



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**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, April 7, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th 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 for up-to-date information.

CASE NO.: 20-32000018 PLAT SHEET: R-14

REQUEST: Approval of a Special Exception and related Site Plan to expand the NWWRF and construct two (2) new 7.5-million-gallon reject storage tanks in the IS and NS-1 Zoning Districts. The applicant is requesting a variance to setbacks.

OWNER: City of St. Petersburg
c/o John Palenchar, P.E., Water Resources Director
P.O. Box 2842
Saint Petersburg, Florida 33731

ADDRESSES AND
PARCEL ID NOS.: 7701 22nd Avenue North; 07-31-16-70038-300-5700
7750 26th Avenue North; 07-31-16-70038-300-5600
0 26th Avenue North; 07-31-16-93188-000-0011

LEGAL DESCRIPTION: On File

ZONING: Industrial Suburban (IS)
Neighborhood Suburban Single-Family (NS-1)

SITE AREA TOTAL: 1,289,527 square feet or 29.60 acres

GROSS FLOOR AREA:

Existing:	253,473 square feet	0.20 F.A.R.
Proposed:	316,305 square feet	0.25 F.A.R.
Permitted:	785,356 square feet	0.61 F.A.R.

BUILDING COVERAGE:

Existing:	253,473 square feet	20% of Site MOL
Proposed:	316,305 square feet	25% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	420,286 square feet	33% of Site MOL
Proposed:	489,558 square feet	38% of Site MOL
Permitted:	934,908 square feet	73% of Site MOL

OPEN GREEN SPACE:

Existing:	869,242 square feet	67% of Site MOL
Proposed:	799,969 square feet	62% of Site MOL

PAVING COVERAGE:

Existing:	166,813 square feet	13% of Site MOL
Proposed:	173,253 square feet	13% of Site MOL

PARKING:

Existing:	49; including 1 handicapped spaces
Proposed:	49; including 1 handicapped spaces
Required	3; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	50 feet
Proposed:	50 feet
Permitted:	50 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 utility storage tanks which is a Special Exception use within the NS-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception related site plan to construct to expand the Northwest Wastewater Reclamation Facility (NWWRF) and construct two (2) new 7.5-million-gallon reject storage tanks in the IS and NS-1 zoning district. The applicant is requesting a variance to setbacks. The facility is located on the southwest corner of 72nd Street North and 26th Avenue North.

Current Proposal:

The NWWRF provides essential wastewater and reclaimed water service for the Northwest Service Area and for areas outside of the city limits. The facility was originally constructed in 1957 and has been upgraded and expanded several times. The facility currently has a permitted capacity of 20-million gallons per day annual average daily flow. The City plans to update and upgrade the NWWRF facility with the NWWRF Improvements Project to enhance reliability, resiliency, and sustainability.

NWWRF currently utilizes two 5-million gallon (MG) covered, circular prestressed ground storage tanks (GST) for the dual purpose of holding Part III reclaimed water (RCW) for distribution to customers and holding substandard water (or reject water) to be retreated before disposal. Florida Administrative Code (FAC) 62-610.464 requires 1 day of storage volume at Annual Average Daily Flow (AADF) for substandard water. The primary intent of this project is to construct an additional 15 MG of storage capacity to meet the FAC requirements as well as provide redundancy and flexibility in operation of the storage tanks.

Reject water is defined as substandard reclaim water. Additional storage is needed to hold reject water until it can be retreated to reclaimed standards for use by customers. The two new tanks will be approximately 200 feet in diameter and 50 feet in height. The tanks will be topped with a dome styled roof which will help reduce odors. The two (2) tanks will be located south of two (2) existing reclaimed water tanks. The project also includes yard piping and electrical ancillary components for the new tanks.

Special Exception

The portion of the project requiring approval by the Development Review Commission (DRC) is the addition of two (2) new 7.5-million-gallon reject storage tanks on the NS-1 zoned portion of the subject property. As mentioned above, the two new tanks will be topped with a dome styled roof which will help reduce odors. The addition of the two (2) tanks should not have a negative impact on traffic. Access to the facility will remain from 26th Avenue North. The property north and east of the subject property are developed with industrial uses, the property to the west is developed with an existing public middle school, and the property south of the subject property is the former Science Center building and residential uses on the south side of 22nd Avenue North.

Variance:

Setback
Required: 35 feet
Proposed: 25 feet
Variance: 10 feet

City Code requires a 35-foot setback for Special Exception uses in the NS-1 zone district. The applicant is proposing to construct one of the two tanks 25-feet from the western property line. The portion of the subject property directly north of the new storage tanks is zoned IS. The setback requirement for buildings in the IS zoning district when abutting a non-industrial zoned property is 20 feet. The proposed tanks will match the height of the existing tanks. The new tanks, just like the existing tanks abut a non-residential use, a public middle school. Therefore, the location of the tanks will not directly impact any residential uses. Staff finds that the proposed setback reduction should not impose any negative impacts on the surrounding properties.

Public Comments:

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

III. **RECOMMENDATION:**

A. Staff recommends approval of the following:

1. Variance to setback, and
2. Special Exception and related site plan modification, subject to conditions of the Staff Report.

B. SPECIAL CONDITIONS OF APPROVAL:

1. The subject property shall be platted prior to the release of building permits.
2. A tree removal permit is required to remove any protected trees.
3. The site plan submitted for permitting shall identify compliance with the Protection of Existing Specimen Trees, Section 16.40.060.1.1.3 (D)(8).
4. Minimum 10-foot-tall pine trees shall be installed every 15-feet along the western and southern sides of the two (2) new 7.5-million-gallon reject storage tanks.
5. Plans shall be revised as necessary to comply with the conditions of approval in the Engineering Department's Memorandum dated March 8, 2021.

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: **Transportation Utility and Institutional**

The land uses of the surrounding properties are:

North:	Industrial Limited and Recreation Open Space
South:	Industrial Limited and Institutional
East	Industrial Limited
West:	Institutional

Report Prepared By:



3.26.21

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

Date

Report Approved By:



3.26.21

Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Services Development Department

Date

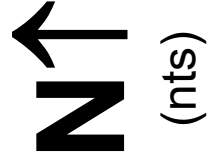


Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services

Department

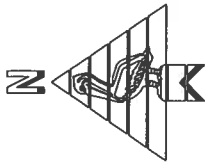
Case No.: 20-32000018

Address: 7701 22nd Avenue North and 7750
 26th Avenue North

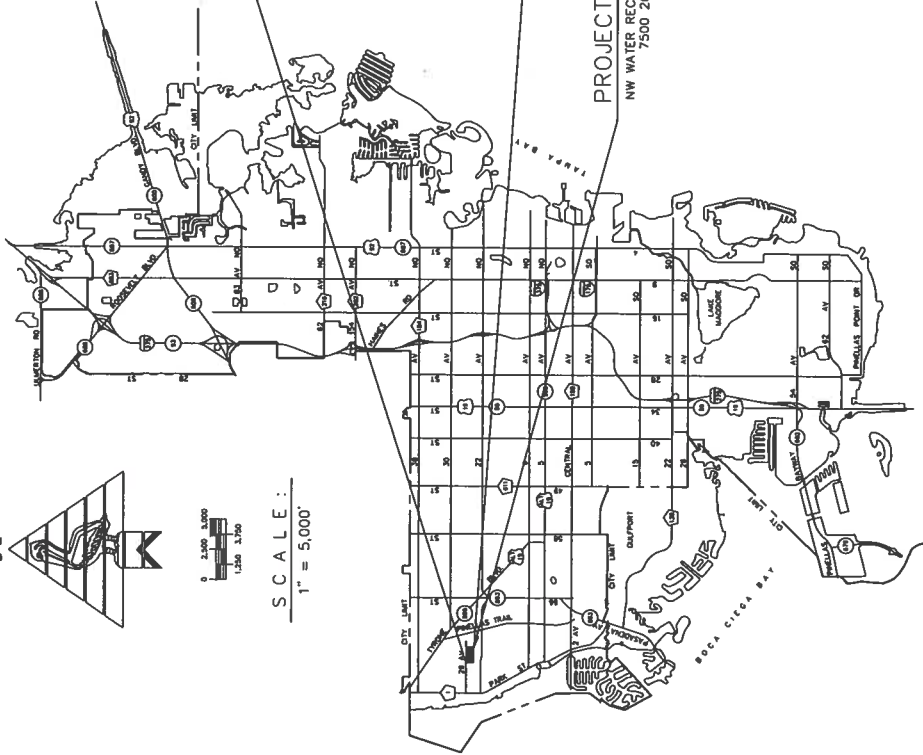


NORTHWEST WATER RECLAMATION FACILITY REJECT WATER STORAGE TANKS

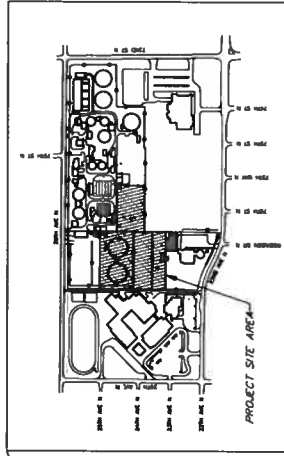
PROJECT NO. 18103-111



SCALE :
1" = 5,000'



PROJECT LOCATION
NW WATER RECLAMATION FACILITY
7500 28TH AVE. N




DRAWING NO.	SHEET NO.	DESCRIPTION
11487-01	G-1	COVER SHEET & DRAWING INDEX
	G-2	GENERAL NOTES
	G-3	LEGEND AND ABBREVIATIONS
	C-1	EXISTING SITE PLAN, DEMOLITION PLAN AND SURVEY CONTROL
	C-2	TREE REMOVAL PLAN
	C-3	TEMPORARY CONSTRUCTION ACCESS AND STAGING AREA
	C-4	PROPOSED SITE, GRADING, AND EROSION CONTROL
	C-5	YARD PIPING PLAN
	C-6	YARD PIPING PROFILE
	C-7	YARD PIPING PROFILE
	C-8	YARD PIPING PROFILE
	D-1	CIVIL DETAILS
	D-2	PROCESS DETAILS
	P-1	PROCESS FLOW DIAGRAM
	I-0	PIPING & INSTRUMENTATION LEGEND AND ABBREVIATIONS
	I-1	P&ID REUSE AND REJECT WATER STORAGE TANKS
	I-2	P&ID REJECT WATER STORAGE TANKS
	I-3	P&ID REJECT WATER DISTRIBUTION
	S-1	STRUCTURAL GENERAL NOTES
	S-2	REJECT TANKS ISO VIEW
	S-3	REJECT TANKS BASE PLAN
	S-4	REJECT TANKS DOME PLAN
	S-5	REJECT TANKS ELEVATION/SECTION
	S-6	REJECT TANKS WALL DETAILS
	E-1	ELECTRICAL LEGEND
	E-2	ELECTRICAL SITE PLAN
	E-3	ONE LINE DIAGRAM
	E-4	ELECTRICAL DETAILS
	E-5	*NOT INCLUDED IN CURRENT SET*
	E-6	PANEL POWER
	E-7	PLC PANEL DI
	E-8	PLC PANEL DO
	E-9	PLC PANEL AI

60% DESIGN

ENGINEERING & CAPITAL
IMPROVEMENTS DEPARTMENT
CITY OF ST. PETERSBURG, FL.

PLANS PREPARED BY:



TRAVIS B. PARSONS, P.E.
FL LICENSE 83473

DATE _____
BREJESH PRAYMAN, P.E.
DIRECTOR OF ENGINEERING & CAPITAL
IMPROVEMENTS DEPARTMENT

COPY No. _____
DATE: OCTOBER, 2020
DRAWING No. 11487-01

GENERAL NOTES

- THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS, THE PLAN PACKAGE AND THE SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. THEREFORE BE INCHARGE ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY ADJUSTMENTS THAT MAY BE NECESSARY TO COVER THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
- BEFORE PROCEEDING, THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE CONTRACTOR'S OBLIGATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INFORMATION IS AVAILABLE TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING. AND IS TO BE RESPONSIBLE FOR THE INFORMATION REFERENCED AS EXISTING IS NOT GUARANTEED AND IS NOT TO BE CONSIDERED AS PART OF THE PLANS CONCERNING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 811.
- EXISTING WARD PIPING AND UTILITIES ARE TO BE PROTECTED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH, AND CHARACTER OF ALL EXISTING UTILITIES AND TO PROTECT THEM THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INFORMATION IS AVAILABLE TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING. AND IS TO BE RESPONSIBLE FOR THE INFORMATION REFERENCED AS EXISTING IS NOT GUARANTEED AND IS NOT TO BE CONSIDERED AS PART OF THE PLANS CONCERNING CONSTRUCTION OF THE PROJECT.
- EXISTING PIPE LOCATIONS AS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORD DRAWINGS AND SURVEY. THE EXISTING STRUCTURES AND PIPING SHOWN SHALL NOT BE CONSIDERED AS BEING ALL-INCLUSIVE. ANY INTERRUPTION OF SERVICE SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY.
- THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING ANY WORK ON-SITE.
- THE CONTRACTOR SHALL NOT MAKE ADJUSTMENTS TO EXISTING WATER RECLAMATION FACILITY PIPING UNLESS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND OBTAINING ALL RECORD DRAWINGS AND SURVEY. THE EXISTING STRUCTURES AND PIPING SHOWN SHALL NOT BE CONSIDERED AS BEING ALL-INCLUSIVE. ANY INTERRUPTION OF SERVICE SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS MATERIAL AND THE PROPER DISPOSAL OF SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING DRAINAGE SYSTEM THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL RECORD DRAWINGS AND SURVEY. THE EXISTING STRUCTURES AND PIPING SHOWN SHALL NOT BE CONSIDERED AS BEING ALL-INCLUSIVE. ANY INTERRUPTION OF SERVICE SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY.
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- CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS, SPECIFICATIONS, AND ALL PERMITS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. DOCUMENTS SHALL BE MADE AVAILABLE FOR INSPECTION UPON DEMAND.
- ALL PIPE SHALL BE PRESSURE TESTED AS REQUIRED IN ACCORDANCE WITH AWWA C900 AT A MINIMUM COVER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL TAKE CARE TO PROVIDE PROPER GRADE ELEVATIONS AND ADJUSTMENTS.
- ALL ELEVATIONS ARE BASED ON THE BENCHMARK INDICATED ON THE SITE PLAN AND ARE SHOWN IN FEET AND REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.-1988).
- UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND SURVEY. THE EXISTING STRUCTURES AND PIPING SHOWN SHALL NOT BE CONSIDERED AS BEING ALL-INCLUSIVE. ANY INTERRUPTION OF SERVICE SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY.
- UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL RECORD DRAWINGS AND SURVEY. THE EXISTING STRUCTURES AND PIPING SHOWN SHALL NOT BE CONSIDERED AS BEING ALL-INCLUSIVE. ANY INTERRUPTION OF SERVICE SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY.
- PAVED AREAS IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED AS REQUIRED IN THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION TRAFFIC AND EQUIPMENT TO THE AREA DIRECTLY AFFECTED BY THE CONSTRUCTION AND SHALL PREVENT THE SPREAD OF CONSTRUCTION DEBRIS OUTSIDE OF THE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND OBTAINING ALL RECORD DRAWINGS AND SURVEY. THE EXISTING STRUCTURES AND PIPING SHOWN SHALL NOT BE CONSIDERED AS BEING ALL-INCLUSIVE. ANY INTERRUPTION OF SERVICE SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY.
- ANY DAMAGE TO STATE, COUNTY OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER. PAVEMENT SHALL NOT BE MADE FOR THIS WORK.
- ALL UTILITY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED FROM DAMAGE AND SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL RECORD DRAWINGS AND SURVEY. THE EXISTING STRUCTURES AND PIPING SHOWN SHALL NOT BE CONSIDERED AS BEING ALL-INCLUSIVE. ANY INTERRUPTION OF SERVICE SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY.
- ALL SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED FROM DAMAGE OR DISTURBANCE.
- STAKE (AND PIPE (IF)) SHALL BE PROTECTED TO A MINIMUM OF 18" FROM ANY CONSTRUCTION. STAKES SHALL BE PRESSURE CLASS 200 UNLESS NOTED OTHERWISE. DP SHALL BE COUGH COATED FOR THE SPECIFICATIONS. DP SHALL BE POLYWRAPPED.
- CONTRACTOR SHALL ADJUST OR RELOCATE ALL FACILITIES THAT FALL IN CONFLICT IN ACCORDANCE WITH THE SPECIFICATIONS AT NO COST TO OWNER.
- PRIOR TO PLACEMENT OF CONCRETE, SHOTCRETE OR GROUT A PRE-PLACEMENT MEETING SHALL BE CONDUCTED AT LEAST 1 WEEK IN ADVANCE OF THE PLACEMENT. NO PLACEMENT OF CONTIGUOUS CONCRETE SHALL BE MADE UNTIL THE PRE-PLACEMENT MEETING HAS BEEN COMPLETED. CONTRACTOR SHALL USE APPROVED WORKMAN AREA FOR THE CLEANING OF CONCRETE TRACKS. CONTRACTOR SHALL PROTECT DEPOSE OF ALL UNUSED CONCRETE.
- THE WORK SHALL COMPLY WITH THE REQUIREMENTS OF AWWA D119-04-STANDARD FOR WIRE AND STRONG WINDING CIRCUIT, PRE-STRESSED CONCRETE WATER TANKS.
- THE ROOF AND SIDEWALLS OF ALL WATER STORAGE STRUCTURES MUST BE WATERPROOF WITH NO LEAKAGE ALLOWED. WATERPROOFING SHALL BE WATERPROOFING, RESISTS, DAMMS, PUMP MOUNTING, CONTROL PORTS, OR PIPING FOR INFLOW AND OUTFLOW.

SURVEY NOTES

- COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83. THE BENCHMARK IS LOCATED AT THE CORNER OF THE INTERSECTION OF 79TH STREET AND 79TH STREET NORTH AND APPROXIMATELY 34 FEET NORTHERLY OF THE EDGE OF PAVEMENT OF 22ND AND BRUSH ST. DATED FEBRUARY 24, 2020.
- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.-1988). THE BENCHMARK IS LOCATED AT THE CORNER OF THE INTERSECTION OF 79TH STREET NORTH AND APPROXIMATELY 34 FEET NORTHERLY OF THE EDGE OF PAVEMENT OF 22ND AND BRUSH ST. DATED FEBRUARY 24, 2020.
- THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE AREA AND HAS FOUND NO RECORDS BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE-GROUND EVIDENCE AND SURFACE MARKING. THERE MAY BE OTHER UNDERGROUND INSTALLATIONS WITHIN OR NEAR THE SURVEY AREA WHICH ARE NOT SHOWN. THESE UTILITIES ARE NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.

60% DESIGN

ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT
CITY OF ST. PETERSBURG

DATE: 10/23/20
SCALE: AS NOTED
DRAWING NO: G-2
11487-XX

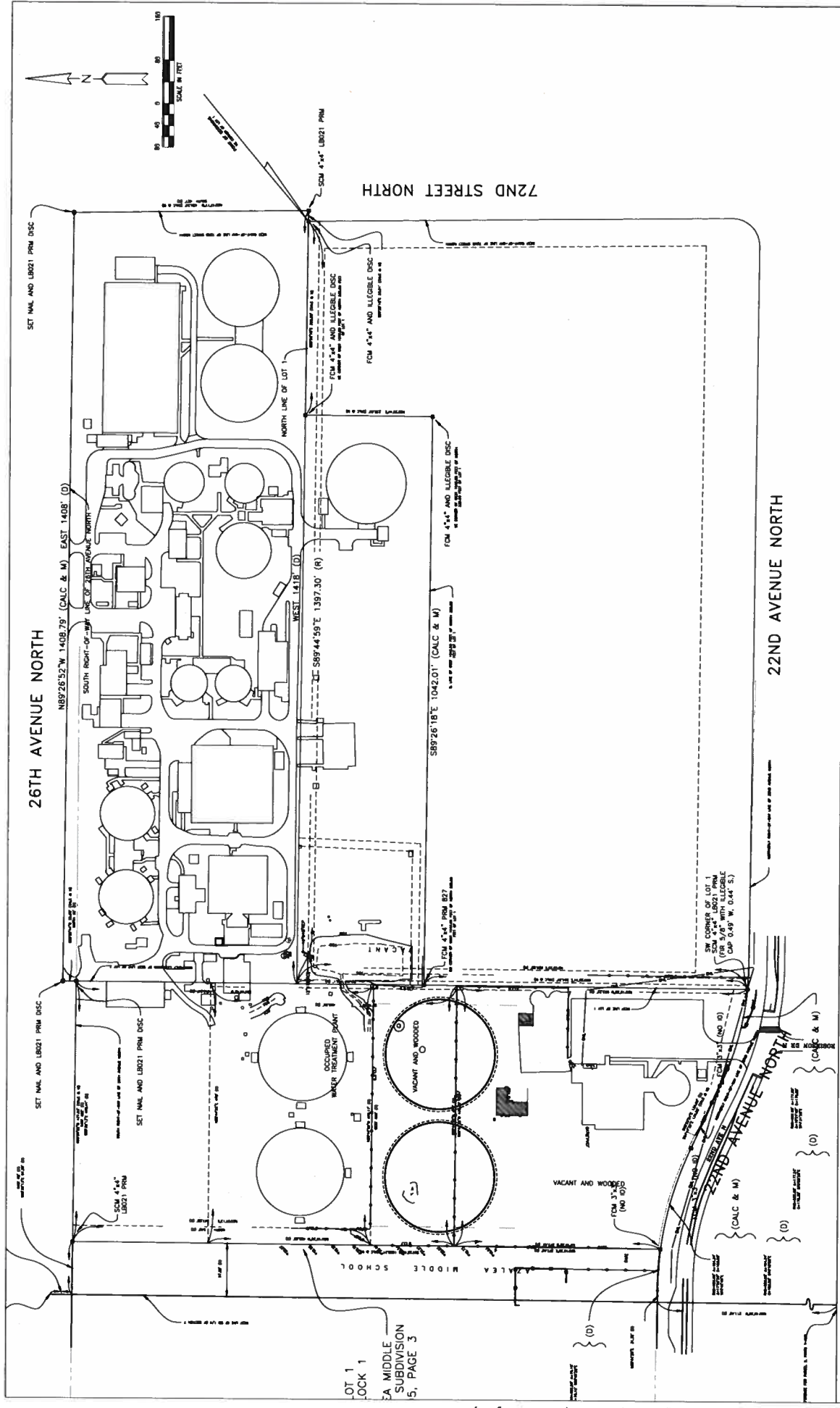
GENERAL NOTES

CITY PROJECT MANAGER: MAUREEN WINGFIELD, P.E.

ITEM	BY	REMARKS	DATE	DATE	BY	DATE
	PP		10/23/20	10/23/20	MA	10/23/20
	SW		10/23/20	10/23/20	MA	10/23/20
	SK		10/23/20	10/23/20	MA	10/23/20
	SK		10/23/20	10/23/20	MA	10/23/20

WADE TRIM

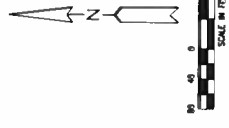
TRANS B. PARSONS, P.E. FL LICENSE NO. 83473



26TH AVENUE NORTH

22ND AVENUE NORTH

72ND STREET NORTH



LOT 1
LOCK 1
A MIDDLE
SUBDIVISION
5, PAGE 3

DATE: 10/23/20
SCALE: AS NOTED
DRAWING NO. CO
11487-XX

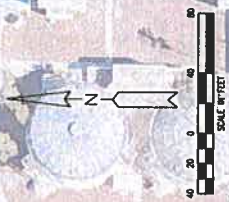
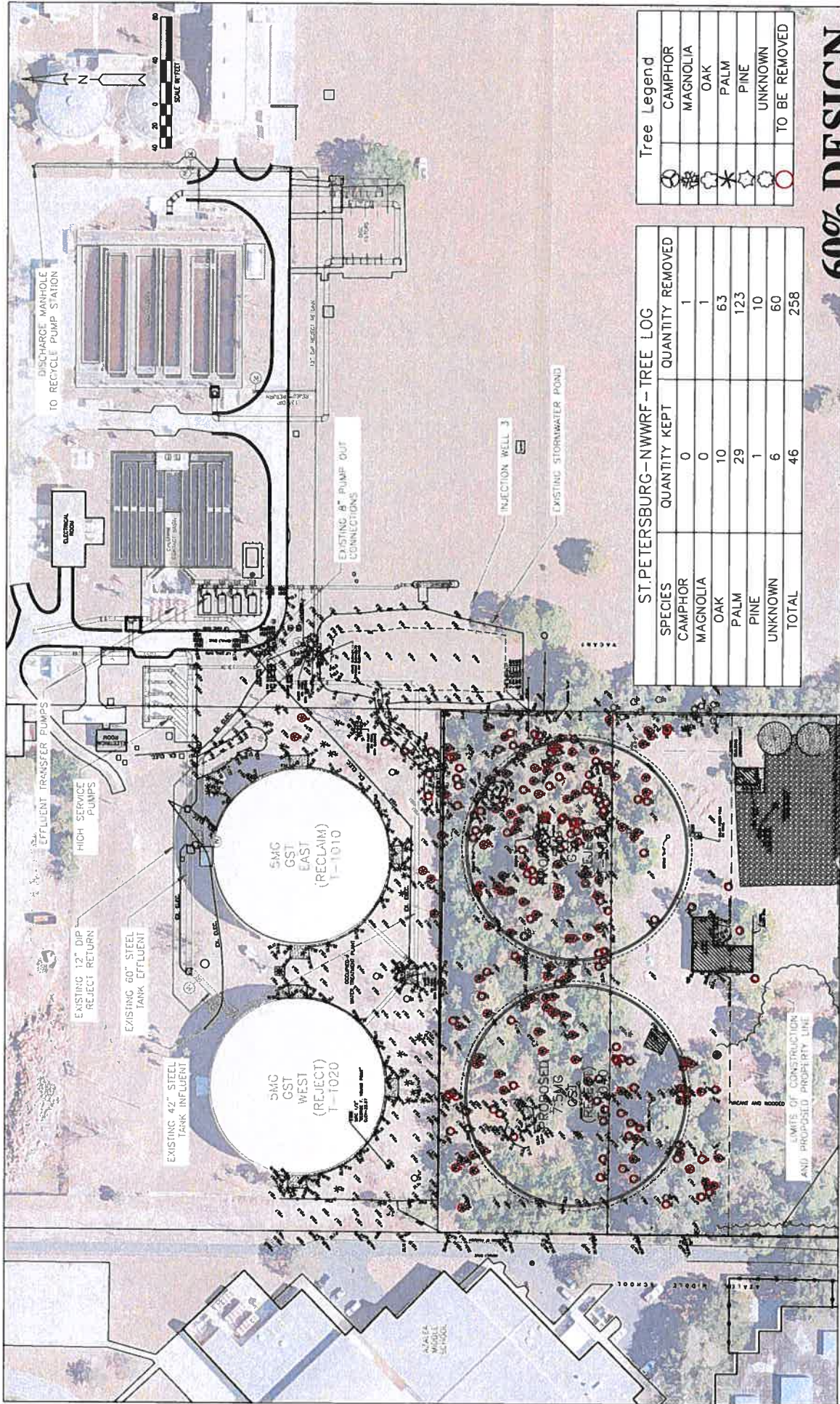
NWRF REJECT WATER
STORAGE TANKS
18103-111

ENGINEERING & CAPITAL
IMPROVEMENTS DEPARTMENT
CITY OF ST. PETERSBURG
CITY PROJECT MANAGER: MAUREEN WINGFIELD, P.E.

OVERALL
SITE PLAN

WADE TRIM
ENGINEER OF RECORD
TRAVIS B. PARSONS, P.E., LICENSE NO. 83473

ITEM	BY	REMARKS	NAME	DATE	REVISIONS	BY	DATE	PREPARED BY
		DESIGNED BY:	TP	07/20	1	KA/XX	07/20	TP
		DRAWN BY:	SKM	07/20	2	KA/XX	07/20	TP
		CHECKED BY:	XX	07/20	3	KA/XX	07/20	TP
		SUPERVISED BY:	XX	07/20	4	KA/XX	07/20	TP



Tree Legend

	CAMPBOR
	MAGNOLIA
	OAK
	PALM
	PINE
	UNKNOWN
	TO BE REMOVED

ST. PETERSBURG - NWRF - TREE LOG

SPECIES	QUANTITY KEPT	QUANTITY REMOVED
CAMPBOR	0	1
MAGNOLIA	0	1
OAK	10	63
PALM	29	123
PINE	1	10
UNKNOWN	6	60
TOTAL	46	258

60% DESIGN

ITEM	BY	REMARKS	NAME	DATE	REVISIONS	BY	DATE	PREPARED BY
			TP	07/20	1	SAH	07/20	Wade Trim
			SAH	07/20	2	SAH	07/20	Wade Trim
			SAH	07/20	3	SAH	07/20	Wade Trim
			SAH	07/20	4	SAH	07/20	Wade Trim
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			SAH	07/20	11	SAH	07/20	Wade Trim
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			SAH	07/20	98	SAH	07/20	Wade Trim
			SAH	07/20	99	SAH	07/20	Wade Trim
			SAH	07/20	100	SAH	07/20	Wade Trim

DATE: 10/23/20
 SCALE: AS NOTED
 DRAWING NO. C-2
 11487-XX

ENGINEERING & CAPITAL
 IMPROVEMENTS DEPARTMENT
 CITY OF ST. PETERSBURG
 CITY PROJECT MANAGER: MAUREEN WINDFIELD, P.E.

TREE REMOVAL PLAN

Prepared By: WADE TRIM
 License No. 12000
 Engineer of Record: TRAVIS B. PANDOLF, P.E.
 License No. 83473

DATE: 10/23/20
 SCALE: AS NOTED
 DRAWING NO. C-2
 11487-XX



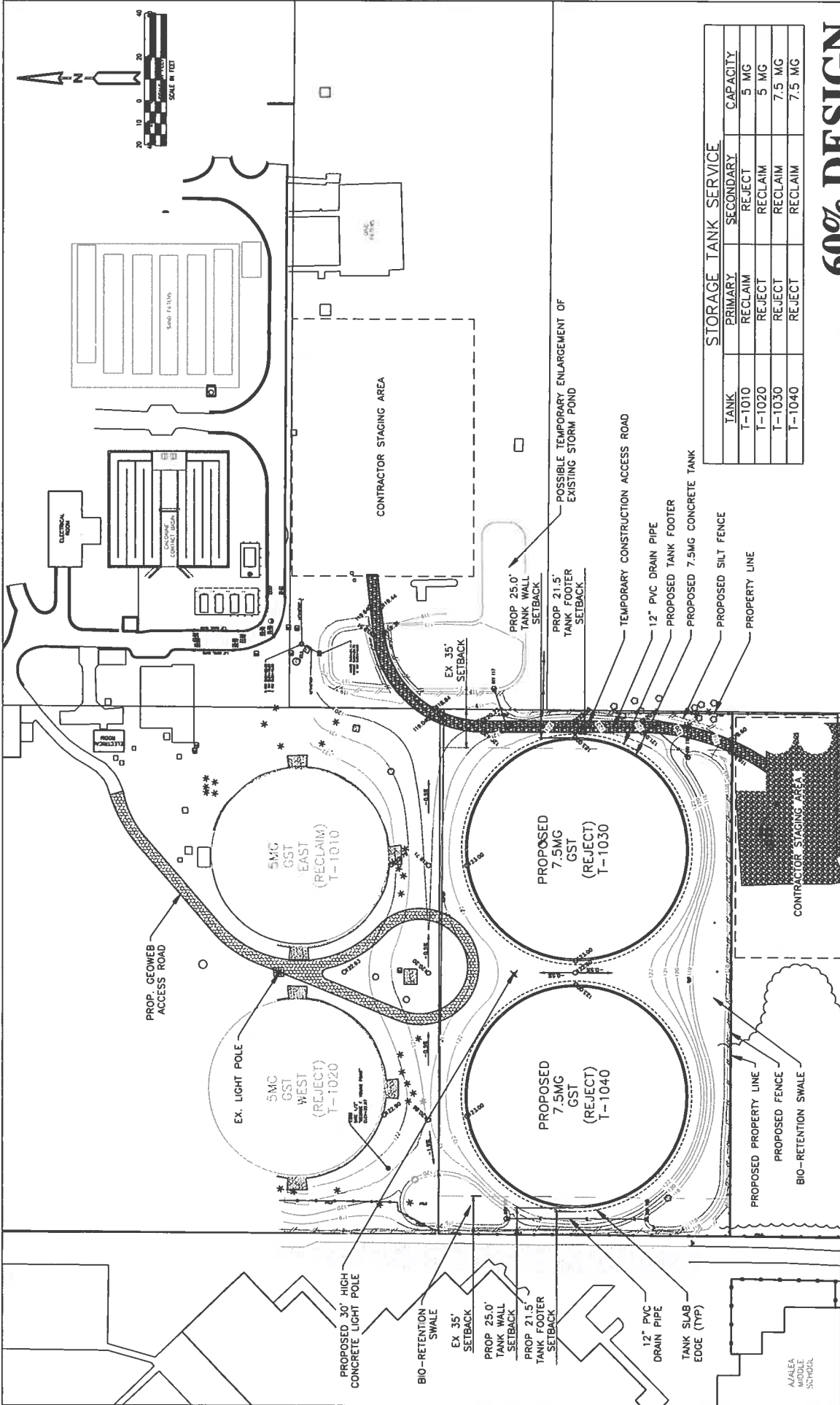
60% DESIGN

ITEM	BY	REMARKS	NAME	DATE	REVISIONS	BY	DATE	PROPOSED BY	DATE
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			SK	07/20	10	SK/XK	07/20	SK/XK	07/20

WADE TRIM
 INCORPORATED
 10000 WINDY AVENUE
 SUITE 100
 ST. PETERSBURG, FL 34786
 (813) 967-1111
 www.wadetrिम.com

ENGINEERING & CAPITAL
 IMPROVEMENTS DEPARTMENT
 CITY OF ST. PETERSBURG
 CITY PROJECT MANAGER: MAUREEN WINGFIELD, P.E.

NWWRF REJECT WATER
 STORAGE TANKS
 18103-111
 DRAWING No. C-3
 11487-XX



STORAGE TANK SERVICE			
TANK	PRIMARY	SECONDARY	CAPACITY
T-1010	RECLAIM	REJECT	5 MG
T-1020	REJECT	RECLAIM	5 MG
T-1030	REJECT	RECLAIM	7.5 MG
T-1040	REJECT	RECLAIM	7.5 MG

60% DESIGN

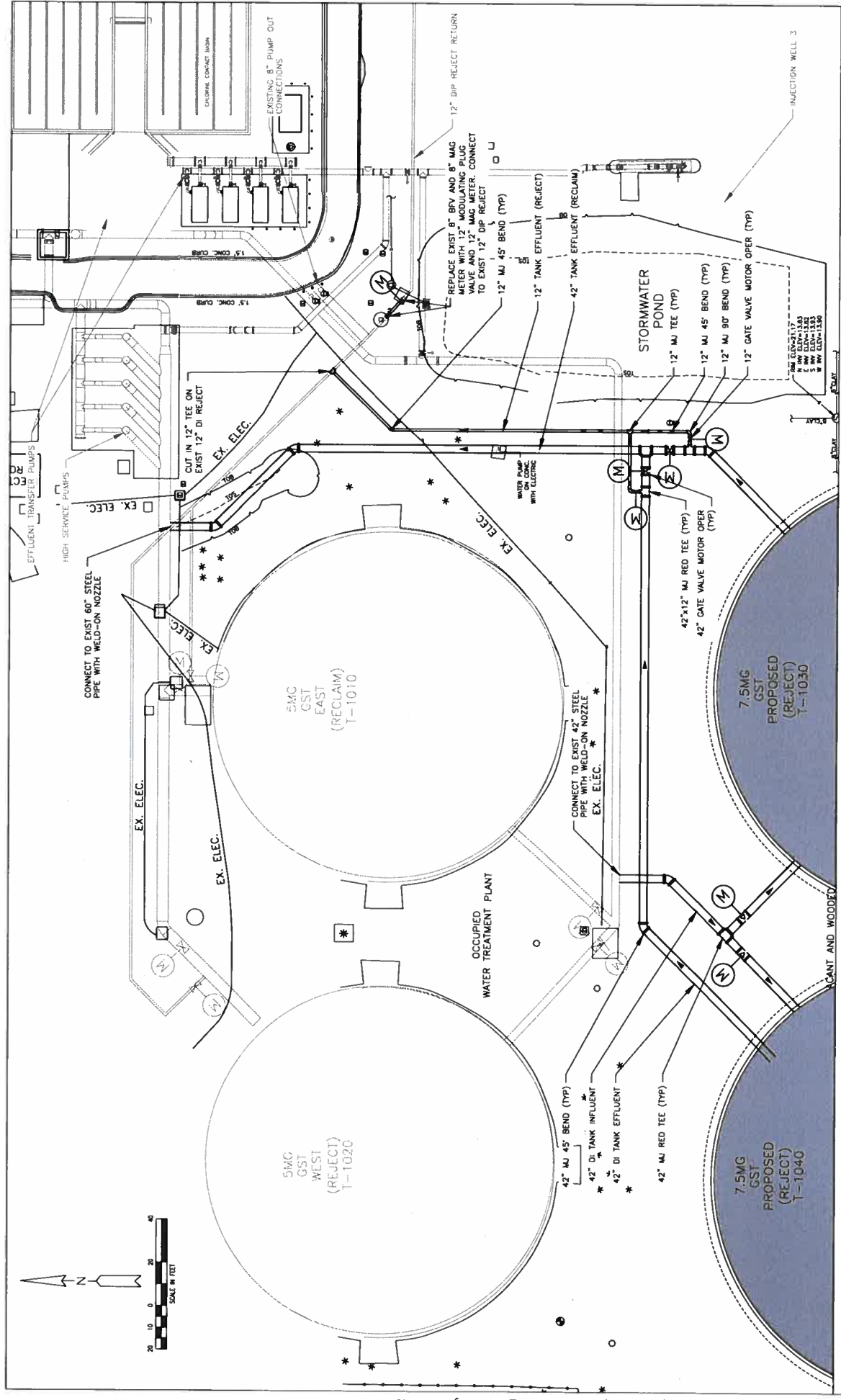
ITEM	BY	REMARKS
DESIGNED BY:	TP	
DRAWN BY:	SM	
CHECKED BY:	SK	
SUPERVISED BY:	SK	

DATE	BY	DATE	BY	DATE	BY
3/1/20	SK/XK	3/1/20	SK/XK	3/1/20	SK/XK
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3/1/20	SK/XK	3/1/20	SK/XK	3/1/20	SK/XK
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3/1/20	SK/XK	3/1/20	SK/XK	3/1/20	SK/XK

DATE	SCALE	DRAWING NO.
10/23/20	SCALE AS NOTED	C-4
		11487-XX

ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT	PROPOSED SITE, GRADING, AND EROSION CONTROL
CITY OF ST. PETERSBURG	
CITY PROJECT MANAGER: MAUREEN WINGFIELD, P.E.	

PROPOSED BY:	ENGINEER OF RECORD:
WADE TRIM	WADE TRIM
TRANS B. PARSONS, P.E. FL LICENSE NO. 83473	TRANS B. PARSONS, P.E. FL LICENSE NO. 83473



ITEM	BY	REMARKS	DESIGNED BY:	DATE:	BY:	DATE:	CHECKED BY:	DATE:	BY:	DATE:	BY:	DATE:	BY:	DATE:	BY:	DATE:	BY:	DATE:

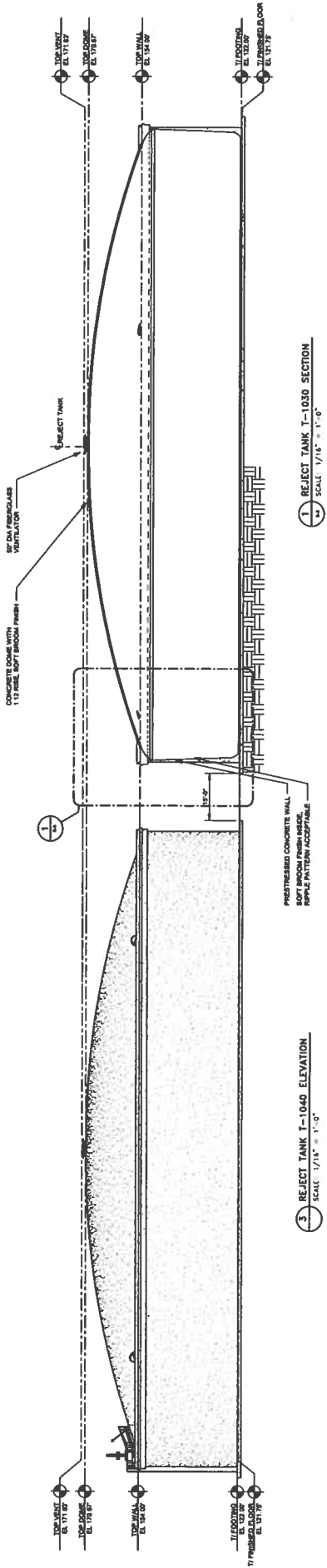
REVISIONS	
NO.	DATE
1	8/2/20
2	8/2/20
3	8/2/20
4	8/2/20
5	8/2/20
6	8/2/20
7	8/2/20
8	8/2/20
9	8/2/20
10	8/2/20

DATE:	10/23/20
SCALE:	AS NOTED
DRAWING NO.:	C-5
PROJECT NO.:	11487-XX

YARD PIPING PLAN

NWRWF REJECT WATER STORAGE TANKS 18103-111

ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT
CITY OF ST. PETERSBURG
CITY PROJECT MANAGER: MAUREEN WINFIELD, P.E.



1 REJECT TANK T-1040 ELEVATION
SCALE: 1/16" = 1'-0"

2 REJECT TANK T-1050 SECTION
SCALE: 1/16" = 1'-0"

60% DESIGN

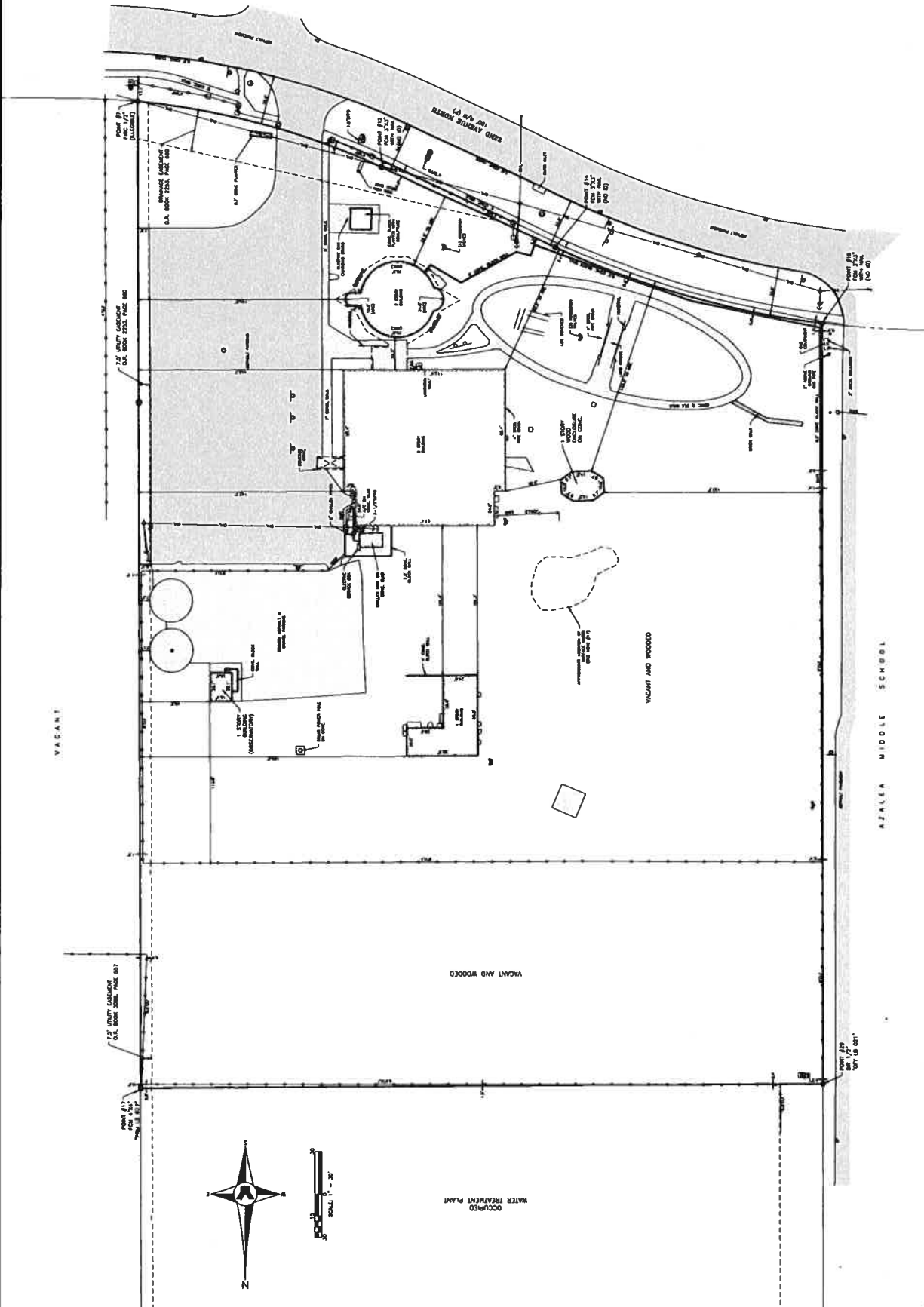
ITEM	BY	REMARKS	DATE	NAME	DATE	BY	DATE	REVISIONS	DATE	BY	DATE	PREPARED BY:
				J-W								Prepared By:
				B-T								Checked By:
												Supervised By:

WADE TRIM
 2110 W. 10th Street, Suite 100
 Lincoln, NE 68502
 (402) 441-0000
 ENGINEER OF RECORD
 JAMES K. WHITE, P.E., LICENSE NO. 71589

REJECT TANK -
 ELEVATION/SECTION

ENGINEERING & CAPITAL
 IMPROVEMENTS DEPARTMENT
 CITY OF ST. PETERSBURG
 CITY PROJECT MANAGER: MAUREN WINGFIELD, P.E.

NWWRP REJECT WATER
 STORAGE TANKS
 18103-111
 DATE: 10/08/20
 SCALE: AS NOTED
 DRAWING NO. S-5
 114B7-XX



<p>SEE SHEET ONE FOR DESCRIPTION, LEGEND AND NOTES</p>		<p>7701 22ND AVENUE NORTH BOUNDARY SURVEY</p>		<p>SECTION 7, TOWNSHIP 31E, RANGE 16E</p>
<p>George F. Young, Inc. SURVEYORS 1572563555 2 OF 2</p>		<p>CITY OF ST. PETERSBURG</p>		<p>BLK 1819</p>
NO. OF SHEETS	DATE	DESCRIPTION	STATION	REVISION
1	1/27	PREPARED FOR		
2		CITY OF ST. PETERSBURG		
3				
4				
5				

DRC Special Exception Application

Variance Narrative

PROJECT PURPOSE

The City of St. Petersburg owns and operates the Northwest Water Reclamation Facility (NWWRF), a 20 million gallon per day (MGD) Annual Average Daily Flow (AADF) wastewater treatment plant under FDEP Permit No. FLA 128821, located at 7500 26th Avenue North. NWWRF currently utilizes two 5 million gallon (MG) covered, circular prestressed ground storage tanks (GST) for the dual purpose of holding Part III reclaimed water (RCW) for distribution to customers and holding substandard water (or reject water) to be retreated before disposal. Florida Administrative Code 62-610.464 requires 1 day of storage volume at AADF for substandard water. The primary intent of this project is to construct an additional 15 MG of storage capacity to meet the FAC requirements as well as provide redundancy and flexibility in operation of the storage tanks.

PROJECT DESIGN

This project includes two 7.5 MG dome-top, circular prestressed concrete tanks. Each tank will be 200-FT diameter and 32-FT side water depth. The domed top results in a total structure height of 50-FT, matching the height of the two existing 5 MG tanks. The domed top will reduce odors and vector attraction, and a parapet wall will be added to collect rainwater which will minimize storm water runoff impacts associated with the project. As part of this project, new influent lines will be connected from the existing influent pipe to the new tanks. New return pipelines will be constructed to transfer water back to the NWWRF site.

SITE SELECTION

The selected site was determined to be the best location for the proposed tanks based on the following evaluation criteria: flooding risk, future expansion needs of NWWRF, zoning requirements, and environmental considerations including soil and groundwater contamination, wetlands, and groundwater levels. The FSC site was determined to be the best location for the tanks based on the criteria mentioned above as well as the accessibility to existing piping, minimizing impact to existing pump station hydraulics, and preserving space for future expansion.

ZONING CONSIDERATIONS

The project will utilize a portion of parcel 07-31-16-70038-300-5700 as detailed in the application. Parcel 07-31-16-70038-300-5700 has recently been acquired by the City and is zoned as neighborhood suburban single-family home (NS-1). Under ordinance 16.10.020.1 Matrix: Use permissions and parking requirements and zoning matrix, this site qualifies for a special exception use as a utility substation, utility storage tanks. Stated in the ordinance, a utility substation, utility storage would be land used to transmit, store or pump water, electricity, gas, or wastewater. The proposed storage tanks will be used to temporarily store reclaimed water and/or wastewater and therefore meets this definition. Setback requirements for a special exception NS-1 zone are defined in ordinance 16.20.020.7 Building envelope: Maximum height and minimum setbacks. A 35-FT setback is required for all yards, while height limitations are not defined for special exemptions. As a utility substation, the parcel will be acting as an Industrial suburban (IS) zone. According to ordinance 16.20.110.5 Building Envelope: Maximum height and building setback, the height limitation for all building is 50-FT. Such height restriction would match the existing tanks on the adjacent parcel to the North.

VARIANCE REQUEST

To meet the project objectives and the requirements of the ordinances, the proposed 200-FT diameter tank allows for the 50-FT height restriction to be met while providing the required tank volume. Space between the tanks were reduced to the minimum constructable clearance, so that the setback variance would be as small as possible. The 200-FT diameter tank design results in a side yard setback of 25-FT, thus resulting in a request for a 10-FT variance. Parcels to the Northeast and East of the proposed project site have been reviewed and are currently zoned as Industrial Suburban; while the parcel to the Northwest and West, Azalea Middle School, are zoned as NS-1 and Neighborhood Suburban Estate (NSE). The proposed tanks are the same height as the existing tanks, and are located just south of the existing tanks. Wade Trim requests approval of a special exception variance for a 10-FT setback reduction.

Traffic Impact Report

Traffic relative to the site area will not be impacted during the construction process of the NWWRF reject storage tanks. Traffic related to construction will only be present for the duration of the construction process. To alleviate congestion, construction traffic will enter from the southern portion of the site via 22nd Ave. Equipment will be staged on site, to the Northeast of the proposed tanks. Permanent site access will remain as is from 26th Ave. Please refer to the design drawing C-3, page 41 of the application, for details.



st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F, "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process.

APPLICANT REPORT	
Street Address: 7500 26Th Ave. N.	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
A public meeting for 30% design milestone was held via ZOOM on August 11, 2020 at 6:30PM.	
The meeting included a summary of the project, open chat forum, and a survey. Citizens were asked to share ideas, suggestions, and concerns.	
A survey reminder was sent 8/19/2020. No responses have yet been received at this time.	
An additional meeting scheduled for 10/30/20 at 11:00 Via zoom with the Azalea Middle School.	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
Public outreach efforts were in the form of notification letters, news articles, social media post, and yard signs. Examples can be seen in attachments provided in this section, page 16-32.	
All sources except for the yard sign displayed project summary and meeting details. Social media posts were displayed 7/17/2020.	
Notice letters were sent to 8 businesses and residents on 7/29/20, the city's news release feed and website displayed the project meeting notice on 7/16/2020.	
4 public yard signs were posted a week prior to the meeting, 8/6/20. Yard signs displayed project title, date, time, and zoom meeting access information, example shown below.	
The next public meetings are anticipated for 90% design milestone and during construction, dates to be determined.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
The surrounding area including business, neighborhood associations, and Azalea Middle School received newsletters, were able to view yard signs, and browse project material on social media platforms such as nextdoor and the city's official website.	
Mailing addresses are shown below in the neighborhood worksheet and attachment following it, page 16-17.	
Location of adjacent businesses and placement of yard sign are displayed on a separate google map attached within this section, page 24-25.	
2. Summary of concerns, issues, and problems expressed during the process	
The public meeting provided an open chat forum during the meeting as well as a survey proceeding. No concerns were expressed. No participants have answered the survey.	
A survey reminder was sent 8/19/20.	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name	President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	



NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 7500 26Th Ave. N., St. Petersburg, FL 33173	Case No.:
Description of Request:	
Approval on a special exception variance based on 10' variance between the required setback of 35' in an NS-1 Zone and the actual setback of 25', as shown in the design.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: Azalea Middle School, (727)893-2806, 7855 22ND Ave. N	
Owner Name (print): Pinellas BD of PUB INST	
Owner Signature:	
2. Affected Property Address: Walter Fuller Rec. Center, (727) 893-7441, 7500 30TH Ave. N.	
Owner Name (print): The City of St. Petersburg	
Owner Signature:	
3. Affected Property Address: Aerospace Components, (727)347-9915, 2601 75th N.,	
Owner Name (print): Alan and Kimberly Kussy	
Owner Signature:	
4. Affected Property Address: Raytheon CO, 7400 22ND Ave. N.	
Owner Name (print): Electronic Comm INC.	
Owner Signature:	
5. Affected Property Address: Central Marine Service, (727)347-9799, 2501 72ND, St. N.	
Owner Name (print): Central Marine Service INC.	
Owner Signature:	
6. Affected Property Address: Modern Technical Molding & Developmen, (727)343-2942, 2600 72ND St. N.	
Owner Name (print): Plastic (DE) LTD PTNSHP C/O Ball Corporation	
Owner Signature:	
7. Affected Property Address: Rent - All City, (727)381-3111, 7171 22ND Ave. N.	
Owner Name (print): Pinsker, Howard Leonard	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

Affected Property Address **Jungle Terrace - Civic Neighborhood, Ed- 744-9433, acegang1@aol.com ; jsweeny@tampabay.rr.com, 8045 28th Ave N**
Owner Name **Dr. Ed Carlson - Pres John Sweeny (Dev. Service contact only)**

Affected Property Address **Azalea Neighborhood, 345-3979 H 214-8783 C, azaleaassociation@yahoo.com, 7502 18th Ave N**
Owner Name **Dominick Griesi**

Affected Property Address **Jungle Prada Neighborhood, 459-4142, yourfellowneighbors@jungleprada.org, 8022 Stimie Ave N.**
Owner Name **Sandy Bozeman**



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. **It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process.**"

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
 A public meeting for 30% design milestone was held via ZOOM on august 11, 2020 at 6:30PM.
 The meeting included a summary of the project, open chat forum, and a survey. Citizens were asked to share ideas, suggestions, and concerns.
 A survey reminder was sent 8/19/2020. No responses have yet been received at this time.
 An additional meeting scheduled for 10/30/20 at 11:00 Via zoom with the Azeala Middle School.

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications
 Public outreach efforts were in the form of notification letters, news articles, social media post, and yard signs. Examples can be seen in attachments provided in this section, page 16-33. All sources except for the yard sign displayed project summary and meeting details. Social media posts were displayed 7/17/2020.
 Notice letters were sent to 8 businesses and residents on 7/29/20, the city's news release feed and website displayed the project meeting notice on 7/16/2020.
 4 public yard signs were posted a week prior to the meeting, 8/6/20. Yard signs displayed project title, date, time, and zoom meeting access information, example shown below. The next public meetings are anticipated for 90% design milestone and during construction, dates to be determined.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located
 The surrounding area including business, neighborhood associations, and Azalea Middle School received newsletters, were able to view yard signs, and browse project material on social media platforms such as nextdoor and the city's official website.
 Mailing addresses are shown below in the neighborhood worksheet and attachment following it, page 16-17.
 Location of adjacent businesses and placement of yard sign are displayed on a separate google map attached within this section, page 25-26.

2. Summary of concerns, issues, and problems expressed during the process
 The public meeting provided an open chat forum during the meeting as well as a survey proceeding. No concerns were expressed. No participants have answered the survey. A survey reminder was sent 8/19/20. Currently there are no concerns expressed.

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____
- Attach the evidence of the required notices to this sheet such as Sent emails.

Northwest Water Reclamation Facility Improvements Project

[What's on this page?](#)

Project Information

The Northwest Wastewater Reclamation Facility, located at 7500 26th Ave. N., provides essential wastewater and reclaimed water service for the Northwest Service Area and also for areas outside of the city limits via interlocal agreements. The facility was originally constructed in 1957 and has been upgraded and expanded several times. The facility has a permitted capacity of 20 million gallons per day annual average daily flow.

The City plans to update and upgrade the NWWRF facility with the NWWRF Improvements Project to enhance reliability, resiliency and sustainability. This project will replace aging assets, improve wastewater service and reliability and mitigate wet weather overflows. Key components of the project include:

- New influent pump station and screening replacement
- New reject water storage tanks

The project will replace the existing pump stations by consolidating into one new influent pump station while improving the ability to handle periods of high flow. Additionally, a new odor control facility will be added to all preliminary treatment structures and existing grit removal processes. New coarse screening will be added to protect the influent pumps from large debris and new fine screens will be added to improve efficiency and reliability. The project will also update auxiliary processes such as electrical gear and controls to accommodate these additions and improve operability, safety and flexibility.

The project will also add two new 7.5 million-gallon reject storage tanks south of the two existing reclaimed water tanks. Reject water is defined as substandard reclaim water. Additional storage is needed to hold reject water until it can be retreated to reclaimed standards for use by customers. The two new tanks will comply with the City's height ordinance and will be approximately 200 feet in diameter and 50 feet in height. The project includes yard piping and electrical ancillary components for the new tanks.

The project is currently being designed under a Construction Manager At-Risk delivery and will comply with the requirements of the St. Petersburg City Code Chapter 2 Article 5 Division 5, Sustainability and Resiliency of City Facilities, as it relates to Envision. Construction is anticipated to begin in first quarter of 2022.

Documentation

[Project Site Map](#)

Public Meetings

Public meetings will be held virtually through Zoom.

Public Meeting #1

Tuesday, Aug. 11 at 6:30 - 7:30 p.m.

Join Zoom meeting [HERE](#)

Meeting ID: 879 7193 2396

One tap mobile

+19292056099,,87971932396# US (New York)

+13017158592,,87971932396# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Find your local number [HERE](#)

Get In Touch

For more information or questions, email StPeteNWWRF@gmail.com.

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731

p: 727-893-7111
f: 727-892-5102
tty: 727-892-5259



July 24, 2020

To: Business Owners and Residents

Subject: Northwest Water Reclamation Facility (NWWRF) Improvements Project (City Project No. 19039-111)

The City of St. Petersburg's Engineering & Capital Improvements Department is in the process of designing a new influent pump station, screening replacement and new reject water storage tanks to enhance reliability, resiliency and sustainability for the Northwest Water Reclamation Facility located at 7500 26th Ave. N. This project will replace aging assets, improve wastewater service and reliability and mitigate wet weather overflows. Key components of the project include:

- New influent pump station and screening replacement
- New reject water storage tanks

Construction is scheduled to begin in the first quarter of 2022 and to be completed within 24 months. Additional project details and project map can be found at www.stpete.org/NWWRF.

The City of St. Petersburg will host a virtual public meeting to discuss the upcoming Northwest Water Reclamation Facility Improvements Project. The meeting will be held via Zoom on Tuesday, Aug. 11 at 6:30 - 7:30 p.m. Meeting details and dial-in information can be found at www.stpete.org/NWWRF. City Staff will be available for input and to answer questions from the community.

Thank you in advance for your cooperation and assistance during this important project.

Sincerely,

Brejesh Prayman, P.E., ENV-SP, M.ASCE
Director, Engineering & Capital Improvements

cc: Councilmember Blackmon, District 1
Diana Smilova, Engineering & Capital Improvements
John Palenchar, Water Resources
Lisa Rhea, Water Resources
Bennett Brzycki, Marketing & Communications

Aaron Carmella, Mayor's Office
ECID Records



City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

From: [Daniel R. Singleton](#)
To: [Maureen M. Wingfield](#)
Cc: [Evan A. Birk](#); [Sarah B. Johnson](#); [Diana V. Smillova](#)
Subject: RE: 19039-111 Hand Delivery of Public Notification Letters
Date: Wednesday, July 29, 2020 3:31:50 PM
Attachments: [Google Ma1.JPG](#)
[image001.png](#)
[200724_Signed Letter.pdf](#)

Good Afternoon All,

The letters have been delivered to all of the businesses identified on the map attached.

Thanks,

Daniel Singleton
City of St. Petersburg
Engineering & Capital Improvements Department
Civil Engineer I
(727)-893-4166
Daniel.Singleton@stpete.org



From: Daniel R. Singleton
Sent: Wednesday, July 29, 2020 10:06 AM
To: Maureen M. Wingfield <Maureen.Wingfield@stpete.org>
Cc: Evan A. Birk <Evan.Birk@stpete.org>; Sarah B. Johnson <Sarah.Johnson@stpete.org>; Diana V. Smillova <Diana.Smillova@stpete.org>
Subject: RE: 19039-111 Hand Delivery of Public Notification Letters

Good Morning Maureen,

Yes I will be able to deliver the letters this afternoon. I will contact you before lunch today for a quick briefing.

Thanks,

Daniel Singleton
City of St. Petersburg
Engineering & Capital Improvements Department

Civil Engineer I
(727)-893-4166
Daniel.Singleton@stpete.org



From: Maureen M. Wingfield
Sent: Wednesday, July 29, 2020 9:11 AM
To: Daniel R. Singleton <Daniel.Singleton@stpete.org>
Cc: Evan A. Birk <Evan.Birk@stpete.org>; Sarah B. Johnson <Sarah.Johnson@stpete.org>; Diana V. Smillova <Diana.Smillova@stpete.org>
Subject: 19039-111 Hand Delivery of Public Notification Letters
Importance: High

Hi Daniel,

Evan has mentioned to Diana that you would be willing to assist in the hand delivery of the NWWRF public notification letters. A signed copy is attached.

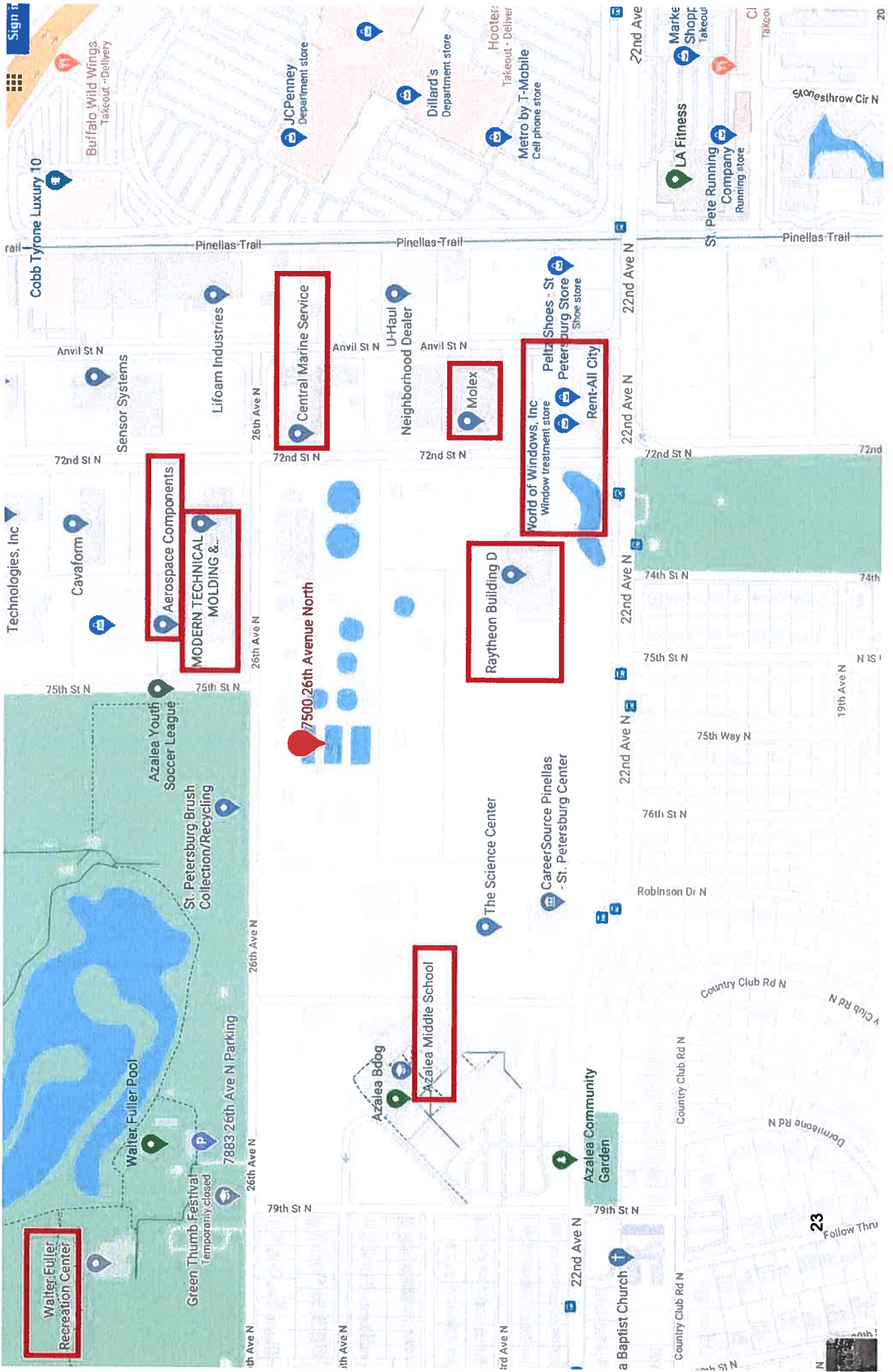
I only have 8 addresses to target that are circled in red; see attached. We have mailed out the notifications to the owner's at "Address 1", and now we need to hand deliver to the "Site Address". The "Site Address" is listed in the spreadsheet, also attached.

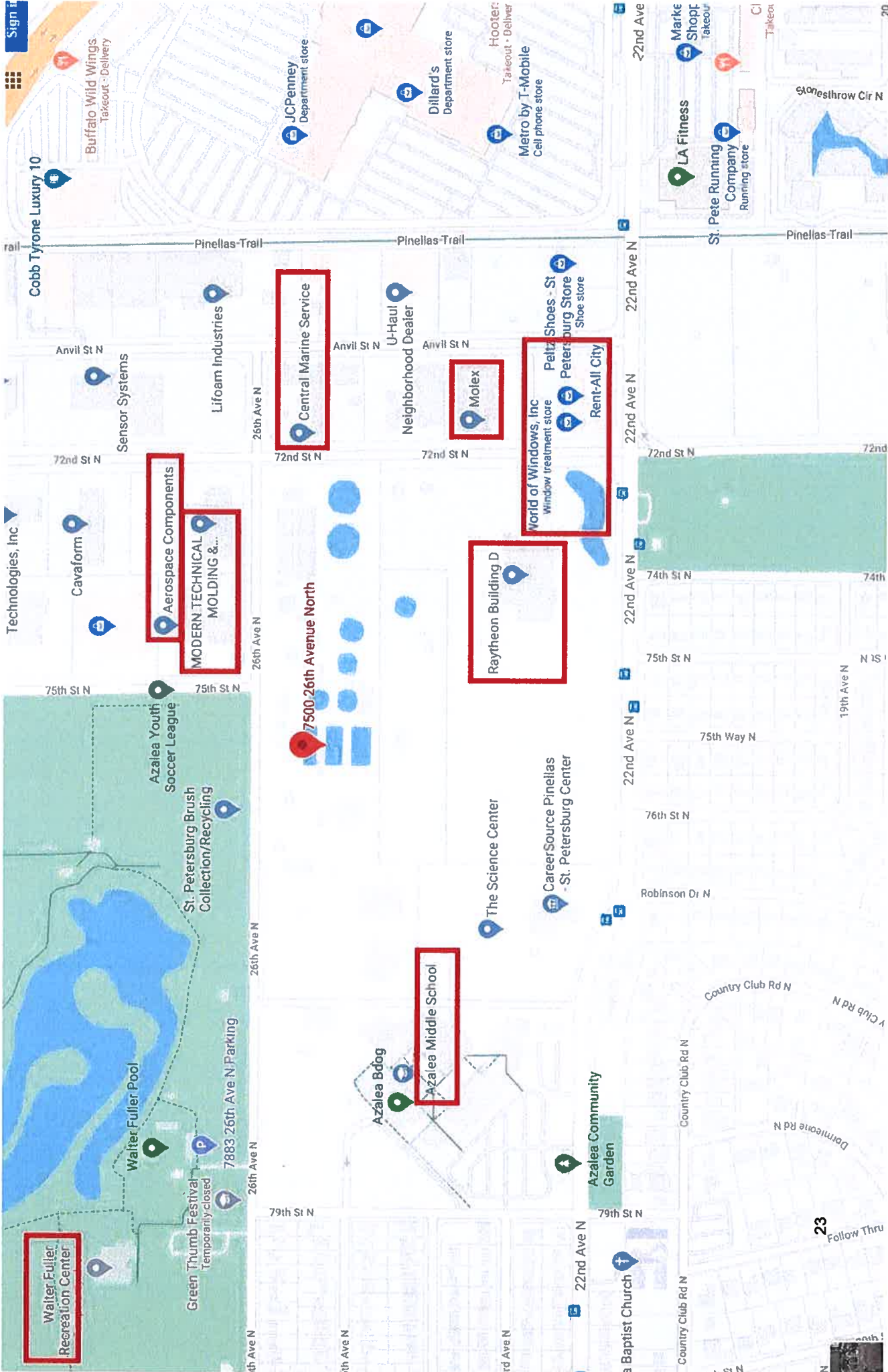
Don't worry about the neighborhood associations. We have those covered.

Thank you again for your help. Would you be able to tackle today? The meeting is on August 11.

Regards,

Maureen Wingfield, P.E.
Senior Prof Engineer
Engineering and Capital Improvements Department
City of St. Petersburg
(O): 727-892-5206
(C): 727-310-6107
maureen.wingfield@stpete.org





Walter Fuller Recreation Center

Aerospce Components
MODERN TECHNICAL MOLDING &...

Central Marine Service

Raytheon Building D

Azalea Middle School

World of Windows, Inc
Window treatment store

Petz Shoes - St. Petersburg Store
Shoe store

VIRTUAL PUBLIC MEETING NOTICE

TUESDAY, AUG. 11

6:30-7:30 P.M. ON ZOOM

Learn about the upcoming project and improvements to come at the Northwest Water Reclamation Facility.

Find more information and the virtual meeting instructions at StPete.org/NWWRF.



**NWWRF Yard Sign Placement
August 11, 2020 Virtual Public Meeting**

Double-sized yard signs will be placed at the following locations:

- Corner of 26th Avenue N and 80th St. N
- North side of 22nd Avenue N, near the boundary of Azalea Middle School property and City of St. Petersburg property (former Science Center property)
- By the NWWRF sign
- Corner of 26th Avenue N and 72nd St. N.

VIRTUAL PUBLIC MEETING NOTICE

**TUESDAY, AUG. 11
6:30-7:30 P.M. ON ZOOM**

Learn about the upcoming project and improvements to come at the Northwest Water Reclamation Facility. Find more information and the virtual meeting instructions at StPete.org/NWWRF.



NORTHWEST WATER RECLAMATION FACILITY IMPROVEMENTS (18100-111/18103-111)

Public Information Meeting Summary

Zoom Virtual Meeting



August 11, 2020 | 6:30 – 7:30 p.m.

The purpose of this summary is to document methods of public notifications and the information presented at the meeting, which includes the following information:

- Public notification elements and
- The PowerPoint presentation.

The public information meeting was held virtually via the Zoom platform. At 6:30 p.m. with Ms. Michelle Robinson, Dialogue Public Relations, greeted residents, and the meeting officially started at 6:35 p.m. Ms. Robinson provided housekeeping information, including rules of decorum and why the meeting was being held virtually, in accordance with the Executive Order 2020-30, issued by Mayor Rick Kriseman July 8. She then turned the meeting over to Mr. Brejesh Prayman, Director of Engineering and Capital Improvements for the City of St. Petersburg.

PUBLIC MEETING AGENDA	
6:30 – 6:35	Introductions
6:35 – 6:50	Presentation
6:50 – 7:20	Questions and Answers
7:20 – 7:25	Closing Remarks



Public Meeting Agenda

Before discussing the project, Mr. Prayman acknowledged St. Petersburg City Councilman Robert Blackmon (Dist. 1) in attendance, and the councilman briefly shared his excitement for the project and its positive impact to the City and the environment.

Mr. Prayman then began the presentation by stating the overall purpose of the public information meeting was to introduce the project, explain the project's importance and necessity, answer any resident questions and obtain resident feedback.

Mr. Prayman discussed the objectives of the project, highlighting reliability, resiliency and sustainability. These are important concepts to ensure the facility can provide reclaimed water to the community for years to come, as the usage of reclaimed water offsets and conserves drinking water supplies. Mr. Prayman gave background on the location of the facility, shared that the City recently acquired additional property for the site and stated all work will be contained within the NWWRF site.

Mr. Prayman also shared the project's goal of implementing the Envision sustainability framework and achieving a Gold-level award, as outlined by Mayor Kriseman's Sustainable St. Petersburg Executive Order. Upgrades to the facility include replacing the aging influent pump station and fine screens, and adding coarse screens and odor control to improve quality of life. The estimated construction cost is \$23 million. Two new 7.5-million-gallon covered tanks will also be added to hold reject reclaimed water until it can be retreated to reclaimed standards. Construction cost of the new tanks is approximately \$12.7 million. The Improvements will increase efficiency and prolong the life expectancy of the facility.

After outlining project goals and improvements, Mr. Prayman reviewed the project schedule and next steps. A second public meeting will be held in the Summer/Fall 2021 to share with the public how the project team has incorporated their feedback into the design. Construction is tentatively scheduled to begin in the first quarter of 2022 and should take 24 months to complete.

At the conclusion of the presentation, Mr. Prayman turned the meeting back to Ms. Robinson, who opened the floor to the audience for questions and comments. Ms. Robinson asked Mr. Prayman whether most construction would occur on site. Mr. Prayman responded that most construction would be on site, but from time to time, there may be work right-of-way and within 26th Avenue North. He said the project team would work with the neighborhood to sequence and schedule work to minimize traffic impacts. He also said there could be an alternate access route off of 22nd Avenue North to minimize traffic impacts. Only one question was submitted privately in the Zoom chat regarding the Envision certification and if it was similar to LEED certification. Mr. Prayman answered the question verbally during the meeting.

Throughout the meeting, information was placed in the chat window and iterated verbally for attendees to visit the www.stpete.org/nwwrf site for more information and to complete a meeting feedback survey. Residents were also encouraged to provide input or questions by email at StPeteNWWRF@gmail.com

The meeting concluded at 7 p.m.

ATTENDEES

17 attendees joined the meeting (including project/City staff) including:

- Elected officials (City of St. Petersburg Councilman Robert Blackmon)
- Two local residents

COMMENTS AND SURVEYS RECEIVED

Input was solicited via a project-related survey during the community meeting. A reminder was posted to Nextdoor on Aug. 19, 2020. No responses were received.



Zoom meeting chat record

From Me to Everyone: 06:38 PM

Good evening! Thank you for joining the Northwest Water Reclamation Facility Improvements Project public meeting. Your input is very important to us. Please visit stpete.org/nwwrf to complete a survey after the meeting. Good evening! Thank you for joining the Northwest Water Reclamation Facility Improvements Project public meeting. Your input is very important to us. Please visit stpete.org/nwwrf to complete a survey after the meeting. If you are just now joining the meeting, welcome! We will take questions and comments after the presentation on the improvements planned for the Northwest Water Reclamation Facility.

From Ana Adler to Me: (Privately) 06:42 PM

Is Envision an equivalent to LEED?

From Me to Ana Adler: (Privately) 06:43 PM

Yes. It is similar.

From Me to Everyone: 06:44 PM

Hello. If you are just now joining the meeting, welcome! We will take questions and comments after the presentation on the improvements planned for the Northwest Water Reclamation Facility.

From Me to Ana Adler: (Privately) 06:47 PM

Ana, this is a link to learn more about Envision. <https://sustainableinfrastructure.org/envision/overview-of-envision/>

From Ana Adler to Me: (Privately) 06:48 PM

Thank you. I'm not familiar with Envision. Appreciate it

From Me to Ana Adler: (Privately) 06:48 PM

You're very welcome.

From Me to Everyone: 06:53 PM

Please visit stpete.org/nwwrf to complete a survey after the meeting.

You may also submit comments or questions by email to StPeteNWWRF@gmail.com.


Thank you for attending our public meeting regarding the Northwest Water Reclamation Facility Improvements Project. The presentation slides will be posted on the web at stpete.org/nwwrf if you would like to revisit them. Also, please complete the survey on the site to let us know your feedback.

PRESENTATION





NORTHWEST WATER RECLAMATION FACILITY IMPROVEMENTS

AUGUST 11, 2020






PUBLIC MEETING AGENDA

- 6:30 – 6:35 Introductions
- 6:35 – 6:50 Presentation
- 6:50 – 7:20 Questions and Answers
- 7:20 – 7:25 Closing Remarks



NORTHWEST WATER RECLAMATION FACILITY (NWWRF)

- Built in 1957
- Treats about one-third of the City's wastewater
 - Permitted capacity: 20 mgd average annual
 - Currently treats: 10 mgd average annual
- Provides reclaimed water to the community






PROJECT GOALS

- Replace aging assets and add improvements
- Enhance reliability, resiliency and sustainability
- Mitigate wet weather overflows





SUSTAINABLE INFRASTRUCTURE

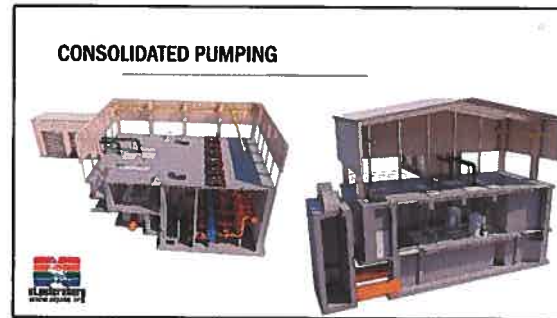
- Envision Verification
 - Third-party sustainability certification
- Construction Manager At-Risk delivery
 - Early, ongoing communication




UPDATING & UPGRADING FACILITY

- Replacing aging components:
 - Influent pump station and fine screens
- Adding components to improve operations
 - Coarse screens
 - Odor control system
- Construction cost – approximately \$23 million







PROTECTING CUSTOMERS & THE ENVIRONMENT





- Two new 7.5-million-gallon covered tanks for reject reclaimed water
- Required by state statutes
- Stores substandard reclaimed water until it can be retreated to reclaimed standards for customers' use
- Construction cost - approximately \$12.7 million



SCHEDULE & NEXT STEPS

- Design – now thru Summer 2021
- Public Meeting – Summer/Fall 2021
- Permitting – thru 2021
- Construction – First quarter 2022
- Duration: approximately 24 months



YOUR INPUT IS IMPORTANT

- During the meeting
 - "Raise your hand" – in the "Participants" window, click "raise your hand" to be recognized
 - Host will unmute and call on residents
 - Click "lower hand" once you've asked your question
- Enter questions/comments in chat box

YOUR INPUT IS IMPORTANT

- After the meeting
 - stpete.org/NWWRF
 - Link is provided link in the chat box
 - Fill out survey and provide questions/comments
 - Email: StPeteNWWRF@gmail.com

MEETING NOTIFICATION

Public Information Meeting Notification posted on project website on July 16, 2020.

Public Meetings
Public meetings will be held virtually through Zoom

Public Meeting #1
Tuesday, Aug 11 at 6:30 - 7:30 p.m
Join Zoom meeting [HERE](#)
Meeting ID: 879 7193 2396

One tap mobile
+19292056099 87971932396# US (New York)
+13017158592 87971932396# US (Germanatown)

Dial by your location
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germanatown)
+1 312 826 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Find your local number [HERE](#)

Participant Survey
Complete this survey after you have attended a public meeting

[PARTICIPANT SURVEY](#)

Get In Touch
For more information or questions, email StPeteNWWRF@gmail.com

Four Public Information Meeting Notification yard signs were placed in the vicinity of the Northwest Water Reclamation Facility before noon Thursday, Aug. 6, 2020. They were placed

- In front of the facility at 26th Avenue N. and 75th street N.
- The corner of 26th Avenue N. and 72nd Street N.
- The corner of 26th Avenue N. and 80th Street N., and
- On 22nd Avenue N. between The Science Center and Azalea Middle School's drive.

VIRTUAL PUBLIC MEETING NOTICE

TUESDAY, AUG. 11
6:30-7:30 P.M. ON ZOOM


Learn about the upcoming project and improvements to come at the Northwest Water Reclamation Facility.

Find more information and the virtual meeting instructions at StPete.org/NWWRF.



SURVEY AND COMMENT FORM

Online survey hosted on stpete.org/nwwrf for participants to complete after the public meeting.



st.petersburg
www.stpete.org

PARTICIPANT SURVEY: NORTHWEST WATER RECLAMATION FACILITY IMPROVEMENTS PROJECT

Thank you for attending the public meeting to learn about the improvements planned for the Northwest Water Reclamation Facility. We appreciate your taking time to provide input on this meeting and this vital project.

ABOUT YOU

Please let us know your relationship to the project and community. *

Local Resident
 Local Business Owner
 Neighborhood Association Leader
 Neighborhood Association Member
 Aradea Middle School Employee
 Other _____

MEETING FEEDBACK

Please read the following statements regarding the public information meeting, and select the button that best reflects your response. *

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
The information provided was helpful and informative.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I now have a better understanding of the improvements planned for the Northwest Water Reclamation Facility and why they are needed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I now have a better understanding of the construction timeline and when I can expect the project to be completed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I now understand how the project team will use community input to shape the project and to share future information.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I now know what to expect to provide additional input.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Were your questions/concerns addressed? *

Yes
 No

COMMUNITY CONCERNS

Please tell us what concerns you have regarding this project.

OVERALL PROJECT: *

	Most Concerning	Some Concern	Least Concerning
Ensuring middle school-aged children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensuring residential water availability at the Northwest Water Reclamation Facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minimizing construction disruptions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Managing traffic noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

CONSTRUCTION: *

	Most Concerning	Some Concern	Least Concerning
Right-of-way construction signage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction dust	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased construction traffic to and from the site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Advanced notice of possible service interruptions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to the Pinellas Trail during construction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any additional input or comments for the project team?

[Close](#)

STAY CONNECTED

OPTIONAL: If you would like to be added to the project's email list, please provide the following information.

Name: _____ Email: _____

First Name: _____ Last Name: _____ Email: stpete@stpete.org

Address: _____

Street Address: _____

Street Address Line 2: _____

City: _____ State: _____ Province: _____

Phone: _____ Zip Code: _____

[Submit](#)

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

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

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: March 8, 2021

FILE: 20-32000018

LOCATION 7701 22nd Avenue North; 07/31/16/70038/300/5700
AND PIN: 7750 26th Avenue North; 07/31/16/70038/300/5600
None; 07/31/16/93188/000/0011

ATLAS: R-14
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan to expand the NWWRF and construct two (2) 31,415 square-foot storage tanks in the IS and NS-1 zoning district. The applicant is requesting a variance to setbacks.

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. If the land for the new reject water storage tanks has been added to the overall NWWRF site, it is likely that this land was not included in the 70% drainage ordinance variance approved for this site under associated zoning application SE-1512. If this is the case, the scope of the storage tank construction 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.

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. 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.

3. Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.
4. 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 public 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.
5. 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

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

STANDARD COMMENTS: Please assure that the design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

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. 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.

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.

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.

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.

**pc: Kelly Donnelly
Correspondence File**

Corey D. Malyszka

From: Tricia Bledsoe <bledsoe.tricia@gmail.com>
Sent: Tuesday, March 23, 2021 3:52 PM
To: Corey D. Malyszka
Subject: 7701 22nd Ave. N. , Case No. 20-32000018

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Corey for the information. I know the city needs to improve its wastewater capacity, although I'm sorry that this project needs to be so near my home. I hope that at least a few of the trees that are now screening the current tanks can be left in place to screen the 2 new tanks. I am happy to hear that this project includes some odor control upgrades because there are times (usually associated with spills) that odors are noticeable in our neighborhood.

I cannot attend the April 7 meeting, but I hope you will keep us updated on this project. The letter that we received in yesterday's mail is the first time we have received any notice by mail about the two new tanks.

Thank you,
Patricia Bledsoe
7700 22nd Ave. N.
St. Pete, FL

On Tue, Mar 23, 2021 at 2:17 PM Corey D. Malyszka <Corey.Malyszka@stpete.org> wrote:

Tricia,

Attached is the application for review. Let me know if you have any questions. The proposed tanks will be located between the old Science Center building and the existing two storage tanks.

Corey Malyszka

Urban Design and Development Coordinator

Planning and Development Services Department

City of St. Petersburg

727.892.5453

corey.malyszka@stpete.org

From: DRC <DRC@stpete.org>
Sent: Tuesday, March 23, 2021 1:27 PM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: FW: 7701 22nd Ave. N. , Case No. 20-32000018

Please assist.

Jennifer C. Bryla, AICP

Zoning Official

Development Review Manager

City of St. Petersburg, FL

Planning and Development Services Department

O: 727.892.5344 E: Jennifer.Bryla@stpete.org

From: Tricia Bledsoe <bledsoe.tricia@gmail.com>
Sent: Monday, March 22, 2021 1:08 PM
To: DRC <DRC@stpete.org>
Subject: Fwd: 7701 22nd Ave. N. , Case No. 20-32000018

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Today we received a letter with a map about new construction of 2 tanks near our home. Would you email me a map showing (preferably marked in red ink) the proposed locations of the 2 new tanks? I am guessing that they will be inside the area marked with white dashed lines on the map you sent with today's letter, but I need to see where, please.

Thanks,

Tricia Bledsoe

7700 22nd Ave. N.

St. Pete, FL

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