



SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

Included in this packet:

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

- Completed SE & SPR application form
- Pre-Application Meeting Notes
- Application fee payment (Additional Fees required if variances are requested)
- Affidavit to Authorize Agent, if Agent signs application
- Data Sheet
- Traffic Impact Report (Methodology to be approved by Transportation and parking Management)
- Public Participation Report
- Site plan and survey of the subject property:
 - Two (2) copies (please fold to 8 ½ x 11") & one reduced site plan 8 ½ x 11" to scale: black and white & color
 - Drawn to scale (engineers scale no smaller than 1" = 50'); North arrow
 - Phasing schedule, if applicable
 - Dimensions and exact locations of:
 - property lines, structures, internal walkways, pedestrian connections
 - vehicle use areas (driveways, parking spaces, curbing, wheel stops, ingress/egress, etc.)
 - utilities (overhead power lines, exterior lighting, easements, etc.)
 - buffer walls, fences with elevation and height and material indicated
 - solid waste disposal method and location
 - storm water retention, preservation areas
 - any other architectural or engineering features
- Landscape plans: Two (2) copies (please fold to 8 ½ x 11")
 - One reduced site plan 8 ½ x 11" to scale (black and white) & (color)
 - Legend identifying plants by scientific and common name, size, spacing & quantity
 - Location, type and size in diameter at breast height (d.b.h.) of all specimen trees indicated to be preserved or removed
- Elevation drawings: 8 ½ x 11" to scale (color), Depicts all sides of existing & proposed structure(s)
- PDF of application documents (may be emailed to Staff Planner)
- Variance Narrative, if requesting, addressing application criteria
- Projects within the DC zoning district(s): Digital 3D building models of the proposed building(s): 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.

Planning and
Development Services
Department

Development Review
Services Division

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731
727 / 893.7471

A Pre-Application Meeting is Required Prior to Submittal.

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

Completeness review by City Staff _____

UPDATED: 12-17-2020



Pre-Application Meeting Notes

Meeting Date: _____ Zoning District: _____

Address/Location: _____

Request: _____

Type of Application: _____ Staff Planner for Pre-App: _____

Attendees: _____

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

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

Notes: _____



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): CATS RED APPLE ST PETE, LLC	
Street Address: 800 3RD AVE, 5TH FL	
City, State, Zip: NEW YORK, NY 10022	
Telephone No: 212-373-8491	Email: Ralph.Zirinsky@RAGNY.com
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: Arquitectonica	Contact Name:
Telephone No: 212-254-2700	
Website: http://www.arquitectonica.com/	Email:
PROPERTY INFORMATION:	
Address/Location: 400 Central Ave.	Email:
Parcel ID#(s): 19-31-17-68610-001-0010	
DESCRIPTION OF REQUEST: minor site plan modification	
PRE-APP MEETING DATE: 3/15/21	STAFF PLANNER: CDM and 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, as 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: DC-C				
2.	Existing Land Use Type(s): Vacant				
3.	Proposed Land Use Type(s): Residential, office, commercial				
4.	Area of Subject Property: 99,121 sf				
5.	Variance(s) Requested: none				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	0	Sq. ft.		
	Proposed:	1,216,734	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	Sq. ft.	0	
	Proposed:	8.0	Sq. ft.	792,968	
	Permitted:	n/a	Sq. ft.	n/a	
8.	Building Coverage (first floor square footage of building)				
	Existing:	0	Sq. ft.	0	% of site
	Proposed:	82,382	Sq. ft.	83	% of site
	Permitted:	99,121	Sq. ft.	100	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	89,382	Sq. ft.	90	% of site
	Proposed:	3,816	Sq. ft.	3.85	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	0	Sq. ft.	0	% of vehicular area
	Proposed:	681	Sq. ft.	0.7	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	9,984	Sq. ft.	10	% of site
	Proposed:	13,727	Sq. ft.	13.8	% of site



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: 400 Central Ave	Case No.:
Description of Request: minor site plan 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: 400 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	
This application was sent to CONA, FICO, Downtown Neighborhood Association, Downtown Business Association, St. Petersburg Downtown Partnership and Central Avenue Council on 3/16/2021.	
(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>3/16/21</u>	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

NARRATIVE IN SUPPORT OF SITE PLAN MINOR MODIFICATION APPLICATION

Cats Red Apple St. Pete, LLC (the “Owner”) is the owner of the property located at 400 Central Ave., St. Petersburg (the “Property”). The Property is zoned DC-C, which permits various residential and commercial uses by right.

The Owner is requesting a minor modification to the site plan approved in Case No. 19-31000011 (the “Site Plan”).

Description of Project

The proposed project is a mixed-use development consisting of one residential tower over a base with parking, retail and office uses. The Owner proposes to construct the entire project at the same time. The base of the proposed project will occupy a majority of the subject property. The plaza will be integrated into the abutting public sidewalks along 4th Street South and the 1st Avenue South. A residential vehicular drop-off area will be west of the pedestrian plaza. The drop-off will be designed with hardscape features that integrate with the materials used for the pedestrian plaza to minimize the appearance of vehicle drop-off area. Landscaping will be used to help define the space and to separate pedestrian conflicts with vehicles. Vehicular access for the residential parking garage entrance and drop-off area will be from 1st Avenue South. Pedestrian access to the residential tower will be from the residential vehicular drop-off area along 1st Avenue South. The commercial parking garage entrance for retail and office uses will also be from 1st Avenue South next to the loading dock access. Pedestrian access for the commercial parking will be on 1st Avenue South and on Central Avenue. Pedestrian access to the office uses will be along 1st Avenue South.

The base of the building will consist of seven floors. The first floor of the building along 5th Street South and Central Avenue will consist of retail uses. The northeast corner of the first and second floors fronting Central Avenue and 4th Street South will be a restaurant. Facing 1st Avenue South will be the office lobby. The rest of the ground floor use will include the residential lobby and the back of house functions for both residential and commercial uses. Second through seventh floors mainly consist of commercial and residential parking. Within the footprint of the residential tower, the second floor will be dedicated to residential back of house functions except for the restaurant portion, and the third through seventh floors will consist of residential units and some residential storage spaces. The office floor will sit on the eighth floor on the western side of the subject property. The residential tower will be located on the eastern side of the subject property and will sit on the seven-story base oriented at an angle to the subject property’s property lines.

The proposed architectural style of the project will be modern. The ground floor of the building will have large glass storefront windows along Central Avenue, 4th Street South and 5th Street South and a portion of 1st Avenue South. The residential drop-off area will be screened from the street with a decorative architectural screen and plantings. The parking garage will be screened from view with a textured ribbon wall and will be curved at all corners of the structure. The residential tower will be skinned in glass and opaque bands of stucco and will be articulated with horizontal balcony bands. The tower will have a crown element at the top.

The Site Plan permits a maximum height of 515 ft and an 8.0 FAR (1,280,840 sf gfa), consisting of a 45-story building with 300 dwelling units, a 20-story building with a 225-room hotel, 15,000 sf of meeting space, 20,000 sf of office space, and 25,000 sf of commercial space.

The Owner proposes a minor modification to the Site Plan, which results in a reduction of the project to 1,216,734 sf gfa, but does not change the maximum height of 515 ft or FAR of 8.0. After the modification, the project will consist of a 46-story building (the rooftop is now being counted as a story since it will have amenity space) with 301 dwelling units, an 8-story building with 44,687 sf of office space, and 62,176 sf of commercial space.

Discussion of Criteria for Minor Modifications

(Sec. 16.70.040.1.H of the City of St. Petersburg Land Development Code)

A. *"Minor modification" shall mean the following:*

1. *Any modifications that reduce density, building square footage or degree of variance, or modifications not involving an increase of more than ten percent of the gross floor area and in no event more than 6,000 square feet in the case of buildings or five percent of the lot area in the case of parking or landscaping modifications. Public notice of these minor modifications is not required.*
2. *Any modifications involving an increase of more than ten percent, but not more than 20 percent, of the gross floor area and in no event more than 15,000 square feet in the case of buildings or 20 percent of the lot area in the case of parking or landscaping modifications. Mailed notice should be provided as set forth in the notices section.*
3. *Minor modifications shall not cause a variance from any provisions of the City Code, shall not involve a change in principal use or an increase in residential density, shall not waive any condition or conditions expressly specified by the Commission, and shall not change the basic intent of the approved site plan.*

The application qualifies as a minor modification under Sec. 16.70.040.1.H.A.1 above since it reduces building square footage from 1,280,840 sf gfa to 1,216,734 sf gfa. Density is not regulated in the DC districts.

The application does not cause a variance from any provisions of the City Code, does not involve a change in principal use, does not waive any condition or conditions expressly specified by the Commission, and does not change the basic intent of the approved site plan. Density is not regulated in the DC districts.

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 promotion of office uses, the provision for workforce housing and the promotion of the downtown core.

FAR SUMMARY:

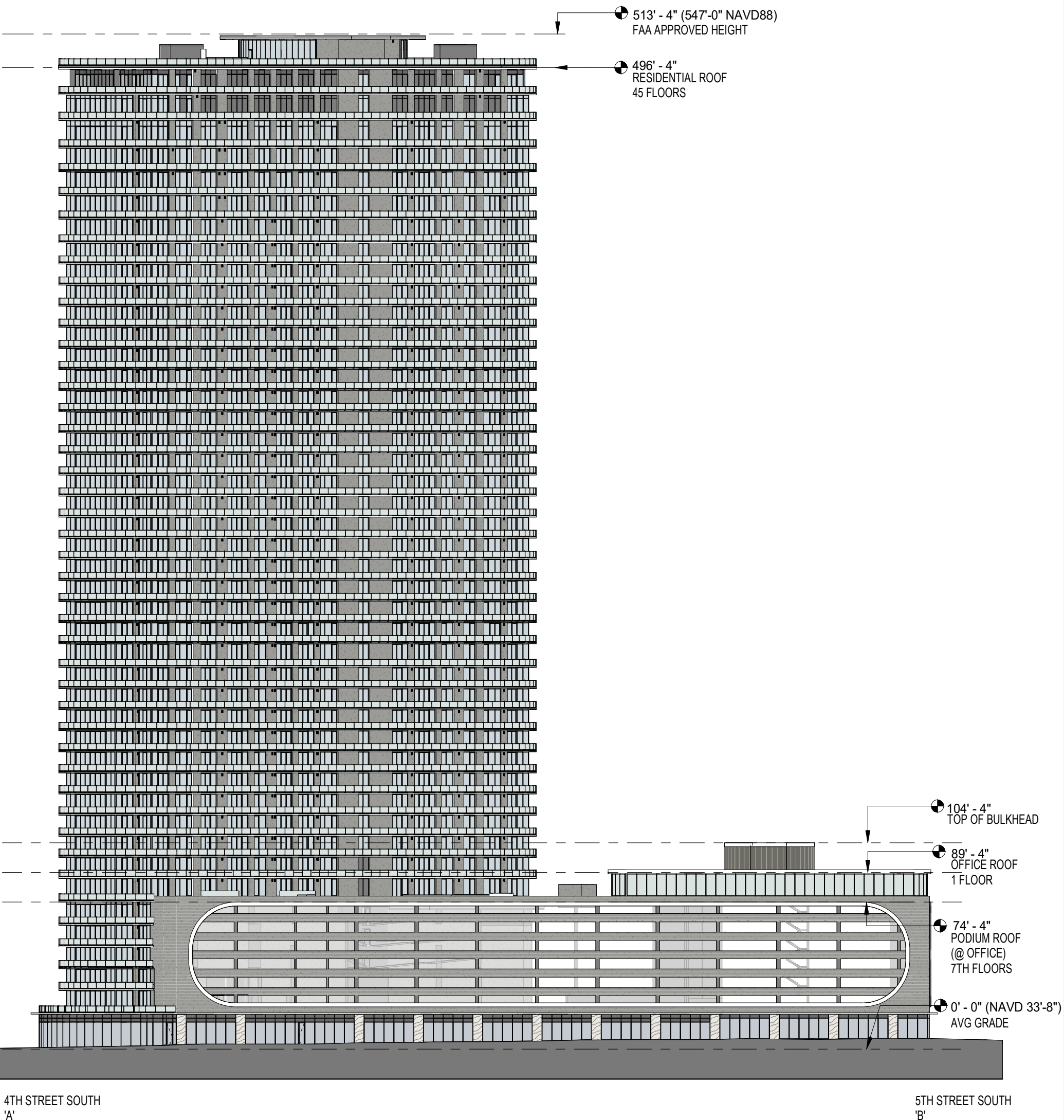
Site Lot Area (SF) : 99,121

Summary

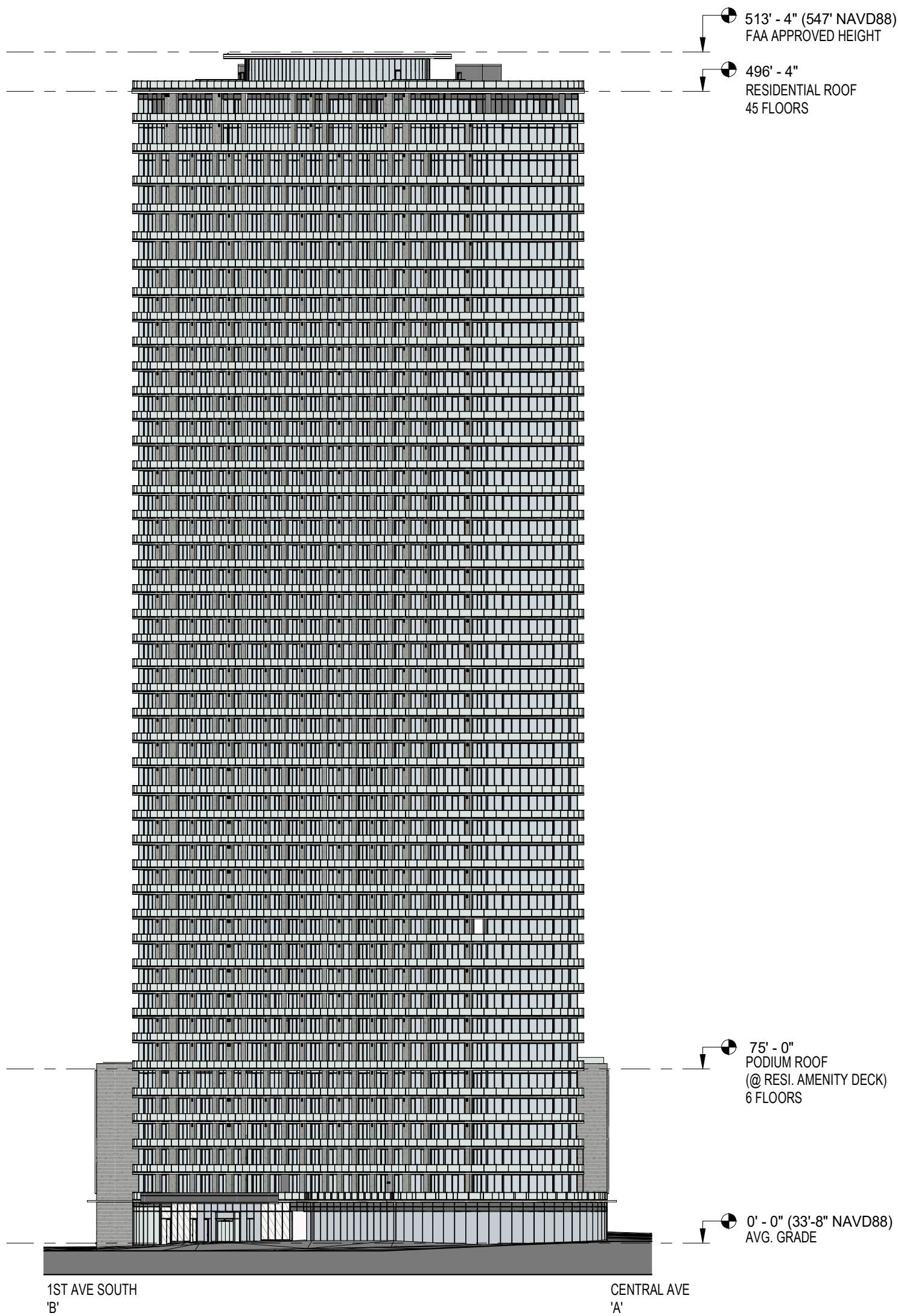
Area	Proposed Modification	Existing Site Plan	Note
<i>Development Area Available:</i>			
Base FAR (8.0)	792,968	792,968	Bonus approval streamline
Exemptions			
Structured Parking	374,206	318,670	Unlimited
Office	-	20,590	0.25 FAR/lvl office use on ext. of parking (liner)
Hotel	-	148,682	1.5 FAR hotel uses located above ground floor
Retail	49,560	-	0.5 FAR when retail>50,000 SF
Total Development Area Available	1,216,734	1,280,910	
<i>Proposed Constructed Area (GSF):</i>			
Residential	735,665	719,690	
Parking	374,206	318,670	
Office	44,687	20,590	
Hotel	-	198,550	
Retail	62,176	23,340	
Total Area to be Built	1,216,734	1,280,840	

FAR BREAKDOWN:

Area			
Total	1,216,734	1,280,840	
Exemptions			
Structured Parking	374,206	318,670	
Office	-	20,590	
Hotel	-	148,682	
Retail	49,560	0	
Calculated FAR SF	792,968	792,899	
Calculated FAR	8.00	8.00	
Base FAR SF (No Bonus)			
Base FAR SF	396,484	396,484	
Base FAR	4.00	4.00	
Bonuses Needed FAR SF			
Bonuses Needed FAR SF	396,484	396,415	
Bonuses Needed FAR	4.00	4.00	
Bonuses			
Parking screen above base	49,561	49,561	0.5 FAR
Purchase historic TDRs	346,924	346,854	3.5 FAR
Total Bonus	396,484	396,415	

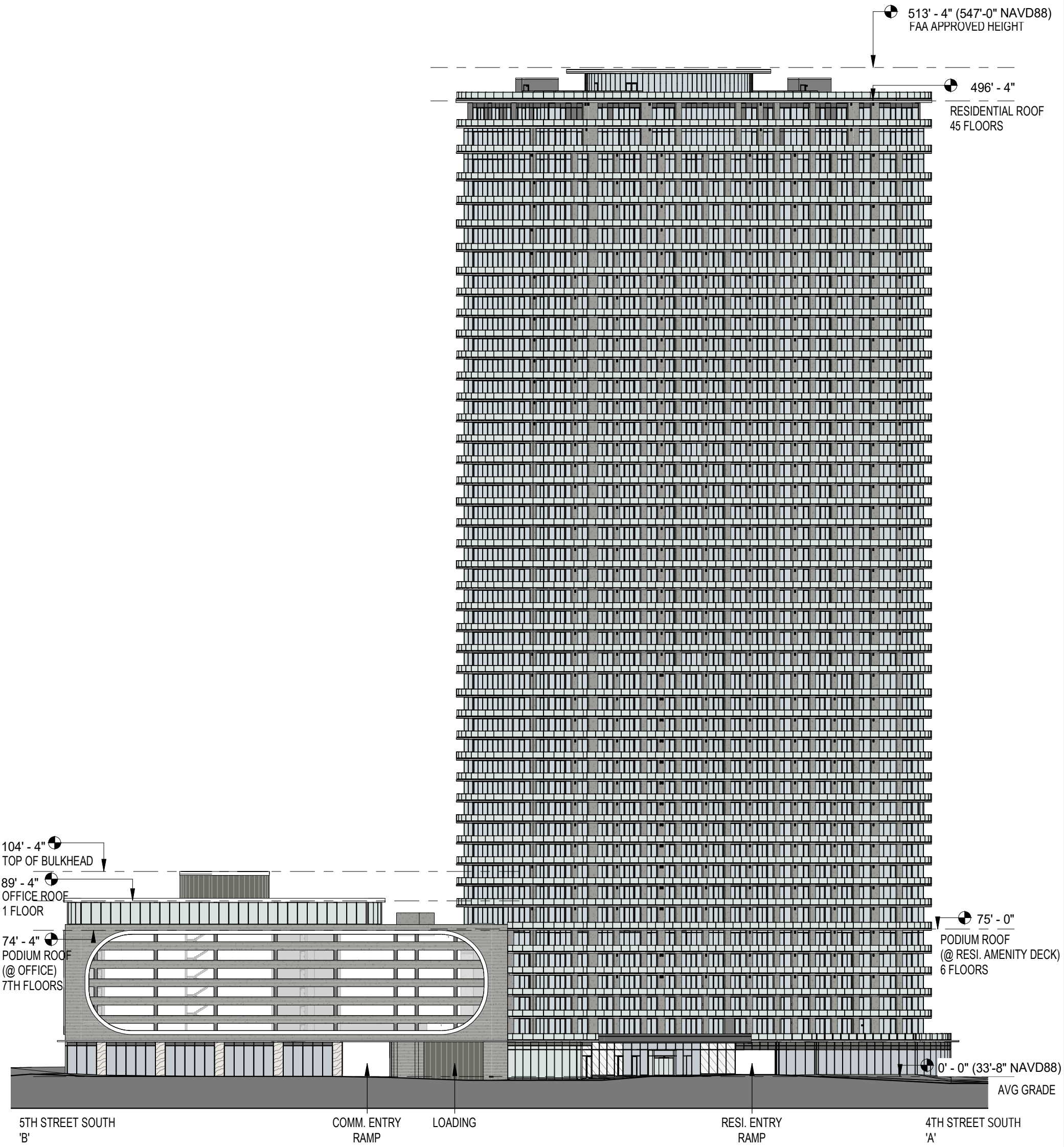


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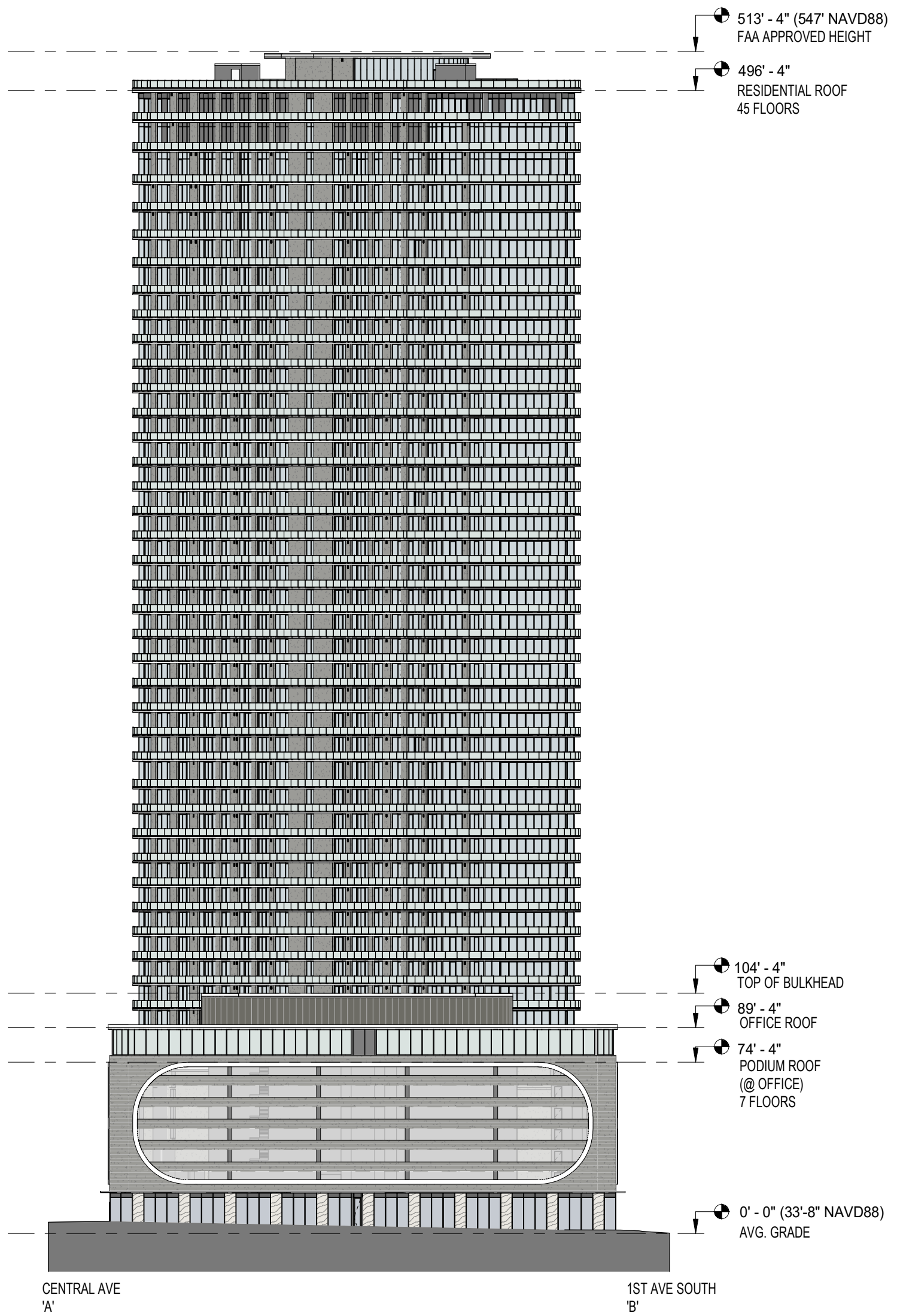
ARQUITECTONICA

PREPARED FOR: **CATS RED APPLE ST.PETE LLC**
 PROJECT: **400 CENTRAL AVE**
 400 CENTRAL AVE, ST PETE, FL

DRAWING NO: **SPA-106**
 DRAWING: **SOUTH ELEVATION**

SCALE: 1" = 50'-0"
 DATE: 03/05/21

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ARQUITECTONICA

PREPARED FOR:

**CATS RED APPLE
ST.PETE LLC**

PROJECT:

400 CENTRAL AVE
400 CENTRAL AVE, ST PETE, FL

DRAWING NO:

SPA-107

DRAWING:

WEST ELEVATION

SCALE: 1" = 50'-0"



DATE:

03/05/21

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ARQUITECTONICA

PREPARED FOR: **CATS RED APPLE ST.PETE LLC**
PROJECT: **400 CENTRAL AVE**
DRAWING NO.: **SPA-108**
DRAWING: **AERIAL VIEW FROM NORTH EAST**
400 CENTRAL AVE, ST PETE, FL

DATE: 03/05/21

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PREPARED FOR: **CATS RED APPLE ST.PETE LLC**
PROJECT: **400 CENTRAL AVE**
DRAWING NO.: **SPA-109**
DRAWING: **AERIAL VIEW FROM NORTH WEST**
400 CENTRAL AVE, ST PETE, FL

DATE: **03/05/21**
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PREPARED FOR:

**CATS RED APPLE
ST.PETE LLC**

PROJECT:

**400 CENTRAL AVE
400 CENTRAL AVE, ST PETE, FL**

DRAWING NO.:

SPA-110

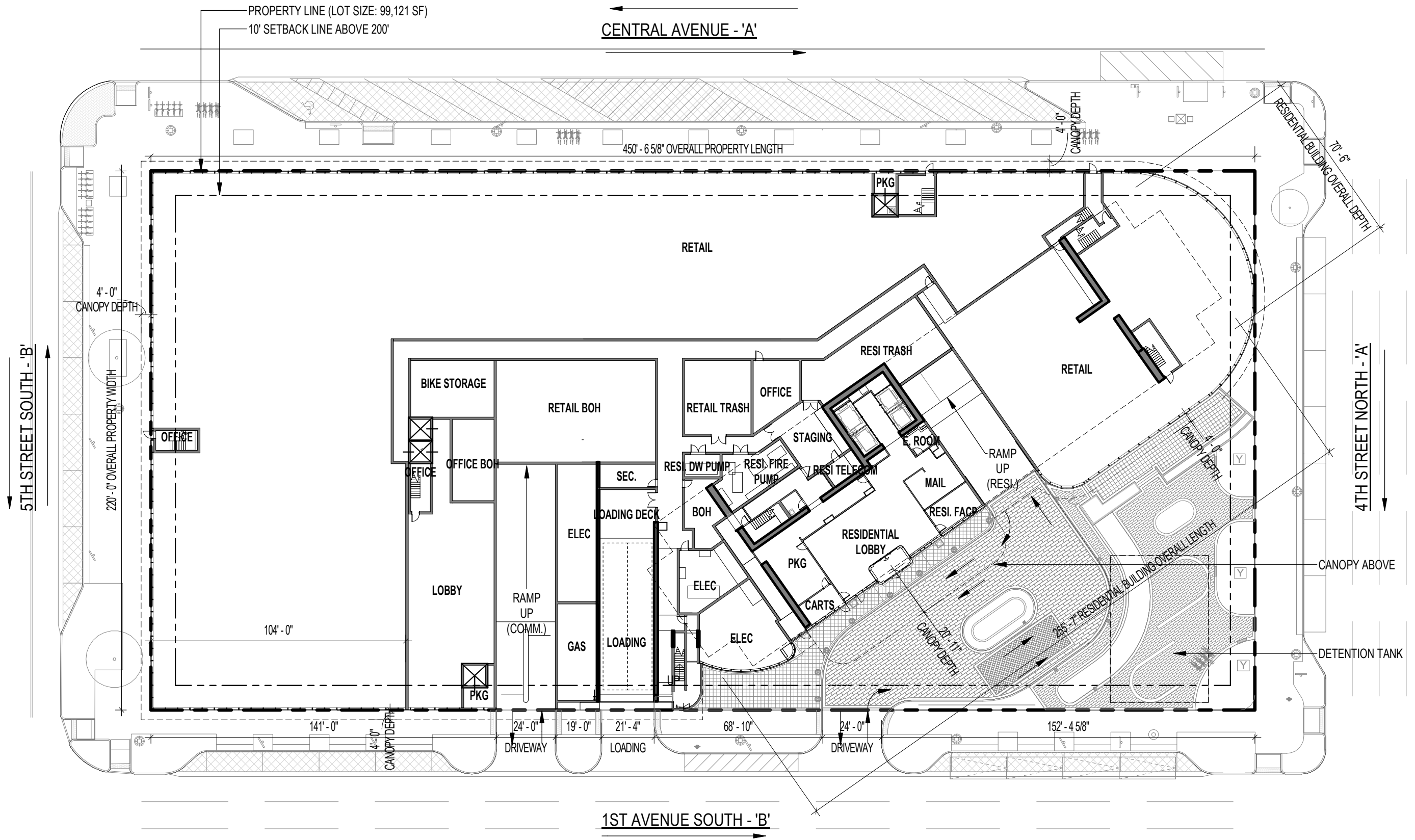
DRAWING:

VIEW OF RESIDENTIAL ENTRY

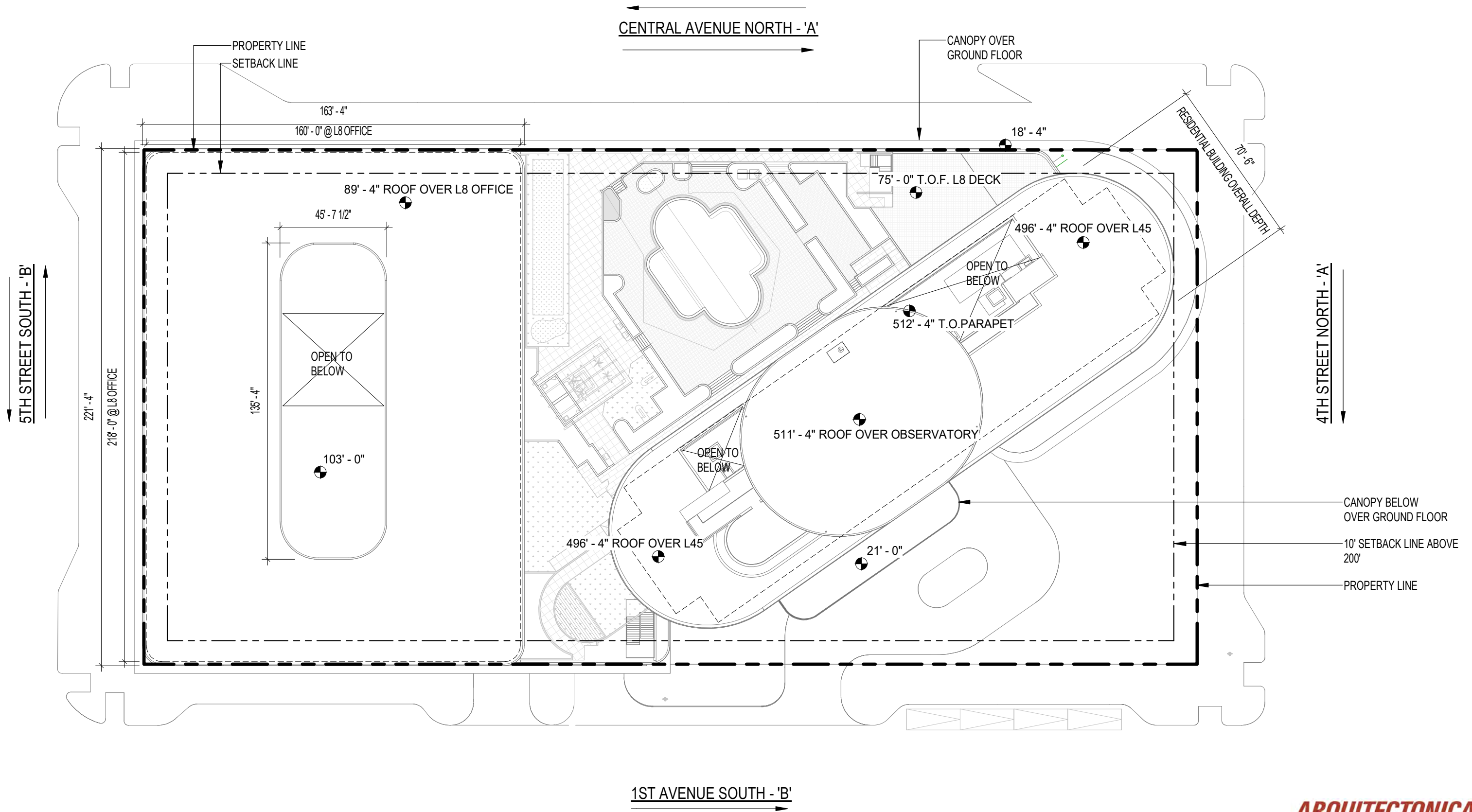
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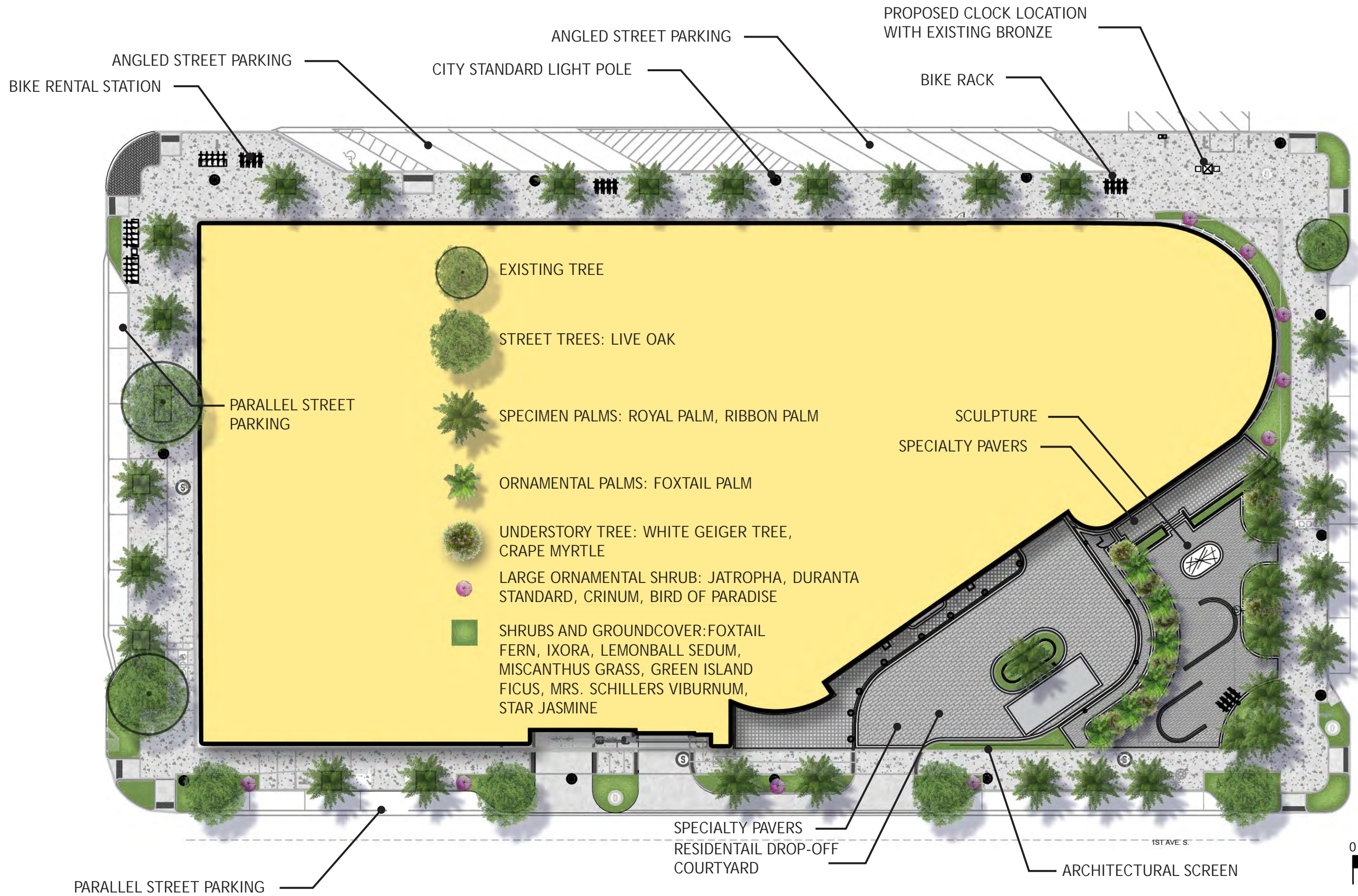
03/05/21

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ARQUITECTONICA





400 CENTRAL AVENUE
BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 18, TOWNSHIP 31S, RANGE 17E.

SEE SHEET NO. 1 OF THIS SET FOR SCHEDULE, SEAL, DESCRIPTION, LEGEND AND NOTES.

George F. Young, Inc.
200 W. WASHINGTON ST., SUITE 100, TAMPA, FL 33604
PH: 813.281.1111 FAX: 813.281.1112
WWW.GEORGEFYOUNG.COM
LICENSED PROFESSIONAL SURVEYOR, FLORIDA LICENSE NO. 12500
CONSULTING ENGINEER, FLORIDA LICENSE NO. 12500



PREPARED FOR:
CATS RED APPLE ST. PETE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

NO.	DATE	DESCRIPTION
1	07/20/19	DATE CHIEF
2	07/20/19	DATE CHECKED
3	07/20/19	DATE REVISION
4	07/20/19	DATE DATE

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			

