

July 29, 2022

Downtown Neighborhood Association
c/o Karen Carmichael
By email: president@stpetedna.org

Re: **Site Plan Review, CRA, and Subdivision Application – Notice of Intent to File Mixed-Use (multifamily and commercial/retail) / Central Ave. and 1st. Street**

Dear Ms. Carmichael:

We represent Maple Multifamily Land SE LP (“Maple”), a developer of quality multifamily communities. Maple had a pre-application meeting with the City of St. Petersburg staff on July 19, 2022, in advance of filing a Site Plan Review Application, with Community Redevelopment Agency Application and Subdivision Decision to Vacate Alley, for the property located in the block depicted on the site plan enclosed herein.

Maple intends to file this application set for the October 5, 2022 DRC meeting cycle. As required by the City of St. Petersburg Code, we are providing you with advance notice of Maple’s intent to file.

The site plan and application forms are being finalized for the formal submittal, however, the documents to be formally filed with the City of St. Petersburg will be substantially the same as the materials enclosed herein. The proposal will not change from approximately 267 multifamily units with a ground floor liner for commercial and retail uses.

Please call our office with any questions or concerns. Thank you.

Sincerely,

HILL WARD HENDERSON

Katie Cole

Katie Cole, Esq.



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):	
Street Address:	
City, State, Zip:	
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE:	
Street Address:	
City, State, Zip: Clearwater, FL 33755	
Telephone No:	Email:
NAME of ARCHITECT or ENGINEER:	
Company Name:	Contact Name:
Telephone No:	
Website:	Email: dawn.dodge@kimley-horn.com
PROPERTY INFORMATION:	
Address/Location:	Email:
Parcel ID#(s):	
DESCRIPTION OF REQUEST:	
PRE-APP MEETING DATE:	STAFF PLANNER:

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*: Katie Cole, Esq., as Agent 7/27/2022

*Affidavit to Authorize Agent required, if signed by Agent. Date



CRA Application cont.

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): Applicant: Maple Multifamily Land SE LP / Owner: Please see Schedule 1	
Street Address:	3889 Maple Avenue, Ste. 200
City, State, Zip:	Dallas, TX 75219
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE: Katie Cole, Esq., Hill Ward Henderson P.A.	
Street Address:	600 Cleveland St., Ste. 800
City, State, Zip:	Clearwater, FL 33755
Telephone No:	727-259-6791
	Email: katie.cole@hwlaw.com
NAME of ARCHITECT or ENGINEER: Kimley Horn / Dwell Design Studio	
Company Name:	Contact Name: Dawn Dodge
Telephone No:	609 517 4761
Website:	Email: dawn.dodge@kimley-horn.com
PROPERTY INFORMATION:	
Address/Location:	Please see Schedule 1
Parcel ID#(s):	Please see Schedule 1
DESCRIPTION OF REQUEST:	
Site Plan Review application for mixed use project (multifamily and retail)	

City staff may visit the subject property during review of the request. The applicant, by filing this application, agrees they 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.

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*: *Katie Cole, Esq., as Agent* 7/27/2022
 *Affidavit to Authorize Agent required, if signed by Agent. Date



SUBDIVISION DECISION Application

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

- | | | |
|--------------------------|---|--|
| Application Type: | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacating – Street Right-of-Way |
| Per: 16.40.140 & | <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Vacating – Alley Right-of-Way |
| 16.70.050 | <input type="checkbox"/> Lot Refacing | <input type="checkbox"/> Vacating – Walkway Right-of-Way |
| | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Vacating – Easement |
| | <input type="checkbox"/> Street Closing | <input type="checkbox"/> Vacating – Air Rights |

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Applicant: Maple Multifamily Land SE LP / Owner: Please see Schedule 1	
Street Address: ^{3889 Maple Avenue, Ste. 200}	
City, State, Zip: ^{Dallas, TX 75219}	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: Katie Cole, Esq., Hill Ward Henderson P.A.	
Street Address: 600 Cleveland St., Ste. 800	
City, State, Zip: Clearwater, FL 33755	
Telephone No: 727-259-6791	Email Address: katie.cole@hwhlaw.com
PROPERTY INFORMATION: Please see Schedule 1	
Street Address or General Location:	
Parcel ID#(s):	
DESCRIPTION OF REQUEST:	
Vacate alley between 18th St. S. and 17th St. S.	
PRE-APPLICATION DATE: 7/19/2022	PLANNER: Corey Malyzka

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

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: *Katie Cole, Esq., as Agent* Date: 7/27/2022

*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Katie Cole., Esq.

Schedule 1:

- Address: 1756 Central Ave., St. Petersburg, FL 33712
 - o Owner: Nader Lofti and Kamyar Kadivar
 - o PID: 24-31-16-29718-017-0080
- Address: 1ST AVE S. ST PETERSBURG
 - o Owner: Menna Development & Management Inc.
 - o PID: 24-31-16-29718-017-0130
- Address: Central Ave. St. Petersburg, FL 33712
 - o Owner: Gail A. Rogers Trust; Gail A. Rogers, Trustee
 - o PID: 24-31-16-29718-017-0010
- Address: 1st Ave. S. St. Petersburg, FL 33712
 - o Owner: Gail A. Rogers Trust; Gail A. Rogers, Trustee
 - o PID: 24-31-16-29718-017-0150
- Address: 1701 1st Ave. S. St. Petersburg, FL 33701
 - o Owner: Gail A. Rogers Trust; Gail A. Rogers, Trustee
 - o PID: 24-31-16-29718-017-0160
- Address: 20 18th St. St. Petersburg, FL 33712
 - o Owner: Charles M. Hamm
 - o PID: 24-31-16-29718-017-0090
- Address: 32 18th St. St. Petersburg, FL 33712
 - o Owner: Charles M. Hamm
 - o PID: 24-31-16-29718-017-0091
- Address: 1720 Central Ave., St. Petersburg FL 33712
 - o Owner: Mitchell C Rogers, IV
 - o PID: 24-31-16-29718-017-0030
- Address: 1745 1st Ave. S. St Petersburg, FL 33712
 - o Owner: JRZ Properties LLC
 - o PID: 24-31-16-29718-017-0110
- Address: 1742 Central Ave., St. Petersburg, FL 33712
 - o Owner: Michael G. Andoniades as Trustee; Ann Andoniades Trust
 - o PID: 24-31-16-29718-017-0060
- Address: 1735 1st Ave. S., St. Petersburg, FL 33712
 - o Owner: Agnieszka M. Kalemba and Boguslaw Mistak
 - o PID: 24-31-16-29718-017-0120
- Address: 1750 Central Ave., St. Petersburg, FL 33712
 - o Owner: Frazee Properties LLC
 - o PID: 24-31-16-29718-017-0070



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

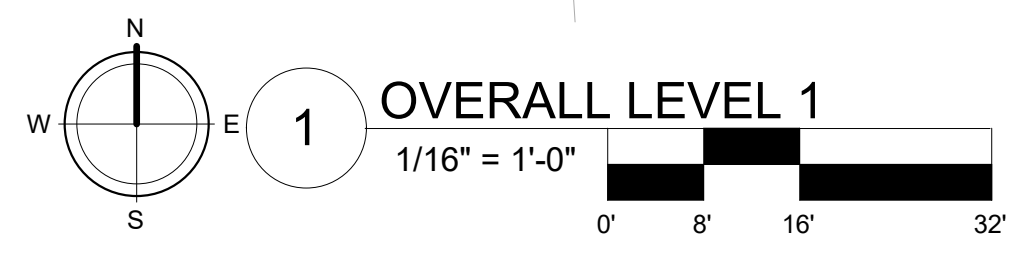
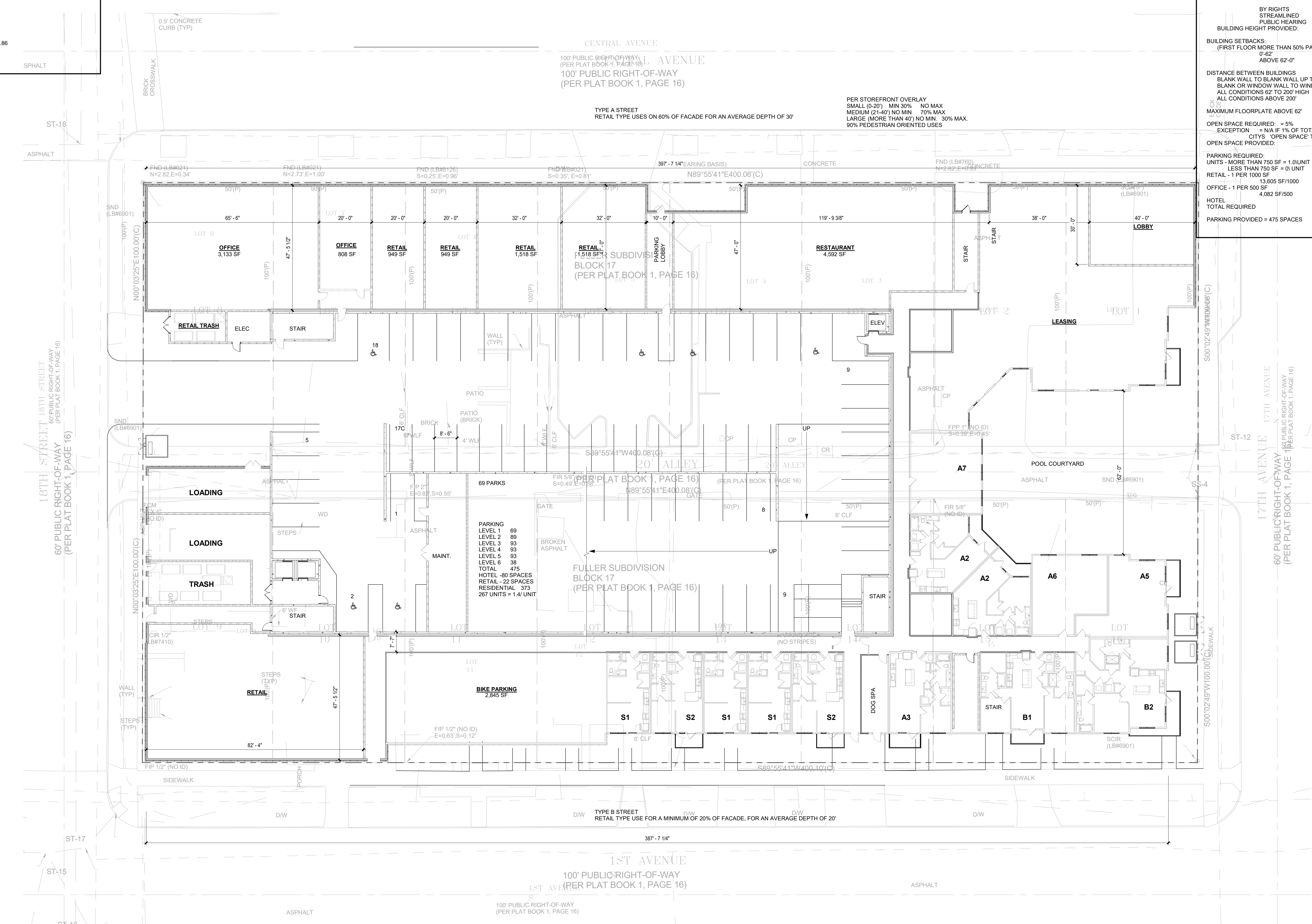
SPECIAL EXCEPTION
 SITE PLAN REVIEW

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				
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>
	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>				

F.A.R. DATA	
SITE AREA:	88,016 SF 2.02 ACRES
MAX INTENSITY	BY RIGHTS 3.0 = 264,048 SF MAX. STREAMLINED 3.0-5.0 = 264,048 SF - 440,080 SF PUBLIC HEARING 5.1-7.0 = 440,081 SF - 616,112 SF
AREAS:	
LEVEL	BUILDING AREA
1	38,542 SF
2	34,378 SF
3	41,894 SF
4	68,641 SF
5	69,595 SF
6	49,648 SF
7	37,449 SF
TOTAL:	340,147 SF
CURRENT F.A.R.:	340,147/88,016 = 3.86

SITE DATA	
ADDRESS:	1700 CENTRAL AVE, ST. PETERSBURG FLORIDA
SITE AREA:	88,016 SF 2.02 ACRES
ZONING:	DC-2 STOREFRONT CONSERVATION CORRIDOR OVERLAY
MAX INTENSITY	BY RIGHTS 3.0 = 264,048 SF MAX. STREAMLINED 3.0-5.0 = 264,048 SF - 440,080 SF PUBLIC HEARING 5.1-7.0 = 440,081 SF - 616,112 SF
INTENSITY PROVIDED:	3.86 FAR = 340,147 SF
BUILDING HEIGHT ALLOWED:	BY RIGHTS = 125'-0" STREAMLINED = 125'-1" TO 150'-0" PUBLIC HEARING = 150'-1" UP TO 200' BUILDING HEIGHT PROVIDED: = 84'-0"
BUILDING SETBACKS:	(FIRST FLOOR MORE THAN 50% PARKING) = + 12' TO THE BEGINNING HEIGHT 0'-42" = 0' SETBACK ABOVE 62'-0" = 10'-0"
DISTANCE BETWEEN BUILDINGS	BLANK WALL TO BLANK WALL UP TO 62' = 0' BLANK OR WINDOW WALL TO WINDOW WALL UP TO 62' = 15' ALL CONDITIONS 62 TO 200' HIGH = 60' ALL CONDITIONS ABOVE 200' = 80'
MAXIMUM FLOORPLATE ABOVE 62'	= 20,000 SF
OPEN SPACE REQUIRED:	= 5% = 4,400 SF EXCEPTION = NA IF 4% OF TOTAL CONSTRUCTION COST GIVEN TO CITY'S 'OPEN SPACE' TRUST = 4,450 SF
OPEN SPACE PROVIDED:	= 4,450 SF
PARKING REQUIRED:	UNITS - MORE THAN 750 SF = 1.0 UNIT = 105 LESS THAN 750 SF = 0.1 UNIT = 0
RETAIL - 1 PER 1000 SF	= 14 SPACES
OFFICE - 1 PER 500 SF	= 8 SPACES
HOTEL	= 80 SPACES
TOTAL REQUIRED	= 127 SPACES
PARKING PROVIDED =	475 SPACES



1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: 770.864.1035
dwelldesignstudio.com

1700 CENTRAL
ST. PETERSBURG, FLORIDA

TCR
TRAMMELL CROW RESIDENTIAL

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	BY

NO.	DESCRIPTION

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TRAMMELL CROW RESIDENTIAL AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THESE PLANS OR SPECIFICATIONS IS STRICTLY PROHIBITED. THE USER OF THESE PLANS AND SPECIFICATIONS AGREES TO HOLD TRAMMELL CROW RESIDENTIAL HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM ANY SUCH UNAUTHORIZED USE.

OVERALL
LEVEL 1 PLAN

JOB NUMBER:
DRAWN BY: Author
CHECKED BY: Checker

A0-01