



#58

CITY OF ST. PETERSBURG

April 6, 1992

Ms. Julia E. Greene
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

Mr. J. Thomas Beck
Florida Department of Community Affairs
2740 Centerview Drive
Tallahassee, FL 32399

RE: Re-rendering of Adopted Amendment
University of South Florida DRI
St. Petersburg, Florida

Dear Ms. Greene and Mr. Beck:

Pursuant to Section 380.07 Florida Statutes, the City of St. Petersburg is providing each of your respective agencies with certified copies of the adopted first amendment to the University of South Florida DRI (DRI #5-77-58), thus beginning the 45 day appeal period. This amendment had been previously rendered on April 2, 1992. It is being rendered again, because Map A was inadvertently omitted.

The amendment (Ordinance 9-G) was adopted by unanimous vote of City Council on April 2, 1992.

If you have any questions, please contact Mike Dove at (813) 893-7153.

Sincerely,

Michael R. Dove for
Ralph Stone, Planning Director

rendered 4/6/92
received 4/6/92

cc: Fred Vincent, USF
Julie Weston, Planner III
Mike Dove, Assistant Planning Director
USF DRI file

ORDINANCE NO. 9-G

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA ADOPTING RESOLUTION NO. 77-1074 AS AN ORDINANCE; AMENDING RESOLUTION NO. 77-1074 BY APPROVING AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE UNIVERSITY OF SOUTH FLORIDA DEVELOPMENT OF REGIONAL IMPACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of St. Petersburg (City Council), as the governing body of the City of St. Petersburg (City) having jurisdiction pursuant to Section 380.06, Florida Statutes, is authorized and empowered to render a decision on changes to the University of South Florida Development of Regional Impact (USF DRI) Development Order (hereinafter USF DO); and

WHEREAS, following a public hearing on November 17, 1977, the City Council passed Resolution No. 77-1074, which is the Development Order for the University of South Florida Development of Regional Impact which approved the terms and conditions for development within the USF DRI; and

WHEREAS, on February 14, 1992, the University of South Florida filed a Notification of Proposed Change to a previously approved Development of Regional Impact (NOPC) for the USF DO; and

WHEREAS, under Florida Statute 380.06(19)(e)3, the proposed amendment is presumed to create a substantial deviation which may be rebutted by clear and convincing evidence; and

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WHEREAS, the City Council has on April 2, 1992 held a duly noticed public hearing on the proposed amendment and heard and considered the evidence, testimony and documents received thereon; and

WHEREAS, the City Council has received and considered the comments of the Tampa Bay Regional Planning Council (TBRPC) and the Florida Department of Community Affairs (DCA) on the proposed amendment; and

WHEREAS, all interested parties and members of the public were afforded an opportunity to participate in the hearing on the proposed amendment to the USF DO before the City Council.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That City of St. Petersburg Resolution No. 77-1074 and its attached amendments, adopted on November 17, 1977, approving a Development Order for the University of South Florida Development of Regional Impact is hereby adopted as an ordinance.

SECTION 2. That this ordinance shall also constitute the first amendment to the Development Order for the University of South Florida Development of Regional Impact as set forth in Resolution 77-1074.

SECTION 3. That the City Council, having reviewed all relevant comments, testimony and evidence submitted by each party and members of the general public, and having considered the provisions of Chapter 380, Florida Statutes, regarding substantial deviations, finds that there is substantial competent evidence to support the following findings of fact:

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- A. The findings and determinations of fact set forth in Resolution 77-1074 are hereby reaffirmed and incorporated herein by reference.
- B. This amendment does not create a likelihood of a regional impact.
- C. This amendment is not a substantial deviation to the USF DO.
- D. This amendment is consistent with the adopted local comprehensive plan and local land development regulations.
- E. This amendment does not interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

SECTION 4. That the City Council, having made the above findings of fact, reaches the following conclusions of law:

- A. That these proceedings have been duly conducted pursuant to applicable laws and regulations.
- B. That the review by the City, other participating agencies and interested citizens reveals that the impacts of the development are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes (1991), within the terms and conditions of the USF DO, as amended.
- C. The City has, in its proceedings, considered this amendment and determined that such amendment does not constitute a substantial deviation from the USF DO requiring further DRI review, pursuant to Chapter 380.06, Florida Statutes (1991).

2-1

D. Nothing in this amendment shall limit or modify the rights originally approved by the Development Order or the protection afforded under Chapter 163.3167(8), Florida Statutes (1991).

SECTION 5. That, having made the above findings of fact and reached the above conclusions of law:

A. Map A of the Application for Development Approval, identifying the project location, is hereby replaced with the Map A attached hereto and incorporated herein by reference, which adds 4.78 acres in two parcels to the USF DRI; and

B. Paragraph 25 of the Conditions, Restrictions and Limitations section of the USF DO attached to and adopted by Resolution No. 77-1074 (P. 6) is hereby amended to read as follows:

"25. This Development Order shall remain in effect for a period of ~~thirteen--(15)--years~~ seventeen (17) years from and after the date hereof. During this term, the State shall annually provide, on or before April 1 of each year, beginning with the year 1978, the City, TBRPC, and the Division with a summary of complete construction to date and an estimate of proposed construction of the remaining term of the Development Order."

SECTION 6. Words stricken through shall be deleted. Underscored words constitute the amendment. Remaining provisions are now in effect and remain unchanged.


SECTION 7. The provisions of this ordinance shall be deemed severable; and the invalidity of any section, clause or provision of this ordinance shall not affect the validity of any other portion of Resolution No. 77-1074.

1-3
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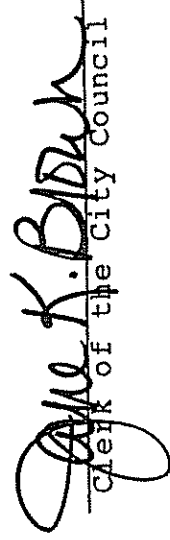
SECTION 8. This Ordinance shall become effective upon the expiration of the appeal period under Section 380.06, Florida Statutes (1991), without an appeal having been taken, or if taken, dismissed or this Ordinance affirmed.

Passed by St. Petersburg City Council on first reading on the 19th day of March, 1992.

Passed by St. Petersburg City Council on second and final reading on the 2nd day of April, 1992.




Mayor-Councilmember
Presiding Officer of the City Council

ATTEST:


Clerk of the City Council


Title Published: Times 1-t 3/23/92

I, JANE K. BROWN, Clerk of the City Council do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Clerk of City Council of the City of St. Petersburg, Florida. Witness my hand and seal of City this 2nd day of April A.D., 19 92.
JANE K. BROWN, Clerk of the City Council
City of St. Petersburg, Florida


By: 

MAP A

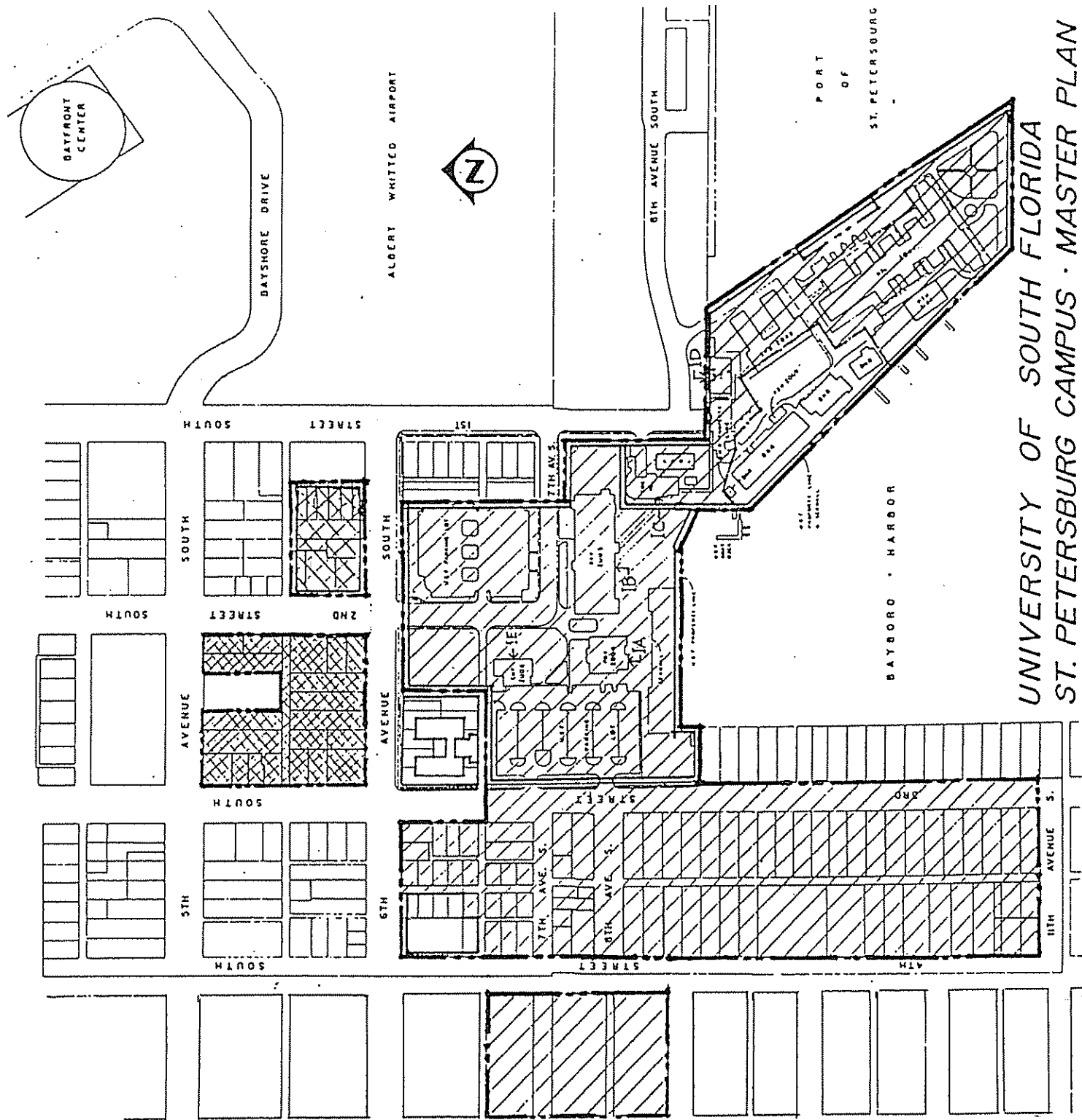
LEGEND

 AREA DEFINED IN ORIGINAL DRI

 CAC BLDGS.

 PROPOSED PARKING FOR 100 CARS

AREA TO BE ADDED TO ORIG. DRI BY THIS AMENDMENT.



UNIVERSITY OF SOUTH FLORIDA
ST. PETERSBURG CAMPUS · MASTER PLAN
PREPARED BY · UNIVERSITY OF SOUTH FLORIDA/TAMPA CAMPUS
FACILITIES PLANNING

FILED
STAFF
CITY OF ST. PETERSBURG
REGULAR FILE

DEVELOPMENT ORDER
UNIVERSITY OF SOUTH FLORIDA
BAYBORO CAMPUS
DRI # 05-77-58

PREAMBLE

Pursuant to Chapter 380, Florida Statutes, as amended, and subject to the findings of fact and conditions hereinafter set forth in this Development Order, the City of St. Petersburg, Florida, hereinafter known as the "City", approves the application for development approval, hereinafter known as the "application", submitted by the State of Florida, Department of General Services, on behalf of the Board of Regents and the University of South Florida, collectively, hereinafter known as the "State", for the University of South Florida, Bayboro Campus, DGS Project No. BR-537, DRI # 05-77-58, a copy of which application is on file with the Clerk of City Council and adopted by reference as if set forth in full herein, and which is reflected in Exhibit "C", attached hereto and incorporated by reference.

DEVELOPMENT PERMITTED

The development to be permitted pursuant to this order shall be that specified in the application referred to in the preamble to this order and as set forth in Exhibit "C" except as modified in this order.

FINDINGS OF FACT AND
CONCLUSIONS OF LAW

The City, in approving the application, and subject to the conditions, restrictions and limitations hereinafter set forth in this Development Order, makes the following findings of fact and conclusions of law:

1. The findings set forth in the application are adopted and made except to the extent that they are inconsistent with the findings hereinafter made in this Development Order.

2. The findings of fact numbered "a" and through and including "h" contained in the Planning Department Staff Report to the Planning Commission dated September 23, 1977, a copy of which is attached hereto, marked Exhibit "A", and incorporated herein as if set forth herein in full are adopted and made.

3. Comments and findings of the Tampa Bay Regional Planning Council (TBRPC) as set forth in the report of TBRPC dated October 10, 1977, a copy of which is attached hereto, marked Exhibit "B" and incorporated herein as if set forth in full, are adopted and made as findings of fact.

4. The development does not unreasonably interfere with the objectives of an adopted State Land Development Plan applicable to the area.

5. The development is consistent with local land development recommendations.

6. The development, except as herein indicated, is consistent with the report and recommendation of TBRPC.

CONDITIONS, RESTRICTIONS AND LIMITATIONS

The following conditions, restrictions and limitations are imposed upon the development which is the subject of this Order. These conditions, restrictions and limitations are conditions to the approval of the application and the development.

1. No structure is to be constructed within the 20 to 1 glide slope to the Albert Whitted Airport.
2. Buildings are to be constructed to limit the noise of aircraft.
3. The State is to proceed with the platting of the site.
4. Pedestrian and bike easements are to be dedicated, giving the public access to the harbor and the park.
5. The State is to provide the City with a utility master plan.
6. The State is to apply for Site Plan and Special Exception approvals for each construction phase, and the State will meet the local zoning ordinances as required by other waterfront property in St. Petersburg.

7. Special attention is to be paid to the landscaping of 6th Avenue South and 4th Street South, as it abuts the campus.
8. The State is to provide erosion control measures during construction.
9. Shade trees shall be used where possible for landscaping.
10. New inlets or catch basins will be located in ground areas where possible, to provide some filtration.
11. City will develop the park, as soon as possible, so that the public use will be established prior to the construction of the school.
12. State is to coordinate the design of the school with the design of the park.
13. The State shall provide appropriate site planned parking facilities for each state of development. "Appropriate parking" is defined as that parking required by the City's zoning ordinances or as may be modified by the City Council of the City of St. Petersburg as provided herein. This parking requirement shall be subject to modification by the City Council, upon the application of either the State or the City or in connection with special exception or site plan application without a specific application for modification by either the State or the City. In making a modification, the City Council shall act upon a recommendation by the Environmental Development Commission. In determining whether or not to recommend modification of this requirement, the Environmental Development Commission shall follow the procedures applicable to special exception applications and shall make one of the following recommendations to the City Council:
 - a. Approval of the modification based upon a finding that the granting of the application for modification will not adversely affect the health, safety, welfare, comfort, convenience or order of the City of St. Petersburg, that it will not prevent the orderly and reasonable use of permitted or legally established uses of properties in neighboring areas, that it will be in harmony with the general purpose and interest of the ordinances of the City of St.

Petersburg, that the requested modification will provide a reasonable amount of parking to serve the development, and that the requested modification will not unreasonably prevent the orderly and reasonable development of the site subject to this Development Order.

- b. Denial of the modification based upon a finding that the requested modification fails to meet any of the criteria listed in (a) above.
- c. Approval of the modification subject to such conditions as are appropriate to make the requested modification, meet the criteria listed in (a) above.

In considering a modification, City Council shall follow the provisions contained in Paragraph 27 of this Development Order.

14. There shall be a major emphasis on the use of solar technology in each phase of the development, consistent with reasonable cost, benefit criteria and the state of the art at the time of the initiation of each phase.

15. Due to the presence of organic deposits and to the varying depths of bedrock on the site, the State shall ensure that additional borings and analyses, as recommended in the DRI application, shall be carried out.

16. The State shall coordinate with the City of St. Petersburg to provide one or more bus routes into the actual campus area to improve access to public transportation from the development site.

17. The State shall construct bus pull-out bays at all bus stop locations on campus.

18. The following roadway improvements as identified and recommended in the DRI application shall be undertaken by the City of St. Petersburg to maintain a level of service "C" in the area of the proposed DRI. The transportation improvements shall be completed prior to each development phase as specified below:

Phase I (1979)

The 4th Street South and 5th Avenue South intersection shall require new signalization with the opening of the Interstate 285 South Distributor. The signalization shall be designed to eliminate the weave by exiting expressway traffic turning right into 4th Street South, across through-traffic on 5th Avenue South.

*Not
done
2/1/79*

Phase IA (1984)

4th Street South shall be converted to a four-lane divided section between 6th Avenue South and 11th Avenue South. North of 6th Avenue South, a new roadway shall be required to direct northbound traffic to 3rd Street South.

The 1st Street South and 8th Avenue South intersection shall be modified to relocate 8th Avenue South northward and expand the radius of the roadway for movements between north and east. Channelization of some movements shall also be necessary to improve traffic flows in this area.

Phase II (1989)

At 1st Street South and 6th Avenue South, a left-turn lane shall be provided to facilitate movements from northbound 1st Street to west-bound 6th Avenue.

19. In context with paragraph 18, above, and prior to the State commencing any phase of development as defined in Full-time Equivalent Students (FTES), the State shall conduct a traffic survey according to recognized standard traffic surveying techniques in order to determine the level of service and projected level of service in the CBD zone or its successor zone. The survey shall be conducted at a time reasonably close to the commencement of the next phase of development. If the survey reflects that the next phase of development by itself or in connection with other conditions, would lower the level of service below that level at which it is operating at the time of the survey then, and, in that event, the City shall withhold water and sewer hook-ups until such time as the traffic improvements have been completed so as to raise the level of service to the level at which it was operating at the time of the survey or until the City has commenced construction on those improvements and the City certifies that they will be completed prior to completion of the next phase and that upon completion they will raise the level of service to that level at which it was operating at the time of the survey.

The State shall not be responsible for major street network to operate at a level of service "C". This responsibility is expressly placed upon the City.

20. The City of St. Petersburg shall ensure that the development be reflected in the next update of the Pinellas Area Transportation Study in order that the necessary transportation improvements are scheduled.

21. The City of St. Petersburg shall ensure that the new relief sewer to be constructed by the City to reduce flooding in the Booker Creek drainage basin west and northwest of the campus shall be designed and constructed to accept additional flows from the Bayboro Campus.

22. The State shall provide assistance to full-time students in obtaining needed housing.

23. The State will comply with all land and site development and use ordinances of the City, including the Zoning Ordinance and all procedures contained therein. The State is not, however, required to comply with City building or construction codes or ordinances.

24. Site plan approval by the Environmental Development Commission and City Council shall be required for any development in the project. A copy of all final site plans approved for the project shall be transmitted to Tampa Bay regional Planning Council and the Division of State Planning.

25. This Development Order shall remain in effect for a period of fifteen (15) years from and after the date hereof. During this term, the State shall annually provide, on or before April 1 of each year, beginning with the year 1978, the City, TBRPC and the Division with a summary of complete construction to date and an estimate of proposed construction over the remaining term of the Development Order.

26. This Development Order and the conditions, restrictions, and limitations herein shall be binding upon all City Boards and Commissions in acting upon all development applications in connection with the development which is the subject of this application.

27. A finding by the City Council of the City of St. Petersburg, Florida in accordance with Section 380.06(7) of the Florida Statutes after notice and public hearing that the University has substantially deviated from the conditions, restrictions and limitations of this Development Order or from the matters and things described in the application for development approval for this development of regional impact on file in these proceedings and the matters set forth in the master plan, which is part of that application, or the expiration of the period of effectiveness of this Development Order, shall result in an additional regional review and termination of all development activity under this Development Order.

Executed this 17th day of November, 1977.

CITY OF ST. PETERSBURG,
FLORIDA

STATE OF FLORIDA, DEPARTMENT
OF GENERAL SERVICES

Corinne Freeman
MAYOR

ATTEST: Jane K. Blaw
City Clerk

DRI #58

UNIVERSITY OF SOUTH FLORIDA BAYBORO CAMPUS EXPANSION

The following presents the opinions and recommendations of the Tampa Bay Regional Planning Council in accordance with the Florida Environmental Land and Water Management Act (Chapter 380). This report is based upon data presented in the Development of Regional Impact application as well as upon information obtained through on-site inspections, outside sources, contacts with local agencies, and comparisons with local and regional plans. In compliance with the legislation, this evaluation addresses the development's efficient use or undue burdening of water, sewer, solid waste disposal, public transportation and other public facilities in the region. Further, this evaluation addresses the favorable or adverse effects on the region's environment and natural resources, economy and people's accessibility to housing.

APPLICANT INFORMATION

Applicant:

State of Florida, Department of
General Services, Division of
Building Construction and Property
Management; Tallahassee, Fl. 32304

Authorized Agent:

Mr. C.A. O'Bryon, Project Architect
Department of General Services
Bureau of Construction
512 Larson Building
Tallahassee, Florida 32304

Date DRI Received:

July 8, 1977

TRPC Review:

October 10, 1977

Public Hearing Date:

November 3, 1977

Project Location:

At Bayboro Harbor, south of 6th Avenue
South, east of 4th Street South, west
of Tampa Bay on additional property
adjacent to and including the existing
campus immediately south of the St. Pete
burg Central Business District (see
Location Map).

Type of Development:

Educational Facility

Existing Land Use Category:

Existing Campus
Expansion Area

161; Educational Facilities
180; Mixed Urban Use (to be converted
to educational facilities use)

SUMMARY NARRATIVE

The Florida Department of General Services proposes to expand the existing University of South Florida Bayboro Campus facility from its present capacity of approximately 1100 Full-Time Equivalent (FTE) students to a facility which will meet the future needs of 5000 FTE students. The property to be used for the expansion is being acquired by the City of St. Petersburg and donated to the University. A 3.1 acre portion along the western shore of Bayboro Harbor will be retained by the City for use as a public park and as an extension of the campus.

Two acres of the existing campus is leased to the Florida Department of Natural Resources for marine research activities. This activity will continue and expand along with development of the Bayboro Campus.

Development of the campus will occur in three phases. Phase I which will add 12.2 acres to the campus is expected to be completed in late 1979. Based on present schedules, Phase IA would add 7.3 acres and be completed in 1984 and Phase II would add 12.6 acres in 1989. The development sequence is expected to proceed as follows:

Phase I - Initial expansion on 12.2-acre site contiguous with existing campus and construction of three classroom buildings. A maintenance building and cooling tower are also included in this phase.

Phase IA - This phase includes two buildings and possibly the demolition of existing building B. During this phase, the majority of University academic activity will be transferred to new facilities. Marine Sciences programs will continue to use the existing Building A and other facilities on the site.

Phase II - The final phase of campus expansion will add two additional buildings. This will bring FTE enrollment capacity up to 5000. At some time prior to Phase II, the City will relocate 3rd Street South between 11th Avenue South and 6th Avenue South. This will allow the southern portion of the campus and the City Park to be developed into a contiguous open space area.

The campus expansion program will also include the provision of parking areas to accommodate the increased student population. These areas will be developed as needed within each phase of campus development.

5 SUMMARY OF FINDINGS AND RECOMMENDATIONS

The expansion of the University of South Florida Bayboro Campus as proposed in the DRI application will result in a favorable impact on the region. However, the potential traffic and housing impacts and the soil limitations are of significant concern to require special conditions in the Development Order.

The development will not adversely impact the area's public facilities and will contribute to increased development of the St. Petersburg Central Business District and significant construction employment.

The Bayboro Campus expansion is consistent with the St. Petersburg Land Use Plan as well as this Council's adopted growth policy, Future of the Region, and adopted Regional Comprehensive Plan Guide. The proposed development will foster compatible land use arrangements and will serve to expand the region's educational services.

The Staff has reviewed the Development of Regional Impact for the following items:

- a. Whether the proposed change is or is not contrary to the established land use pattern.

The expansion of the campus is in conformance with the Intown Land Use Plan. All of the property which has been shown for expansion is zoned RM-24/30. Colleges and Universities are a Special Exception in the RI-24/30 zone. An application for Special Exception approval needs to be filed with the Planning Department for Environmental Development Commission review. The general area will have a decrease in residential use and an increase in public, semi-public use with the expansion of the campus and the proposed expansions of All Children's Hospital and Brynmore Medical Center.

- b. Whether the proposed changes would or would not alter the population density pattern and thereby adversely impact public facilities such as schools, utilities, streets and the like.

The expansion will change the population density through removal of all apartments and homes within the campus. The vacancy rate within the inner and south sectors should fall as displaced persons relocate and students move into the adjoining neighborhoods. The decrease in population density will not adversely affect public utilities and will be somewhat offset by greater utilization of the remaining housing.

- c. Whether the proposed changes would allow for residential uses that would adversely impact public facilities such as utilities, streets and the like.

The City Departments of Engineering, Public Works, Traffic Engineering, Sanitation, Transportation, Transit, Police and Fire report that they are capable of providing the University expansion as presently proposed. The Transit Department has advised its service to meet the ending and beginning of classes. The expansion of the campus will bring more people into the area. Peak times will be in the morning and during the evening.

- d. Whether or not the change suggested is out of scale with the needs of the neighborhood or the city.

The Commission will serve the entire University City of the student body is expected to be from 10,000 to 15,000. The total enrollment of the University is 25,000. The total enrollment of the University is 25,000. The total enrollment of the University is 25,000. The total enrollment of the University is 25,000.

Development of Regional Impact

September 23, 1977

- e. Whether or not the development will adversely affect the ability of people to find adequate housing reasonably accessible to the school.

There is adequate housing within St. Petersburg to meet the needs of the Staff and Faculty. The majority of the students will commute to and from the campus. The vacancy rate of apartments in the Intown sector for the 1977 winter was 13.2% and 16.9% for the South Sector.(1) For the summer of 1977, the vacancy rate for the Intown Sector was 14.2% and 12.2% for the South Sector. (2)
- f. Whether or not the development will have a favorable or unfavorable impact on the environment and natural resources of the region.

Development will have a favorable impact on the environment and natural resources. There is little natural vegetation in the area. With landscaping requirements and site planning review by the City, the campus will provide the existing character of the vegetation. The landscaping will add additional trees and shrubs which will provide homes for nesting birds. The number of rats in the area should decrease as the area is cleaned up with new construction. There are no historical or archeological sites located within the project's boundaries. Water quality will improve with the development of the campus. Storm water runoff will be reduced with the increase in open areas and removal of the marine industrial uses from the site.

During construction, turbidity will increase with soil erosion and construction of a new canal. Air quality over the logs run will not be appreciably affected. Federal emission standards are expected to reduce potential adverse effects. There will be an increase in dust particles during construction.
- g. Whether or not the development will have a favorable or unfavorable impact on the economy of the region.

The development of the campus will have a positive effect on the economy. The value of the campus during expansion since was valued at \$2,560,000 in 1970. Taxes paid in 1974 were approximately \$14,000. However, this loss will be offset by the relocation of business and the increase in property value of the adjacent area. A 1% increase of the university will contribute to the economy of the campus. About 10% of the students will live near the campus. The estimated impact cost is \$20,000,000 of which

(1) University Department, Metropolitan Planning Bureau, January 20, 1974
and July 30, 1977.

(2) Ibid.

(3) Department of Planning, St. Petersburg, Fla., University of South Florida, St. Petersburg, 1975.

forty percent, or eight million, will be spent locally. The eight million dollars which is spent locally would be turned over in the economy twice. A total of sixteen million is projected to be spent in the Tampa Bay area due to the expansion of the university.

h. Whether or not the development will efficiently use or unduly burden public transportation facilities.

The Transit Department has rescheduled two routes as September 5, 1977, to serve the University of South Florida directly. Further adjustments and expansion of service may be necessary as school enrollment increases. Traffic Engineering feels the public rights-of-way are more than adequate to handle the expansion of the university.

SUMMARY OF IMPACTS

Total Building Area: 426,800 gross square feet
Total Usable Area: 279,000 net square feet
Campus Area (Acres): 43.3
Proposed Number of Paved Parking Spaces: 2070
Full-Time Equivalent Students: 5,000
Full-Time Faculty and Staff Needs:

<u>Faculty</u>	<u>Staff</u>
195	235

Estimated Project Costs: \$20,000,000

Estimated Accumulative Annual Payroll:

Existing \$1,350,000
Phase I \$2,423,000
Phase II \$2,970,000
Phase III \$4,940,000

Water Requirements:

Potable demand 42,000 gallons per day
Non-potable demand 30,000 gallons per day
Total Daily Water Demand 72,000 gallons per day

Sewage Treatment:

Estimated Average Daily Flows 38,000 gallons per day

Solid Waste:

Average daily generation 3.6 tons per day

Energy:

Electrical requirement (summer) 26,015 KWH per day
Electrical requirement (winter) 9,300 KWH per day
Peak requirement 4,335 KVA
Natural gas demand 22,420 cu. ft. per day
Fuel oil demand 50 gallons per hour

Primary Transportation Network

Serving Site:

Interstate 275, 34th Street (U.S. 19),
16th Street, 9th Street, 4th Street,
3rd Street, 1st Street, Beach Drive,
22nd Avenue North, 5th Avenue North,
1st Avenue North, 1st Avenue South,
5th Avenue South, 6th Avenue South,
18th Avenue South, 22nd Avenue South
and 54th Avenue South

Construction Period:

1979 - 1989

EXHIBIT C

INDEX TO APPLICATION FOR DEVELOPMENT APPROVAL OF A
DEVELOPMENT OF REGIONAL IMPACT (DRI #05-77-58), SUB-
MITTED BY THE STATE OF FLORIDA. DEPARTMENT OF GENERAL
SERVICES, DIVISION OF BUILDING CONSTRUCTION AND PROPERTY
MANAGEMENT

1. Application for Development Approval of a Development of Regional Impact dated July, 1977.
2. Greiner Environmental's response to Tampa Bay Regional Planning Council's request for additional information dated August 4, 1977, and attached as Exhibit 1 to this Index.
3. Greiner Environmental's response to Tampa Bay Regional Planning Council's request for additional information dated August 9, 1977, and attached as Exhibit 2 to this Index.
4. Greiner Environmental's response to questions from the Planning Staff of the City of St. Petersburg dated August 24, 1977, and attached as Exhibit 3 to this Index.