

☐ **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:

<u>SPECIAL EXCEPTION (SE)</u>		<u>FEE SCHEDULE</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	
<u>VARIANCES</u>		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.	Proposed Land Use Type(s):				
4.	Area of Subject Property:				
5.	Variance(s) Requested:				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:		Sq. ft.		
	Proposed:		Sq. ft.		
	Permitted:		Sq. ft.		
7.	Floor Area Ratio (total square 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 floor 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 any paved areas)				
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site
10.	Interior Green Space of Vehicle Use Area (include all green space 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 subject property; do not include building footprint(s))				
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% 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:		Sq. ft.		% of site	
	Proposed:		Sq. ft.		% of site	
	Permitted:		Sq. ft.		% of site	
13.	Density / Intensity					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>	
	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 project upon completion? \$					
	<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>					



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 one-quarter 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.

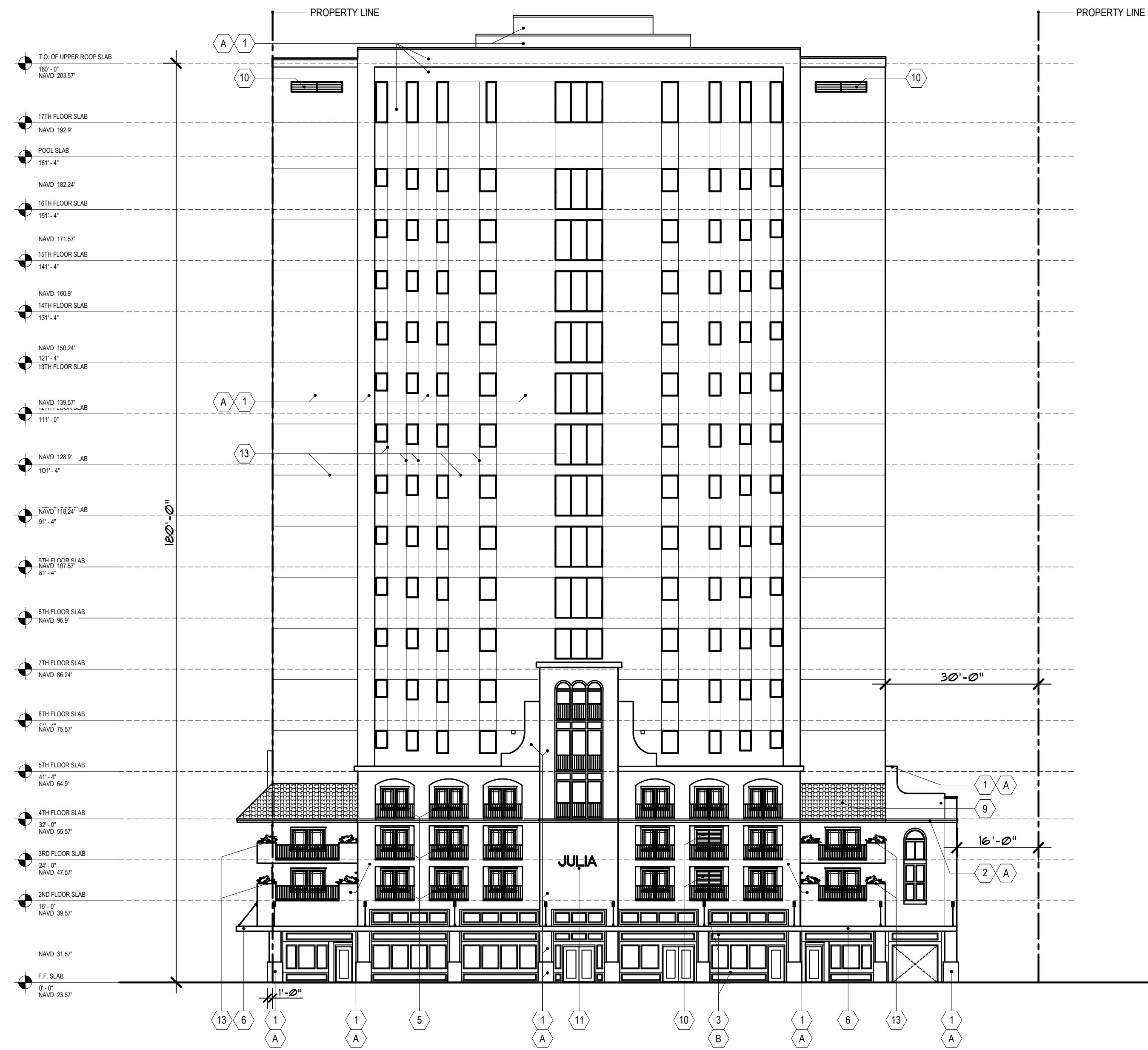
16.20.120.9. Public art:

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.

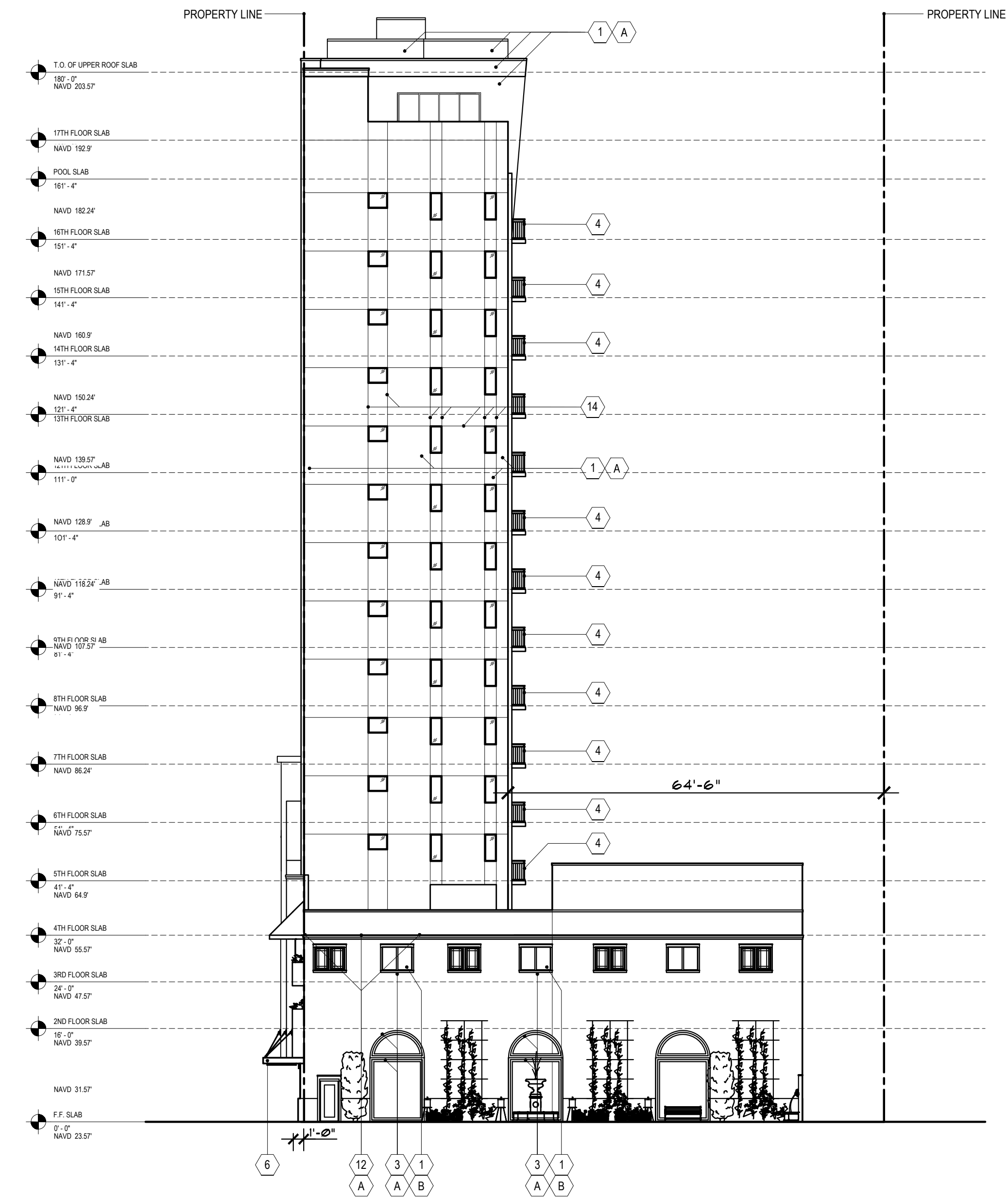
Sincerely,

Joseph Lacki
President



1 NORTH ELEVATION

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



2 WEST ELEVATION

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

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

Color Schedule	
MARK	Color
A	SW #7005 "PURE WHITE"
B	SW #7674 "PEPPERCORN"

ELEVATION NOTES:
1. VERIFY WINDOW OPENING DIMENSIONS
W/ MANUFACTURER SIZES

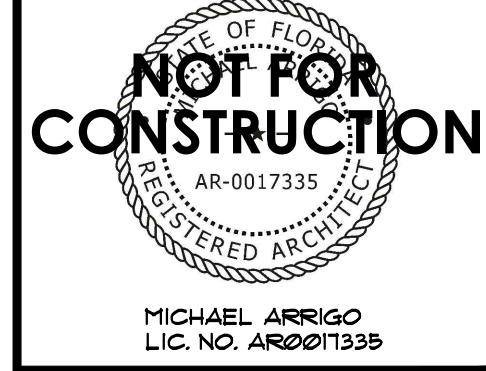
The Julia
Apartments
(NEW CONSTRUCTION)
ST.
PETERSBURG
FLORIDA

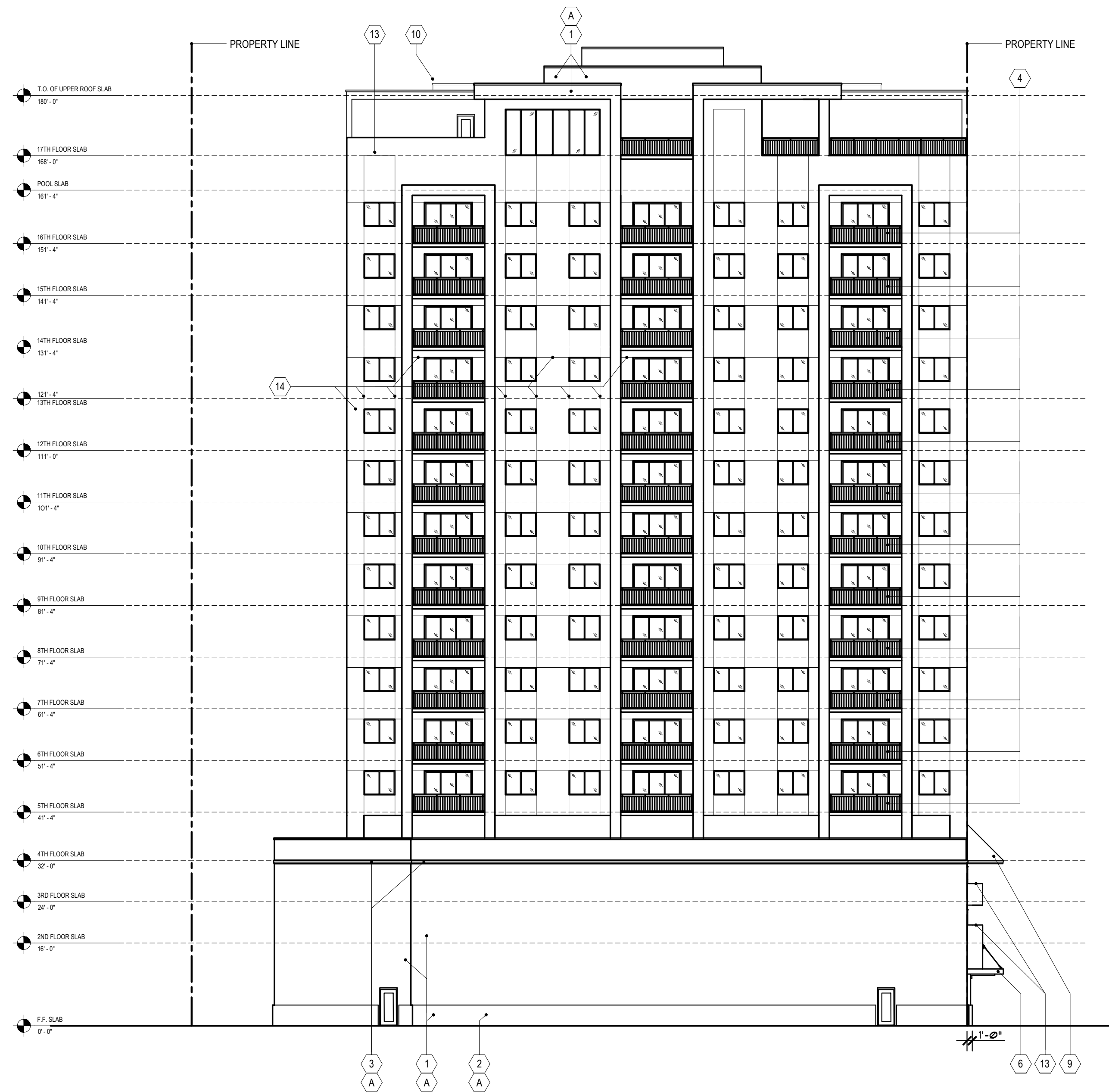
PRELIMINARY
DESIGN

Building
Elevations

Revisions:

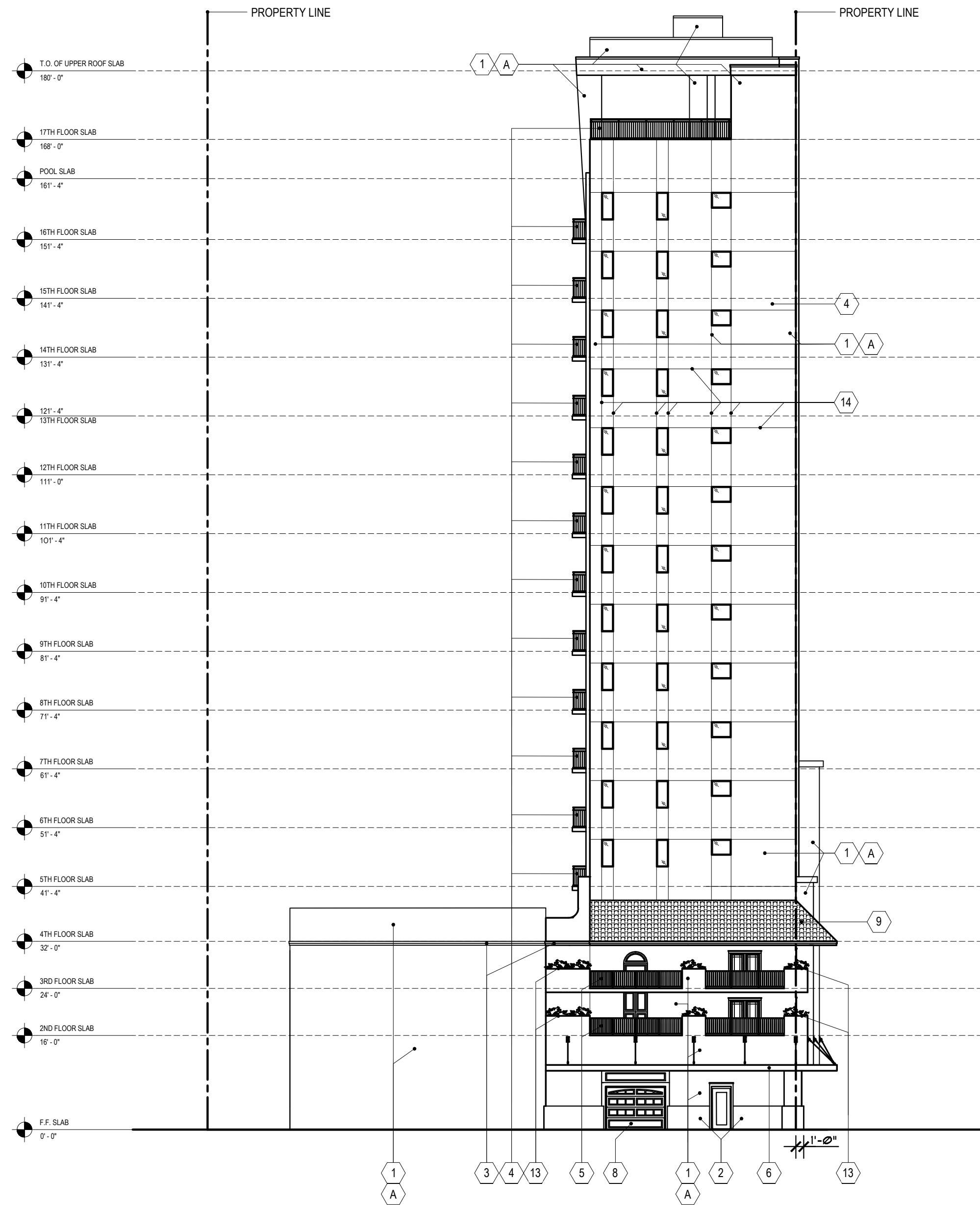
Project No. 2017-038C
Date: Jan. 28th, 2022





1 SOUTH ELEVATION

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



2 EAST ELEVATION

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

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MARK	MATERIAL / ITEM	FINISH	MANUF. / REMARKS
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13	ARTIFICIAL PLANTER	-	-
14	STUCCO CONTROL JOINT	-	-

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**The Julia
Apartments**
(NEW CONSTRUCTION)

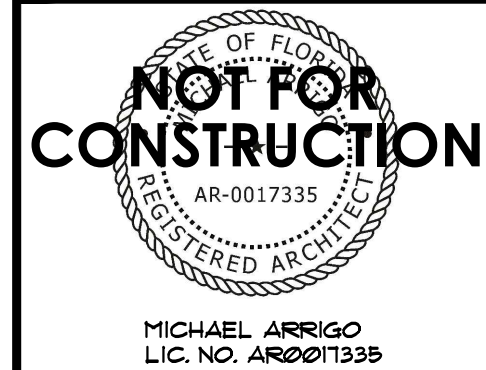
**ST.
PETERSBURG
FLORIDA**

**PRELIMINARY
DESIGN**

**Building
Elevations**

Revisions:

Project No. **2017-038C**
Date: **Jan. 28th, 2022**



a2.2