



March 20, 2023

Brett Sollazzo
Permitting Manager
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 201 Mary Jess Rd – Suncoast Special Exception review
Preliminary review
CPH project number E7601**

Dear Brett;

We are in receipt of the construction plans, dated March 13, 2023, for the above listed project. We were asked to perform a Special Exception review of the plans and provide comments. We also reviewed the previous Special Exception order and plans to verify if there are any conflicts with the previous approval.

There is a significant change in the layout of the north parcel. The original, approved plan included a total of 4 buildings. The new plan includes one. This is a change from the previously approved plans. The new plans are also proposing a change to the traffic pattern to and from the north parcel.

A narrative letter from the engineer also mentioned a railroad spur to the site. Specifically, the narrative states the new site plan also “contemplates a railroad spur access at the northeast corner of the site. We have reviewed the plans and there are no specific call outs for a railroad spur to Parcel A from the NE corner of the site. However, the submitted survey pages include a line that appears to be a railroad spur. This line is not called out on the survey.

Below are our comments or questions.

1. Sheet C-3A shows a construction entrance on the NW corner of the site. It was our understanding access to the north parcel was internal to the site and not from the west as depicted. This is a change from the approved special exception.
2. Sheet C-4 shows a new drive lane extending into the parcel from the NW corner. It was our understanding the access was from the Parcel B area. If this access location is allowed, all traffic to and from this parcel will need to circulate through the business property to the west. The business property to the west has a gate at its' entrance that is closed when the business is closed. Should that occur while the proposed Suncoast Site is still open, all ingress and egress traffic will be cut off from the proposed site.
3. This plan set shows one proposed building at 42,000 SF. The Special Exception plans show three proposed buildings and one to remain in the same Parcel A. The three buildings from the Special Exception included what appears to be two enclosed buildings and one that is open on all sides. This is a significant change from the original approval.
4. The plans do not call out the height of the proposed building. We also did not see the height on the application.
5. The setback buffers appear to be sufficient. We will need to verify the north buffer based on building height, once that is provided.
6. Sheet C-7 from the previous set was removed from this set. Sheet C-7 had notes stating an existing well will be used for both potable water and fire protection. Will a well still be used for the main water source to the north parcel and how will this be permitted?



7. Sheet C-4 stormwater pond outfall is shown in the NE corner of the site. The outfall appears to be directed towards the railroad ROW, which is also parallel to the NE corner of the site/plan sheet. We expect this will require a permit from the owner of the railroad ROW. How will this outfall be impacted should a new railroad spur be constructed, as noted in the narrative for the project?
8. The plans show a new storm water pond to be constructed along the north side of the parcel. The previous special exception required landscaping and trees to obscure the view from the residential neighborhood to the north. The plans are showing the pond to be graded between and around the existing trees. Our concern is the damage to the trees with the proposed construction of the pond.
9. Also, the proposed pond appears to be graded up to the north property line and against the existing block wall. This will impact the landscaping previously planted as part of the Parcel B development.

This completes our general review of the Special Exception submittal. Based on the submittal, the significant changes are the access to the north parcel, the change to the buildings and other structures previously approved and the reference to a railroad spur. These items will need to be reviewed and discussed with the City prior to approval.

Please contact me with any questions.

Sincerely,
CPH, LLC

Allen C. Lane Jr.

Allen Lane
Sr. Project Manager