



SPECIAL EXCEPTION  
 SITE PLAN REVIEW

Application No. 20-31000017

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> PLDD 1ST AVENUE, LLC	
Street Address: 3060 ALT 19 N	
City, State, Zip: PALM HARBOR, FL 34683	
Telephone No: (202) 538-3599	Email: mike@thedenunziogroup.com
<b>NAME of AGENT OR REPRESENTATIVE:</b> R. Donald Mastry, Trenam Law, and Istvan Peteranecz, Behar Peteranecz	
Street Address: 200 Central Ave., Suite 1600	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-824-6140	Email: dmastry@trenam.com
<b>NAME of ARCHITECT or ENGINEER:</b> Istvan Peteranecz	
Company Name: Behar Peteranecz Architecture	Contact Name:
Telephone No: 850.377.1870	
Website: http://architecturebp.com/	Email: istvan@architecturebp.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 450 1st Ave. N. Email:	
Parcel ID#(s): 19-31-17-74466-027-0100, 19-31-17-74466-027-0070, 19-31-17-74466-027-0040	
<b>DESCRIPTION OF REQUEST:</b> Site plan review/bonus approval, streamline	
<b>PRE-APP MEETING DATE:</b> 10/6/20	
<b>STAFF PLANNER:</b> CMD/JCB	

**FEE SCHEDULE**

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

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

**AUTHORIZATION**

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

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

Signature of Owner/Agent: R. Donald Mastry R. Donald Mastry, as agent 11/9/20  
 \*Affidavit to Authorize Agent required, if signed by Agent. Date



CITY OF ST. PETERSBURG  
PLANNING & ECONOMIC DEVELOPMENT DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION  
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: PLDD 1ST AVENUE, LLC

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

Property Address: Southeast corner of 1st Ave. N. and 5th St. N.

Parcel ID Number: 19-31-17-74466-027-0100, 19-31-17-74466-027-0070 and 19-31-17-74466-027-0040

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

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): R. Donald Mastry, Trenam Law, and Kathryn Younkin, Behar Peteranecz,

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): *[Handwritten Signature]*

Dustin J. DeNunzio, Manager  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Personally known

Notary Signature: (Print): *[Handwritten Signature]*  
Commission Expiration (Stamp or date):

Date: 2/18/2020

**JAMES MICHAEL FLOOD IV**  
Notary Public, State of Florida  
My Comm. Expires Jan. 02, 2023  
No. GG 288055

**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

**DATA SHEET**

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

DATA TABLE					
1.	<b>Zoning Classification:</b> DC-C				
2.	<b>Existing Land Use Type(s):</b> Surface parking lot				
3.	<b>Proposed Land Use Type(s):</b> Residential, office, retail, hotel				
4.	<b>Area of Subject Property:</b> 28,079 sf				
5.	<b>Variance(s) Requested:</b> None				
6.	<b>Gross Floor Area</b> (total square feet of building(s))				
	Existing:	0	Sq. ft.		
	Proposed:	526,790	Sq. ft.		
	Permitted:	N/A	Sq. ft.		
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0	Sq. ft.	0	
	Proposed:	8.0	Sq. ft.	224,632	
	Permitted:	8.0	Sq. ft.	224,632	
8.	<b>Building Coverage</b> (first floor square footage of building)				
	Existing:	0	Sq. ft.	0	% of site
	Proposed:	23,807	Sq. ft.	84.8	% of site
	Permitted:	28,079	Sq. ft.	100	% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)				
	Existing:	16,504	Sq. ft.	58.8	% of site
	Proposed:	1,284	Sq. ft.	4.6	% of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)				
	Existing:	319	Sq. ft.	2.7	% of vehicular area
	Proposed:	0	Sq. ft.	0	% of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	11,575	Sq. ft.	41.2	% of site
	Proposed:	2,988	Sq. ft.	10.6	% of site

# SPECIAL EXCEPTION SITE PLAN REVIEW

## DATA SHEET

DATA TABLE (continued page 2)						
12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	11,575	Sq. ft.	41.2	% of site	
	Proposed:	26,795	Sq. ft.	95.4	% of site	
	Permitted:	28,079	Sq. ft.	100	% of site	
13.	<b>Density / Intensity</b>					
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>	
	Existing:	0	Existing:	N/A	Existing:	N/A
	Proposed:	165	Proposed:	N/A	Proposed:	N/A
	Permitted:	N/A				
14 a.	<b>Parking (Vehicle) Spaces</b>					
	Existing:	29	includes	0	disabled parking spaces	
	Proposed:	456	includes	9	disabled parking spaces	
	Permitted:	264	includes	7	disabled parking spaces	
14 b.	<b>Parking (Bicycle) Spaces</b>					
	Existing:	0	Spaces	0	% of vehicular parking	
	Proposed:	196 (20 SHORT / 176 LONG TERM)	Spaces	43.0	% of vehicular parking	
	Permitted:	196 (20 SHORT / 176 LONG TERM)	Spaces	74.5	% of vehicular parking	
15.	<b>Building Height</b>					
	Existing:	0	Feet	0	Stories	
	Proposed:	336	Feet	28	Stories	
	Permitted:	450	Feet	N/A	Stories	
16.	<b>Construction Value</b>					
	What is the estimate of the total value of the project upon completion? \$ 85,000,000					
	<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>					



# 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:**

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

On 10/14/2020, the Applicant met with the St. Petersburg Downtown Partnership and on 10/16/2020, the Applicant met with Preserve the Burg, to present and discuss the project.

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

On 10/30/20, this application was sent to CONA, FICO, Downtown Residents Civic Assn., Downtown Neighborhood Assn. and Central Avenue Council.

(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 Judy Landon at [variance@stpetecon.org](mailto:variance@stpetecon.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24<sup>th</sup> 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.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 10/30/20
- Attach the evidence of the required notices to this sheet such as Sent emails.

## Mathew S. Poling

---

**From:** Mathew S. Poling  
**Sent:** Friday, October 30, 2020 5:41 PM  
**To:** 'variance@stpetecon.org'; 'dajahoek@umich.edu'; 'spdna.president@gmail.com'; 'tami@simmsteam.com'  
**Cc:** R. Donald Mastry; Corey D. Malyszka; Dustin J. DeNunzio; J. Michael Flood IV; Istvan Peteranecz  
**Subject:** Notice of Intent to File- 450 1st Ave. N.  
**Attachments:** Site Plan Application.PDF

Please see the attached application which the applicant named therein intends to file regarding the referenced property. If you have any questions about this matter, feel free to contact me.

Thanks,

Matt



**MATHEW S. POLING | ATTORNEY**

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



101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602

200 Central Avenue, Suite 1600, St. Petersburg, FL 33701

Main: 813-223-7474 (Tampa) or 727-896-7171 (St. Pete) | [www.trenam.com](http://www.trenam.com)

Please visit our website for the latest in [COVID-19 Legal Updates](#).

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

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$ 1.40
Total Postage and Fees	\$ 7.80

Sent To	FICO #182767 P. Men.
Street and Apt. No., or PO Box No.	3301 24th Ave S
City, State, ZIP+4®	St. Pete FL 33712



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

PLDD 1st Avenue, LLC (“Owner”) is the owner of the property located at 450 1st Ave. N., St. Petersburg (the “Property”). The Property is zoned DC-C, which permits various residential and commercial uses by right.

The Owner is requesting bonus approval, streamline.

### **Project**

The Developer is proposing a 336 foot, 28 story mixed-use building with 110 hotel rooms, 165 residential units, 73,145 sf of office space, 47,615 sf of retail space and a 456 space parking garage (collectively, the “Project”). Of note, at least four levels of the parking garage containing at least 240 parking spaces will be public parking owned by the City, pursuant to an agreement between the Owner and the City.

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 8.00 FAR. The historic preservation bonus will be provided through the use of TDR credits and the workforce housing bonus will be provided through a financial contribution.

Owner proposes 1,284 sf (4.6%) of ground level, pervious open space. Applicant will make a prorated payment of 0.08% of total construction cost in lieu of providing 5.0% open space, pursuant to Sec. 16.20.120.7.3.B of the Code.

### **Discussion of Standards of Review for Site Plans** (Sec. 16.70.040.1.4 of the Land Development 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 access to the Property will be provided on 5<sup>th</sup> St. N. and the adjacent alley, while pedestrian access will be provided on 1<sup>st</sup> Ave. N., 5<sup>th</sup> St. N. and the alley.

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 will be provided within the Project's parking garage, which is accessed on 5<sup>th</sup> St. N. and the adjacent alley. Off street loading areas will be available at the port cochere on the 5<sup>th</sup> St. N. entrance, adjacent to the alley and within the parking garage. Additional loading areas are proposed on 1<sup>st</sup> Ave. N. on the east side of the Property. 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 1<sup>st</sup> Ave. N. and 5<sup>th</sup> St. N., which are the primary frontages for the Property. The east and south sides of the Property front on blank

walls of adjacent buildings and an alley, but will still be finished consistent with the other sides of the building. 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 features 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 or vegetation, or wetlands 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.

The Property and those surrounding it are located within the Downtown St. Petersburg National Register Historic District. The Property is noncontributing to the district and contains no historic resources.

The following is a description of the historic resources located within 200 ft of the Property, along with the Project's sensitivity to them:

1. Open Air Post Office (76 4<sup>th</sup> St. N.)
  - a. Location- immediately east of Property
  - b. Historical Significance- Local and National Register Landmark
2. Snell Arcade (401 Central Ave.)
  - a. Location- 45 ft southeast of Property
  - b. Historical Significance- Local and National Register Landmark
3. Preston Hotel/Alden Hotel/McCrory's 5 & 10 (425-445 Central Ave.)
  - a. Location- 20 ft south of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
4. Florida Arcade (449 Central Ave.)
  - a. Location- 20 ft south of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
5. S.H. Kress and Company Building (475 Central Ave.)
  - a. Location- 20 ft south of Property
  - b. Historical Significance- Local and National Register Landmark
6. Suwannee Hotel (501 1<sup>st</sup> Ave. N.)
  - a. Location- 140 ft northwest of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
7. Christ United Methodist Church (451 1<sup>st</sup> Ave. N.)
  - a. Location- 100 ft north of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
8. Princess Martha Hotel (411 1<sup>st</sup> Ave. N.)
  - a. Location- 100 ft north of Property
  - b. Historical Significance- Local Landmark

The Project was been designed with specific consideration to the Post Office, given its close proximity and prominence in the City. A special 12 ft +/- setback has been provided from the property line with the Post Office to the Project, where no setback is otherwise required. Additionally, a 15.5 ft +/-, two-story entry arcade is also

proposed along 1st Ave. N. adjacent to the Post Office. Combined, these features will provide a two-story, 27.5 ft +/- separation for about half the width of the east side of the Project.

While the Post Office building extends to the Project's property line, the portion immediately adjacent to the Property (approximately 38 ft wide) is a non-historic addition. When added to the setbacks and separations proposed for the Project, this results in a 50 ft +/- setback of the Project from the historic structure, and a two-story, 65.5 ft +/- separation between the Project and the historic structure for about half the width of the building.

Along the south side of the Project, a 20 ft alley separates the Property from adjacent historic resources on Central Ave. The rear, relatively unarticulated facades of these resources will face the Project. On the north side of the Project, historic resources on 1<sup>st</sup> Ave. N. are separated from the Property by a 100 ft right of way.

As the Project increases with height, the building is setback significantly further from the east and south property lines. Starting at 75 ft high, this setback ranges from 20 ft to 47 ft on the east property line, and from 20 ft to 30 ft on the south property line (from the centerline of the alley).

The base/pedestal height of the Project (75 ft) has also been designed to closely mirror the height of the S.H. Kress and Company Building (70 ft +/-), which is the tallest immediately adjacent historic resource.

Additionally, the attention to detail and design elements at the ground level (two stories of commercial uses; transparent storefronts; two-story entry arcade; two-story porte cochere) will activate the pedestrian level and reduce the perception of height. The parking garage will be screened on all sides to further reduce impacts to adjacent properties.

The proposed setbacks and separation distinguish between the Project from surrounding historic resources and allow for ample visibility to them. No character defining elements of any historic resources will be obstructed by the Project.

Based on the foregoing, the Owner believes it has shown ample sensitivity to surrounding historic resources.

*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.

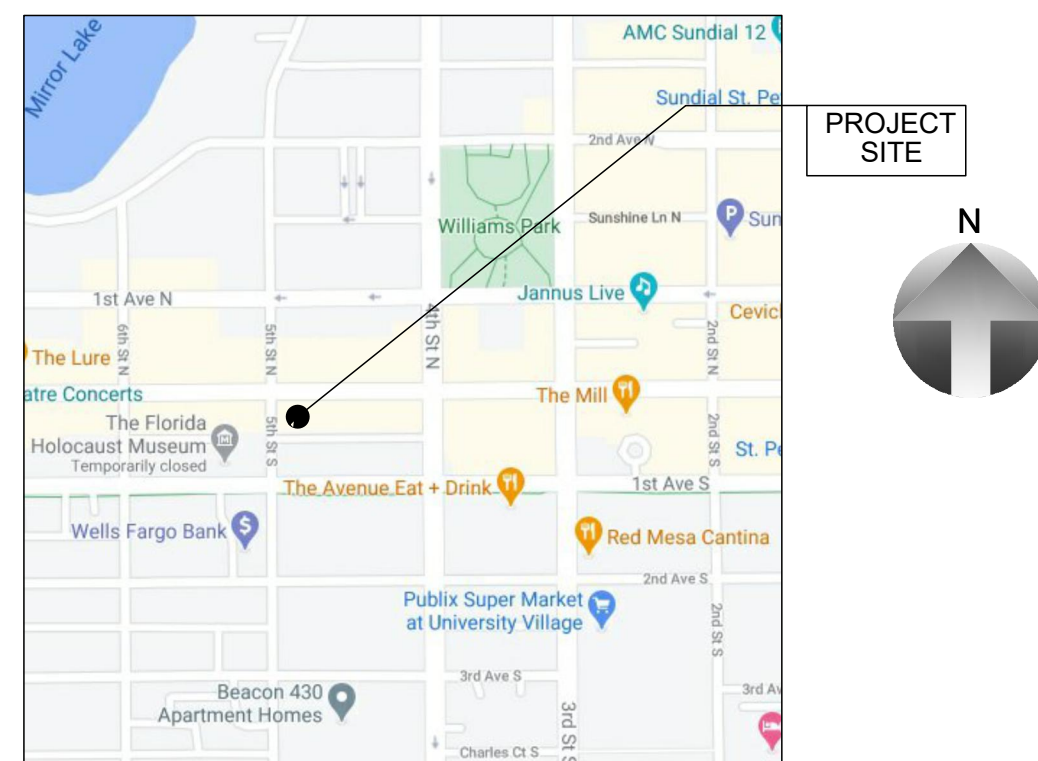
**Discussion of Standards of Review for Planning and Zoning Decisions, Generally**  
(Sec. 16.70.040.1.E of the Land Development Code)

- 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 Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment, the removal of surface parking lots, the provision for workforce housing and the promotion of office and residential uses in downtown.

**LOCATION MAP**

N.T.S.



SECTION 19, TOWNSHIP 31, RANGE 17

# 450 1st Avenue N. Mixed Use Building

## 450 1st Avenue N.

### City of St. Petersburg, FL

FEMA MAP PANEL NO. 12103C0219G  
FLOOD ZONE "X"

FLOOD ZONE DATED 09-03-2003

EXISTING ZONING DISTRICT-DC-C

EXISTING SWFWMD ERP PERMIT NO. 93-0082

PARCEL NO. 19-31-17-74466-027-0100

PARCEL NO. 19-31-17-74466-027-0070

PARCEL NO. 19-31-17-74466-027-0040

VERTICAL DATUM:  
PREPARED BY: PLS.

GOVERNING STANDARDS AND SPECIFICATIONS:  
CITY OF ST. PETERSBURG MOST RECENT STANDARD DETAILS &  
SPECIFICATION DATED

FLORIDA DEPARTMENT OF TRANSPORTATION,  
DESIGN STANDARDS DATED JANUARY 2019, AND  
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE  
CONSTRUCTION DATED JANUARY 2019.

Prepared By:



**SYNERGY Civil Engineering, Inc.**  
2451 McMullen Booth Rd., Suite 201  
Clearwater, FL 33759  
Tel. (727) 470-1344  
www.synergycivileng.com

**SYNERGY**  
Civil Engineering, Inc.

Prepared For:

**PLDD 1st Avenue, LLC**  
3060 Alternate 19 north  
Palm Harbor, FL 34683

Consultants

**ARCHITECT**

**Behar Peteranecz, Inc.**  
2430 Terminal Drive S.  
St. Petersburg, FL 33712  
Ph: (727) 488-8490  
Fax: (727) 478-3074

**SURVEYOR**

**Survtech Solutions, Inc.**  
10220 U.S. Highway 92 East  
Tampa, FL 33610  
phone: (813) 451-4929  
email: sbrown@survtechsolutions.com

**LANDSCAPE ARCHITECT**

**Copley Design Associates, Inc.**  
10215 So. 19th  
Clearwater, Florida 33764  
Ph: (727) 787-2840  
email: copleydesign@gmail.com

Utility Companies

Duke Energy  
299 1st Ave N  
St Petersburg  
(727) 820-5151

Peoples Gas  
1920 9th Ave N  
St Petersburg, FL 33713  
(727) 820-3333

Sanitary Sewer Utility Provider  
City of St. Petersburg  
1650 Third Ave. North  
St. Petersburg, FL 33755  
(727) 893-7261

Water Utility Provider  
City of St. Petersburg  
1650 Third Ave. North  
St. Petersburg, FL 33755  
(727) 893-7261

**Cable Spectrum**  
3814 South Dale Mabry  
Highway  
Tampa, FL 33629  
(813) 684-6400

Review Agencies

**City of St. Petersburg**  
One 4th Street North  
PO Box 2842  
St. Petersburg, FL 33731-2842

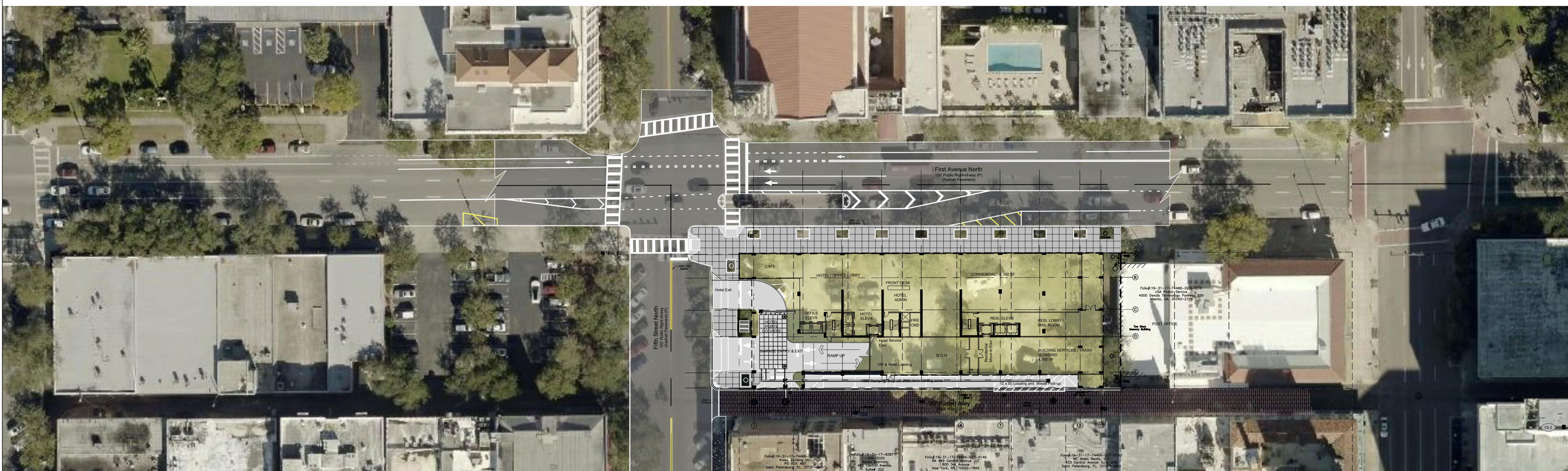
**Florida Department of Transportation**  
5211 Ulmerton Rd  
Clearwater, FL 33760  
Phone: (727) 575-8300

Title

**COVER SHEET**

Project No. **03-02-020** Scale: **AS NOTED** Date: **10-28-2020**

Drawing No. **C-01** Sheet: **1 of 2** Revision No. **0**



**SITE DATA TABLE**

- Zoning Classification: DC-C
- Existing Land Use Type(s): Surface parking lot
- Proposed Land Use Type(s): Residential, office, retail, hotel
- Area of Subject Property: 28,079 sf
- Variance(s) Requested: None
- Gross Floor Area (total square feet of building(s))  
Existing: 0 Sq. ft.  
Proposed: 526,790 Sq. ft.  
Permitted: N/A Sq. ft.
- Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)  
Existing: 0 FAR (0 Sq. ft.)  
Proposed: 8.0 FAR / 224,632 Sq. ft.  
Permitted (streamline): 8.0 FAR / 224,632 Sq. ft.
- Building Coverage (first floor square footage of building)  
Existing: 0 Sq. ft. / 0% of site  
Proposed: 23,807 Sq. ft. / 84.8% of site  
Permitted: 28,079 Sq. ft. / 100% of site
- Open Green Space (include all green space on site; do not include any paved areas)  
Existing: 16,504 Sq. ft. / 58.8 % of site  
Proposed: 1,284 Sq. ft. / 4.6% of site
- Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)  
Existing: 319 Sq. ft. / 2.7% of vehicular area  
Proposed: 0 Sq. ft. / 0% of vehicular area
- Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))  
Existing: 11,575 Sq. ft. / 41.2% of site  
Proposed: 2,988 Sq. ft. / 10.6% of site

- Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)  
Existing: 11,575 Sq. ft. / 41.2% of site  
Proposed: 26,795 Sq. ft. / 95.4% of site  
Permitted: 28,079 Sq. ft. / 100% of site
- Density (no. of residential units)  
Existing: 0  
Proposed: 165  
Permitted: N/A
- Parking (Vehicle) Spaces  
Existing: 29 (includes 0 disabled parking spaces)  
Proposed: 456 (includes 9 disabled parking spaces)  
Required: 264 (includes 7 disabled parking spaces)  
Residential: 41 (none for units under 750 sf; one space per each unit over 750 sf)  
Office: 146 (one space per 500 sf gfa)  
Retail: 48 (one space per 1,000 sf gfa)  
Hotel: 28 (one space per four rooms)
- Parking (Bicycle) Spaces  
Existing: 0 Spaces / 0% of vehicular parking  
Proposed: 196 (20 short and 176 long term) Spaces / 43.0% of vehicular parking  
Required: 196 (20 short and 176 long term) Spaces / 74.5% of vehicular parking  
Residential: 165 long; 8 short (one per unit long term; two, or one per 20 units short term)  
Office: 7 long; 2 short (two, or one per 10,000 sf gfa long term; two, or one per 40,000 sf gfa short term)  
Retail: 4 long; 10 short (two, or one per 12,000 sf gfa long term; two, or one per 5,000 sf gfa short term)  
Hotel: 0 (none required)
- Building Height  
Existing: 0 Feet / 0 Stories

- Proposed: 336 Feet / 28 Stories  
Permitted (streamline): 450 Feet / N/A Stories
- Building Setbacks  
Proposed:  
North: 0 Feet (0-200 ft high)  
10 Feet (above 200 ft high)  
East: N/A  
South: N/A  
West: 0 Feet (0-200 ft high)  
10 Feet (above 200 ft high)
- Distances Between Buildings  
Proposed:  
North: N/A  
East: 12 Feet +/- (0-75 ft high)  
20 Feet (75 ft to 200 ft high)  
30 Feet (above 200 ft high)  
South: 0 Feet (0-75 ft high)  
20 Feet from C/L of alley (75 ft to 200 ft high)  
30 Feet from C/L of alley (above 200 ft high)  
West: N/A
- Maximum Floorplate Above 75 Feet  
Proposed: 20,975 Sq. ft.  
Permitted: 30,000 Sq. ft.
- Minimum Ground Level Open Space

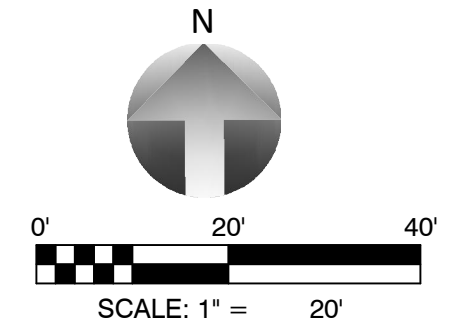
- Proposed: 1,284 Sq. ft. / 4.6%\*  
Required: 1,403.95 Sq. ft. / 5.0%  
\* Applicant will make a prorated payment of 0.08% of total construction cost in lieu of providing 5.0% open space, pursuant to Sec. 16.20.120.7.3.B of the City of St. Petersburg Land Development Code.

**LEGAL DESCRIPTION**

Lots 4, 5, 6, 7, 8, 9 and 10, Block 27, REVISED MAP OF THE CITY OF ST PETERSBURG, according to the map or plat thereof as recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.



MICHAEL J. PALMER, P.E. LIC. NO. 85743  
This item has been digitally signed and sealed by Michael J. Palmer, P.E. 01/15/2020  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**SITE LEGEND**  
PROPOSED

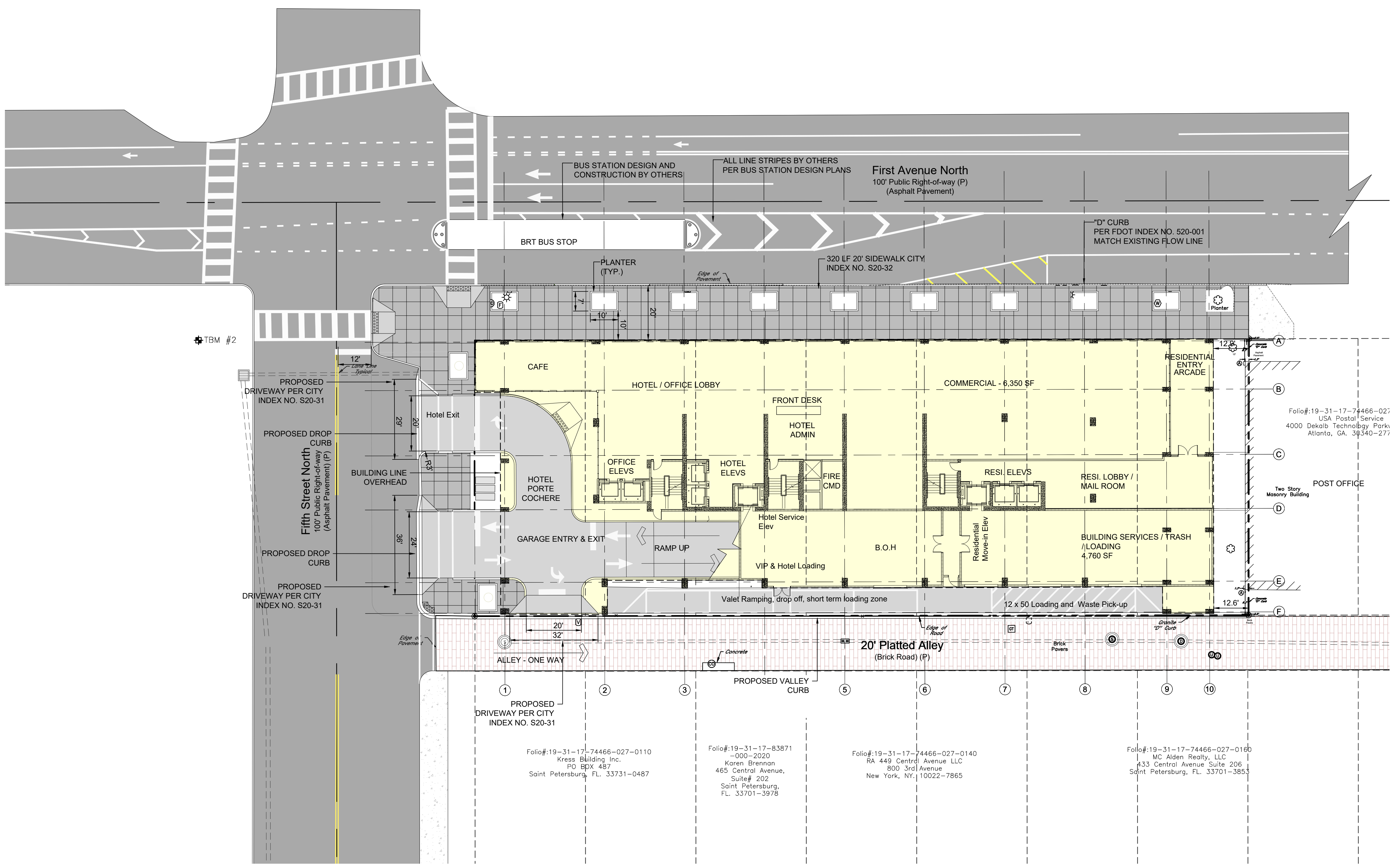
- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- YARD DRAIN
- ROADWAY CENTER LINE
- PROPOSED CURB
- BUILDING COLUMN OR SHEAR WALL
- PROPOSED CONCRETE PAVEMENT SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING (SEE ARCH. PLANS)
- SITE BOUNDARY LINE
- RIGHT-OF-WAY
- SITE TRIANGLE
- TYP TYPICAL
- 10 PARKING SPACES
- SW SIDEWALK
- RS' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET
- PROPOSED TRUNCATED DOMES
- PROPOSED VACUUM

**STRIPING NOTES**

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.
- SEE DETAILS FOR HANDICAP PARKING.
- PAVEMENT MARKINGS PER FDOT INDEX 17346

**SIGN LEGEND**

- R1-1 STOP SIGN



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Consultants

**ARCHITECT**  
**Behar Peteranecz, Inc.**  
2430 Terminal Drive S.  
St. Petersburg, Florida 33712  
Ph: (727) 488-9460  
F: (727) 478-3074

**SURVEYOR**  
**Survtech Solutions, Inc.**  
10220 U.S. Highway 92 East  
Tampa, FL 33610  
phone: (813)-621-4929  
email: sbrown@survtechsolutions.com

**LANDSCAPE ARCHITECT**  
**Copley Design Associates, Inc.**  
12575 US 19 North  
Clearwater, Florida 33764  
Ph: (727) 787-2640  
email: copleydesign@gmail.com

Notes:

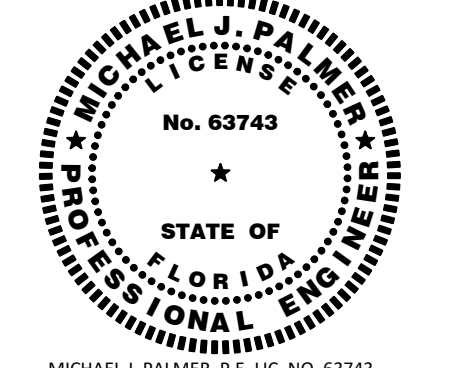
Revisions:	By	Appd.	Date

Submitted:	By	Appd.	Date

**UTILITY WARNING NOTE:**

ABOVE GROUND OR UNDER GROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT-PROCEED WITH CAUTION-CALL "SUNSHINE STATE ONE CALL SYSTEM" AND THE UTILITY OWNERS) BEFORE BEGINNING WORK 1-800-432-4776. (48 HOURS IN ADVANCE)

Seal: CERTIFICATE OF AUTHORIZATION No. 27692  
THESE PLANS MAY NOT BE COPIED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM SYNERGY CIVIL ENGINEERING, INC. © COPYRIGHT 2020.



MICHAEL J. PALMER, P.E. LIC. NO. 63743  
This form has been digitally signed and sealed by Michael J. Palmer, PE, on 10-30-20  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project / Client:  
**450 1st Avenue N. Mixed Use Building**  
1st Avenue N.  
City of St. Petersburg, FL

**PLDD 1st Avenue, LLC**  
3060 Alternate 19 north  
Palm Harbor, FL 34683

Title

**SITE PLAN**

Project No.	Scale:	Date:
03-02-020	AS NOTED	10-30-2020
Drawing No.	Sheet	Revision No.
C-04	2 of 2	0

<b>FAR SUMMARY:</b>		
<b>Site Area (SF) :</b>		28,079
<b>Summary</b>		
<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
<i>Development Area Available:</i>		
Max FAR (8.0)	224,632	
Structured Parking	187,675	Fully Exempt From FAR
Office	73,145	Fully Exempt From FAR
Hotel	42,119	1.5 Exempt From FAR
<b>Total Development Area Available</b>	<b>527,571</b>	
<i>Proposed Constructed Area (GSF):</i>		
Residential	154,521	
Structured Parking	187,675	
Hotel	72,065	
Office	73,145	
Retail	40,165	
<b>Total Area to be Built</b>	<b>527,571</b>	

<b>FAR BREAKDOWN:</b>		
<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
Total	527,571	
Parking	187,675	Deduct Full Area
Office	73,145	Deduct Full Area
Hotel	42,119	Deduct 1.5 FAR
<b>Calculated FAR SF</b>	<b>224,632</b>	
<b>Calculated FAR</b>	<b>8.00</b>	
<b>Base FAR SF</b>	<b>112,316</b>	
<b>Base FAR</b>	<b>4.00</b>	
<b>Bonuses Needed FAR SF</b>	<b>112,316</b>	
<b>Bonuses Needed FAR</b>	<b>4.00</b>	
Workforce housing (financial contribution)	28,079	1.00 FAR
Historic Preservation (TDRs)	84,237	3.00 FAR
<b>Total Bonus SF</b>	<b>112,316</b>	
<b>Total Bonus FAR</b>	<b>4.00</b>	





















**Legend & Abbreviations**

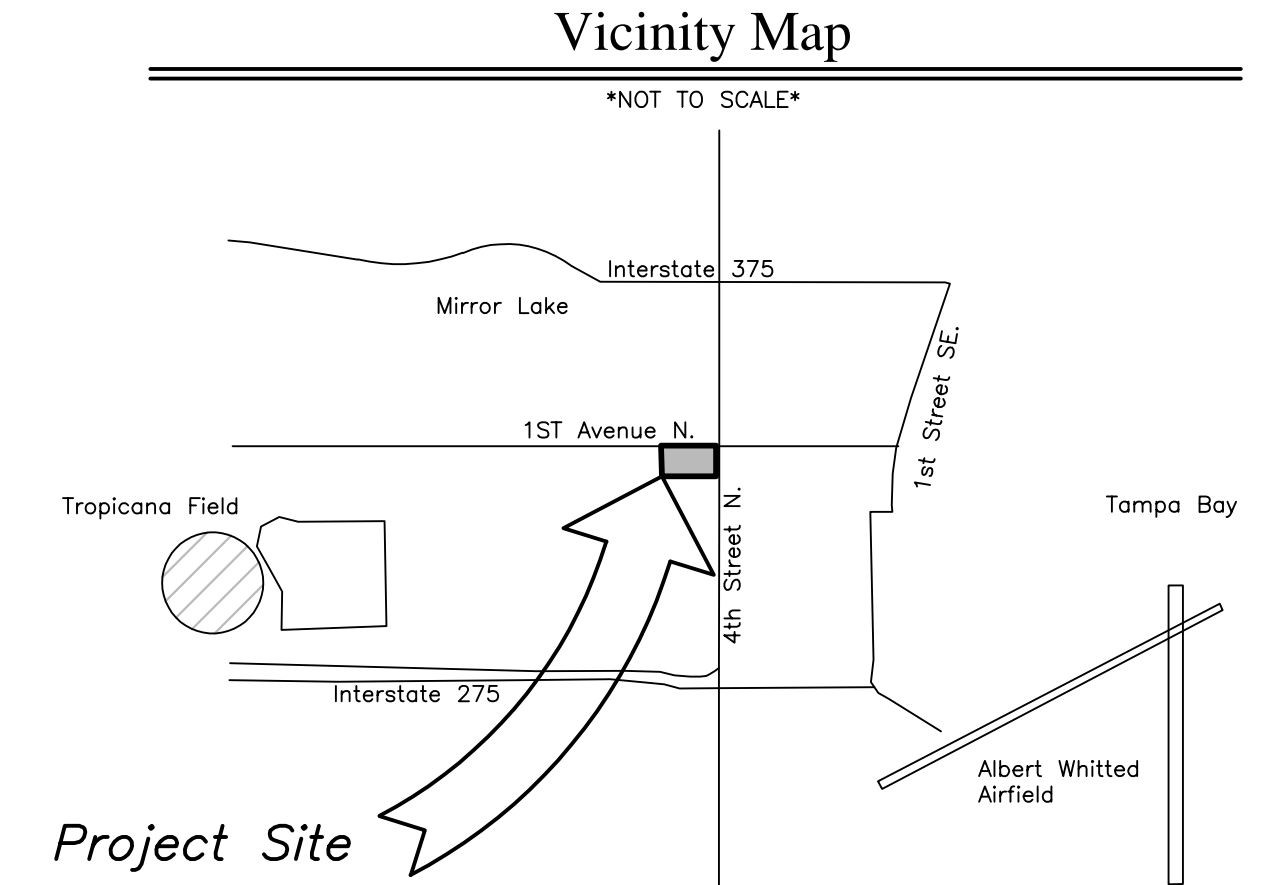
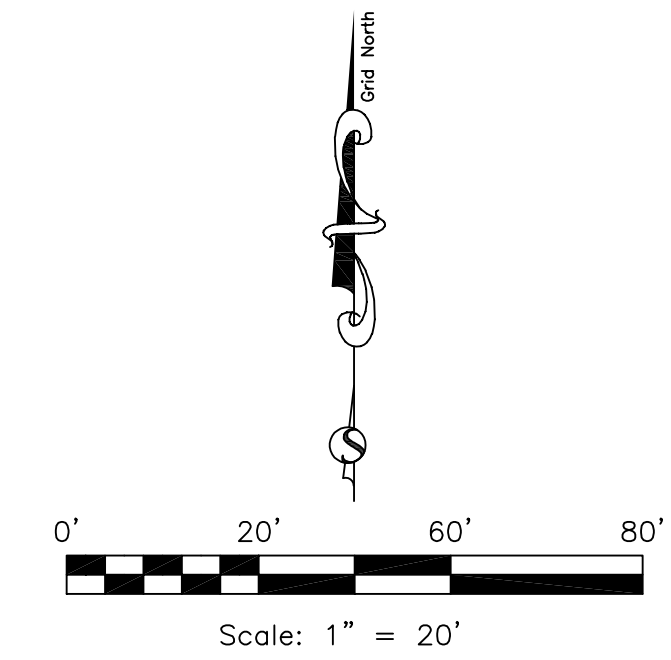
- Found Iron Rod or Pipe
- ⊙ Found P.K. Nail & Disk
- (F) Field Measurement
- (P) Plat Reference
- P.S.M. Professional Surveyor and Mapper
- id. Identification
- LB Licensed Business
- OR Official Records
- ⊕ Temporary Benchmark
- TBM Temporary Benchmark
- PVC Polyvinyl Chloride Pipe
- 39.42 Back of Curb Elevation
- 38.92 Edge of Pavement Elevation
- xxx Spot Elevation
- xxx Spot Elevation on Hard Surface
- ⊙ Oak
- \* Palm
- ⊙ Unknown Tree
- ⊙ Parking Count
- ⊙ Sign
- ⊙ Parking Meter
- ⊙ Unknown Manhole
- ⊙ Catch Basin
- ⊙ Storm Manhole
- ⊙ Cleanout
- ⊙ Sanitary Manhole
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Grease Trap
- ⊙ Electrical Pull Box
- ⊙ Electric Meter
- ⊙ Light Pole
- ⊙ Power Pole
- ⊙ Traffic Signal Box
- ⊙ Fiber Optic Vault
- ⊙ Unknown Vault
- Overhead Utility Line
- Drainage Pipe

# ALTA/NSPS Land Title Survey

## Christ United Methodist Church

### Section 19, Township 31 South, Range 17 East

### Pinellas County, Florida



**Schedule B-2 Exceptions**

per Title Commitment Order No. 7102658 issued by Fidelity National Title Insurance Company, bearing an effective date of November 13, 2019 at 5:00 PM. Revision C (11/22/2019)

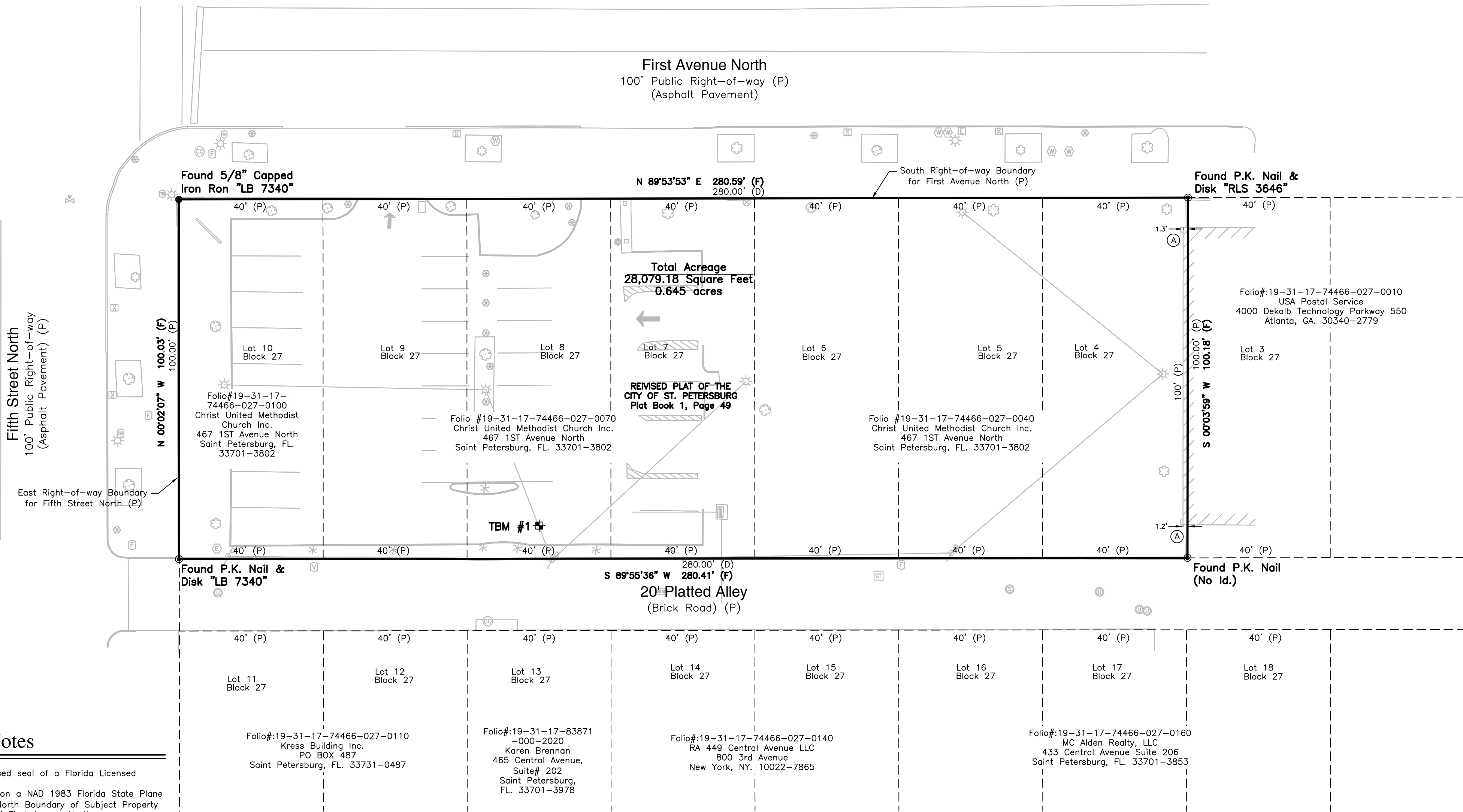
Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

⑥ Easement Agreement by and between The DeNunzio Group, LLC, a Florida limited liability company and Christ United Methodist Church, Inc., a Florida non-profit corporation, recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, No Comment

**Legal Description**

Lots 4, 5, 6, 7, 8, 9 and 10, Block 27, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the map or plat thereof, as recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

The above description is the same as the one described per Title Commitment Order No. 7102658 issued by Fidelity National Title Insurance Company, bearing an effective date of November 13, 2019 at 5:00 PM. Revision C (11/22/2019)



**Surveyor's Notes**

- 1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of N 89°53'53" E for the North Boundary of Subject Property also being the South Right-of-way Boundary of First Avenue North.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- 5.) No underground foundations or footers were excavated or located for this survey.
- 6.) The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station Benchmark "St. Petersburg" with an elevation of 36.18 feet.
- 7.) Per Table A of the ALTA/NSPS requirements:
  - a.) Item 6: a zoning report or letter was not provided to the surveyor by the client; therefore no zoning information is depicted hereon.
  - b.) Item 11: All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
  - c.) Item 16: there is no observable evidence of current earth moving work, building construction or building additions.
  - d.) Item 17: there is no known proposed changes in street right-of-way and there is no observable evidence of recent street or sidewalk construction or repairs.
- 8.) Subject property has direct access to 1st Avenue North, being a publicly dedicated Right-of-way.
- 9.) Parking spaces depicted hereon are shown only for reference.
- 10.) Surveyor makes no guarantees as to the species of trees or to the health of each tree depicted hereon, if this information is necessary a certified arborist should be contacted.
- 11.) The trees shown hereon were located utilizing methods adequate for their accurate location and identification. However, this company and the signing surveyor reserves the right to verify the location of all trees critical to the design of buildings, parking and other permanent features. It is the responsibility of the design professional to inform this company and/or the signing surveyor of any trees critical to their design so that those trees can be verified prior to the completion of the design.
- 12.) Lots 4 through 10 are contiguous with one another, without any gaps, gores, or hiatuses.

**Statement of Potential Encroachments**

- Ⓐ Building encroaches along the East boundary.

**Benchmark Information: NAVD 1988**

<p><b>TBM #1</b>                  Northing: 1250234.4                  Easting: 449299.9                  Elevation = 38.56                  Set PK nail &amp; disk labeled "SurvTech Trav Pl." in asphalt pavement, 39.9± Northwest of a power pole; 39.5± Northeast of a 8" Palm Tree</p>	<p><b>TBM #2</b>                  Northing: 1250326.1                  Easting: 449099.6                  Elevation = 38.90                  Set PK nail &amp; disk labeled "SurvTech Trav Pl." in concrete walk, 105.4± West of a light pole; 106.8± Northwest of a 12" unknown tree.</p>
---	--

**FLOOD NOTE:**  
 By graphic plotting only, this property is in Flood Zone "X"  
 Flood Insurance Rate Map: 12103C  
 Panel No.: 0219 G  
 Community Name/No.: City of Saint Petersburg/ 125148  
 Effective Date: September 03, 2003  
 Subject Property IS NOT in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**\*\*Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper\*\***

REVISION	DATE	INITIALS

Stacy L. Brown  
 Florida Professional Surveyor and Mapper No: 6516  
 SurvTech Solutions, Inc.  
 Florida Licensed Business No. 7340

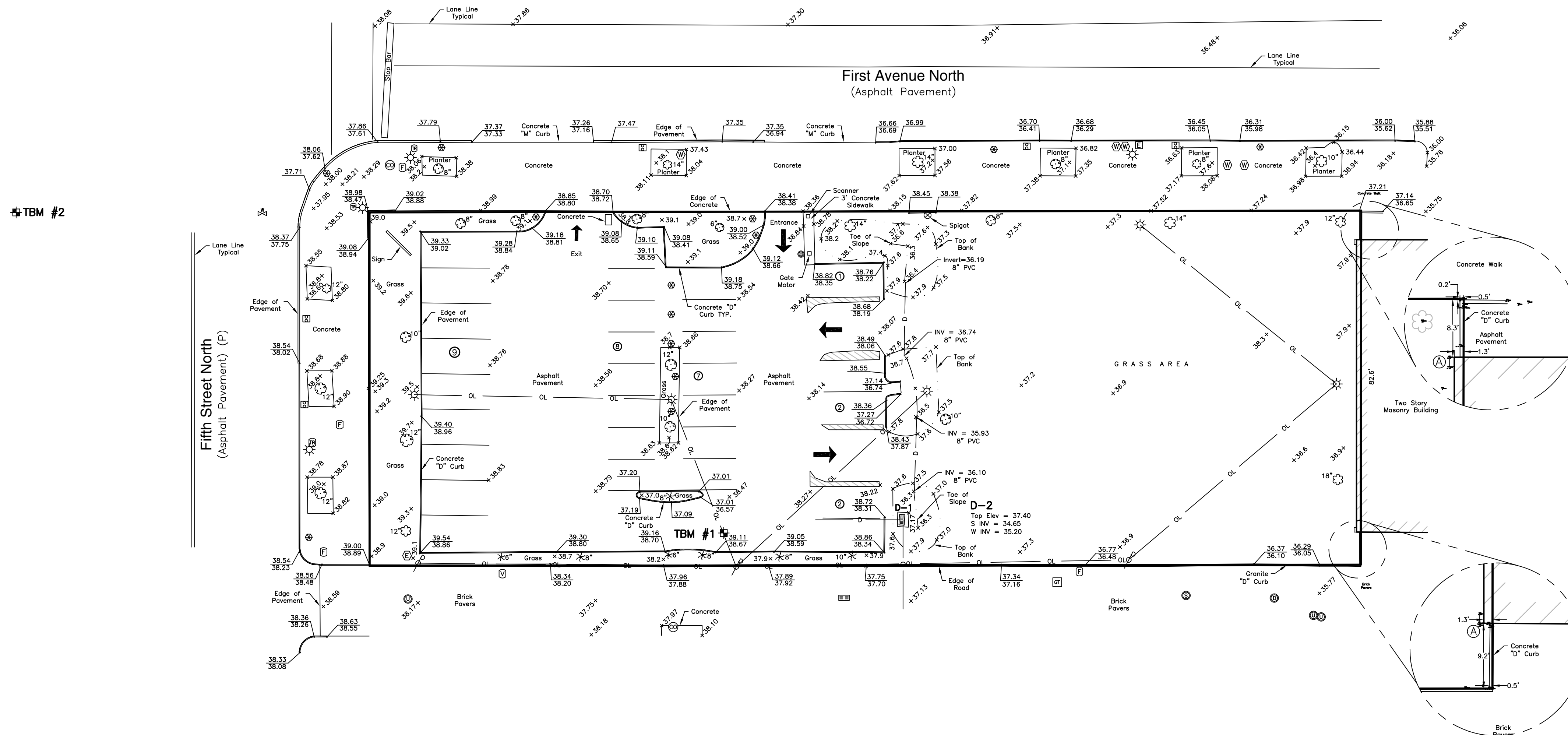
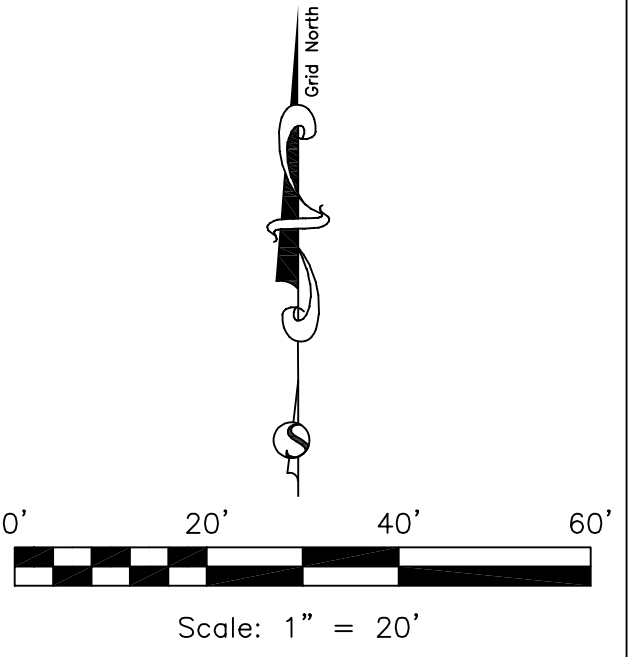
**Project Name:** Christ United Methodist Church      **Project No.:** 20170278  
**Address:** 450 1st Avenue North      **City:** St. Petersburg      **State:** Florida

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

**Drafted By:** H. Aguilar, M. Rook      **Drawing Name:** 201700278\_2A  
**Date Drafted:** 12/13/19      **Phase:** 3  
**Approved By:** S. Brown      **Last Field Date:** 12/12/19  
**Date Approved:** 12/13/19      **Field Book/Page:** 23-18/65

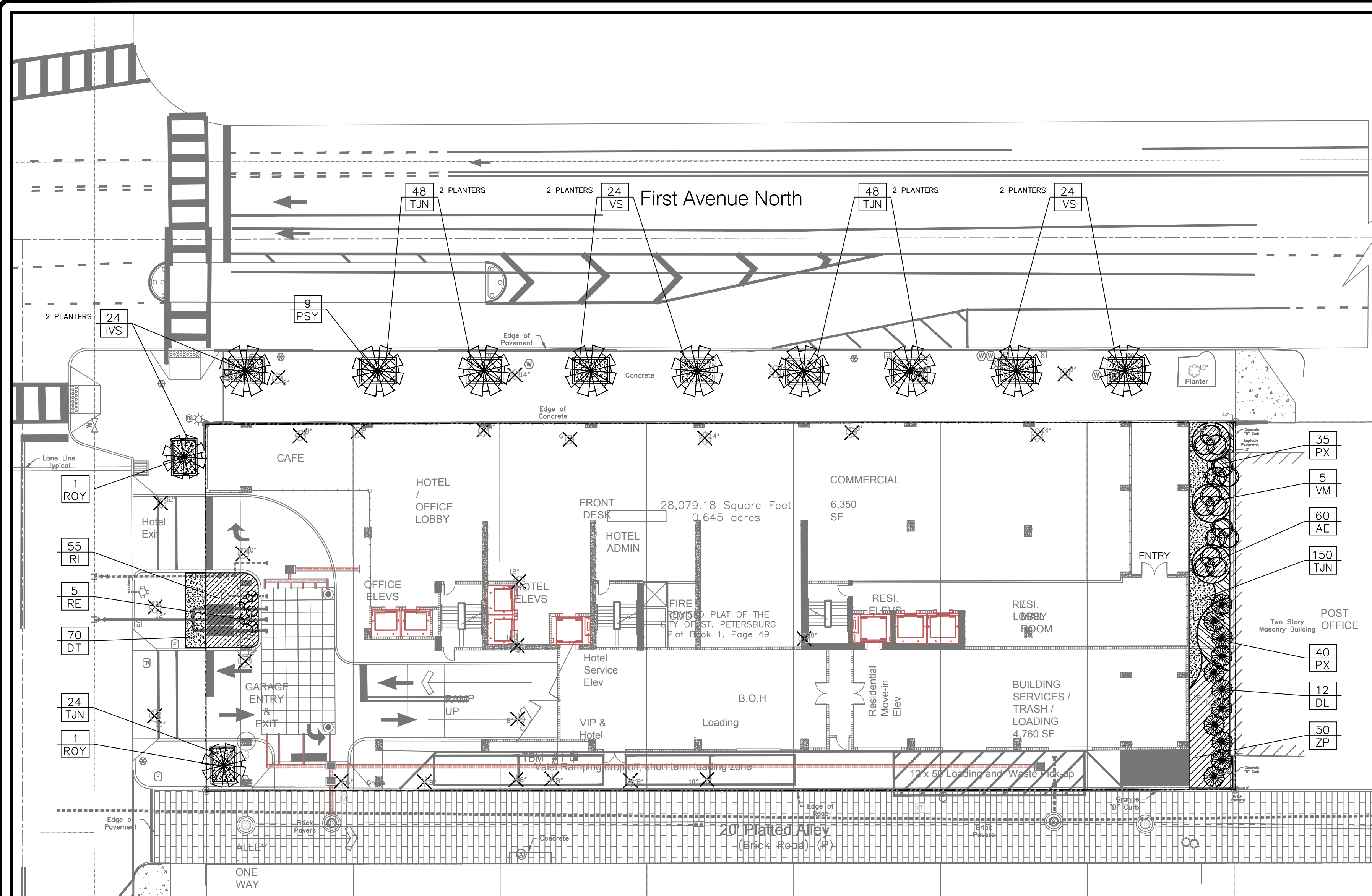
**SURVTECH SOLUTIONS, INC.**  
 10220 U.S. Highway 92 East  
 Tampa, FL 33610  
 phone: (813)-621-4929  
 fax: (813)-621-7194  
 Licensed Business #7340  
 email: sbrown@survtechsolutions.com  
 http://www.survtechsolutions.com

# Topographic Detail

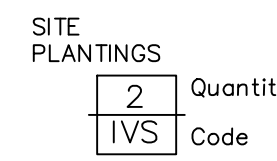


**Benchmark Information: NAVD 1988**

<b>TBM #1</b>
Northing: 1250234.4
Easting: 449299.9
Elevation = 38.56
Set PK nail & disk labeled "SurvTech Trav Pt." in asphalt pavement, 39.9'± Northwest of a power pole; 39.5'± Northeast of a 8" Palm Tree
<b>TBM #2</b>
Northing: 1250326.1
Easting: 449099.6
Elevation = 38.90
Set PK nail & disk labeled "SurvTech Trav Pt." in concrete walk, 105.4'± West of a light pole; 106.8'± Northwest of a 12" unknown tree.



**PLANT KEY**



**PLANT MATERIALS SCHEDULE**

Quant.	Code	Botanical Name	Common Name	Specification	Spacing
<b>TREES:</b>					
9	PSY	Phoenix dactylifera	Date Palm	18' c.t.	as shown
2	ROY	Royal Palm	Royal Palm	18' c.t.	as shown
5	VM	Adonia merrilli	Christmas Palm	8' c.t.	as shown
<b>SHRUBS:</b> Minimum 3 gal. container					
60	AE	Aspidistra elatior	Var. Cast Iron Plant	18" ht. x 18" spr.	18" o.c.
12	DL	Dypsis lutescens	Areca Palm	8' ht. x 5 stems	as shown
72	IVS	Ilex vomitoria shillings	Dwarf Yaupon Holly	14" ht. x 14" spr.	24" o.c.
75	PX	Philodendron xanadu	Xanadu Philodendron	24" ht. x 24" spr.	24" o.c.
5	RE	Rhapis excelsa	Lady Palm	24" ht. x 24" spr.	as shown
55	RI	Raphiolepis indica	Indian Hawthorn	48" ht. x 36" spr.	24" o.c.
50	ZP	Zamia pumila	Coastal	3 gal., 16" ht. x 16" spr.	30" o.c.
<b>GROUNDCOVER:</b>					
70	DT	Dianella tasmanica	Flax Lily	1 gal., 6" ht. x 6" spr.	12" o.c.
270	TJN	Trachelospermum asiaticum	Dwarf Confederate Jasmine	1 gal., 6" ht. x 6" spr.	12" o.c.

**GENERAL LANDSCAPE NOTES**

- All plant materials shall be Florida #1 or better and installed to highest nursery standards. Plants shall be healthy, free of pest and disease.
- All plants shall be container grown except as noted on plan.
- All palms and trees shall have straight trunks with no twists, knotting or other defective characteristics.
- Mulch shall be 100% Pine Bark, installed to a minimum thickness of 3". Use 3" compost mulch where shown.
- Sod shall be 95% weed free Floratam as shown on plans, installed with tight joints.
- All dimensions shall be field checked by the Landscape Contractor prior to construction with any discrepancies reported to the Landscape Architect.
- All materials shall be as specified on the plans. If materials, labor or installation techniques do not adhere to the specifications, they will be rejected by the Landscape Architect with specified materials and installation carried out by the Landscape Contractor at no additional cost.
- No substitutions of materials or changes to the drawings or specifications shall be made.
- All required permits are to be provided by the installing contractor unless specifically stated otherwise in the specifications.
- Contractor identification signs shall not be allowed on the project.
- Contractor shall be responsible for all items as shown or described on this plan and specifications.
- All proposed landscape and sod areas containing turf or weeds shall be treated with "round-up" per manufacturer's specifications. Follow - up with an application of pre-emergent after installation.
- Landscape Contractor shall provide all necessary site preparation required to ready the site for planting as specified.
- The landscape Contractor shall warranty and guarantee all materials and labor for a period of 1 year for shrubs and groundcover, palms and trees. Warranty and guarantee period shall begin upon date of final acceptance.
- All repairs and/or replacements shall be made by the Landscape Contractor within 10 working days upon notification of any deficiencies by the owner or their representative.
- All questions regarding the Landscape Plans and Specifications shall be directed to the Landscape Architect at (727) 787-2840.

**SOILS/PLANTING SOIL**  
Contractor shall inspect and test soils prior to installation of plant materials to determine soil quality in regards to pH, drainage, nutrients and texture. Contractor shall modify existing soils to provide a growing media suitable for proper horticultural plant growth. Additional soil amendments, fertilization, pH adjustments, and proper drainage shall be provided prior to installation of any materials.

**TREE PROTECTION/MAINTENANCE NOTES**  
Protective barriers and the use of other measures to prevent tree damage (pesticide application, root pruning, intensive mulching to reduce soil compaction, et cetera) will be required as necessary. Any stacking of soils, debris, construction materials, vehicles, and et cetera within the required barricades is strictly prohibited. Any tree losses incurred during construction may be subject to replacement penalties.

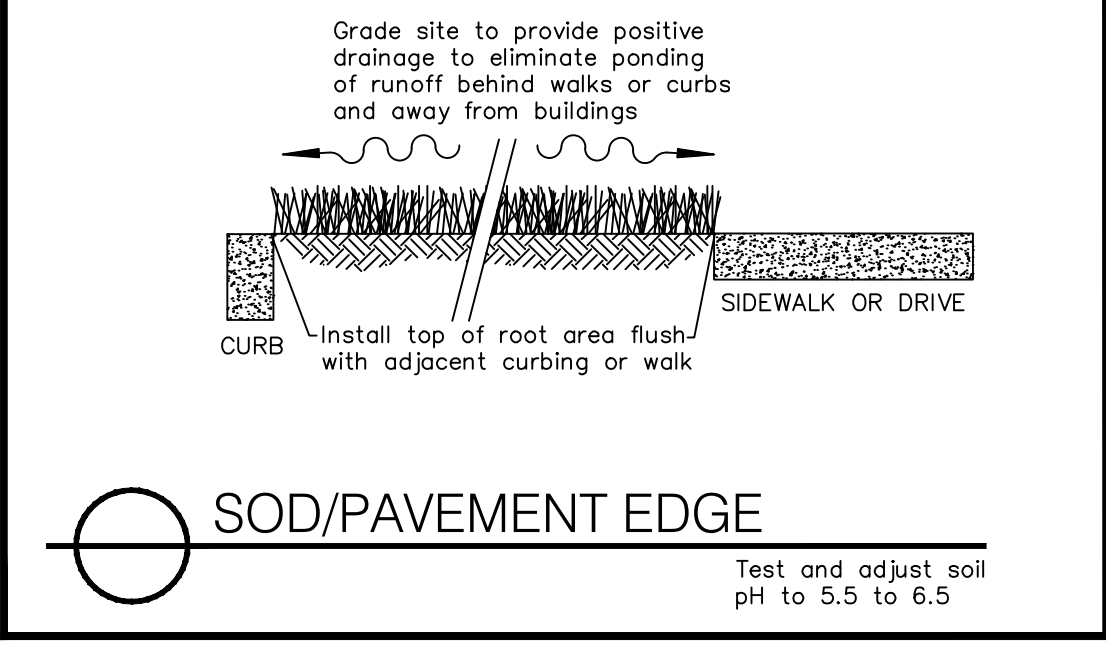
Trees shall be trimmed or pruned in such a manner so as not to alter their natural form, growth habit or character and shall not be pruned into unnatural shapes, including circles, ovals, squares and other hard-edged geometric shapes. Not more than one-third of the tree canopy shall be trimmed or pruned in any year unless it is dead. Tree topping is not allowed under any circumstance.

NOTE: Install root bio-barrier around trees where root areas are adjacent to sidewalks, curbs, pavement and utilities. Install per manufacturer's specifications. Install next to the adjacent sidewalk, curb, pavement and/or utility allowing maximum rooting area for the tree.

**GENERAL SOD NOTES**

- During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.
- An application of 6-6-6, 40% organic, slow or controlled release fertilizer shall be made to all lawn areas just prior to the laying of the sod at a rate of one (1) pound of nitrogen per 1,000 square feet. The ground shall be wet down before the sod is laid in place.
- Solid sod shall be laid tightly with closely abutting staggered joints with an even surface edge and sod edge, in a neat clean manner to the edge of all of the paving and shrub bed areas. Cut down soil level to 1 inch to 1-1/2 inches below top of walks and drives prior to laying sod.
- Within 2 hours after installing sod and prior to rolling, irrigate the sod. Sufficient water shall be applied to wet the sod thoroughly and to wet the sub-soil to a depth of 1 inch. Watering shall be done in a manner that will avoid erosion due to the application of excessive quantities, and the watering equipment shall be of a type that will prevent damage to the finished sod surface. Water shall be repeated as necessary to keep sod moist until rooted to sub-grade.
- The sod shall be pressed firmly in contact with the sod bed using a turf roller or other approved equipment so as to eliminate air pockets, providing a true and even surface and insure knitting without any displacement of the sod or deformation of the surfaces of sodded areas. After the sodding operation has been completed, the edges of the area shall be smooth and shall conform to the grades indicated.
- If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply sand over the entire surface to be leveled, filling-in dips and voids and thoroughly washing into the sod areas.
- On slopes steeper than 2:1 and as required, the sod shall be fastened in place with suitable wooden pins or by other approved method.

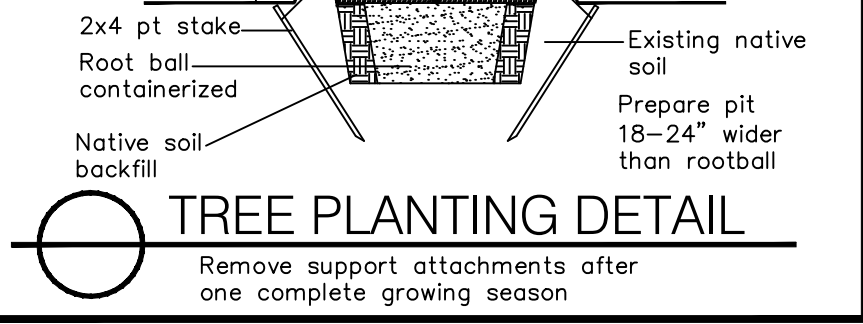
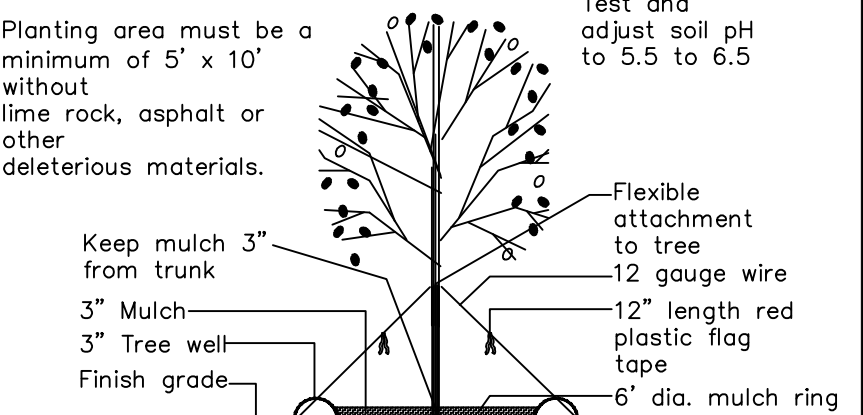
NOTE: CONTRACTOR SHALL SCALP AND RE-GRADE ALL AREAS TO RECEIVE SOD. REMOVE EXCESS SOIL, UN-WANTED PLANTINGS, DEBRIS AND OTHER DELETERIOUS MATERIALS AND HAUL FROM SITE. PROVIDE A FLAT, LEVEL SURFACE PROVIDING POSITIVE DRAINAGE AWAY FROM BUILDINGS AND FROM BEHIND WALKS, CURBS, PAVEMENT AND STRUCTURES TO ELIMINATE ALL PONDING OF WATER.



Know what's below.  
Call before you dig.

48 Hours Before You Dig

Expose root trees are not acceptable. If balled and burlapped trees are installed, all non-biodegradable wrappings will be removed and burlap will be folded down to enhance water absorption. If wire baskets are used in conjunction with balled and burlapped trees, remove the first few rows of each basket at time of installation. Install rootball level with existing finish grade, 3-5" above finish grade on sites containing clay. Tree wrapping or pruning point onto pruned branches shall not be acceptable.



**EXISTING TREE REMOVAL**

EXISTING TREE	DBH	QUANT.	TOTAL DBH REMOVED	TOTAL DBH TO REMAIN
CABBAGE PALM	6	2	12	-0-
	8	4	32	-0-
	10	1	10	-0-
	12	-0-	-0-	-0-
	14	-0-	-0-	-0-
	18	-0-	-0-	-0-

DBH OF REMOVED CABBAGE PALM = 54 DBH  
DBH OF REMAINING CABBAGE PALM = -0-

EXISTING TREE	DBH	QUANT.	TOTAL DBH REMOVED	TOTAL DBH TO REMAIN
LIVE OAK	6	1	6	-0-
	8	7	56	-0-
	10	4	40	-0-
	12	7	84	-0-
	14	4	56	-0-
	18	1	18	-0-

DBH OF REMOVED LIVE OAK = 260 DBH  
DBH OF REMAINING LIVE OAK = -0-

**NOTES:**

NOTE: INSTALL ROOT BIO-BARRIER AROUND TREES WHERE ROOT AREAS ARE ADJACENT TO SIDEWALKS, CURBS, PAVEMENT AND UTILITIES. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL NEXT TO THE ADJACENT SIDEWALK, CURB, PAVEMENT AND/OR UTILITY ALLOWING MAXIMUM ROOTING AREA FOR THE TREE.

NOTE: ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC. FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINE IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL PLANT MATERIALS TO CONFORM TO THE CODE AS REQUIRED BY AS-BUILT AND FIELD CONDITIONS. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE

ALL TREE PRUNING AND PRUNING OF A GRAND OAK, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORIST (ASCA). A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH THE STANDARDS SPECIFIED WITHIN THE LANDSCAPE DEVELOPMENT CODE.

ANY AREAS SUBJECT TO EROSION MUST BE STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCES. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREES (MELALEUCA QUINQUENARIA) AND AUSTRALIAN PINE (CASUARINA SPP.) MUST BE REMOVED OVER THE ENTIRE PROPERTY OWNERSHIP AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE DESTABILIZED WITH SUITABLE MATERIAL.

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF THE TREE TO REMAIN ON SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

PROPOSED MIXED USE BUILDING  
450 1st Avenue North, St. Petersburg, Florida

**Landscape Development Plan**

**Mixed Use Building**  
450 1st Avenue North, St. Petersburg, Florida

Issue Date: 10/25/20  
Design: DC  
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Robert D. Copley  
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Copley Design Associates, Inc.  
Landscape Architecture

727 787-2840

JOB NO. 20026

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