



**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, no **Commission member** 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.:	20-32000017	PLAT SHEET:	C-54 & D-54
REQUEST:	Approval of a Special Exception and related Site Plan to construct a car wash in the CCS-1 zoning district.		
OWNER:	Abuoleim Petroleum II, LLC 6641 US Highway 301 South Riverview, Florida 33578		
AGENT:	Tampa Civil Design c/o Jeremy Couch, P.E. 17937 Hunting Bow Circle, Suite 102 Lutz, Florida 33558		
ADDRESS:	10690 Gandy Boulevard North		
PARCEL ID NO.:	17-30-17-78670-001-0010		
LEGAL DESCRIPTION:	On File		
ZONING:	Corridor Commercial Suburban (CCS-1)		

**SITE AREA TOTAL:** 122,391 square feet or 2.81 acres

**GROSS FLOOR AREA:**

Existing:	19,920 square feet	0.16 F.A.R.
Proposed:	23,370 square feet	0.19 F.A.R.
Permitted:	67,315 square feet	0.55 F.A.R.

**BUILDING COVERAGE:**

Existing:	19,920 square feet	16 % of Site MOL
Proposed:	23,370 square feet	19 % of Site MOL
Permitted:	67,315 square feet	55 % of Site MOL

**IMPERVIOUS SURFACE:**

Existing:	75,720 square feet	62 % of Site MOL
Proposed:	91,114 square feet	74 % of Site MOL
Permitted:	104,032 square feet	85 % of Site MOL

**OPEN GREEN SPACE:**

Existing:	37,671 square feet	31 % of Site MOL
Proposed:	24,469 square feet	20 % of Site MOL

**PAVING COVERAGE:**

Existing:	55,800 square feet	46 % of Site MOL
Proposed:	67,744 square feet	55 % of Site MOL

**PARKING:**

Existing:	117; including 3 handicapped spaces
Proposed:	140; including 4 handicapped spaces
Required	126; including 4 handicapped spaces

**BUILDING HEIGHT:**

Existing:	20 feet
Proposed:	17.33 feet
Permitted:	48 feet

**APPLICATION REVIEW:**

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Sections 16.70.040.1.5 and 16.10.020.1 of the Municipal Code for a car wash which is a Special Exception use within the CCS-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

**The Request:**

The applicant seeks approval of a Special Exception and related site plan to construct a Car Wash in CCS-1 Zoning District. The subject property is located at the southwest corner of Gandy Boulevard North and San Martin Boulevard North. Currently, the property is developed with a retail plaza. The applicant proposes to keep the existing structures.

**Current Proposal:**

The applicant proposes to construct a limited service car wash on the subject property. The proposed car wash building will be located mostly in the north portion of the property. The car wash building will be open on the east and west sides of the building where vehicles will enter and exit. The north and south sides of the building are partially enclosed to accommodate the office space. Vehicular ingress and egress for the site will be from San Martin Boulevard North. There will be a total of 13 vacuum stations. The vacuum stations will be located to the south of the proposed structure and parking additional parking to the west. Automatic payment stations are located on the east side of the subject property. Located behind the automatic payment station and along the east side of the property will be two service lanes that provides stacking for 5 vehicles. The building will be stucco and have a flat roof with parapets. The proposed architecture matches the style of the existing retail plaza. At this time there is no brand motif proposed.

Customers will access the site from the proposed ingress/egress drive and proceed through one of the two stacking lanes as they approach the automated payment station. The customer will pay for the car wash and will then proceed into the car wash bay without getting out of their vehicle. Once the vehicle exits the car wash bay the customer will proceed to the egress drive. The customer can access the vacuum stations on the south side of the building after getting their car washed. Proposed dumpster location will be fully enclosed per City standards and be accessed via the alley. The egress for public work vehicles will be provided through internal site circulation.

**Special Exception:**

A car wash in the CCS-1 zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible for evaluating the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan are adequate to support the proposed use. The applicant has placed the vacuum stations to the interior of the site. This orientation utilizes the car wash structure as a visual barrier of the vacuums from the road. The existing retail plaza serves as a visual barrier for the residential area to the South. The applicant is also provided all required green yards as well as an additional buffer from the north with the bypass lane oriented parallel to Gandy Boulevard North.

**Public Comments:**

Staff has not received any objections to the proposed development.

**III. RECOMMENDATION:**

1. Staff recommends **APPROVAL** of the Special Exception and related site plan, subject to the Special Conditions of Approval.
2. **SPECIAL CONDITIONS OF APPROVAL:**
  1. The site plan shall be revised as necessary to comply with the protection of existing specimen trees as required by Section 16.40.060.2.1.1.
  2. Plans shall comply with Section 16.50.050. car wash and Detailing, including limiting the hours of operation between 8AM to 8PM.

3. If the operation of the car wash changes from a limited service to a full-service car wash, a public hearing with public notice shall be required.
4. All mechanical equipment associated with the car wash shall be located inside a fully enclosed building.
5. Evergreen trees shall be installed around the exterior perimeter of the new parking lot.
6. The dumpster compound shall have opaque gates.
7. Exterior lighting shall comply with Section 16.40.070.
8. Bicycle parking shall comply with Section 16.40.090.4.1.
9. 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 24, 2020.
10. Vehicular stacking shall be provided to, meet the City Requirement of 5 vehicles total. See Revised site plan dated November 20, 2020.
11. The special exception and related site plan approval is valid until December 2, 2023. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request must be received in writing prior to the expiration date.

**3. 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. RESPONSES TO RELEVANT 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 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 Mixed-use**

The land uses of the surrounding properties are:

North: **Planned Redevelopment Mixed-use / Preservation**

South: **Residential Urban** (Unincorporated County)

East **Planned Redevelopment Mixed-use**  
**Residential Office General** (Unincorporated County)

West: **Commercial General** (Unincorporated County)

**REPORT PREPARED BY:**

*/s/ Adriana Puentes Shaw*

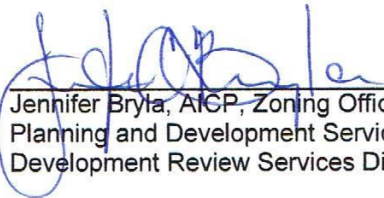
11-24-2020

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Adriana Puentes Shaw, AICP, Planner II  
Planning and Development Services Department  
Development Review Services Division

DATE

**REPORT APPROVED BY:**



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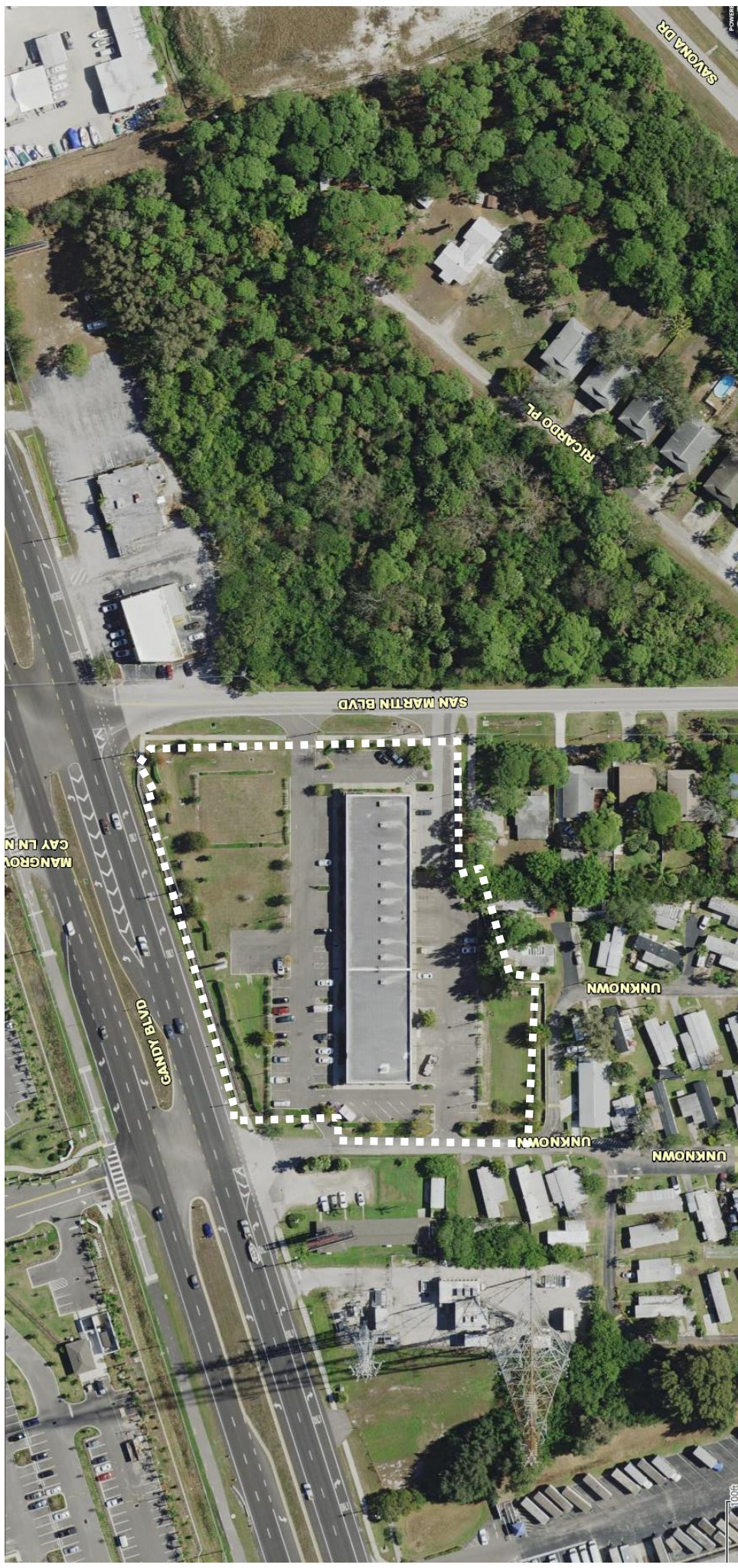
Jennifer Bryla, AICP, Zoning Official (POD)  
Planning and Development Services Department  
Development Review Services Division

DATE

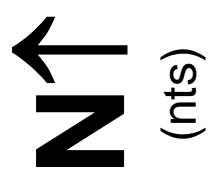
11-21-2020

ATTACHMENTS: Location Map, Applicant's Narrative, Data Sheet, Site Plan, Landscape Plan, Elevations, and Engineering Memo





Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 20-32000017  
Address: 10678 Gandy Boulevard North



**TAMPA CIVIL DESIGN**  
SITE DESIGN AND CIVIL ENGINEERING

September 14, 2020

Corey Malyszka, AICP  
Urban Design and Development Coordinator, Planning and Development Services  
City of St Petersburg  
One 4<sup>th</sup> Street North  
St. Petersburg, FL 33731

**RE: PROJECT NARRATIVE**  
**PROJECT NAME: Gandy Carwash**  
**PROJECT ID: 17-30-17-78670-001-0010**

Dear Mr. Malyszka,

Abuoleium Petroleum II, LLC is proposing the addition of a tunnel carwash to the existing site that has a strip center currently. The parcel is located at 10690 Gandy Blvd. N. and identified by Pinellas County as Parcel ID: 17-30-17-78670-001-0010. The site is located in the City of St. Petersburg jurisdiction.

The project will require a Special Exception application with the City of St. Petersburg followed by construction plans.

Thank you for your review of this document. Please contact me if you have any questions or concerns at [kyle@tampacivil.com](mailto:kyle@tampacivil.com). Thank you for your consideration.

Respectfully,

Kyle Glorioso, P.E.  
Tampa Civil Design, LLC



# Pre-Application Meeting Notes

Meeting Date: 09/23/2020 Zoning District: CCS-1

Address/Location: 10690 Gandy Blvd N

Request: car wash

Type of Application: SE Staff Planner for Pre-App: JCB/CDM

Attendees: Jennifer Hooker, Kyle Glorioso, JCB and CDM

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
NA			

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: add new car wash, green yards 10 foot, minimum size openings along gandy

ave facade shall be between 3 and 8 feet from grade, add some architectural articulation that matches the existing shopping center.

possibly have to raise site if there is a retaining wall, the wall shall be decorative.





# SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. 20-32000017

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Abuoleim Petroleum II, LLC	
Street Address: 6641 US Highway 301 S	
City, State, Zip: Riverview, FL 33578	
Telephone No: 813-672-0123	Email: admin@victoryoil.net
<b>NAME of AGENT OR REPRESENTATIVE:</b> Tampa Civil Design / Jeremy Couch, P.E.	
Street Address: 17937 Hunting Bow Circle - Ste 102	
City, State, Zip: Lutz, FL 33558	
Telephone No: 813-920-2005	Email: Jennifer@tampacivil.com
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: Tampa Civil Design	Contact Name: Jeremy Couch, P.E.
Telephone No: 813-920-2005	
Website:	Email: jcouch@tampacivil.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 10690 Gandy Blvd. N. Email:	
Parcel ID#(s): 17-30-17-78670-001-0010	
<b>DESCRIPTION OF REQUEST:</b>	
<b>PRE-APP MEETING DATE:</b> 01/25/2019 <b>STAFF PLANNER:</b> Corey Malyszka	

## FEE SCHEDULE

<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>	
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
<u>VARIANCES</u>		Site Plan Review (SPR), Modification, By POD	\$ 250.00
Each Variance Requested for SE/SPR	\$ 200.00		

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

## AUTHORIZATION

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

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

Signature of Owner/Agent\*: Kyle Glorioso, P.E.

Digitally signed by Kyle Glorioso, P.E.  
DN: c=US, e=kyle@tampacivil.com, o=Tampa Civil Design, CN=Kyle Glorioso, P.E.\*  
Reason: I am the author of this document  
Date: 2020.11.20 11:51:12-05'00'

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

Date



## AFFIDAVIT TO AUTHORIZE AGENT

*I am (we are) the owner(s) and record title holder(s) of the property noted herein*

Property Owner's Name:

Abuoieim Petroleum II, LLC

*"This property constitutes the property for which the following request is made*

Property Address: 10690 Gandy Blvd N., St. Petersburg, FL

Parcel ID#: 17-30-17-78670-001-0010

Request:

*"The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)*

Agent's Name(s): Tampa Civil Design, LLC / Jeremy Couch, P.E.

*This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property*

*I (we), the undersigned authority, hereby certify that the foregoing is true and correct*

Signature (owner):

Nasr Abuoleim

Printed Name

Sworn to and subscribed on this date

Identification or personally known:

Notary Signature:

Date:

8-4-20

Commission Expiration (Stamp or date):



Janice Orman  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG110400  
Expires 5/31/2021



# 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.	<b>Zoning Classification:</b> CCS-1				
2.	<b>Existing Land Use Type(s):</b> Retail & Restaurant				
3.	<b>Proposed Land Use Type(s):</b> Carwash & Retail				
4.	<b>Area of Subject Property:</b> 122,391 SF				
5.	<b>Variance(s) Requested:</b>				
6.	<b>Gross Floor Area</b> (total square feet of building(s))				
	Existing: 19920	Sq. ft.			
	Proposed: 23370	Sq. ft.			
	Permitted: 67315	Sq. ft.			
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)				
	Existing: 0.16	Sq. ft.			
	Proposed: 0.19	Sq. ft.			
	Permitted: 0.55	Sq. ft.			
8.	<b>Building Coverage</b> (first floor square footage of building)				
	Existing:	19920	Sq. ft.	16	% of site
	Proposed:	23370	Sq. ft.	19	% of site
	Permitted:	67315	Sq. ft.	55	% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)				
	Existing:	37671	Sq. ft.	31	% of site
	Proposed:	24469	Sq. ft.	20	% of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)				
	Existing:	1282	Sq. ft.	2.3	% of vehicular area
	Proposed:	3380	Sq. ft.	22	% of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	55800	Sq. ft.	46	% of site
	Proposed:	67744	Sq. ft.	55	% of site

☒
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# SPECIAL EXCEPTION SITE PLAN REVIEW

**DATA SHEET**

**DATA TABLE (continued page 2)**

12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	75720	Sq. ft.	62	% of site
	Proposed:	91114	Sq. ft.	74	% of site
	Permitted:	104032	Sq. ft.	85	% of site
13.	<b>Density / Intensity</b>				
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:	0.16	Existing:		Existing:
	Proposed:	0.19	Proposed:		Proposed:
	Permitted:	0.55			
14 a.	<b>Parking (Vehicle) Spaces</b>				
	Existing:	117	includes	3	disabled parking spaces
	Proposed:	140	includes	4	disabled parking spaces
	Permitted:	126	includes	4	disabled parking spaces
14 b.	<b>Parking (Bicycle) Spaces</b>				
	Existing:	5	Spaces	4	% of vehicular parking
	Proposed:	7	Spaces	5	% of vehicular parking
	Permitted:	4	Spaces	3	% of vehicular parking
15.	<b>Building Height</b>				
	Existing:	20	Feet	1	Stories
	Proposed:	17.33	Feet	1	Stories
	Permitted:	48	Feet	2	Stories
16.	<b>Construction Value</b>				
	What is the estimate of the total value of the project upon completion? \$ 1,000,000				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				







Tree Legend table with 2 columns: Symbol and Description. Includes symbols for Oak, Cypress, Magnolia, and Unknown trees with size notations.

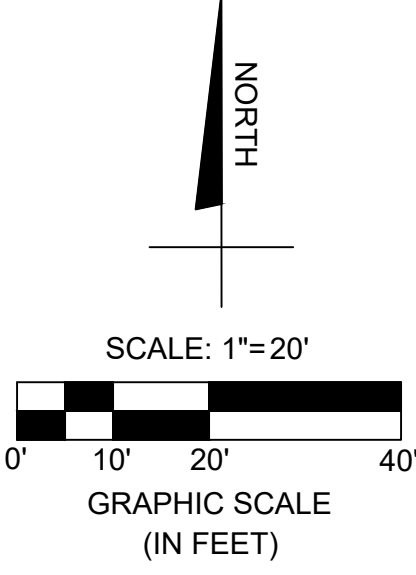
TOTAL LENGTH OF GREEN YARD FRONTAGE = 232.11'
LENGTH OF GREEN YARD THAT IS GREATER THAN 10 FT = 135.20+31.23+166.43'
PERCENTAGE OF GREEN YARD FRONTAGE (GANDY BLVD) GREATER THAN 10 FT: 166.43/232.11 = 71.7%

LENGTH OF GREEN YARD THAT IS LESS THAN 10 FT = 65.68'
TOTAL LENGTH OF GREEN YARD FRONTAGE = 232.11'
PERCENTAGE OF GREEN YARD FRONTAGE (GANDY BLVD) LESS THAN 10 FT: 65.68/232.11 = 28.3%

VARYING EXTERIOR GREEN YARD DEPTH ALONG GANDY FRONTAGE
TOTAL REQUIRED AREA OF GREEN YARD FRONTAGE (10') = 2,321 SF
TOTAL PROVIDED AREA OF GREEN YARD FRONTAGE (VARIES) = 2,785 SF

Table with 3 columns: SPECIES, TREES BEING REMOVED (IN.), TOTAL IN. Rows include OAK, CYPRESS, MAGNOLIA, and a TOTAL row.

\*NO SPECIMEN TREES TO BE REMOVED



Landscape Legend table with 3 columns: Symbol, Description, and Quantity. Includes sections for Shade Trees, Understory Trees, Shrubs, and Sod.

LANDSCAPE NOTES

ALL LANDSCAPE ACTIVITY SHALL MEET THE REQUIREMENT OF APPLICABLE ST.PETE LANDSCAPE ORDINANCE OR CODE, LATEST EDITION. LANDSCAPE AREAS SHALL HAVE 100% IRRIGATION COVERAGE TO LANDSCAPE MATERIAL BY PERMANENT UNDERGROUND PIPING SYSTEM. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 AS PER "GRADES & STANDARDS FOR NURSERY PLANTS" AND SHALL BE WARRANTED FOR A MINIMUM OF 90 DAYS BY THE LANDSCAPE CONTRACTOR.

PROPERTY LINE

SETBACK LINE

SETBACK LINE

PROPERTY LINE

EXISTING SHOPPING CENTER NOT INCLUDED

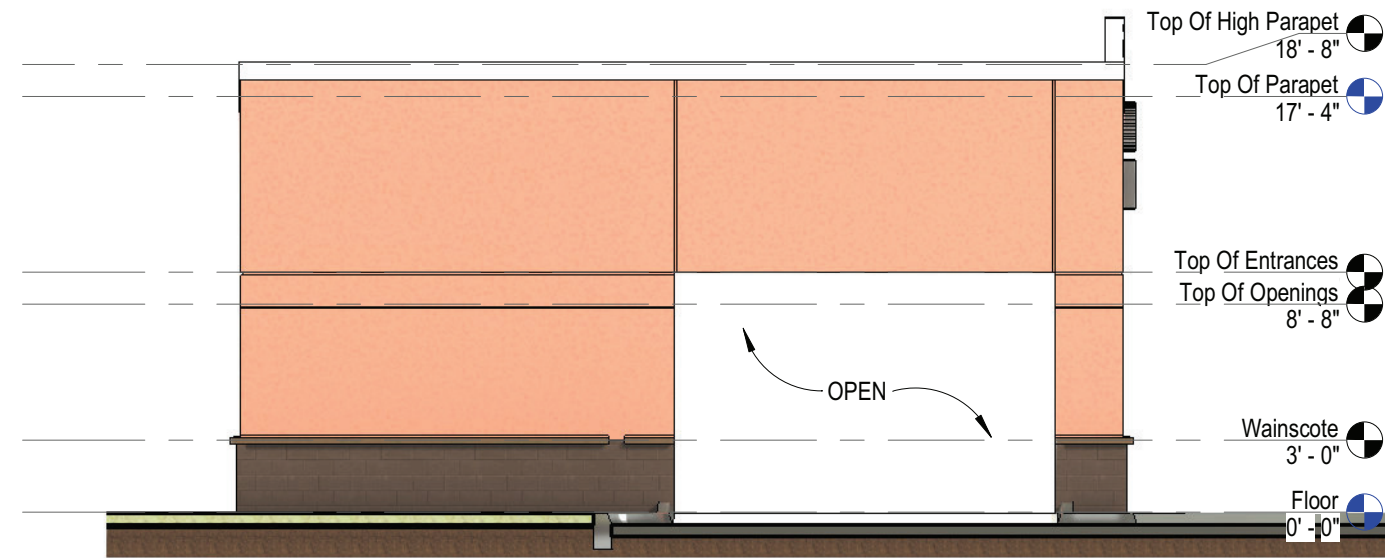
Project information block including: TAMPA CIVIL DESIGN contact info, PROJECT: 519, GANDY CARWASH info, CLIENT: VICTORY OIL MANAGEMENT, revision table, and professional seal for Kyle Stergios, P.E.



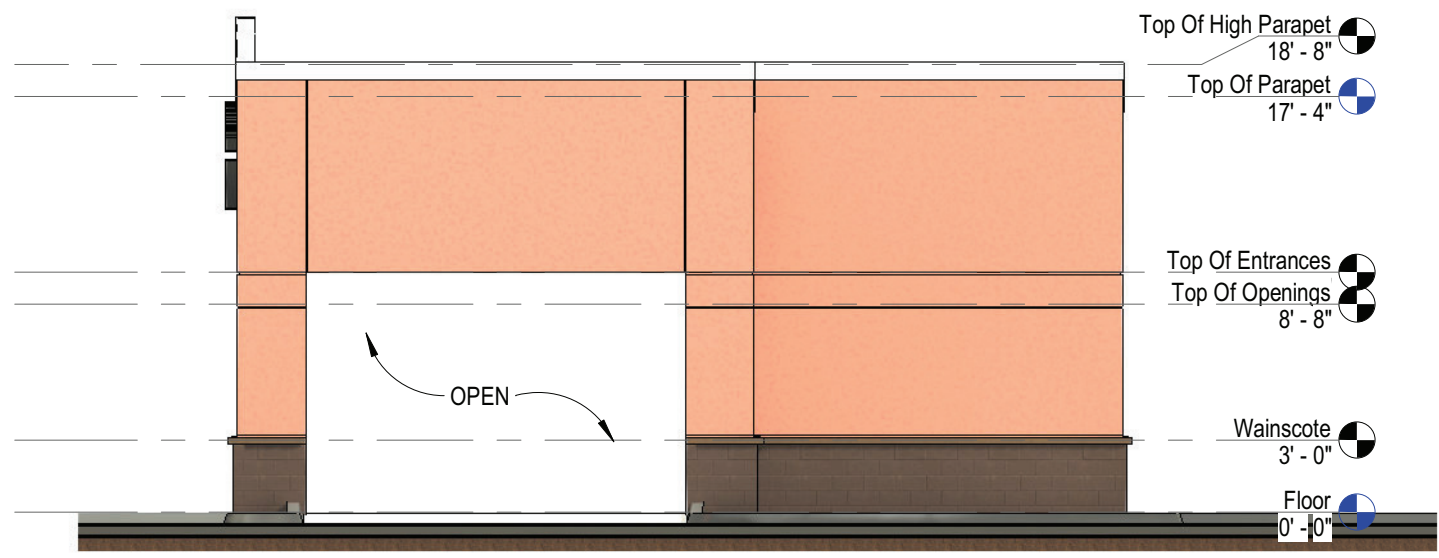
PLAN CONTENT NOTE:  
THIS PLAN IS PART OF AN OVERALL SET OF PLANS. THIS SHEET IS CONSIDERED INVALID  
UNLESS ACCOMPANIED BY ALL OTHER DRAWINGS IN THE SET OF PLANS ON THE JOB SITE OR  
FOR BIDDING PURPOSES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR  
PROVIDING A COMPLETE SET OF PLANS TO ALL THOSE CONDUCTING WORK ON THIS PROJECT.



5 3D VIEW  
PR-1 NTS



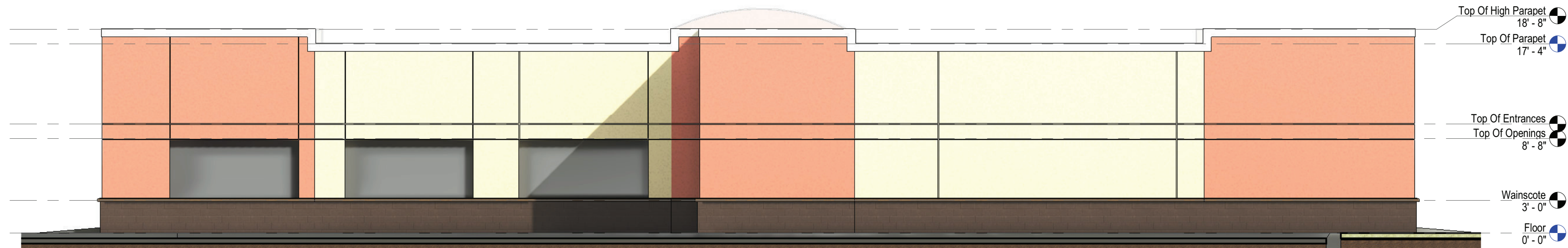
4 EAST ELEVATION  
PR-1 1/8" = 1'-0"



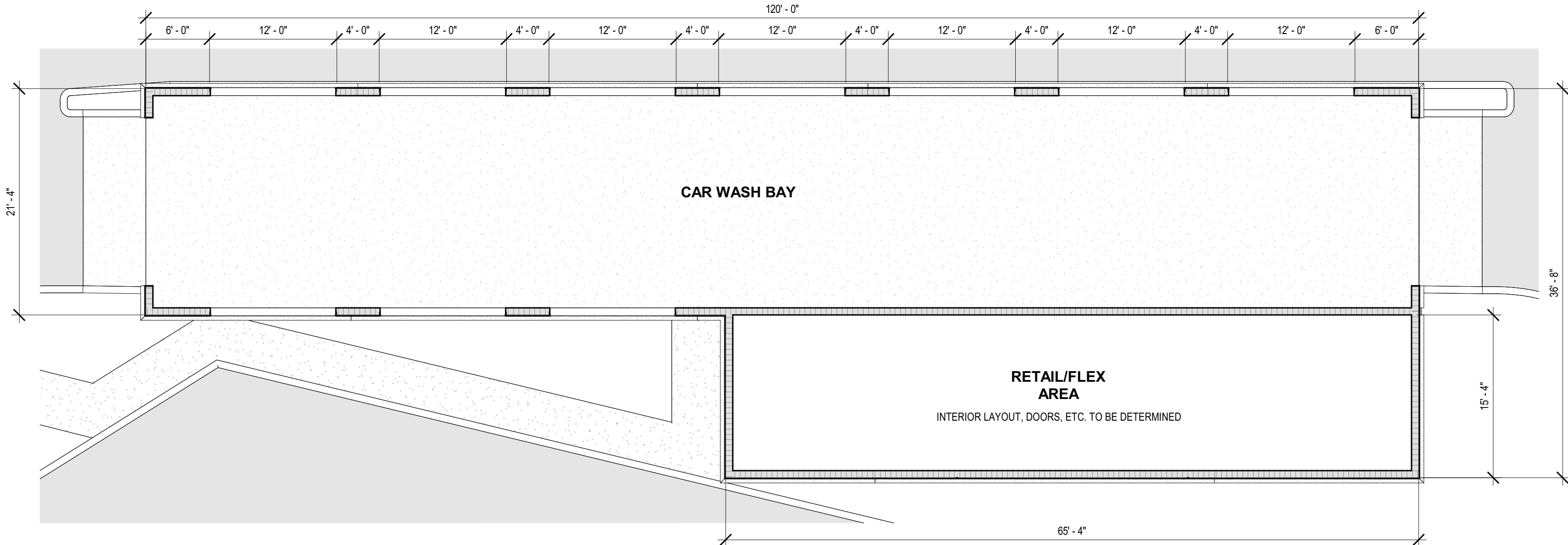
3 WEST ELEVATION  
PR-1 1/8" = 1'-0"



2 NORTH ELEVATION  
PR-1 1/8" = 1'-0"



1 SOUTH ELEVATION  
PR-1 1/8" = 1'-0"



A FLOOR PLAN  
PR-1 1/8" = 1'-0"



SCALE: As indicated

ISSUED FOR:		APPROVAL	
BY		DATE	
DESCRIPTION		NO.	
REVISIONS		DATE	
PROJECT NAME:		PROJECT LOCATION:	
GANDY CARWASH		10680 GANDY BLVD. ST. PETERSBURG, FL	
PREPARED BY:		SHEET NAME:	
G.C.E.		PRELIMINARY PLAN	
PREPARED FOR:		PROJECT #	
Victory Oil Management		20041	
GCE		MAZEN MARIE, P.E.	
GLOBAL CONSULTING ENGINEERS, INC.		(FL PE #0166)	
6720 E. FOWLER AVE. STE. 121		TAMPA, FL 33617	
TEL: 727-456-3475		info@globaleng.com	
NOT VALID WITHOUT ENGINEER SEAL		SHEET	
PR-1		PR-1	



**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  
Adriana Puentes Shaw, Planner II, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: November 24, 2020

FILE: 20-32000017

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LOCATION 10678 Gandy Boulevard North  
AND PIN: 17/30/17/78670/001/0010

ATLAS: C-54 & D-54  
PROJECT: Special Exception

**REQUEST:** Approval of a Special Exception and related Site Plan to construct a car wash in the CCS-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 proposed site plan will be a modification from what was shown on the prior approved plans for the development. This proposed site plan will require the modification of the existing stormwater system pond "A", the vacation of the Tract "A" easement, vacation of a part of a 15' private drainage easement and dedication of a new Tract "A" easement and new private drainage easement for the new stormwater system. The revisions to the stormwater drainage system will require the applicant to obtain a permit modification from SWFWMD.

2. The scope of this project will trigger 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 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.

3. 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.

4. Proposed connections to public infrastructure including potable water, reclaimed water, and sanitary sewer must receive prior approval from the City's Water Resources department. Coordinate a review via email to [WRD-UtilityReviewRequest@stpete.org](mailto:WRD-UtilityReviewRequest@stpete.org).

**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.

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.

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 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.

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)

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.