

Ecological Assessment Site N-68
5 October 2017

The TBRI site on the Jabil campus is the northwestern most parcel on the campus. It is located on Roosevelt Blvd. and includes an area that is currently shown on the Future Land Use Map as Preservation. It is also shown as Preservation on the zoning map. This Preservation area is located between the building and Roosevelt Blvd. and was originally shown on a site plan for the Showa University Research Institute for Biomedicine as 0.51 acres. It extended from the building location on that site plan into the Roosevelt Blvd. right of way.

In 1982 the Showa University Institute for Biomedicine applied for a site plan approval that proposed impacting 31.49% of this Preservation area. The actual site plan approval required that the applicant relocate a service drive further west on the site in order to reduce the impact to 25% of the Preservation area leaving 0.38 acres of Preservation area.

The City had an Ecological Survey of the Preservation area done in 1983 (Richardson 1983). This survey designated the area as Site N-68 and described it as pine flatwoods with an area of 0.33 acres. The Ecological Survey described the vegetation of the Preservation area in detail for the canopy, understory, and ground cover. It included a list of 19 species that occurred within the Preservation area. It also noted several exotic species and recommended their control in order to maintain the integrity of the pine flatwoods. It is unknown if any effort was made to remove the exotics including Australian pine, Brazilian pepper, and Melaleuca subsequent to the report.

At the time of the Ecological Survey Site N-68 was deemed to meet the criteria to qualify as a City Preservation area. Although the report noted that "due to its small size and weediness, the overall quality of the site is poor". Section 16.20.160.4 of the City code provides the criteria for designating a preservation area. The criteria includes two parts. First Section 16.20.160.4 lists native plant communities that must be present in order for an area to qualify as a Preservation area. Second, there are a number of environmental factors an area may have that are assigned point values. In order to qualify as Preservation area it must accumulate at least 4 points on environmental factors in addition to being one the native plant communities listed in Section 16.20.160.4.

We recently visited Site N-68 to see if it would qualify as a Preservation area utilizing the criteria of Section 16.20.160.4. Based on the soils and 100 year floodplain the environmental factors add up to 4 points. However, the site is no longer a pine flatwoods as described in the Ecological Survey in 1983. It lack an understory and the ground cover is mowed and maintained St. Augustine grass. Therefore Site N-68 no longer qualifies as a Preservation area under 16.20.160.4.

Using historical aerial photographs (see exhibits 1, 2, 3, 4, and 5) we research the history of the site back to the time of the site plan approval in 1982. The existing building was

constructed in the early 1980's after the site plan approval in 1982. The canopy of the Preservation area remained similar to the early 1980s until the aerial photographs from 2001 showed it reduced in extent. In the 2001 and subsequent aerials the open areas of the canopy do not appear to have an understory and look like open grassy areas.

Section 16.20.160.8 requires maintenance of Preservation areas by the property owner to maintain them in a "viable natural condition". We believe that there have been several different property owners since Preservation site N-68 ceased to meet criteria as a Preservation area under Section 16.20.160.4, likely prior to 2001. The current property owner was not responsible for the lack of maintenance that led to the degradation of the Preservation area.

Recent field review of Site N-68 indicates there is a scattered canopy that includes slash pine, laurel oaks, a single red maple, and carrot wood. The understory is non-existent except for one cluster of saw palmetto around the base of a laurel oak. A few scattered Sabal palm seedlings occur below the canopy. Ground cover is predominantly St. Augustine grass with scattered weedy species that is clearly mowed and maintained. It is likely that the Preservation area has been like this since 2001, when it appears this way in the aerial photographs.

Section 16.20.160.2 indicates that these regulations are intended to encourage preservation of lands in a natural state. Site N-68 is clearly no longer in a natural state. Its landscape position, adjacent to a major roadway and isolated from any other natural area, reduces the biological productivity, wildlife habitat value, and overall ecological value. In the 1983 Ecological Survey of Site N-68 (Richardson 1983) the area was deemed to be of poor natural quality. Changes that have occurred since that time have reduced the quality even more to the point where it no longer meets the criteria for Preservation Areas due to the fact that it is no longer a natural vegetative community. It is likely that Site N-68 has not met the criteria for preservation areas for more than 15 years.

Planning Department
Zoning and Subdivisions

Approval Date: September 1, 1982

STAFF REPORT SPR #306-P

Plat Sheet: G-56, 58

APPLICANT: Dr. Meihan Nonoyama, Showa University
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Clearwater, FL 33520

REPRESENTATIVE: Mr. Isamu Abe
13024 Firth Court
Tampa, FL 33612

ARCHITECT OR ENGINEER: Rafael Garcia, Architect
4200 Alhambra Circle
Coral Gables, FL 33146

LOCATION: Proposed legal: Partial Replat of Toytown Section A,
Block 1, Lot 1, Gen: South side of Roosevelt Boulevard
North approximately 510 feet west of 9th Street North.

REQUEST: Requesting approval of a Site Plan for a one-story,
32,600 sq. ft. research/experimental/testing laboratory
on a 5.5 acre site zoned IP or IP Preservation.

SITE DATA:

Zone:	IP and IP Preservation	
Use:	Research/Experimental/Testing Laboratory	
Site Area:	219,973 sq. ft.	5.05 acres m.o.l.
Proposed Building Coverage:	32,600 sq. ft.	15 % of Site m.o.l.
Preservation Area:	22,254.9 sq. ft.	10.1 % of Site m.o.l.
Maximum Alteration of Preservation Area Allowed:	5,563.7 sq. ft.	25 % of Preservation Area
Alteration of Preservation Area by Proposed Development:	7,010 sq. ft.	31.49% of Preservation Area
Maximum Building Coverage:	87,989.2 sq. ft.	40 % of Site m.o.l.
Open Green Space:		
Existing:	219,973 sq. ft.	100 % of Site m.o.l.
Proposed:	132,900 sq. ft.	60 % of Site m.o.l.
Proposed Paving Coverage:	54,470 sq. ft.	25 % of Site m.o.l.
Parking Spaces:	Required: 82	Proposed: 85
Building Height:	Permitted: 50 ft.	Proposed: one-story

SITE PLAN REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of the Zoning Code Sections 64.23 and 64.337 for a permitted use with a gross floor area up to and including 50,000 sq. ft. on a lot.

II. DISCUSSION AND RECOMMENDATIONS:

The applicant proposes to construct a one-story 32,600 sq. ft. research/testing/experimental laboratory on a 5.05 acre site zoned IP and IP Preservation. The site is presently undeveloped and the applicant is in the process of replatting the property.

According to Section 64.09 Subsection 22(a): Development, alteration or improvement shall not exceed twenty-five percent of the preservation area, leaving the remaining area in its natural state. The proposed site plan indicates a 31.49 percent development of the preservation area.

Item 1. The applicant shall submit a revised site plan showing development of only twenty-five percent of the preservation area.

The land area is adequate and sufficient for the proposed use. Staff recommends APPROVAL of the Site Plan subject to the following:

Item 2. No building permits shall be issued prior to the recordation of the plat.

Item 3. A planting arrangement of grass, trees, and shrubs shall be placed and maintained in an attractive manner in those areas not devoted or set aside for buildings, drives, parking, loading or other such uses.

Item 4. Persons conducting businesses in this district shall prevent the escape from said district of all fumes, odors, smoke, vibrations, and loud, sharp or penetrating noises which are offensive or which constitute a nuisance to surrounding activities or homes near enough to be adversely affected by them or which interfere with the conduct of any other business within this district. See Performance Standards, Section 64.09, Subsec. 8.

Item 5. No trucks, automobiles, busses or other equipment or vehicles shall be parked within fifty feet or any street property line or residentially zoned property, and all parking areas and drives shall be hardsurfaced with concrete, asphalt, or some similar heavy-duty surfacing material as approved by the City.

Item 6. No waste material or refuse shall be dumped upon or permitted to remain upon any part of said property outside of buildings constructed thereon.

Item 7. No materials or supplies shall be stored or permitted to remain upon any part of the property outside of the buildings constructed thereon. Any finished or semifinished products stored on the property outside of the buildings shall be confined to the rear one-half of the property, and shall in no instance be placed on that side of a building adjacent to a street.

Item 8 Acceleration/deceleration lanes, as approved by the City Traffic Engineer, shall be provided on all entrances on major streets in connection with these developments. Such streets shall be determined by the Major Street Map contained within this chapter.

Item 9 Detailed plans and specifications of the proposed operation shall be submitted to the appropriate environmental agency for review and approval before any building permits are issued. Such review shall determine any adverse environmental conditions and what corrective action must be taken by the applicant to prohibit such conditions.

III. THE SITE PLAN HAS BEEN REVIEWED FOR THE FOLLOWING CRITERIA:

a. INGRESS AND EGRESS: AND

b. LOCATION AND RELATIONSHIP OF OFF-STREET PARKING, ETC.:

The Department of Traffic Engineering has reviewed the proposed Site Plan and minimum standards have been met.

Item 10 The applicant shall relocate the proposed service drive to the West side of the site thereby diminishing the alteration of the preservation area.

c. SUFFICIENCY OF SETBACKS, SCREENS, BUFFERS AND GENERAL AMENITIES:

Setbacks are sufficient.

If possible, provision for handling all freight should be on those sides of any buildings which do not face on any street. All such facilities shall be screened from the street.

d. DRAINAGE:

As per City Ordinance #331-F, storm water run-off should not exceed run-off in the undeveloped state.

Item 11: Submit drainage calculations to Engineering Department for approval.

e. AVAILABILITY AND COMPATIBILITY OF HOOK-IN LOCATIONS:

Water and sewer services are being extended by the City to serve this site.

Treatment plant is adequate.

f. SIGNS:

Item 12. Sign Plans shall be submitted to License and Inspections for approval.

g. ORIENTATION AND LOCATION OF BUILDINGS, RECREATIONAL FACILITIES AND OPEN SPACE:

The structure is proposed on the west portion of the site with a landscaped courtyard in the center.

h. PROXIMITY, RELATIONSHIP AND COMPATIBILITY OF EXISTING AND PROPOSED SURROUNDING LAND USE:

The proposed use is a research and testing laboratory. The surrounding land is vacant industrial property.

i. GENERAL AMENITIES:

The proposed structure and landscaped area are general amenities for the site.

j. TREATMENT AND LOCATION OF HANDLING OF SOLID WASTE DISPOSAL:

The Sanitation Department has approved the site for front end loader pickup. Adequate space for the container must be provided.

k. LANDSCAPING AND PRESERVATION OF NATURAL MAN-MADE FEATURES:

Item 13 Landscaping plans shall be approved by Urban Forester, License and Inspections and shall meet Ordinances 22-F and 131-F.

Item 14. Tree removal permits shall be obtained from License and Inspections prior to the removal of any trees.

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