B21-080001509

CITY PERMIT NUMBER
BP21-08001509

MIDTOWN APARTMENTS

28 UNIT RESIDENTIAL DEVELOPMENT

13TH AVE S & UNION ST S, CITY OF ST. PETERSBURG, FL

SECTION 25, TOWNSHIP 31 SOUTH, RANGE 16 EAST

SITE DATA

PROPERTY INFO:
PIN NO - 25-31-16-22320-000-0250
25-31-16-22320-000-0280
25-31-16-22320-000-0290
25-31-16-22320-000-0300
25-31-16-22320-000-0310
25-31-16-22320-000-0320
TOTAL PROJECT AREA = 34,551 SF 0.79 ACRES

ZONING
EXISTING USE - VACANT
PROPOSED USE - MULTI FAMILY **28 RESIDENTIAL UNITS & 1 OFFICE**

CCT-1 ZONING
WEST SIDE OF SITE - CCT-1
AREA = (12,412 SF 0.285 AC) (1,500 SF ALLEY REMOVED)
BUILDING AREA = 6,405 SF
1**8 RESIDENTIAL UNITS IN BUILDING 1**
FAR = 0.51
PARKING AND SIDEWALK AREA = 3,836SF
TOTAL IMPERVIOUS AREA = 10,331 SF
ISR = 0.83
ALLOWABLE ISR = 0.95

NSM-1 ZONING
EAST SIDE OF SITE - NSM-1
AREA = (20,678 SF 0.47 AC)
BUILDING AREA = 8,383 SF
7 RESIDENTIAL UNITS AND 1 OFFICE SPACE IN BUILDING 2
3 RESIDENTIAL UNITS IN BUILDING 3
FAR = 0.40
PARKING AND SIDEWALK AREA = 5,097 SF
TOTAL IMPERVIOUS AREA = 13,480 SF
ISR = 0.65
ALLOWABLE ISR = 0.65

FLOOD ZONE:
"X" AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL #125148 12103C0218 G, REVISED 9/3/03

SETBACKS
CCT-1
ALLOWED - 0 FT FROM FRONT PROPERTY LINE (PROPOSED 0 FT)
0 FT INTERIOR SIDE YARD SETBACK (PROPOSED 5 FT)
0 FT STREET SIDE YARD SETBACK (PROPOSED 15 FT)

NSM-1
ALLOWED - 20 FT FRONT YARD SETBACK (PROPOSED 20 FT)
7.5 FT INTERIOR SIDE YARD SETBACK (PROPOSED 7.5 FT)
10 FT STREET SIDE YARD SETBACK (PROPOSED 10 FT)

BUILDING AREAS
BUILDING 1 = 6,405 SF
BUILDING 2 = 4,411 SF
BUILDING 3 = 3,972 SF
TOTAL BUILDING AREA = 14,786 SF

PARKING REQUIREMENT - MULTIFAMILY
CCT-1 (UP TO 2 BEDROOMS)
0.75 SPACES PER UNIT X 18 UNITS = 14 PARKING SPACES REQUIRED
NSM-1 (UP TO 2 BEDROOMS)
1.25 PARKING SPACES PER UNIT X 10 UNITS = 13 PARKING SPACES SPACES REQUIRED

TOTAL REQUIRED PARKING SPACES = 27 SPACES
LESS 10% REDUCTION FOR AFFORDABLE HOUSING = 24 SPACES

ADD 6 BICYCLE PARKING SPACES TO REDUCE 1 VEHICLE PARKING SPACE

TOTAL REQUIRED PARKING SPACES = 23 SPACES

TOTAL PARKING SPACES PROVIDED = 23 SPACES

LOADING ZONE 9' X 18'

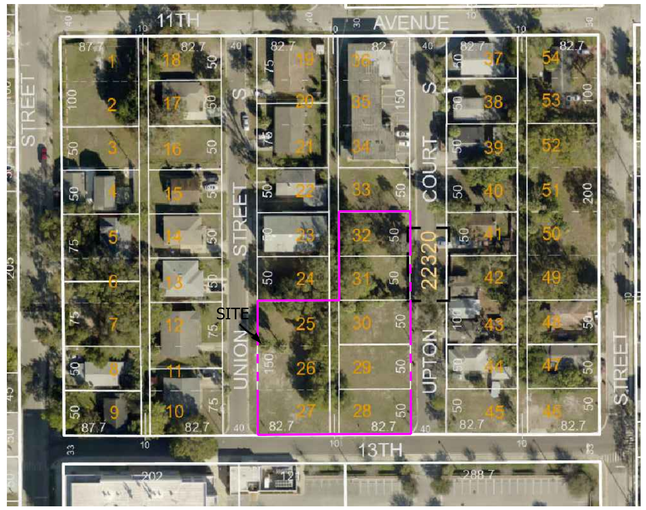
BICYCLE SPACES:
TOTAL LONG TERM BICYCLE SPACES REQUIRED = 28 SPACES TO BE STORED IN EACH UNIT.
8 SHORT TERM BICYCLE SPACES OUTSIDE

LOADING ZONE 9' X 18'

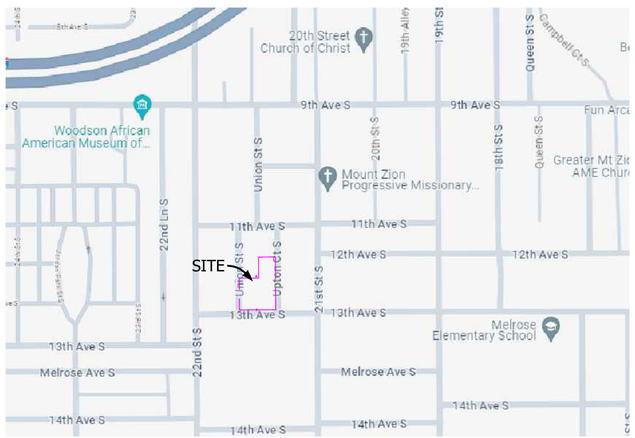
TOTAL AREAS = 34,517 SF (0.79 AC)
BUILDING = 14,788 SF SF
PARKING = 7,500 SF
SIDEWALK = 2,681 SF

PROPOSED IMPERVIOUS AREA = 24,969 SF (0.57 AC)
PROPOSED ISR = 0.72.2
ALLOWED ISR = 0.77

GREEN SPACE = 9,582 SF (0.22)



ARIEL VIEW



LOCATION MAP

BASIS OF BEARINGS:
WEST R/W LINE OF UPTON CT. S.
ASSUMED SOUTH PER PLAT'S GRAHPIC APPEARANCE

BENCHMARK:
CITY OF ST. PETE #92
EL. = 143.02' CITY DATUM, ADJ. TO
EL. = 45.14' N.A.V.D. M.S.L. = 0.00'

OWNER:
PATHWAY 2 SUCCESS, INC
4604 49TH ST N, UNIT 39, ST. PETERSBURG, FL. 33709

SHEET INDEX

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011 C11 FLOOD PLAIN COMPENSATION PLAN
SURVEY

PROFESSIONAL TEAMS

SURVEYOR
JOHN C. BRENDLA & ASSOCIATES, INC.
CONTACT: JOHN O. BRENDLA
4015 82ND AVENUE NORTH, PINELLAS PARK, FL 33781
OFFICE: (727) 576-7546

ARCHITECT
FRAZE DESIGN INC.
1750 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA 33712
OFFICE: (727) 328-3608

LEGAL DESCRIPTION
LOTS 25 THRU 32, DOUGLAS PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 82, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE CONTRACTOR MUST PULL ADDITIONAL AND SEPARATE CITY ENGINEERING & CAPITAL IMPROVEMENT'S RIGHT-OF-WAY (ROW) PERMITS (ROW_PERMITTIMG@STPETE.ORG 727-893-7238) FOR ANY PROPOSED SITE SANITARY SEWER (UNLESS THE DEVELOPER IS ABLE TO GET CITY FORCES TO MAKE THE CONNECTION THEN PROOF IS REQUIRED THAT WORK HAS BEEN PAID FOR IN FULL) OR STORM SEWER CONNECTIONS TO PUBLIC MAINS; AS WELL AS FOR THE ALLEY, DRIVEWAY, CURB AND SIDEWALK WORK WITHIN THE CITY PUBLIC ROW OR EASEMENTS. THE ROW PERMIT(S) MUST BE OBTAINED PRIOR TO INITIATING ANY WORK WITHIN THE PUBLIC ROW OR A DOUBLE PERMIT FEE WILL APPLY. INCLUDE THAT ALL QUESTIONS SHOULD BE DIRECTED TO THE ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT (ROW_PERMITTING@STPETE.ORG, 727-893-7238).

UPON COMPLETION OF THE PERMIT AS WELL AS ANY RIGHT-OF-WAY (ROW) WORK, AND PRIOR TO REQUESTING A FINAL CERTIFICATE OF OCCUPANCY, A ONE YEAR WARRANTY LETTER FOR WORK WITHIN THE CITY ROW (REFERENCING THE ROW PERMIT APPLICATION NUMBER AS WELL AS THE SITE ADDRESS) IS REQUIRED FROM THE CONTRACTOR WHILE THE ENGINEER OF RECORD WILL NEED TO SUBMIT A SIGNED AND SEALED SITE CERTIFICATION LETTER (REFERENCING THE BUILDING PERMIT APPLICATION NUMBER AS WELL AS THE SITE ADDRESS) AND A COMPLETE SET OF SIGNED AND SEALED CIVIL SITE AS BUILT RECORD DRAWINGS WHICH SHOW THE LOCATIONS AND INVERT ELEVATION OF ALL NEW AND MODIFIED SITE UTILITIES; FINAL PAVEMENT GRADES; BUILDING FLOOR ELEVATIONS; SIDEWALK ELEVATIONS; FINAL RETENTION POND CONFIGURATION, CONTROL STRUCTURE ELEVATIONS, POND TOP OF BANK AND POND BOTTOM ELEVATIONS, ETC. TO ACCURATELY DOCUMENT THAT ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CITY APPROVED PLANS, SPECIFICALLY NOTING ANY DEVIATIONS. A SAMPLE ONE YEAR WARRANTY AND SITE CERTIFICATION LETTER IS AVAILABLE UPON REQUEST FROM THE ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT (ROW_PERMITTING@STPETE.ORG, 727-893-7238). NOTE THAT A FINAL SURVEY DOES NOT MEET THE REQUIREMENT FOR THE RECORD DRAWINGS. RECORD SURVEY INFORMATION MUST BE TRANSFERRED ONTO THE CIVIL PLAN SET SHOWING ALL DEVIATIONS AND THE RECORD CIVIL DRAWINGS MUST BE SIGNED AND SEALED BY THE ENGINEER OF RECORD.

THE CONTRACTOR MUST PULL AN ADDITIONAL AND SEPARATE CITY ENGINEERING & CAPITAL IMPROVEMENT'S RIGHT-OF-WAY (ROW) PERMIT (ROW_PERMITTING@STPETE.ORG) FOR THE SANITARY SEWER CONNECTION (UNLESS THE DEVELOPER IS ABLE TO GET CITY FORCES TO MAKE THE CONNECTION THEN PROOF IS REQUIRED THAT WORK HAS BEEN PAID FOR IN FULL).

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Trevor D. Howard, P.E. FL. #59364
Not valid unless signed & embossed by a registered Engineer. Howard Civil Engineering Certificate of Authorization No. 9671

This document has been electronically signed and sealed by Trevor D Howard, P.E using a certified digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

TREVOR D. HOWARD LICENSE No. 59364 STATE OF FLORIDA PROFESSIONAL ENGINEER

HOWARD CIVIL ENGINEERING, LLC
Land Development Civil Engineers
111 2nd Ave NE, #360, St. Petersburg, FL 33701
Phone: 813.962.6565

Know what's **below.** **Call** before you dig. FOR THE LOCATION OF UNDERGROUND FACILITIES

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND THE CONTRACTOR SHALL INDEPENDENTLY LOCATE AND PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL ASSUME THE ENTIRE RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

8-1-24 PER CITY
REVISIONS

COVER SHEET

MIDTOWN APARTMENTS
13TH AVE S & UNION ST, ST. PETERSBURG, FL 33712

SCALE 0

DRAWN BY:
CHECKED BY:
PROJ. MAN.:
JOB NO.
DATE:
CAD FILE
SHEET NO.
001 C-1 COVER SHEET

FILENAME: C:\Users\trevo\OneDrive\Cloud Drive\MIDTOWN APARTMENTS\DRAWINGS\HCE MIDTOWN APARTMENTS JANUARY 2025.dwg PLOT DATE: 2025-02-03