



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SITE PLAN REVIEW
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commission member Matt Walker** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action **scheduled on Tuesday, September 22, 2020 at 2:00 P.M.**, by means of communications media technology pursuant to Executive Order 20-193 issued by the Governor on August 7, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. Authorization for a virtual meeting has been extended through October 1st by Governor's executive order. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and/or contact the case planner for up-to-date information pertaining to this case.

CASE NO.: 20-31000010 PLAT SHEET: I-52

REQUEST: Approval of a Site Plan modification to construct a 116,000 square-foot building addition to an existing light manufacturing facility in the EC-1 zoning district. The applicant is requesting a variance to parking.

OWNER: Halkey-Roberts Corporation
2700 Halkey-Roberts Place North
Saint Petersburg, Florida 33716

AGENT: HCM Architects
c/o Roger Christensen
4201 Cedar Avenue South
Minneapolis, Minnesota 55407

ADDRESS: 2700 Halkey-Roberts Place North

PARCEL ID NO.: 23-30-16-47333-001-0100

LEGAL DESCRIPTION: On File

ZONING: Employment Centers (EC-1)

SITE AREA TOTAL: 480,962 square feet or 11.04 acres

GROSS FLOOR AREA:
Existing: 156,522 square feet 0.32 F.A.R.
Proposed: 273,100 square feet 0.57 F.A.R.
Permitted: 312,625 square feet 1.37 F.A.R.

BUILDING COVERAGE:
Existing: 133,456 square feet 28% of Site MOL
Proposed: 250,056 square feet 52% of Site MOL
Permitted: N/A

IMPERVIOUS SURFACE:
Existing: 291,923 square feet 61% of Site MOL
Proposed: 407,851 square feet 85% of Site MOL
Permitted: 408,818 square feet 85% of Site MOL

OPEN GREEN SPACE:
Existing: 189,046 square feet 39% of Site MOL
Proposed: 73,111 square feet 15% of Site MOL

PAVING COVERAGE:
Existing: 158,460 square feet 33% of Site MOL
Proposed: 157,795 square feet 33% of Site MOL

PARKING:
Existing: 259; including 10 handicapped spaces
Proposed: 319; including 8 handicapped spaces
Required: 546; including 11 handicapped spaces

BUILDING HEIGHT:
Existing: 33 feet
Proposed: 46 feet
Permitted: regulated by F.A.A.

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.10.010 of the Municipal Code for a light manufacturing facility which is a permitted use within the EC-1 Zoning District.

II. DISCUSSION AND RECOMMENDATIONS:

The Request:

The applicant seeks approval of a site plan modification to construct a 116,578 square foot building addition to an existing light manufacturing facility. The subject property is located at the southeast corner of 28th Street North and Halkey Roberts Way. The applicant is requesting a variance for parking.

History:

On April 7, 2004, the Environmental Development Review Commission (EDC) approved a master development plan and a site plan modification to change the mix of uses and the intensity of development for the 133-acre property commonly known as the “Sod Farm.” The project consisted of 700,000 square feet of manufacturing space, 1.3 million square feet of retail floor area, 5.9 million square feet of office development, and 2,494 multifamily residential units (case #04-31000008).

On July 17, 2013, the Development Review Commission (DRC) approved a phased plan for a 97.5-acre portion of the “Sod-Farm” for Great Bay Distribution. The approval consisted of a total of 299,500 square feet of office space and 300,675 square feet of warehouse space (case #13-31000007).

Current Proposal:

The existing 133,456 square foot building is located in the western two-thirds of the site. Surface parking is located along the south, west and north sides of the property. The loading area is located at the northeast corner of the building. The eastern side of the property is open green space. Vehicular access is located along Val-Pak Avenue North and Halkey Roberts Way. Access to the loading area is from Halkey Roberts Way.

The proposed expansion will be located on the eastern and southern sides of the existing building. A new loading area will be built at the northeast corner of the proposed building and the existing loading area will be converted to surface parking. The existing vehicular access from Val-Pak Avenue North will be relocated west of the existing location and two new vehicular access point will be built along Halkey Roberts Way.

The proposed building addition will match the existing building. The existing building is a precast concrete structure and includes large windows, horizontal lines, changes in the roof line and a covered vehicular drop-off area.

VARIANCE:

Parking

Required:	546 spaces
Proposed:	319 spaces
Variance:	227 spaces

A manufacturing facility in the Employment Center-1 (EC-1) zoning district requires one parking space per 500 square feet. The applicant is proposing 319 parking spaces and is required 546 parking spaces. The applicant provided a breakdown of the existing employees per shift, with 217 employees being the highest number. At the most, 304 employees may be on-site at once during a shift change. Over the years, the applicant states that parking utilization has been between 75-80%. There are currently 259 parking spaces on-site, therefore 207 of those spaces are utilized. The applicant projects an increase in the number of employees from 217 to 252 during the shift with the most staff. The majority of the space in the existing and new facility will be devoted to equipment. The applicant is also proposing to stagger shifts to ensure that the overlap of employees on-site does not create a parking problem.

The application was routed to the City’s Transportation Department for review. They found that the City Code requirements for required parking exceed what is required by ITE studies. The ITE studies found that parking for a light industrial use would require 146 spaces and a building of this size located in an industrial park would require 287 spaces. They also reviewed historic aerials and found that maximum utilization of the existing parking lot never exceeded 80%.

Public Comments:

No comments or concerns were expressed to the author at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the following:

1. Variance to parking; and
2. Site Plan Modification, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. Exterior green yard landscaping shall be installed in the exterior green yard along 28th Street North.
2. Bicycle parking shall be provided as required by Section 16.40.090.
3. Exterior lighting shall comply with Section 16.40.070.
4. Mechanical equipment shall be screened from the abutting rights-of-way and installed on site.
5. The site is within an Archaeological Sensitivity Area No. 2, which does not require an archaeological study to be done, but does require that the applicant be made aware of this fact and be strongly encouraged to have an archaeologist on site during any excavation work.
6. The site plan shall be modified as necessary to comply with the comments in the Transportation Department's email dated, 2020.
7. The site plan shall be modified as necessary to comply with the comments in the Water Resources Department's email dated, 2020.
8. The site plan shall be modified as necessary to comply with the comments in the Engineering Department's Memorandum dated 2020.
9. This Special Exception/Site Plan approval shall be valid through September 22, 2023. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the

DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."

2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

- A. The use is consistent with the Comprehensive Plan.
- B. 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;
- C. 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 Pinellas County, respectively;
- D. 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;
- E. 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;
- F. 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 by city ordinance, County ordinance, or SWFWMD;

- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. 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;
- I. 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;
- J. 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;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. 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;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Industrial Limited**

The land uses of the surrounding properties are:

North: **Transportation Utility**
South: **Industrial Limited**
East: **Industrial Limited**
West: **County**

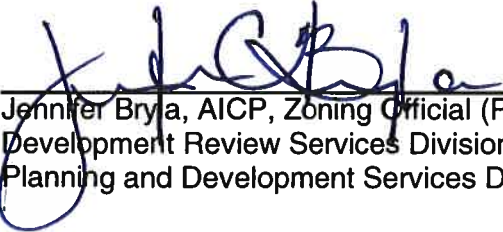
REPORT PREPARED BY:



Corey Malyszka, AICP, Urban Design and Development Coordinator
Development Review Services Division
Planning and Development Services Department

9.15.20
DATE

REPORT APPROVED BY:



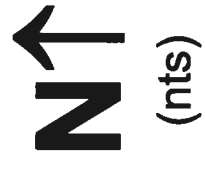
Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

9.15.2020
DATE

JCB/CDM



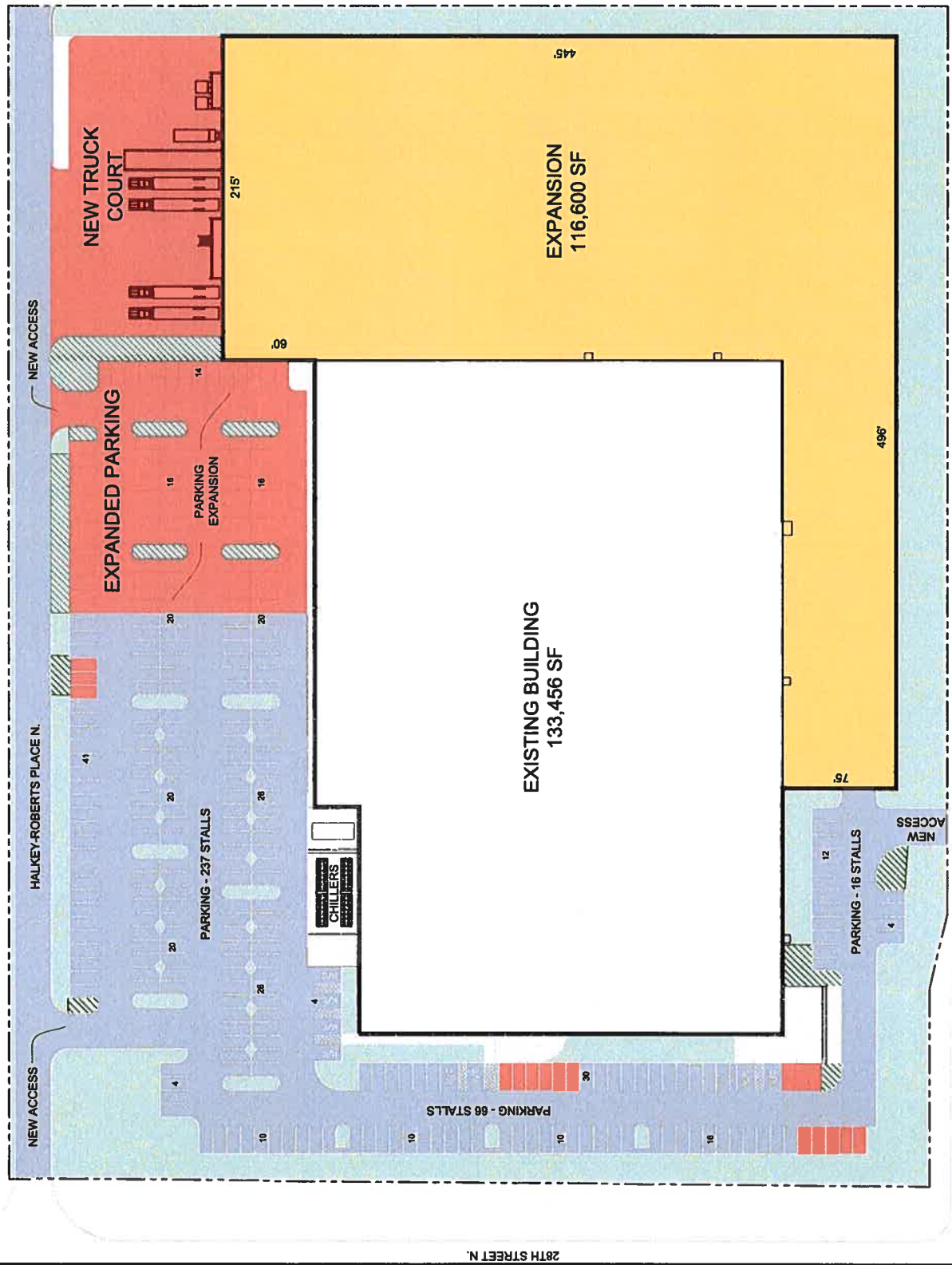
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-3100010
Address: 2700 Halkey-Roberts Place North





- LEGEND**
- EXISTING PARKING/ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - EXISTING LANDSCAPE
 - PROPOSED LANDSCAPE
 - EXPANSION
 - EXPANDED HARD SURFACE

TOTAL PARKINGS - 319 STALLS



REV	DATE	DESCRIPTION	SCALE	DATE	REVISION FOR

George F. Young, Inc.
1115 1/2 SOUTH 11TH AVENUE, SUITE 100, PHOENIX, ARIZONA 85019
 (602) 242-1234
 FAX (602) 242-1235
 WWW.GEORGEFYOUNG.COM

HALKEY ROBERTS EXPANSION
 SITE PLAN

SECTION: TOWNSHIP S., RANGE E.
 SHEET NO.
 OF

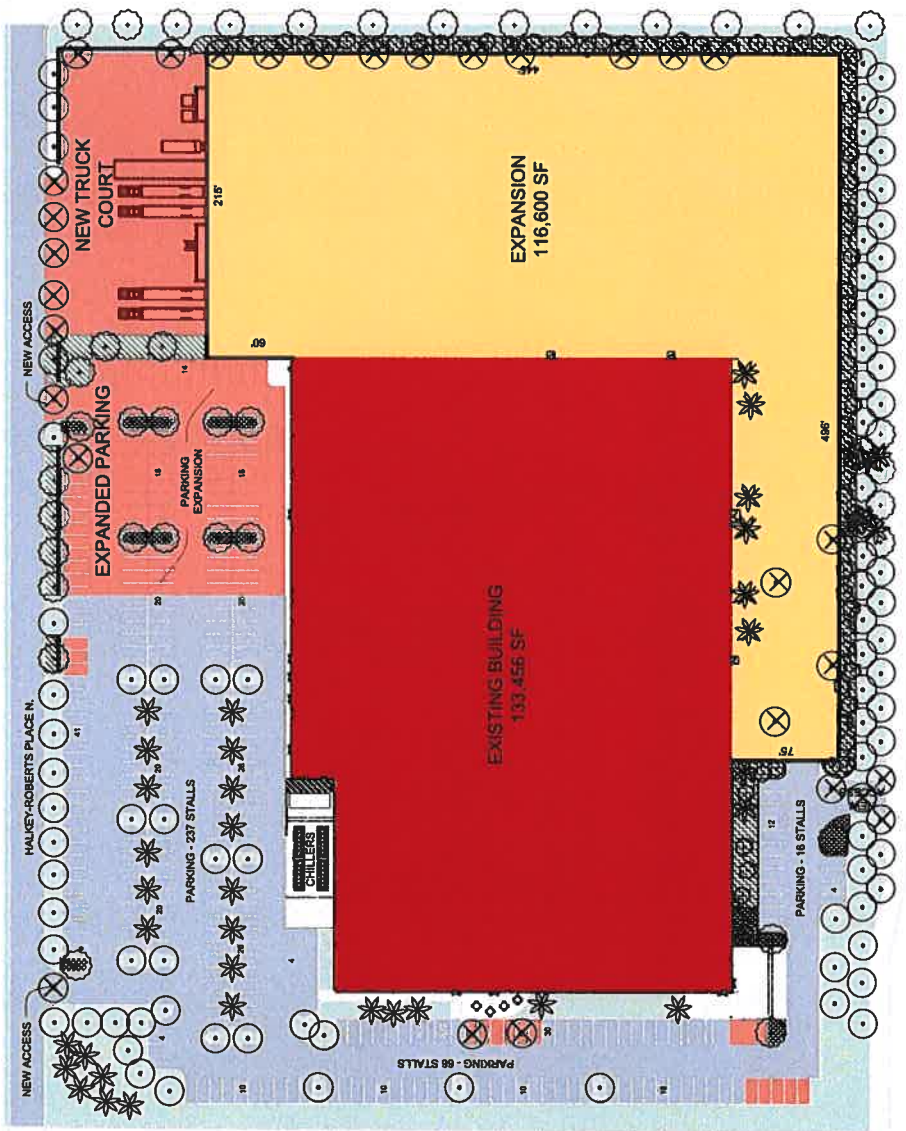


LANDSCAPE DATA:

EXISTING TREES AND PALMS
EXISTING TREES AND PALMS TO BE REMOVED: 24
EXISTING TREES AND PALMS TO BE MAINTAINED: 10

PROPOSED TREES AND PALMS
PROPOSED TREES AND PALMS TO BE PLANTED: 11
PROPOSED TREES AND PALMS TO BE MAINTAINED: 10

PROPOSED SHRUBS AND GROUNDCOVERS
PROPOSED SHRUBS AND GROUNDCOVERS TO BE PLANTED: 11
PROPOSED SHRUBS AND GROUNDCOVERS TO BE MAINTAINED: 10



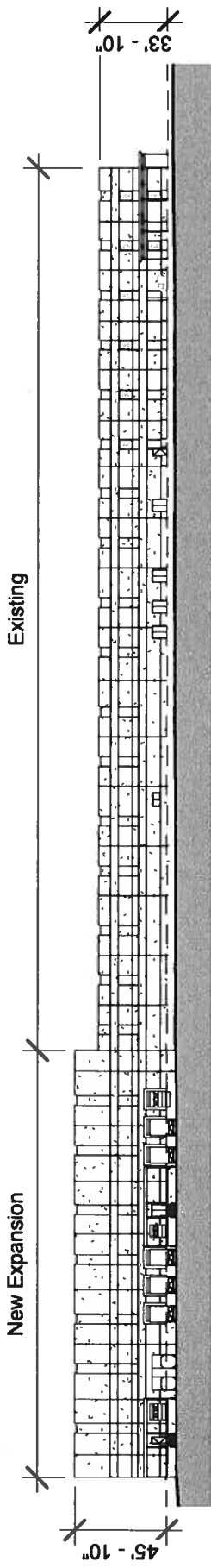
PRELIMINARY PLANTING SCHEDULE AND SPECIFICATIONS

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SCHEDULE
(Symbol)	CONIFERUS	COMMON VINCENNA	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	IMPERIAL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	CHAMP AVENUE	8 FT DIA, 12 FT DIA, 17 FT DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	LAUREL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	LAUREL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	LAUREL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	LAUREL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	LAUREL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	LAUREL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN
(Symbol)	ANGIOSPERMUS	LAUREL PALM	12 FT DIA, 8 FT DIA, 17 DIA	AE BROWN

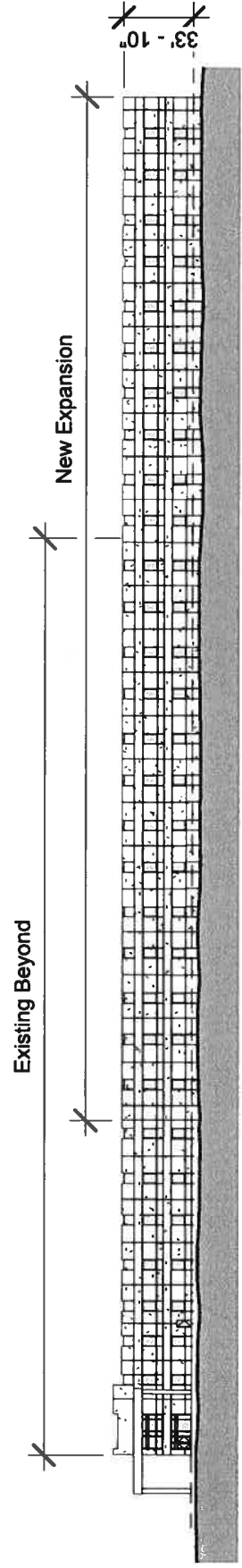
EXISTING TREE LEGEND



Note: Exterior finish to be White
Pre-cast to match existing building



2 North Elevation
1" = 80'-0"



1 South Elevation
1" = 80'-0"

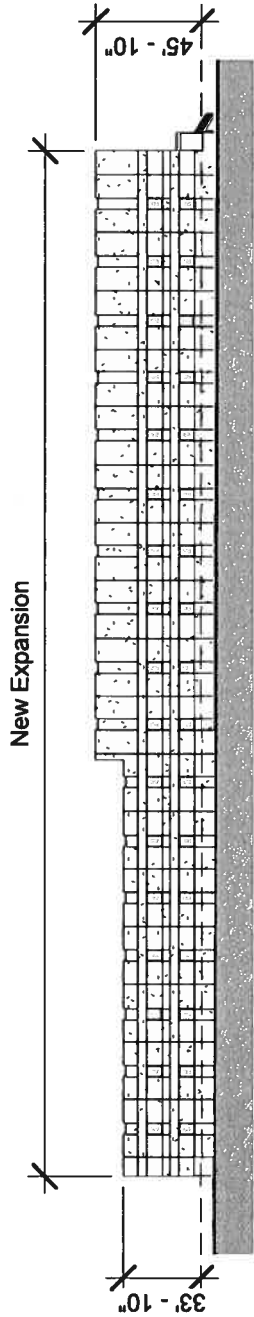
Project: **Halkey-Roberts Facility - Master Plan**

Number: **A1** | Sheet: **Elevations**

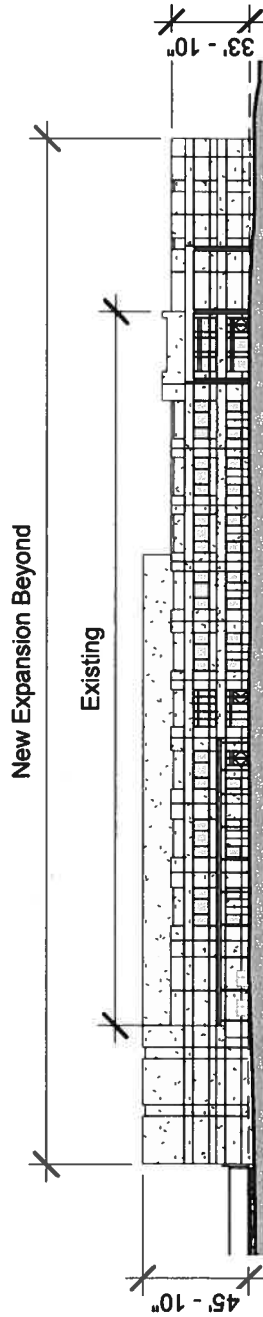


HABLEN, CHRISTENSEN & MCILOWAIN
ARCHITECTS
4201 CEDAR AVENUE S.D. - MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332

Note: Exterior finish to be White
Pre-cast to match existing building



1 East Elevation
1" = 80'-0"



2 West Elevation
1" = 80'-0"

Project:

Halkey-Roberts Facility - Master Plan

Number:

A2

Sheet:

Elevations



HABENS, CHRISTENSEN & MCDILWAIN
ARCHITECTS
4201 CEDAR AVENUE SD. - MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332

HALKEY | ROBERTS

Halkey-Roberts Corporation
2700 Halkey-Roberts Place N.
St. Petersburg, FL 33716-4103
727.471.4200
Fax 727.578.0450

July 9, 2020

To: The City of St. Petersburg Development Review Commission

Subject: HRC Master Plan and Expansion

Halkey-Roberts Corporation is proposing a Master Plan and Expansion to their existing Facility located at 2700 Halkey-Roberts Place North in St. Petersburg, FL. This potential Master Plan and Expansion would add an additional 116,578 SF to the Facility (currently at 156,522 SF), bringing the potential total SF of the Facility to 273,100.

Listed below is the current employee count for the Halkey-Roberts Facility:

1st shift (approx. 7 am)

Manufacturing/Warehouse: **144**
Office/Support: **73**
Total: **217 employees on site**

2nd Shift (approx. 3 pm)

Manufacturing/Warehouse: **87**
Office/Support: **73**
Total: **160 employees on site**

3rd Shift (approx. 11 pm)

Manufacturing/Warehouse: **57**
Office/Support: **0**
Total: **57 employees on site**

Currently, the maximum potential employee count on site at a given moment could be 304 employees, which is the shift change between 1st and 2nd shifts. Halkey-Roberts has 259 existing parking stalls on site, and has never reached full capacity of these parking stalls. There are many factors involved in this situation, which include employee carpooling, bus ridership, vacation and sick time. Halkey-Roberts has monitored a stall utilization rate over the years of 75-80% of total employee count on site at a given moment, which validates the 259 stalls as a sufficient number.

Based on a full expansion of the Master Plan, as well as employee growth over the next 10 years, Halkey-Roberts has developed an overall strategy with HCM Architects and George F. Young Civil Engineers to maximize the building footprint of the site (not to exceed the City requirement of 85% impervious), while increasing the parking stall count to meet the business needs of Halkey-Roberts. Listed below is the increase of parking stalls based on the proposed Master Plan:

Current Parking Stall count: **259**

Proposed Paring Stall Count: **319**

Net Gain of Parking Stalls: **60**

In order to meet the potential parking stall need of the proposed expansion, Halkey-Roberts will implement a staggered shift change between the 1st and 2nd shifts, which is the critical juncture of the parking need. Halkey-Roberts projects employee growth within Manufacturing/Warehouse and Office/Support that will average 20%, but many of the Manufacturing Business Unit employee counts will actually remain stable due to machine automation yielding a projected employee count at 1st and 2nd shift change of:

Staggered 1st/2nd Shift – 2:30 pm

Manufacturing/Warehouse: **164**
(blended number for shift change)
Office/Support: **88**
Total: **252 employees on site at one time**

Staggered 1st/2nd Shift – 3:00 pm

Manufacturing/Warehouse: **136**
(blended number for shift change)
Office/Support: **88**
Total: **224 employees on site at one time**

Staggered 1st/2nd Shift – 3:30 pm

Manufacturing/Warehouse: **170**
(blended number for shift change)
Office/Support: **88**
Total: **258 employees on site at one time**

With this operational staggered shift change for Manufacturing, Halkey-Roberts will have more than sufficient on-site parking for employees, which is important to the efficiency of both the employees and Halkey-Roberts.

Respectfully Submitted,

Alan D. King
Vice President of Operations
Halkey Roberts Corporation

**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT**

TO: Iris Winn, Administrative Clerk, Development Services Department
Jennifer Bryla, Planning & Development Services Zoning Official, Development Services
Corey Malyszka, Zoning, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: September 3, 2020

SUBJECT: Site Plan Modification

FILE: 20-31000010

LOCATION 2700 Halkey-Roberts Place North
23/30/16/47333/001/0100

ATLAS: I-52 **ZONING:** Employment Centers (EC-1)

REQUEST: Approval of a Site Plan modification to construct a 116,000 square-foot building addition to an existing light manufacturing facility in the EC-1 zoning district. The applicant is requesting a variance to parking.

The Engineering and Capital Improvements Department has no objection to the proposed site plan modification, provided the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. This project is located within a development with a master planned storm drainage system, this project must be in compliance with the approved mater plan. Any future development shall be in compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

2. Wastewater reclamation plant is adequate. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City

Engineering department, phone 727-893-7238. If an increase in flow of over 1000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City's Water Resources department for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City's Engineering director pending receipt of adequate justification. The TTC plan

shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Habitable floor elevations for commercial projects must be set per building code requirements to at least one foot above the FEMA elevation. Habitable floor elevations for shall be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department with any plans for development on this site.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed driveways per current ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All public sidewalks must be restored or reconstructed as necessary to good and safe ADA compliant condition prior to Certificate of Occupancy.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for future development on this site. Plans and specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File