

**st.petersburg**  
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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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Giuseppe Villari - Fourth North Holdings LLC	
Street Address: 447 3rd Avenue N.	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 305-979-2089 Email: Century	
<b>NAME of AGENT OR REPRESENTATIVE:</b> MICHEL REGIGNANO	
Street Address: 3680 46th AVE S. NPT 833	
City, State, Zip: ST PETERSBURG FL 33711	
Telephone No: 703-625-8495 Email: ZRECON2@gmail.com	
<b>NAME of ARCHITECT or ENGINEER:</b> Architectonics Studio, Inc. - Michael Arrigo	
Company Name: Architectonics Studio Contact Name: Ryan Sines	
Telephone No: 727-323-5476	
Website: www.ArchitectonicsStudio.com Email: Rsines@asi-fl.com	
<b>PROPERTY INFORMATION:</b>	
Address/Location: 747 4TH AVE N Email:	
Parcel ID#(s):	
<b>DESCRIPTION OF REQUEST:</b> 135 Unit Apartment Building Site Plan	
<b>PRE-APP MEETING DATE:</b> 6.3.22 <b>STAFF PLANNER:</b> Corey Malyszka	

**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
<b><u>VARIANCES</u></b>		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

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

**AUTHORIZATION**

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

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

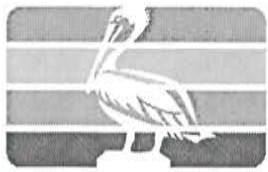
Signature of Owner/Agent\*: Michel Regignano Date: 6/3/22  
\*Affidavit to Authorize Agent required, if signed by Agent.

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**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: <u>PC-2</u>			
2.	Existing Land Use Type(s): <u>VACANT</u>			
3.	Proposed Land Use Type(s): <u>MULTI-FAMILY RESIDENTIAL - APARTMENTS</u>			
4.	Area of Subject Property: <u>14,177 SQ. FT.</u>			
5.	Variance(s) Requested: <u>NONE</u>			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing:	<u>-</u>	Sq. ft.	<u>-</u>
	Proposed:	<u>16 stories</u>	Sq. ft.	<u>159,684</u>
	Permitted:		Sq. ft.	
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	<u>-</u>	Sq. ft.	<u>-</u>
	Proposed:	<u>7.0</u>	Sq. ft.	<u>99,939</u>
	Permitted:		Sq. ft.	
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:	<u>-</u>	Sq. ft.	<u>-</u>
	Proposed:		Sq. ft.	<u>12,039</u>
	Permitted:		Sq. ft.	<u>84.9</u>
				% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:		Sq. ft.	% of site
	Proposed:		Sq. ft.	<u>12.7</u>
			<u>1,807</u>	
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)			
	Existing:		Sq. ft.	% of vehicular area
	Proposed:	<u>NA</u>	Sq. ft.	% of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:		Sq. ft.	% of site
	Proposed:		Sq. ft.	<u>6.2</u>
			<u>892</u>	



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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:		Sq. ft.		% of site
	Proposed:		Sq. ft.	12,394	% of site 87.4
	Permitted:		Sq. ft.		% 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:	—	Existing:	—	Existing: —
	Proposed:	135	Proposed:	130	Proposed: —
	Permitted:				
14 a.	<b>Parking (Vehicle) Spaces</b>				
	Existing:	—	includes	—	disabled parking spaces
	Proposed:	70	includes	3	disabled parking spaces
	Permitted:		includes		disabled parking spaces
14 b.	<b>Parking (Bicycle) Spaces</b>				
	Existing:	—	Spaces		% of vehicular parking
	Proposed:	145	Spaces		% of vehicular parking
	Permitted:		Spaces		% of vehicular parking
15.	<b>Building Height</b>				
	Existing:	—	Feet	—	Stories
	Proposed:	180	Feet	16	Stories <del>16</del>
	Permitted:	200	Feet		Stories
16.	<b>Construction Value</b>				
	What is the estimate of the total value of the project upon completion? \$ 34,000,000				
	<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>				