

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): The Driven Ziggy, LLC
Street Address: 40 Tomoka Ridge Way
City, State, Zip: Ormond Beach, FL 32174
Telephone No: Email:
NAME of AGENT OR REPRESENTATIVE: Craig Taraszki (Johnson Pope)
Street Address: 490 1st Ave South, Suite 700
City, State, Zip: St Petersburg, FL 33701
Telephone No: 727-999-9900 Email: craigt@jpfirm.com
NAME of ARCHITECT or ENGINEER:
Company Name: Architectonics Studio Contact Name: Joseph Lacki
Telephone No: 727-323-5676
Website: www.architectonicsstudio.com Email: jlacki@asi-fl.com
PROPERTY INFORMATION:
Address/Location: SW corner of 4th Ave N & 1st St N
Parcel ID#(s): 19-31-17-74466-012-0031 & 19-31-17-74466-012-0013
DESCRIPTION OF REQUEST: Modify previously approved site plan to increase to 36 units and modify election of FAR bonus
categories (1.0 FAR by contribution to HCIP trust fund, 0.5 FAR by streetscape improvement contribution, 0.5 FAR by additional open space)
PRE-APP MEETING DATE: STAFF PLANNER:
FEE SCHEDULE
SPECIAL EXCEPTION (SE) SITE PLAN REVIEW (SPR)
Special Exception (SE), General Application: \$1,250.00 Site Plan Review (SPR), General, By Commission \$1,250.00

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
VARIANCES		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

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

AUTHORIZATION

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

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

Signature of Owner/Agent*:_______*Affidavit to Authorize Agent required, if signed by Agent.

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:		
	¥		
2.	Existing Land Use Type(s	3) :	
3.	Proposed Land Use Type	(s):	
4.	Area of Subject Property:		
5.	Variance(s) Requested:		
6.	Gross Floor Area (total squa	are feet of huilding(s))	
	Existing:	Sq. ft.	
	Proposed:	Sq. ft.	
	Permitted:	Sq. ft.	
7.	Floor Area Ratio (total squa	re feet of building(s) divided by the total	square feet of entire site)
	Existing:	Sq. ft.	
	Proposed:	Sq. ft.	
Permitted: Sq. ft.			
8.	Building Coverage (first flo	or square footage of building)	
•.	Existing:	Sq. ft.	% of site
	Proposed:	Sq. ft.	% of site
	Permitted:	Sq. ft.	% of site
9.	Open Green Space (include	all green space on site; do not include a	any paved areas)
•	Existing:	Sq. ft.	% of site
	Proposed:	Sq. ft.	% of site
10.	Interior Green Space of V	ehicle Use Area (include all green s	pace within the parking lot and drive lanes)
	Existing:	Sq. ft.	% of vehicular area
	Proposed:	Sq. ft.	% of vehicular area
11.	Paving Coverage (including	sidewalks within boundary of the subjec	t property; do not include building footprint(s))
	Existing:	Sq. ft.	% of site
	Proposed:	Sq. ft.	% of site

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471 www.stpete.org/ldr



SPECIAL EXCEPTION SITE PLAN REVIEW

DATA SHEET

	D	ATA TABLE (continue	ed page 2)			
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	Sq. ft.	% of site			
	Proposed:	Sq. ft.	% of site			
	Permitted:	Sq. ft.	% of site			
		· · ·				
13.	Density / Intensity					
	No. of Units	<u>No. of Emp</u>	loyees No. of Clients (C.R. / Home)			
	Existing:	Existing:	Existing:			
	Proposed:	Proposed:	Proposed:			
	Permitted:					
		····	· · · · ·			
14 a.	Parking (Vehicle) Spaces					
	Existing:	includes	disabled parking spaces			
	Proposed:	includes	disabled parking spaces			
	Permitted:	includes	disabled parking spaces			
		· · ·				
14 b.	Parking (Bicycle) Spaces					
	Existing:	Spaces	% of vehicular parking			
	Proposed:	Spaces	% of vehicular parking			
	Permitted:	Spaces	% of vehicular parking			
		· · ·				
15.	Building Height					
	Existing:	Feet	Stories			
	Proposed:	Feet	Stories			
	Permitted:	Feet	Stories			
16.	Construction Value					
	What is the estimate	of the total value of the p	roject upon completion? \$			
	Note: See Drainage Ordinance fo	r a definition of "alteration." If ye	s, please be aware that this triggers Drainage			
			e Engineering Department for review at your			
	earliest convenience. The DRC n	nust approve all Drainage Ordina	ance variances.			
		los approvo an Dramage Ordina				



architects • planners

 2600 Dr. MLK Jr. Street N., Suite 600, St. Petersburg. FL 33704
 #AA 0003347

 (P) 727-323-5676
 (F) 727-323-5826

 email: info@architectonicsstudio.com
 http://www.architectonicsstudio.com

March 21, 2022

City of St. Petersburg Construction Services & Permitting 1 4TH Street North St. Petersburg, Fl. 33701 Attention Corey Malyszka

Re: Follow up email Julia project Site Plan Permit Number: 18 - 9001308 Foundation Permit Number: 18-9001310

Dear Elizabeth Abernathy, Corey Malyszka:

The following is a breakdown of the FAR for the proposed project: Base approval -3.0 FAR

16.20.120.6.2: FAR Bonuses:

1. Support workforce housing with one or more of the following methods:

- For each additional 1.0 FAR or fraction of the bonus FAR requested, five percent of the total number of housing units shall be provided, on site, as workforce housing units for people initially qualifying at 120 percent or less of median income.
- Provide financial support to the city's housing capital improvements project (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.

Proposal: In Lieu of the development providing workforce housing on site, The Julia will provide financial assistance of one-half of one percent to the City's housing capital improvements project (HCIP) trust fund for a bonus of **- 1.0 FAR**

2. Provide financial support to the city's streetscape improvement program equal to onequarter of one percent or more of the total construction cost per each 0.5 of FAR bonus.

Proposal: The Julia will provide financial assistance of one-quarter of one percent to the City's streetscape improvement program for a bonus of - **0.5 FAR**

3. Provide an additional five percent ground level open space.

Proposal: The Julia will feature an open-air art filled courtyard on the west side of the building. The courtyard will be open and accessible from the public right of way on 4th Ave N. The overall size of the courtyard measures 1,361 SF and yields 8.15% additional ground level open space inside of the required setbacks for a bonus of **- 0.5 FAR**

The cumulation of these proposed FAR bonuses is an additional 2.0 FAR for the building, yielding 5.0 FAR total which match the previously proposed FAR for the building.

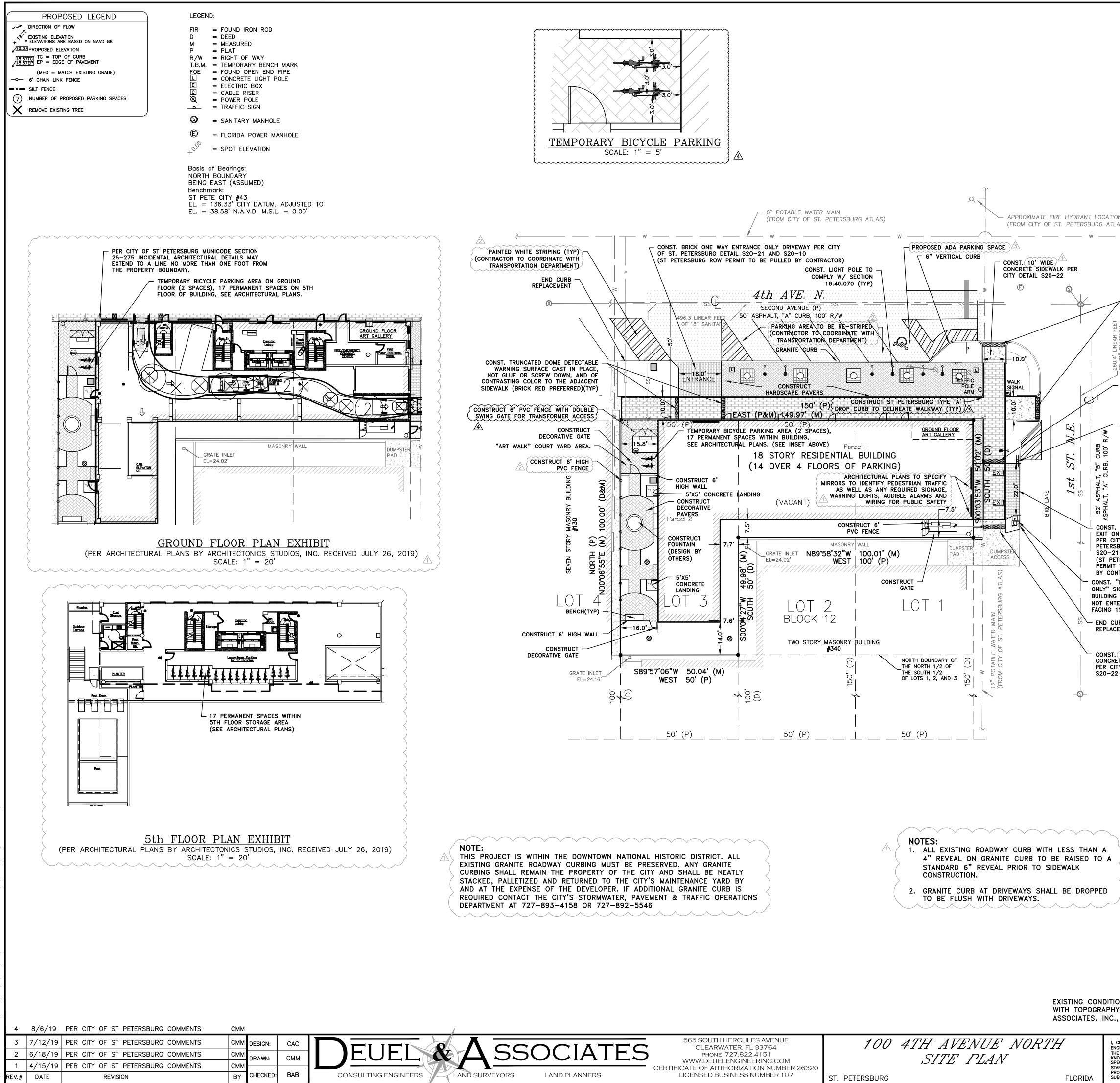
16.20.120.9. Public art:

1. Public art shall be provided as an integral part of the pedestrian-level sidewalk area for all new construction and building additions. 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

Proposal: In Lieu of the development providing public art as in integral part of the new construction, the Julia will be satisfying the city's public art requirement by providing 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.

Sincerely,

Joseph Lacki President

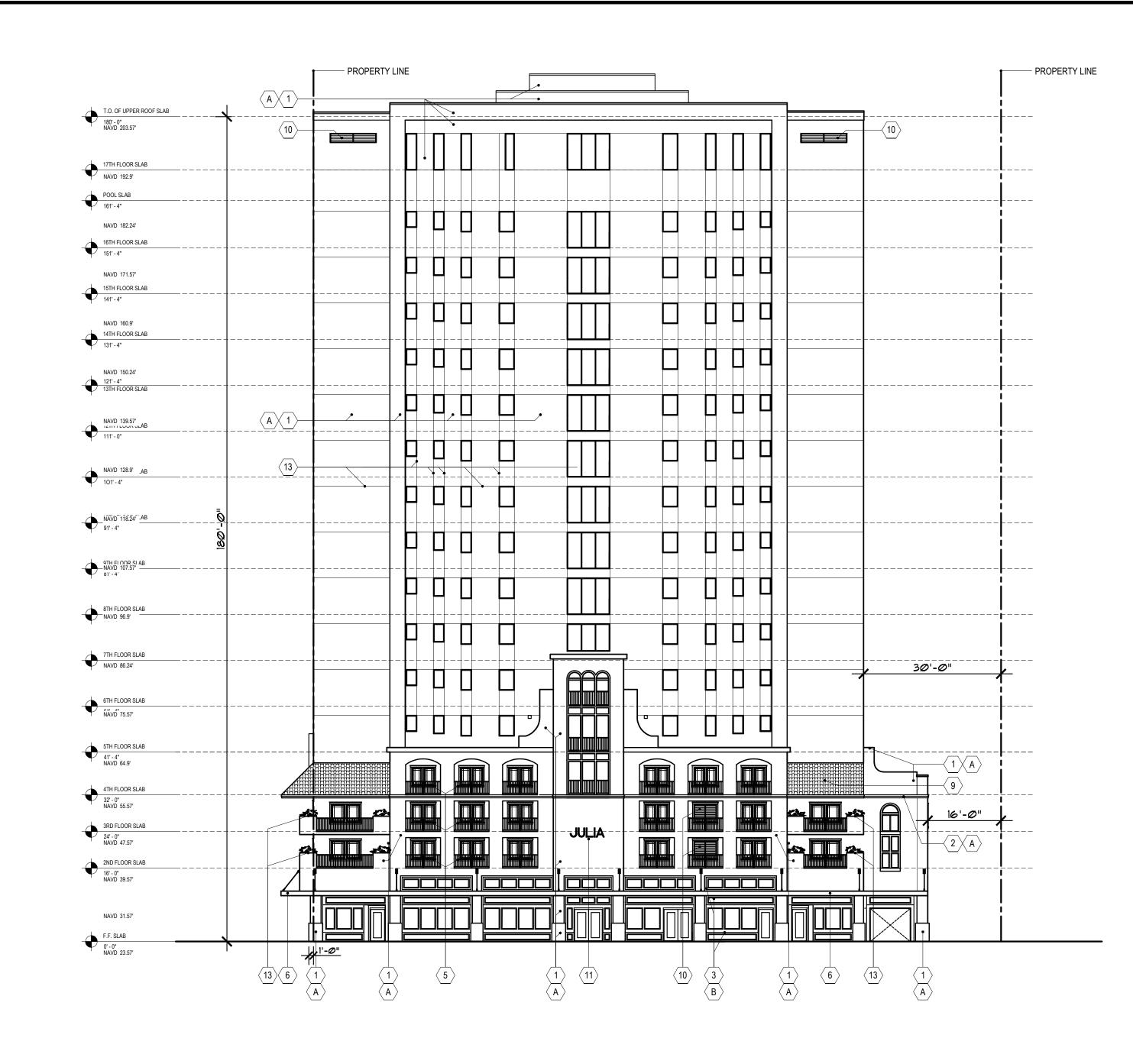


', 2019 - 8:51am X:\CAD Projects\Projects\2017\2017-115 - Bezu2 Condos\Engineering\Acad\2017-115-SF

N	OF FLORIDA www.callsunshine.com (800) 432-4770 MIN. 2 FULL BUSINESS DAYS BEFORE YOU EXCAVATE	Ath Ave N Ath Ave N	NE 6th Ave NE 6th Ave NE SY The Vinoye Renaissance. SY The Vinoye Renaissance. SY Petersburg Resort 8 Ave NE Sth Ave NE 400 Beach Seafood and Taphouse The Canopy North Straub Park PIN Fareham PIN Diro's Gallery O 3rd Ave NE Museum of Fine Arts O Saint P Museum of Fine A
rlas) —		<u>TA TABLE:</u> avenue north	
	<u>ST. F</u>	PETERSBURG, FL	
CONST. ADA RAMPS TO ACCOMMODATE 10' WIDE SIDEWALK PER CITY DETAILS S20-23 & S20-24 ADJUST ANGLE AS NECESSARY TO ALIGN WITH CROSSWALKS.	<u>PROPERTY OWNER:</u> DRIVEN ZIGGY LLC 4920 GULFPORT BLVD S GULFPORT FL 33707-4940	<u>CIVIL ENGINEER &</u> DEUEL & ASSOCIA 565 SOUTH HERCI CLEARWATER, FL (727) 822–4151– (727) 821–7255–	TES JLES AVENUE 33764 TEL
OF 21" 5	LEGAL DESCRIPTION: PARCEL 1:		
 CONST. TRUNCATED DOME DETECTABLE WARNING SURFACE CAST IN PLACE, NOT GLUE OR SCREW DOWN, AND OF CONTRASTING COLOR TO THE ADJACENT SIDEWALK (BRICK RED PREFERRED)(TYP) 	PARCEL 1: THE NORTH 50 FEET OF LOTS 1 AND 2, PETERSBURG, ACCORDING TO THE MAP OF PAGE 49, OF THE PUBLIC RECORDS OF H PINELLAS COUNTY WAS FORMERLY A PART.	R PLAT THEREOF, AS RECORDED ILLSBOROUGH COUNTY, FLORIDA	IN PLAT BOOK 1,
- CONST. "RIGHT TURN ONLY" SIGN FACING BUILDING W/ "DO NOT ENTER" SIGN FACING 1ST ST. NE	PARCEL 2: THE NORTH 100 FEET OF LOT 3, BLOCK PETERSBURG, ACCORDING TO THE MAP OR PAGE 49, OF THE PUBLIC RECORDS OF H PINELLAS COUNTY WAS FORMERLY A PART.	PLAT THEREOF, AS RECORDED	IN PLAT BOOK 1,
T. BRICK ONE WAY ONLY DRIVEWAY CITY OF ST. ISBURG DETAIL 21 AND S20-10 ETERSBURG ROW T TO BE PULLED DNTRACTOR) "RIGHT TURN SIGN FACING G W/ "DO ITER" SIGN 1ST ST. NE CURB CEMENT T. 10' WIDE	<u>ZONING:</u> DC-2 <u>PROPOSED US</u> LAND USE: CENTRAL BUSINESS I	<u>EXISTING</u> = 0 SF(0%) = 0 SF = 0 SF(0%) = 0 SF(0%) = 10,000 SF(100%) 10,000 SF <u>SE:</u> MULTI-FAMILY RESID	DENTIAL
RETÉ SÍDÉWALK CITY DETAIL 22	<u>PIN:</u> 19/31/17/74466/012/0013,	19/31/1//4466/012/0	
	<u>SETBACK_REQUIREMENTS:</u> FRONT(NORTH)(4TH_AVEN) SIDE(EAST_1)(1ST_ST_NE) SIDE(EAST_2) SIDE(WEST) REAR(SOUTH)	REQUIRED *10 FT *10 FT *10 FT 0 FT *10 FT	PROPOSED 0 FT 0 FT 7.5 FT 15.8 FT 7.5 FT
	MAXIMUM FLOOR/AREA RATIO: MAXIMUM BUILDING HEIGHT:	3.0 300 FT	5.0 180 FT
	NUMBER OF PARKING SPACES:** 15 RESIDENTIAL UNITS 1 SPACE PER UNIT REQUIRED	15	35
	NUMBER OF BICYCLE PARKING SPA 1 PER UNIT (15) 2 SHORT TERM SPACES	<u>CES:</u> 17	19
	<u>SOLID WASTE:</u> CONTAINER(S) INSID TO ROW ON COLLEC		
	OR IF BUILDING H AT UPPER LEVELS	G HEIGHT 50 FT OR LES AS APPROPRIATE SETBAC S (SEE ARCHITECT PLANS FURAL PLANS FOR PARKII	KS)

,	LB	NO.	760,	DATED:	8/25/15	(LATEST	REVISION:	6/21/17).	

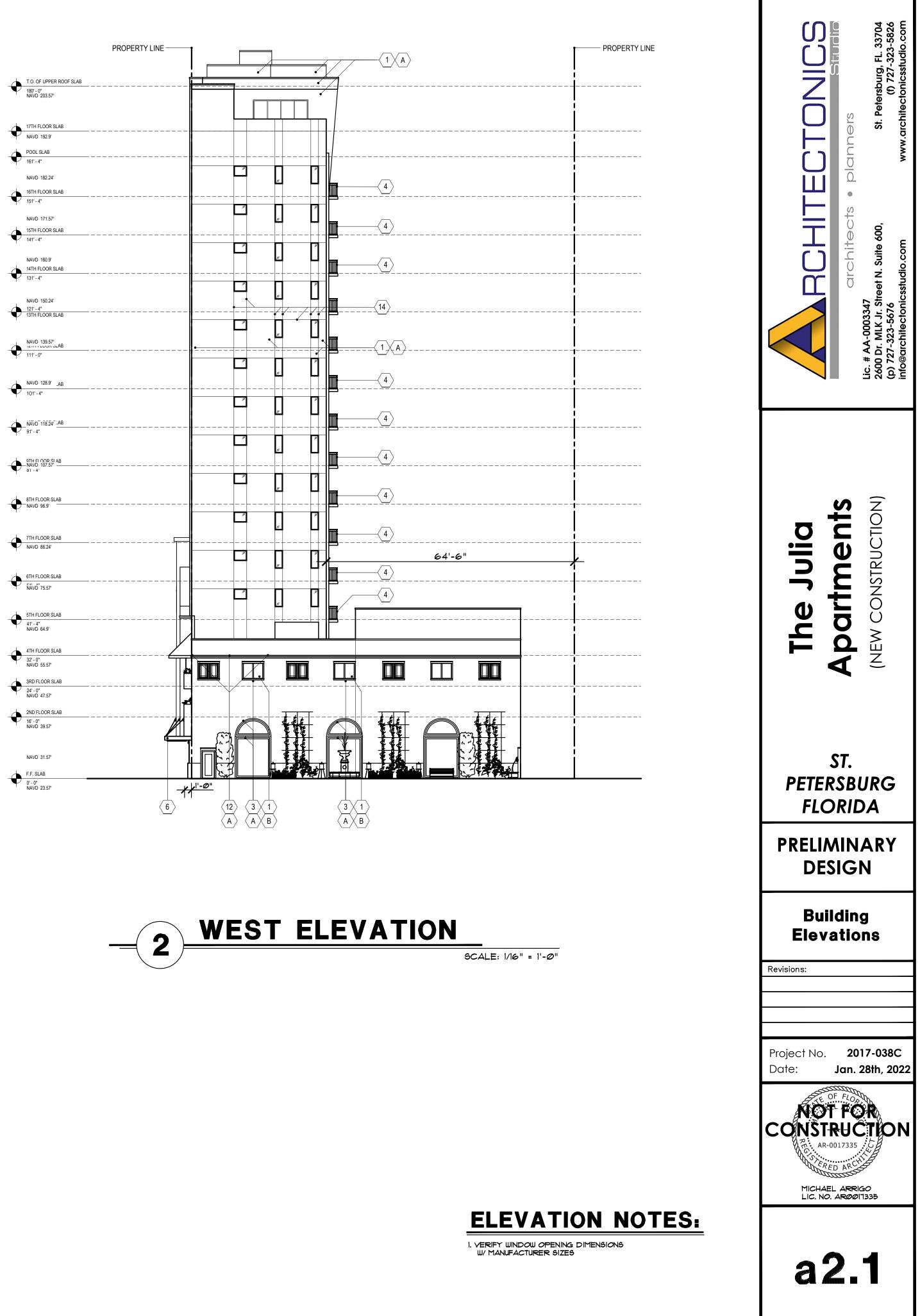
CHRISTOPHER A. CHIN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL		WORK ORDER NO.	2017-115E
NGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT HE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY NOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA PECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED TANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S ROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE UBMITTED PLANS.		DATE: FEBRUAR	Y 9, 2018
		SCALE: 1" =	= 20'
	CHRISTOPHER A. CHIN, P.E., 84365	SHEET NO. C2 O	F 7



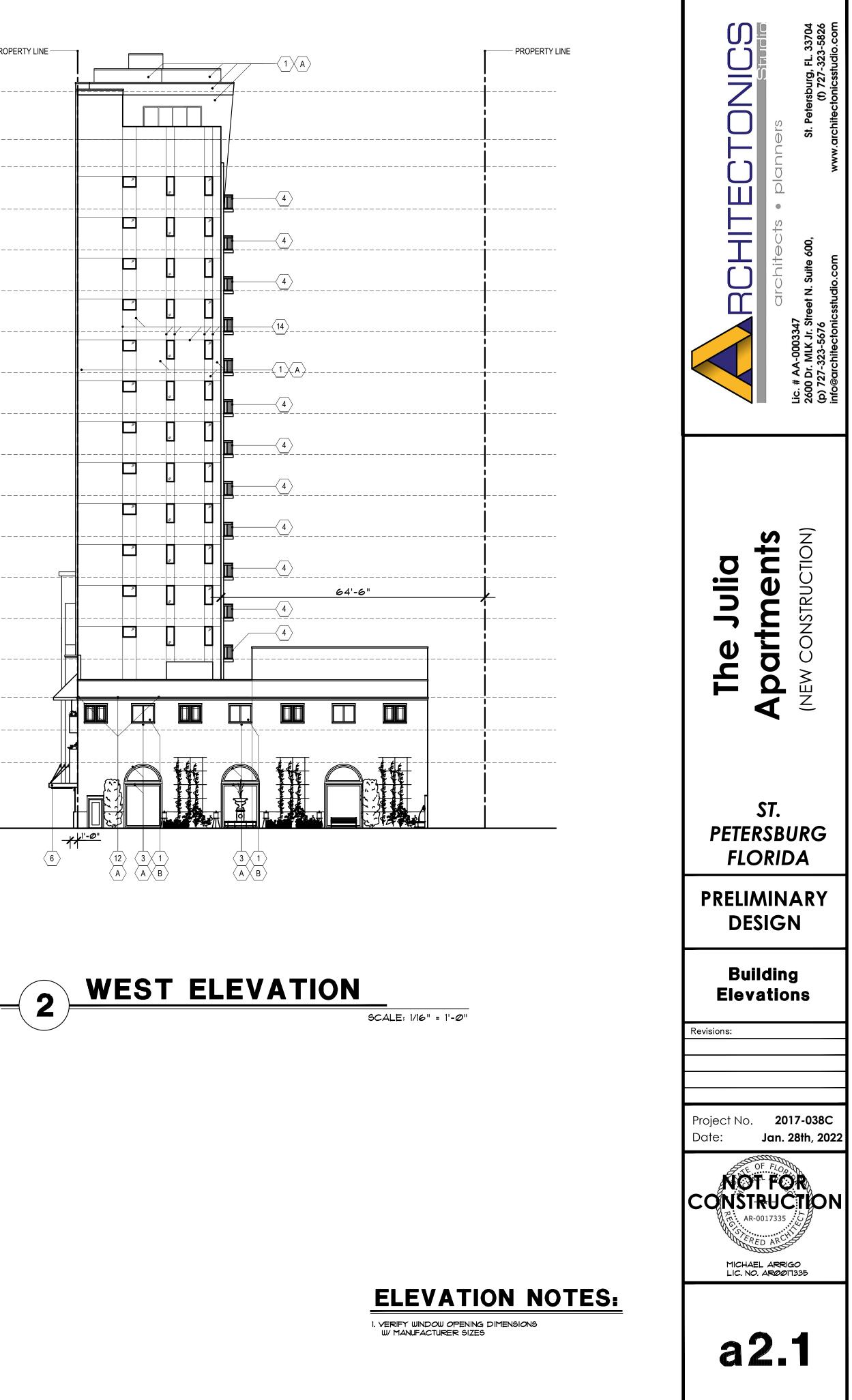


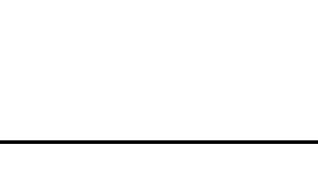
MARK	MATERIAL / ITEM	FINISH	MANUF. / REMARKS
$\langle 1 \rangle$	5/8" CEMENTITIOUS FINISH	SMOOTH	-
$\langle 2 \rangle$	8" HARD COATED FOAM TRIM	SMOOTH	-
3	HARD COATED FOAM TRIM	SMOOTH	-
$\langle 4 \rangle$	42" HIGH GUARDRAILS	ALUMINUM	-
$\langle 5 \rangle$	36" DECORATIVE RAILING	ALUMINUM	-
$\langle 6 \rangle$	ALUMINUM CANOPY	ALUMINUM	-
$\langle 7 \rangle$	EXTERIOR LED STRIP LIGHTING	SMOOTH	-
$\langle 8 \rangle$	EXTERIOR GARAGE DOOR	ALUMINUM	-
$\langle 9 \rangle$	TILE ROOF	-	SUBMIT TO ARCH. FOR APPROVA
$\langle 10 \rangle$	EXHAUST LOUVER	-	REFER TO MECHANICAL
(11)	SIGNAGE BY OTHERS	-	-
(12)	SCUPPER	-	-
(13)	ARTIFICIAL PLANTER	-	-
$\langle 14 \rangle$	STUCCO CONTROL JOINT	-	-

Color Se	chedule	
MARK	Color	
$\langle A \rangle$	SW #7005 "PURE WHITE"	
B	SW #7674 "PEPPERCORN"	









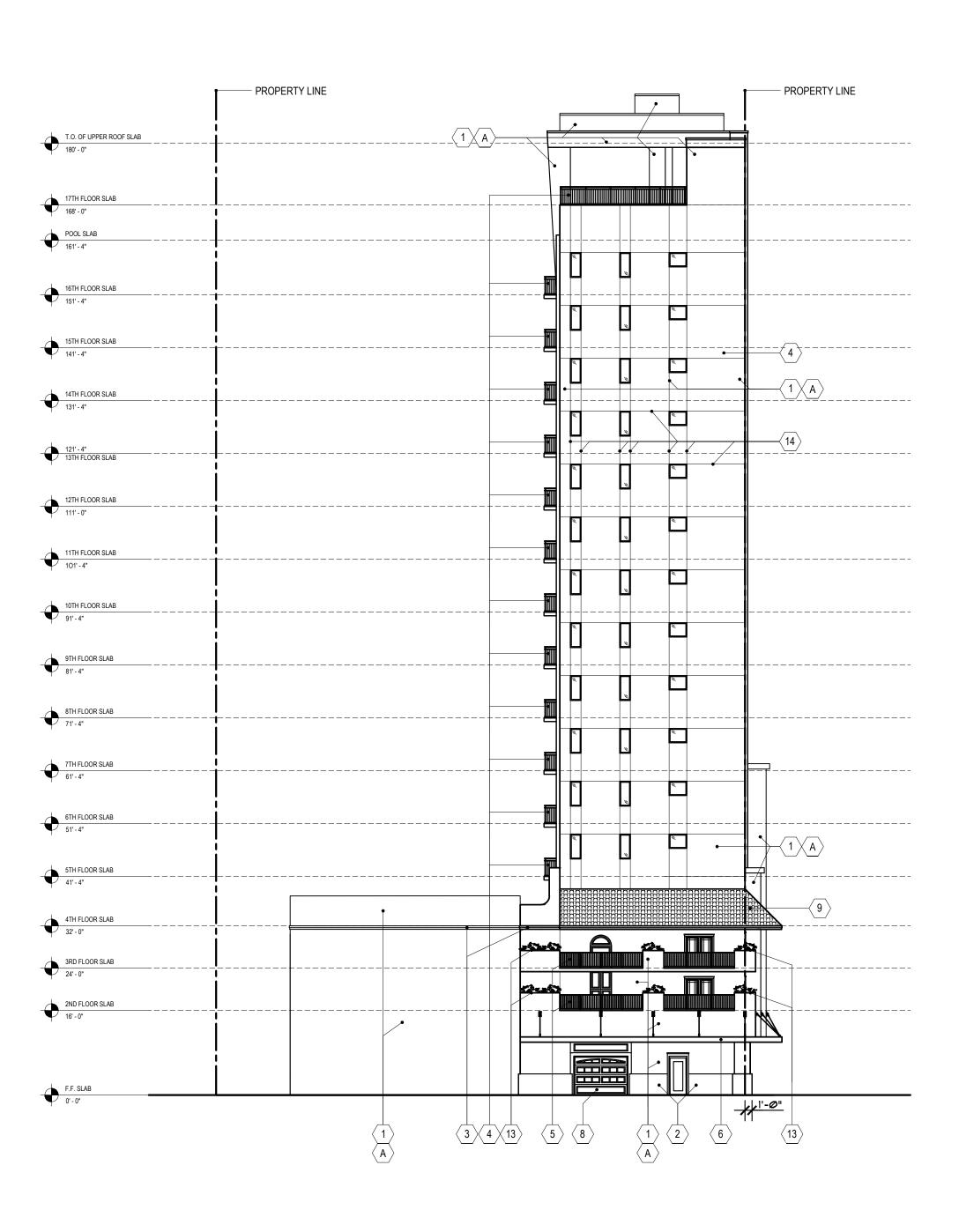
T.O. OF UPPER ROOF SLAB	PROPERTY LINE		
17TH FLOOR SLAB			
POOL SLAB 161' - 4"			
16TH FLOOR SLAB			
15TH FLOOR SLAB	 		
14TH FLOOR SLAB 131' - 4"			
- 121' - 4" 13TH FLOOR SLAB			
101'-4"			
91'-4"			
81'-4"			
7TH FLOOR SLAB 61'-4"	 		
6TH FLOOR SLAB 51' - 4"			
5TH FLOOR SLAB 41'-4*	 		
4TH FLOOR SLAB 32' - 0" 3RD FLOOR SLAB 	! 		
24 - 0" 2ND FLOOR SLAB 16' - 0"			
F.F. SLAB 0'-0"		$\begin{array}{c c} \hline \\ \hline $, > >



MARK	MATERIAL / ITEM	FINISH	MANUF. / REMARKS
$\langle 1 \rangle$	5/8" CEMENTITIOUS FINISH	SMOOTH	-
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$\langle 11 \rangle$	SIGNAGE BY OTHERS	-	-
(12)	SCUPPER	-	-
(13)	ARTIFICIAL PLANTER	-	-
$\langle 14 \rangle$	STUCCO CONTROL JOINT	-	-

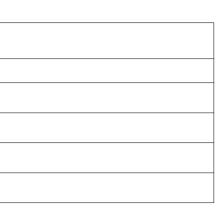
Color Se	chedule
MARK	Color
$\langle A \rangle$	SW #7005 "PURE WHITE"
B	SW #7674 "PEPPERCORN"





SCALE: 1/16" = 1'-Ø"





2 EAST ELEVATION

SCALE: 1/16" = 1'-Ø"

