesting floor area ratio bonuses. The subject property is located in the block bound by Central Avenue, 2nd Street South, 1st Avenue South and 3rd Street South.

Current Proposal:

On December 16, 1987, a Site Plan was approved to construct a 26-story office building, with a two-story retail building and a 47-space surface parking lot (SPR-650). The applicant proposes to replace the existing surface parking lot with the proposed 41-story building.

The subject property is located across the street from the boundary of the Downtown St. Petersburg National Register District and what is referred to as the "Jannus Block or First Block". Within 200 feet of the subject property, there are four contributing properties, these structures are located on the north side of Central Avenue in the Jannus Block. The proposed building is also within 200-linear feet of the Detroit Hotel a local landmark individually listed in the St. Petersburg Resister of Historic Places and within 100 feet from two buildings that are potentially eligible for local landmark designation, located at 235 and 245 Central Avenue. The City's Urban Planning and Historic Preservation Division was routed the plans for review and have provided comments and design suggestions, see attachment "A". The applicant's architect has made some revisions to the plans to address some of these comments and design suggestions, see attachment "B". Staff has included Special Conditions of Approval to address some of these comments and design suggestions.

The proposed 41-story building will be located along the western portion of the subject property. The ground floor of the proposed tower will consist of residential lobby, commercial space, loading area, back of house facilities and ingress/egress into the parking garage. Floors two through eight will consist of parking. The ninth floor will consist of residential units and an indoor and outdoor amenity area. Floors 10 through 41 will consist of residential units. Pedestrian access to the residential lobby will be from 1st Avenue South and 3rd Street South. Pedestrian access to the commercial space will be from Central Avenue and 3rd Street South. The parking garage will be accessed from the existing circular driveway that is located in the middle of the property and accessed from 1st Avenue South. The loading area will be accessed from an existing curb cut along 3rd Street South.

As described by the project Architect, the proposed exterior of the building will be contemporary. The façade will feature floor to ceiling sliding glass doors, balconies and ample amount of glazing. The tower will be finished with smooth stucco, emerald-green glazing and metal panels. The window and door frames will be aluminum. The parking garage will be screened with an opaque precast and textured screens made of perforated metal panels and louvers. The roof will feature a distinctive crown element. The building finishes have been chosen to complement the existing adjacent structure.

The project architect has made some revisions to address comments that were expressed by the City's Urban Planning and Historic Preservation Division, see attachment "B". Revisions include modifying the storefront at grade level to include a base and a smaller transom to help create a perception of a horizontal division on the facade that is consistent with the adjacent storefronts. The storefront doors were also centered between the columns. The applicant did not want to set back the tower from Central Avenue or reorient the tower, which is not required by Code. To help mitigate for the building mass along Central Avenue, staff asked the architect to place an awning between the first-floor storefronts and second-floor parking garage. The awning will also create a consistent appearance with the other buildings in the block.

FLOOR AREA RATIO BONUSES:

The base Floor Area Ratio (FAR) within the DC-C district is 4.0. The applicant is requesting a bonus of 3.5 FAR for a total FAR of 7.5, which can be granted by staff upon demonstration that the project qualifies for the bonuses.

1.0 FAR – Provide financial support to the City's housing capital improvements projects (HCIP) trust fund or its successor fund equal to one-quarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 1.0. The total construction cost of the project is approximately \$120,000,000. Since the applicant is seeking to utilize this bonus to achieve a bonus of 1.0, the applicant will be required to provide .50 of one percent of the total construction cost to the HCIP Trust Fund. Based on the estimated construction cost, a minimum of \$600,000 shall be paid to the HCIP Trust Fund. The applicant shall provide the funds to the City prior to the release of building permits. A condition has been added to this report to address this requirement.

2.5 FAR – Use transfer of development rights from a locally designated landmark or landmark site.

The applicant is seeking to utilize this bonus to achieve a FAR bonus of 2.5. To qualify for the bonus, the applicant will be required to purchase 220,000 square feet of transfer of development rights (TDRs) from a locally designated landmark or landmark site with available TDRs. Currently, there are five landmarks that the applicant can purchase TDRs from. The holder of the TDRs will be required to obtain approval from the City's Urban Planning and Historic Preservation Division to transfer any rights to the applicant.

Public Comments:

Staff has received a couple email inquiring about the project and one email in opposition.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the following:

1. Floor area ratio bonus; and
2. Site plan subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. The project shall be subject to final review and approval by the Community Redevelopment Agency.
2. Public art shall be provided, the value shall be equal to one-half of one percent of the total construction cost up to \$100,000.00 and shall be reviewed and approved by the POD of Cultural Affairs prior to issuance of the first certificate of occupancy. All public art shall be visually accessible to the public. In lieu of providing the public art, the applicant may provide financial support to the City's downtown public art program equal to one-quarter of one percent of the total construction cost, up to \$50,000.00.
3. The applicant shall provide 0.50 of one percent or more of the total construction cost to the HCIP Trust Fund. The funds shall be provided to the City prior to the release of building permits.
4. The applicant shall purchase 220,000 square feet of Historic Transfer of Development Rights from an approved transfer site(s) as required to

receive the F.A.R. bonus. Applicant shall complete the transfer of Historic Transfer of Development Rights prior to the release of building permits.

5. The proposed building plans submitted for permitting shall be modified to be consistent with the attached letter, referred to as, "Attachment B" and dated October 26, 2021. The proposed awning shall comply with Section 25-275 Incidental Architectural Details. The awning is also subject to approval by the Florida Department of Transportation (FDOT).
6. Any modifications to the travel lane, parking spaces and landscape islands surrounding the subject property shall be subject to approval by the City.
7. Concrete driveways shall be continuous through all driveway approaches and truncated domes shall be installed.
8. The final streetscape and hardscape plan for the abutting streets shall be approved by Staff.
9. Shade trees shall be installed as shown on the attached landscape plan.
10. The parking garage screening shall be approved by staff.
11. 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.
12. Bicycle parking shall be provided as required by Section 16.40.090.
13. Exterior lighting shall comply with Section 16.40.070.
14. Utility connections and mechanical equipment shall be screened from the abutting rights-of-way and located on private property.
15. 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.
16. The Construction Action Plan (CAP) shall be submitted to the Zoning Official for review and approval prior to the issuance of building permits.
17. The site plan shall be modified as necessary to comply with the comments in the Transportation and Parking Management Department's Memorandum dated October 7, 2021.
18. The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated October 11, 2021.

C. STANDARD CONDITIONS OF APPROVAL

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.

4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & 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;
- 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 **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, AICP, Urban Design and Development Coordinator 10.26.21
DATE

REPORT APPROVED BY:


Jennifer Bryla, AICP, Zoning Official (POD) 10.26.21
Planning and Economic Development
Development Review Services Division DATE



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 21-31000023
 Address: 200 Central Avenue

N ↑
 (nts)

NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

KT St Pete Central, LLC (the "Developer") is the contract purchaser of the property located at 200 Central Avenue (the "Property"). The Property is zoned DC-C, which permits various residential and commercial uses by right.

The Property is currently developed with a mixed-use, 26-story office and commercial building and associated surface parking lot, under the site plan approved in Case No. SPR-650. The Developer proposes modifying the existing site plan to redevelop the surface parking lot with a new mixed-use, residential and commercial 41-story building (the "Project").

Description of Project

This 41-story mixed-use Project is designed to make a dramatic architectural statement on the skyline of St. Petersburg, while complimenting the existing iconic 200 Central tower. The graceful tower fully embraces the Central Avenue tradition of public/pedestrian interaction using carefully designed and proportioned architectural elements including building step backs, terracing and the creation of amenity open spaces. Stylistically, the building is contemporary, as clearly expressed on its exterior. The facades feature floor to ceiling sliding glass doors, generous balconies, and an ample number of windows for greater transparency, views, and a slender shape. A simple palette of smooth, white stucco walls plays against pale, emerald green laminated glass windows, creating a level of neutral sophistication which blends seamlessly with the surrounding context. An accent of metal panels and aluminum window and door frames further enhance the contemporary expression of the building facades.

The parking garage is cleverly concealed behind a volumetric mix of opaque precast and textured screens made of a combination of perforated metal panels and louvers. This rectilinear and patterned garage podium begins well above the ground level retail and lobby, contrasting with the recessed transparent glazing that houses public spaces. Pedestrian traffic is accommodated without interruption along Central Avenue, 3rd Street South and 1st Avenue South.

The building consists of 250 luxury condominium units atop the structured parking garage with 482 parking spaces. An approximately 6,100 SF retail space is positioned on the ground floor at the corner of Central Avenue and 3rd Street South. Other ground floor uses include the residential lobby and amenities, and building support services. Levels 2 through and 8 consist of the parking garage. The amenity floor with indoor and outdoor offerings is located on Level 9 and consists of a swimming pool and spa, fitness center, movie room, social club room and a private dining room. Residential units are located on Levels 9 through 41. The overall building height to the roof is 450 feet, with an additional 30 feet of height provided for decorative crown and mechanical elements.

The maximum FAR in the DC-C district which can be obtained by streamline approval is 8.0 FAR. The Developer proposes to utilize the exemptions and bonuses set forth in the attached table to achieve a 7.50 FAR.

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 Project is consistent with the Comprehensive Plan.

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

The land use and zoning for the Property permit the 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 Street South and 1st Avenue South, with additional pedestrian access on Central Avenue.

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 Projects new parking garage, which is accessed on 1st Ave South. 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 the DC districts. 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.

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

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 1st Ave South, which is the primary frontage for the Project. The Project meets or exceeds all required setbacks and is consistent with the appearance of other buildings in downtown.

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, downtown mixed-use neighborhood.

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

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

- 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 protected trees, wetlands or other vegetation are known to exist on the Property.

- 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 historical or archaeological resources are known to exist on or within 200 feet of the Project.

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

N/A- 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, the provision for workforce housing and the promotion of the downtown core.

FAR SUMMARY:

Site Area (SF) : 88,000

Summary

Area	Square Footage	Note
<i>Development Area Available:</i>		
FAR- 7.5	660,000	Bonus Approval, Streamline
Structured Parking	223,254	Fully Exempt From FAR
Existing Office	270,594	Fully Exempt From FAR
Existing Retail not on A Street	6,306	Up to 0.5 FAR Exempt
Total Development Area Available	1,160,154	
<i>Proposed and Existing Constructed Area (GSF):</i>		
Total Existing Building	339,332	
Proposed Residential	591,417	
Proposed Structured Parking	223,254	
Proposed Commercial	6,151	
Total Area to be Built	1,160,154	

FAR BREAKDOWN:

Area	Square Footage	Note
Total	1,160,154	
Structured Parking	223,254	Fully Exempt From FAR
Existing Office	270,594	Fully Exempt From FAR
Existing Retail not on A Street	6,306	Up to 0.5 FAR Exempt
Calculated FAR SF	660,000	
Calculated FAR	7.50	
Base FAR SF	352,000	
Base FAR	4.00	
Bonuses Needed FAR SF	308,000	
Bonuses Needed FAR	3.50	
Workforce housing (financial contribution)	88,000	1.00 FAR
Transferrable development rights	220,000	2.50 FAR
Total Bonus SF	308,000	
Total Bonus FAR	3.50	

S
ARCHITECTS
 2333 Ponce de Leon Boulevard
 Suite 1000
 Coral Gables, FL 33134
 T 305/856-2021

200 CENTRAL
 200 CENTRAL AVENUE,
 ST. PETERSBURG, FL 33701

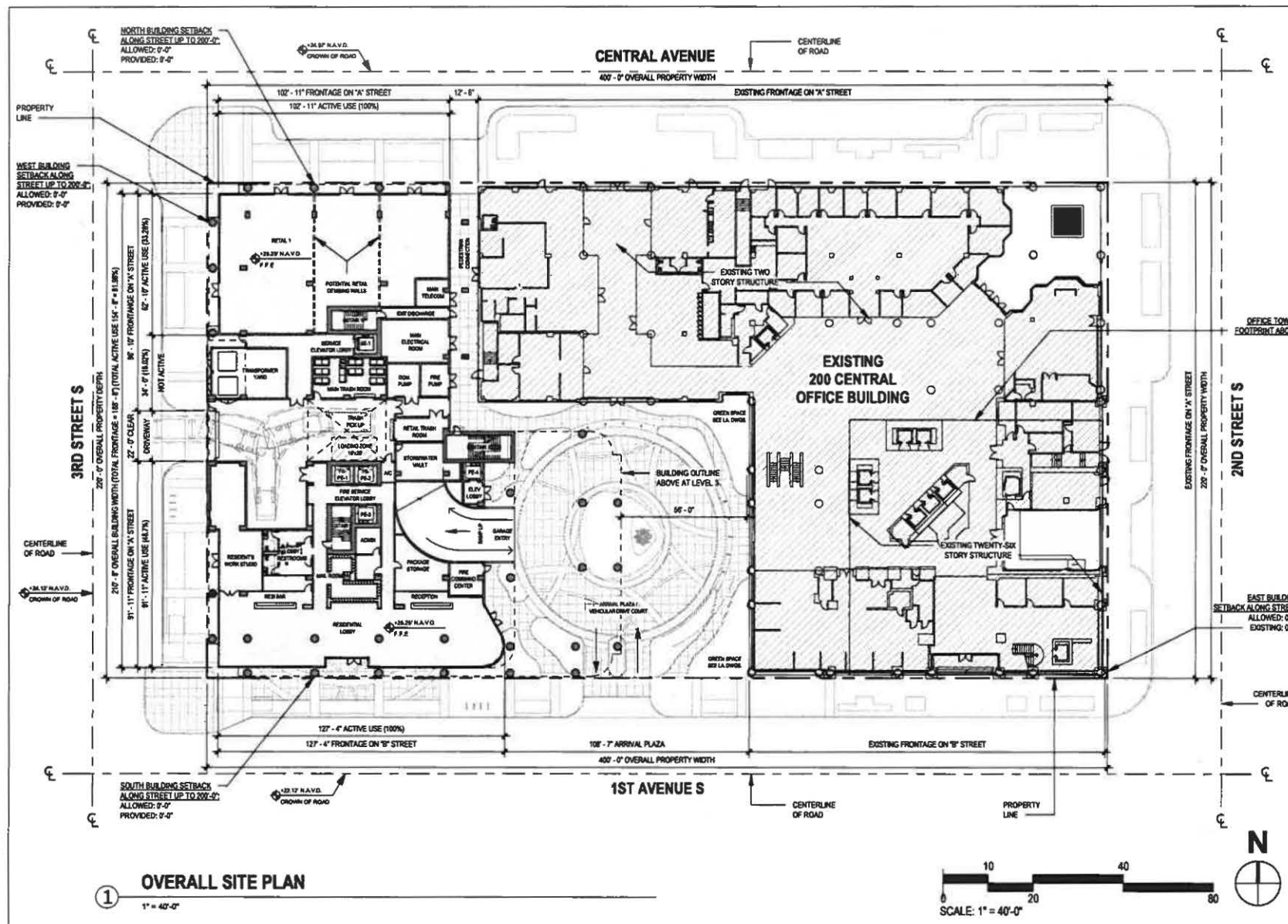
OWNER:
 KT ST PETE CENTRAL, LLC
 105 NE 1ST STREET
 DELRAY BEACH, FL 33444

ISSUED:
 SITE PLAN APPLICATION 09-13-2021

NOT ISSUED FOR CONSTRUCTION

**ARCHITECTURAL
 SITE PLAN**

Sheet No.
A-100



MODIFICATION TO PREVIOUSLY APPROVED SITE PLAN APPLICATION
1987 SITE PLAN APPROVAL - APPLICATION NUMBER SPR-650

LEGAL DESCRIPTION

LOT 1, BLOCK 1, PROGRESS CENTER REPLAT, A SUBDIVISION RECORDED AT PLAT BOOK 100, PAGE 85, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, INCLUDING THE VACATED AIR RIGHTS ABOVE THE SECOND STREET SOUTH RIGHT OF WAY BETWEEN CENTRAL AVENUE AND FIRST AVENUE SOUTH LYING WEST OF THE CENTERLINE OF SECOND STREET SOUTH, PURSUANT TO ORDINANCE NO. 597-V PASSED BY THE ST. PETERSBURG CITY COUNCIL FOR THE CITY OF ST. PETERSBURG ON NOVEMBER 3, 1988, RECORDED IN OFFICIAL RECORDS BOOK 8873, PAGE 2384, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY ARISING UNDER THE TERMS OF THAT SKYBRIDGE EASEMENT AGREEMENT DATED AS OF MARCH 11, 2002, RECORDED IN OFFICIAL RECORDS BOOK 11688, PAGE 2827, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TABULAR DATA SUMMARY

ZONING CODE	ST. PETERSBURG, LAND DEVELOPMENT REGULATIONS					
ZONING DISTRICT	1987 : CBD (CENTRAL BUSINESS DISTRICT)					
	CURRENT : DC-C (DOWNTOWN CENTER - CORE DISTRICT)					
GROSS OVERALL LOT AREA	88,000 SQUARE FEET OR 2.02 ACRES					
DENSITY CALCULATION	EXISTING		ALLOWED		PROPOSED	
	0		NOT APPLICABLE (18.20.120.8)		250 CONDO UNITS	
FLOOR AREA RATIO	EXISTING		ALLOWED		PROPOSED	
	PER RIGHT		62,432 SF (0.7)		352,000 SF (4.0)	
	BONUS		0 SF (0.0)		308,000 SF (3.5)	
	TOTAL		62,432 SF (0.7)		704,000 SF (8.0 STREAMLINED)	
BUILDING HEIGHT	EXISTING		ALLOWED		PROPOSED	
	MAXIMUM HEIGHT		342'-5" (28 STORY)		300'-0" (BASE) - 450'-0" (STREAMLINED)	
	ARCHITECTURAL CROWN FEATURE		41'-5"		50'-0"	
	OVERALL HEIGHT		383'-10"		500'-0"	
SETBACKS ALONG STREETS	EXISTING		ALLOWED / REQUIRED		PROPOSED	
	0'-0" TO 200'-0"		ABOVE 200'-0"		0'-0" TO 200'-0"	
	NORTH (CENTRAL AVENUE)		0'-3"		94'-4"	
	EAST (2ND ST SOUTH)		0'-3"		1'-2"	
DISTANCE BETWEEN BUILDINGS	EXISTING		ALLOWED / REQUIRED		PROPOSED	
	UP TO 75'-0"		75'-0" TO 200'-0"		ABOVE 200'-0"	
	REQUIRED		PROVIDED		REQUIRED	
	NORTH - SOUTH		0'-0" / 0'-0"		11'-8"	
MAXIMUM FLOOR PLATE ABOVE 75 FT	EXISTING		ALLOWED		PROPOSED	
	15,310 SF		30,000 SF PER BUILDING		18,200 SF	

BUILDING AREA - F.A.R. AREA CALCULATIONS

USES	EXISTING		PROPOSED		TOTAL
	BUILDING AREA	F.A.R.	BUILDING AREA	F.A.R.	
1ST FLOOR RETAIL ON "A" STREET	13,727 SF	13,727 SF	8,151 SF	8,151 SF	19,878 SF
1ST FLOOR RETAIL ON "B" STREET	8,308 SF	EXEMPT	N/A	N/A	8,308 SF
1ST FLOOR BUILDING SUPPORT USES	19,863 SF	19,863 SF	15,834 SF	15,834 SF	35,697 SF
2ND FLOOR COMMERCIAL	28,842 SF	28,842 SF	N/A	N/A	28,842 SF
2ND - 8TH FLOOR PARKING GARAGE	N/A	N/A	223,254 SF	EXEMPT	223,254 SF
3RD - 26TH FLOOR OFFICE USE	270,594 SF	EXEMPT	N/A	N/A	270,594 SF
9TH - 42ND FLOOR RESIDENTIAL USE	N/A	N/A	575,583 SF	575,583 SF	575,583 SF
BUILDING AREA - GROSS TOTAL	338,332 SF	-	820,822 SF	-	1,160,154 SF
F.A.R.	-	62,432 SF	-	597,569 SF	660,000 SF

F.A.R. CALCULATIONS

PER RIGHT FAR	4.0	352,000 SF
BONUS FAR - WORKFORCE HOUSING	1.0	88,000 SF
BONUS FAR - TRANSFER OF DEVELOPMENT RIGHTS	2.5	220,000 SF
TOTAL F.A.R.	7.5	660,000 SF

ENHANCED STREET LEVEL REQUIREMENT

TOTAL BUILDING AREA	REQUIRED	1,160,154 SF
NON-RESIDENTIAL	25% (290,039 SF)	29.8% (345,483 SF)

SURFACE AREA CALCULATIONS

LOT AREA PER SURVEY	88,000 SQUARE FEET	
IMPERVIOUS SURFACE AREA	REQUIRED	PROVIDED
VEHICLE USE AREA	-	5,814 SF (6.6%)
SIDEWALK AREA	-	8,595 SF (9.76%)
BUILDING AREA (FOOTPRINT)	-	86,091 SF (75.14%)
OPEN SPACE (RE:18.20.120.7.3)	4,400 SF (5% MIN.)	7,500 SF (8.5%)
TOTAL	88,000 SF (100%)	88,000 SF (100%)
PERVIOUS SURFACE AREA (AS PART OPEN SPACE)	2,200 SF (2.5% MIN.)	2,700 SF (3.0%)

PARKING CALCULATIONS

EXISTING BUILDING	REQUIRED	AS PER APPROVED SITE PLAN APPLICATION SPR-650		0
	PROVIDED	EXISTING SURFACE PARKING LOT (THESE SPACES WILL BE ELIMINATED UNDER CURRENT APPLICATION)		47
PROPOSED NEW BUILDING	REQUIRED	PARKING IS PROVIDED IN ADJACENT PARKING STRUCTURE, AT 101 1ST AVE S, ST., VIA THE SKYBRIDGE EASEMENT AGREEMENT DATED AS OF MARCH 11, 2002.		380
	PROVIDED	RESIDENTIAL UNITS: 250 x 1 = 250 PARKING SPACES (1 PARKING SPACE FOR EVERY DWELLING UNIT)		250
PROPOSED NEW BUILDING	REQUIRED	RETAIL IS ACCESSORY USE. RETAIL PARKING IS OMITTED AS PER 18.40.090.3.1. (D)(3)		N/A
	PROVIDED	TOTAL		474
PROPOSED NEW BUILDING	REQUIRED	STANDARD		416
	PROVIDED	COMPACT		38
PROPOSED NEW BUILDING	REQUIRED	ACCESSIBLE		8
	PROVIDED	TOTAL		488
PROPOSED NEW BUILDING	REQUIRED	VISITOR		9
	PROVIDED	TOTAL		14
PROPOSED NEW BUILDING	REQUIRED	TOTAL		425
	PROVIDED	TOTAL		474

LOADING REQUIRED FOR RETAIL AND ALL FIRST FLOOR NON RESIDENTIAL USES IS PROVIDED AS 1 SPACE.

BICYCLE PARKING CALCULATIONS

		SHORT TERM SPACES		LONG TERM SPACES	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
RESIDENTIAL	250 UNITS	13 SPACES (1 PER 20 UNITS)	13 SPACES	250 SPACES (1 PER UNIT)	250 SPACES
RETAIL	6,151 SF	2 SPACES (1 PER 5,000 SF)	2 SPACES	1 SPACES (1 PER 12,000 SF)	1 SPACE
TOTAL		15 SPACES	15 SPACES	251 SPACES	251 SPACES

ONE HUNDRED YEAR FLOOD PLAIN

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 121030219G, COMMUNITY CITY OF ST. PETERSBURG, NUMBER 125144, PANEL 0219, SUFFIX Q, EFFECTIVE DATE OF SEPTEMBER 3, 2003, THE PROPERTY IS LOCATED IN ZONE X.

PROPOSED LOWEST FINISHED FLOOR ELEVATION

80'-0" = +25.25' N.A.V.D. (NATIONAL AMERICAN VERTICAL DATUM)



ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444

ISSUED:
SITE PLAN
APPLICATION
09-13-2021

NOT ISSUED FOR CONSTRUCTION

**PROJECT
ZONING DATA**

Sheet No.
A-101

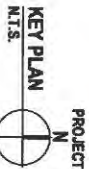
1 LEVEL 1 FLOOR PLAN

1" = 30'-0"

3RD STREET S

CENTRAL AVENUE

1ST AVENUE S



PROJECT

KEY PLAN

N.T.S.

AVERAGE DEPTH CALCULATIONS	
FOR ACTIVE USE ON 1/2 STREET (AND STREET S)	
TOTAL FRONTAGE	182'-8"
ACTIVE USE	154'-0"
AVERAGE DEPTH	40'-0"
AREA REQUIRED	5,190 SF (154'-0" x 40'-0")
AREA PROVIDED	10,381 SF (MATCHED AREA)

LEVEL 1 FLOOR PLAN

Sheet No. A-201

NOT ISSUED FOR CONSTRUCTION

ISSUED
SITE PLAN
APPLICATION
06-13-2021

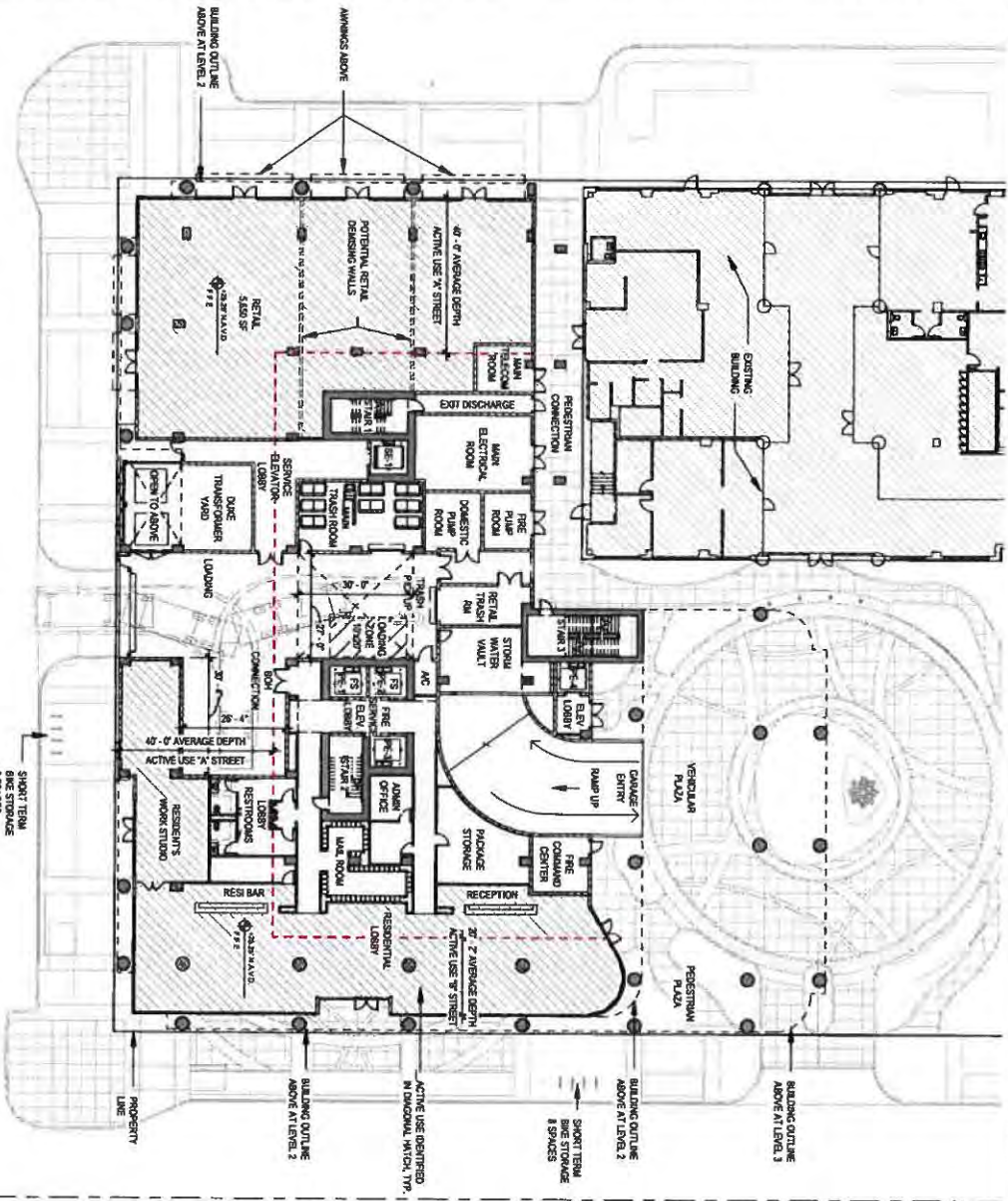
OWNER
200 CENTRAL, LLC
105 NE 1ST STREET
DELAN BEACH, FL 33444

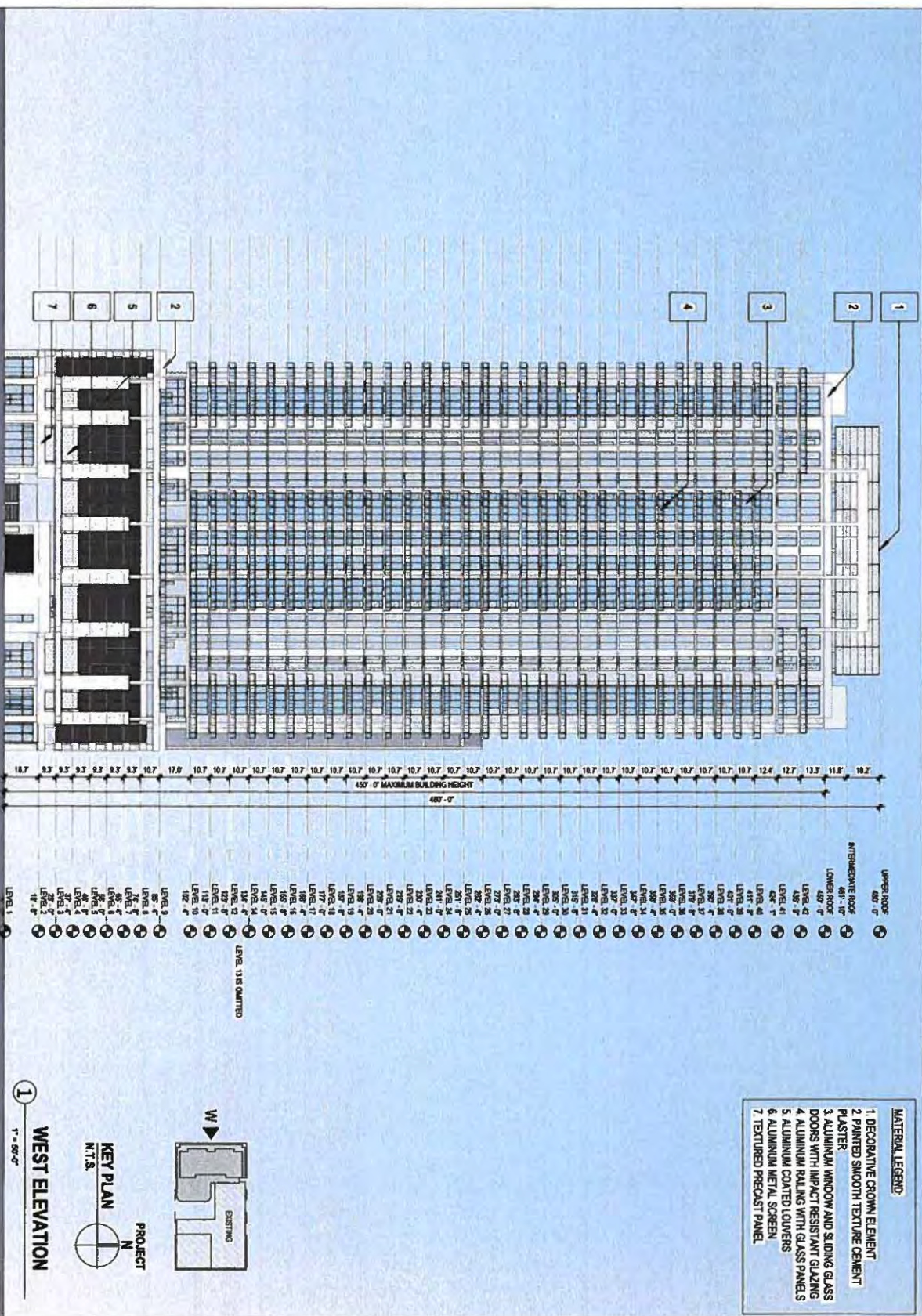
200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

ARCHITECTS
2333 Ponca de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/686-2021

3





3

ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

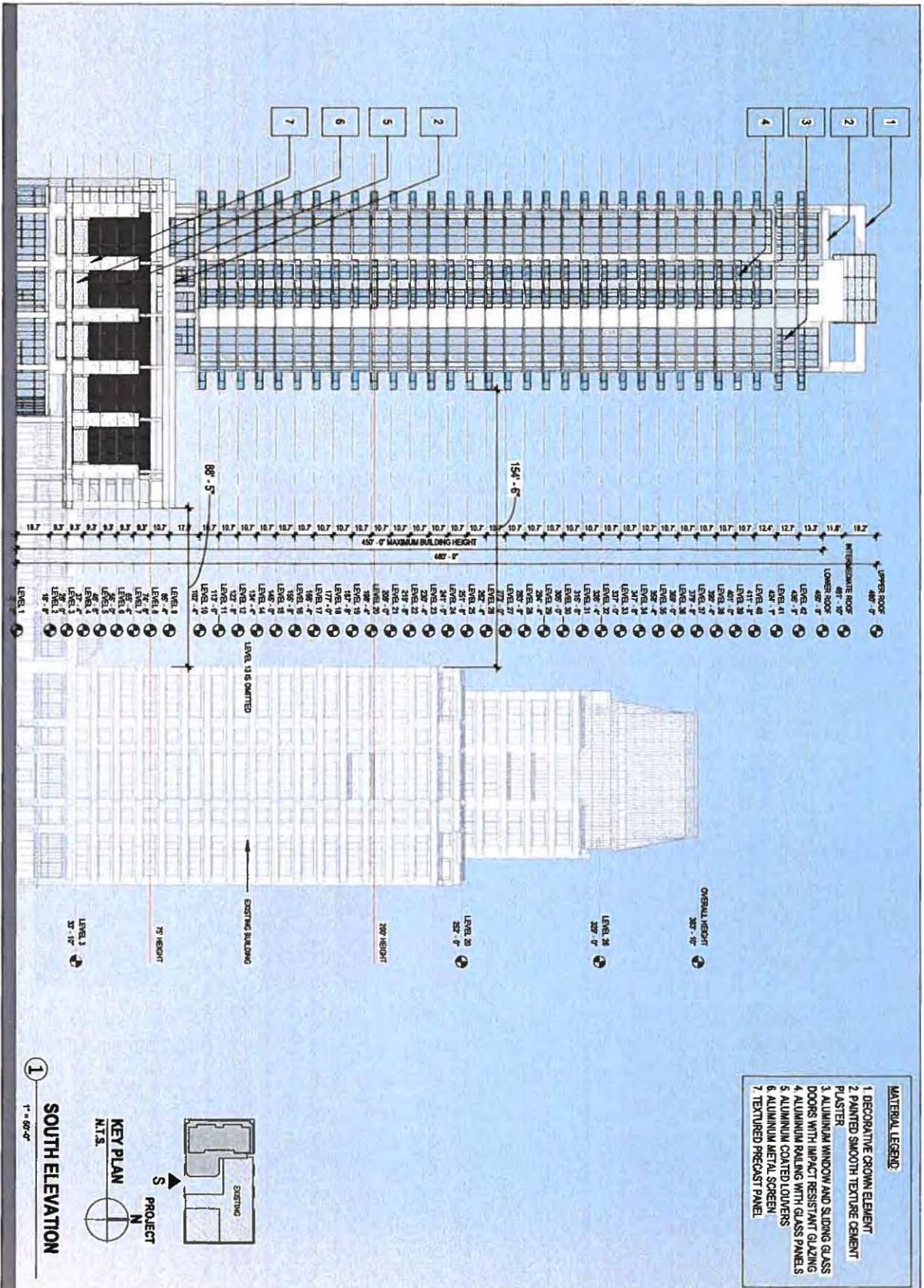
OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444

ISSUED:	09-13-2021
STATE PLAN APPLICATION:	

NOT ISSUED FOR CONSTRUCTION

**WEST
ELEVATION**

Sheet No.
A-301



B

ARCHITECTS
2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

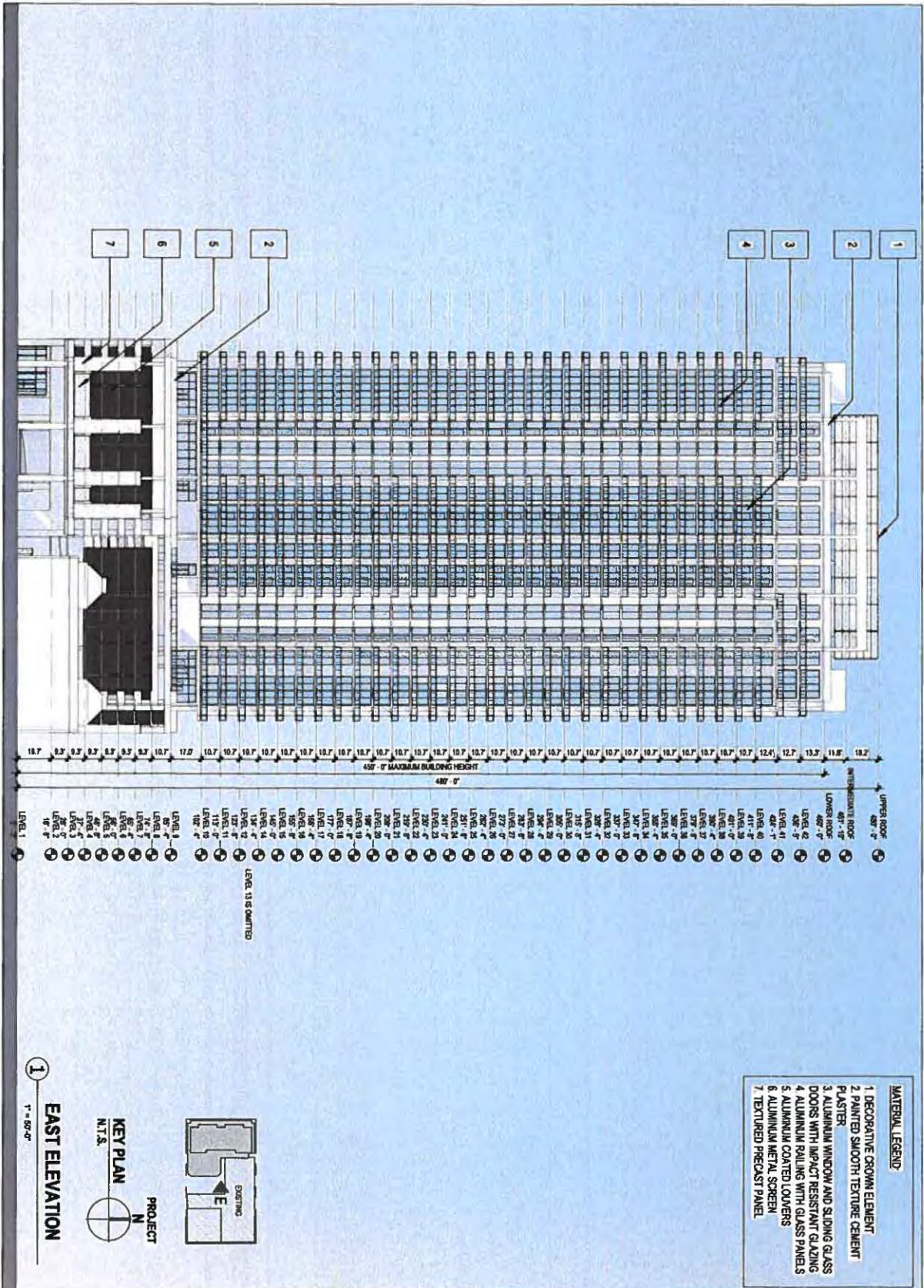
OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELMAR BEACH, FL 33444

ISSUED
SITE PLAN 09-13-2021
APPLICATION

NOT ISSUED FOR CONSTRUCTION

**SOUTH
ELEVATION**

Sheet No.
A-302



3

ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

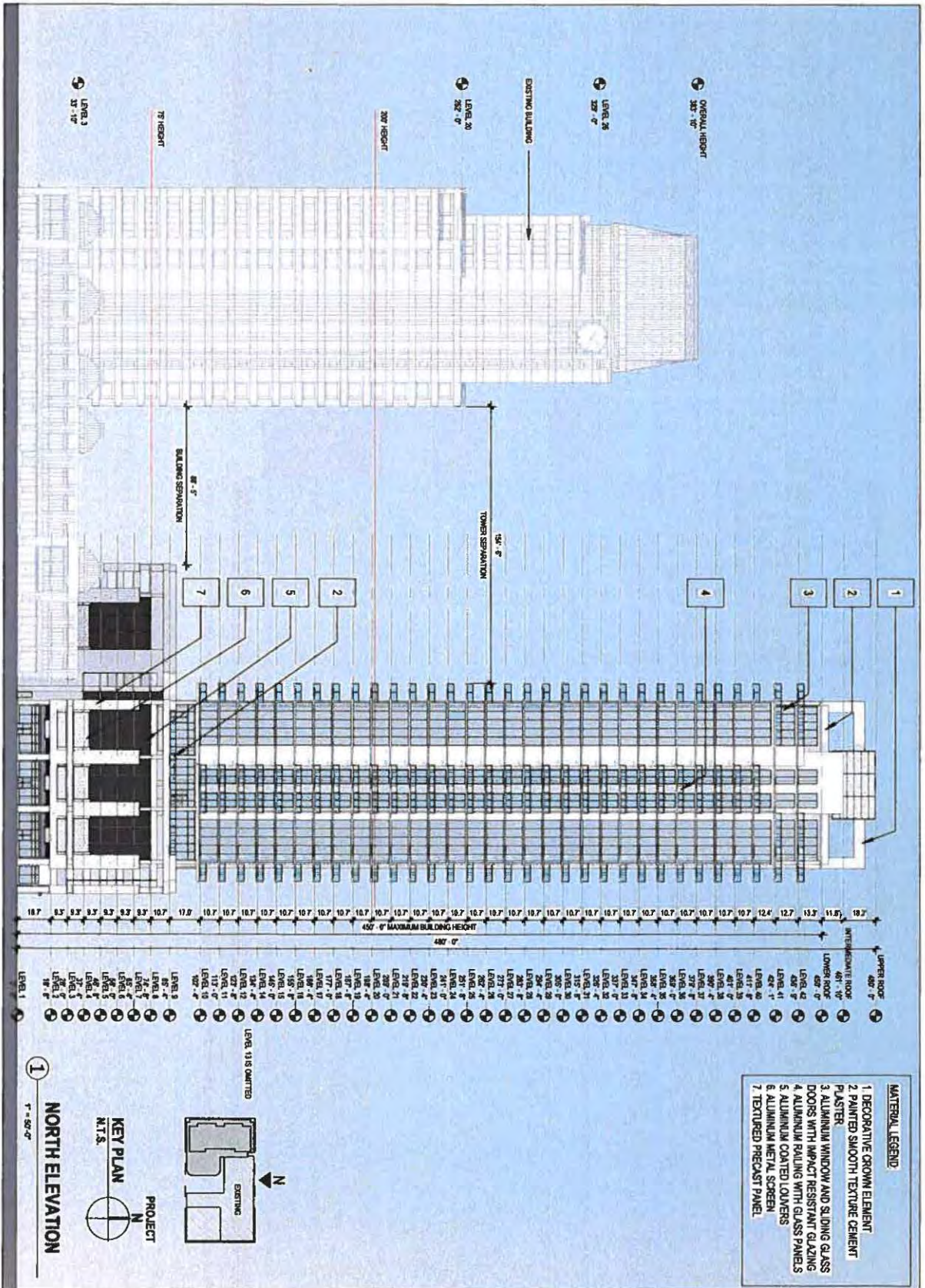
OWNER:
KT ST PETER CENTRAL, LLC
105 NE 1ST STREET
DELMAR BEACH, FL 33444

ISSUED:
SITE PLAN
09-13-2021
APPLICATION

NOT ISSUED FOR CONSTRUCTION

EAST ELEVATION

Sheet No.
A-303



3

ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

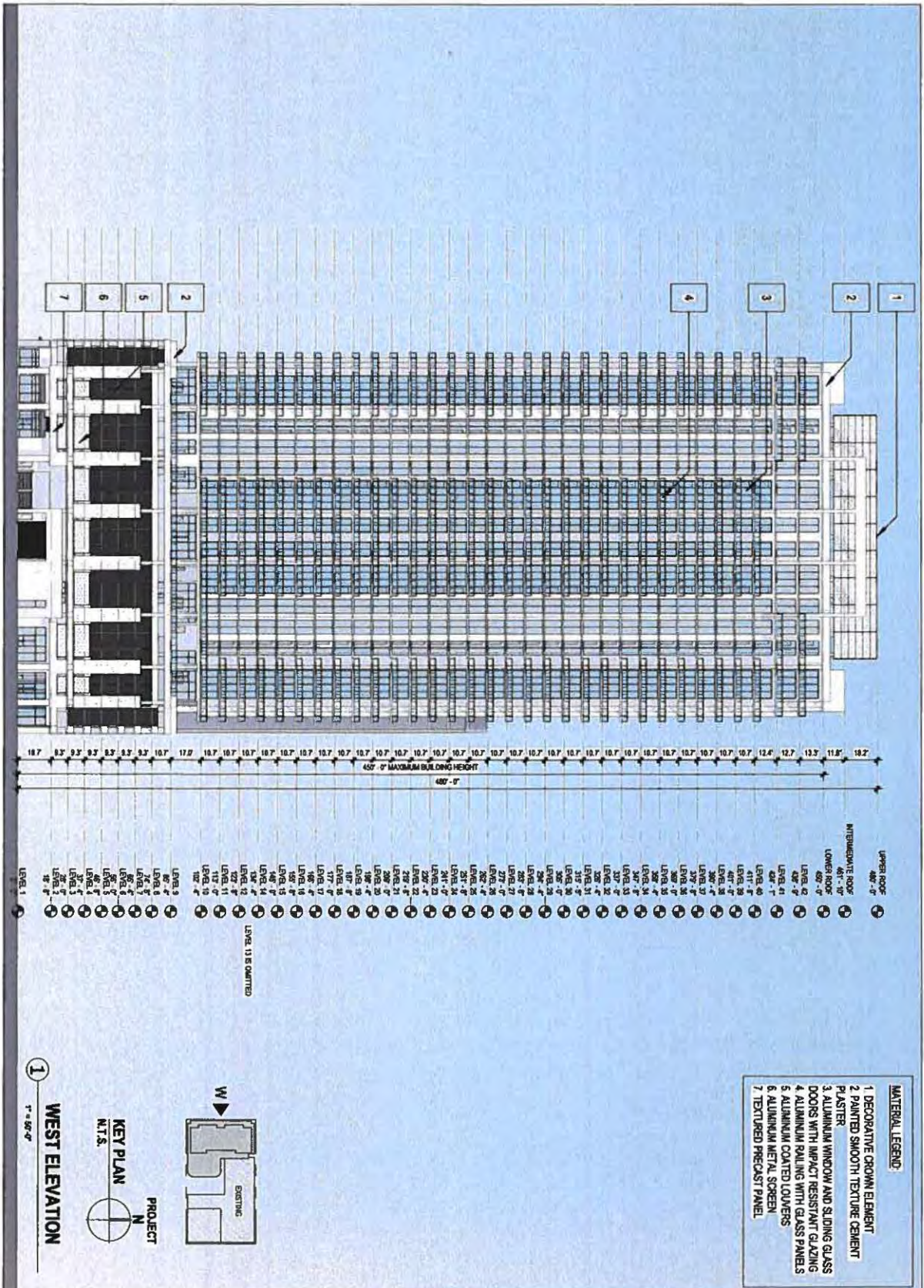
OWNER:
KT ST PETER CENTRAL, LLC
105 WEST STREET
DESIGN BUILD, N. 3344

ISSUED:
SITE PLAN
DATE: 09-13-2021

NOT ISSUED FOR CONSTRUCTION

NORTH
ELEVATION

Sheet No.
A-304



S

ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444

ISSUED:	06-13-2021
SITE PLAN APPLICATION	

NOT ISSUED FOR CONSTRUCTION

**WEST
ELEVATION**

Sheet No.
A-301



S

ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

OWNER:
KT ST PETERS CENTRAL, LLC
185 NE 1ST STREET
DESBOROUGH, FL 33444

ISSUED:
SITE PLAN 09-13-2021
APPLICATION

NOT ISSUED FOR CONSTRUCTION

**PROJECT
RENDERING**

Sheet No.
A-350



ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELMAR BEACH, FL 33444

ISSUED:
SITE PLAN 09-13-2021
APPLICATION

NOT ISSUED FOR CONSTRUCTION

**PROJECT
RENDERING**

Sheet No.
A-351



S

ARCHITECTS

2333 Porca de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

200 CENTRAL

200 CENTRAL AVENUE,
ST. PETERSBURG, FL 33701

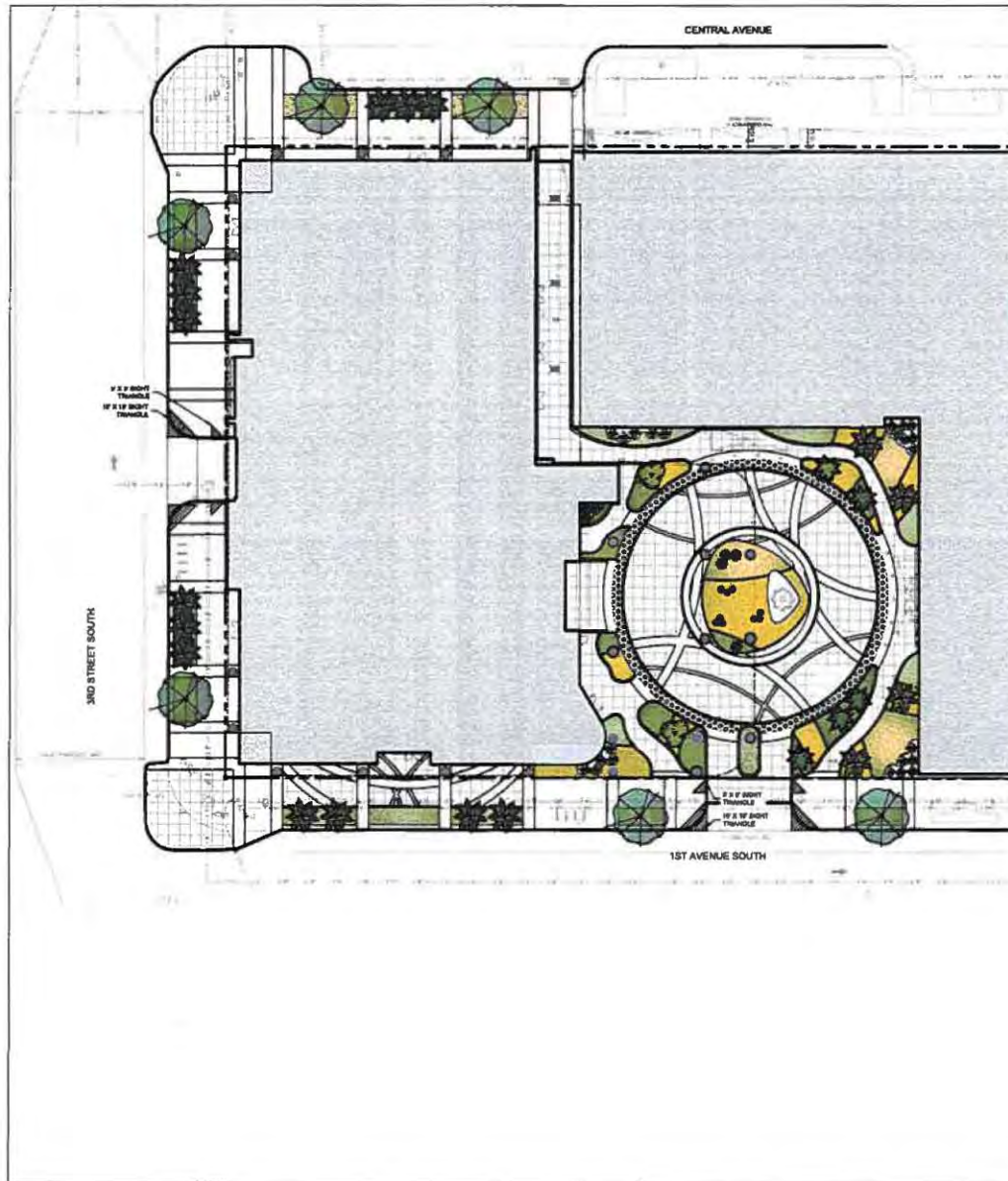
OWNER:
K1 ST PETE CENTRAL, LLC
1000 1ST AVENUE, S.E.
DEALY BEACH, FL 33444

ISSUED:
SITE PLAN 06-13-2021
PERMITS

NOT ISSUED FOR CONSTRUCTION

**PROJECT
RENDERING**

Sheet No.
A-352



PLANT SYMBOL KEY

TREES	CODE	COMMON NAME
	AM	CHRISTMAS PALM
	PD	DATE PALM
	OV	HIGH RISE LIVE OAK
	WB	FOX TAIL PALM
SHRUBS	CODE	COMMON NAME
	PS	LACY TREE PHILODENDRON
	PA	LADY PALM
	BR	BIRD OF PARADISE
SHRUB AREAS	CODE	COMMON NAME
	AV	VARIEGATED SHELL ORANGE
	AE	CAST IRON PLANT
	HB	BOSTON FERN
	PK	KANANU PHILODENDRON
GROUND COVER	CODE	COMMON NAME
	LV	VARIEGATED LILY TURF
	TM	MINIMA ASIAN JASMINE

NOTES:
1. REFER TO SHEET L-101 FOR FULL LANDSCAPE SCHEDULE



S **ARCHITECTS**

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

Kimley»Horn

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100 2nd AVE. S. STE. 1004, ST. PETERSBURG, FL 33708
PHONE: 757-347-3099
WWW.KIMLEY-HORN.COM REGISTRY NO. 606

LICENSED PROFESSIONAL

DAVID J. FLAMAGAN, P.E.

FLORIDA LICENSE NUMBER
6667369

DATE:

200 CENTRAL

200 CENTRAL AVENUE
ST. PETERSBURG, FL 33701

OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444














ISSUED:
SITE PLAN
APPLICATION 09-13-2021

NOT ISSUED FOR CONSTRUCTION

**LANDSCAPE
PLAN**

Sheet No.
L-100

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	GAL	CONT	HEIGHT	SPREAD	SPACING
	AM	2	ADONIA MERROLLE	CHRISTMAS PALM	MULTI-STEM	FG	8 FT CT	3 FT MIN	AS SHOWN
	PD	17	PHOENIX DACTYLIFERA	DATE PALM	HEAVY, DOUBLE TRUNK	F.G.	18 FT CT	8 FT MIN	AS SHOWN
	QV	8	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK	2 IN GAL	F.G.	10 - 12 FT	8 FT MIN	AS SHOWN
	WB	5	WOODYETIA SPURCATA	FOXTAIL PALM	FULLY REGENERATED, BOOTED	F.G.	12-16 FT (VARIES)	8 FT MIN	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	HEIGHT	SPREAD	SPACING
	PS	23	PHILODENDRON BELLUM	LACY TREE PHILODENDRON	7 GAL	POT	36 IN MIN	36 IN MIN	48 IN OC
	RA	7	RHAPIS EXCELSA	LADY PALM	15 GAL	POT	48 IN MIN	48 IN MIN	60 IN OC
	SR	8	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	POT	36 IN MIN	18 IN MIN	30 IN OC
SPRUE AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	HEIGHT	SPREAD	SPACING
	AV	80	ALPHEA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	3 GAL	POT	12 IN MIN	12 IN MIN	36 IN OC
	AE	68	AEONIOSTRA ELATION	CAST IRON PLANT	3 GAL	POT	18 IN MIN	12 IN MIN	36 IN OC
	HB	202	NEPHROLEPS EXALTATA 'BOSTONENSIS'	BOSTON FERN	3 GAL	POT	12 IN MIN	12 IN MIN	36 IN OC
	PK	61	PHILODENDRON XANADU	XANADU PHILODENDRON	3 GAL	POT	12 IN MIN	12 IN MIN	36 IN OC
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	HEIGHT	SPREAD	SPACING
	LV	529	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	1 GAL	POT	6 IN MIN	6 IN MIN	18 IN OC
	TM	493	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA ASIAN JASMINE	1 GAL	POT	6 IN MIN	6 IN MIN	18 IN OC

CHRISTMAS PALM



HIGH RISE LIVE OAK



VAR. SHELL GINGER



XANADU



NATCHEZ CRAPE MYRTLE



LACY TREE PHILODENDRON



CAST IRON PLANT



VAR. LILY TURF



DATE PALM



LADY PALM



BOSTON FERN



ASIAN JASMINE



FOXTAIL PALM



S ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

Kimley»Horn

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100 2nd AVE. S. STE. 1000, ST. PETERSBURG, FL 33706
PHONE: 727.547.3899
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL

DAVID J. FLANAGAN, P.E.

FLORIDA LICENSE NUMBER
6667369

DATE:

200 CENTRAL

200 CENTRAL AVENUE
ST. PETERSBURG, FL 33701

OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444

ISSUED:

SITE PLAN APPLICATION 09-13-2021

NOT ISSUED FOR CONSTRUCTION

LANDSCAPE
SCHEDULE

Sheet No.
L-101

8

ARCHITECTS

2333 Ponce de Leon Boulevard
Suite 1000
Coral Gables, FL 33134
T 305/856-2021

Kimley»Horn

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100 2ND AVE. S. STE. 105M, ST. PETERSBURG, FL 33708
PHONE: 727.347.3899
WWW.KIMLEY-HORN.COM REGISTRY NO. 606

LICENCED PROFESSIONAL

DAVID J. FLAMAGAN, P.E.

FLORIDA LICENSE NUMBER
6667369
DATE:

200 CENTRAL

200 CENTRAL AVENUE
ST. PETERSBURG, FL 33701

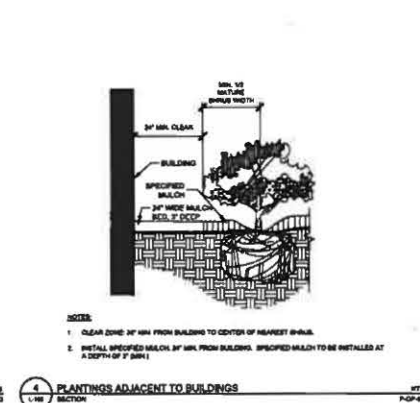
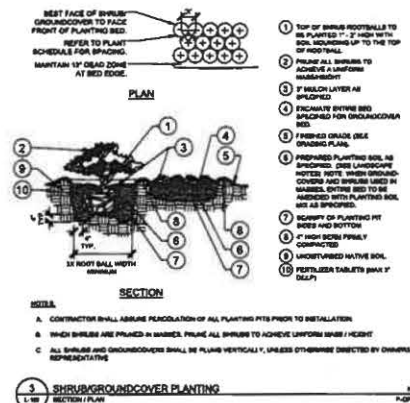
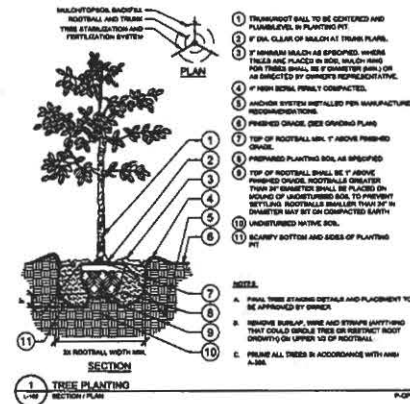
OWNER:
KT ST PETE CENTRAL, LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444

ISSUED:
SITE PLAN APPLICATION
09-13-2021

NOT ISSUED FOR CONSTRUCTION

LANDSCAPE DETAILS

Sheet No.
L-102



Environmental Development Commission
Public Hearing and Executive Meeting Minutes
December 16, 1987

SPR-650
(E-2)

Applicant: Talquin Development Company
260 1st Avenue North
St. Petersburg, FL 33701

Architect or Engineer: Jung/Brannen Associates, Inc.
177 Milk Street
Boston, Mass. 02109

Location: Between 1st Avenue South and Central Avenue and
between 2nd Street and 3rd Street.

Request: Approval of a site plan for a 26-story office
building and a two-story retail building.
(Deferred from Dec. 2, 1987)

Mr. Lyn Gilbert, with Talquin Development Company introduced the project manager with Jung/Brannen, architects on the project, who presented the site plan. The concept is for a 26-story office building with major retail and some surface parking occupying the entire block.

Mrs. Emily Rogers Coeyman, 6936 40th Avenue North, was concerned that they were proposing only 47 parking spaces and felt that they would use the parking garage in the next block which is supposed to be for the public. She objected to the height at 26 stories.

Mr. Gilbert said the plan is to add two floors or 450 spaces to the City parking garage. That is why there is little parking on this site. The design is to invite the people into the project.

FIRST MOTION:

Mr. Hanner moved for approval of the site plan subject to the following conditions:

1. All site plan modifications as required by the E.D.C. in approving this application shall be indicated on the final site plan and the final plan shall be submitted to the Planning Department for approval prior to the issuance of permits.
2. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.
3. The site shall be in compliance with Drainage Ordinance #331-F. The applicant shall submit drainage plans and calculations and grading plans including street crown elevations to City Engineering for approval.
4. Required yards shall be unoccupied and shall be unobstructed by any portion of any structure (including mechanical, such as air-conditioning units) from ground level upward (eaves may project two and one-half feet into a required yard but not over dedicated easement). Compliance with this requirement shall be clearly indicated on the site plan.

Environmental Development Commission
Public Hearing and Executive Meeting Minutes
December 16, 1987

SPR-650 Contd.

5. 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.
6. The proposed use and site plan shall be approved by the Community Redevelopment Agency.
7. The sidewalks on the north side of the site shall be modified to include two corner and one midblock flair in order to match up with the sidewalks to the north at Jannus Landing.
8. Sign plans shall be in accordance with the Sign Ordinance in the City Code. The applicant shall submit sign plans to the Department of Housing and Construction Services for necessary permits.
9. The location and size of trash container(s) shall be subject to the approval of the Manager of Commercial Collections, City Sanitation.
10. Plans for tree removal and landscaping shall be submitted to the City's Urban Forester, Planning Department, for approval. Landscaping plans shall be in accordance with the following Ordinance:

#131-F (Section 64.09): Landscaping requirements for Yards abutting Public Streets;

#22-F (Chapter 31 1/2): The Grounds Improvement Ordinance for Required Landscaping of Vehicular Use Areas; and,

73-F (Section 31.4.3): Water preservation in connection with new developments.
11. A sprinkler system shall be provided in the landscaped areas.
12. Concrete curbing shall be provided around the vehicular use area (to protect landscaped areas).
13. The trees being preserved, as indicated on the site plan in landscaped areas, shall be protected during construction in accordance with Section 29-22 of the City Code.

Mr. Doyle seconded the motion.

AYES. Doyle, Fanning, Canerday, Sullivan, Hanner, Bryan, Mahaffey.

NAYS. None.

Mr. Stitt declared a conflict.

EDCMIN121687

Environmental Development Commission
Public Hearing and Executive Meeting Minutes
December 2, 1987

SPR-650
(E-2)

Applicant:	Talquin Development Company 260 1st Avenue North St. Petersburg, FL 33701
Architect or Engineer:	Jung/Brannen Associates, Inc. 177 Milk Street Boston, Mass. 02109
Location:	Between 1st Avenue South and Central Avenue and between 2nd Street and 3rd Street.
Request:	Approval of a site plan for a 26-story office building and a two-story retail building.

There was a request that this item be deferred until December 16, 1987.

FIRST MOTION:

Mrs. Sullivan moved for deferral until December 16, 1987 with a continued Public Hearing.

Mr. Hanner seconded the motion.

AYES. Doyle, Sullivan, Hanner, Shaw, Bryan, Shelton, Fanning.
NAYS. None.

EDCMIN12287

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

REPORT TO THE ENVIRONMENTAL DEVELOPMENT COMMISSION FROM ZONING AND SUBDIVISIONS, DEPARTMENT OF PLANNING, for Public Hearing and Executive Action on December 2, 1987, at 2:00 P.M., in Council Chambers, Municipal Building, 175 Fifth Street North, St. Petersburg, Florida.

STAFF REPORT:

SPR-650 (E-2)

December 25, 1987
Item No. 3

APPLICANT: Talquin Development Company, 260 1st Avenue South
St. Petersburg, FL 33701

ARCHITECT OR
ENGINEER: Jung/Brannen Associates, Inc.
177 Milk Street, Boston, Mass. 02109

LOCATION: Between 1st Avenue South and Central Avenue and between 2nd
Street and 3rd Street.

LEGAL DESCRIPTION: Revised Map of City of St. Petersburg, Block 32, Lots 1-10 and
unplatted portion of NW 1/4 of 19-31-17.

REQUEST: Approval of a site plan for a 26 story office building and a two
story retail building.

SITE DATA:

Zone: CBD

Proposed Use: Office/Retail

Site Area: 88,080 sq. ft. 2.02 Acres

Maximum Lot Development:

Floor Area Ratio Permitted: unlimited

Proposed Gross Floor Area: 331,947 sq. ft. 3.77 F.A.R.

Proposed Bldg. Coverage: 43,490 sq. ft. 49 % of Site m.o.l.

Open Green Space:

Minimum Permitted: 4,404 sq. ft. 5 % of Site m.o.l.

Proposed: 12,227 sq. ft. 14 % of Site m.o.l.

Proposed Paving Coverage: 32,363 sq. ft. 37 % of Site m.o.l.

Parking Spaces: Required: none

Proposed: 47

Building Height: Permitted: by F.A.R. Proposed: 26 stories (384 ft.)

SITE PLAN REVIEW:

- I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of the Zoning Code Sections 64.23 and 64.283 for a permitted use with gross floor area greater than 20,000 sq. ft.

II. DISCUSSION AND RECOMMENDATIONS:

On June 28, 1985, the City of St. Petersburg requested development proposals for the redevelopment of the two-acre site known as Block F in the Intown Redevelopment area. The development submittals for this project had to include at least 250,000 sq. ft. of office space, 40,000 sq. ft. of retail space and 250 on-site parking spaces.

The City selected Talquin Development Corporation, whose proposal included 250,000 sq. ft. of office space, 85,000 sq. ft. of retail space and 250 on-site parking spaces. The City of St. Petersburg and Talquin Development Corporation signed a development agreement based on this concept. The site plan submitted by Talquin Development Corporation shows 260,528 sq. ft. of office space, 71,419 sq. ft. of retail space and 47 on-site parking spaces. Because this proposal is different from the original development agreement with the City, the City Council must amend the development agreement to reflect the current site plan. The site plan must be approved by the Community Redevelopment Agency since the project is located in the Intown Redevelopment area.

The site plan indicates planters and canopies within the right-of-way for which the applicant must apply for minor easement approval through the Engineering Department.

Staff recommends APPROVAL of the site plan subject to the following:

Item #1: All site plan modifications as required by the E.D.C. in approving this application shall be indicated on the final site plan and the final plan shall be submitted to the Planning Department for approval prior to the issuance of permits.

RESPONSES TO RELEVANT CONSIDERATIONS BY THE ENVIRONMENTAL DEVELOPMENT COMMISSION FOR REVIEW OF SPECIAL EXCEPTIONS:

(a) The Comprehensive Land Use Plan designates the property Central Business District.

Surrounding land use is as follows:

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

(b)(c) Staff has received no objections to the proposal.

(d) Services are adequate.

(e) The transit Routes in the vicinity is: #3 Central Avenue

(f) Minimum Traffic Engineering Standards have been met.

Item #2: Curb-out ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

(d) Per City Ordinance #331-F, storm water runoff shall not exceed runoff in the undeveloped state.

- Item #3: The site shall be in compliance with Drainage Ordinance #331-F. The applicant shall submit drainage plans and calculations and grading plans including street crown elevations to City Engineering for approval.
- Item #4: Required yards shall be unoccupied and shall be unobstructed by any portion of any structure (including mechanical, such as air-conditioning units) from ground level upward (eaves may project two and one-half feet into a required yard but not over a dedicated easement). Compliance with this requirement shall be clearly indicated on the site plan.
- Item #5: 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.
- Item #6: The proposed use and site plan shall be approved by the Community Redevelopment Agency.
- Item #7: The sidewalks on the north side of the site shall be modified to include two corner and one midblock flair in order to match up with the sidewalks to the north at Jannus Landing.

(i) Land area seems sufficient, appropriate and adequate for the use.

(j) Not applicable.

RELEVANT CONSIDERATIONS BY THE ENVIRONMENTAL DEVELOPMENT COMMISSION FOR REVIEW OF SITE PLANS:

- (a) Special Exception "f"
- (b) Special Exception "f"
- (c) Special Exception "h"
- (d) Special Exception "g"
- (e) Special Exception "d"
- (f) Item #8: Sign plans shall be submitted to Housing and Construction Services for approval and shall meet the restrictions of the Sign Ordinance in the City Code.
- (g) Special Exception "h"
- (h) Special Exception "g"
- (i) Special Exception "h"
- (j) Item #9: The location and size of the trash container(s) shall be subject to the approval of the Manager of Commercial Collections, City Sanitation.
- (k) Item #10: Plans for tree removal and landscaping shall be submitted to the City's Urban Forester, Planning Department, for approval. Landscaping plans shall be in accordance with the following Ordinances:

#131-F (Section 64.09): Landscaping requirements for Yards abutting Public Streets;

#22-F (Chapter 31 1/2): The Grounds Improvement Ordinance for Required Landscaping of Vehicular Use Areas; and,

#73-F (Section 31-4.3): Water preservation in connection with new developments.

Item #11: A sprinkler system shall be provided in the landscaped areas.

Item #12: Concrete curbing shall be provided around the vehicular use area (to protect landscaped areas).

Item #13: The trees being preserved, as indicated on the site plan in landscaped areas, shall be protected during construction in accordance with Section 29-22 of City Code.

EDCSR^SPR650/pab

**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT**

TO: Jennifer Bryla, Planning & Development Services Zoning Official, Development Services
Corey Malyszka, AICP, Urban Design and Development Coordinator

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: October 11, 2021

SUBJECT: Site Plan

FILE: 21-31000023

LOCATION 200 Central Avenue; 19/31/17/73166/001/0010

ATLAS: E-22 **ZONING:** DC-C

REQUEST: Approval of a site plan modification to construct a 41-story building with 250-dwelling units, 6,100 square feet of commercial space and a 482-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses.

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

SPECIAL CONDITIONS OF APPROVAL:

1. 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 runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

2. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, a 10-foot wide public sidewalk is required along all right of way frontages. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. In addition to the required 10-foot wide sidewalk path, the streetscape design shall include a minimum 3-foot wide ADA compliant public sidewalk provided parallel and adjacent to the road curb to provide accessible access to all public parking spaces within

the public right of way. At least one and preferably two, ADA compliant pathways shall be provided between the main 10-foot wide sidewalk and the auxiliary 3-foot wide sidewalk.

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

3. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements, per City Floodplain Management regulations at the time of construction, and per current FEMA regulations. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

4. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

5. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

*Needs for on-street decorative lighting should be coordinated through Michael.Kirn@stpete.org, the City's

liaison with Duke Energy. All lighting shall be installed at the developer's expense.

6. Proposed connections to public infrastructure including potable water & reclaimed water must receive prior approval from the City's Water Resources department. Coordinate a review via email to WRD-UtilityReviewRequest@stpete.org.

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

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

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

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.

City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of construction. Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule. The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "[Uniform Traffic Control Devices for Streets and Highways](#)" and "[Roadways and Traffic Design Standards](#)" for submittal to City ECID for approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

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

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

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

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

A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled 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.

*Note that City Engineering Standard Details referenced in this review narrative are available on the City FTP site using the instructions below:

Using **File Explorer** path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd

Password = 4Engreads

Path to the **Engineering** folder, then to the **_DeptTemplates_Standards** folder, and finally to the **City Standard Details Updated**.

-OR- alternatively City Standard Details and Standard forms may be obtained upon request by contacting the City Engineering department, phone 727-893-7238, email ROW_Permitting@stpete.org or Martha.Hegenbarth@stpete.org .

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

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

ec: Adam Iben – City WRD



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Corey Malyszka, Urban Design and Development Coordinator, Planning and Development Services Department

FROM: Tom Whalen, Planner III, Transportation and Parking Management Department

DATE: October 7, 2021

SUBJECT: Approval of a site plan modification to construct a 41-story building with 250-dwelling units, 6,100 square feet of commercial space and a 482-space parking garage in the DC-C zoning district. The applicant is requesting floor area ratio bonuses.

CASE: 21-31000023

The Transportation and Parking Management Department has reviewed the site plan application for the mixed-use development at 200 Central Avenue. The sidewalks along Central Avenue, 3rd Street and 1st Avenue South need to meet the requirements of Section 16.40.140.4.2 of the City Code regarding width. It is difficult to determine if this is the case based on the landscape plan. Preserving the circular vehicular plaza and providing a pedestrian path that connects Central Avenue and 1st Avenue South between the existing and proposed buildings are noteworthy benefits of the proposed design. If you have any questions about this memorandum, please call me at (727) 893-7883.

Attachment "A"

21-31000023

Corey D. Malyszka

From: Derek Kilborn
Sent: Wednesday, October 13, 2021 5:48 PM
To: Jennifer C. Bryla; Corey D. Malyszka; Elizabeth Abernethy
Subject: Fwd: DRC - 200 Central Ave, Case 21-31000023
Attachments: First Block.PNG

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Kelly K. Perkins <Kelly.Perkins@stpete.org>
Sent: Monday, September 27, 2021, 11:28 AM
To: Laura Duvekot; Derek Kilborn
Subject: RE: DRC - 200 Central Ave, Case 21-31000023

I agree with Laura, and also think the application should include elevations that show the proposed tower with the Raymond James base and the 200 block of Central to see the juxtaposition. Ideally, the new tower should have a base on the Central Ave side that continues the two-story massing of the Raymond James tower that reflects the height of the historic buildings and the current Raymond James base. The Detroit Hotel should remain as the main massing on the Central Ave block.

Kelly Perkins
Historic Preservationist II
Planning and Development Services
City of St. Petersburg, Florida
kelly.perkins@stpete.org
727.892.5470

From: Laura Duvekot <Laura.Duvekot@stpete.org>
Sent: Monday, September 27, 2021 11:03 AM
To: Derek Kilborn <Derek.Kilborn@stpete.org>; Kelly K. Perkins <Kelly.Perkins@stpete.org>
Subject: FW: DRC - 200 Central Ave, Case 21-31000023

Good morning –

I wanted to start getting some thoughts from our conversation in writing. Please let me know if I can assist with providing comments. I'm sure there is more we touched on that I'm forgetting but here's a start:

Retail/ground floor design:

- Design of base: the proposed 5,650 sf retail space on the north side of the ground floor is quite large and might be divided to facilitate more active local small businesses or to comply with the Streetscape Conservation mission.
- Three entrances to northwest retail are off center from columns; they should be centered to create regular bays. Recessing entrances within the wall plane would be more consistent with the historic texture of storefronts on Central.
- Residential Lobby and Resident's Work Studio occupy a large amount of active street frontage but appear to offer little engagement with the street.
- Loading dock and transformer yard along 3rd St are inappropriate and should be relocated to the vehicular plaza if possible. Active storefronts should occupy this elevation.
- Glass curtain walls at ground level should feature a base and smaller transom to continue horizontal divisions of neighboring/traditional storefronts and create a more appropriate human scale.

Parking garage:

- Screen material and design should reference neighboring or nearby historic buildings.

Step-Backs:

- Tower should reference height of existing Raymond James Tower.

Landscape:

- palms along street should be replaced with shade trees.

Best regards,

Laura Duvekot

Historic Preservationist II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg, Florida

727.892.5451

laura.duvekot@stpete.org

From: Corey D. Malyszka <Corey.Malyszka@stpete.org>

Sent: Thursday, September 23, 2021 3:12 PM

To: Nancy Davis <Nancy.Davis@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Michael J. Frederick <Michael.Frederick@stpete.org>; WRD-UtilityReviewRequest <WRD-UtilityReviewRequest@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Troy D. Davis <Troy.Davis@stpete.org>; Derek Kilborn <Derek.Kilborn@stpete.org>; Laura Duvekot <Laura.Duvekot@stpete.org>; Kelly K. Perkins <Kelly.Perkins@stpete.org>

Cc: Jennifer C. Bryla <Jennifer.Bryla@stpete.org>

Subject: DRC - 200 Central Ave, Case 21-31000023

Please review the attached plans for site plan review. The site is within 200 feet of historic resources.

Corey Malyszka, AICP

Urban Design and Development Coordinator

Planning and Development Services Department

City of St. Petersburg

727.892.5453

corey.malyszka@stpete.org

Attachment "B"

21-31000023



Scott A. Lee, AIA, LEED AP
Bruce A. Wright, AIA, LEED AP
Mark S. Sopp, AIA, LEED AP
Jorey S. Friedman
N. Pinar Harris, AIA, LEED AP

SPR Modification
Parcel ID# 19-31-17-73166-001-0010

October 26, 2021

City of St. Petersburg
175 5th Street N.
St. Petersburg, FL 33701

Attention: Mr. Derek Kilborn
CC: Ms. Jennifer Bryla, Ms. Laura Duvekot, Ms. Kelly Perkins, and Mr. Corey Malyszka

Reference: Historic Preservation comments received via email on October 14, 2021
Virtual Meeting held via Zoom on October 20, 2021 at 1:30 PM

Mr. Kilborn,

Thank you for taking the time to meet with us to review the below comments we have received regarding the above referenced Modification to the previously approved Site Plan Application. We feel the meeting was very productive, we were able to understand your concerns and have addressed them. Please find our responses below with applicable exhibits that demonstrate the modifications we have made per Historic Preservation's suggestions. Please feel free to contact me with any questions.

Thank you,

Hermann Gonzalez, RA
Senior Associate | Project Architect

SB Architects
2333 Ponce de Leon Blvd.
Suite 1000
Coral Gables, FL 33134
(305) 529-6350
hgonzalez@sb-architects.com

General

- The new tower should have a base on the Central Ave side that continues the two-story massing of the Raymond James tower that reflects the height of the historic buildings and the current Raymond James base. The Detroit Hotel should remain as the main massing on the Central Ave block.

Response: The proposed project is located within the DC-C Zoning District (Downtown Center - Core District) and complies with the requirements of the Land Development Regulations. The suggestion in this comment would render the project unfeasible, as was demonstrated during our meeting. However, the project is sensitive to the massing on Central Avenue and we have thoughtfully designed the base using a modular rhythm that brings down the massing's scale and respects the historic massing of the Detroit Hotel. The project's massing along Central Avenue responds to the two-story massing of the Raymond James tower through its use of materials and horizontal alignments. We have added retail awnings as well, which will enhance and preserve the pedestrian experience along Central Avenue, see exhibit below:

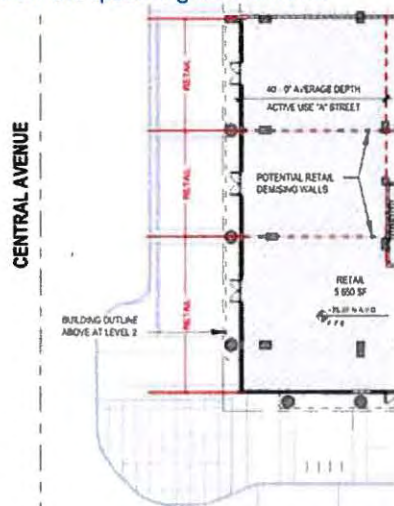




Retail/ground floor design:

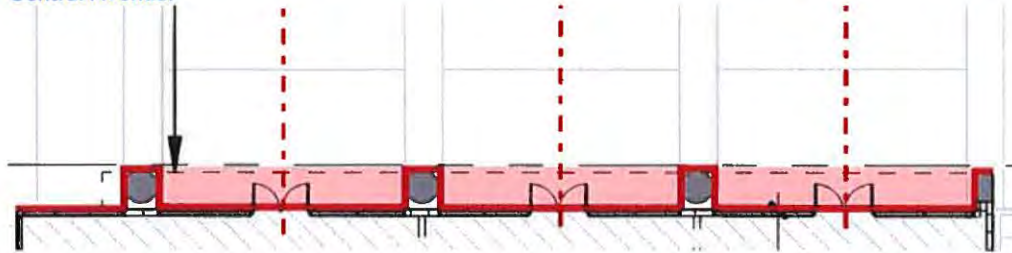
- Design of base: the proposed 5,650 sf retail space on the north side of the ground floor is quite large and might be divided to facilitate more active local small businesses or to comply with the Streetscape Conservation mission.

Response: The proposed retail space is designed so that it may be subdivided as required by future tenants and shall comply with the Streetscape Conservation Mission as required. See example below of how the space might be divided:



- Three entrances to northwest retail are off center from columns; they should be centered to create regular bays. Recessing entrances within the wall plane would be more consistent with the historic texture of storefronts on Central.

Response: See below exhibit with revised entrances as suggested. Recessed entrances are provided within columns for the entire bay as this favors the pedestrian while continuing the street frontage on Central Avenue.



- Residential Lobby and Resident's Work Studio occupy a large amount of active street frontage but appear to offer little engagement with the street.

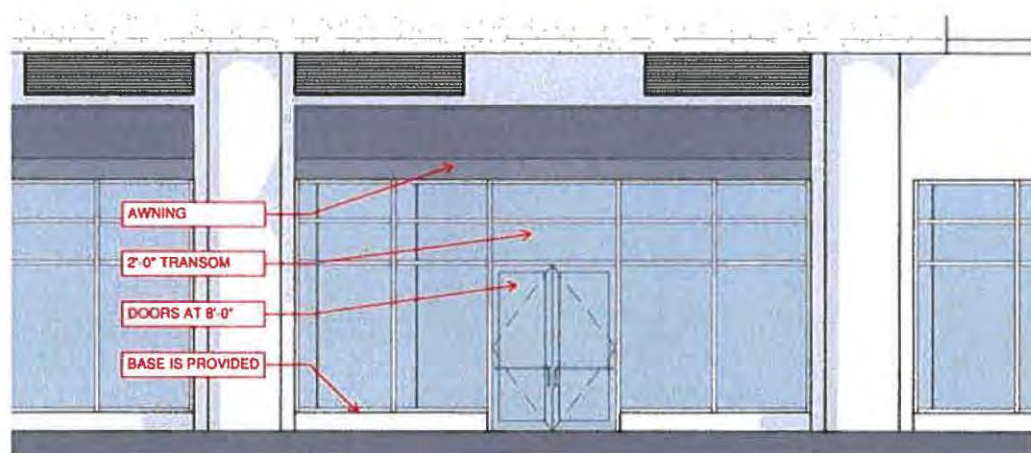
Response: The Resident's Work Studio is akin with a Residential Lobby, and a permitted use under Pedestrian Level "A" Streets within DC-C. The Resident's Work Studio will draw occupants to the lobby activating this space at all times of day.

- Loading dock and transformer yard along 3rd St are inappropriate and should be relocated to the vehicular plaza if possible. Active storefronts should occupy this elevation.

Response: It is not possible to relocate the loading area and transformer yard to the vehicular plaza. The Duke transformer yard is designed per Duke's requirements. Active uses along 3rd Street S. are provided at 75% as required.

- Glass curtain walls at ground level should feature a base and smaller transom to continue horizontal divisions of neighboring/traditional storefronts and create a more appropriate human scale.

Response: See below exhibit with revised storefronts including a base and smaller transoms, as well as a new awning above each Retail bay:



Parking garage:

- Screen material and design should reference neighboring or nearby historic buildings.
Response: The garage screening materials reference the Raymond James tower. The design draws from the neighboring building's use of modular pre-cast concrete panels, with patinated copper metal accents. The proposed garage screening will utilize a palette of similar pre-cast concrete panels and horizontal metal fins with a color inspired by the patinated copper.

Step-Backs:

- Tower should reference height of existing Raymond James Tower.
Response: The proposed project is located within the City of St. Petersburg's DC-C Zoning District (Downtown Center - Core District) and is not required to step-back like the Raymond James Tower per the requirements of the Land Development Regulations.

Landscape:

- Palms along street should be replaced with shade trees.
Response: Shade trees in lieu of palms can be provided but it is the preference of the design team to provide palms as many shade trees are currently being removed from the Downtown area due to their size.



Public Comments

21-31000023

Corey D. Malyszka

From: Jonathan Banks <jonathanericbanks@gmail.com>
Sent: Wednesday, October 20, 2021 5:54 PM
To: Corey D. Malyszka
Subject: Case No. 21-31000023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Jonathan Banks I'm an owner of a condo at the Hotel Detriot Unit 4F. I have concerns in regards to the proposed condo development as I believe it will either depreciate my properties value or significantly increase the taxes for this location .

We're in a landlocked space with great history and this proposed structure changes the very reason which attracted me to St.Petersburg Florida.

Due to the historic nature of our condos we're unable to make greatly needed improvements and we're denied by the city when proposing additions to the structure. I resided as one of the only individuals on this block through and entire pandemic and still have to use a parking garage when paying tons of money to live here.

I think if this were to be approved it would only be fair to allow owners of our condo unit to have parking spaces directly in-front of our building along central Ave . At this time we have no designated spaces near our condo and I'm forced to walk miles with groceries, and have difficulty having simple deliveries made.

Please let me know when the hearing takes place because I would like to attend.

Kind Regards,
Jonathan Banks
224-415-1938

Sent from my iPhone