

Roma Court, Palm Coast, Florida

Roma Court, located in Palm Coast, Florida is a 55,000 sq. ft. mixed-use development offering retail, restaurant and office space completed in 2008. The development offers prospective tenants 275 available parking spaces, 25% more than the minimum recommended number of parking spaces, according to parking standards established by the Urban Land Institute and the International Council of Shopping Centers.



The high cost of land and the developer's desire to offer tenants sufficient parking made it unattractive to use older best management practices, such as ponds or swales to manage the stormwater detention on the site. Because of this and the need to have a stormwater storage capacity of 55,000 cubic feet, Jason Kellogg of CPH Engineers of Palm Coast turned his attention towards underground storage systems. "We really wanted to provide a beautiful and inviting location with plenty of parking," said Kellogg, "Really, underground storage was the best choice we could make."

Kellogg contacted Connecticut-based CULTEC, Inc. and continued to work with them on this project for many years. "CULTEC worked with us right from the beginning," said Kellogg. "They helped us design the system and came up with a design that was more than satisfactory for our storage needs."

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Roma Court

While underground storage may have been the best choice from a land-use perspective, it posed some excavation issues, as the location featured a high water table and is very close to a wetlands area. This limited the depth of the excavation and made the soil conditions difficult for digging. “We had to be somewhat creative, but at the end of the day, we had a system that more than did the job, and it ended up being very cost-effective for the developer” said Ted McCarter of CULTEC, Inc.

Meeting the application’s requirements mandated that Kellogg, alongside CULTEC design experts, would construct a system featuring three separate detention beds that would be tied together via a header system, essentially forming one large bed over the site’s unique footprint. The project’s end result was a system capable of holding 64,000 cubic feet, more than 10% greater than what was required.

The installed CULTEC system provided engineers with a cost-effective best management practice that from the developer’s standpoint, maximized use of the property and available parking, which should make the new center very attractive to prospective tenants.

