



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**SPECIAL EXCEPTION  
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commission member Tim Clemmons** 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 on **Wednesday, December 2, 2020 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) for up-to-date information.

|                    |   |             |      |
|--------------------|---|-------------|------|
| CASE NO.:          | 20-32000015   | PLAT SHEET: | H-14 |
| REQUEST:           | Approval of a Special Exception and related site plan for a house of worship. The applicant is proposing to reduce the size of the existing buildings and property. The applicant is also requesting a variance for the interior side yard setback from 35 feet to 10 feet in the NT-1 zoning district. |             |      |
| OWNER:             | Episcopal Church of St Bede, Inc.<br>2500 16 <sup>th</sup> Street North<br>Saint Petersburg, Florida 33704  |             |      |
| AGENT:             | Joel Giles<br>626 10 <sup>th</sup> Avenue Northeast<br>Saint Petersburg, Florida 33704  |             |      |
| ADDRESS:           | 2500 16 <sup>th</sup> Street North  |             |      |
| PARCEL ID NO.:     | 12-31-16-77904-000-0010   |             |      |
| LEGAL DESCRIPTION: | On File   |             |      |
| ZONING:            | Neighborhood Traditional Single-Family (NT-1)   |             |      |

**SITE AREA TOTAL:**

|           |                                  |
|-----------|----------------------------------|
| Current:  | 85,484 square feet or 1.96 acres |
| Proposed: | 49,892 square feet or 1.14 acres |

**GROSS FLOOR AREA:**

|            |                    |             |
|------------|--------------------|-------------|
| Existing:  | 11,920 square feet | 0.14 F.A.R. |
| Proposed:  | 7,488 square feet  | 0.15 F.A.R. |
| Permitted: | 24,946 square feet | 0.50 F.A.R. |

**BUILDING COVERAGE:**

|            |                    |                 |
|------------|--------------------|-----------------|
| Existing:  | 11,920 square feet | 14% of Site MOL |
| Proposed:  | 7,488 square feet  | 15% of Site MOL |
| Permitted: | N/A                |                 |

**IMPERVIOUS SURFACE:**

|            |                    |                 |
|------------|--------------------|-----------------|
| Existing:  | 27,085 square feet | 32% of Site MOL |
| Proposed:  | 26,641 square feet | 53% of Site MOL |
| Permitted: | 27,441 square feet | 55% of Site MOL |

**OPEN GREEN SPACE:**

|           |                    |                 |
|-----------|--------------------|-----------------|
| Existing: | 58,401 square feet | 68% of Site MOL |
| Proposed: | 23,251 square feet | 47% of Site MOL |

**PAVING COVERAGE:**

|           |                    |                 |
|-----------|--------------------|-----------------|
| Existing: | 15,165 square feet | 18% of Site MOL |
| Proposed: | 19,153 square feet | 38% of Site MOL |

**PARKING:**

|           |                                    |
|-----------|------------------------------------|
| Existing: | 12; including 2 handicapped spaces |
| Proposed: | 35; including 2 handicapped spaces |
| Required  | 34; including 2 handicapped spaces |

**BUILDING HEIGHT:**

|            |         |
|------------|---------|
| Existing:  | 20 feet |
| Proposed:  | 20 feet |
| Permitted: | 36 feet |

**APPLICATION REVIEW:**

- I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a house of worship which is a Special Exception use within the NT-1 Zoning District.

## **II. DISCUSSION AND RECOMMENDATIONS:**

### **The Request:**

The applicant seeks approval of a Special Exception and related site plan for a house of worship. The applicant is proposing to reduce the size of the existing buildings and property. The applicant is also requesting a variance for the interior side yard setback from 35 feet to 10 feet in the NT-1 zoning district. The subject property is located on the west side of 16<sup>th</sup> Street North between 25<sup>th</sup> and 26<sup>th</sup> Avenues North.

### **Current Proposal:**

The establishment of the house of worship on the subject property predates the zoning regulations that considers a house of worship a Special Exception use in the NT-1 zoning district. The following application is for the approval of a Special Exception use for a house of worship, as well as, the removal of a portion of the existing property and a variance to the interior side yard setbacks.

The house of worship was established on the subject property in 1952. The existing house of worship consists of three buildings, located in the center of the subject property. Parking is located on the east and west sides of the existing building. Access to the parking areas is from both 25<sup>th</sup> and 26<sup>th</sup> Avenues North.

The applicant proposes to demolish the existing Parish Hall building that is located on the northern portion of the site and remove the vehicular access drives along 26<sup>th</sup> Avenue North. The applicant is moving forward with the proposal to allow the northern 105-feet of the subject property to be redevelopment with seven single-family lots. The elimination of the northern 105-feet of the subject property will place the property line 10-feet from the existing house of worship. This will allow code compliant lots. The applicant is requesting a variance to the interior yard setback. A new drop-off area will be constructed on the eastern side of the building, accessible from 16<sup>th</sup> Street North. A new paved parking lot will be constructed along the west side of the subject property and the existing access points from 25<sup>th</sup> Avenue North will be modified to meet current code requirements.

### **VARIANCE:**

#### **Interior side yard setback**

|                  |                |
|------------------|----------------|
| <b>Required:</b> | <b>35 feet</b> |
| <b>Proposed:</b> | <b>10 feet</b> |
| <b>Variance:</b> | <b>25 feet</b> |

The elimination of the northern 105 feet of the subject property places the new interior property line 10-feet from the existing house of worship. City Code requires a 35-foot setback for Special Exception uses. The proposed 10-foot setback is greater than the 6-foot setback required for permitted uses. The proposed setback reduction will not impact any existing residential properties. A commercial use is located west of the subject property. Residential uses are located east and south of the subject property and are separated by City rights-of-way. The granting of the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.

The reduced setback will impact the new seven residential lots. The future owners of these residential lots will be aware of the existing conditions. The new residential lots will allow in-fill development of new single-family residences that meet current building codes and market demands. This will further the administration's desire to provide housing stock that meets current market demands for those working in the city.

**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 interior side yard setback; and
2. Special Exception and related site plan, subject to the Special Conditions of Approval.

**B. SPECIAL CONDITIONS OF APPROVAL:**

1. The applicant shall replat the property to establish the seven residential lots.
2. A 6-foot fence or wall shall be installed along the north property line of the church property.
3. The new and existing parking lot shall be landscaped to comply with vehicular use landscape requirements.
4. The existing fence located on the west side of the existing building shall be repaired or replaced to meet minimum City Code maintenance standards.
5. Exterior lighting shall comply with Section 16.40.070.
6. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated November 20, 2020.
7. This approval will be valid for 36 months beginning on the expiration date of the final emergency order of Pinellas County or the City of St. Petersburg related to the COVID-19 pandemic, whichever is later. 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 Concurrency 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: **Planned Redevelopment Residential**

The land uses of the surrounding properties are:


North: **Planned Redevelopment Residential**

South: **Planned Redevelopment Residential and Recreation Open Space**

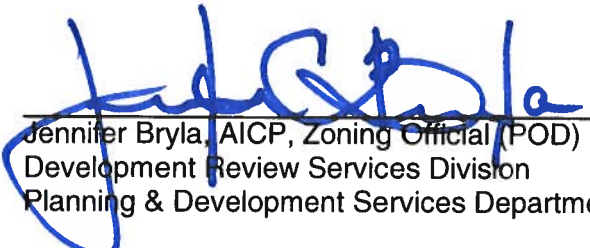
East: **Planned Redevelopment Residential**

West: **Planned Redevelopment Residential**

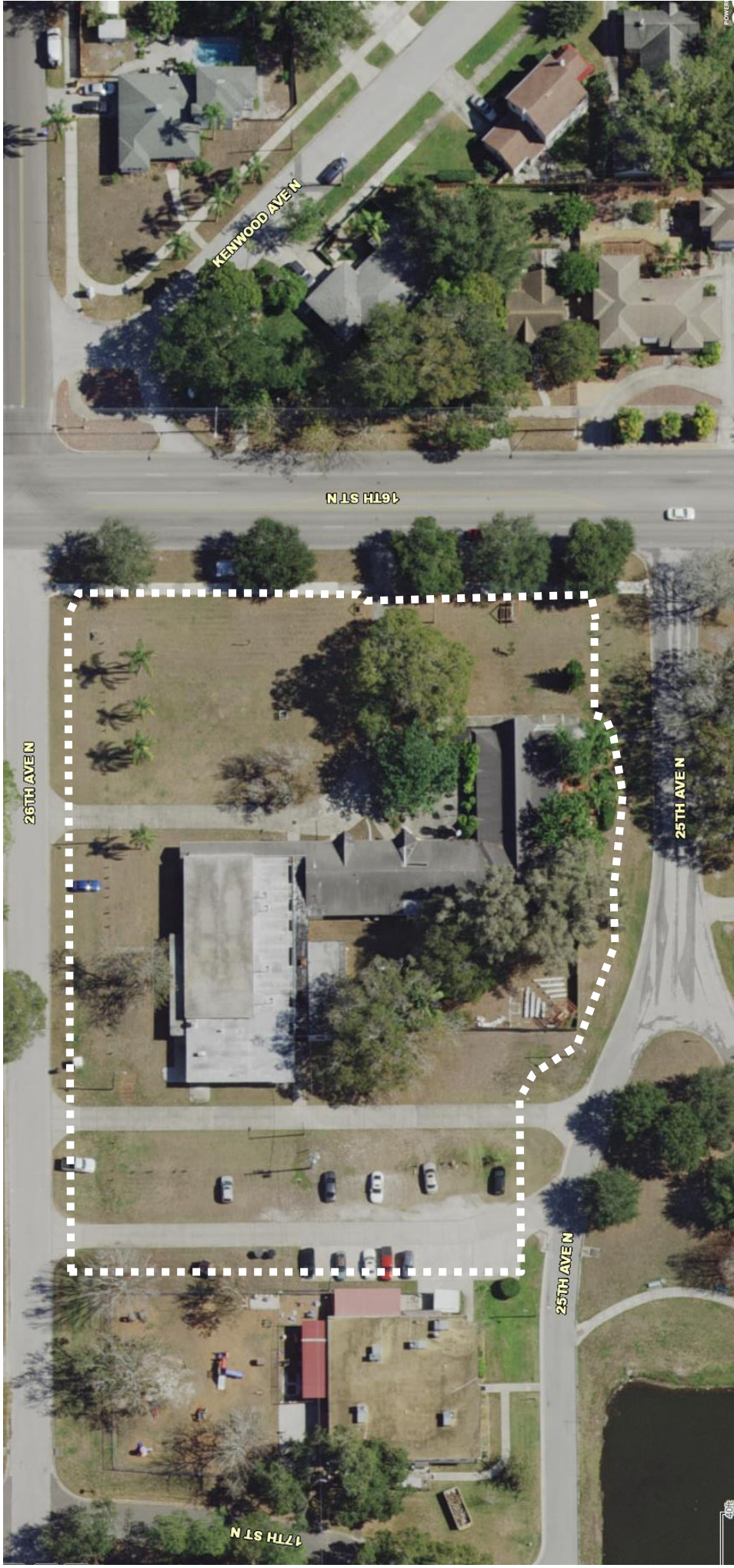
REPORT PREPARED BY:

  
\_\_\_\_\_  
Corey Malyszka, AICP, Urban Design and Development Coordinator      11/23/20  
Development Review Services Division      DATE  
Planning & Development Services Department

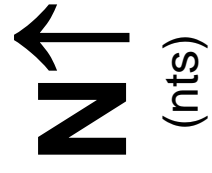
REPORT APPROVED BY:

  
\_\_\_\_\_  
Jennifer Bryla, AICP, Zoning Official (POD)      11.23.2020  
Development Review Services Division      DATE  
Planning & Development Services Department

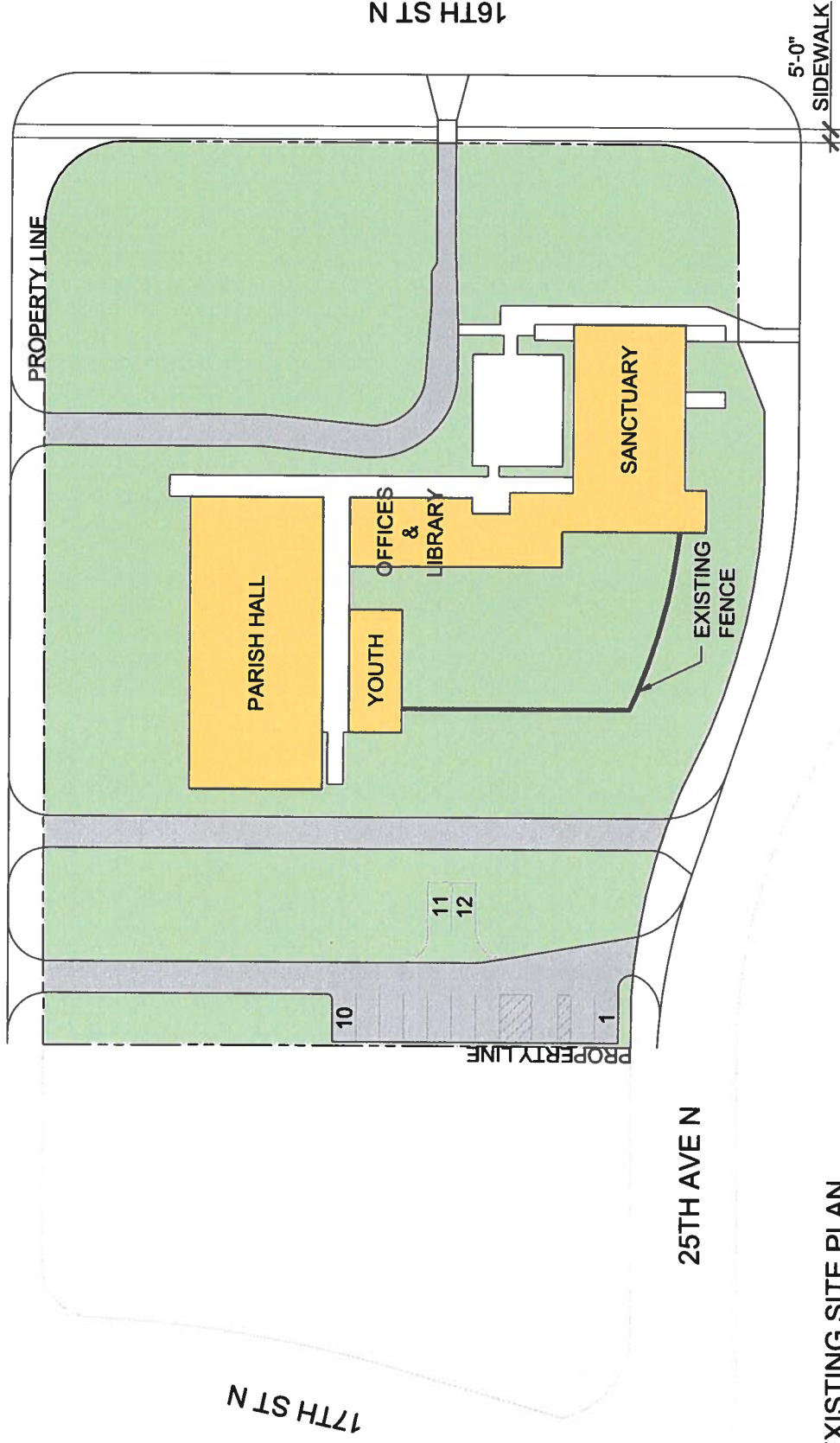




Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 20-32000015  
Address: 2500 16<sup>th</sup> Street North

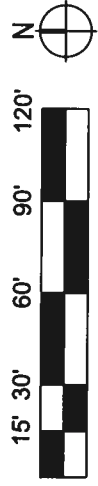


26TH AVE N



EXISTING SITE PLAN

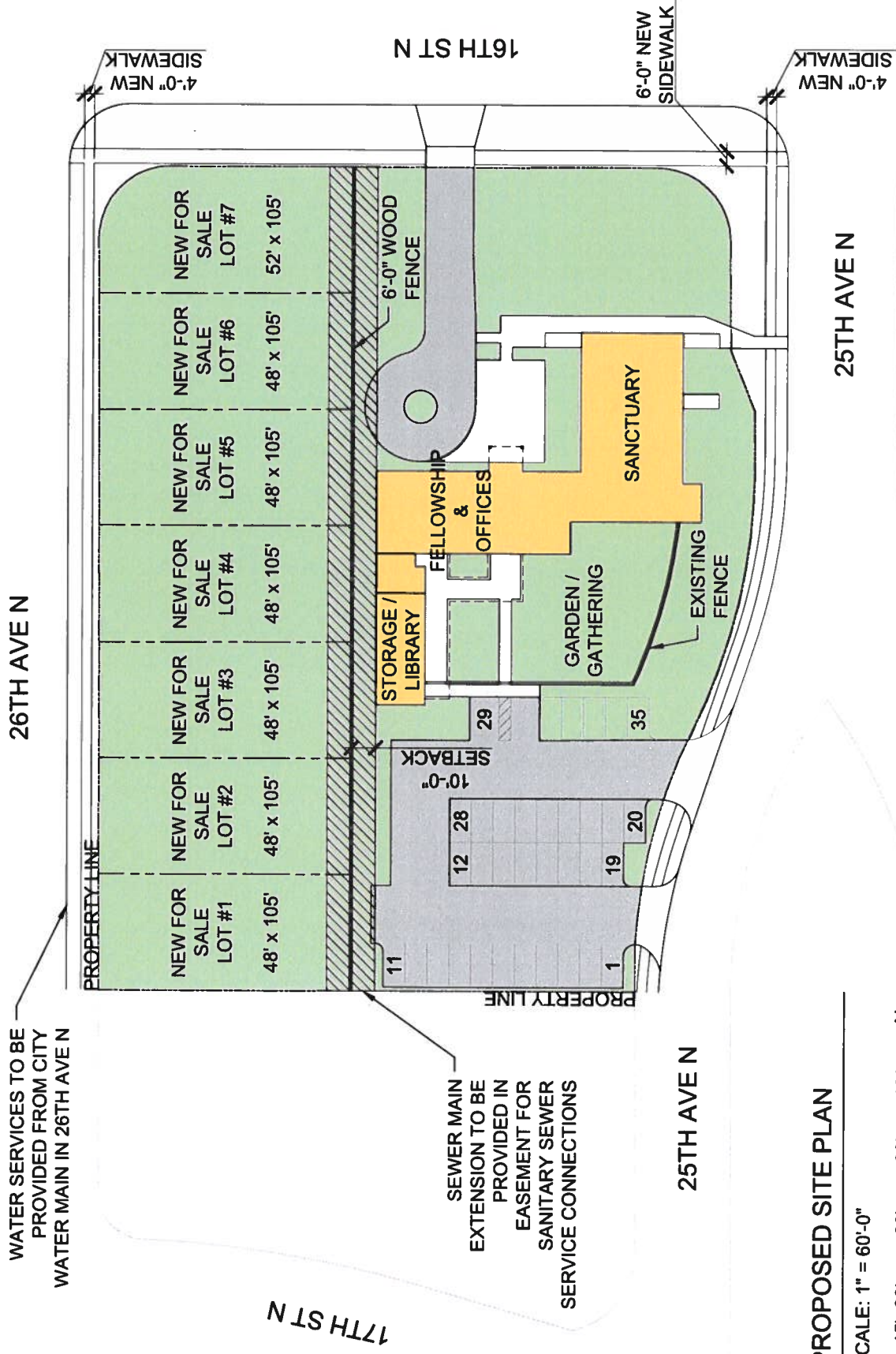
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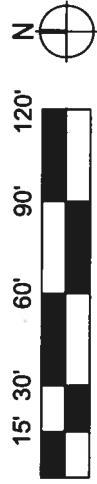
# St Bede's Episcopal Church Renovation

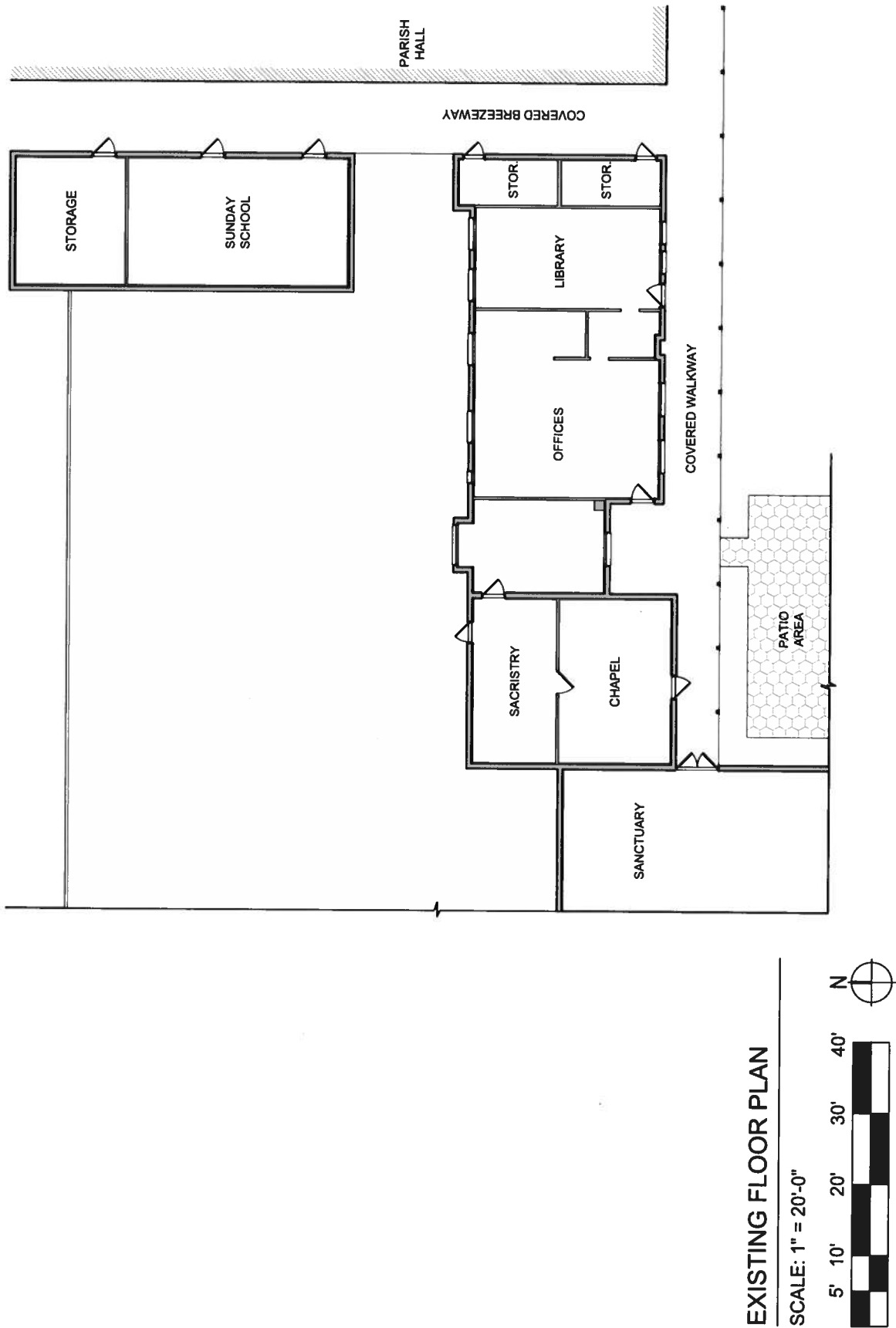
October 9, 2020



## PROPOSED SITE PLAN

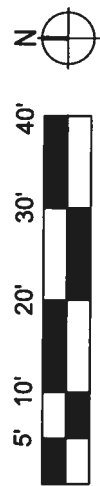
SCALE: 1" = 60'-0"

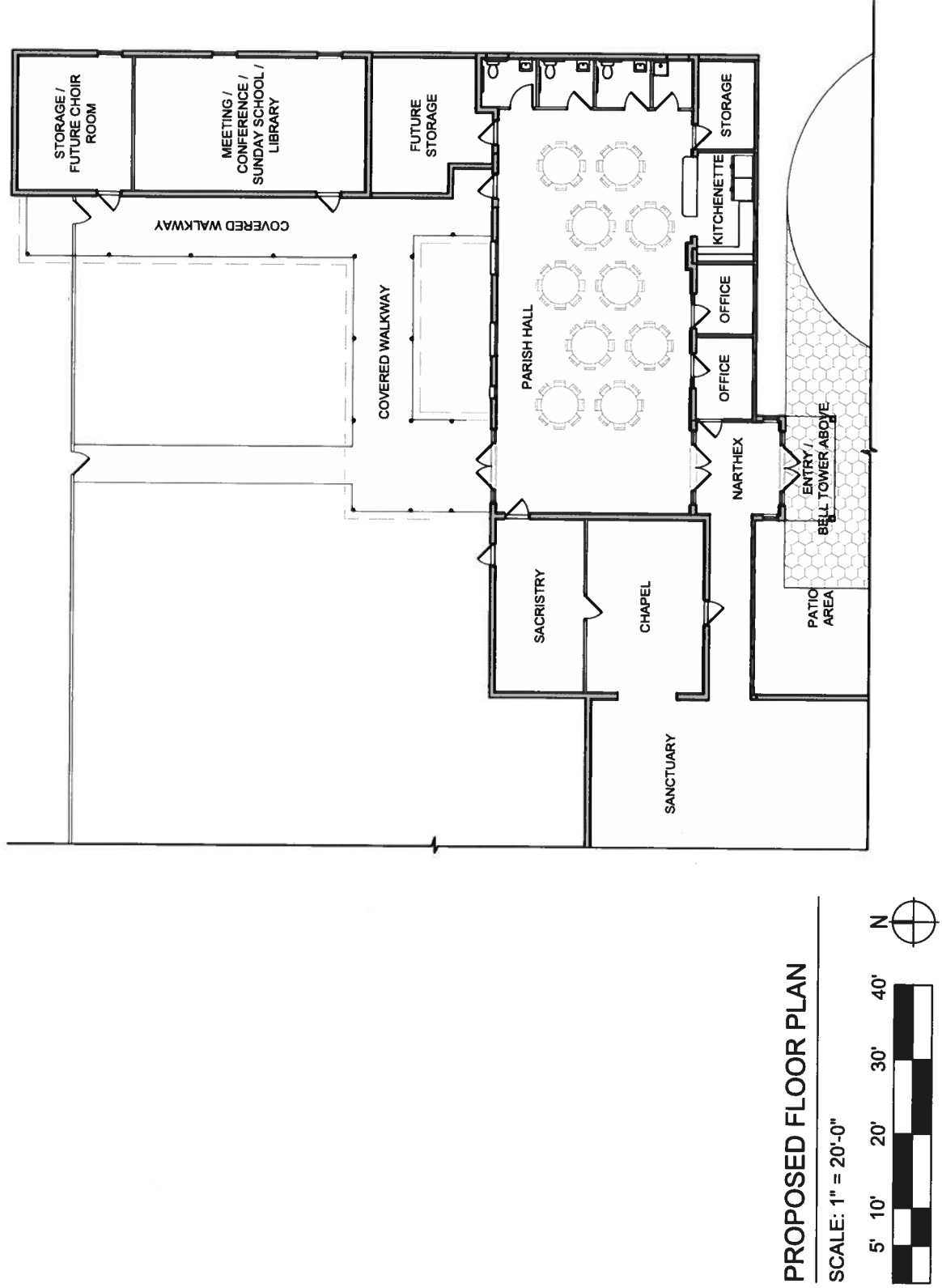


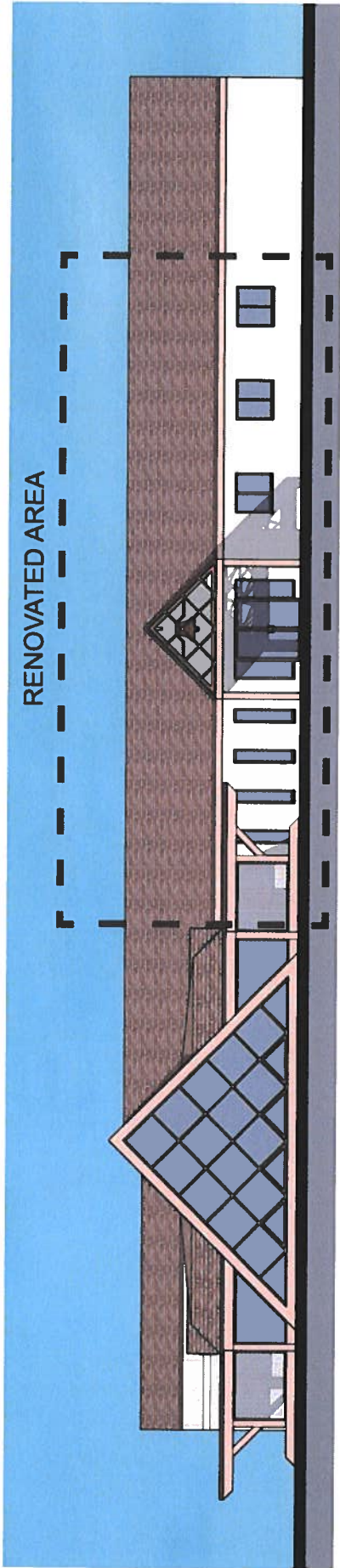


EXISTING FLOOR PLAN

SCALE: 1" = 20'-0"

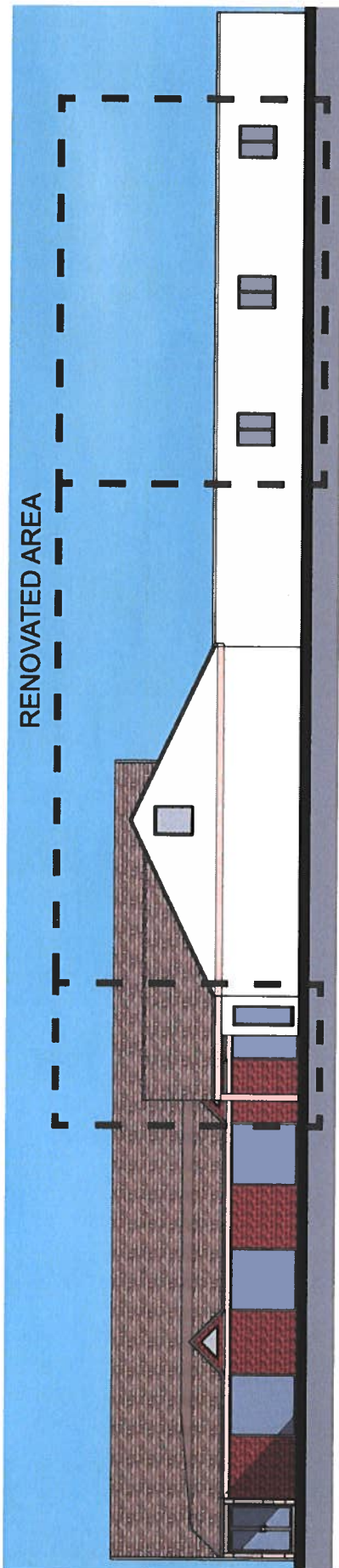






PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"

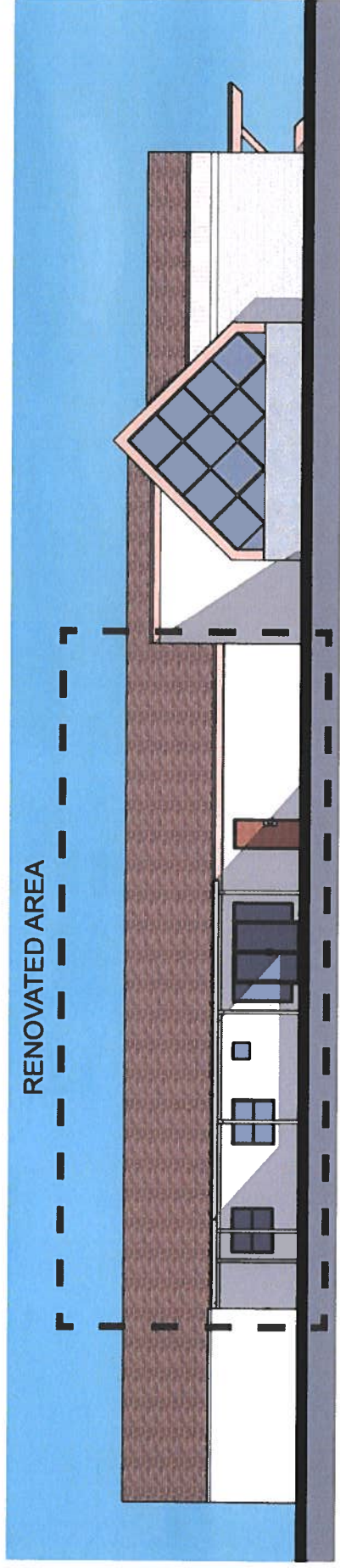


PROPOSED NORTH ELEVATION

SCALE: 1/16" = 1'-0"

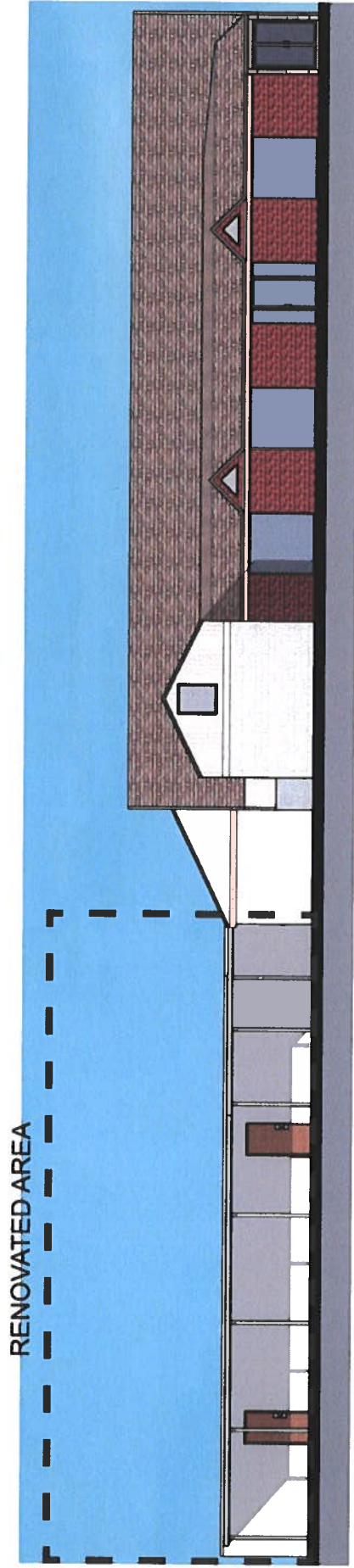






PROPOSED WEST ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"





**CANOPY**  
BUILDERS

CGC1523529  
200 MIRROR LAKE DR N  
ST PETERSBURG, FL 33701  
727-560-0737

City of St Petersburg  
Building Services  
Via Email  
Re: St. Bede's Application for Special Exception

October 8<sup>th</sup>, 2020

To Whom it May Concern:

I am writing to you in reference to the above application for a Special Exception submitted by St. Bede's Episcopal Church. As a potential purchaser of the lots to the north of the church, and an active home builder in the City of St Petersburg, we believe we can provide a unique perspective on the matter.

Throughout the City of St Petersburg, Churches coexist with single family and multifamily dwellings with little to no issues. In fact, in our broad interaction with clients in these older neighborhoods, we receive specific feedback from many clients that churches in general make respectful, and even very desirable, neighbors.

In addition to this anecdotal feedback, granting this Special Exception produces market repercussions that will only benefit our community. Our marketing plan for the potential acquisition of the parcels at the north of the property seeks to capitalize on both the church's architectural significance, as well as the neighborly minimal use of the property. The proposed setback of 10' is more than enough to separate the existing and future uses, as the new homes to the north would likely enjoy an additional 25' setback from the south property line.

Granting this Special Exception, and furthering the ability to construct single family homes to the north, will have the additional and very important effect of increasing housing inventory with smaller, more affordable lots, which generally produce smaller, more affordable homes, which is an important part of the community, currently in short supply.

Please accept this letter as an endorsement of the Church's application, and we appreciate the opportunity to shed some light on the consequences of the City's decision.

Best Regards,

Ben Gelston  
Manager  
Canopy Builders LLC  
CGC1523529



**CITY OF ST. PETERSBURG  
MEMORANDUM  
ENGINEERING DEPARTMENT**

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TO: Iris Winn, Administrative Clerk, Development Review Services  
Jennifer Bryla, Planning & Development Services Department, Zoning Official  
Corey Malyszka, Urban Design and Development Coordinator

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: November 20, 2020

FILE: 20-32000015

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LOCATION 2500 16<sup>th</sup> Street North  
AND PIN: 12/31/16/77904/000/0010

ATLAS: H-14  
PROJECT: Special Exception

**REQUEST:** Approval of a Special Exception and related site plan for a house of worship. The applicant is proposing to reduce the size of the existing buildings and property. The applicant is also requesting a variance for the interior side yard setback from 35 feet to 10 feet in the NT-1 zoning district.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed Special Exception and Site Plan provided the following special conditions and standard comments are added as conditions of approval:

**SPECIAL CONDITIONS OF APPROVAL:**

1. The scope of the church only project appears to trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. The applicant's engineer must review the City drainage requirements with respect to the proposed church project and if required 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 runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

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. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

2. The proposed seven (7) lot subdivision will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030.

3. The proposed plan notes a sanitary sewer to be constructed within an easement to serve the proposed seven (7) lots. The City Water Resources department may not support a **public** sanitary sewer collection system placed within the private property boundary at the rear of the lots. WRD's preference is for all new public collection systems to be placed within public right of way. If it is infeasible to place the collection system in public right of way then the system placed at the rear of the proposed 7 lots and extending through

the adjacent property to the west owned by Preschool Experience Inc., would may be required to be placed in private easement and owned and maintained by a Homeowners Association as will be determined by City WRD during the City review of signed and sealed civil plans & profile. An FDEP collection system permit is required for the wastewater collection system extension.

A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled 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. City standard details are available on the City's website at the following link:

[https://www.stpete.org/city\\_departments/engineering\\_and\\_capital\\_improvements/facility\\_design\\_and\\_development.php](https://www.stpete.org/city_departments/engineering_and_capital_improvements/facility_design_and_development.php)

4. Proposed connections to potable water & reclaimed water shall be performed by the City Water Resources department at the expense of the developer. Any questions regarding commercial or residential potable or reclaimed services should be directed via email to [WRD-UtilityReviewRequest@stpete.org](mailto:WRD-UtilityReviewRequest@stpete.org).

5. 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. Per code a 6' wide sidewalk is required in the 16<sup>th</sup> Street North right-of-way and 4' wide sidewalks are required in the 25<sup>th</sup> and 26<sup>th</sup> Avenue North rights-of-way. 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 and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

**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, email [WRD\\_UtilityReviewRequest@stpete.org](mailto:WRD_UtilityReviewRequest@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.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. 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 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 3000 gpd is proposed, the ADF information will be forwarded 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 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.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

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.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

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.

Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must 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. \*It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

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.

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.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

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 this project. Plans specifications are subject to approval by the Florida state board of Health.