City of Tarpon Springs, Florida

Planning and Zoning Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711
http://www.ctsfl.us/agenda.htm

PLANNING AND ZONING BOARD AGENDA
MONDAY, NOVEMBER 17, 2025
6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REFLECTION

5. CONSENT AGENDA

a. Minutes
   i. August 21, 2023
   ii. September 18, 2023
   iii. November 20, 2023
   iv. January 22, 2024
   v. September 15, 2025

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

7. ORDINANCES AND RESOLUTIONS

a. **Resolution 2025-62**; **(Quasi-Judicial)** Conditional Use to allow for a restaurant/tavern in the T4b transect of the Special Area Plan on property located at 325 E Lemon Street; (Application #25-69)

b. **Ordinance 2025-07; (Quasi-Judicial)** Amending the Official Zoning Atlas for property located at 310, 320 & 340 Anclote Road **f**rom IPD (Industrial Planned Development) to IR (Industrial Restricted); (Application 25.28) **DEFERRED TO A DATE CERTAIN OF DECEMBER 15, 2025.**

c. **Ordinance 2025-18**; **(Quasi-Judicial)** Amending the Official Zoning Atlas for property located at 475 N Highland Avenue from A (Agricultural) and RPD (Residential Planned Development) to A (Agricultural) (Application 25-79)

d. **Resolution 2025-65; (Quasi-Judicial)** Site Plan Approval for construction of a 13,057 square foot medical and general office building on property located at 1098 South Pinellas Avenue (Application 23.154)

8. BOARD AND STAFF COMMENTS

9. ADJOURNMENT

MINUTES*
PLANNING & ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
AUGUST 21, 2023

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL AUDITORIUM, ON MONDAY, AUGUST 21, 2023, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

	Merlin Seamon	Chairperson
	N. Mike Kouskoutis	Vice-Chairperson
	Robert Rockelein	Member
	Georganna Frantzis	Member
	Derla Early	Alternate Member
ABSENT/PRIOR NOTICE PROVIDED:	Justin Vessey	Member
	Nick Zembillas	Member
ALSO PRESENT:	Renea Vincent	Planning and Zoning Director
	Patricia McNeese	Principal Planner
	Allie Keen	Senior Planner
	Regina Kardash	Board Attorney
	Kimberly Creighton	Recording Secretary

1. PLEDGE OF ALLEGIANCE AND INVOCATION (OPTION OF CHAIR)

Chairperson Seamon called the meeting to order at 6:30 P.M. and asked everyone to stand for the Pledge of Allegiance.

2. PURPOSE/MISSION (OPTION OF CHAIR)

Chairperson Seamon read the purpose/mission of the Planning and Zoning Board

3. CALL TO ORDER/ROLL CALL

Recording Secretary Creighton called the roll.

4. APPROVAL OF MINUTES

a. February 27, 2023

Motion: Mr. Kouskoutis
Second: Ms. Early

To approve February 27, 2023, as presented.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Ms. Kardash read the quasi-judicial statement and swore in all who planned to testify.

6. APPLICATION #23-74, RESOLUTION 2023-28 (*QUASI-JUDICIAL*) SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 417 SOUTH PINELLAS AVENUE

Staff:

Mrs. Keen gave background information and indicated that Staff found the application for site plan approval consistent with the applicable review criteria and recommended approval of Resolution 2023-28, subject to the following conditions:

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The site plan shall expire one year from the effective date unless an application has been filed for a building permit with construction plans signed and sealed by a registered engineer in the State of Florida.

APPLICANT:

Andrew Pavalis, 417 S Pinellas Avenue, noted that everything would be built to code.

PUBLIC:

There were no members of the public who wished to speak.

Motion: Mr. Kouskoutis
Second: Ms. Frantzis

to approve Application 23-74, Resolution 2023-28, as presented.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

7. APPLICATION #23-74, RESOLUTION 2023-27 (QUASI-JUDICIAL) CONDITIONAL USE APPROVAL FOR PROPERTY LOCATED AT 122 WEST CEDAR STREET (LOT 11)

Staff:

Mrs. Keen gave background information and indicated that Staff recommended approval of Resolution 2023-27, with the following condition:

1. A building permit for the construction of the single-family dwelling shall be obtained within 1 year of the effective date.

Applicant:

Tom Zabit, 122 W Cedar Street, noted that they wanted to build an additional home, so they could use it for visitors and/or for rental.

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Public:
John Priestley, 121 W Cedar Street, spoke in support of the application.

Tina Bucuvalas, 115 Athens Street, noted that she was not in favor of the application because she did not believe it fit into the Greektown Cultural Area.

Motion: Mr. Rockelein
Second: Mr. Kouskoutis

to approve application 23-74, Resolution 2023-27, to include Staff's recommended condition and to add that the property be maintained as a single-family residence.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

8. APPLICATION #21-170 (*QUASI-JUDICIAL*) FOR PROPERTY LOCATED AT 38652 U.S. HIGHWAY 19 NORTH

A. ORDINANCE 2023-12 FOR ANNEXATION
B. ORDINANCE 2023-10 FOR FUTURE LAND USE MAP AMENDMENT
C. ORDINANCE 2023-11 FOR REZONING

Staff:
Mrs. McNeese gave background information and indicated that Staff recommended approval of the following:

1. **Ordinance 2022-03** annexing 0.92 acres into the City of Tarpon Springs municipal boundary.
2. **Ordinance 2022-04** amending the Future Land Use Map (FLUM) from Pinellas County land use designation ROR (Residential Office Retail) to City of Tarpon Springs land use designation CG (Commercial General).
3. **Ordinance 2022-05** amending the Official Zoning Atlas from Pinellas County zoning designation CP (Commercial Parkway) to City of Tarpon Springs zoning designation HB (Highway Business).

Items that did not conform to the City of Tarpon Springs Land Development Code (LDC) would be accepted as legal nonconforming standards with this annexation, and include the following:

- Section 127.04, LDC: Vehicle stacking of 5 spaces per drive-through (15 total provided) instead of 6 spaces per drive-through (18 total required)
- Section 139.01, LDC: Dumpster enclosure is 10 feet by 10 feet in size. City requirement is 12 feet by 12 feet.
- Section 143.05, LDC: Parking lot buffers are five (5) feet wide. City requirement is eight (8) feet wide. Minimum tree planting, however, appears to meet or exceed City requirement.

- Section 127.06, LDC: City design standards for traffic control signage and lighting not met.
- Section 189.01, LDC: The side setback for the freestanding sign is ten (10) feet. City requirement is fifteen (15) feet.

Applicant:
There was no applicant present.

Motion: Mr. Kouskoutis
Second: Ms. Early

to approve Ordinance 2023-12, incorporating the Board's findings, minutes, and actions from the January 24, 2022, meeting.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

to approve Ordinance 2023-10, incorporating the Board's findings, minutes, and actions from the January 24, 2022, meeting.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

to approve Ordinance 2023-11, incorporating the Board's findings, minutes, and actions from the January 24, 2022, meeting.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

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9. AMENDMENTS TO THE LAND DEVELOPMENT CODE (*LEGISLATIVE*)

A. APPLICATION #22-109, HURRICANE SHELTER IMPACT AND COASTAL HIGH HAZARD AREA

I. ORDINANCE 2022-24

II. RESOLUTION 2023-26

B. APPLICATION #22-115, ORDINANCE 2023-08, FEES AND CHARGES

C. APPLICATION #23-85, ORDINANCE 2023-09, DEVELOPMENT ORDER EXPIRATIONS

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of Applications 22-109; Ordinance 2022-24 and Resolution 2023-26, Application 22-115; Ordinance 2023-08, and Application 23-85; Ordinance 2023-09.

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

to approve Ordinance 2022-24, with the design criteria back in place.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

Motion: Ms. Frantzis
Second: Mr. Rockelein

to approve Ordinance 2023-08.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

to approve LDC Amendment Ordinance 2023-09.

Ms. Early	**Yes**
Ms. Frantzis	**Yes**
Mr. Rockelein	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

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10. STAFF COMMENTS

Mrs. McNeese noted that there was a Comprehensive Plan Workshop, in the 2nd Floor Media Room, on August 30, 2023, at 6:00 P.M.

11. BOARD COMMENTS

Mr. Seamon asked if there was any new information regarding the Live Local Act. Mrs. McNeese indicated that there was one inquiry, but that it had not become a formal application yet. She further noted that the Board should watch the TRC Agenda for any applications that might come through.

12. ADJOURNMENT

Mr. Seamon adjourned the meeting at 8:21 P.M.

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Chairperson

***SECRETARY'S NOTE:** The preceding are action minutes and are not the official meeting record.

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MINUTES*
PLANNING & ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
SEPTEMBER 18, 2023

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL AUDITORIUM, ON MONDAY, SEPTEMBER 18, 2023, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

	Merlin Seamon	Chairperson
	N. Mike Kouskoutis	Vice-Chairperson
	Nick Zembillas	Member
	Georganna Frantzis	Member
	Robert Rockelein	Member
	Derla Early	Alternate Member
ABSENT	Justin Vessey	Member
ALSO PRESENT:	Renea Vincent	Planning and Zoning Director
	Patricia McNeese	Principal Planner
	Caroline Lanford	Principal Planner
	Allie Keen	Senior Planner
	Regina Kardash	Board Attorney
	Kimberly Creighton	Recording Secretary

1. **PLEDGE OF ALLEGIANCE AND INVOCATION (OPTION OF CHAIR)**
   Chairperson Seamon called the meeting to order at 6:31 P.M. and asked everyone to stand for the Pledge of Allegiance.

2. **PURPOSE/MISSION (OPTION OF CHAIR)**
   Chairperson Seamon read the purpose/mission of the Planning and Zoning Board

3. **CALL TO ORDER/ROLL CALL**
   Recording Secretary Creighton called the roll.

4. **QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
   Ms. Kardash read the quasi-judicial statement and swore in all who planned to testify.

5. **APPLICATION #23-58 CONDITIONAL USE FOR PROPERTY LOCATED AT 427 EAST TARPON AVENUE.**
   This item is deferred to the November 20, 2023, meeting at the applicant's request.

6. APPLICATION #23-28 FOR PROPERTY LOCATED AT 1750 SOUTH PINELLAS AVENUE:

a. **ORDINANCE 2023-14** FOR ANNEXATION (QUASI-JUDICIAL)
b. **ORDINANCE 2023-15** FOR FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE)
c. **ORDINANCE 2023-16** FOR REZONING (QUASI-JUDICIAL)

Staff:

Mrs. McNeese gave background information and indicated that Staff was concerned that the property was currently the subject of active code enforcement under Pinellas County jurisdiction and would continue as such if annexed by the City. This may not be consistent with the City's annexation and Comprehensive Plan consistency standards. Staff advised that it may not be appropriate to annex the property at this time. Staff therefore recommended denial of the following:

a. Ordinance 2023-14 annexing approximately 1.3 acres into the City of Tarpon Springs municipal boundary (Quasi-judicial decision of the Board).
b. Ordinance 2023-15 amending the Future Land Use Map (FLUM) from Pinellas County land use designation CG (Commercial General) to City of Tarpon Springs land use designation CG (Commercial General) (Legislative decision of the Board).
c. Ordinance 2023-16 amending the Official Zoning Atlas from Pinellas County zoning designation C-2 (General Commercial and Services) to City of Tarpon Springs zoning designation HB (Highway Business) (Quasi-judicial decision of the Board).

Applicant:

Doreen E. Saccardo, 31 Baywood Drive, Palm Harbor, noted that the code violation with the County was from May, so it was not too long. She noted that the tenants did the work and that she was working with the county to resolve the violations.

Motion: Mr. Rockelein
Second: Mr. Vessey

To reopen the public hearing so the board can ask the applicant another question.

Vote: Upon a viva voce vote the motion was passed:

(Continued)

APPLICATION #23-28 FOR PROPERTY LOCATED AT 1750 SOUTH PINELLAS AVENUE: (CONTINUED)

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

To approve Application 23-28, as presented.

Vote: The motion failed upon a roll call vote as follows:

Ms. Early	**No**
Mr. Rockelein	**No**
Ms. Frantzis	**No**
Mr. Zembillas	**No**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**No**

7. APPLICATION #23-81 FOR PROPERTY LOCATED AT 1599 RAINVILLE ROAD:

a. **ORDINANCE 2023-17** FOR ANNEXATION (QUASI-JUDICIAL)
b. **ORDINANCE 2023-18** FOR FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE)
c. **ORDINANCE 2023-19** FOR REZONING (QUASI-JUDICIAL)

Staff:

Mrs. McNeese gave background information and indicated that Staff was concerned that the property was currently occupied by a legal nonconforming use that would continue as such if annexed by the City. This may not be consistent with the City's annexation and Comprehensive Plan consistency standards. Staff advised that it may not be appropriate to annex the property at this time. Staff therefore recommended denial of the following:

a. **Ordinance 2023-17** annexing approximately 4.82 acres into the City of Tarpon Springs municipal boundary (quasi-judicial decision of the Board).
b. **Ordinance 2023-18** amending the Future Land Use Map (FLUM) from Pinellas County land use designation E (Employment) to City of Tarpon Springs land use designation IL (Industrial Limited) (Legislative decision of the Board).
c. **Ordinance 2023-19** amending the Official Zoning Atlas from Pinellas County zoning designation E-1 (Employment-1) to City of Tarpon Springs zoning designation IR (Industrial Restricted). (Quasi-Judicial decision of the Board).

Applicant:

Jennifer Nishijima, 405 Orangewood Ave, gave permission for Ricky Huff, 1602 Ridgewood Avenue, Clearwater, to speak on her behalf. Mr. Huff noted that the applicant did not object to the staff recommendation of denial.

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APPLICATION #23-81 (CONTINUED)

Motion: Mr. Kouskoutis
Second: Ms. Early

To deny Application 23-81.

Vote: The motion passed upon a roll call vote as follows:

Ms. Early	**Yes**
Mr. Rockelein	**Yes**
Ms. Frantzis	**Yes**
Mr. Zembillas	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

8. STAFF COMMENTS

Mrs. McNeese asked about the next Comprehensive Plan Workshops and asked for direction from the Board. Consensus of the Board was that the next Comprehensive Plan Workshop would be on September 25, 2023.

9. BOARD COMMENTS

Mr. Seamon noted that this is another item to add to his list of problematic processes.

10. ADJOURNMENT

Mr. Seamon adjourned the regular session meeting at 8:19 pm.

_____
Chairman

***SECRETARY'S NOTE:** The preceding are action minutes and are not the official meeting record.

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MINUTES*
PLANNING & ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
NOVEMBER 20, 2023

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL 2ND FLOOR MEDIA ROOM, ON MONDAY, OCTOBER 16, 2023, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

	Merlin Seamon	Chariperson
	N. Mike Kouskoutis	Vice-Chairperson
	Justin Vessey	Member
	Nick Zembillas	Member
	Robert Rockelein	Member
	Georganna Frantzis	Member
ABSENT/PRIOR NOTICE PROVIDED:	Derla Early	Alternate Member
ALSO PRESENT:	Patricia McNeese	Planning and Zoning Supervisor
	Renea Vincent	Planning and Zoning Director
	Regina Kardash	Board Attorney
	Kimberly Creighton	Planning and Zoning Coordinator

1. PLEDGE OF ALLEGIANCE AND INVOCATION (OPTION OF CHAIR)

Chairperson Seamon called the meeting to order at 6:31 P.M. and asked everyone to stand for the Pledge of Allegiance.

2. PURPOSE/MISSION (OPTION OF CHAIR)

Chairperson Seamon read the purpose/mission of the Planning and Zoning Board

3. CALL TO ORDER/ROLL CALL

Recording Secretary Creighton called the roll.

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Ms. Kardash read the quasi-judicial statement and swore in all who planned to testify.

5. APPLICATION #23-116 REZONING OF PROPERTY LOCATED AT 1400 MEYER LANE.

Staff:
Mrs. McNeese gave background information and indicated that Staff recommended approval of Ordinance 2023-23 for rezoning to R-60 One- and Two-Family Residential District.

Applicant:
Jean Ulloa noted that he was eager to build his home in the City of Tarpon Springs.

Public:
There were no members of the public to speak on this item.

Motion: Mr. Kouskoutis
Second: Mr. Zembillas

To approve Ordinance 2023-23, with the City's file as part of the record.

Vote: The motion passed upon a roll call vote as follows:

Mr. Rockelein	**Yes**
Ms. Frantzis	**Yes**
Mr. Zembillas	**Yes**
Mr. Vessey	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

6. APPLICATION #23-116 REZONING OF PROPERTY LOCATED AT 1400 MEYER LANE

Staff:
Mrs. McNeese gave background information and indicated that Staff has reviewed the project and determined that in lieu of a formal recommendation, staff was providing findings and information in this report for consideration by the Board. Staff's main concern was with respect to the extent (25-seat capacity) and character (degree of on-premise alcohol and food consumption) relative to the intent of the WD1-A zoning district. The Board may want to restrict the nature of the use to a take-out/cafe facility so that it does not transition to a full service bar and sit-down restaurant. Should the Board of Commissioners adopt Resolution 2023-42, the following conditions of approval are recommended:

(Continued)

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Conditional Use Approval Conditions:

1. The retail food establishment was restricted to a maximum 25-person combined indoor and outdoor seating capacity and shall not sell alcoholic beverages for on-premise consumption.
2. The application for building permits must show compliance with the approved Site Plan and with the Heritage Preservation Certificate of Approval.
3. There shall be no outdoor entertainment allowed.

Site Plan Approval Conditions:

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

Applicant:

Ken Saiya, 403 Roosevelt Blvd, noted that he wanted to have a grab and go type restaurant with coffee, sandwiches, and maybe beer and wine. He did not want to add traffic to the intersection but rather capture the traffic that is already there.

Public:

In Favor

Demetrius Moustopoulos, 216 High St, noted that he was in favor of approval of the application.

Steve Odom, 302 Grand Blvd, noted that he was in favor of approval of the application.

Stephanie Brady, 260 Sand Crane Way, noted that she was in favor of approval of the application.

Renee Plaza, 419 Roosevelt Blvd., noted that she was in favor of approval of the application.

Cole Saiya, 403 Roosevelt Blvd., noted that he was in favor of approval of the application.

Bobby Goss, 225 Carolina Ave, noted that he was in favor of approval of the application.

BJ Wolfe, 412 Denise Street, noted that he was in favor of approval of the application.

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Opposed:

Tina Bucuvalas, 115 Athens St., noted that she was not against the project, but she was concerned about preservation of historic resources. She further noted that she thought the signage that was proposed for the building was inappropriate.

Peter Dalacos, 514 Ashland Avenue, noted that his concerns were, this was a stop off for the tourists, that people were going to loiter, the homeless, the apartment building, or that it was not going to revitalize the maritime industry.

Motion: Mr. Kouskoutis
Second: Mr. Vessey

To approve Resolution 23-04 with Staff's recommended conditions and the additional conditions listed below:

1. **No on-premise consumption of alcohol**
2. **No food truck allowed.**
3. **Hours of Operation be limited to 7 A.M. to 3 P.M.**

Vote: The motion passed upon a roll call vote as follows:

Mr. Rockelein	**Yes**
Ms. Frantzis	**Yes**
Mr. Zembillas	**Yes**
Mr. Vessey	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

To approve Resolution 23- the City's file as part of the record.

Vote: The motion passed upon a roll call vote as follows:

Mr. Rockelein	**Yes**
Ms. Frantzis	**Yes**
Mr. Zembillas	**Yes**
Mr. Vessey	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

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7. APPLICATION #23-58 CONDITIONAL USE APPROVAL FOR PROPERTY LOCATED AT 427 EAST TARPON AVENUE

Staff:

Mrs. McNeese gave background information and indicated that A small "boutique" type hotel is appropriate for this area of the City in the Special Area Plan. However, the management model deviates somewhat from a strict hotel setup by allowing shared use of common areas by guests, including a full kitchen, laundry and living room, with no on-site manager. The applicant has provided a description of the management framework and availability of the management team. This information helps to mitigate concerns to some extent. However, the Board should satisfy itself that there are sufficient assurances in place to prevent undue burden on City resources and any potential adverse impacts on neighboring properties. Staff recommends that the Board of Commissioners review the information below and take action on Resolution 2023-41 to approve, approve with conditions, or deny. If the Board adopts Resolution 2023-41, the following minimum conditions are recommended:

1. A local business tax receipt is required.
2. No more than eight (8) guest rooms are allowed with no more than two (2) persons per room.
3. The rear alley access shall be restored per Resolution 2000-23. A permit for the rear alley access driveway shall be obtained. The completed driveway shall receive a final inspection approval prior to approval of a local business tax receipt for the use.
4. The property owner or designee (hereafter, "responsible party") shall be available in a timely manner to respond to inspections, complaints, or other problems related to the use of the property. The duties of the responsible party are to:
    a. Provide daily 24-hour availability by telephone at the posted phone number to handle any issues arising from the hotel use,
    b. Provide daily 24-hour site response following notification from an occupant, owner, law enforcement, or city official to address issues related to the hotel use,
    c. Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms on this conditional use,
    d. Otherwise regularly monitor the hotel property to assure compliance with City laws, ordinances, and the terms of this conditional use.

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APPLICATION #23-58 (CONTINUED)

5. The owner must provide an affidavit that the following has been prominently posted at the main entrance door, each guest room, and in the kitchen:
    a. The name, address and phone number of the responsible party,
    b. The maximum allowable occupancy of the hotel in accordance with the terms of this conditional use,
    c. The maximum number of vehicles that can be parked in the designated parking area in accordance with the terms of this conditional use,
    d. The noise standard in accordance with the terms of this conditional use,
    e. The days of trash pickup and recycling, and,
    f. The location of the nearest hospital.

Applicant:

Jenny Tsantilas, 3017 Key Harbor Drive, Safety Harbor,

Melissa Pawloski,,427 E Tarpon Ave # 8, noted that , noted that he wanted to have a grab and go type restaurant with coffee, sandwiches, and maybe beer and wine. He did not want to add traffic to the intersection but rather capture the traffic that is already there.

Public:

There were no members of the public wishing to speak regarding this application.

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

To approve Resolution 23-41 to include all of the Staff Recommendation.

Vote: The motion failed upon a roll call vote as follows:

Mr. Rockelein	**Yes**
Ms. Frantzis	**Yes**
Mr. Zembillas	**Yes**
Mr. Vessey	**Yes**
Mr. Kouskoutis	**Yes**
Mr. Seamon	**Yes**

8. ADJOURNMENT OF REGULAR SESSION at 9:32 P.M.

9. STAFF COMMENTS

Mrs. McNeese noted that there was a workshop session for December 13, 2023, and that she was going to provide updates regarding the state legislative session.

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10. BOARD COMMENTS

Ms. Frantzis noted that she was unhappy that there was a meeting during this holiday week.

11. ADJOURNMENT

Mr. Kouskoutis adjourned the meeting at 9:35 pm.

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Merlin Seamon, Chairman

***SECRETARY'S NOTE:** The preceding are action minutes and are not the official meeting record.

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MINUTES*
PLANNING & ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
JANUARY 22, 2024

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL AUDITORIUM, ON MONDAY, JANUARY 22, 2024, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

	Merlin Seamon	Chairperson
	N. Mike Kouskoutis	Vice-Chairperson
	Justin Vessey	Member
	Nick Zembillas	Member
	Georgeanna Frantzis	Member
	Robert Rockelein	Member
	Derla Early	Member
ALSO PRESENT:	Patricia McNeese	Principal Planner
	Regina Kardash	Board Attorney
	Kimberly Creighton	Board Secretary

1. PLEDGE OF ALLEGIANCE AND INVOCATION (Option of Chair)

Upon request by Chairperson Seamon, Mr. Vessey led the pledge and said the invocation.

2. PURPOSE/MISSION (Option of Chair)

Chairperson Seamon opted to not read the mission statement.

3. CALL TO ORDER/ROLL CALL

Chairperson Seamon called the meeting to order at 6:30 pm.

Secretary Creighton called the roll.

4. ORGANIZATIONAL MEETING

Board Attorney Kardash called for nominations for the position of Chair.

Nomination for Chairperson: Mr. Vessey
Second for Chairperson: Mr. Kouskoutis

Seeing no other nominations for Chairperson, Ms. Kardash congratulated Mr. Seamon on his election as Chairperson

Board Attorney Kardash then called for nominations for the position of Vice-Chair

Nomination for Vice-Chairperson: Mr. Vessey
Second for Vice-Chairperson: Mr. Kouskoutis

Seeing no other nominations for Vice-Chair, Ms. Kardash congratulated Mr. Kouskoutis on his election as Vice-Chairperson.

5. APPROVAL OF MINUTES

a. December 19, 2022

Motion: Ms. Rockelein
Second: Ms. Early

To approve the minutes from December 19, 2022, as presented.

Ms. Early	Yes
Mr. Rockelein	Yes
Mr. Zembillas	Yes
Mr. Vessey	Yes
Ms. Frantzis	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

b. December 18, 2023

Motion: Mr. Kouskoutis
Second: Ms. Early

To approve the minutes from December 18, 2023, as presented.

Ms. Early	Yes
Mr. Rockelein	Yes
Mr. Zembillas	Yes
Mr. Vessey	Yes
Ms. Frantzis	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

DRAFT

6. APPLICATION #22-89 FOR PROPERTY LOCATED AT 1125 WEST CURLEW PLACE:

a. Ordinance 2023-25 for Annexation (Quasi-Judicial)
b. Ordinance 2023-27 for Future Land Use Map amendment (Legislative)
c. Ordinance 2023-26 for Rezoning (Quasi-Judicial)

Staff:

Mrs. McNeese gave background information and noted that the Board should note that the minimum yard setbacks did not conform to the standards of the City zoning district proposed for this property (R-70A Single Family Residential). If annexed, the property would come into the City with a legal nonconforming structure. Staff did not feel that the nonconformity would place undue burden on the city. Staff recommended approval of Ordinances 2023-25, 2023-27, and 2023-26.

Applicant:

Dr. Janet Roman, 1125 W. Curlew Place, noted that she did not understand the difference between building her house in the city or the County, nor did she notice that she was not going to be in the City of Tarpon Springs. She further noted that had she known that she was building in Pinellas County and not Tarpon Springs, she would have annexed prior to building her home.

a. Ordinance 2023-25 for Annexation (Quasi-Judicial)

Motion: Mr. Kouskoutis
Second: Ms. Early

To approve Ordinance 2023-25 as presented.

Ms. Early	No
Mr. Rockelein	Yes
Ms. Frantzis	Yes
Mr. Zembillas	Yes
Mr. Vessey	No
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

b. Ordinance 2023-27 for Future Land Use Map amendment (Legislative)

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

To approve Ordinance 2023-27 as presented.

Ms. Early	No
Mr. Rockelein	Yes
Ms. Frantzis	Yes
Mr. Zembillas	On Break
Mr. Vessey	On Break
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

DRAFT

Motion: Mr. Kouskoutis
Second: Mr. Rockelein

To accept the testimony previously given for this application.

Ms. Early	No
Mr. Rockelein	Yes
Ms. Frantzis	Yes
Mr. Zembillas	Yes
Mr. Vessey	No
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

a. Ordinance 2023-26 for Rezoning (Quasi-Judicial)

Motion: Mr. Rockelein
Second: Mr. Kouskoutis

To approve Ordinance 2023-26 as presented.

Ms. Early	No
Mr. Rockelein	Yes
Ms. Frantzis	Yes
Mr. Zembillas	Yes
Mr. Vessey	No
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

7. APPLICATION #23-137, ORDINANCE 2023-29 REZONING OF PROPERTY LOCATED AT 1201 GULF ROAD (QUASI-JUDICIAL)

Staff:

Mrs. McNeese gave background information and noted that Staff recommends approval of Ordinance 2023-29 amending the Official Zoning Atlas from Neighborhood Business (NB) to Public/Semi-Public (P/SP).

Motion: Mr. Kouskoutis
Second: Mr. Zembillas

To approve application 23-137 as presented.

Ms. Early	Yes
Mr. Rockelein	Yes
Ms. Frantzis	Yes
Mr. Zembillas	Yes
Mr. Vessey	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

DRAFT

8. **APPLICATION #23-123 CONDITIONAL USE APPROVAL AND SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 512, 514, 515 AND 516 ISLAND DRIVE (THE LANDINGS)**

Deferred to a date/time to be readvertised.

9. **DISCUSSION ITEM: DISCUSSION AND DIRECTION REGARDING PROCESSING OF A LAND DEVELOPMENT CODE AMENDMENT TO ARTICLE VI. DEVELOPMENT AGREEMENTS.**

Mr. Seamon noted that he wanted the Planning and Zoning Board to recommend Section 9, Development Agreements, have a reduced timeframe from 10 years to 5 years.

Motion: Mr. Kouskoutis
Second: Ms. Vessey

To accept the red line changes and recommend a Land Development Code amendment to the Board of Commissioners that Section 96, extension of a development agreement, be granted only by super majority of the Board of Commissioners.

Ms. Early	Yes
Mr. Rockelein	Yes
Ms. Frantzis	Yes
Mr. Zembillas	Yes
Mr. Vessey	Yes
Mr. Kouskoutis	Yes
Mr. Seamon	Yes

10. **STAFF COMMENTS**

Mrs. McNeese noted there were no staff comments.

11. **BOARD COMMENTS**

There were no board comments.

12. **ADJOURNMENT**

Mr. Seamon adjourned the meeting at 8:04 pm.

_____
Merlin Seamon, Chairman

***SECRETARY'S NOTE:** The preceding are action minutes and are not the official meeting record.

DRAFT

MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
SEPTEMBER 15, 2025

The Planning and Zoning Board of the City of Tarpon Springs, Florida met in the City Hall Auditorium/Commission Chambers, 324 E. Pine Street, on Monday, September 15, 2025, at 6:30 PM with the following present:

Alternate Member Julie Wade
Member Lori Rainaldi Weaver
Member Susan Swenson
Member Derla Early
Member Robert Rockelein
Chairperson N. Mike Kouskoutis

ABSENT/EXCUSED: Member Matthew Collins
Vice-Chairperson Justin Vessey

ALSO PRESENT: Patricia Mcneese, AICP, Planning Supervisor
Allie Keen, AICP, Principal Planner
Andrew Salzman, ESQ, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

The Chairperson called the meeting to order at 6:30 P.M.

2. ROLL CALL

The Board Secretary called the roll.

3. PLEDGE OF ALLEGIANCE

Mayor Koulianos led the Pledge of Allegiance to the Flag.

4. REFLECTION

Mr. Rockelein lead the reflection.

5. CONSENT AGENDA

a. Minutes

i. August 18, 2025, Draft Minutes for Approval

MOTION: None
SECOND: None

to approve minutes from August 18, 2025, as presented, except with the change, to change Mrs. Rainaldi-Weaver's title to member.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Alternate Member Wade
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Chairperson Kouskoutis
No: None

ii. July 17, 2023, Draft Minutes for Approval

MOTION: Member Rockelein
SECOND: Member Early

to approve minutes of July 17, 2023, as presented.

Vote on Motion – Upon roll call vote, the motion was approved as follows:

Yes: Alternate Member Wade,
Member Rainaldi Weaver,
Member Swenson,
Member Early
Member Rockelein
Chairperson Kouskoutis
No: None

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The Board Attorney read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

7. ORDINANCES AND RESOLUTIONS

a. **Application 25-55**: Annexation, Future Land Use Map amendment, and Rezoning of property located at 630 July Drive; **(Quasi-Judicial, Legislative)**

i. **Ordinance 2025-12**: Annexation **(Quasi-Judicial)**

ii. **Ordinance 2025-13**: Future Land Use Map Amendment **(Legislative)**

iii. **Ordinance 2025-14**: Rezoning **(Quasi-Judicial)**

Staff:
Mrs. McNeese provided background information and indicated that staff had determined that the intent of the Land Development Code (LDC) criteria, particularly Section 208.00(G), was met. Although the detached garage on the property did not comply with the current City LDC standards with respect to the minimum rear yard setback, staff determined that this would not create an "undue burden" or hardship with respect to City resources. Staff recommended approval of the following:
1. Ordinance 2025-12 (quasi-judicial) to annex approximately 0.610 acres into the City of Tarpon Springs municipal boundary,
2. Ordinance 2025-13 (legislative) to amend the Future Land Use Map (FLUM) from Pinellas County land use designation RU (Residential Urban) to City of Tarpon Springs designation RU (Residential Urban), and,
3. Ordinance 2025-14 (quasi-judicial) to amend the Official Zoning Atlas from Pinellas County zoning district R-4 (One, Two and Three Family Residential) to City of Tarpon Springs zoning district R-70 (One and Two Family Residential).

MOTION: Member Rockelein
SECOND: Alternate Member Wade

to approve Application 2025-55, for Ordinances 2025-12, 2025-13, and 2025-14, as presented.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Alternate Member Wade
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Chairperson Kouskoutis
No: None

b. **Ordinance 2025-15**: Land Development Code Amendment, Mobile Food Dispensing Vehicle Ordinance, Removing Sunset Provision (Application 25-63)**(Legislative)**

Mrs. McNeese provided background information and indicated that staff recommended the adoption of Ordinance 2025-15, as written.

MOTION: Alternate Member Wade
SECOND: Member Rockelein

to approve Ordinance 2025-15, as presented.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Alternate Member Wade
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Chairperson Kouskoutis
No: None

8. BOARD AND STAFF COMMENTS

Mrs. McNeese noted that she sent a refresher for the rules and procedures of the Planning and Zoning Board Meetings to each member, and that she was available for questions.

Mr. Rockelein asked whether the community engagement session that was held relating to the downtown plan included many residents and asked if it was a positive or negative experience.

Mrs. McNeese indicated that the session was positive and that there were about fifty (50) residents in attendance, which was a good turnout, based on her experience in Tarpon Springs.

9. ADJOURNMENT

Chairperson Kouskoutis adjourned the meeting at 07:09 PM.

_____
Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.

DRAFT

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[NOVEMBER 17, 2025 / DECEMBER 9, 2025]

STAFF REPORT

Application No. / Project Title:	#25-69 (The Rusty Key Tavern)
Staff:	Allie Keen, AICP, Principal Planner
Applicant / Owner:	Thomas Scott / Benjamin Spiegel/Driftline Holdings LLC
Property Size:	+/- 0.41 acres
Current Zoning:	T4b (Residential + Industrial/Office)
Current Land Use:	AC (Activity Center) / Downtown Gateway Character District
Location / Parcel ID:	325 E. Lemon Street / 12-27-15-77778-402-0270
Resolution #:	#2025-62

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to allow a restaurant/tavern in the T4b (Residential + Industrial/Office) transect district of the Sponge Docks and CRA Special Area Plan (SAP). Additionally, the applicant is requesting warrant approval to allow up to 124 seats, 75 more than typically allowed by right, in order to obtain a special restaurant alcohol license. The applicant is proposing to utilize 2,500 square feet of the existing building for the restaurant/tavern.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends ***approval*** of Resolution 2025-62, including the warrant request for increased seating, with the following conditions:

1. The maximum total number of seats shall be limited to 124.
2. The walkway connecting the Lemon St. public sidewalk and proposed main entrance (west side entry) shall be widened to a minimum of 4 feet and extended to connect to the existing pedestrian walkway leading to the city parking lot to the north. This improvement shall be included with the building permit application for the interior modifications.
3. The Lemon Street door must remain operational and have the appearance of an entryway.
4. A local business tax receipt must be obtained within 12 months.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	One-story commercial building (2-tenant spaces proposed), parking lot, a few trees and some landscaping.
Vehicle Access:	This property can be accessed from both E. Lemon Street and S. Grosse Ave.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District
South:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District
East:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District
West:	T4b (Residential + Industrial/Office)	AC (Activity Center) / Downtown Gateway Character District

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to operate a restaurant/tavern within a portion (approximately 2,500 square feet) of the existing building on the subject property. The property was previously a brewery (Silverking Brewing) up until late 2022.
2. The subject property is located in the City's Special Area Plan's Downtown Gateway Character District where a mix of uses that support the downtown are encouraged. The subject property is located just on the edge of downtown, being only one block east of the Downtown Character District and only one block south of Tarpon Avenue. The surrounding area is comprised of a mixture of industrial, office, commercial and residential uses.
3. The subject property is located within the City's Historic District, and the existing building is a contributing-altered structure. The original brick portion of the building was the City's jailhouse, and the remaining portion was a firehouse. At this time, the applicant is not proposing any modifications to the exterior of the building/site. However, the property owner is currently seeking Heritage Preservation Board approval to replace windows and install new doors on the firehouse side of the building (#25-82).
4. Typically, retail establishments located within the T4b transect district are limited to a maximum of 49 seats. The intent of this was to ensure compatibility with surrounding residential uses, while still allowing for supporting neighborhood commercial. According to the provided floor plan, the restaurant will offer both indoor and outdoor seating totaling 124 seats. The applicant has indicated the increased seating is necessary to obtain the special restaurant alcohol license from the state (minimum 120 seats). The SmartCode allows flexibility in meeting specific provisions of the code if it is justified by the overall intent of the code (review by warrant). The subject site is unique, in that it is a historic building that was converted into a brewery. The property is located at the edge of downtown within an area where a mix of uses, including restaurants, bars, and cafes, are prevalent. It is of staff's opinion that a warrant to increase the maximum number of seats is justifiable for the proposed use because it meets the overall intent established in both the SmartCode and Special Area Plan, which is to encourage compact, pedestrian-oriented, mixed-use neighborhoods.
5. The Fire Marshal reviewed this application and the proposed seating floor plan. Based on the preliminary calculations, it was determined that the indoor occupancy is around 95 people. This is consistent with the proposed seating plan provided by the applicant (92 indoor seats, 32 outdoor seats).
6. The SmartCode encourages primary entrances from the street. The applicant is proposing to utilize the west side entrance from the parking lot as the main entrance to the restaurant instead of the entrance off Lemon St. The primary reason is due to the location of the kitchen, which is situated near the Lemon St. entrance. There is an existing walkway from the public sidewalk to the side entrance, however, it is only 2.5 feet wide. The adjacent property to the north is a city-owned parking lot. There is an existing 4-foot wide sidewalk that terminates from the parking lot into the northwest corner of

the subject site. A connection to this sidewalk to the restaurant entrance would not only help justify the side entry but also enhance pedestrian circulation onsite and throughout downtown meeting the overall intent of the Special Area Plan.

7. The remaining +/- 4,500 square feet of the building will be occupied by a custom printing and fulfillment business (Infinite Print). This use is allowed by right in the T4b transect zone. According to the narrative provided, Infinite Print's hours of operation will be opposite and not interfere with those of the restaurant. Further, the printing processes used do not produce noise or odors that would be bothersome to restaurant customers.
8. The proposed project represents the adaptive reuse of a nonconforming structure. Per Section 4.2.6 of the SmartCode, if the building is not undergoing substantial modification, it does not require the provision of additional parking or on-site stormwater handling.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. **Conformance with the requirements of the Land Development Code.**

   Provisional Findings: The proposed use does not require any significant modifications to the existing site. All interior renovations/modifications will comply with the Florida Building Code.

2. **The use to which the property may be put is appropriate to the property in question and is compatible with existing and planned uses in the area.**

   Provisional Findings: The property is in the Downtown Gateway Character District of the City's Special Area Plan. This property is located on the edge of downtown in a transitional area, which is characterized by a mixture of uses including retail, office, industrial, and residential. The property is only one block south of Tarpon Avenue, where there are several restaurants, breweries, bars, and cafes similar to the proposed use. Further, the subject property was previously occupied by a brewery. The proposed use as outlined by the applicant is consistent with the overall intent of the Special Area Plan and is compatible with the existing and planned uses in this area.

3. **The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.**

   Provisional Findings: The conditional use is consistent with the goals, objectives, and policies of all elements of the City's Comprehensive Plan and the overall intent of the Special Area Plan.

4. **The conditional use will not result in significant adverse impacts to the environment or historical resources.**

   Provisional Findings: The property is located within the City's Historic District, and the existing building is classified as contributing-altered. The applicant does not have any exterior modifications planned for the building at this time requiring review and approval from the Heritage Preservation Board. The proposed use will not negatively impact the historic significance of the structure, rather make use of an existing historic building within the heart of downtown. This property is not located within an environmentally sensitive area.

5. **The conditional use will not adversely affect adjoining property values.**

   Provisional Findings: The site is in a mixed-use area that includes industrial, office, commercial, and residential. The proposed restaurant/tavern will occupy an existing structure within the City's downtown that was recently utilized as a brewery and is not expected to adversely impact surrounding property values.

6. **The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.**

   Provisional Findings: There are existing facilities available to serve this property and the proposed use will not require extension of new public services to the site and will not substantially affect the ability of the City to provide adequate public facilities.

7. **The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Provisional Findings: The proposed restaurant/tavern makes use of an existing historic building within the City's Special Area Plan. The use will enhance and carry out the intent of the Special Area Plan and support the existing downtown uses. The City does not expect to incur any costs in providing public facilities.

8. **The public health, safety and welfare shall be observed with any reasonable conditions necessary.**

   Provisional Findings: The proposed use is not expected to adversely impact the general health, safety, and welfare. The applicant will be required to meet all applicable building, fire, and health department codes and will obtain a local business tax receipt to operate the restaurant/tavern.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this application on September 4, 2025, for completeness and conformance with the Land Development Code, Comprehensive Plan, SmartCode, Special Area Plan, and other applicable requirements. The TRC determined that the application was complete and ready for processing. There were no further comments regarding the conditional use request from the TRC.

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property. This included 74 addresses. *Staff have not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2025-62
3. Application
4. Narrative
5. Proposed Seating Plan
6. Existing Floor Plan
7. Survey
8. Certificate of Concurrency Form

THE RUSTY KEY TAVERN
#25-69

Planning & Zoning Board Meeting – November 17, 2025

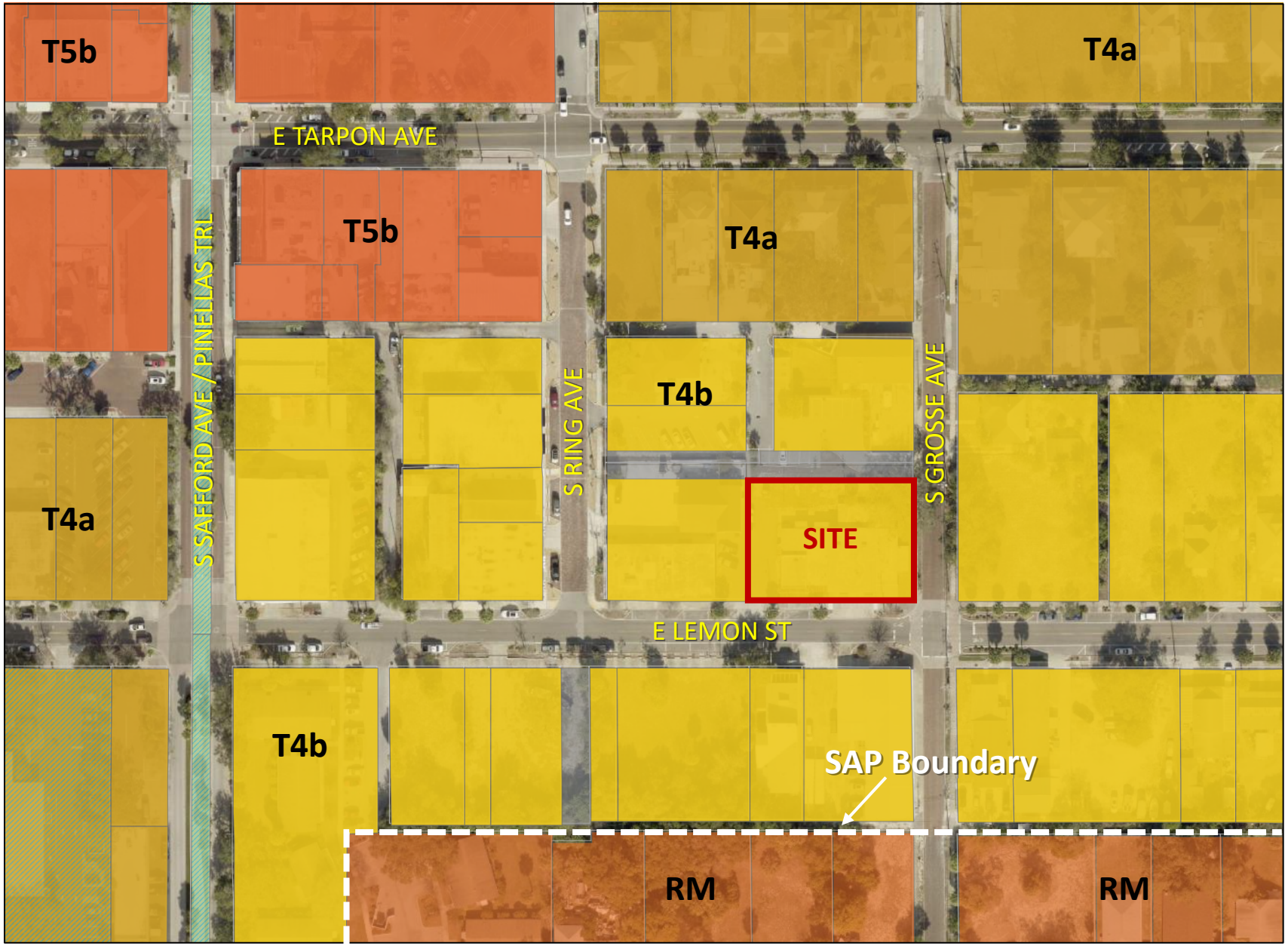
Board of Commissioners Meeting – December 9, 2025

SUMMARY OF REQUEST

- **Resolution #2025-62 – Conditional Use (#25-69)**
  - Location: 325 E. Lemon Street
  - Property Size: +/- 0.41 acres
  - Current Land Use: AC (Activity Center) / Downtown Gateway Character District
  - Current Zoning: T4b (Residential + Industrial/Office)
  - Proposed Use of Property: Restaurant/Tavern

- **Owner:** Driftline Holdings LLC (Benjamin Spiegel)
- **Agent/Applicant:** Thomas Scott

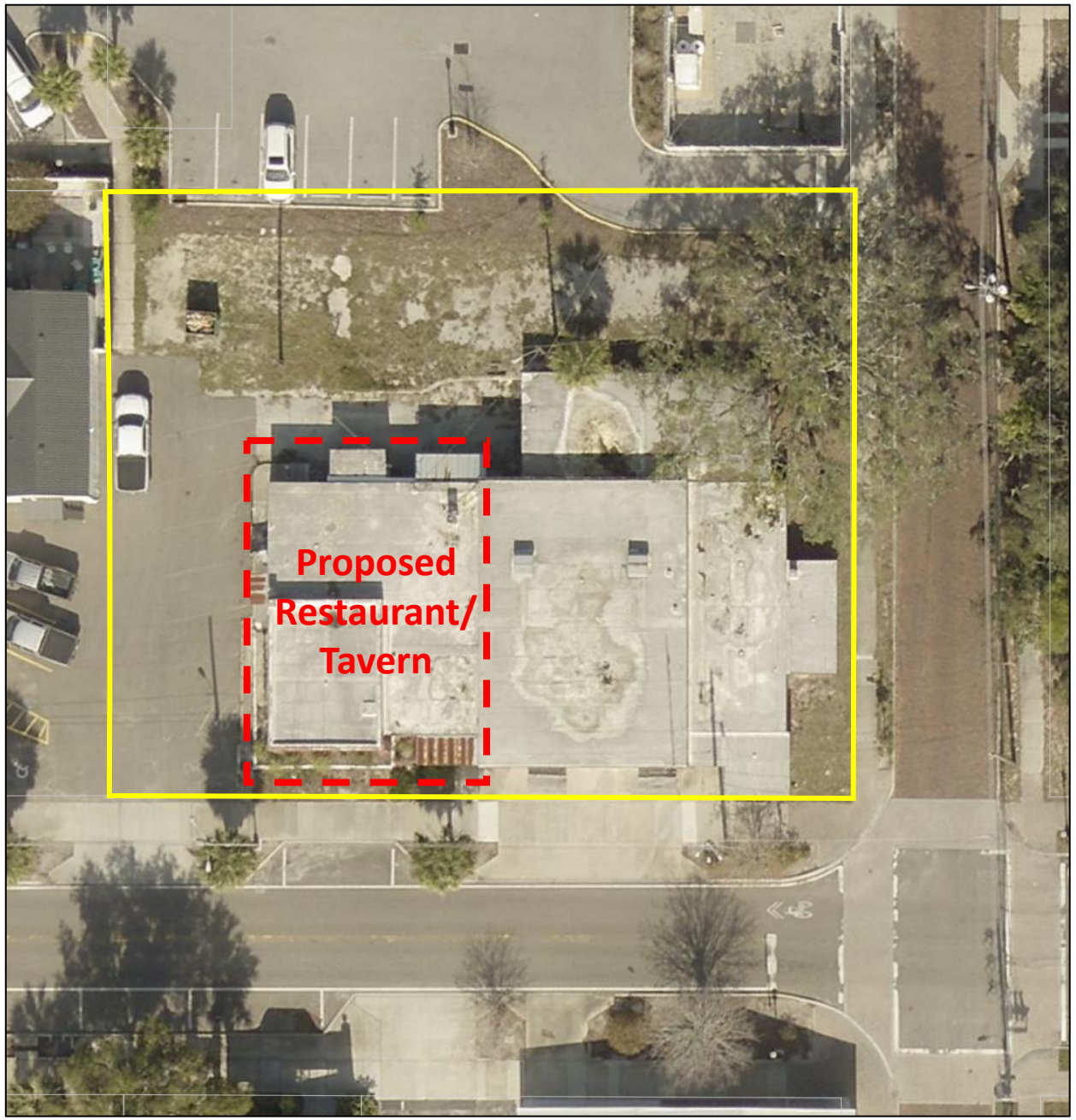
LOCATION



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

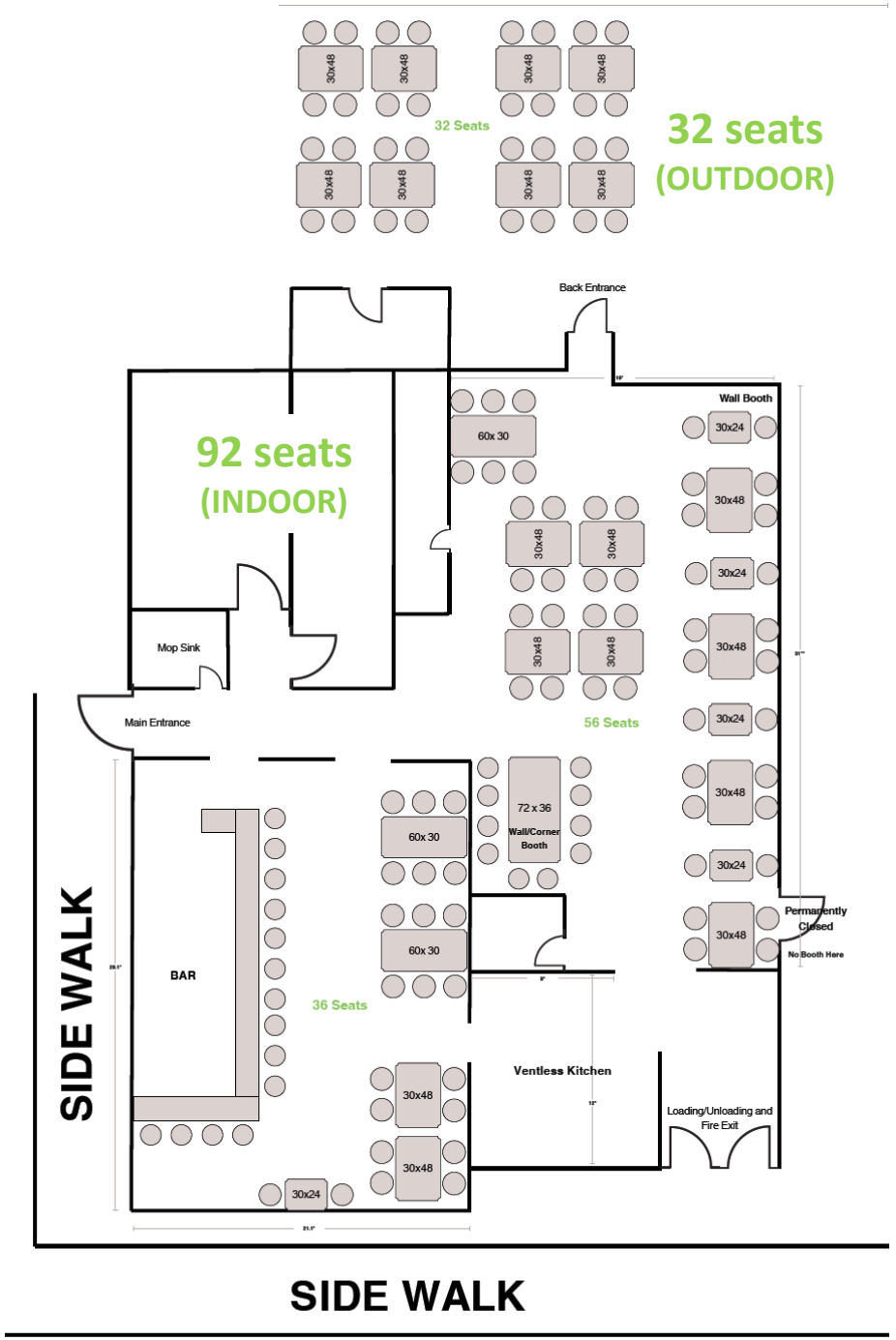
PROPOSED RESTAURANT

- Former site of Silverking Brewing (up to 2022)
- +/- 2,500 sqft. of Existing Building
- Indoor & Outdoor Seating
- Historic Structure (Contributing-Altered)
  - Original Brick Portion (Restaurant Location) was the City's Jailhouse.
  - Remaining Portion was a firehouse.
  - No exterior modifications proposed at this time.
- Remaining portion of building occupied by custom printing & fulfillment business (Infinite Print)
  - Hours of operation will be opposite.
  - Printing processes do not produce noise or odors that would be bothersome to restaurant customers.

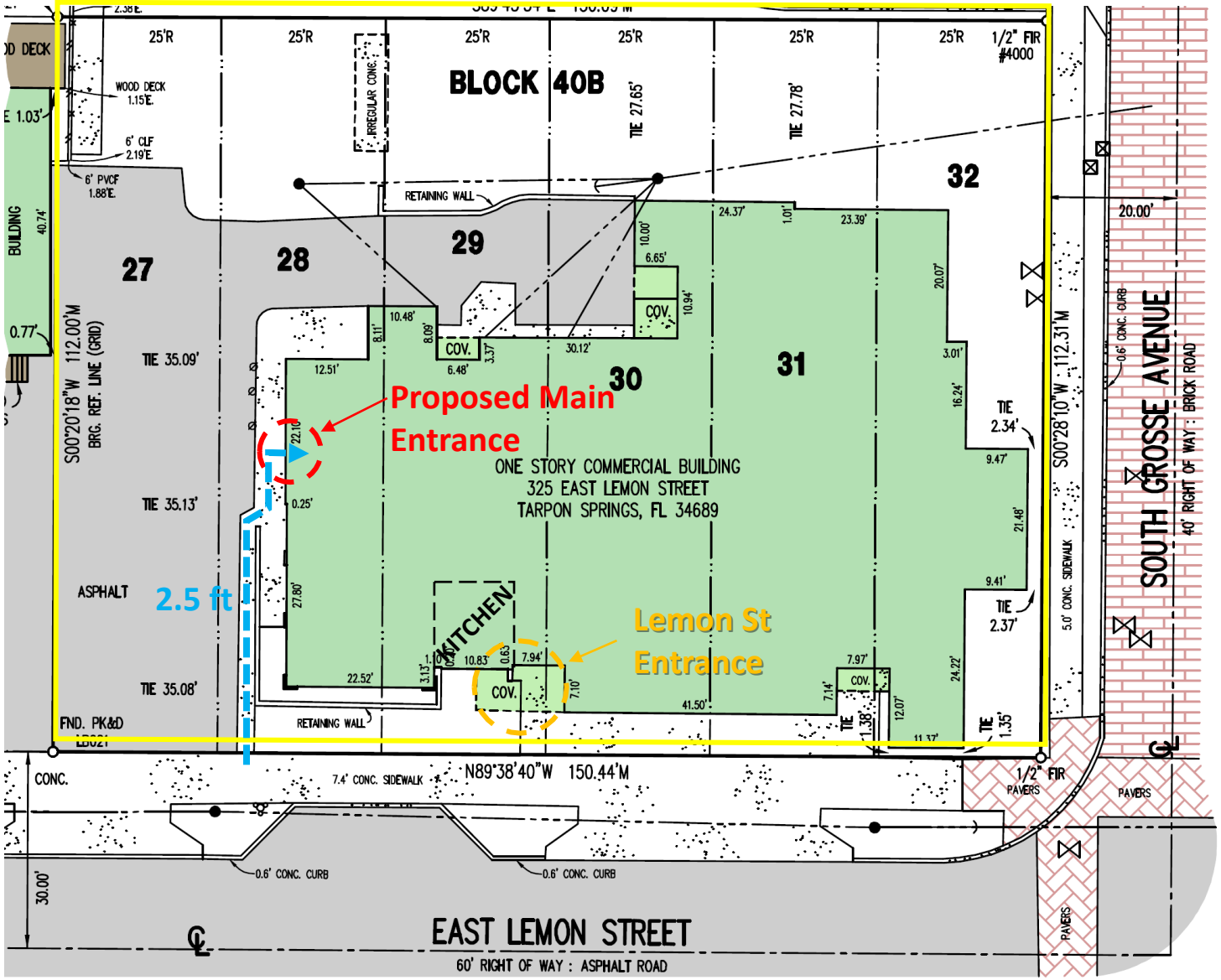


SEATING

- **T4b – Retail Establishment Limitations (Adjustable by Warrant)**
  - Seating:
    - Limitation = Max. 49 Seats
    - Proposed = 124 Seats
      - Indoor = 92 Seats
      - Outdoor = 32 Seats
  - Fire Marshal Review:
    - Occupancy (Indoor) = 95 persons
- **Considerations**
  - Special Restaurant Alcohol License requires minimum 120 seats.
  - Historic building was previously converted and utilized as a brewery.
  - Property is located at the edge of downtown (one block south of Tarpon Ave) in a mixed use area.

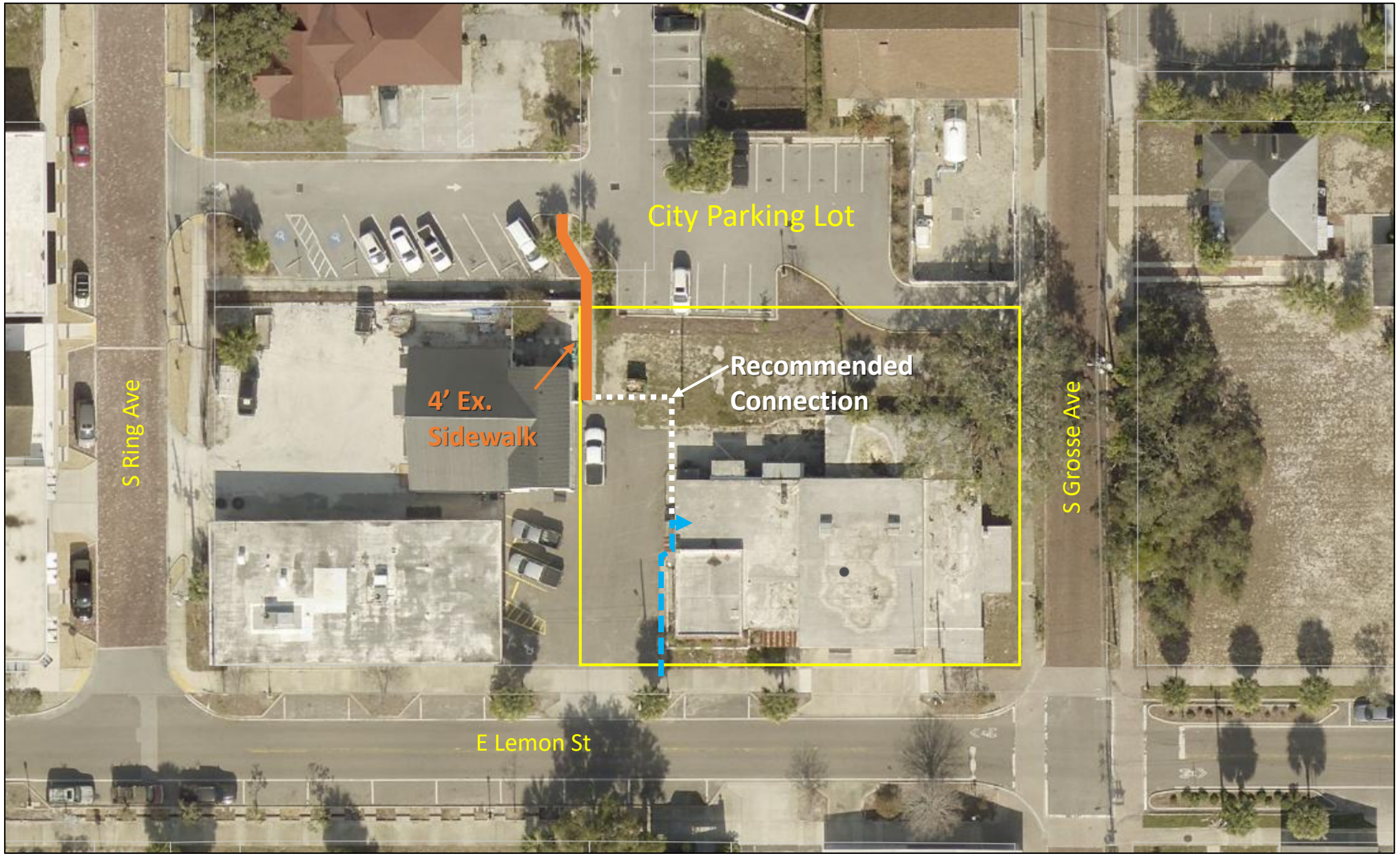


PEDESTRIAN ACCESS



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PEDESTRIAN ACCESS



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – CONDITIONAL USE

1) **Conformance with the Land Development Code.** The proposed use does not require any modifications to the existing site. Any future improvements would be required to comply with all local and state codes.

2) **The proposed use is appropriate to the property in question and compatible with existing and planned uses in the area.** The property is in the Downtown Gateway Character District and located on the edge of downtown, characterized by a mixture of uses including retail, office, industrial, and residential. The property is only 1 block south of Tarpon Ave., where there are several restaurants, breweries, bars, and cafes similar to the proposed use. Further, the property was previously a brewery up until 2022. The proposed use is consistent with the intent of the SAP and compatible with the existing and planned uses in this area.

3) **The use is consistent with the Comprehensive Plan.**

4) **The use will not adversely impact historical or environmental resources.** The property is in the historic district in a contributing-altered structure. There are no exterior modifications planned at this time requiring HPB approval. The proposed use will not negatively impact the historic significance of the structure, rather make use of an existing historic building within the heart of downtown. The property is not in an environmentally sensitive area.

REVIEW CRITERIA – CONDITIONAL USE

5) **The use will not adversely affect adjoining property values.** The site is in a mixed-use area that includes industrial, office, retail, and residential. The proposed restaurant/tavern will occupy an existing structure within the City's downtown that was recently utilized as a brewery and is not expected to adversely impact surrounding property values.

6) **The use will not adversely impact nor exceed the City's capacity to serve with public facilities.**

7) **The use shall provide for efficient and orderly development.** The use utilizes an existing historic structure and enhances and carries out the intent the SAP and supports existing downtown uses.

8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** The proposed use is not expected to adversely impact the general health, safety, and welfare. The applicant will be required to meet all applicable building, fire, and health department codes and will obtain a local business tax receipt to operate the restaurant/tavern.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-62

Staff recommends ***approval***, including the warrant request for increased seating, with the following conditions:

1. The maximum number of seats shall be limited to 124.
2. The walkway connecting the Lemon St. public sidewalk and proposed main entrance (west side entry) shall be widened to a minimum of 4 feet and extended to connect to the existing pedestrian walkway leading to the city parking lot to the north. This improvement shall be included with the building permit application for the interior modifications.
3. The Lemon St. door must remain operational and have the appearance of an entryway.
4. A local business tax receipt must be obtained within 12 months.

Public Notice – 74 mailed notices; Staff has received no responses.

RESOLUTION NO. 2025-62

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #25-69 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW A RESTAURANT WITH UP TO 124 SEATS AT 325 EAST LEMON STREET, IN THE T4B (RESIDENTIAL - INDUSTRIAL/OFFICE) TRANSECT DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for a restaurant/tavern on property located at 325 E. Lemon Street in the T4b (Residential – Industrial/Office) transect of the Special Area Plan; and,

WHEREAS, Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area requires conditional use approval for such use; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of November 17, 2025; and,

WHEREAS, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: FINDINGS

Application #25-69 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application #25-69 under Resolution 2025-62, requesting Conditional Use approval to allow a restaurant/tavern on property located at 325 E. Lemon Street is approved, including the warrant request for increased seating, with the following conditions:

1. The maximum total number of seats shall be limited to 124.
2. The walkway connecting the Lemon St. public sidewalk and the proposed main entrance (west side entry) shall be widened to a minimum of 4 feet

and extended to connect to the existing pedestrian walkway leading to the city parking lot to the north. This improvement shall be included with the building permit applicable for the interior modifications.

3. The Lemon St. door must remain operational and have the appearance of an entryway.
4. A local business tax receipt must be obtained within 12 months.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption.

General Planning Application

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete the application fully and then **DOWNLOAD (print button)** the form to submit. This application, with all supporting materials and applicable application addendums, must be submitted **DIGITALLY** through the Planning and Zoning goPost portal. If a project requires multiple application types, please complete this form only once and upload it into each separate application type in goPost.

To verify which addendums apply to your project download the Application Addendum Checklist (PDF).

Prior to proceeding to public hearing an application must be deemed complete. All required application fees (see Fee Schedule (PDF)) **must be paid prior to the application being scheduled for Technical Review Committee (TRC)**. Fees can be paid in person or mailed.

Property Owner(s) Name*	Property Owner(s) Email*
DriftLine Holdings LLC	bds@spiegees.com

Property Owner(s) Address*	Property Owner(s) Phone*
1454 Columbia ave	7275429032

Applicant(s) Name (If different than owner)	Applicant(s) Email
First and Last Name / Entity Name	Email Address

Applicant(s) Address	Applicant(s) Phone
Street, City, State, and Zip Code	Phone Number

Agent/Representative (If applicable)

Benjamin Spiegel

Agent/Representative Email

bds@spiegees.com

Agent/Representative Address

1454 Columbia ave

Agent/Representative Phone

7275429032

Application Type (Check all that apply)*

- [ ] Annexation
- [x] Conditional Use
- [ ] Development Agreement
- [ ] Discussion Item
- [ ] Future Land Use Amendment
- [ ] HPB, Certificate of Appropriateness
- [ ] HPB, Designation of Historic Property
- [ ] HPB, Economic Hardship Exemption
- [ ] HPB, Petition for Removal
- [ ] Planned Development, Concept
- [ ] Planned Development, Final
- [ ] Planned Development, Preliminary
- [ ] Plat, Final
- [ ] Plat, Minor
- [ ] Rezoning
- [ ] Sidewalk Cafe
- [ ] Sidewalk Waiver
- [ ] Site Plan/Subdivision
- [ ] Temporary Use*
- [ ] Vacation, Plat or Property
- [ ] Vacation, Right-of-Way
- [ ] Variance
- [ ] Variance, After-the-Fact
- [ ] Variance, De Minimis
- [ ] Variance, FAR/ISR Adjustment
- [ ] Variance, Nonconforming Lot

***Temporary Use Dates**

Dates Requested

Project Name*

Lemon Street Taproom

Tax Parcel ID(s)*

12-27-15-77778-402-0270

Look Up Parcel ID

Project Location

325 East Lemon St
Tarpon Springs, FL 34689

Flood Zone

- ○ Zone X
- ○ Zone AE
- ○ Zone VE
- ◉ Not in a Flood Zone

Coastal High Hazard Area (CHHA)

- ○ Yes, property is in the CHHA
- ◉ No, property not in the CHHA

Site Acreage*

.41

Base Flood Elevation (BFE)

Elevation(s)

Current Land Use*

AC (Activity Center)

(Choices are alphabetized)

Lookup Land Use

Current Zoning*

T4d

(Choices are alphabetized)

Lookup Zoning

Proposed Land Use

-- Select One --

(If applicable)

Proposed Zoning

-- Select One --

(If applicable)

Summary / Purpose of Request*

Looking to turn the already existing 2500 SF taproom, that was previously used by Silverking Brewing, into a restaurant/tavern with a combined seating capacity of 130 (inside and outside). As I understand it, the current zoning is for 49 seats and this needs a conditional use permit to go above the 49

Electronic Signature Agreement*

By checking the **"I Agree"** box below, you acknowledge that **1)** this form and other applicable application addendums will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on these forms to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with these forms are completely true and correct to the best of your knowledge.

☑ I Agree

Electronic Signature*

Benjamin Spiegel

Date*

11/7/2025

Electronic Signature

I, as the property owner or as an authorized representative of the property owner, authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to be placed and remain on the property until the processing of the request is complete.

Electronic Signature*	**Date***
Benjamin Spiegel	11/7/2025

Steps to Download Form

1. Click the **'Print Only'** button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to **'PDF'**.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at 727-942-5611.

The Rusty Key Tavern - Narrative

1. Executive Summary

The Rusty Key Tavern will be a Celtic-themed neighborhood tavern located in the historic 1909 jailhouse at 325 East Lemon Street in Historic Downtown Tarpon Springs, Florida. The tavern blends traditional Celtic hospitality with the rich historical character of the building, offering a unique and memorable dining and entertainment experience. With a menu that features thin-crust Chicago style “tavern” pizza, toasted sandwiches and a hearty Guinness stew, alongside a robust drink selection and multiple TVs for sports enthusiasts, The Rusty Key Tavern aims to become a local landmark and tourist hotspot.

2. Business Concept

The Rusty Key Tavern is looking to be a friendly neighborhood pub, offering a distinct dining atmosphere with a strong identity rooted in Celtic traditions located in the original jailhouse built in 1909 with a pricing strategy that reflects the current demographics of Tarpon Springs. With 2,200 square feet of indoor space and both indoor and outdoor seating, the tavern has a 110 maximum indoor capacity with a large additional outdoor space. The goal is to attract both locals and tourists, sports fans, and those seeking a historic and lively neighborhood pub environment.

3. Menu Highlights

The goal of the food offering at The Rusty Key Tavern is to have a simple menu with a small choice of excellent options. We would rather limit the size of the menu and focus on being the best at what we offer.

- Chicago style thin-crust “Tavern” pizza
- Texas style pizza rolls
- Irish stew
- Chili
- Selection of sandwiches, majority toasted/baked
- Irish nachos
- Irish Breakfast (select promotional days and times)
- Loaded baked potato
- Salad options
- Rotating local craft beer, domestics and imports (Guinness, Harp, Smithwick’s, etc)
- Full liquor bar with unique themed cocktails and a number of special Irish Whiskeys and Single Malt Scotch selections to stick with the theme.

4. Operations Plan

- Hours of Operation for 2026
    - Jan - Feb
        - Mon - Tues - Closed
        - Wed - Thurs: 4pm - 12am
        - Fri - Sun: 12pm - 12am
    - March - Dec
        - Mon - Tues: 4pm - 12am
        - Wed - Thurs: 2pm - 12am
        - Fri - Sun: 12pm - 12am
- Staff - 8 to 10 total

5. Market Opportunity

Tarpon Springs is a vibrant tourist town known for its historic sponge docks and Greek heritage. There is currently no traditional pub/tavern in the historic downtown district and there are currently no Celtic-themed taverns within 10 miles of Tarpon Springs that offer this kind of immersive experience, creating a niche opportunity. The Rusty Key Tavern will tap into the local love for history, sports, and craft food while also drawing in tourists looking for a one-of-a-kind pub destination.

The population of Tarpon Springs is 26,168 (2024 census data), having grown 4.1% since 2000. The median age is 55.7, with 14,152 people between the ages of 25 and 65 (the target market for the Rusty Key Tavern). The median household income is $68,87. Developers are currently placing a lot of faith in Tarpon Springs future with a large number of apartments and townhomes being built, which would help attract a younger crowd, lowering the median age in the coming years. We fully expect the population of Tarpon Springs to continue to grow, with the timing being perfect for a project of this nature.

6. Marketing Strategy

Target Demographic:

- Locals aged 25–65 looking for a unique pub experience
- Tourists exploring historic Tarpon Springs
- Sports fans seeking a chill game-day destination (10 strategically placed TVs)
- Young professionals for happy hour and evening gatherings
- Late night food (pizza and rolls)

The Rusty Key Tavern will use a mix of digital and community-based marketing. In addition, a schedule of events and focused promotions:

- Grand opening event with live Irish music, original songwriters, local musicians and specials
- Weekly trivia/bingo nights

- Dart League
- Limited live music (traditional folk and original songwriters)
- Social media campaigns (Facebook, Instagram, Google)
- Annual St Paddy's Day event
    - At least 3 additional events to have a quarterly financial bump
- Sports: College Football, NFL, MLB and NHL
    - Look to partner with college alums/fan base for watch parties
- 6 Nations tournament
- Collaborations with local historical and tourism organizations, breweries and businesses
- Seasonal promotions for major events and holidays
- Home of the "Late Night Pie" - specials on late night, to go food

Competitive Advantages:

- Only Celtic themed establishment in Tarpon Springs
- Historic jail location creates a unique ambiance and potential tourist attraction
- Strong neighborhood pub ambiance and sports friendly environment
- Unique menu offerings which are pub staples
- Ownership experience, marketing/promotions expertise and local reputation

SWOT Analysis:

Strengths	**Weaknesses**
Unique location and theme	Small Kitchen
Great menu mix	Seasonal tourist fluctuations
Strong sports/event draw	No prior brand awareness
Indoor/outdoor flexibility	A block off the main street
Ownership Experience	
Opportunities	**Threats**
Events, live music nights	Local competition
Partner with Local Breweries	Rising costs
Food delivery expansion	Economy
	Industry Trends

Infinite Print (Next Door)

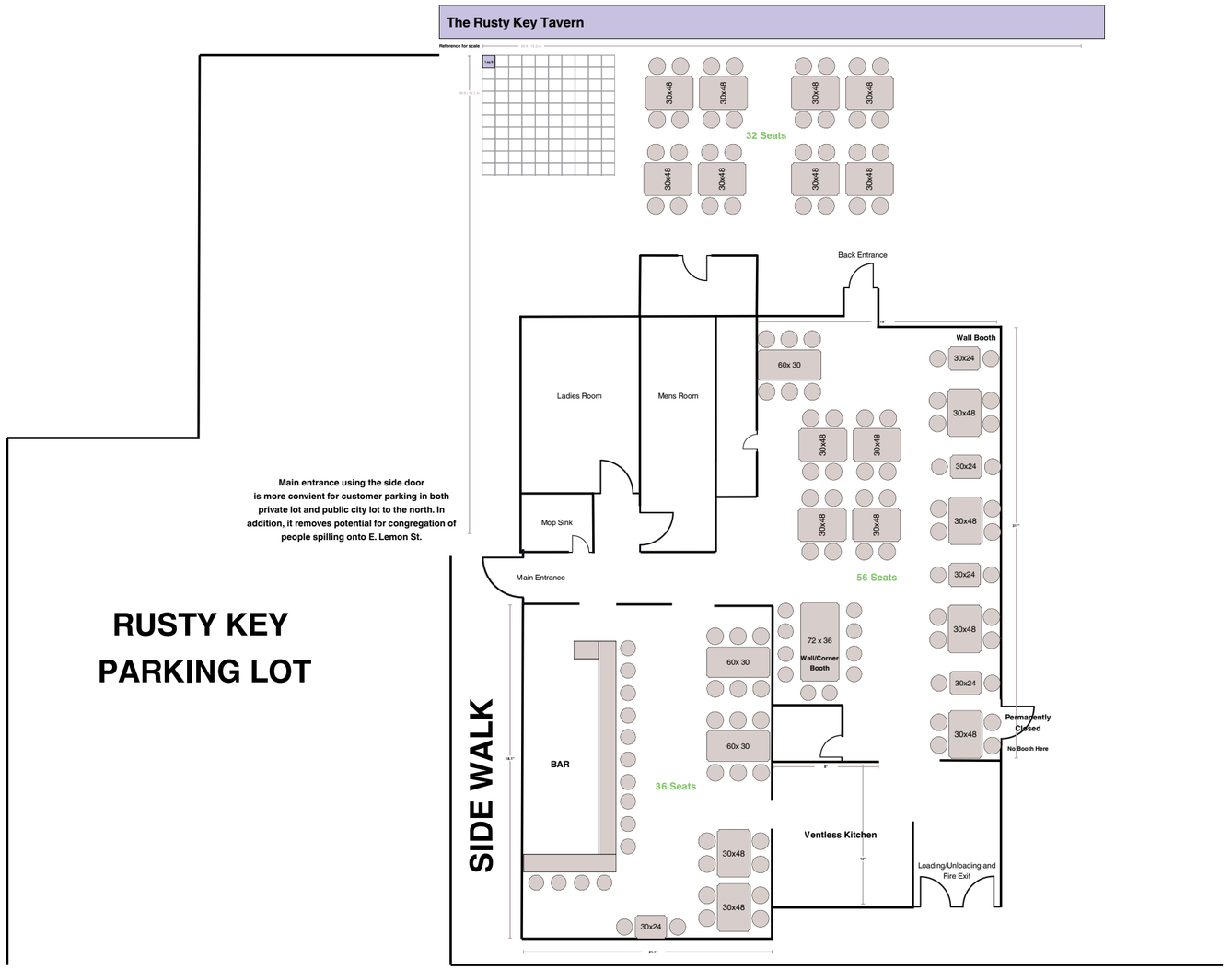
Infinite Print is a custom printing and fulfillment business specializing in apparel (direct-to-garment), signage, and promotional products. Our production is entirely indoors and operates much like a standard office or small retail shop, quiet equipment, water-based inks and eco-friendly materials, and no strong odors.

We use non-toxic, water-based inks, and all printing processes are environmentally safe. Waste is minimal and disposed of through standard practices; there is no discharge into plumbing.

Hours of operation are typical daytime business hours, so there will be no late-night activity. Noise is limited to the level of a small office (printers, phones, and light conversation) and will not interfere with other tenants or patrons.

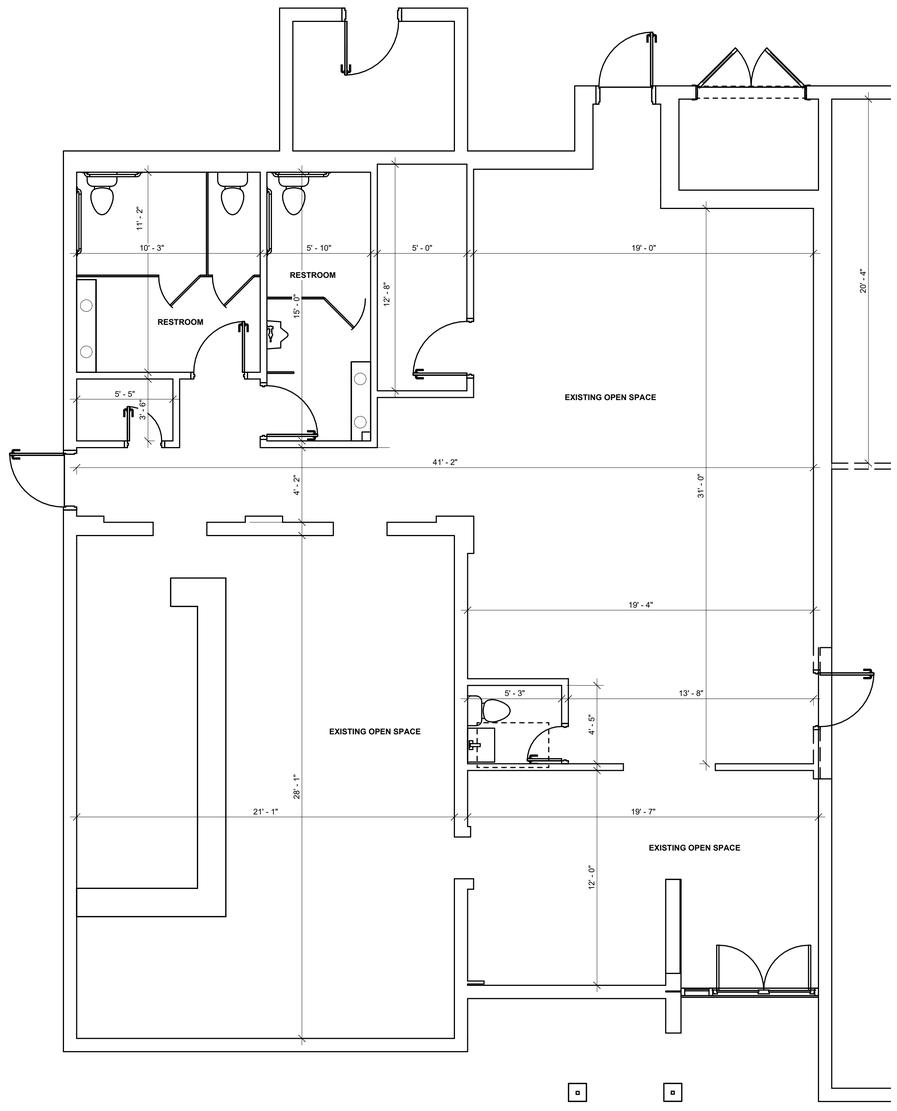
We proudly provide services for many local businesses and print for a wide range of local establishments, supporting the community while keeping operations clean and professional.

CITY PARKING LOT

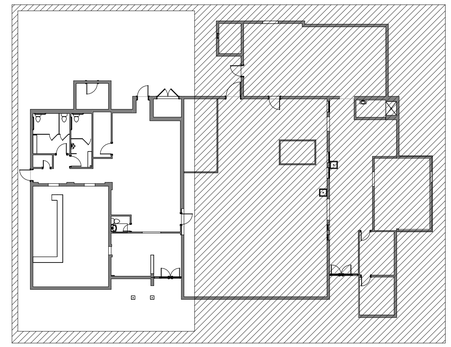


SIDE WALK

EAST LEMON ST



1 EXISTING FLOOR PLAN. AREA #2
1/4" = 1'-0"



2 INDEX PLAN
1" = 20'-0"

SHARP DESIGN STUDIO
12100 RACE TRACK ROAD,UNIT Q1
TAMPA, FL 33626
OFFICE: (813)408-8404
AA26003627

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF SHARP DESIGN STUDIO, LLC. ANY USE OF THIS DRAWING WITHOUT WRITTEN CONSENT BY SHARP DESIGN STUDIO, LLC IS PROHIBITED.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS ARE NOT TO BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY; WRITTEN DIMENSIONS SHALL GOVERN.

CLIENT
BENJAMIN SPIEGEL

PROJECT NUMBER:

PROJECT NAME:
325 E LEMON ST. RENOVATION

PROJECT ADDRESS:
325 E LEMON ST, TARPON SPRINGS, FL 34689.

DESIGN DEVELOPMENT

DRAWN BY:
Author
ISSUE DATE:
06/30/2025

#	DESCRIPTION	DATE

DIEGO DURAN, AR99267
SCOTT B. McCLELLAND, AR93425

EXISTING FLOOR PLAN. AREA #2

A101

K:\Clients\Benjamin Spiegel\325E Lemon St.bak.rvt
8/1/2025 2:28:00 PM

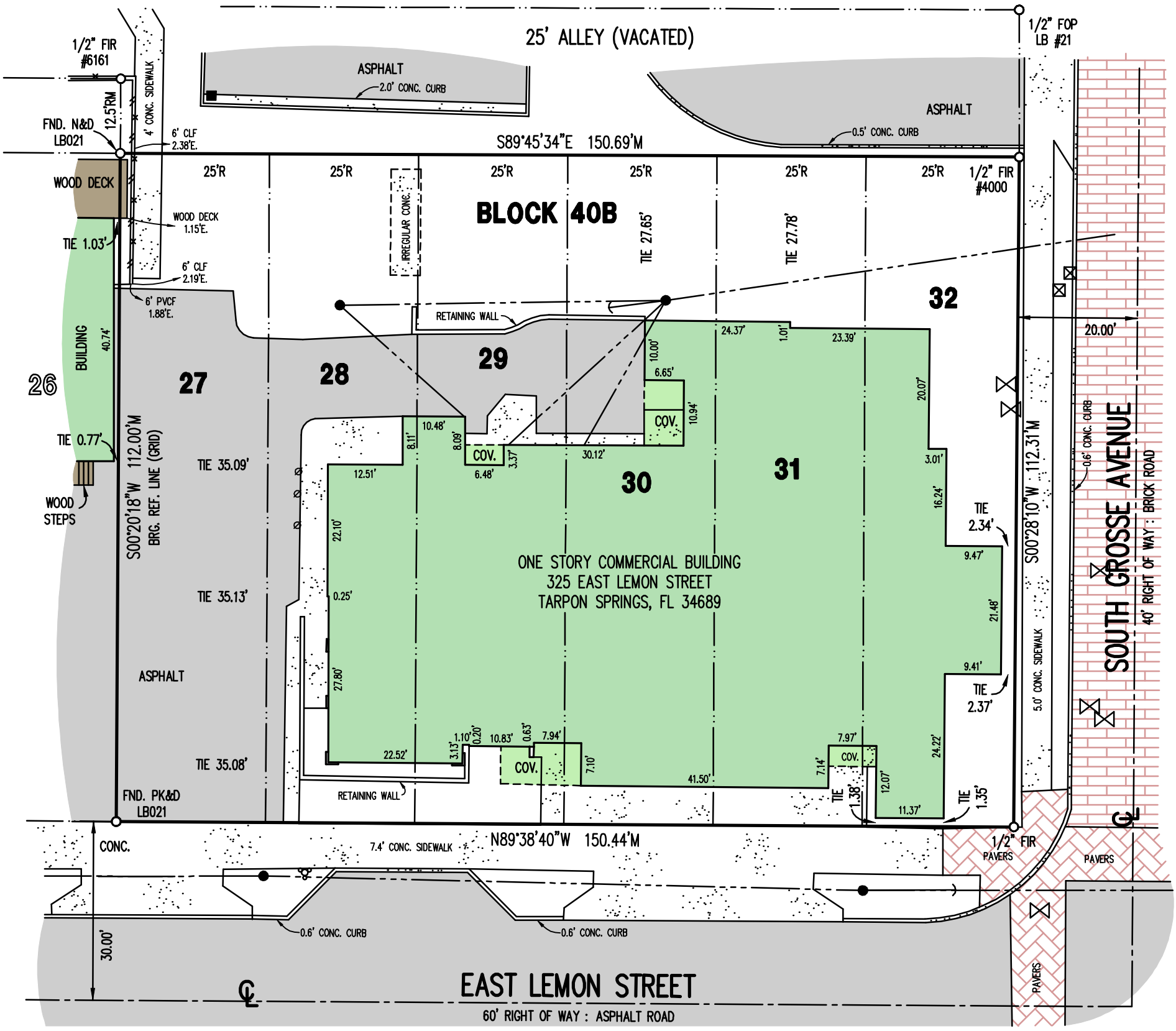
SECTION . . . 12 . . . , TOWNSHIP . . 27 . . . SOUTH, RANGE . . 15 . . . EAST, ... PINELLAS . . . . . COUNTY, FLORIDA

BOUNDARY SURVEY

LEGEND

- ⊠ – WATER METER
- ⋈ – WATER VALVE
- ● – UTILITY POLE
- ☘ – LAMP POST
- ——— – OVERHEAD UTILITY WIRE(S)
- ⟵ – GUY ANCHOR
- ⌀ – BOLLARD

SCALE: 1" = 20'



PROPERTY DESCRIPTION:
LOTS 27 THROUGH 32, INCLUSIVE, BLOCK 40B, LOT OF A.P.K. SAFFORD'S SUBDIVISION OF BLOCK NO. FORTY TARPON SPRINGS HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALSO DESCRIBED AS:
LOTS 27 THROUGH 32, INCLUSIVE, BLOCK 40B, LOT OF A.P.K. SAFFORD'S SUBDIVISION OF BLOCK NO. FORTY TARPON SPRINGS HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE:
THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, FLORIDA, MAP NUMBER 12103C 0019H, REVISED 8/24/2021.

PREPARED FOR:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FOUNDATION TITLE & TRUST, LLC

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

GREGORY A. SHIMP LB 6161 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GREGORY A. SHIMP, PSM6161

GREGORY A. SHIMP, PROFESSIONAL SURVEYOR & MAPPER No. 6161
THIS SURVEY IS NOT COMPLETE OR VALID UNLESS ATTACHED TO SURVEYOR'S REPORT.

JOB NUMBER: 240022	DATE SURVEYED: 2/1/2024
DRAWING FILE: 240022.DWG	DATE DRAWN: 2/1/2024
LAST REVISION: N/A	X REFERENCE: N/A

GREGORY A. SHIMP, PSM, LLC
PROFESSIONAL SURVEYOR & MAPPER
7234 SHARPSBURG BLVD., NEW PORT RICHEY, FL 34653
PHONE (727) 859-2161
www.gregshimp.com gregshimp@gmail.com
LB 7981

Certificate of Concurrency Form

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit with the associated development application. Applications must be submitted **DIGITALLY** through the Planning and Zoning goPost portal.

Project Name*	**Project Location***
The Rusty Key Tavern	325 East Lemon St. Tarpon Springs FL 34689

Type of Development Activity*

- [x] Conditional Use
- [ ] Final Subdivision Plat
- [ ] Planned Development - Commercial
- [ ] Planned Development - Industrial
- [ ] Planned Development - Residential
- [ ] Site Plan - Commercial Development
- [ ] Site Plan - Residential Development

Residential Project Information

Provide the applicable information below.

(Skip to the next page for non-residential projects)

Total Units

Number of Units

Single Family	**Two-Family**	**Multifamily**
Number of Units	Number of Units	Number of Units

Mobile Homes	**Recreation Vehicle Sites**	**Beds (ACLF, ALF, etc.)**
Number of Units	Number of Sites	Number of Beds

Non-Residential Project Information

Provide additional information below.

Type of Use(s)	Gross Square Footage
Restuarant/Pub	2200

Level of Service Impacts*

Provide both the existing and proposed facility usage for the following services.

This information must also be included in the site plan set.

Potable Water Existing*	Potable Water Proposed*
0	850

Sanitary Sewer Existing*	Sanitary Sewer Proposed*
0	760

Solid Waste Existing*	Solid Waste*
0	38.3

Transportation ITE Category*

932

Trips Per Day Existing*	Peak Hour Trips Existing*	Trips Per Day Proposed*	Peak Hour Trips*
0	0	280	22

Stormwater Drainage*

A separate drainage analysis will be provided for review.

☑ Acknowledged

Mobility Management*

If the proposed development project is located within deficient road corridors and generates more than 50 new peak hour trips, the following items are required:

(Refer to LDC Section 122.11.03)

- [ ] Transportation Management Plan
- [ ] Traffic Study
- [x] Does Not Apply to Proposed Project

Hurricane Shelter*

If the proposed development project is a residential development of 50 or more units and involves a site that is wholly or partially located within the Pinellas County Evacuation Zones A, B, or C, please submit the following, consistent with LDC Section 122.12:

- [ ] Hurricane Shelter Impact Analysis
- [x] Does not Apply to Proposed Project

Electronic Signatures Agreement*

By checking the **"I Agree"** box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

- [x] I Agee

Electronic Signature* Thomas Scott

Date* 9/30/2025

Steps to Download Form

1. Click the **'Print Only'** button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to **'PDF'**.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at 727-942-5611.

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #25-69

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611

«AddressBlock»

Application Description: The applicant is requesting conditional use to allow a restaurant with greater than 49 seats in the T4b (Residential-Industrial/Office) transect district within an existing building located at 325 E. Lemon Street.

(Please Reference Application #25-69)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, October 20, 2025** at **6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, November 4, 2025** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to Planning@ctsfl.us.

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov mike@pcpao.gov

Run Date: 19 Sep 2025
Subject Parcel: 12-27-15-77778-402-0270
Radius: 500 feet
Parcel Count: 95
Total pages: 15

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

13-27-15-06138-000-0080
BEEKMAN'S, VIOLA P. LOT 8 & W 1/2 OF LOT 9

KUKAJ, SUCRI
KUKAJ, BRIXHILDA
8602 FORT HAMILTON PKWY
BROOKLYN, NY 11209-5338

13-27-15-00000-120-0100
PT OF NE 1/4 AKA PINELLAS TRAIL DESC AS 16FT WIDE ABANDONED RR R/W RUNNING FROM N LINE OF

PINELLAS COUNTY
ATTN: SPECIAL ACCTS
315 COURT ST
CLEARWATER, FL 33756-5165

12-27-15-00000-430-0100
PT OF SE 1/4 AKA PINELLAS TRAIL BEING 16FT WIDE ABANDONED RR R/W RUNNING FROM N R/W OF PIN

PINELLAS COUNTY
ATTN: SPECIAL ACCTS
315 COURT ST
CLEARWATER, FL 33756-5165

12-27-15-27756-002-0060
FERNALD'S, L.S. BLK 2, LOT 6

PRICE, ALEXA
PRICE, ANTHONY
3051 AUTUMN DR
PALM HARBOR, FL 34683-2104

12-27-15-27756-002-0110
FERNALD'S, L.S. BLK 2, LOTS 11,12 AND 13

FOURKAS, CHRIST A
FOURKAS, DIANNA K
210 ALBION AVE
PARK RIDGE, IL 60068-4912

12-27-15-52218-000-0100
LITTLE GREECE LOTS 10,11 AND 12

TRUIST BANK
C/O SUNTRUST BANK LEASE ADMIN
PO BOX 26665, VA-RIC-8614
RICHMOND, VA 23261-6665

12-27-15-52236-000-0010
LITTLE GREECE RESUB LOTS 1,2,3,1A,2A,3A & LOT 15 OF LITTLE GREECE SUB

TRUIST BANK
C/O SUNTRUST BANK LEASE ADMIN
PO BOX 26665, VA-RIC-8614
RICHMOND, VA 23261-6665

12-27-15-90000-000-0130
TARPON SPRINGS RESUB OF BLK 30 LOTS 13,14 AND 15

LUCKEY, JAMES MILTON JR RES MAR QUAL TRUST
LUCKEY, MARY H TRE
1208 MUIRFIELD CT
TARPON SPRINGS, FL 34688-6307

12-27-15-77778-401-0080
SAFFORD'S, A.P.K. BLK 40A, S 50FT OF LOT 8 LESS W 3FT & W 10FT OF S 50FT OF LOT 7

PAPPAS, LOUIS L
TARAPANI, JOHN K
1648 SEABREEZE DR
TARPON SPRINGS, FL 34689-2028

12-27-15-90000-000-0170
TARPON SPRINGS RESUB OF BLK 30 LOT 17

ZISSIMOPULOS, GUY N
ZISSIMOPULOS, SARA
922 SEMINOLE BLVD
TARPON SPRINGS, FL 34689-2439

13-27-15-06138-000-0020
BEEKMAN'S, VIOLA P. LOTS 2,3 & 4

DUFF, TROY C TRE
DUFF, TERESA L TRE
429 INNESS DR
TARPON SPRINGS, FL 34689-2539

12-27-15-77778-401-0140
SAFFORD'S, A.P.K. BLK 40A, LOTS 14 AND 17

DAMALOS PROPERTIES LLC
DAMALOS, STAMATIS
78 INNESS DR
TARPON SPRINGS, FL 34689-2553

13-27-15-06138-000-0010
BEEKMAN'S, VIOLA P. LOT 1

LONTAKOS, PETER M TRE
LONTAKOS, MARTHA TRE
1451 MERES BLVD
TARPON SPRINGS, FL 34689-2880

13-27-15-06138-000-0110
BEEKMAN'S, VIOLA P. LOT A

LONTAKOS, PETER M TRE
LONTAKOS, MARTHA TRE
1451 MERES BLVD
TARPON SPRINGS, FL 34689-2880

12-27-15-77778-401-0091
SAFFORD'S, A.P.K. BLK 40A, W 3FT OF S 50FT OF LOT 8 & S 50FT OF LOTS 9 THRU 11

BAKER, D REVOCABLE TRUST
BAKER, DONNA TRE
1120 ELMENDORF TRCE
TARPON SPRINGS, FL 34689-2920

12-27-15-89982-029-0107
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 100FT W OF SE COR OF LOT 1 RUN N 150FT W 50FT S 15

TARPON SPRINGS BUILDING COMPANY LLC
SOPHA, DOUGLAS
321 E TARPON AVE
TARPON SPRINGS, FL 34689-4319

12-27-15-77778-402-0010
SAFFORD'S, A.P.K. BLK 40B, LOTS 1 AND 2

MARKS, JOSEPH ANTHONY
MARKS, DIANA C
320 E TARPON AVE
TARPON SPRINGS, FL 34689-4320

12-27-15-27756-001-0060
FERNALD'S, L.S. BLK 1, LOT 6

NAVAS, LISA MARIE
NAVAS, ELAINE MAE
428 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-27756-001-0090
FERNALD'S, L.S. BLK 1, LOT 9 AND W 1/2 OF LOT 8

WOOD, MARK H
WOOD, STEPHANIE
412 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-27756-001-0070
FERNALD'S, L.S. BLK 1, LOT 7 AND E 1/2 OF LOT 8

RUNKLE, JOSHUA A
DEMICCO-RUNKLE, BRANDY M
420 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-89982-029-0100
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG AT NE COR OF LOT 1 RUN S 150 FT W 150FT N 150FT E

SUBIC LIVING TRUST
SUBIC, ROBERT C TRE
334 E ORANGE ST
TARPON SPRINGS, FL 34689-4351

12-27-15-89982-029-0102
TARPON SPRINGS OFFICIAL MAP BLK 29, FROM NE COR OF LOT 1 RUN S 150FT TH W 175FT FOR POB TH

MIHALAKIS, THEODORA
PAPADOPOULOS, NIKOLAS
312 E ORANGE ST UNIT C
TARPON SPRINGS, FL 34689-4374

13-27-15-01692-002-0050
ATHENS SUB BLK 2, LOTS 5,6 & 7

FINLEY FAMILY TRUST
FINLEY, RODEAN TRE
214 E BOYER ST
TARPON SPRINGS, FL 34689-4402

13-27-15-06138-000-0120
BEEKMAN'S, VIOLA P. LOT B & E 1/4 OF LOT 10 & VAC 10FT ALLEY E OF LOT B

O'BRIEN, DAVID J
O'BRIEN, JUDITH M
417 E BOYER ST
TARPON SPRINGS, FL 34689-4405

13-27-15-32508-001-0080
GRAMMER & SMITH OAKHILL BLK 1, LOT 8 & PT OF LOT 7 ALL BEING DESC AS BEG SE COR OF LOT 8 T

MILES, MAGGIE B
MILES, ANDREZJ L
433 E BOYER ST
TARPON SPRINGS, FL 34689-4405

13-27-15-06138-000-0050
BEEKMAN'S, VIOLA P. LOT 5

KARANTONIS, DAWN M
KARANTONIS, GREGORY J
698 BAYCOVE DR
TARPON SPRINGS, FL 34689-7000

13-27-15-25272-000-0170
EDMONDSON'S SUB LOT 17

HUDSON, PATSY EST
312 E BOYER ST
TARPON SPRINGS, FL 34689-4404

12-27-15-77778-401-0071
SAFFORD'S, A.P.K. BLK 40A, FROM A PT 5 FT E OF NW COR OF LOT 11 TH E 74 FT TO POB TH E 51

HISTORICAL PROPERTIES INC
1648 SEABREEZE DR
TARPON SPRINGS, FL 34689-2028

13-27-15-01692-001-0020
ATHENS SUB BLK 1, E 20FT OF LOT 2

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-402-0060
SAFFORD'S, A.P.K. BLK 40B, LOTS 6 AND 7

UNREFINED HOLDINGS LLC
15205 ARBOR HOLLOW DR
ODESSA, FL 33556-3146

13-27-15-25272-000-0100
EDMONDSON'S SUB LOT 10 & W 1/2 OF LOT 11 INCL E 1/2 OF VAC MARYLAND ST

BASS, MARCUS
610 N WALTON AVE
TARPON SPRINGS, FL 34689-4126

12-27-15-89982-039-0001
TARPON SPRINGS OFFICIAL MAP BLK 39, BEG AT SE COR OF TARPON & GROSSE AVE TH E 85FT TH S 18

PREYDE, CYNTHIA L
400 E TARPON AVE
TARPON SPRINGS, FL 34689-4322

12-27-15-27756-001-0040
FERNALD'S, L.S. BLK 1, LOT 4

PATSALIDES, HARRY
70 WILLOWWOOD LN
OLDSMAR, FL 34677-2058

12-27-15-89982-029-0109
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG AT SE COR OF LOT 1 RUN N 150FT W 50FT S 150FT E 50

TARPON SPRINGS BUILDING COMPANY LLC
321 E TARPON AVE
TARPON SPRINGS, FL 34689-4319

12-27-15-90000-000-0180
TARPON SPRINGS RESUB OF BLK 30 LOTS 18 & 19

9200 49TH STREET LLC
861 N HERCULES AVE
CLEARWATER, FL 33765-2025

13-27-15-01692-002-0020
ATHENS SUB BLK 2, LOTS 2,3 AND 4

FINLEY, RODEAN
214 E BOYER ST
TARPON SPRINGS, FL 34689-4402

13-27-15-25272-000-0180
EDMONDSON'S SUB LOT 18

HUDSON, GUS EST
312 E BOYER ST
TARPON SPRINGS, FL 34689-4404

12-27-15-77778-401-0190
SAFFORD'S, A.P.K. BLK 40A, LOTS 19 AND 20

P D L LLC
PO BOX 971
CRYSTAL BEACH, FL 34681

12-27-15-77778-401-0150
SAFFORD'S, A.P.K. BLK 40A, LOTS 15 AND 16

NEPTUNE HOLDINGS CORP
13 SAFFORD AVE
TARPON SPRINGS, FL 34689

12-27-15-77778-401-0040
SAFFORD'S, A.P.K. BLK 40A, W.6FT OF N 60FT OF LOTS 3 & ALL OF LOTS 4 & 5

TARPON T K O LLC
35595 US HIGHWAY 19 N STE 873
PALM HARBOR, FL 34684-1702

13-27-15-01692-001-0010
ATHENS SUB BLK 1, E 26.29FT OF LOT 1

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-402-0200
SAFFORD'S, A.P.K. BLK 40B, LOT 20 & S 15FT OF LOT 19 TOGETHER WITH W 137.5FT OF N 1/2 OF V

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-029-0105
TARPON SPRINGS OFFICIAL MAP THAT PART OF BLK 29, LOT 1 DESC BEG SW COR OF SD LOT 1 TH N'LY

KDA PROPERTIES LLC
11 E TARPON AVE
TARPON SPRINGS, FL 34689-3449

12-27-15-27756-002-0090
FERNALD'S, L.S. BLK 2, LOT 9 AND W 1/2 OF LOT 8

TARPON SPRINGS BUILDING COMPANY LLC
321 E TARPON AVE UNIT 202
TARPON SPRINGS, FL 34689-4319

12-27-15-27756-002-0070
FERNALD'S, L.S. BLK 2, LOT 7 AND E 1/2 OF LOT 8

NAVAS, ELAINE M
435 E LEMON ST
TARPON SPRINGS, FL 34689-4379

13-27-15-01692-001-0021
ATHENS SUB BLK 1, W 65FT OF LOT 2

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-401-0300
SAFFORD'S, A.P.K. BLK 40A, PT OF LOTS 30, 31 & 32 & PT OF VAC ALLEY ADJ TO SD LOTS ALL DES

LYONS, JON E JR
124 S RING AVE
TARPON SPRINGS, FL 34689-4316

12-27-15-77778-401-0010
SAFFORD'S, A.P.K. BLK 40A, S 75FT OF LOTS 1, 2, AND 3

TARPON T K O LLC
35595 US HIGHWAY 19 N STE 873
PALM HARBOR, FL 34684-1702

13-27-15-25272-000-0130
EDMONDSON'S SUB LOTS 13 & 14

DHM INVESTMENT PROPERTIES II LLC
3633 FIDDLERS GREEN LOOP
WESLEY CHAPEL, FL 33544-7300

12-27-15-89982-042-0300
TARPON SPRINGS OFFICIAL MAP BLK 42, LOT 3 LESS R/W FOR BOYER ST TOGETHER WITH LOTS 7 THRU

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

13-27-15-25272-000-0110
EDMONDSON'S SUB LOTS 11 & 12 LESS W 1/2 OF LOT 11

RICKETTS, LEASON
8811 SE 79TH AVENUE RD
OCALA, FL 34472-3034

13-27-15-06138-000-0060
BEEKMAN'S, VIOLA P. LOTS 6 AND 7

LUXO PROPERTY GROUP II LLC
1314 CRIMSON CLOVER LN
WESLEY CHAPEL, FL 33543-6575

12-27-15-27756-002-0100
FERNALD'S, L.S. BLK 2, LOT 10

ACCENTO CRAFT INC
3076 EASTLAND BLVD UNIT 111
CLEARWATER, FL 33761-4146

13-27-15-32508-001-0050
GRAMMER & SMITH OAKHILL BLK 1, LOT 5

GRAY, CLYDE BENTON
PO BOX 166
TARPON SPRINGS, FL 34688-0166

12-27-15-27756-002-0050
FERNALD'S, L.S. BLK 2, LOT 5

COLOSSI, BETTY
2933 GLEN HAVEN DR
PALM HARBOR, FL 34684-3200

12-27-15-27756-002-0030
FERNALD'S, L.S. BLK 2, LOTS 3 & 4

ZUTES PROPERTIES INC
46 W LEMON ST
TARPON SPRINGS, FL 34689-3622

12-27-15-89982-029-0108
TARPON SPRINGS OFFICIAL MAP BLK 29, W 50FT OF E 100FT OF S 150FT OF LOT 1 (MAP S-12-27-15)

SOUTH COAST PREMIER PROPERTIES LLC
14 DORCHESTER GRN
LAGUNA NIGUEL, CA 92677-9375

12-27-15-90000-000-0160
TARPON SPRINGS RESUB OF BLK 30 LOT 16

9200 49TH STREET LLC
861 N HERCULES AVE
CLEARWATER, FL 33765-2025

12-27-15-77778-402-0150
SAFFORD'S, A.P.K. BLK 40B, LOTS 15 & 16 & N 10FT OF LOT 19

SAINT SOMEWHERE FARMHOUSE BREWING LLC
1248 LORI DR
SPRING HILL, FL 34606

12-27-15-89982-042-0302
TARPON SPRINGS OFFICIAL MAP BLK 42, PART OF LOT 3 DESC FROM INTERSEC OF E R/W OF GROSSE AV

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

13-27-15-06138-000-0100
BEEKMAN'S, VIOLA P. E 1/2 OF LOT 9 AND W 3/4 OF LOT 10

THOMPSON, GLORIA J
409 E BOYER ST
TARPON SPRINGS, FL 34689-4405

13-27-15-32508-001-0010
GRAMMER & SMITH OAKHILL BLK 1, LOTS 1 THRU 4

FRUIT BOWL LAND TRUST
6156 KRISTA DR
SPRING HILL, FL 34609-8955

12-27-15-77778-401-0060
SAFFORD'S, A.P.K. BLK 40A, LOT 6 LESS W 5FT OF N 85FT THEREOF

DINA MONSTER INC
1304 RIDGE TOP DR
TARPON SPRINGS, FL 34688-8148

12-27-15-77778-401-0301
SAFFORD'S, A.P.K. BLK 40A, PART OF LOTS 30, 31 & 32 DESC BEG SW COR SD LOT 30 TH N00D08'12

229 E LEMON STREET LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

12-27-15-77778-401-0011
SAFFORD'S, A.P.K. BLK 40A, N 60FT OF LOTS 1, 2 & 3 LESS W .6FT OF N 60FT OF LOT 3

TARPON T K O LLC
35595 US HIGHWAY 19 N STE 873
PALM HARBOR, FL 34684-1702

13-27-15-01692-001-0110
ATHENS SUB BLK 1, LOTS 11 THRU 16 TOGETHER WITH E 1/2 OF VAC 10FT N/S ALLEY W OF LOT 11 &

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-77778-402-0220
SAFFORD'S, A.P.K. BLK 40B, LOTS 22 THRU 26 INCL TOGETHER WITH S 1/2 OF VAC 25FT R/W ADJ ON

KOKOROOS LLC
876 W BAYSHORE DR
TARPON SPRINGS, FL 34689-2448

12-27-15-77778-402-0140
SAFFORD'S, A.P.K. BLK 40B, LOTS 14, 17, 18 & 21 TOGETHER WITH E 137.5FT OF N 1/2 OF VAC 25

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-029-0104
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 100FT S OF NW COR OF LOT 1 RUN E 85FT S 50FT W 85F

MASONIC LODGE 112 TARPON LODGE F & A M
26 N RING AVE
TARPON SPRINGS, FL 34689

13-27-15-25272-000-0010
EDMONDSON'S SUB LOTS 1 AND 2

A S K R ENTERPRISES LLC
338 E LEMON ST
TARPON SPRINGS, FL 34689-4310

12-27-15-27756-001-0050
FERNALD'S, L.S. BLK 1, LOT 5

OPPORTUNITY TARPON INC
1642 SEA BREEZE DR
TARPON SPRINGS, FL 34689-2028

13-27-15-01692-001-0030
ATHENS SUB BLK 1, LOTS 3 THRU 10 TOGETHER WITH W 1/2 OF VAC 10FT N/S ALLEY E OF LOTS 5-10

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-77778-401-0180
SAFFORD'S, A.P.K. BLK 40A, LOTS 18 & 21 & PT OF 25FT VAC ALLEY DESC AS BEG SE COR OF LOT 2

BLODGETT LLC
13838 WALCOTT AVE
ORLANDO, FL 32827-7416

13-27-15-25272-000-0060
EDMONDSON'S SUB W 23.7FT MOL OF LOT 6

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

13-27-15-01692-001-0170
ATHENS SUB BLK 1, LOT 17 TOGETHER WITH EDMONDSON'S SUB LOT 7

Z-BEST CONSTRUCTION & DESIGN INC
922 SEMINOLE BLVD
TARPON SPRINGS, FL 34689-2439

12-27-15-77778-402-0080
SAFFORD'S, A.P.K. BLK 40B, LOTS 8 AND 9

BLACK & WHITE MILL LLC
2807 NORTHCOTE DR
PALM HARBOR, FL 34684-4227

13-27-15-25272-000-0030
EDMONDSON'S SUB LOT 3

STILL STUDIO INC
324 E LEMON ST
TARPON SPRINGS, FL 34689-4310

12-27-15-89982-029-0101
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 150FT W OF NE COR OF LOT 1 RUN S 150FT W 50FT N 15

PRICE EQUITIES LLC
1906 GULF BEACH BLVD
TARPON SPRINGS, FL 34689-2258

12-27-15-89982-029-0106
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 150FT W OF SE COR OF LOT 1 RUN N 150FTTH W 70FT TH

309 E TARPON AVE LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

12-27-15-89982-042-0303
TARPON SPRINGS OFFICIAL MAP BLK 42, PART OF LOT 3 DESC FROM INTERSEC OF E R/W OF GROSSE AV

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-90000-000-0110
TARPON SPRINGS RESUB OF BLK 30 S 50FT OF LOT 12 & S 50FT OF W 1/2 OF LOT 11

MILLER, ARCHIE C JR TRE
925 OAKVIEW RD
TARPON SPRINGS, FL 34689-2609

13-27-15-25272-000-0150
EDMONDSON'S SUB LOTS 15 & 16 & INCL VAC MARYLAND ST BETWEEN SAID LOTS

D H M INVESTMENT PROPERTIES LLC
3633 FIDDLERS GREEN LOOP
WESLEY CHAPEL, FL 33544-7300

12-27-15-77778-401-0280
SAFFORD'S, A.P.K. BLK 40A, LOTS 28 & 29 & S OF 1/2 VAC ALLEY ON N

OPPORTUNITY TARPON INC
1642 SEA BREEZE DR
TARPON SPRINGS, FL 34689-2028

12-27-15-77778-402-0030
SAFFORD'S, A.P.K. BLK 40B, LOTS 3, 4 AND 5

SOUTH COAST PREMIER PROPERTIES LLC
14 DORCHESTER GRN
LAGUNA NIGUEL, CA 92677-9375

12-27-15-89982-029-0110
TARPON SPRINGS OFFICIAL MAP BLK 29, THAT PART OF LOT 1 DESC COM SW COR OF SD LOT 1 TH N 82

18 N RING LLC
18 N RING AVE
TARPON SPRINGS, FL 34689-4304

13-27-15-32508-001-0060
GRAMMER & SMITH OAKHILL BLK 1, LOT 6

R O E C CLUB INC
438 LEMON ST
TARPON SPRINGS, FL 34689-4312

13-27-15-01692-002-0010
ATHENS SUB BLK 2, LOT 1

SHACKELFORD, KHARON EST
302 E BOYER ST
TARPON SPRINGS, FL 34689-4404

12-27-15-77778-401-0090
SAFFORD'S, A.P.K. BLK 40A, BEG AT A PT 5 FT E OF NW COR OF LOT 11 TH E 74 FT TH S 85 FT TH

HISTORICAL PROPERTIES INC
1648 SEABREEZE DR
TARPON SPRINGS, FL 34689-2028

12-27-15-77778-401-0220
SAFFORD'S, A.P.K. BLK 40A, LOTS 22 TO 26 INCL

P D L LLC
PO BOX 971
CRYSTAL BEACH, FL 34681-0971

13-27-15-01692-001-0011
ATHENS SUB BLK 1, W 63.71FT OF LOT 1

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

12-27-15-77778-402-0100
SAFFORD'S, A.P.K. BLK 40B, LOTS 10 & 11

LINDIAKOS, MANUEL N PA
222 E TARPON AVE
TARPON SPRINGS, FL 34689-4318

13-27-15-25272-000-0040
EDMONDSON'S SUB LOTS 4 & 5 & E 24.3 FT OF LOT 6

3303 DDG GRACE LLC
713 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

13-27-15-25272-000-0080
EDMONDSON'S SUB LOTS 8 & 9

BASS, MARCUS
610 N WALTON AVE
TARPON SPRINGS, FL 34689-4126

13-27-15-32508-001-0070
GRAMMER & SMITH OAKHILL BLK 1, W PT OF LOT 7 DESC AS BEG SW COR OF SAID LOT TH N 137.5FT T

JONES, DEBORAH K
429 E BOYER ST
TARPON SPRINGS, FL 34689-4405

12-27-15-27756-001-0010
FERNALD'S, L.S. BLK 1, LOTS 1, 2 AND 3

VINSON, DANIEL B
1334 RIVERSIDE AVE
TARPON SPRINGS, FL 34689-6613

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
NOVEMBER 17, 2025 / DECEMBER 9, 2025 / DECEMBER 16, 2025

STAFF REPORT, November 10, 2025

Application No. / Project Title: 25-28 / Tarpon Springs One, LLC, Rezoning

Ordinance: Draft Ordinance #2025-07

Staff: Patricia L. McNeese, AICP
Planning Supervisor

Applicant / Owner: Tarpon Springs One LLC (Thomas Scannell)

Property Size: 17.49 acres total:
- 13.93 acres of uplands
- 3.56 acres of wetlands

Current Land Use: Employment (E) and Preservation (P)

Current Zoning: Industrial Planned Development (IPD)

Proposed Zoning: Industrial Restricted (IR)
Land Conservation (LC)

Location / Parcel ID: 310, 320 and 340 Anclote Road on the North and East side of Anclote Road; Parcel IDs 01-27-15-89136-000-0631, 01-27-15-879136-000-0630 (Lot 63), and, 01-27-15-89136-000-0620 ("Lot 62")

SUMMARY:
The applicant has requested rezoning of the property from Industrial Planned Development (IPD) district to Industrial Restricted (IR) district to expand the allowable uses on the site. The applicant has proposed placing a restrictive covenant on the property prohibiting some uses allowable in the requested IR district. This is discussed in the review criteria analysis of this report.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends ***denial of Ordinance 2025-07*** amending the Official Zoning Atlas from Industrial Planned Development (IPD) District to Industrial Restricted (IR).

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, wooded
Site Features:	The site consists of wooded uplands and wetlands
Vehicle Access:	The property borders both the east-west and north-south corridors of Anclote Road.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Pinellas County: • R-4 (One, Two and Three-Family Residential District) Tarpon Springs: • R-70 (One and Two Family Residential District)	Pinellas County: • Residential Urban (RU) • Residential Medium (RM) Tarpon Springs: • Residential Urban (RU)
South:	Tarpon Springs: • WDII (Waterfront Marine Industry Development District) • WDI-B (Waterfront Commercial Fishing and Tourism Redevelopment District)	Tarpon Springs: • Industrial (I) • Industrial/Employment – Water Dependent (IE-WD)
East:	Tarpon Springs: • IR (Industrial Restricted)	Tarpon Springs: • Employment (E)
West:	Tarpon Springs: • RM (Residential Multifamily)	Tarpon Springs: • Residential Urban (RU) • Resort Facilities Overlay (RFO)

HISTORICAL ZONING TIMELINE:
The property is currently located in the Employment (E) Future Land Use Map (FLUM) category and the Industrial Planned Development (IPD) zoning district. Staff conducted extensive research into the history of the property (all three parcels listed above) including all City records, property records of the Pinellas County Property Appraiser, and, document records of the Pinellas County Clerk of the Circuit Court and Comptroller. No record of a City-approved, or County-approved planned development has been located.

The following is the known zoning-related history of the subject property:

- 1976 Zoning Map: The subject property was zoned TP (Travel Park) and IR (Industrial Restricted).
- 1981 Zoning Map: The subject property was zoned TP (Travel Park).
- September 5, 1989 Zoning Map: The subject property was zoned Residential Multifamily (RM-15) and Neighborhood Business (NB) as shown in Ordinance 89-17 (adjacent property).
- October 10, 1989: The 1989 Comprehensive Plan was adopted under Ordinance 89-35 with policies that preferred the planned development designation for vacant industrial lands north of the Anclote River.
- May 1, 1990: The 1989 zoning map in place at the time was adopted along with the LDC under Ordinance 90-10.
- September 18, 1990: Adjacent vacant property to the east (*not a part of this application*), located at 240 Anclote Road (Lot #64, Parcel ID #01-27-15-89136-000-0640)was annexed into the City and zoned with an IPD designation under Ordinances 90-37 and 90-38 in accordance with the Comprehensive Plan policies in effect at the time.

ADDITIONAL BACKGROUND INFORMATION:

- The survey shows that the property contains tidal wetlands that are directly connected to the Anclote River via a culvert located under Anclote Road. There is also a wetland area at the north end of the property.
- The property is bordered on two sides by residential developments. Highland Grove Manor to the north was platted in 1957 and is essentially a single roadway (Jeru Blvd) with a mix of single-family and multi-family buildings, the majority of which are not annexed into the City. Tarpon Key Subdivision to the west was platted in 2013, is within the City limits, and is built out with single family homes. The area south of the property is occupied by waterfront uses including boat storage and marinas. To the east of this property is the existing vacant parcel at 240 Anclote Road. It is located in the Industrial Restricted Zoning District.
- The subject property is located in the Coastal High Hazard Area.

ZONING DISTRICT AND FUTURE LAND USE DESIGNATION FEATURES:

	CURRENT ZONING **Industrial Planned Development**	**PROPOSED ZONING** **Industrial Restricted**
Residential Density (dwelling units/acre):	No permanent units; Lodging of 40 du/acre	No permanent units; Lodging of 40 du/acre
Allowable Uses	**LDC Section 78.03 (IPD)**	**LDC Section 25.17 (IR)**
Permitted Uses:	Assembly Halls, Convention Centers; Community Service Uses; Construction Service Establishments; Health Clubs; Light Manufacturing; Office and Research Parks; Warehouses; Wholesale Trade	Construction Material Establishments; Construction Service Establishments ; Light and Heavy Printing Establishments; Light Manufacturing; Light Utility Service; Miniwarehouses; Motor Freight Terminals; Motor Pool Facility; Rental Service Establishments; Research and Development; Vehicle Repair (Minor); Vehicle Sales and Rental Establishments; Warehouses; Wholesale Trade
Conditional Uses:	Commercial Marinas; Communication Towers; Financial Institutions ; Heavy Manufacturing; Hotels/Motels; Miniwarehouses; Tennis or Racquet Club; Yacht Club	Business and Professional Offices; Communication Towers; Community Service Uses; Correctional Institutions; Emergency Service Facilities; Heavy Utility Service; Heliports; Hotels/Motels; Junkyards/Salvage Yards; Retail Sales Establishments; Transportation Terminals;

(continued)

	CURRENT ZONING Industrial Planned Development	PROPOSED ZONING Industrial Restricted
Conditional Uses:		Vehicle Repair (Major); Manufacturing of Recreation Watercraft; Overnight Boarding of Animals; Commercial Recreation Facilities; Schools of General Education
EMPLOYMENT Future Land Use Map Category		
Allowable Uses:	Office; Research/Development, Light/Heavy; Manufacturing, Light/Medium; Wholesale/Distribution; Storage/Warehouse; Marina Facilities	
Allowable Uses Subject to Acreage Thresholds:	3-Acre Maximum: Retail; Personal Services; Lodging 5-Acre Maximum: Commercial/Business Service; Food Crop Production; Transportation/Utility	
Zoning Dimensional Criteria:	**LDC Section 78.03(D)**	**LDC Section 25.17(D)**
Minimum Lot Area	15,000 square feet	5,000 square feet
Minimum Lot Width	150 feet	50 feet
Minimum Lot Depth	n/a	80 feet
Maximum Height	60 feet	40 feet
Minimum Front Yard	20 feet	10 feet
Minimum Side/Street Yard	20 feet	10 feet
Rear Yard	20 feet	25 feet
From Abutting Collector (Anclote Road)	35 feet	n/a
From Adjoining Residential	75 feet	n/a
Floor Area Ratio*	0.50 (IPD), 0.10 (P)	0.50 (IR), 0.10 (P)
Open Space Ratio	0.20	0.15
Impervious Surface Ratio*	0.80 (IPD), 0.20 (P)	0.85 (E/IR), 0.20 (P)

*Employment (E) FLUM category allows floor area ratio of 0.60 and impervious surface ratio of 0.85.

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:
Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code (LDC) provides standards for zoning map amendments. These standards, along with planning staff's analysis are provided below:

1. The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.

Staff Analysis:
Employment Category
The property is located within the Employment (E) Future Land Use Map (FLUM) category. The purpose of the Employment category is to "recognize areas developed with, or appropriate to be developed with, a wide range of primary employment uses, flex space, and for uses that have minimum external impacts" (Future Land Use Categories & Rules Table). Both the IPD and the IR zoning designations are aligned with the overlying Employment FLUM category.

Place-Based Area Map
The Place-Based Area Map of the Comprehensive Plan classifies this area of the City as Transitional which is described as "areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the U.S. 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas. Until such time transitional areas are planned for, requests for Future Land Use Map amendments and zoning changes will be based on current Future Land Use Map and Comprehensive Plan policies" (Policy FLU 2.1.2.e).

2045 Comprehensive Plan Policies: These policies demonstrate support for the preservation of the City's existing industrial designations for job creation, and, for the protection of natural features, including wetlands. The planned development approach supports these policies.

- ***FLU 1.1.7***: Protect the City's remaining industrially designated lands from incremental land use amendments to non-industrial uses.
- ***FLU 1.1.8***: Evaluate the permitted and conditional uses within the City's industrial zoning districts and amend, where necessary, to protect the integrity of the industrial designations and priority use of these areas for primary job creation.
- ***FLU 1.3.1***: Require development proposals to evaluate, protect and preserve wetlands and areas of significant upland habitat.
- ***CON 1.4***: Protect and improve the function of all wetlands and areas of significant upland habitat as defined in the Future Land Use Element.
- ***CON 1.4.1***: Preserve and enhance all remaining wetlands during the development review process. On-site wetland alterations that result in a net gain of wetland habitat may be permitted.
- ***CON 1.4.3***: Require a minimum 25-foot buffer zone adjoining all wetlands in the Land Development Code.
- ***CON 1.4.4***: Revise the Land Development Code acreage thresholds to require all development and redevelopment adjacent to identified wetlands and/or areas of significant upland habitat to assess natural systems/biological/wildlife impacts and evaluate alternatives to eliminate or minimize adverse impacts.

1989 Comprehensive Plan Policies: These policies show the preferred use of the planned development process, especially for lands designated as "transitional" at the time. The subject

property was designated as "Transition Industrial (TLI)" on the 1989 Future Land Use Map and is currently located in the Transitional area on the City's 2045 Place-Based Area Map.

"9J-5.006(3)(c)4.2: Utilize the Planned Development Performance Zoning concept where use and design control is necessary to assure land use compatibility, prevent urban sprawl, promote the infill development of vacant properties, and maximize the efficient cost effective provision of public services and facilities;

Future Land Use Map 'Transition Industrial' (TLI) VII. Year 2000 Future Land Use Map, D. Transitional Land Uses:

1. Transitional areas are designated where an expansion of the adjoining land use is likely to occur.
2. The expansion shall be deemed consistent with the Tarpon Springs Land use Plan after a compatibility review. However, consistency with the Pinellas Countywide Land Use Plan is required prior to the issuance of development permits.
3. Transitional areas shall be re-evaluated as a primary character is established or begins developing.
4. The transition zones shall be designated as following:
   a. Transition Commercial (TGC)
   b. Transition Office (TGO)
   c. Transition Industrial (TLI)
   d. Transition Tourist Oriented Commercial (TTOCC)
5. *Use of the Planned Development Process shall be preferred* (emphasis added).
6. The Transition Industrial (TLI) zone shall require a 75 foot buffer adjoining residential areas and shall not allow the development of heavy industrial uses."

Planned Development Intent – Section 76.00 of the Land Development Code (LDC): The LDC language below reflects 1989 Comprehensive Plan Section "VII. Year 2000 Future Land Use Map, N. General" and was adopted into the LDC to specifically carry out those policies.

"The intent of the ***Planned Development District mechanism*** to carry out the following objectives:

(A) Provide an alternate method of land development not available within the framework of other zoning districts.
(B) To allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features.
(C) To allow the most beneficial use of the site in terms of maintaining compatibility with the adjoining neighborhood.
(D) To preserve significant environmental, topographical, or natural features.
(E) To allow a variety of housing types.
(F) To accommodate a mix of uses.
(G) To offer a high level of recreation and open space amenities.
(H) To ensure the ample provision of open space.
(I) To encourage the orderly concentration of development on vacant parcels of land within the existing developed areas.

(J) To prevent urban sprawl, through the use of infill development and the maximum use of existing public facilities that are currently in place" (emphasis added).

The IPD designation of this property aligns with the above Planned Development intent, especially with objectives A, B, C and D, as follows:

(A): Alternate Method of Land Development: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Year 2000 Comprehensive Plan. The transitional character continues to be recognized in the 2045 Comprehensive Plan. The IPD mechanism provides flexible design criteria intended to facilitate achievement of internal development site layout goals while maintaining compatibility with surrounding development. This property is located on Anclote Road, a Pinellas County Collector roadway. Access points and traffic generation will be potentially challenging aspects of any development along this corridor which is currently operating at Level of Service "C" and will experience increased traffic as properties develop. The Planned Development design flexibility mechanisms can be used to addressing some of those challenges.

(B) Site-Specific Features, and, (D) Preservation of Significant Natural Features: The applicant has provided a surveyed wetland delineation of the property. The 2045 Comprehensive Plan prohibits the alteration of wetlands (Policies FLU 1.3.1 and CON 1.4.1). The location and sensitivity of the wetlands (direct connection to the Anclote River) will affect the layout of development. The IPD mechanism provides flexible design criteria that may assist in a site layout that avoids direct impacts to wetlands. The IPD design criteria also provides for a minimum 50-foot wetland buffer. If the property is rezoned to IR, the required wetland buffer would be reduced to 25 feet (Policy CON 1.4.3). The habitat classification of the uplands on site has not been determined. If it is classified as significant upland habitat per Policy FLU 1.3.2 of the Comprehensive Plan there may be further preservation requirements that will affect the site development layout.

(C) Beneficial Use of Site; Neighborhood Compatibility: The property is in close proximity to residential development on the north and west sides, attesting to the transitional nature recognized by the Comprehensive Plan. The IPD mechanism provides flexible design criteria to achieve site layout features that maintain compatibility with the surrounding development. Beneficial use of the site is provided for under the current IPD designation.

The applicant has stated that the zoning change would "provide certainty to prospective buyers, expand the permitted uses available as-of-right, and better conform with the surrounding uses." However staff contends the following:

- Several of the uses that would be newly allowed under the IR district (i.e., not currently allowed under the IPD) are restricted in size by the Employment Future Land Use Map category, or, may be impractical (i.e., heliport, salvage yard, etc.).

- There are additional mechanisms available for a developer to propose a use, mix of uses, and layout designed to fit market needs. Those mechanisms include development agreements, restrictive covenants and similar instruments that would be easier to implement under a Planned Development project.

- Although, as the applicant points out, there is no known site plan for this property, the Planned Development and IPD standards contained in Article V of the Land Development provide a clear set of standards and a list of permitted (by right) and conditional uses for development of the property. The existing IPD zoning *is the certainty* provided to prospective buyers. Since any approved site plan would have expired by now (see LDC Sections 81.00 and 82.00) a new proposal will be required. LDC Section 84.00(A) states, "Once a Preliminary or Final Development Plan has expired, subsequent proposals shall be processed in the same manner as new submissions." Also, LDC Section 85.00(A) of the Land Development Code states "Once a Preliminary Development Plan has been approved, any *amendment* to the Zoning District shall be processed in accordance with the procedures required for a new submission" (emphasis added). The intent of the code here is that the zoning is preserved and need not be re-adopted. It is only the site plan (development plan) that would be "*processed in the same manner"* as a new application.

IR Comprehensive Plan Consistency Summary

The requested zoning change from Industrial Planned Development (IPD) to Industrial Restricted (IR) is not supported by the Comprehensive Plan, including the Future Land Use Map (FLUM) and the Place-Based Area Map. Since adoption of the 1989 Comprehensive Plan, and continuing to the current 2045 Comprehensive Plan, the City's remaining industrial lands are called out for preservation in the transitional context of this general area north of the Anclote River. The physical and neighborhood features present some challenges for development design that the planned development mechanism is best able to address (See LDC Section 76.00, provided on page 6 of this report). The planned development framework has been identified in the past as the best means of providing for design flexibility to the benefit of the developer and the neighborhood, and, to maximize protection of known environmental features.

Staff concludes that a rezoning from IPD to IR for this property is not sufficiently supported by the 2045 Comprehensive Plan.

2. The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

Staff Analysis: The allowable uses are listed in the table on pages 3-4 of this report. As mentioned in the Comprehensive Plan consistency analysis above, this portion of the City north of the Anclote River is in transition with a developing mix of industrial and residential uses on a patchwork of annexed and unincorporated properties. The City is interested in maintaining the employment base provided by the industrial uses in this area. Several of the uses listed under both the IPD and the IR zoning districts are generally appropriate to the intent of the Employment FLUM category. All development proposals in the City, whether by-right, through the Site Plan process, or through the Planned Development process must be consistent with the City's Comprehensive Plan (see review criteria in LDC Section 210.05 and LDC Section 79.00), and therefore must address compatibility issues. In the IR district, uses allowable by conditional use could address compatibility through project adjustments that are non-dimensional (dimensional adjustments would have to be handled through the variance process). In the IPD district compatibility issues for any proposed project could be addressed via the flexible design criteria

mechanism of the Planned Development framework, including dimensional criteria (see LDC Section 83.00). Therefore, this criterion is met now without the need to rezone the property.

Restrictive Covenant Proposal: The applicant has proposed recording of a restrictive covenant attached to the property to run with the land. The table below (page 8) lists the permitted and conditional uses in the Industrial Restricted (IR) Zoning District. If the Board wishes to approve the IR zoning change with a restrictive covenant on the property, staff recommends restricting (not allowing) the uses indicated on the table below. The restrictive covenant would have to be recorded on the property before the ordinance is adopted

Staff Recommendations for Use Restrictions in the Industrial Restricted (IR) District

Industrial Restricted Allowable Uses	Staff Recommendation for Restrictive Convenant
Rental Service Establishments	Allowed, Subject to 3-acre maximum
Retail Sales Establishments	Allowed, Subject to 3-acre maximum
Commercial Recreation Facilities	Allowed, Subject to 3-acre maximum
Manufacturing of Recreation Watercraft	Allowed
Emergency Service Facilities	Allowed
Emergency Service Facilities	Allowed
Schools of General Education	Allowed
Community Service Uses	Allowed
Light Manufacturing	Allowed
Business and Professional Offices	Allowed
Warehouses	Allowed
Wholesale Trade	Allowed
Communication Towers	Allowed
Miniwarehouses	Allowed
Hotels/Motels	Allowed
Research and Development	Allowed
Vehicle Sales/Rental	Not Allowed
Overnight Boarding of Animals	Not Allowed
Construction Material Establishments	Not Allowed
Light/Heavy Printing Establishments	Not Allowed
Motor Freight Terminals	Not Allowed
Motor Pool Facility	Not Allowed
Vehicle Repair (Major and Minor)	Not Allowed
Correctional Institutions	Not Allowed
Heavy Utility Service	Not Allowed
Heliports and Helistops	Not Allowed
Junkyards/Salvage Yards	Not Allowed
Transportation Terminals	Not Allowed
Construction Service Establishments	Not Allowed
Vehicle Sales and Rental	Not Allowed
Landscape Service Establishments	Not Allowed

3. **The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Staff Analysis: The amendment could lead to greater environmental impacts on site due to the reduced wetland setback requirement that would apply, it may reduce the ability to plan a development layout without the need for separate variances, it may reduce available mechanisms for addressing neighborhood compatibility, and, it may reduce the ability to address transportation access/volume issues along Anclote Road.

4. **The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**

   Staff Analysis: The City has the capacity to serve the property with City facilities including utilities, solid waste, fire/emergency services and law enforcement services without undue fiscal impacts. Compliance with adopted Levels of Service is expected to be achievable under both the IPD and the IR zoning designations.

TECHNICAL REVIEW COMMITTEE:
The Technical Review Committee (TRC) reviewed this project on May 1, 2025 for completeness and conformance to the Land Development Code. The TRC determined that the application was complete and ready for processing. TRC comments are attached.

PUBLIC CORRESPONDENCE:
The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. The notice went to 111 addresses. Notice was advertised in the *Tampa Bay Times* per Chapter 166.041, Florida Statutes and the property was posted. One comment letter in opposition was received.

ATTACHMENTS:
1. Slide Presentation
2. Draft Ordinance 2025-07
3. Application, Applicant's Narrative, Applicant's Letter
4. Deed
5. Property Survey
6. Historical Zoning Maps and Ordinances
7. Technical Review Committee Comments
8. Legal Public Notice
9. Citizen Correspondence

TARPON SPRINGS ONE, LLC
310, 320, AND 340 ANCLOTE ROAD
REZONING
#25-28

Planning & Zoning Board – November 17, 2025

Board of Commissioners – December 9, 2025 and, December 16, 2025

SUMMARY OF REQUEST

- **#25-28 – Ordinance 2025-07** Rezoning
  - Location: 310, 320 and 340 Anclote Road
  - Future Land Use: Employment (E) and Preservation (P)
  - **ZONING**:
    - Current: Industrial Planned Development (IPD)
    - Proposed: Industrial Restricted (IR)
  - 17.49 acres of property (3 parcels)
    - 13.93 acres of wooded uplands
    - 3.56 acres of wetlands
- **Applicant/Owner:** Tarpon Springs One, LLC; Thomas Scanell
- There is no approved IPD site plan on file with the County or City (see staff report for zoning history).

LOCATION & CONTEXT

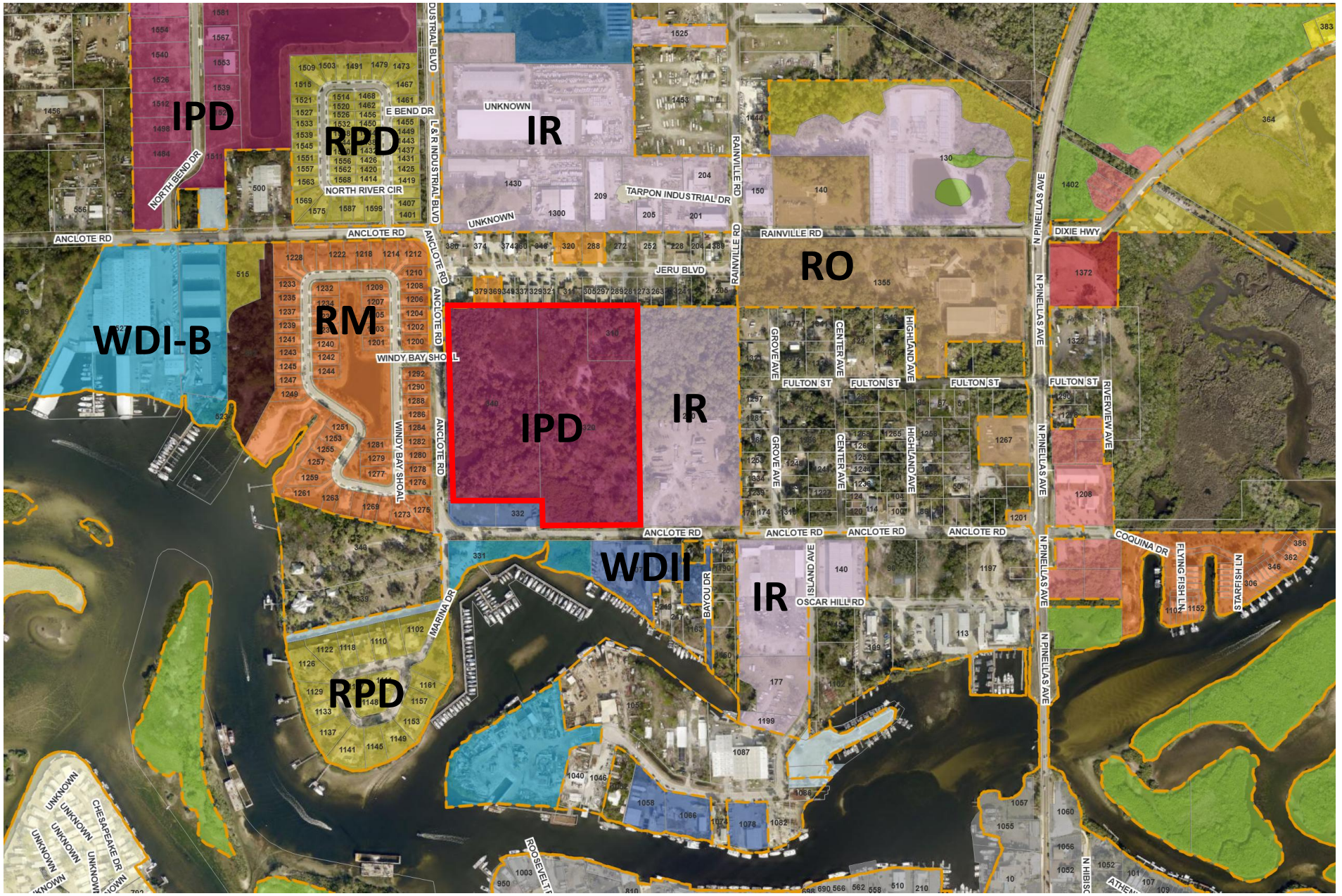
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT – FUTURE LAND USE MAP

Unshaded Areas are in Unincorporated Pinellas County

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

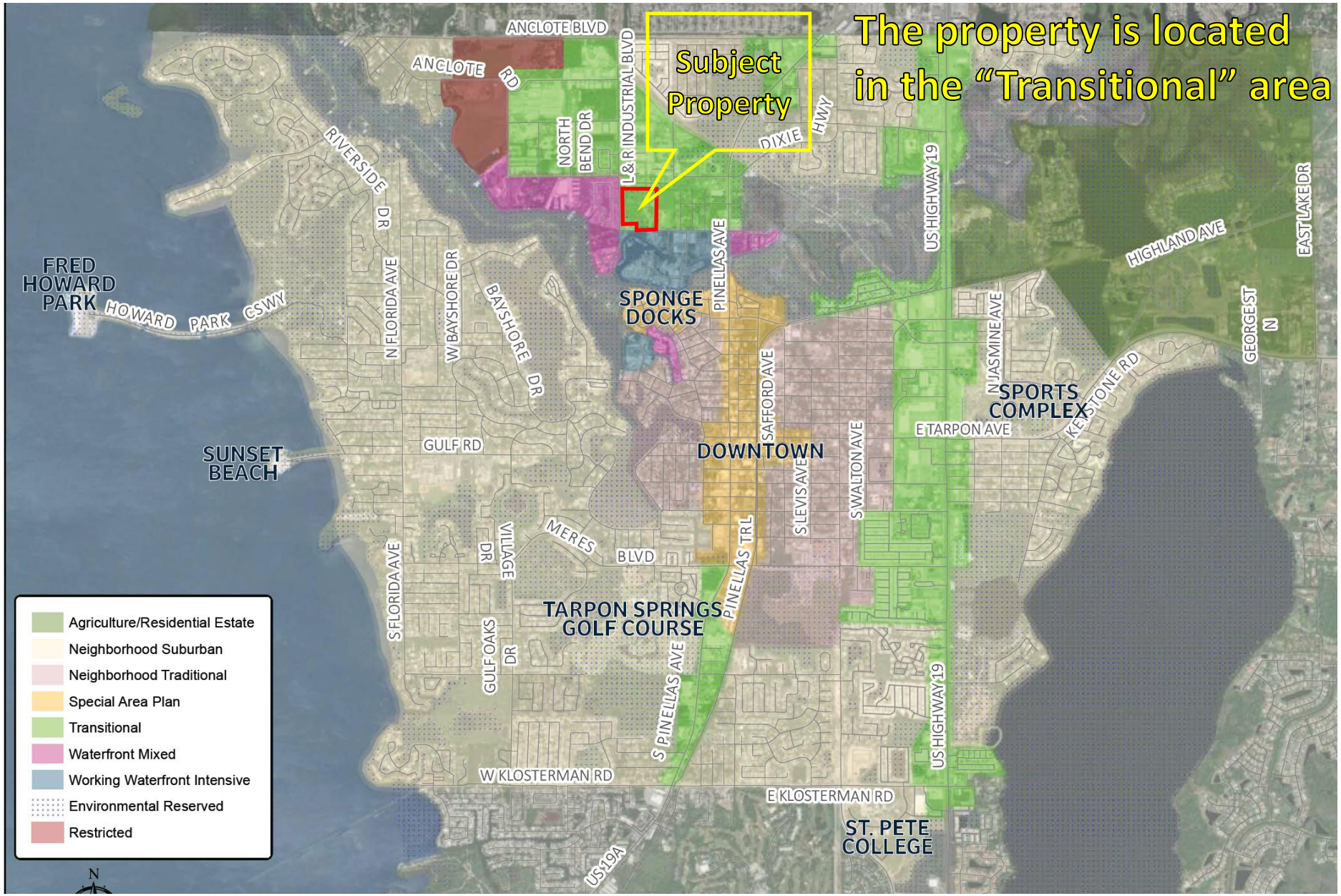
LOCATION & CONTEXT - ZONING



Unshaded Areas are in Unincorporated Pinellas County

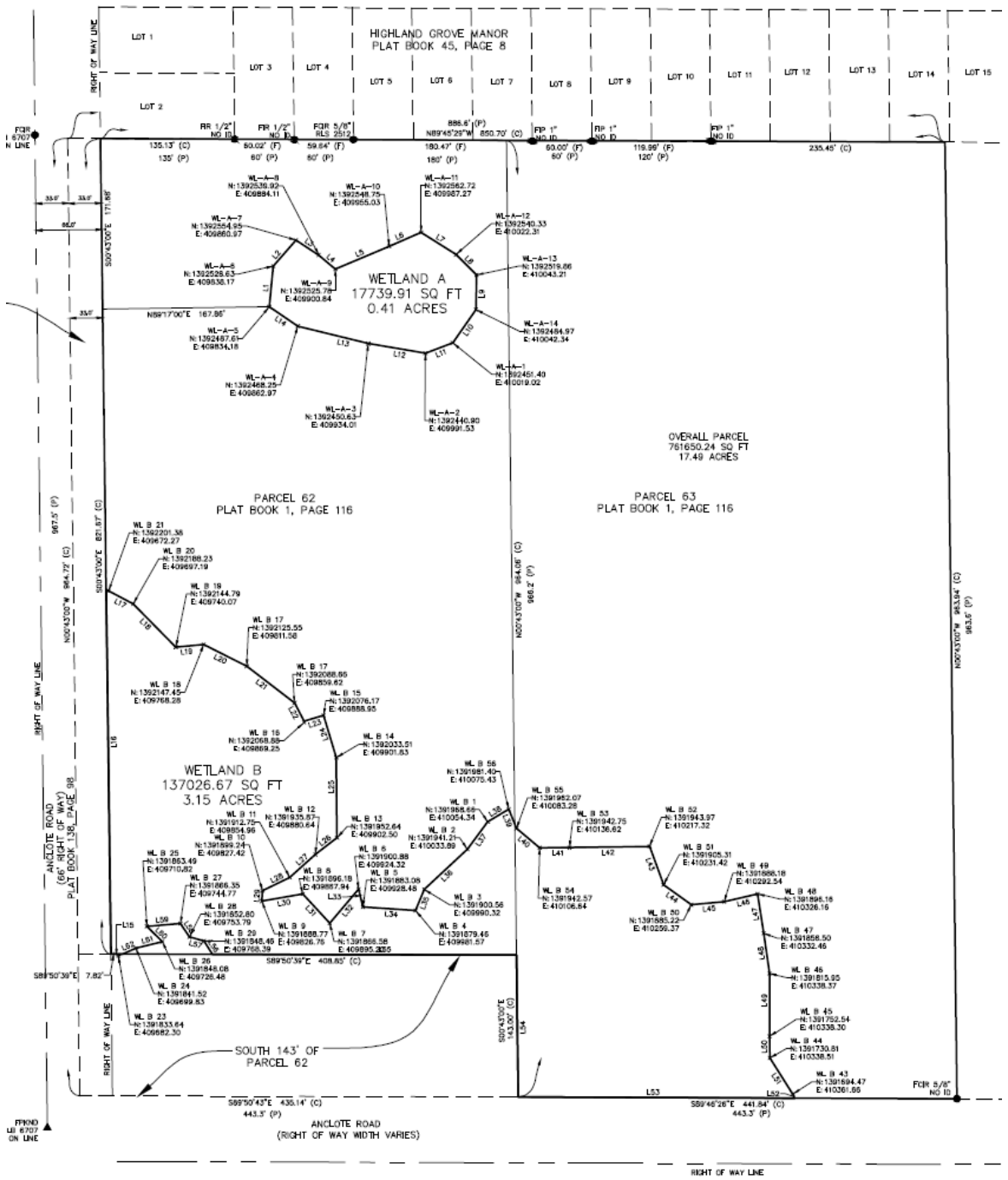
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PLACE-BASED AREA MAP – 2045 COMPREHENSIVE PLAN



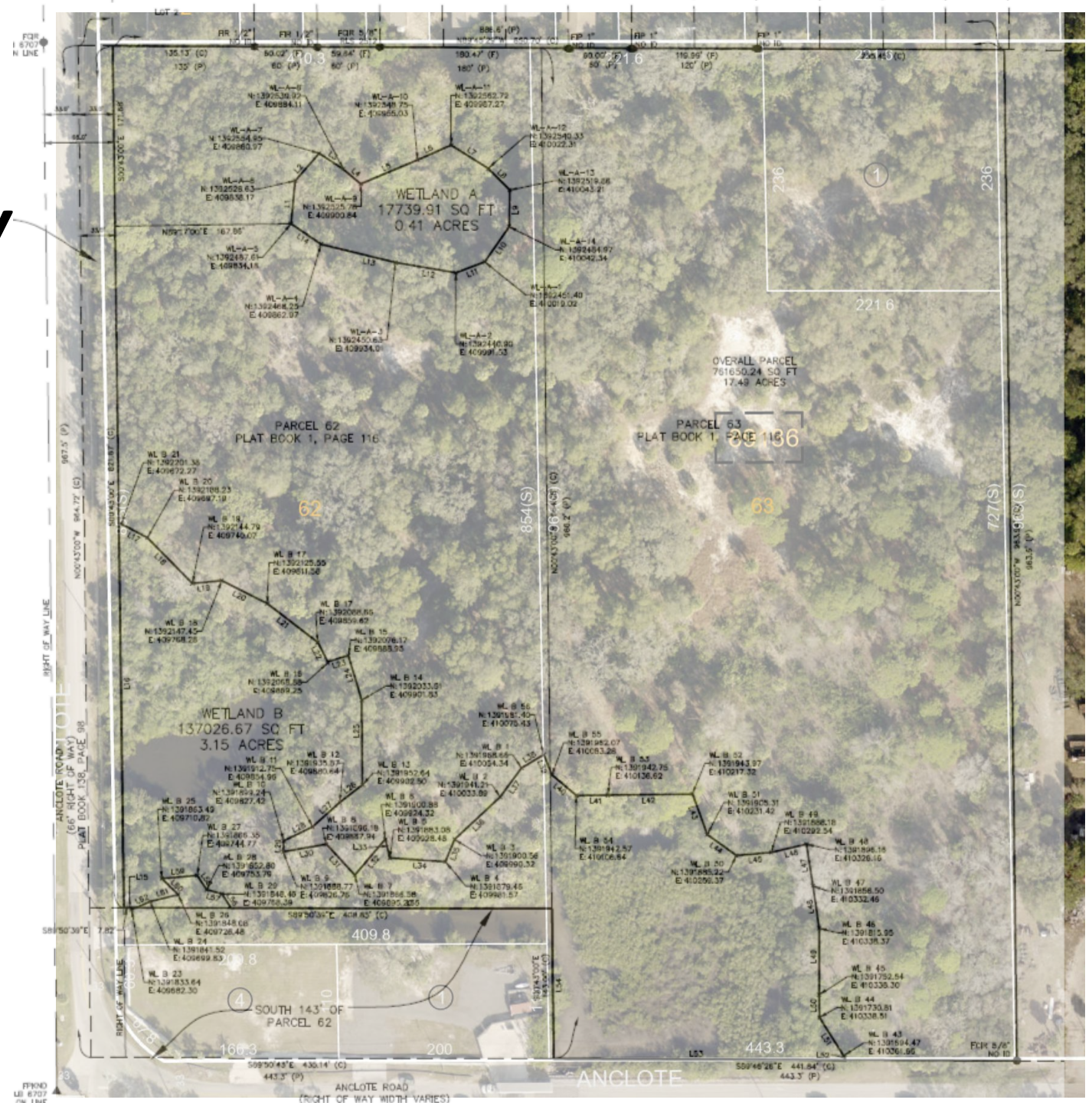
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY OVERLAY

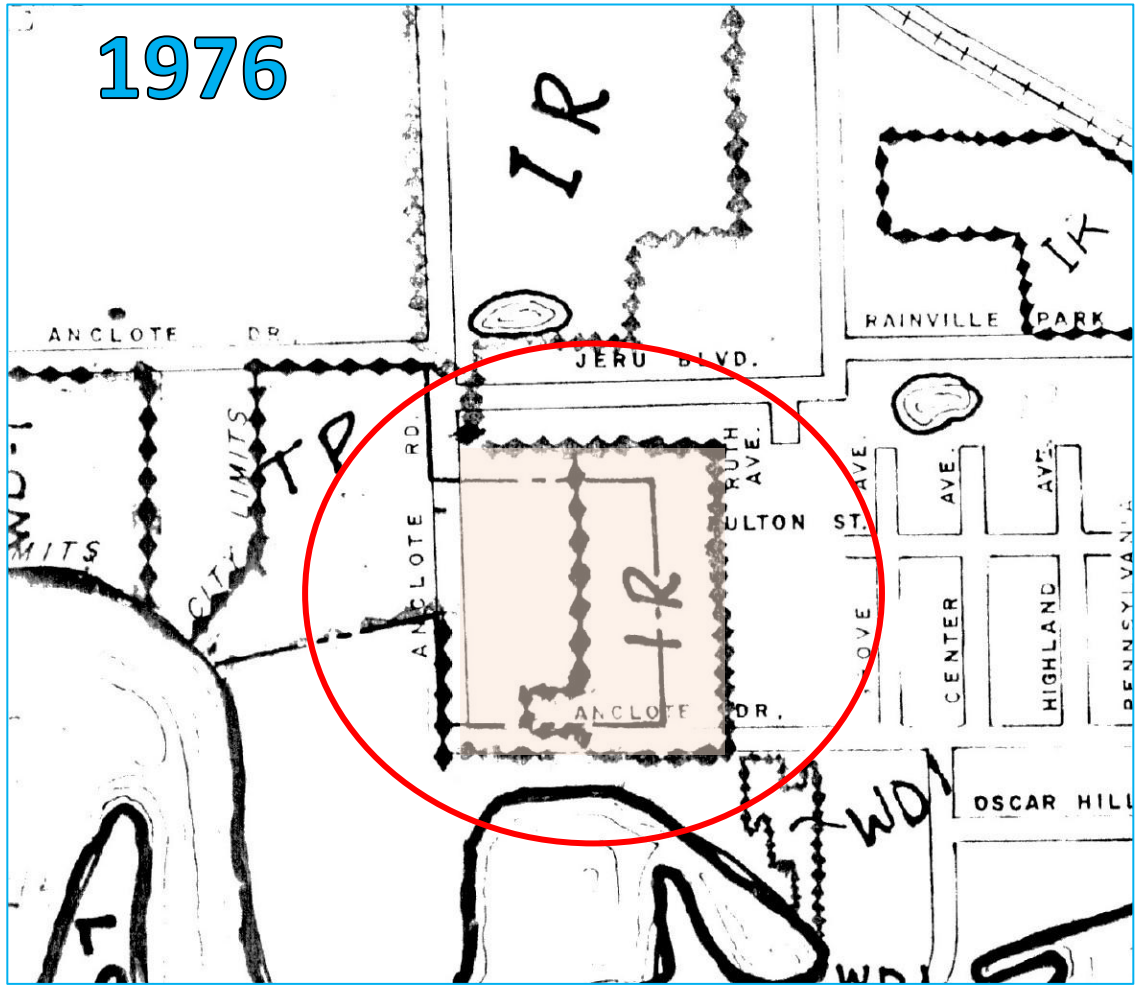


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

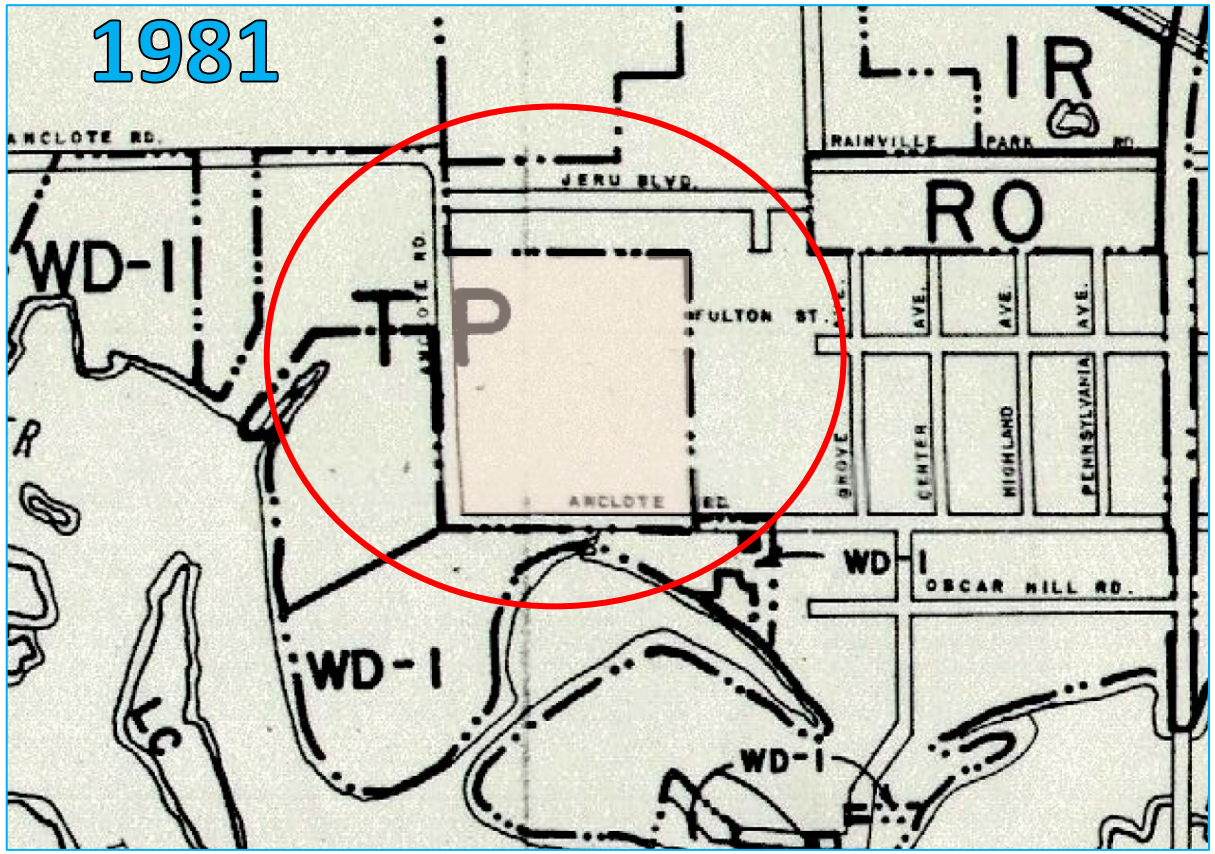
OBLIQUE AERIAL PHOTO
Anclote Road
SITE
Anclote Road

REZONING HISTORY PERSPECTIVE: 1976 AND 1981

Travel Park, Industrial Restricted

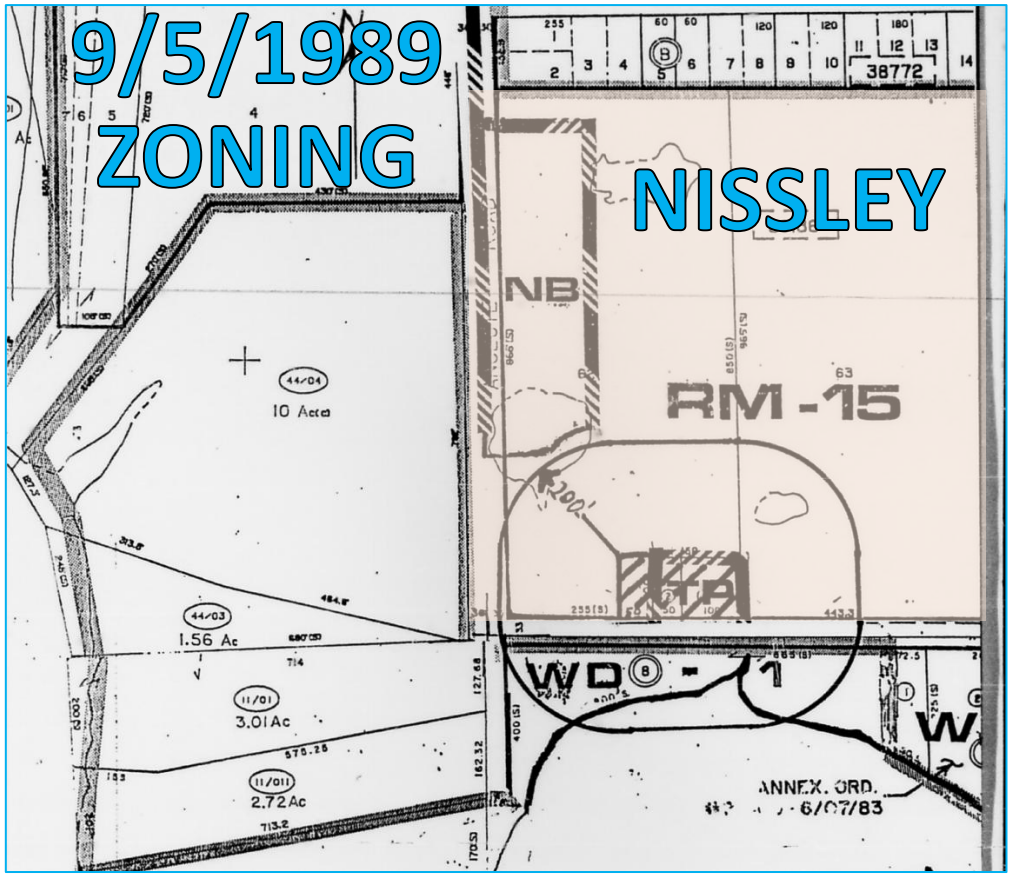


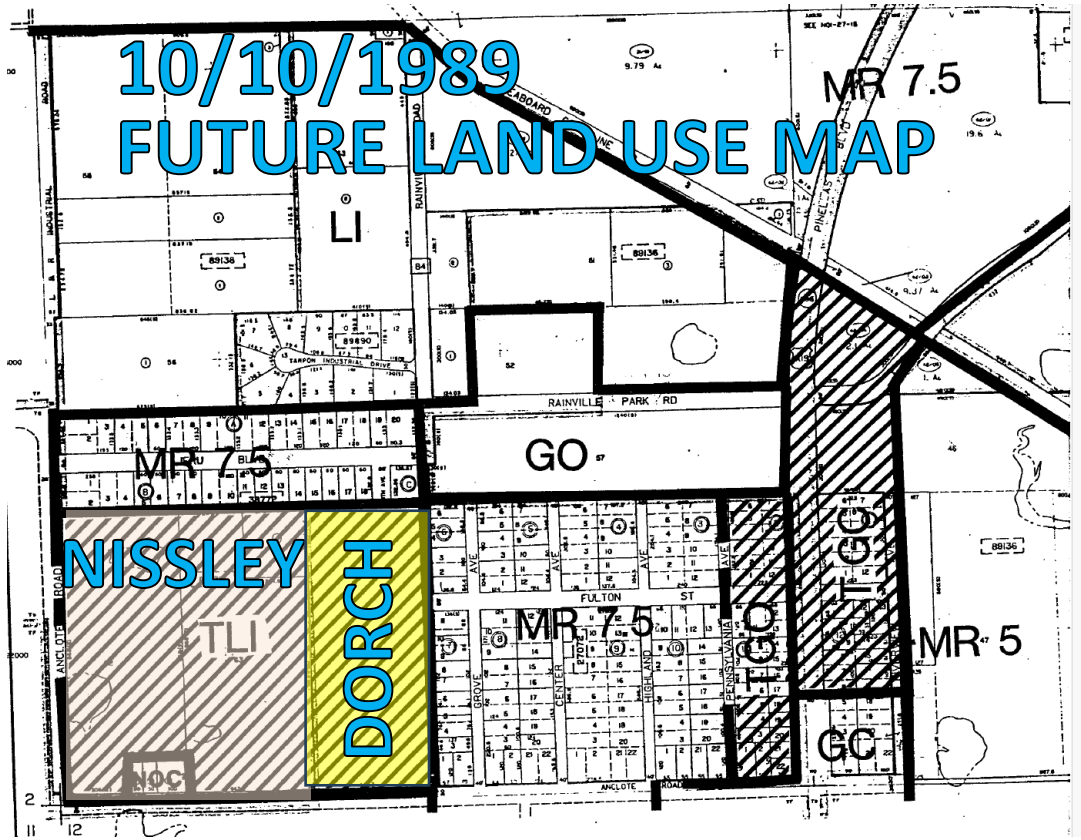
Travel Park



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REZONING HISTORY PERSPECTIVE: 1989-1990



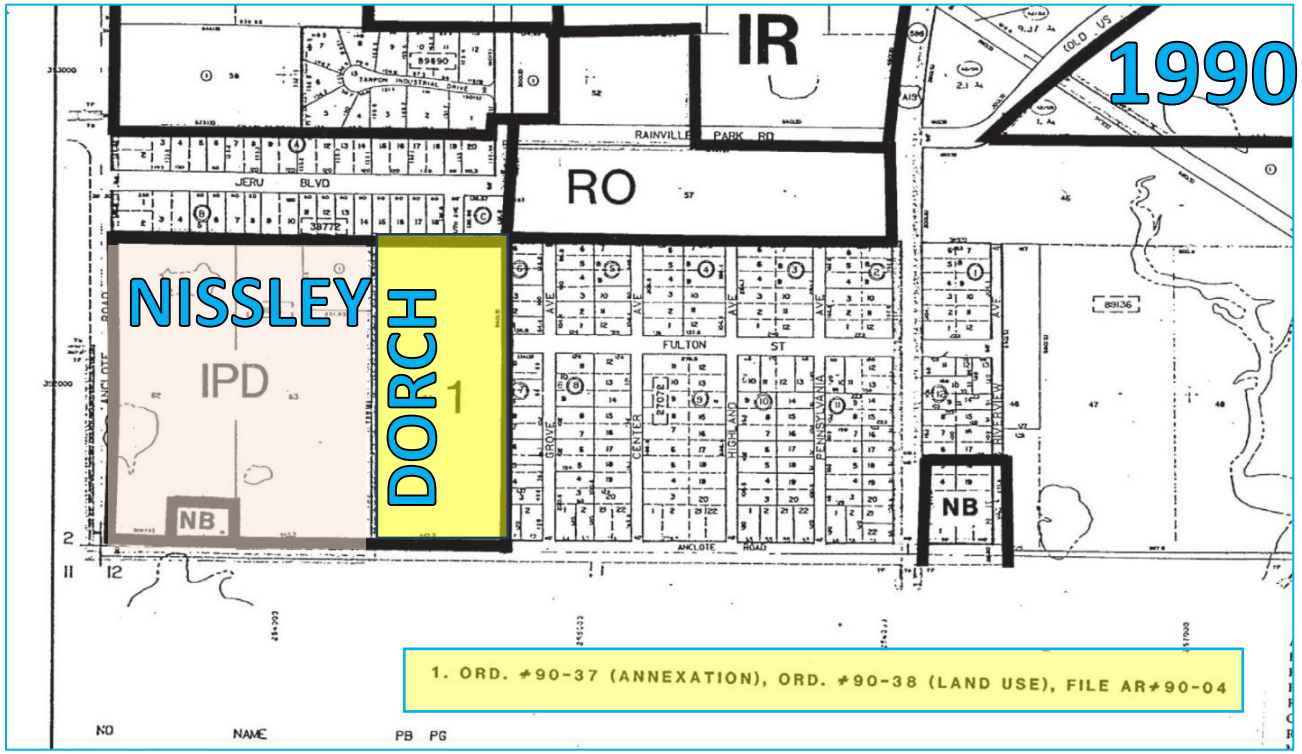


<u>September 5, 1989</u>: Ordinance 89-17: Amending the boat storage yard from Residential Multifamily (RM-15)/Travel Park to Neighborhood Business, shows RM-15 on Nissley property.

<u>October 10, 1989</u>: Ordinance 89-35: Adopting the 1989 Comprehensive Plan and Future Land Use Map with a designation of Transition Industrial (TLI) covering Nissely and Dorch properties (both vacant).

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REZONING HISTORY PERSPECTIVE: 1989-1990



<u>May 1, 1990</u>: Ordinance 90-10: Adopting Land Development Code and zoning map showing IPD on Nissley.

<u>September 18, 1990</u>: Ordinance 90-37: Annexing the Dorch property (Adjacent to Nissley) with IPD Zoning as Vacant Land (consistent with 1989 Comprehensive Plan policies that preferred the **planned development** process for vacant lands north of the river)

COMPREHENSIVE PLAN CONSISTENCY

1989 Comprehensive Plan

- Called for utilization of the Planned Development concept and specifies that it is preferred in the Transition Industrial Future Land Use Map category designation on the property.
- Pursuant to the plan policies, vacant industrial properties (including the subject property and the adjacent property) would have been placed in the IPD zoning district without necessarily having a site plan layout adopted.

2045 Comprehensive Plan

- Calls for continued protection of the City's industrial lands for primary job creation and specifies that wetland and significant habitat be protected and appropriately buffered.
- The flexibility of the planned development process is the best means for ensuring the implementation of these policies.

REVIEW CRITERIA – REZONING

1. **Comprehensive Plan Consistency**
   The proposed IR designation is not consistent with the 2045 Comprehensive Plan. The current IPD zoning is more appropriate to provide site layout flexibility, maximize protection of known features, and provide for neighborhood compatibility.

2. **Appropriate and Compatible Uses**
   While both the IR and IPD zonings generally align with the Employment Future Land Use category, the Planned Development process provides greater flexibility to address compatibility, environmental features and transportation.

3. **Provide for Efficient and Orderly Development**
   Efficient and orderly development would be compromised by a potential for increased environmental impacts and reduced opportunity to address compatibility issues.

4. **Public Facilities Capacity and Levels of Service**
   The City has the capacity and fiscal ability to serve the property. Development under either zoning is expected to be able to demonstrate compliance with Level of Service standards.

ADDITIONAL ITEMS TO NOTE:

1. **1989-1990 Actions and Comprehensive Plan guidance show that the planned development zoning designation was preferred under the Plan and shown on the 1990 map.** Staff concludes that the IPD zoning was consistent with the policy and procedures at the time.

2. **The IPD zoning is in place and does not have to be re-adopted. It provides for protections for wetlands, neighboring residential and the recognized "Transitional" character, that are consistent with the 2045 Comprehensive Plan, while providing the developer with flexibility in design through the waiver process.** A new developer would go through the planned development amendment ***process*** for uses by-right and for conditional uses but Board would have to ***re-adopt*** the IPD zoning. With respect to wetlands, note that regardless of the zoning, wetlands generally cannot be developed. The wetland setback would be 50 feet for the IPD district and 25 feet for the IR district.

4. **It is noted that neighborhood compatibility must be addressed regardless of the development review process used, since any development must be consistent with the Comprehensive Plan.** The planned development process should provide greater flexibility for addressing site layout and compatibility issues.

PRELIMINARY STAFF RECOMMENDATION

#25-28 - ***Denial*** of **Ordinance 2025-07**, Rezoning from Industrial Planned Development District (IPD) to Industrial Restricted (IR) District.

Public Notice Provided – The request was publicly noticed. One comment letter in opposition was received and is included with the agenda packet.

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Official Zoning Atlas designation from Industrial Planned Development (IPD) District to Industrial Restricted (IR) District; and

WHEREAS, the Industrial Restricted (IR) District is consistent with the property's existing Future Land Use Map categories of Employment (E) and Preservation (P), respectively; and

WHEREAS, permitted uses within the Industrial Restricted (IR) District is compatible with the surrounding and existing land uses; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Zoning Atlas amendment Ordinance on November 17, 2025; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.

2. The Board of Commissioners finds that this amendment to the Industrial Restricted (IR) District is appropriate.

Section 2. ZONING ATLAS AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended to Industrial Restricted (IR) for the property described as,

> Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Less and except the South 143 feet of Lot 62,"

Section 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of the Ordinance is determined for any reason to be illegal, invalid, or unconstitutional by a court or regulatory body of competent jurisdiction, then the offending provision shall be deemed severable, shall not affect the validity of the remaining portions hereof, and the remainder shall continue in full force and effect.

Section 4. REPEAL

All other ordinances or resolutions which conflict wholly or in part with the provisions of this ordinance, are hereby repealed effective the date this ordinance becomes effective.

Section 5. EFFECTIVE DATE

This Ordinance shall be effective upon approval in the manner provided by law.

DRAFT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

PLANNING & ZONING APPLICATION

INSTRUCTIONS
Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME	EMAIL	
Tarpon Springs One LLC; Thomas Scannell	tom@bgi-usa.com	
ADDRESS 7401 Stringfellow Road		
CITY St. James City	STATE FL	ZIP 33956
PHONE 561-441-1378		

2. APPLICANT(S) *(if different than owner)*

NAME	EMAIL	
ADDRESS		
CITY	STATE	ZIP
PHONE		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME	EMAIL	
Brian J Aungst	BJA@macfar.com	
ADDRESS 625 Court St Unit 200		
CITY Clearwater	STATE FL	ZIP 33756
PHONE 727-441-8966		

4. APPLICATION TYPE* *(Please select all that apply)*

General Applications

- ☐ Annexation
- ☐ Conditional Use
- ☐ Discussion Item
- ☐ Development Agreement
- ☐ Future Land Use Amendment
- ☐ Sidewalk Cafe
- ☑ Rezoning
- ☐ Site Plan/Subdivision
- ☐ Right-of-Way Vacation
- ☐ Temporary Use (Dates:_____)
- ☐ Final Plat
- ☐ Minor Plat
- ☐ Planned Development:
  - ☐ Concept
  - ☐ Preliminary
  - ☐ Final

Board of Adjustment Applications (BOA)

- ☐ Variance
- ☐ Nonconforming Lot of Record Variance
- ☐ FAR/ISR Adjustment
- ☐ Sidewalk Waiver
- ☐ After-the-Fact Variance
- ☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
- ☐ Designation of Historic Property Form
- ☐ Economic Hardship Exemption Form
- ☐ Petition for Removal Form

** See Page 4 for required Application Addendums.*

5. GENERAL INFORMATION

PROJECT NAME Anclote Rd Industrial
ADDRESS/LOCATION 310,320 & 340 Anclote Rd. Tarpon Springs, FL
TAX PARCEL NUMBER(S) 01-27-15-89136-000-0631; 01-27-15-89136-000-0630; 01-27-15-89136-000-0620
LEGAL DESCRIPTION See Survey
SITE ACREAGE Upland 13.93 Wetland 3.56 Submerged 0 Total 17.49
FLOOD *(check all that apply)* ☑ Zone X ☐ Zone X Shaded ☑ Zone AE ☐ Zone VE ☐ Not in a Flood Zone Base Flood Elevation(s) (BFE): 9,10
COASTAL HIGH HAZARD AREA (CHHA) ☑ Yes, this property is located within the CHHA ☐ No, this property is not located within the CHHA

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		PROPOSED DESIGNATIONS *(if applicable)*	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY
E/P	IPD	E/P	IR

7. SUMMARY/PURPOSE OF REQUEST

Applicant Seeks to rezone the property from Industrial Planned Development to Industrial Restrictive.

8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:
The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

_____ 3-28-2025
(Applicant's Signature) *(Date)*

OWNER'S SIGNATURE*:
I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to b placed and remain on the property until the processing of the request is complete.

_____ 3-28-2025
(Owner's Signature) *(Date)*

**Not required for discussion item applications*

AGENT AUTHORIZATION:
The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Brian J Aungst _____
(Agent Name, Printed) *(Date)*

_____ _____
(Agent's Signature) *(Date)*

STATE OF FLORIDA)
COUNTY OF PINELLAS Lee)

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) Online notarization, this 28 day of March, A.D., 2025 by Thomas Scannell (only), who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Elsie Stearns
Signature: _____
Stamp:

ELSIE G. STEARNS
MY COMMISSION # HH 226927
EXPIRES: June 9, 2026

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

APPLICATION ADDENDUMS CHECKLIST

In addition to providing the completed application, please submit the required addendums as outlined below:

ANNEXATION

☐ General Application Checklist

CONDITIONAL USE

☐ General Application Checklist
☐ Certificate of Concurrency Form
☐ Short Term Rental/Tourist Home Form, if applicable
☐ Alcoholic Beverage Form, if applicable

DISCUSSION ITEM

☐ General Application Checklist

DEVELOPMENT AGREEMENT

☐ Development Agreement Checklist

FUTURE LAND USE AMENDMENT

☐ General Application Checklist
☐ Certificate of Concurrency Form

REZONING

☐ General Application Checklist
☐ Certificate of Concurrency Form

SITE PLAN/SUBDIVISION

☐ General Application Checklist
☐ Site Plan Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

RIGHT-OF-WAY VACATION

☐ General Application Checklist
☐ Letters of No Objection Checklist

FINAL PLAT

☐ Final Plat Application Checklist

MINOR PLAT

☐ General Application Checklist

PLANNED DEVELOPMENT

☐ General Application Checklist
☐ Planned Development Application Checklist
☐ Certificate of Concurrency Form
☐ Public Art Form

BOARD OF ADJUSTMENT (BOA) APPLICATIONS

☐ General Application Checklist
☐ Variance Application Form, if applicable
☐ Nonconforming Lot Application Form, if applicable
☐ FAR/ISR Application Form, if applicable
☐ Sidewalk Waiver Form, if applicable
☐ After-the-Fact Variance Application Form, if applicable
☐ De Minimis Variance Form, if applicable

HERITAGE PRESERVATOPM BOARD (HPB) APPLICATIONS

☐ General Application Checklist
☐ Certificate of Appropriateness Form
☐ Designation of Historic Property Form
☐ Economic Hardship Exemption Form
☐ Petition for Designation Removal Form

SIDEWALK CAFE

☐ General Application Checklist
☐ Sidewalk Café Form, if applicable

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

The following tables provide specific fees for drainage/stormwater and utility reviews for planned development and site plan applications. These fees are in addition to the application fees provided on the previous page.

DRAINAGE/STORMWATER REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	$675.00	No Cost	$350.00
Single-Family *(Detached, Attached, & Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Multi-Family	$600.00/Building	No Cost	$300.00/Building
Commercial	$2,000.00	No Cost	$1,000.00
Industrial	$3,000.00	No Cost	$1,500.00
Planned Development Applications			
Preliminary Plan *(Residential)*			
1 – 50 Lots	$500.00	No Cost	$200.00
Over 50 Lots	$750.00	No Cost	$300.00
Preliminary Plan *(Multi-Family)*	$600.00/Building	No Cost	$200.00/Building
Preliminary Plan *(Commercial)*	$1,000.00	No Cost	$500.00
Preliminary Plan *(Industrial)*	$1,500.00	No Cost	$750.00
Final Plan *(Residential – Single-Family Detached, Attached, Semi-Detached)*			
1 – 50 Lots	$1,500.00	No Cost	$500.00
Over 50 Lots	$1,750.00	No Cost	$600.00
Final Plan *(Multi-Family)*	$600/Building	No Cost	$300/Building
Final Plan *(Commercial)*	$2,000.00	No Cost	$1,000.00
Final Plan *(Industrial)*	$3,000.00	No Cost	$1,500.00
All Other Review Services	100% of Actual Costs		

UTILITY REVIEW FEES

Application Type	Initial Submittal	2nd Submittal	Each Additional Submittal
Site Plan Applications			
Preliminary/Final Planned Development	$250.00	No Cost	$250.00
Site Plan	$250.00	No Cost	$250.00
Downstream Analysis *(as necessary)*	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

PLANNING APPLICATION FEE SCHEDULE

Type of Application	Application Fees	Additional Fees
General Applications		
Annexation	$0	$500.00 Public Notice Fee
Conditional Use	$500.00	$150.00 Public Notice Fee
Discussion Item	$0	-
Development Agreement		
Request to Negotiate	$250.00	-
Development Proposal	$2,500.00	-
Agreement Modification	$1,000.00	-
Agreement Extension	$250.00	-
Future Land Use Amendment	$750.00	$525.00 Public Notice Fee
Rezoning	$750.00	$525.00 Public Notice Fee
Future Land Use Amendment & Rezoning	$1,250.00	$525.00 Public Notice Fee
Site Plan/Subdivision		
0 – 5 Acres	$500.00	See Stormwater/Utility Fee Tables
5.01 – 10 Acres	$750.00	See Stormwater/Utility Fee Tables
10.01 – 15 Acres	$1,000.00	See Stormwater/Utility Fee Tables
15.01 – 20 Acres	$1,500.00	See Stormwater/Utility Fee Tables
20.01 Acres or More	$2,000.00	See Stormwater/Utility Fee Tables
Site Plan Extension	$100.00	-
Right-of-Way Vacation	50% of Appraised Value	-
Temporary Use	$100.00	-
Mobile Food Vendor	$25.00	-
Final Plat	$750.00	Surveyor Review Fee Billed to Applicant
Minor Plat	$250.00	-
Planned Development		
Conceptual Plan	$250.00	-
Preliminary Plan	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Final Plan	$500.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Minor Modifications	$250.00 each	See Stormwater/Utility Fee Tables
Major Modifications	$750.00	$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Time Extension	$100.00	-
Sidewalk Café	$250.00	-
Board of Adjustment Applications		
Variance	$250.00	$150.00 Public Notice Fee
Sidewalk Waiver	$250.00	$150.00 Public Notice Fee
De Minimis Variance	$50.00	$0.77 Per Public Notice Letter (Adjacent Properties)
Appeal of Administrative Decision	$250.00	$150.00 Public Notice Fee
Hertiage Preservation Board Applications		
Certificate of Appropriateness	$50.00	$75.00 Public Notice Fee
Designation	$250.00	$75.00 Public Notice Fee
Economic Hardship	$50.00	$75.00 Public Notice Fee

JUSTIFICATION NARRATIVE
REZONING OF 310, 320 & 340 ANCLOTE ROAD

The owner ("*Owner*") of 310, 320 and 340 Anclote Road (collectively, the "*Property*") is requesting a rezoning of the Property from Industrial Planned Development ("*IPD*") to Industrial Restricted ("*IR*"). The Property was given a zoning designation of IPD upon the adoption of the current zoning map under Ordinance No. 1990-10, but that was an area-wide adoption and City staff has confirmed there is no record of there ever being a site plan which would govern the IPD zoning designation for the Property. For over a decade the Owner has marketed the Property for sale, but the inability to provide prospective purchasers of the Property with a definitive site plan under the IPD zoning has made it extremely difficult to keep buyers interested in the Property.

Approval of this application for rezoning from IPD to IR would not only provide certainty for prospective purchasers, but it would expand the permitted uses available as-of-right on the Property and would better conform with the surrounding uses. For example, the property located directly adjacent to the east, 240 Anclote Road, was similarly zoned IPD in 1990 (Ordinance No. 1990-37) but has since rezoned to IR. The Property also has a history of different uses prior to the 1990 rezoning to IPD and it is the Owner's hope that approval of this rezoning request will generate interest in the Property from buyers who are looking to be a part of the fabric of the historic Tarpon Springs community.

I#: 2006086587 BK: 14976 PG: 9, 03/08/2006 at 02:17 PM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $28000.00 KEN BURKE, CLERK OF COURT PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR13

Prepared by and return to:

Carter & Thomas Law Offices, LLP
1515 N. Federal Highway, Suite
Boca Raton, FL 33432
561-368-7474
File Number: **7843.01**

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 2nd day of **March, 2006** between **Eleanore S. Nissley, a widow, individually, and as Trustee of a testimentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993** whose post office address is **145 Phelps Road, Ridgewood, NJ**, grantor, and **Tarpon Springs One, LLC, a Florida limited liability company** whose post office address is **9771 87th Place South, Boynton Beach, FL 33437**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County**, Florida, to-wit:

Lots 62 and 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, as per plat thereof recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.
Less and except the South 143 feet of Lot 62.

Parcel ID # 01-27-15-89136-000-0620
Parcel ID # 01-27-15-89136-000-0630
Parcel ID # 01-27-15-89136-000-0631

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 145 Phelps Road, Ridgewood, NJ.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Dariusz M. Wroniski

Witness Name: Michele Verost

Eleanore S. Nissley, Individually and as Trustee

State of New Jersey
County of Bergen

The foregoing instrument was acknowledged before me this 2nd day of March, 2006 by Eleanore S. Nissley, a widow, individually, and as Trustee of a testimentary trust created under the Will of Warren W. Nissley, deceased, dated October 30, 1993, who [_] is personally known or [X] has produced a driver's license as identification.

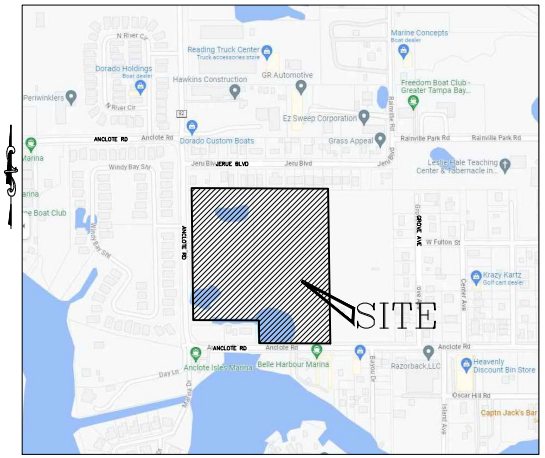
[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

CYNTHIA A HARRSCH
Notary Public
State of New Jersey
My Commission Expires Oct 30, 2007



SITE MAP
NOT TO SCALE

PROPERTY ADDRESS= ANCLOTE RD, TARPON SPRINGS, FLORIDA, 34689
SURVEYED AREA =761650.24 SQ FT SQUARE FEET OR 17.49 ACRES, MORE OR LESS

LEGEND

CMF (CONCRETE MONUMENT FOUND) 4", NUMBER DENOTED			FOUND CHISEL X
CMS (4X4 CONCRETE MONUMENT (FDOT SET)			FOUND DRILL HOLE
5/8" CAPPED IRON ROD LB #7832 SET			BENCH MARK
CMF (CAPPED IRON ROD) SIZE AND NUMBER DENOTED			TRAVERSE POINT
PIF (IRON PIPE) FOUND SIZE AND NUMBER DENOTED			RAILROAD SPIKE FOUND
NAIL & DISK FOUND (NUMBER DENOTED)			EXISTING ELEVATION
NAIL & DISK SET (UNLESS)			

BC	BACK OF CURB	(P)	PLAT DATA
BM	BENCHMARK	P.B.	PLAT BOOK
(C)	CALCULATED DATA	PC	POINT OF CURVATURE
CH.	CHORD BEARING	POT	POINT OF CONTROL POINT
C/L	CENTERLINE	PI	POINT OF INTERSECTION
CONC.	CONCRETE	POB	POINT OF BEGINNING
DELTA		POC	POINT OF COMMENCEMENT
(D)	DEED OR DESCRIPTION	POL	POINT ON LINE
EP	EDGE OF PAVEMENT	PRM	PERMANENT REFERENCE MONUMENT
(F)	FIELD DATA	PT	POINT OF TANGENCY
FL	FLOWLINE	R	RADIUS
L	ARC LENGTH	(R)	RADIAL LINE
(NR)	NON-RADIAL LINE	R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK	O.R.I.	OFFICIAL RECORDS INSTRUMENT
RCP	REINFORCED CONC. PIPE	ELEV.	ELEVATION
PVC	POLYVINYL CHLORIDE		

INTERSTATE		CONCRETE POWER POLE	
STATE ROAD		UTILITY POLE	
US HIGHWAY		OVERHEAD UTILITIES	
SIGN		ANCHOR WIRE	
SIGNS		FLIGHT POLE	
PARKING SPACES			
HANDICAP SPACE			

MONITOR WELL		TELEPHONE PEDESTAL	OUTLET CONTROL STRUCTURE
WATER METER		ELECTRIC RISER	GUARD INLET
WATER SERVICE		ELECTRIC BOX	GRATE INLET
BLOWOFF		TRANSFORMER	STORM MANHOLE
WELL		CABLE PEDESTAL	SANITARY MANHOLE
FIRE HYDRANT		GAS RISER	SEWER SERVICE
GATE VALVE		GAS METER	LIFT STATION
GAS LINE		CABLE RISER	IRRIGATION SERVICE
CABLE LINE			IRRIGATION VALVE BOX
			BACK FLOW PREVENTOR
			CLEANOUT
			AIR RELIEVE VALVE

DESCRIPTION:

LOTS 62 AND 63, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
LESS AND EXCEPT THE SOUTH 143 FEET OF LOT 62.

SURVEYORS NOTE:

1. THERE APPEARS TO BE A 33' RIGHT OF WAY DEDICATION AS SHOWN ON TARPON KEY, PLAT BOOK 138, PAGE 98. THE PLAT REFERENCES A "33' R/W PER (PROPERTY APPRAISERS) MAP FORMAL R/W DEDICATION NOT PROVIDED". A FORMAL RIGHT OF WAY DEDICATION WAS NOT PROVIDED TO OR PURSUED BY THE SURVEYOR FOR THE PURPOSES OF THIS SURVEY.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF S.00°43'00"E. BEING THE EAST RIGHT OF WAY LINE OF ANCLOTE ROAD. (ASSUMED).

2. THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.

3. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.

4. RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "AE" & "X", AS PER F.I.R.M. PANEL NO. 12103C0017 H DATED 08/24/20201, (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)

6. UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

7. ELEVATIONS IF SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

8. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT, COMMITMENT NUMBER 10912291, DATED DATED 03/06/2023 AND LAST REVISED 03/15/2023. NO OTHER INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.

9. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.

10. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.

11. BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED. BUILDING SETBACK INFORMATION REQUIRED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED OR VERIFIED BY THIS OFFICE.

12. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THIS SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.

CERTIFIED TO:
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT

SPECIFIC PURPOSE SURVEY

OF PARCEL LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

#	REVISION	DATE	BY
1	REVISED WETLANDS	07/06/2023	DC

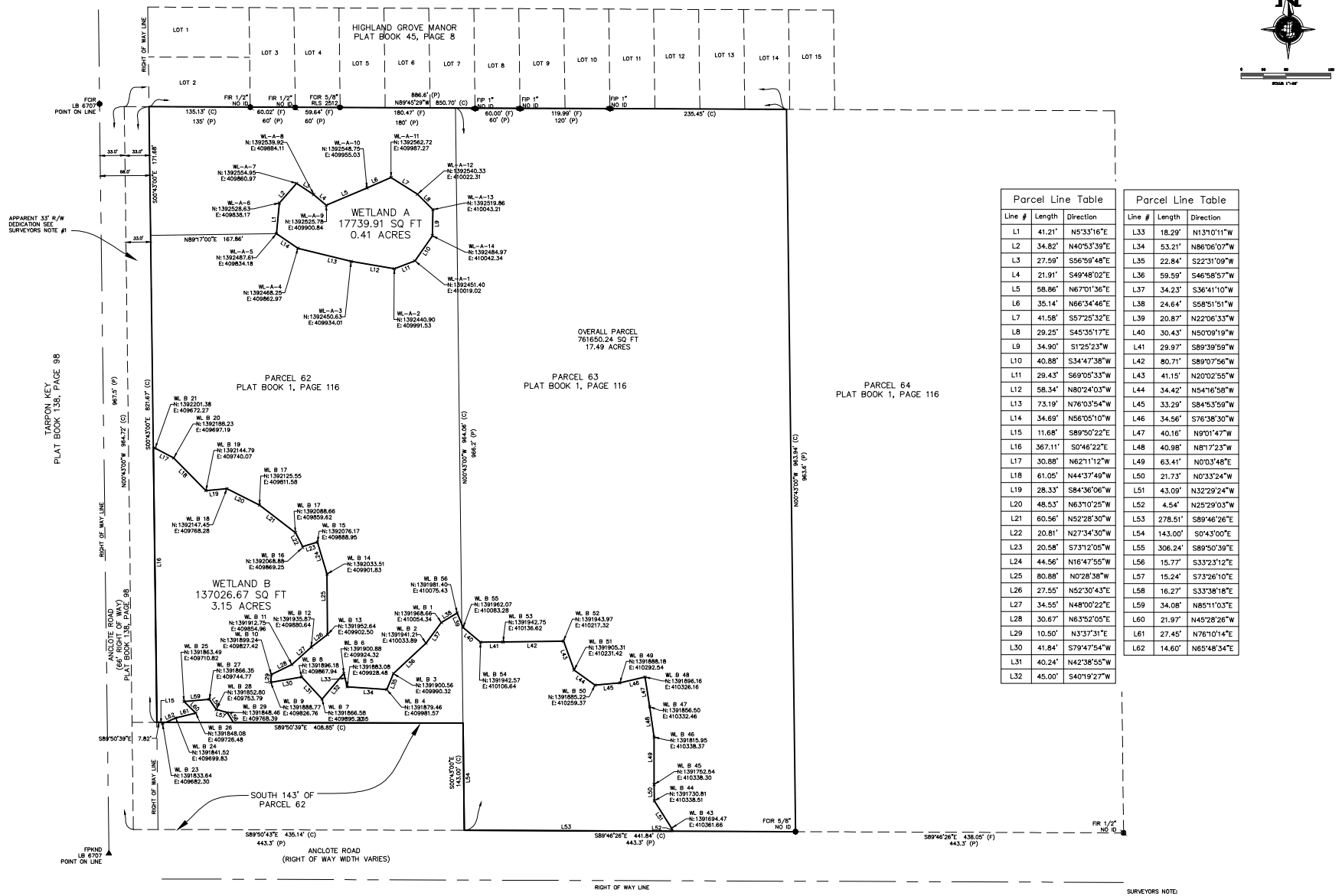
ATWELL
CERTIFICATE OF AUTHORIZATION LB 0007932
3803 TAMPA ROAD, SUITE 805, OLDSMAR, FLORIDA 34677
(813) 514-1788 WWW.ATWELL-GROUP.COM

Scale: 1"= NONE | Drawn by: AG | FB/PG: NONE | JOB: 23001469 | DATE: 04/28/2023

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THIS SURVEY PREPARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.

DALTON R. CROSS, P.S.M. DATE OF SURVEY 04/28/2023
FLORIDA CERTIFICATE NO. 7329

SHEET# 1 OF 2



Parcel Line Table		
Line #	Length	Direction
L1	41.21'	N5°33'16"E
L2	34.82'	N40°53'39"E
L3	27.59'	S56°59'48"E
L4	21.91'	S49°48'02"E
L5	58.86'	N67°01'36"E
L6	35.14'	N66°34'46"E
L7	41.58'	S57°25'32"E
L8	29.25'	S45°35'17"E
L9	34.90'	S1°25'23"W
L10	40.88'	S34°47'38"W
L11	29.43'	S69°05'33"W
L12	58.34'	N80°24'03"W
L13	73.19'	N76°03'54"W
L14	34.69'	N56°05'10"W
L15	11.68'	S89°50'22"E
L16	367.11'	S0°46'22"E
L17	30.88'	N62°11'12"W
L18	61.05'	N44°37'49"W
L19	28.33'	S84°36'06"W
L20	48.53'	N63°10'25"W
L21	60.56'	N52°28'30"W
L22	20.81'	N27°34'30"W
L23	20.58'	S73°12'05"W
L24	44.56'	N16°47'55"W
L25	80.88'	N0°28'38"W
L26	27.55'	N52°30'43"E
L27	34.55'	N48°00'22"E
L28	30.67'	N63°52'05"E
L29	10.50'	N3°37'31"E
L30	41.84'	S79°47'54"W
L31	40.24'	N42°38'55"W
L32	45.00'	S40°19'27"W

Parcel Line Table		
Line #	Length	Direction
L33	18.29'	N13°10'11"W
L34	53.21'	N86°06'07"W
L35	22.84'	S22°31'09"W
L36	59.59'	S46°58'57"W
L37	34.23'	S36°41'10"W
L38	24.64'	S58°51'51"W
L39	20.87'	N22°06'33"W
L40	30.43'	N50°09'19"W
L41	29.97'	S89°39'59"W
L42	80.71'	S89°07'56"W
L43	41.15'	N20°02'55"W
L44	34.42'	N54°16'58"W
L45	33.29'	S84°53'59"W
L46	34.56'	S76°38'30"W
L47	40.16'	N9°01'47"W
L48	40.98'	N8°17'23"W
L49	63.41'	N0°03'48"E
L50	21.73'	N0°33'24"W
L51	43.09'	N32°29'24"W
L52	4.54'	N25°29'03"W
L53	278.51'	S89°46'26"E
L54	143.00'	S0°43'00"E
L55	306.24'	S89°50'39"E
L56	15.77'	S33°23'12"E
L57	15.24'	S73°26'10"E
L58	16.27'	S33°38'18"E
L59	34.08'	N85°11'03"E
L60	21.97'	N45°28'26"W
L61	27.45'	N76°10'14"E
L62	14.60'	N65°48'34"E

SURVEYORS NOTES:

1. THERE APPEARS TO BE A 33' RIGHT OF WAY DEDICATION AS SHOWN ON TARPON KEY, PLAT BOOK 138, PAGE 98. THE PLAT REFERENCES A "33' R/W PER (PROPERTY APPRAISERS) MAP FORMAL R/W DEDICATION NOT PROVIDED". A FORMAL RIGHT OF WAY DEDICATION WAS NOT PROVIDED TO OR PURSUED BY THE SURVEYOR FOR THE PURPOSES OF THIS SURVEY.

CERTIFIED TO:
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT

SPECIFIC PURPOSE SURVEY

OF PARCEL LYING IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

#	REVISION	DATE	BY
1	REVISED WETLANDS	07/07/2023	DC

ATWELL
FIRM-AAD WYNNEWOOD
CERTIFICATE OF AUTHORIZATION #30823
5815 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
941.744.4040 (941.739.4040 FAX)

Scale: 1"= 60' | drawn by: DC/AG | FB/PG: NONE | JOB: 23001469 | DATE: 04/28/2023

SHEET# 2 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.

DALTON R. CROSS, P.S.M.#7329
FLORIDA CERTIFICATE NO. 7329

DATE OF SURVEY 04/28/2023

Prepared by and Return to:
Brian J. Aungst, Jr., Esq.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, TARPON SPRINGS ONE LLC, a Florida limited liability company ("*Owner*"), being the owner of the real property located at 310, 320, and 340 Anclote Road, Tarpon Springs, Florida 34689 and more particularly described in Exhibit "A" attached hereto and incorporated herein (referred to herein as the "*Property*"), makes the following Declaration of Restrictions encumbering said Property, specifying that this Declaration shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deraigning title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the Property:

1. Use Restrictions. At no time now or in the future shall the Property be used as:

   a. Light and Heavy Printing Establishment;
   b. Motor Freight Terminals;
   c. Motor Pool Facility;
   d. Correctional Institution;
   e. Heavy Utility Service;
   f. Heliports and/or Helistops;
   g. Junkyards and/or Salvage Yards;

[*Rest of Page Intentionally Left Blank*]

[*Signature Page to Follow*]

IN WITNESS WHEREOF, we have set our hands and seals this ____ day of _____, 2025.

Signed, sealed and delivered in the presence of:

_____
Witness #1 Signature

_____
Witness #1 Printed Name

TARPON SPRINGS ONE LLC, a Florida limited liability company

_____
Witness #2 Signature

_____
Witness #2 Printed Name

By: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025 by _____ as _____ of TARPON SPRINGS ONE LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

SEAL

_____
Notary Public

_____
Printed Notary Name

My Commission Expires:

Exhibit A
Legal Description of Property

REVISED OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.

PROPOSED ZONING MAP

A-R	Agricultural-Residential	N-B	Neighborhood Business
R-100	Single Family Residential	H-B	Highway Business
R-70	Single Family Residential	G-B	General Business
R-M	Residential-Multi-Family	T F	Tourist Facility
R-O	Residential-Office	I-R	Industrial-Restricted
R-R	Residential-Resort	L-C	Land Conservation

ZONING ORDINANCE NO. 329 IS HEREBY REVISED BY ACTION OF THE BOARD OF CITY COMMISSIONERS WITH THE ADOPTION OF THE COMPREHENSIVE PLAN BY ORDINANCE NO. 643 AND CODE OF ORDINANCE, SECTION 22-25, DATED DECEMBER 15, 1970.

SCALE IN FEET 1" = 800'

Joe McCreary Copy. R-M; R-70; R-100; R-R;

74053243 4161 PG 1070

ORDINANCE 243

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING TO THE CITY OF TARPON SPRINGS, FLORIDA, THE PROPERTY HEREINAFTER DESCRIBED ACCORDING TO THE PROVISIONS OF SECTION 171.16, FLORIDA STATUTES, 1972, LOT 63, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1-27-15, TOGETHER WITH ALL ABUTTING STREETS AND ROADS, WITH C-1, COMMERCIAL RETAIL DISTRICT ZONING TO INCLUDE WAREHOUSES AND OFFICES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA.

Section 1. The City of Tarpon Springs, Florida, having been presented a proper petition for annexation by the owners of the real property hereinafter described in an unincorporated area of Pinellas County, Florida, which is contiguous to the City of Tarpon Springs, Florida, and after the holding of a public hearing on the matter including the zoning thereof after required legal notice as to zoning, said property being situated in Pinellas County, Florida, and described as: Lot 63, Tampa and Tarpon Springs Land Company Subdivision, Section 1-27-15, together with all abutting streets and roads, with C-1, Commercial Retail District Zoning to include warehouses and offices.

APR 18 5 28 PM '74

RECORDED IN PINELLAS CO. FLA.
CLERK CIRCUIT COURT

that the Board of Commissioners of the City of Tarpon Springs, Florida, has determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, that the city of Tarpon Springs, Florida, acting by and through its Board of Commissioners and in conformity with Section 171.16, Florida Statutes 1972, hereby annexes the above described property and redefines the boundary lines of the City of Tarpon Springs, Florida, to include said real property, and all-abutting and connecting streets and roads, with C-1, Commercial Retail District zoning to include warehouses and offices.

~~zoning~~

Return: City of Tarpon Springs
P.O. Box 1175
Tarpon Springs, Fla. 33589

Section 2. This ordinance shall be published in its entirety once a week for four (4) consecutive weeks in the Tarpon Springs Leader, and a copy filed with the clerk of the Circuit Court of Pinellas County and with the department of state.

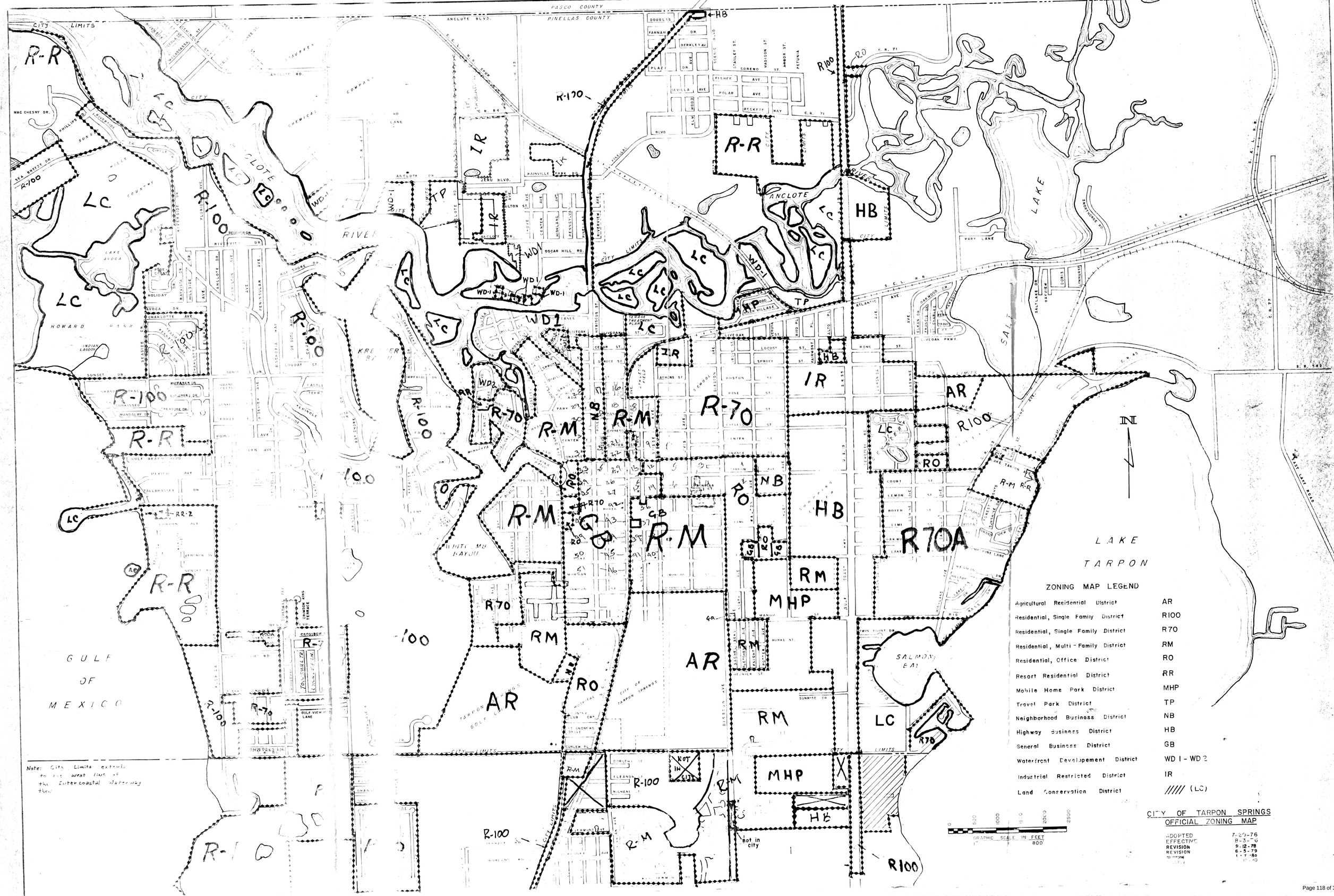
PASSED AND ADOPTED in Regular session this 16th day of April, 1974

Mayor-Commissioner

ATTEST:

City Clerk and Collector

Commissioners



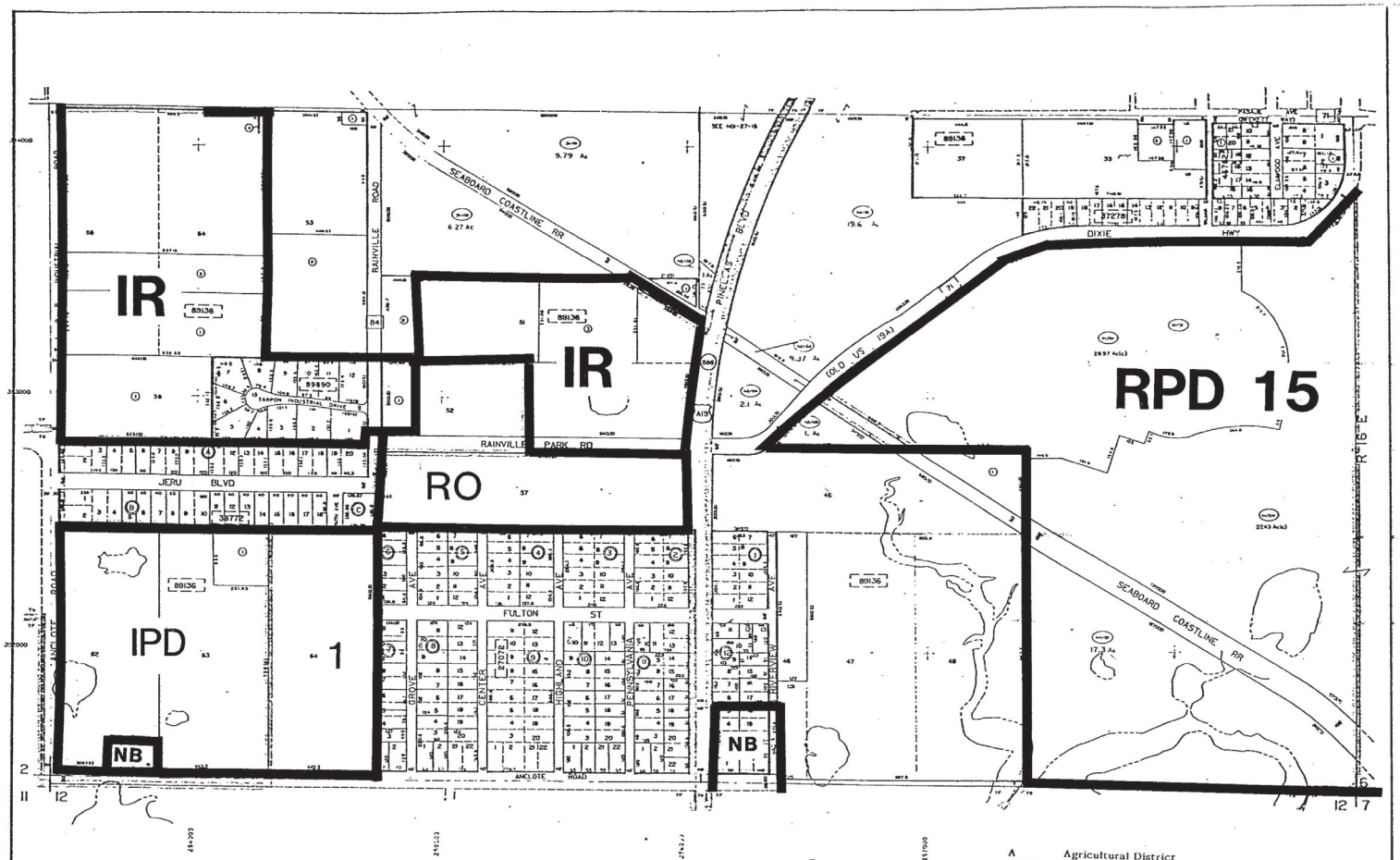
ZONING MAP LEGEND

Agricultural Residential District	AR
Residential, Single Family District	R100
Residential, Single Family District	R70
Residential, Multi-Family District	RM
Residential, Office District	RO
Resort Residential District	RR
Mobile Home Park District	MHP
Travel Park District	TP
Neighborhood Business District	NB
Highway Business District	HB
General Business District	GB
Waterfront Development District	WD 1 - WD 2
Industrial Restricted District	IR
Land Conservation District	///// (LC)

GRAPHIC SCALE IN FEET
0 500 1000 1500 2000 2500
800

CITY OF TARPON SPRINGS
OFFICIAL ZONING MAP

ADOPTED	7-20-76
EFFECTIVE	8-3-76
REVISION	9-12-78
REVISION	6-5-79
REVISION	1-7-80
REVISION	12-80



1. ORD. #90-37 (ANNEXATION), ORD. #90-38 (LAND USE), FILE AR#90-04

NO	NAME	PB PG
27072	FAIRVIEW *BLOCKS 1 TO 10. TARPON SPRINGS	09/018
37278	HARSHAW HEIGHTS	19/049
38772	HIGHLAND GROVE MANOR	45/008
46782	KING'S ADD TO ALTA VISTA	16/045
89136	TAMPA & TARPON SPRINGS LAND CO	HI/116
	INDEX UPDATE	
89890	TARPON INDUSTRIAL CENTER	93/065

A	Agricultural District
R-100	Single Family Residential District
R-100A	Single Family Residential District
R-70A	Single Family Residential District
R-70	One and Two Family Residential District
CRM	Conditional Residential Mix District
RM	Residential Multifamily District
MHP	Mobile Home Park District
TP	Trailer Park District
RO	Residential Office District
NB	Neighborhood Business District
HB	Highway Business District
CS	Commercial Service District
GB	General Business District
IB	Intensive Business District
WDI	Waterfront Development District
WDI-A	Waterfront Commercial Fishing Development District
WDII	Waterfront and Marine Industry Development District
IR	Industrial Restricted District
IH	Industrial Heavy District
RPD	Residential Planned Development District
CPD	Commercial Planned Development District
IPD	Industrial Planned Development District
LC	Land Conservation District

PROPERTY OWNERSHIP MAP

PINELLAS COUNTY

RONALD J. SCHULTZ
PROPERTY APPRAISER

SCALE 1"=200 FT

DATE OF MAP: 10/17/79

COUNTY LOCATOR

SHEET MATCH

N02-27-15	N01-27-15	N06-27-16
S02-27-15	S01-27-15	S06-27-16
N11-27-15	N12-27-15	N07-27-16

LEGEND

COUNTY LINE — AREA (FROM DEED) 10.5 Ac
CITY LIMIT LINE — AREA (CALCULATED) 10.5 Ac±
TAX DISTRICT LINE — DIMENSIONS (FROM DEED) 100.3
ROAD R/W — DIMENSIONS (SCALED) 100±
RAILROAD R/W — WATER
PROPERTY LINE — INTERSTATE HIGHWAY (75)
LAND HOOK — U.S. HIGHWAY (19)
INTERIOR TRACT LINE OR ORIGINAL LOT LINE — STATE HIGHWAY (60)
COUNTY HIGHWAY (1)
SUB LOT NUMBERS 31 — ROADS OR STREETS BY NAME
PARCEL NUMBER (35) — MAJOR TRANSMISSION LINES POWER GAS OR OIL
BLOCK NUMBER (2)
STATE PLANE COORDINATES — SECTION CORNERS
CHURCHES, SCHOOLS, CEMETERIES, AIRPORTS, GOVERNMENT LANDS, ETC. BY NAME — N & S R. ___ AT FARMS PINELLAS BROOKS BLK DESIGNATOR
SUB NUMBER
SUB PARCEL NO. (1)

REVISIONS

DATE	BY	CHANGES OR ADDITIONS
09/97	REF	UPDATE
11-82	MLES	"
2/84	JSC	UPDATE
2/84	BT	"
3/96	FEC	UPDATE

SECTION S ½ 01
TOWN 27 SOUTH, RANGE 15 EAST

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**25.28** PNZ - Anclote Road Industrial
Project Address	310 Anclote Rd Tarpon Springs, FL 34689 United States
Files and Attachments	Survey_310 Anclote Road.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet 2 | Comment 00001 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: If tree removal will be needed for construction, at time of permitting a tree removal application and supporting documentation will be required. A New

Construction Checklist can be found at https://www.ctsfl.us/building-development-department/tree-and-site-information/

[Sheet 2 | Comment 00002 | Survey_310 Anclote Road.pdf]

Shannon Brewer

ADVISORY COMMENT: Silt fence and tree barricade installation is required prior to land clearing. An inspection is required for compliance. It is contractor's responsibility to call for inspection.

Fire

[Sheet 1 | Comment 00003 | Survey_310 Anclote Road.pdf]

Kevin Wodrich

Not enough information to give comments. Comments to be provided with more complete plan.

K. Wodrich, Fire Marshal 4/21/25

Planning and Zoning

[Comment 00004]

Patricia McNeese

The property is in the Employment (E) and Preservation (P) Future Land Use Map (FLUM) categories and in the Industrial Planned Development (IPD) zoning district. The property was placed in the IPD zoning district under Ordinance 1990-10 adopting the current Land Development Code and the Zoning Atlas. A copy of the ordinance language, without the exhibits, is being transmitted with these comments. There is no adopted planned development associated with the property.

The property has features that may present some challenges for a development layout, including wetlands and potential transportation challenges associated with Anclote Road, a Pinellas County roadway. In the absence of information to the contrary, staff has concluded that the IPD zoning was intentionally established to recognize these features, and to provide design flexibility for this property under the planned development framework (see Land Development Code Section 76.00 "Purpose and Intent" and LDC Section 79.00 Review Criteria for Planned Developments).

[Comment 00006]

Patricia McNeese

The applicant has provided a narrative rationale for the requested change to Industrial Restricted (IR). The applicant has stated that the rezoning would expand the permitted uses available as of right on the property. The uses allowable in the IPD district are found in LDC Section 78.03. The uses allowable in the IR district are found in LDC Section 25.17. The uses allowable in the Employment (E) Future Land Use Map category are found in the Future Land Use Categories & Rules Table.

[Comment 00007]

Patricia McNeese

This transmission of TRC comments includes copies of historical zoning maps for the applicant's information. Staff will research the zoning history further and report findings and status back to the applicant.

[Comment 00008]

Patricia McNeese

This document includes comments resulting from the May 1, 2025 meeting of the Technical Review Committee meeting.

Public Services

[Sheet 1 | Comment 00005 | Survey_310 Anclote Road.pdf]

Heather Estright

Not enough information to provide comments.

June 9, 2025

Planning and Zoning Department
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689

Re: Opposition to Application No. 25-28 — Proposed Zoning Amendment Change from Industrial Planned Development (IPD) to Industrial Restricted (IR)

Dear Planning and Zoning Board Members,

On behalf of the Tarpon Key Homeowners Association, we are writing to express our strong opposition to the proposed amendment to the Official Zoning Atlas under Application No. 25-28, which seeks to rezone the property directly across from our community's main entrance to Industrial Restricted (IR).

This proposed change would directly and significantly impact the Tarpon Key community as well as the Riverbend community. The introduction of an increased industrial environment at this location is wholly incompatible with the family-oriented atmosphere we have worked hard to cultivate. We have serious concerns regarding increased traffic volume, elevated noise levels, and heightened safety risks—especially along a roadway that was never designed to support increased industrial traffic. These changes would not only diminish the quality of life for our residents but also have a detrimental effect on property values throughout the neighborhood.

When the City approved the Tarpon Key and Riverbend developments, it accepted a responsibility to support, promote, and develop the infrastructure necessary to ensure the safety, stability, and well-being of these residential communities. The proposed rezoning undermines those efforts and places an industrial footprint in an area already struggling with the challenges of a mixed-use zone.

This section of the city is not an appropriate location for additional industrial development. Rather than continue to add conflicting uses to an already delicate area, the city should take this opportunity to create a positive long-term asset for the North Anclote area. We urge you to consider a more suitable and community-minded use for this property—such as a public park—which would serve the growing population and improve the overall livability of this part of Tarpon Springs.

The path forward must be guided by thoughtful planning, community safety, and a vision for a cohesive and prosperous city. Approving this rezoning would send the opposite message.

We respectfully request that the Planning and Zoning Department deny Application No. 25-28.

Sincerely,

Gregory Barnes, President
Tarpon Key Homeowners Association
On Behalf of the Tarpon Key HOA Board and Residents

61763

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter APPLICATION #25-28 was published in said newspaper by print in the issues of 10/29/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jessica Bowling
Sworn to and subscribed before me this **10/29/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

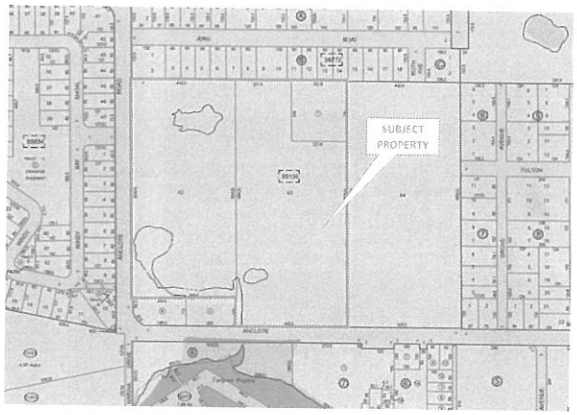
LEGAL NOTICE

NOTICE OF PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 17.49 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 310, 320 AND 340 ANCLOTE ROAD, ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ANCLOTE ROAD AND NORTH PINELLAS AVENUE, FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) DISTRICT TO, INDUSTRIAL RESTRICTED (IR) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinance will be held before the **Planning & Zoning Board** on

Monday, November 17, 2025 at 6:30 P.M.,

and before the **Board of Commissioners** on:

Tuesday, December 9, 2025 at 6:30 P.M. (1st Reading)
Tuesday, December 16, 2025 at 6:30 P.M. (2nd Reading)

ALL PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE APPLICATION #25-28

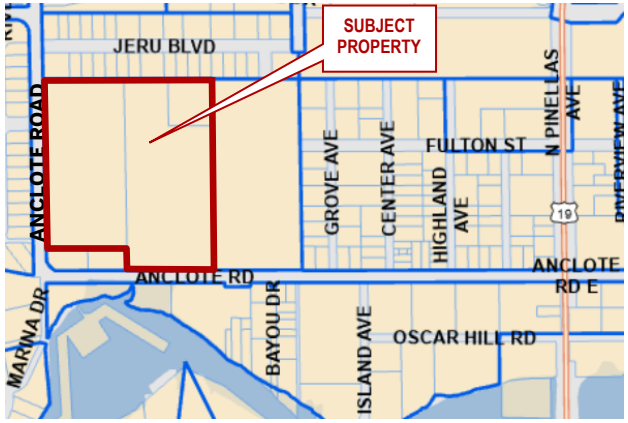
10/29/2025 jb 61763-1

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ZONING MAP AMENDMENT APPLICATION #25-28

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611
or email us at planning@ctsfl.us.

«AddressBlock»



Application Description: An ordinance of the City of Tarpon Springs, Florida, to amend the official zoning atlas for 17.49 acres, more or less, of real property located at 310, 320 and 340 Anclote Road, on the north and east sides of Anclote Road approximately 2,000 feet west of the intersection of Anclote Road and North Pinellas Avenue, from Industrial Planned Development (IPD) district to Industrial Restricted (IR) District.

(Please Reference Application #25-28)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, November 17, 2025** at **6:30 p.m.** and the Board of Commissioners will hold two public hearings on **Tuesday, December 9, 2025** at **6:30 p.m.** and on **Tuesday, December 16, 2025** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.** All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

PATRICK V. FANTASIA REZONING #25-79

Planning & Zoning Board – November 17, 2025

Board of Commissioners – December 9, 2025 and December 16, 2025

SUMMARY OF REQUEST

- **#25-79 – Ordinance 2025-18** Rezoning
  - Location: 475 N. Highland Ave (East side of N. Highland Ave about 500 feet north of Keystone Road.
  - Future Land Use: Residential Very Low (RVL) and Preservation (P)
  - **ZONING**:
    - Current: Agricultural District and Residential Planned Development District
    - Proposed: Agricultural District
  - Property Features
    - 7.72 acres of property, including 4.38 acres of wetlands
    - Property is somewhat disturbed with history of agricultural activities
    - Minor Subdivision is currently in process to create two parcels for two single family detached dwellings
- **Applicant**: Peter Pensa, **Owner:** Patrick V. Fantasia

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

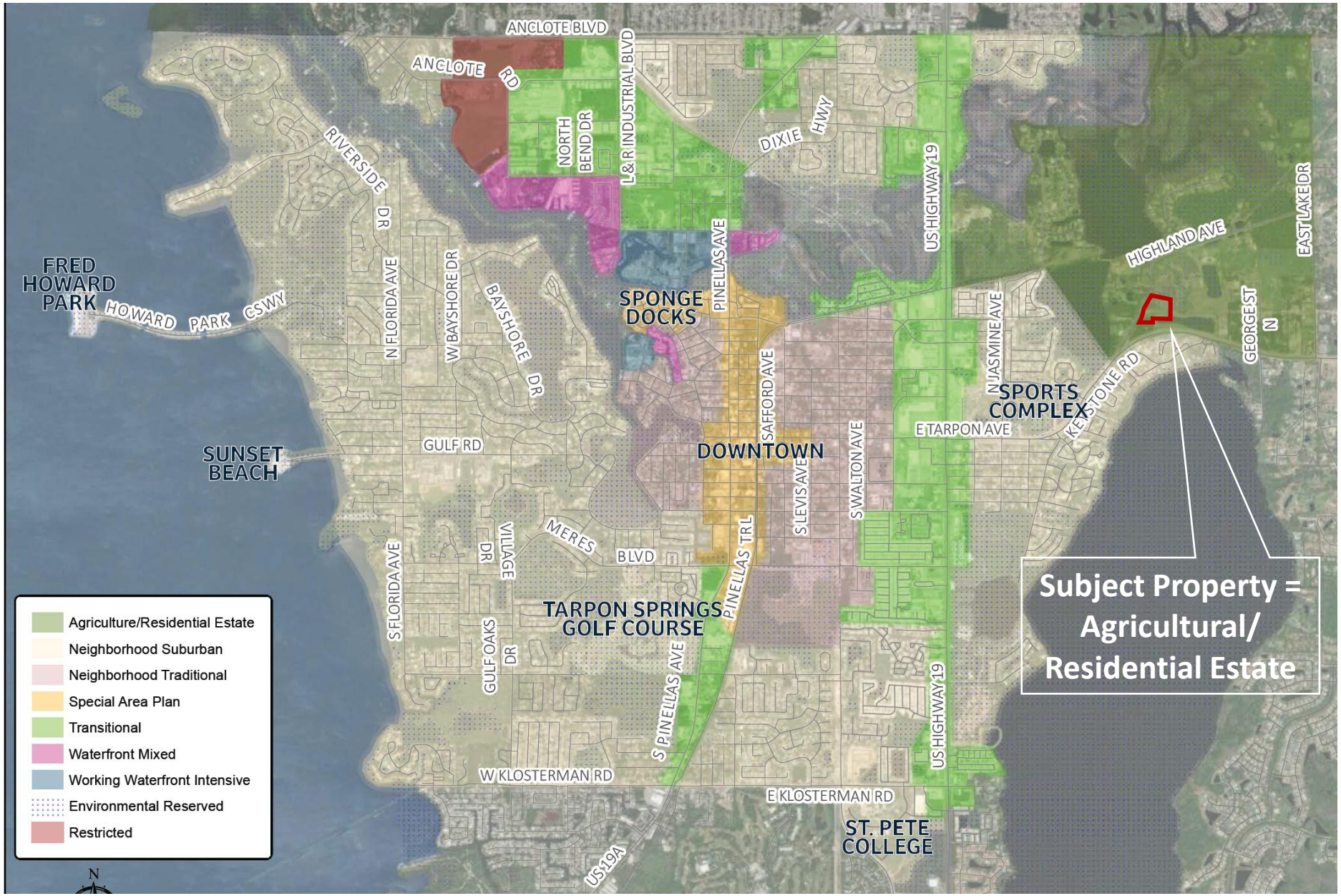
LOCATION & CONTEXT – FUTURE LAND USE AND ZONING

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT – COUNTYWIDE MAP

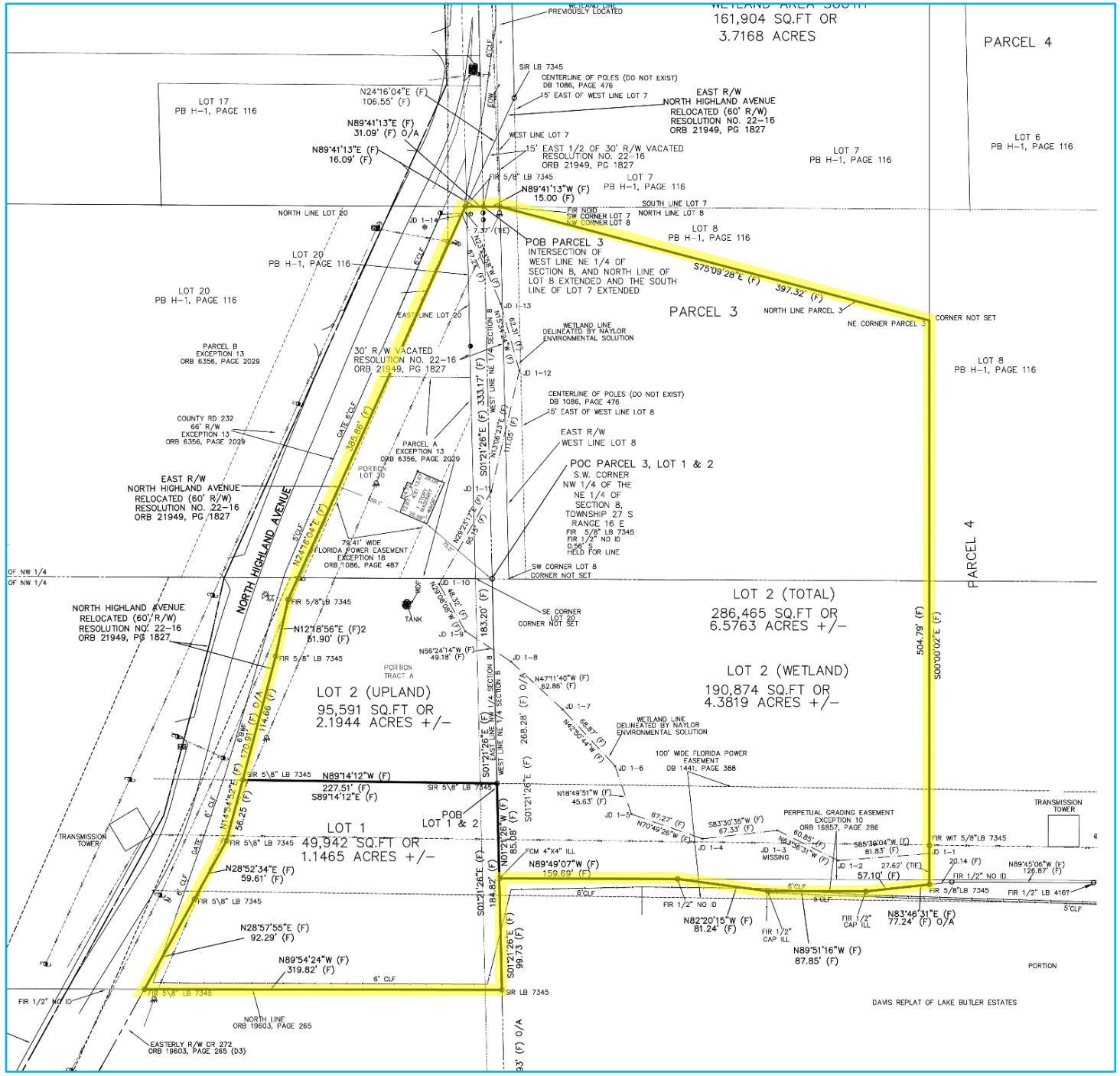
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PLACE-BASED AREA MAP – 2045 COMPREHENSIVE PLAN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – REZONING

1. **Comprehensive Plan Consistency**

   The proposed Agricultural Zoning for this area is consistent with the Future Land Use Map, the Place-Based Area Map and the 2045 Comprehensive Plan.

2. **Appropriate and Compatible Uses**

   The available uses are appropriate and compatible with the surrounding area. The zoning change will scale allowable uses down to a lower impact level consistent with the estate parcel and limited agricultural activities predominant in the area. Note that single family detached dwellings are the only housing product type allowable in the Agricultural Zoning District.

3. **Provide for Efficient and Orderly Development**

   The Agricultural designation is consistent with the long-term growth pattern in this semi-rural area, as envisioned by both the City and the Pinellas County 2045 Comprehensive Plans.

4. **Public Facilities Capacity and Levels of Service**

   The property is served with City fire/emergency services and law enforcement services. The water and sewer utilities, and the N. Highland Ave. roadway are under jurisdiction of Pinellas County. The City has the capacity and fiscal ability to continue to serve the property. Development allowable in the Agricultural District on this property is expected to be able to demonstrate compliance with Level of Service standards.

PRELIMINARY STAFF RECOMMENDATION

#25-79 - ***Approval*** of **Ordinance 2025-18**, Rezoning from Agricultural (A) District and Residential Planned Development (RPD) District, to, Agricultural (A) District.

Public Notice Provided – The request was publicly noticed. No responses to notice were received.

ORDINANCE 2025-18

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 7.72 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 475 N HIGHLAND AVE, ON THE EAST SIDE OF N HIGHLAND AVE, APPROXIMATELY 500 FEET NORTH OF THE INTERSECTION OF N HIGHLAND AVE AND KEYSTONE ROAD (APPLICATION 25-79), FROM AGRICULTURAL DISTRICT (A) AND RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (RPD) TO AGRICULTURAL DISTRICT (A); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Official Zoning Atlas designation from Agricultural (A) District and Residential Planned Development (RPD) to Agricultural (A) District; and

WHEREAS, the Agricultural (A) District is consistent with the property's existing Future Land Use Map categories of RVL (Residential Very Low) and Preservation (P); and

WHEREAS, permitted uses within the Agricultural District are compatible with the surrounding and existing land uses; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Zoning Atlas amendment Ordinance on November 17, 2025; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.

2. The Board of Commissioners finds that this amendment to the Agricultural (A) District is appropriate.

Section 2. ZONING ATLAS AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for the property described in Exhibit A.

Section 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of the Ordinance is determined for any reason to be illegal, invalid, or unconstitutional by a court or regulatory body of competent jurisdiction, then the offending provision shall be deemed severable, shall not affect the validity of the remaining portions hereof, and the remainder shall continue in full force and effect.

DRAFT

Section 4. REPEAL

All other ordinances or resolutions which conflict wholly or in part with the provisions of this ordinance, are hereby repealed effective the date this ordinance becomes effective.

Section 5. EFFECTIVE DATE

This Ordinance shall be effective upon approval in the manner provided by law.

Ordinance 2025-18, Exhibit A:

A PARCEL OF LAND BEING A PORTIONS OF LOTS 8 AND 20 AND A PORTION OF THE 30 FOOT RIGHT OF WAY (VACATED BY RESOLUTION NO. 22–16 IN OFFICIAL RECORD BOOK 21949, PAGE 1827) AS SHOWN ON THE PLAT OF TAMPA TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND A PORTION OF TRACT "A" AS SHOWN IN THE PLAT OF DAVIS REPLAT IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST AS RECORDED IN PLAT BOOK 23, PAGE 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY , FLORIDA AND LYING IN A PORTION OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST; THENCE NORTH 01°21'26" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8 FOR 333.17 FEET TO THE INTERSECTION OF THE NORTH LINE EXTENDED FOR LOT 8 AND SOUTH LINE EXTENDED FOR LOT 7 SHOWN ON THE PLAT OF TAMPA TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'13" EAST FOR 15.01 FEET ALONG SAID LINE EXTENDED TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 75°09'28" EAST ALONG THE SOUTH LINE OF PARCEL 2 FOR 397.32 FEET TO INTERSECT THE WEST LINE OF PARCEL 4; THENCE SOUTH 00°00'02" EAST ALONG THE WEST LINE OF SAID PARCEL 4 FOR 504.79 FEET TO INTERSECT THE NORTH LINE OF THE PINELLAS COUNTY TRACT AS DESCRIBED IN OFFICIAL RECORDS BOOK 13138, PAGE 1943 OF THE PUBLIC RECORDS OF PINELLAS COUNTY , FLORIDA; THENCE ALONG THE SAID NORTH LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 83°46'31" WEST FOR 57.10 FEET; (2) NORTH 89°51'16" WEST FOR 87.85 FEET; (3) NORTH 82°20'15" WEST FOR 81.24 FEET; (4) NORTH 89°49'07" WEST FOR 159.69 FEET TO INTERSECT THE AFORESAID WEST LINE NORTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 01°21'26" EAST ALONG SAID WEST LINE FOR 99.74 FEET TO THE NORTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 19603, PAGE 265 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH 89°54'24" WEST ALONG SAID NORTH LINE FOR 319.82 FEET TO INTERSECT THE EASTERN RIGHT OF WAY OF PROPOSED NORTH HIGHLAND AVENUE RELOCATION; THENCE ALONG SAID EASTERN RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 28°57'55" EAST FOR 92.27 FEET; (2) NORTH 28°52'34" EAST FOR 59.61 FEET; (3) NORTH 14°54'52" EAST FOR 170.91 FEET;(4) NORTH 12°18'56" EAST FOR 51.90 FEET; (5) NORTH 24°16'04" EAST FOR 385.86 FEET TO INTERSECT OF THE AFORESAID EXTENSIONS OF THE NORTH LINE OF LOT 8 AND SOUTH LINE OF LOT 7; THENCE SOUTH 89°41'13" EAST ALONG SAID LINE EXTENDED FOR 16.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 336,407 SQUARE FEET OR 7.7228 ACRES, MORE OR LESS.

4904 Eisenhower Boulevard
Suite 350
Tampa, FL 33634
727. 789. 9500

Project Summary
475 N Highland Ave Rezoning & Minor Site Plan (Lot Split)

Parcel ID No. 08-27-16-89406-000-0080

Description of Project/Request:

The property owner, Patrick Fantasia, is requesting rezoning and minor site plan approval, in order to split the 7.72± acre property into two (2) single-family residential lots.

Lot 1 would be 1.1465+/- acres and Lot 2 would be 6.5762+/- acres. The boundary and jurisdictional wetland survey and the minor site plan are attached and depict the proposed lot split.

The property is currently vacant, except for a 1,048± sq.ft. garage which was built in 1979 according to Pinellas County Property Appraiser's Office records.

The property has split future land use map designations of RVL (Residential Very Low) and P (Preservation).

The property currently has split zoning of A (agricultural District) and RPD (Residential Planned Development). The property owner is requesting the entire property be rezoned to A (Agricultural District).

Site Access:

N Highland Ave is Pinellas County right-of-way. Each lot will require a residential driveway permit for their respective connections. The specific driveway locations will be determined at the time of building / driveway permit application to the city and county.

Utilities:

The property is located within Pinellas County Utilities service area.

There is an 8-inch HDPE water main on the east side of N Highland Ave, adjacent to the property frontage. There is an existing fire hydrant in the right-of-way, approximately 115 feet south of the garage on the property. The individual water tap / meter locations will be determined at the time of building / utility permit application to the city and county.

Sanitary sewer service is not currently available to serve the site. Individual septic systems are proposed for each lot. The individual septic system locations will be determined at the time of building / septic permit application to the city and county. Pursuant to Tarpon Springs Comprehensive Zoning and Land Development Code Sec. 136.02, the individual septic systems shall be abandoned in accordance with the requirements of the Pinellas County Health Department, and any other applicable regulations when service becomes available.

Wetlands:

The jurisdictional wetland boundaries have been flagged by Naylor Environmental Services and surveyed by AVID / McAdams. The environmental resource permit (ERP) application is currently in review with FDEP. The boundary and jurisdictional wetland survey is attached. The property is comprised of 3.5109 acres of upland area and 4.2120 acres of wetland area.

Thank you in advance for your consideration on this rezoning and lot split. If you have any questions, or need any additional information please contact me directly at 727.234.8015 (cell) or at ppensa@mcadamsco.com.

Respectfully,

Peter Pensa, AICP
Director, Planning + Entitlement
AVID Group® | McAdams
Phone: 727.234.8015
ppensa@mcadamsco.com
www.mcadamsco.com

SURVEYOR'S REPORT

MAP OF BOUNDARY AND WETLAND JURISDICTIONAL SURVEY :

SEE SHEET 2 OF 2 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:
(SEE DATA SOURCE 2)

LEGAL DESCRIPTION: PARCEL 3– REVISED

A PARCEL OF LAND BEING A PORTIONS OF LOTS 8 AND 20 AND A PORTION OF THE 30 FOOT RIGHT OF WAY (VACATED BY RESOLUTION NO. 22–16 IN OFFICIAL RECORD BOOK 21949, PAGE 1827) AS SHOWN ON THE PLAT OF TAMPA TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND A PORTION OF TRACT "A" AS SHOWN IN THE PLAT OF DAVIS REPLAT IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST AS RECORDED IN PLAT BOOK 23, PAGE 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY , FLORIDA AND LYING IN A PORTION OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST; THENCE NORTH 01°21'26" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8 FOR 333.17 FEET TO THE INTERSECTION OF THE NORTH LINE EXTENDED FOR LOT 8 AND SOUTH LINE EXTENDED FOR LOT 7 SHOWN ON THE PLAT OF TAMPA TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'13" EAST FOR 15.01 FEET ALONG SAID LINE EXTENDED TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 75°09'28" EAST ALONG THE SOUTH LINE OF PARCEL 2 FOR 397.32 FEET TO INTERSECT THE WEST LINE OF PARCEL 4; THENCE SOUTH 00°00'02" EAST ALONG THE WEST LINE OF SAID PARCEL 4 FOR 504.79 FEET TO INTERSECT THE NORTH LINE OF THE PINELLAS COUNTY TRACT AS DESCRIBED IN OFFICIAL RECORDS BOOK 13138, PAGE 1943 OF THE PUBLIC RECORDS OF PINELLAS COUNTY , FLORIDA; THENCE ALONG THE SAID NORTH LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 83°46'31" WEST FOR 57.10 FEET; (2) NORTH 89°51'16" WEST FOR 87.85 FEET; (3) NORTH 82°20'15" WEST FOR 81.24 FEET; (4) NORTH 89°49'07" WEST FOR 159.69 FEET TO INTERSECT THE AFORESAID WEST LINE NORTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 01°21'26" EAST ALONG SAID WEST LINE FOR 99.74 FEET TO THE NORTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 19603, PAGE 265 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH 89°54'24" WEST ALONG SAID NORTH LINE FOR 319.82 FEET TO INTERSECT THE EASTERN RIGHT OF WAY OF PROPOSED NORTH HIGHLAND AVENUE RELOCATION; THENCE ALONG SAID EASTERN RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 28°57'55" EAST FOR 92.27 FEET; (2) NORTH 28°52'34" EAST FOR 59.61 FEET; (3) NORTH 14°54'52" EAST FOR 170.91 FEET;(4) NORTH 12°18'56" EAST FOR 51.90 FEET; (5) NORTH 24°16'04" EAST FOR 385.86 FEET TO INTERSECT OF THE AFORESAID EXTENSIONS OF THE NORTH LINE OF LOT 8 AND SOUTH LINE OF LOT 7; THENCE SOUTH 89°41'13" EAST ALONG SAID LINE EXTENDED FOR 16.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 336,407 SQUARE FEET OR 7.7228 ACRES, MORE OR LESS.

DATA SOURCES:

1. BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 8 BEING N 01°21'26"W AS ESTABLISHED BASED ON STATE PLANE COORDINATES WEST ZONE AND IS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2061–4461877 COMMITMENT DATE: SEPTEMBER 2, 2019 @ 8:00 A.M.
THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT CLIENTS REQUEST AND NOT AS IT APPEARS IN SAID COMMITMENT.

3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.

4. STATE PLANE COORDINATES ARE BASED FDOT FLORIDA PERMANENT REFERENCE NETWORK THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

5. THE RECORD PLAT OF TAMPA & TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

6. THE RECORD PLAT OF SALT LAKE VIEW, AS RECORDED IN PLAT BOOK 17, PAGE 5 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

7. THE RECORD PLAT OF DAVIS REPLAT IN SECTION 8, AS RECORDED IN PLAT BOOK 23, PAGE 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

8. THE RECORD PLAT OF RIVERSIDE, AS RECORDED IN PLAT BOOK 94, PAGE 85 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

9. THE RECORD PLAT OF SAVANNAH POINTE, AS RECORDED IN PLAT BOOK 116, PAGE 35 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

10. THE SPECIFIC PURPOSE SURVEY OF KEYSTONE ROAD FROM U.S.HIGHWAY 19 NORTH TO EAST LAKE ROAD PROVIDED BY PINELLAS COUNTY PUBLIC WORKS DIVISION OF SURVEY AND MAPPING STATE OF FLORIDA WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

10. THE SPECIFIC PURPOSE SURVEY OF KEYSTONE ROAD FROM U.S.HIGHWAY 19 NORTH TO EAST LAKE ROAD PROVIDED BY PINELLAS COUNTY PUBLIC WORKS DIVISION OF SURVEY AND MAPPING STATE OF FLORIDA WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

11. THE TOPOGRAPHIC SURVEY OF NORTH HIGHLANDS AVENUE DRAINAGE INPROVEMENTS FROM MORROW ROAD TO RIVERSIDE RIDGE ROAD PROVIDED BY PINELLAS COUNTY PUBLIC WORKS DIVISION OF SURVEY AND MAPPING STATE OF FLORIDA WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

6. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

7. FIELD WORK WAS COMPLETED ON 06/18/25.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON MAP OF SURVEY.

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATION: 9', PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120259, PANEL NUMBERS 0036 AND 0038, SUFFIX C , MAP NUMBER 12103C0036G AND 1210C0038G, EFFECTIVE DATE SEPTEMBER 3, 2003

14. THE WETLAND DECLINATION WAS ESTABLISHED BY NAYLOR ENVIRONMENTAL AND FIELD LOCATED BY AVID/MCADAMS 6/17/25

EASEMENTS/RIGHT–OF–WAYS:

1. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE FOLLOWING ARE PER SCHEDULE B – SECTION 2 OF THE COMMITMENT REFERENCED IN DATA SOURCE 2

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
RESPONSE TO ITEM 1: NON SURVEY ITEM

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
RESPONSE TO ITEM 2: NON SURVEY ITEM

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
RESPONSE TO ITEM 3: SEE MAP OF SURVEY

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
RESPONSE TO ITEM 4: NON SURVEY ITEM

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
RESPONSE TO ITEM 5: NON SURVEY ITEM

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
RESPONSE TO ITEM 6: NON SURVEY ITEM

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
RESPONSE TO ITEM 7: NON SURVEY ITEM

8. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
RESPONSE TO ITEM 8: NON SURVEY ITEM

9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
RESPONSE TO ITEM 9: NON SURVEY ITEM

10. Perpetual Grading Easement as set forth in instrument recorded in Book 16852, Page 286.
RESPONSE TO ITEM 10: THIS EFFECTS NEW PARCEL 3 AND A– EASEMENT IS SHOWN ON MAP OF SURVEY FOR NEW PARCEL 3. DOES NOT EFFECT NEW PARCEL 2

11. Easement to Florida Power Corporation recorded in Book 2153, Page 327
RESPONSE TO ITEM 11: THIS DOES NOT EFFECT NEW PARCELS 2 OF 3. EFFECTS NEW PARCEL 4 NOT SHOWN ON MAP OF SURVEY

12. Ingress Egress Easement recorded in Book 4542, Page 1460.
RESPONSE TO ITEM 12: THESE EASEMENTS DO NOT EFFECT NEW PARCELS 2 OR 3. EASEMENTS ARE SHOWN ON MAP OF SURVEY FOR NEW PARCEL 2

13. Terms and Conditions of Water Easement Agreement recorded in Book 6356, Page 2029. (affects Lot 20)
RESPONSE TO ITEM 13: PARCEL A IS WITHIN NEW PARCEL 3, PARCEL B IS IN A PORTION OF NEW PARCEL 3. COUNTY ROAD 272 IS ALSO SHOWN AS DESCRIBED IN THIS DEED. THIS DOES NOT EFFECT NEW PARCEL 2

14. Ingress Egress Easement as reserved in Book 14199, Page 1609. (affects Parcel 4)
RESPONSE TO ITEM 14: THIS EASEMENT DOES NOT EFFECT NEW PARCEL 2 OR 3 . IT IS IN NEW PARCEL 4 AND NOT SHOWN ON MAP OF SURVEY

15. Easement to Florida Power Corporation recorded in Deed Book 1536, Page 421. (affects Parcel 1)
RESPONSE TO ITEM 15: THIS DOES NOT EFFECT ANY OF THE PARCELS .

16. Easement to Florida Power Corporation recorded in Deed Book 1441, Page 385. RESPONSE TO ITEM 16: THIS DOES NOT EFFECT ANY OF THE NEW PARCELS OUR PARCELS ARE ALL IN THE NE 1/4 OF SECTION 8

17. Easement recorded in Deed Book 1086, Page 516.
RESPONSE TO ITEM 17: THIS DOCUMENT IS ILLEGIBLE AND NOT BE PLOTTED

18. Easement to Florida Power Corporation recorded in Deed Book 1086, Page 487. (affects Parcel 5)
RESPONSE TO ITEM 18: THE EASEMENT IS SHOWN ON THE MAP OF SURVEY AND EFFECTS NEW PARCEL 3 ONLY.

19. Conditions and reservations contained in that Special Warranty Deed recorded in O.R. Book 20442, Page 1568.
RESPONSE TO ITEM 19: NEW PARCELS 2 AND 3 ARE EFFECTED BY THESE CONDITIONS. BLANKET AND NOT PLOTTABLE.

20. Easement for Use of Pond recorded in Book 20448, Page 1478.
RESPONSE TO ITEM 20: THIS DOES NOT EFFECTS NEW PARCELS 2 OR 3

21. That certain mortgage from Charles Robert Smith and Renee Lynne Letosky–Smith, husband and wife to MERS as nominee for Angel Oak Mortgage Solutions LLC, recorded March 04, 2019 in Book 20448, Page 1465, in the original principal amount of $1,350,000.00, and the terms and conditions thereof.
RESPONSE TO ITEM 21: NON SURVEY ITEM

PREPARED FOR:

PATRICK FANTASIA

CERTIFIED TO:

PATRICK FANTASIA

SURVEYOR IN RESPONSIBLE CHARGE:

JOHN L. WABY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER PLS 4270
STATE OF FLORIDA

SYMBOLS LEGEND

- = Aerial Target
- = Air Release Valve
- = Bench Mark
- = Back Flow Preventor
- = Cable TV Paint Stripe
- = Cable TV Box
- = Cable TV Pedestal
- = Communications Manhole
- = Concrete Light Pole
- = Concrete Post
- = Concrete Utility Pole
- = Drainage Manhole
- = Electric Box
- = Electric Manhole
- = Electric Meter
- = Electric Transformer
- = FPC Pedestal
- = Fire Hydrant
- = Flag Pole
- = Gas Line Marker
- = Gas Filler Cap
- = Gas Valve
- = Gas Meter Box
- = Gas Line Paint Stripe
- = Gas Vent
- = Gopher Tortoise Hole
- = Grate Inlet
- = Guy Wire
- = Handicapped
- = Light Pole
- = Mail Box
- = Metal Post
- = Monitor Well
- = Parking Meter
- = Power Paint Stripe
- = Reclaimed Water Paint Stripe
- = Reclaimed Water Box
- = Reclaimed Water Valve
- = Sanitary Sewer Manhole
- = Sanitary Cleanout
- = Sanitary Sewer Paint Stripe
- = Section Corner
- = Siamese Connection
- = Sign
- = Sprinkler Control Box
- = Sprinkler Head
- = Steel Transmission Pole
- = Storm Water Paint Stripe
- = Telephone Pedestal
- = Telephone Manhole
- = Telephone Paint Stripe
- = Telephone Marker
- = Traffic Signal Box
- = Traffic Signal Pole
- = Underground Cable Marker
- = Verizon Box
- = Verizon Marker
- = Water Blow Off Valve
- = Water Line Marker
- = Water Line Paint Stripe
- = Water Meter
- = Water Valve
- = Well
- = Wood Utility Pole
- = Wood Light Pole
- = Wood Post/Pole
- = Wood Transmission Pole

25.25' = Point of Elevation
25.2' = Calculated Dimension from Structure to Boundary / Right–of–Way Line

- = FOUND 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- = SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- = FCM, FOUND CONCRETE MONUMENT 4"X4" WITH DISK
- = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- = SN&D PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)
- = CENTRAL ANGLE

ABBREVIATIONS LEGEND

AC	= Acres	FND	= Found	PG(S)	= Pages
A/C	= Air Conditioner	FN&D	= Found Nail and Disk	PI	= Point of Intersection
ADW	= Asphalt Driveway	FFE	= Finished Floor Elevation	℄	= Property Line
ARC	= Arc Distance (Length)	FPLS	= Found Nail and Tin Tab	PLS	= Professional Land Surveyor
ASPH	= Asphalt	FN&TT	= Found Nail and Tin Tab	POB	= Point of Beginning
BC	= Back of Curb	FOP	= Found Open End Iron Pipe	POC	= Point of Commencement
BCCM	= Board of County Commissioners Minutes Book	FPB	= Florida Power Corporation Box	POL	= Point on Line
BFPD	= Back Flow Prevention Device	FPC	= Florida Power Corporation	PRM	= Permanent Reference Monument
BLDG	= Building	FPP	= Found Pinched Iron Pipe	PSM	= Professional Surveyor and Mapper
BNDY	= Boundary	FRRS	= Found Railroad Spike	PT	= Point of Tangency
BWF	= Barb Wire Fence	FT	= Feet	PVC	= Polyvinyl Chloride Pipe
(C)	= Calculated Data	F/T	= Fence Tie	PWL	= Painted White Line
C/C	= Covered Concrete	FXC	= Found X–cut	PYL	= Painted Yellow Line
CB	= Chord Bearing	GI	= Grate Inlet	(R)	= Recorded Data
CCCL	= Coastal Construction Control Line	GPS	= Global Positioning System	R	= Radius
CCR	= Certified Corner Record	GT	= Gopher Tortoise Hole	RCP	= Reinforced Concrete Pipe
CDW	= Concrete Driveway	GV	= Gas Valve	RD	= Roof Drain
CI	= Curb Inlet	HC	= Handicapped	RNG	= Range
℄	= Center Line	IC	= Illegible cap	R/W	= Right of Way
CH	= Chord Length	ID	= Identification	S	= South
CLF	= Chain Link Fence	IE	= Invert Elevation	SCM	= Set Concrete Monument, 4"x4", "PRM LB 7345"
CLS	= Centerline Swale	INV	= Invert	SEC	= Section
CM	= Concrete Monument	JD	= Jurisdictional	SHW	= Seasonal High Water Elevation
CMP	= Corrugated Metal Pipe	(L)	= Legal Description	SIR	= Set 5/8" Iron Rod and Cap, "AVID LB 7345"
CO	= Clean out	LB	= Licensed Business Number	SIR(W)	= Set 5/8" Iron Rod and Cap, "WT COR LB 7345"
CON	= Concrete	LF	= Linear Feet	SMH	= Sanitary Manhole
COR	= Corner	LP	= Light Pole	SN&D	= Set Nail and Disk, "AVID LB 7345"
CPB	= Concrete Plat Book	LS	= Licensed Surveyor	SN&D(W)	= Set Nail and Disk, "WT COR LB 7345"
C/S	= Concrete Slab	MAS	= Masonry	SQ	= Square
CTS	= Control Structure	MES	= Mitered End Section	SR	= State Road
(D)	= Deed	MH	= Manhole	STY	= Story
DB	= Deed Book	MHW	= Mean High Water	SW	= Sidewalk
DCVA	= Double Check Valve Assembly	MOL	= More or Less	TBM	= Temporary Benchmark
DEPT	= Department	N	= North	TOB	= Top of Bank
DIA	= Diameter	N/C	= No Cap	TOS	= Toe of Slope
DIP	= Ductile Iron Pipe	N/F	= Not Found	TPS	= Traffic Paint Stripe
DMH	= Drainage Manhole	NAD	= North American Datum	TRANS	= Transformer
DS	= Down Spout	NAVD	= North American Vertical Datum	TRV	= Traverse
DW	= Driveway	NGS	= National Geodetic Survey	(TYP)	= Typical
E	= East	NGVD	= National Geodetic Vertical Datum	TWP	= Township
ECMP	= Elliptical Corrugated Metal Pipe	NP	= Normal Pool Elevation	U/P	= Utility Pole
EL	= Elevation	(NR)	= Non Radial	VCP	= Vitrified Clay Pipe
EOW	= Edge of Water	O/A	= Overall	W	= West
EP	= Edge of Pavement	OHW	= Overhead Wire(s)	W/	= With
ERCP	= Elliptical Reinforced Concrete Pipe	ORB	= Official Record Book	WDF	= Wood Fence
ESMT	= Easement	OSW	= Other Surface Water	WT	= Witness
(F)	= Field Data	(P)	= Plat Book XX Page XX	W/T	= Wall Tie
FCM	= Found Concrete Monument	PB	= Plat Book	WV	= Water Valve
FDOT	= Florida Department of Transportation	PC	= Point of Curvature		
FH	= Fire Hydrant	PCP	= Permanent Control Point		
FIP	= Found Iron Pipe				
FIR	= Found Iron Rod				
FL	= Flow Line				

UPLAND AREA
152,934 SQ.FT OR
3.5109 acres +/–

WETLAND AREA
183,473 SQ.FT OR
4.2120 acres +/–

PARCEL 3 OVERALL AREA
336,407 SQ.FT OR
7.7228 ACRES +/–

THE REPORT IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY, SEE SHEET 2 OF 2.

NO.	DATE	DESCRIPTION	BY

SEC-TWP-RGE 8-27 S-16 E | QC
DRAWN JLW | FIELD BOOK/PAGE 24451
PROJ. # SPE-C25101 | DATE OF FIELD WORK 06/18/25

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345

Digitally signed by JOHN L WABY
DN: c=US, o=AVID GROUP, cn=JOHN L WABY
09:14:10-04'00'

JOHN L. WABY, PLS LICENSE No.4270

PATRICK FANTASIA

AVID GROUP®
CIVIL ENGINEERING 2300 CURLEW ROAD
LAND PLANNING SUITE 201
TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA
ENVIRONMENTAL SCIENCES 34683
SURVEYING PHONE (727) 789-9500
GIS FAX (727) 784-6682
AVIDGROUP.COM

PARCEL 3 REVISED

475 N. HIGHLAND AVE
PINELLAS COUNTY, FLORIDA

BOUNDARY SURVEY
WETLAND JURISDICTIONAL SURVEY

SHEET NO: 1 of 2

PARCEL 2
WETLAND AREA SOUTH
161,904 SQ.FT OR
3.7168 ACRES

PARCEL 4

LOT 17
PB H-1, PAGE 116

LOT 6
PB H-1, PAGE 116

LOT 7
PB H-1, PAGE 116

LOT 8
PB H-1, PAGE 116

LOT 20
PB H-1, PAGE 116

PARCEL 3

PARCEL B
EXCEPTION 13
ORB 6356, PAGE 2029

PARCEL A
EXCEPTION 13
ORB 6356, PAGE 2029

30' R/W VACATED
RESOLUTION NO. 22-16
ORB 21949, PG 1827

15' EAST 1/2 OF 30' R/W VACATED
RESOLUTION NO. 22-16
ORB 21949, PG 1827

EAST R/W
NORTH HIGHLAND AVENUE
RELOCATED (60' R/W)
RESOLUTION NO. 22-16
ORB 21949, PG 1827

NORTH HIGHLAND AVENUE
RELOCATED (60' R/W)
RESOLUTION NO. 22-16
ORB 21949, PG 1827

COUNTY RD 232
66' R/W
EXCEPTION 13
ORB 6356, PAGE 2029

79.41' WIDE
FLORIDA POWER EASEMENT
EXCEPTION 18
ORB 1086, PAGE 487

100' WIDE FLORIDA POWER
EASEMENT
DB 1441, PAGE 388

PERPETUAL GRADING EASEMENT
EXCEPTION 10
ORB 16857, PAGE 286

WETLAND LINE
PREVIOUSLY LOCATED

WETLAND LINE
DELINEATED BY NAYLOR
ENVIRONMENTAL SOLUTION

CENTERLINE OF POLES (DO NOT EXIST)
DB 1086, PAGE 476
15' EAST OF WEST LINE LOT 7

CENTERLINE OF POLES (DO NOT EXIST)
DB 1086, PAGE 476
15' EAST OF WEST LINE LOT 8

EAST R/W
WEST LINE LOT 8

WEST LINE LOT 7

SOUTH LINE LOT 7
NORTH LINE LOT 8

NORTH LINE LOT 20

SOUTH LINE NE 1/4 OF NW 1/4
NORTH LINE SE 1/4 OF NW 1/4

EAST LINE LOT 20

WEST LINE NE 1/4 SECTION 8

NORTH LINE
ORB 19603, PAGE 265

EASTERLY R/W CR 272
ORB 19603, PAGE 265 (D3)

WESTERLY R/W CR 272
ORB 18575, PAGE 2453

EASTERLY R/W TAMPA & GULF COAST R.R.
PB 23, PAGE 29

100' R/W TAMPA & GULF COAST R.R.
PB 23, PAGE 29

PORTION TRACT A

PORTION TRACT A (D)

PORTION
LOT 20

PORTION

DAVIS REPLAT OF LAKE BUTLER ESTATES

TRANSMISSION TOWER

TANK

FCM 4"X4" ILL

FIR NOID
SW CORNER LOT 7
NW CORNER LOT 8

SIR LB 7345

FIR 5/8" LB 7345

FIR 1/2" NO ID
0.56' S
HELD FOR LINE

SW CORNER LOT 8
CORNER NOT SET

SE CORNER
LOT 20
CORNER NOT SET

NE CORNER PARCEL 3
CORNER NOT SET

FIR WIT 5/8"LB 7345

FIR 1/2" NO ID

FIR 1/2" LB 416?

FIR 1/2"
CAP ILL

FIR 1/2"
CAP ILL

SIR 5\8" LB 7345

FIR 5\8" LB 7345

JD 1-1
JD 1-2
JD 1-3
JD 1-4
JD 1-5
JD 1-6
JD 1-7
JD 1-8
JD 1-9
JD 1-10
JD 1-11
JD 1-12
JD 1-13
JD 1-14

POB PARCEL 3
INTERSECTION OF
WEST LINE NE 1/4 OF
SECTION 8, AND NORTH LINE OF
LOT 8 EXTENDED AND THE SOUTH
LINE OF LOT 7 EXTENDED

POC PARCEL 3, LOT 1 & 2
S.W. CORNER
NW 1/4 OF THE
NE 1/4 OF
SECTION 8,
TOWNSHIP 27 S
RANGE 16 E
FIR 5/8" LB 7345
FIR 1/2" NO ID
0.56' S
HELD FOR LINE

POB
LOT 1 & 2

LOT 1
49,942 SQ.FT OR
1.1465 ACRES +/-

LOT 2 (TOTAL)
286,465 SQ.FT OR
6.5763 ACRES +/-

LOT 2 (UPLAND)
95,591 SQ.FT OR
2.1944 ACRES +/-

LOT 2 (WETLAND)
190,874 SQ.FT OR
4.3819 ACRES +/-

N24°16'04"E (F)
106.55' (F)

N89°41'13"E (F)
31.09' (F) O/A

N89°41'13"E (F)
16.09' (F)

N89°41'13"W (F)
15.00' (F)

S75°09'28"E (F) 397.32' (F)

N24°16'04"E (F)
395.86' (F)

S01°21'26"E (F) 333.17' (F)

S01°21'26"E (F) 268.28' (F) O/A

S01°21'26"E (F)
184.82' (F)

S01°21'26"E (F)
99.73' (F)

S01°21'26"E (F)
1325.93' (F) O/A

S00°00'02"E (F)
504.79' (F)

N12°18'56"E (F)2
51.90' (F)

N89°14'12"W (F)
227.51' (F)
S89°14'12"E (F)

N14°54'52"E (F)
56.25' (F)

N28°52'34"E (F)
59.61' (F)

N28°57'55"E (F)
92.29' (F)

N89°54'24"W (F)
319.82' (F)

N89°49'07"W (F)
159.69' (F)

N82°20'15"W (F)
81.24' (F)

N89°51'16"W (F)
87.85' (F)

N83°46'31"E (F)
77.24' (F) O/A

N89°45'06"W (F)
126.87' (F)

N56°24'14"W (F)
49.18' (F)

N47°11'40"W (F)
62.86' (F)

N18°49'51"W (F)
45.63' (F)

N70°49'26"W (F)
67.27' (F)

S83°30'35"W (F)
67.33' (F)

S85°39'04"W (F)
81.83' (F)

N83°38'31"W (F)
60.85' (F)

N01°21'26"W (F)
85.68' (F)

N42°50'44"W (F)
68.87' (F)

N29°23'12"E (F)
98.15' (F)

N29°58'08"W (F)
48.22' (F)

N12°08'23"E (F)
111.05' (F)

N14°54'52"E (F)
170.91' (F) O/A

N24°16'04"E (F)
114.66' (F)

27.62' (TIE)
57.10' (F)

20.14' (F)

7.37' (TIE)

6'CLF

5'CLF

GATE

WOF

SCALE: 1" = 50'
GRAPHIC SCALE IN FEET

0 25 50 100

REVISIONS

NO.	DATE	DESCRIPTION	BY

SEC-TWP-RGE 8-27 S-16 E
QC
DRAWN JLW
FIELD BOOK/PAGE 208/69
PROJ.# SPIE25101
DATE OF FIELD WORK 06/18/25

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345

SEE SHEET 1 OF 2 FOR
SURVEYOR'S SIGNATURE AND SEAL

JOHN L. WABY, PLS LICENSE No.4270

PATRICK FANTASIA

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
ENVIRONMENTAL SCIENCES
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PARCEL 3 LOT SPLIT

475 N. HIGHLAND AVE
PINELLAS COUNTY, FLORIDA

BOUNDARY SURVEY
WETLAND JURISDICTIONAL SURVEY

SHEET NO

2 of 2

THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1.

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**25.79** PNZ - 475 N Highland Ave Rezoning
Project Address	475 N Highland Ave United States
Files and Attachments	survey_boundary and wetland.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Fema

[Sheet 0F21 | Comment 00004 | survey_boundary and wetland.pdf]

Megan Araya

Flood Zone will need to be updated. Maps updated on 8/24/21. Flood Zone is: AE-8.

Planning and Zoning

[Comment 00001]

Patricia McNeese

This document contains comments resulting from the October 2, 2025 meeting of the Technical Review Committee.

[Comment 00002]

Patricia McNeese

The property is currently located in the Residential Very Low (RVL) and Preservation (P) Future Land Use Map (FLUM) categories and in two zoning districts: Agricultural (A) and Residential Planned Development (RPD). The RPD zoning represents a previously approved planned development that was never constructed and is now expired. The proposal to rezone the property entirely to Agricultural (A) is appropriate and consistent with the RVL and P FLUM designations.

[Comment 00003]

Patricia McNeese

This application will be scheduled for the Monday, November 17, 2025 meeting of the Planning and Zoning Board and, tentatively, for the December 9 and December 16, 2025 meetings of the Board of Commissioners.

61829

Tampa Bay Times

Published Daily

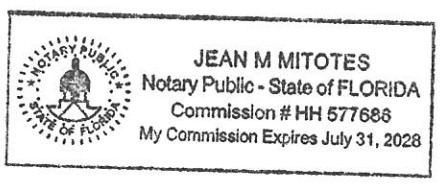
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter APP #25-79 was published in said newspaper by print in the issues of 10/29/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **10/29/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

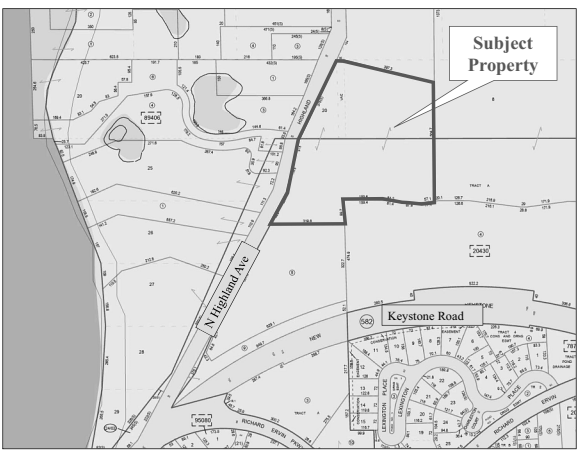


NOTICE OF PROPOSED CITY OF TARPON SPRINGS ZONING ATLAS AMENDMENT

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2025-18

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 7.72 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 475 N HIGHLAND AVE, ON THE EAST SIDE OF N HIGHLAND AVE, APPROXIMATELY 500 FEET NORTH OF THE INTERSECTION OF N HIGHLAND AVE AND KEYSTONE ROAD (APPLICATION 25-79), FROM AGRICULTURAL DISTRICT (A) AND RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (RPD) TO AGRICULTURAL DISTRICT (A); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinances will be held before the **Planning and Zoning Board** on:

Monday, November 17, 2025 at 6:30 P.M.

and the **Board of Commissioners** on the following dates:

Tuesday, December 9, 2025 at 6:30 P.M. (1st Reading)

Tuesday December 16, 2025 at 6:30 P.M. (2nd Reading)

ALL PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time, pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's website at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

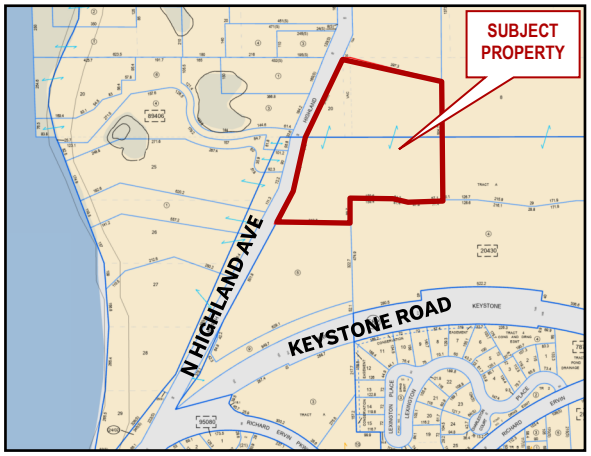
PLEASE REFERENCE APPLICATION #25-79

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ZONING MAP AMENDMENT
APPLICATION #25-79

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611
or email us at planning@ctsfl.us.

«AddressBlock»



Application Description: An ordinance of the City of Tarpon Springs, Florida, to amend the official zoning atlas for 7.7 acres, more or less, of real property located at 475 North Highland Avenue, on the east side of N. Highland Ave. approximately 700 feet north of the intersection of N. Highland Ave and Keystone Road, from Agricultural (A) and Residential Planned Development (RPD) to Agricultural(A).

(Please Reference Application #25-79)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, November 17, 2025** at **6:30 p.m.** and the Board of Commissioners will hold two public hearings on **Tuesday, December 9, 2025** at **6:30 p.m.** and on **Tuesday, December 16, 2025** at **6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.** All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[NOVEMBER 17, 2025 / DECEMBER 9, 2025]

STAFF REPORT
November 10, 2025

Application No. / Project Title:	#23-154 / The Shoppes At Meres
Staff:	Patricia L. McNeese, AICP, Planning Supervisor
Applicant / Owner:	Juniper Development, LLC
Agent:	Sycamore Engineering, Inc – J.D. Alsabbagh
Property Size:	approx. 0.63 acres (27,443 square feet) of uplands approx. 1.20 acres (52,272 square feet) of wetlands/submerged land
Current Zoning:	Special Area Plan/T5a (South Pinellas Ave) Transect District
Current Character District:	South Gateway
Current Land Use:	Activity Center
Location / Parcel ID:	1098 S Pinellas Ave / 13-27-15-89946-007-0010
Resolution Number:	#2025-65

BACKGROUND SUMMARY:
The applicant is requesting Site Plan approval to build a 13,057 square foot medical and general office building with parking and drainage facilities. The 1.83-acre site includes 1.20 acres of wetlands and submerged lands. Two resolutions for development of this property have been approved in the past by the Board of Commissioners:

- Resolution 2010-33, Site Plan #10-20, was approved on July 6, 2010 for a "multi-tenant commercial establishment." To mitigate the proposed wetland impacts, the applicant constructed a wetland mitigation project at the City's North Anclote River Nature Park, completed in February 2015. However, the approved commercial project at 1098 South Pinellas Avenue was never built. The wetland mitigation is now in its 10th year and has been reported as successful in the latest (August 2025) monitoring report.
- Resolution 2020-08, Site Plan #18-128, was approved on May 12, 2020 for a "medical and general office building of approximately 13,057 square feet in gross floor area" (identical to the current application). The 2020 project was also never built.
- The applicant submitted a new Site Plan application for the current project on December 15, 2023.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends **approval of Resolution 2025-65**, subject to the following warrant and conditions

Warrants
1. To allow use of a planted hedge row as a streetscreen along the Meres Boulevard frontage.

Conditions

1. Site construction and vertical building permits must be applied for simultaneously. The intent of this condition is to prevent premature fill deposition and seawall construction. The Site Plan approval shall expire at six months from the effective date unless a Site Construction Permit and a Building Permit are both obtained and kept active.
2. Dry floodproofing requirements shall be addressed with submittal of a building permit application. The submittal shall include plans and documents covering flood-proofing and muti-tenant flood-proofing management to the satisfaction of the Floodplain Administrator and the Building Official, including recording of all attendant covenants on the property needed to ensure that these requirements are met.
3. The developer is responsible for securing all other jurisdictional permits and approvals to be submitted with the site construction permit application including, but not limited to, permits from the U.S. Army Corps of Engineers and the Pinellas County Water and Navigation Authority.
4. All plant material installed along the rights-of-way of South Pinellas Ave and Meres Blvd shall meet state and county requirements for vertical clearance at planting. All Brazilian pepper (*Schinus terebinthifolius*) and Australian pine trees (*Casuarina* spp.) must be eradicated from the site and the site kept free of these species in perpetuity.
5. The driveway access point shall be reduced from 30 feet in width to 24 feet in width.
6. This parcel shall be master metered and shall use an above ground reduced pressure meter assembly. The contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps. The City requires 48 hours notice prior to any work completed on the mains. Any adjustments to the utilities due to the project are the contractor's responsibility. All restoration is the contractor's responsibility.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Disturbed uplands, mangrove wetlands and submerged land
Vehicle Access:	This property gains access from Apricot Court

SURROUNDING ZONING & USE:

	Zoning:	**Use:**
North:	T5a (South Pinellas Ave)	Vacant
South:	Residential Office	Vacant
East:	SDa (South Gateway)	Shopping center, restaurant
West:	T4c (Residential High)	Vacant

PLANNING CONSIDERATIONS:
When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The property is located in the Special Area Plan and is governed by the "Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area" ("Smartcode"). The application was submitted prior to the adoption of the 2045 Comprehensive Plan and has been processed under the preceding 2025 Comprehensive Plan.
2. The applicant's project will impact 0.98 acres (82%) of on-site wetlands. The proposed impacts were permitted by state and federal agencies in 2014 but the original project was never built. The mitigation for wetland impacts, however, *was* built at the City's North Anclote River Nature Park. The federal permit is expired, and the applicant has applied for a new permit. The state permit remains active. The applicant has also submitted a permit application to Pinellas County for approval of proposed wetland impacts.
3. The applicant proposes to build the multi-tenant building below the minimum required base flood elevation of AE-9. Dry floodproofing of the building is required. The City generally discourages multi-tenant dry-floodproofing methods. However, the Federal Emergency Management Agency (FEMA) allows this method (Reference FEMA P-936, Design Considerations in Floodproofing, 44 CFR, ASCE 24 and FBC 2023, 8th ed. (effective 12/31/23)). The required base flood elevation is 10 feet. The proposed elevation (finished floor of the building) is 7 feet. City staff referred the applicant to Smartcode Section 4.10 Elevated Structures Design Guidelines to provide guidance for an elevated building design. However the applicant chose not to alter the plans and choosing the dry floodproofing method instead.
4. The applicant requested access to Meres Boulevard, a Pinellas County roadway. The Pinellas County Public Works Department denied the request. The project's sole access is from Apricot Court, a City roadway.
5. The applicant's proposed parking exceeds the minimum requirements of the Smartcode. Upon request from staff the proposed parking was reduced by five spaces. Staff concerns regarding parking are discussed under "Review Standard – Comprehensive Plan," below.
6. The project proposes to use reclaimed water for irrigation.

REVIEW STANDARD – COMPREHENSIVE PLAN:
This application is being processed under the 2025 Comprehensive Plan as the submittal was received by the City prior to the effective date of the 2045 Comprehensive Plan.

Land Use: The subject property is located in the Community Redevelopment District (CRD) on the Future Land Use Map (now called "Activity Center"). It is located in the South Gateway Character District of the Special Area Plan (SAP). The SAP states, "The South Gateway character district consists of some large acreage redevelopment sites. The intent of the character district development standards is to encourage mixed use development with ground floor retail and residential or offices on upper floors." The proposed use of a medical and general office building is consistent with the SAP and the Comprehensive Plan, and will be the first new building in the South Gateway Character District to implement the form-based standards of the Smartcode.

Wetland Impacts: The upland area is shown as "hardwood conifer mix" on Figure 19, "Vegetative Cover, Wildlife Habitat and Marine Resources" (Coastal Planning & Conservation Element, 2025 Comprehensive Plan). The applicant has submitted a wildlife and habitat survey report that

characterizes the upland as urban land due to past soil disturbance with a predominance of invasive exotic and weedy species. Proposed wetland impacts associated with filling and grading the site for construction have been approved by the Southwest Florida Water Management District (SWFWMD). That permit expires on June 4, 2029. The U.S. Army Corps of Engineers (ACOE) also approved the proposed wetland impacts. The ACOE permit expired on February 27, 2019. The applicant has applied for a new ACOE permit. The applicant has also submitted an application to the Pinellas County Water and Navigation Authority for a dredge and fill permit.

> Policy 1.1.1 of the Coastal Management Goals (2025 Comprehensive Plan) states: "Evaluate all wetland areas for potential preservation designation with a goal of 'no net loss of wetlands'. Development projects which may affect wetland areas must meet the following criteria and must also be consistent with Policies 1.6.6 and 1.6.7 of the Conservation Goals Objectives and Policies:
>
> 1. An overall public benefit is provided by the development, and the mitigation plan provides an overall improvement to water quality within the applicable watershed.
> 2. Proposed mitigation shall be in the following order of priority.
>   a. Mitigation on the same site of the development.
>   b. Mitigation within the Planning Area Boundary
>   c. Mitigation within the applicable watershed as identified by Southwest Florida Water Management District.
> 3. Mitigation plans which rely on 2.c. above shall also be required to perform some mitigation either on site, adjacent to the development, or within the Planning Area that improves water quality and/or wildlife habitat."

Wetland mitigation was performed within the City limits (i.e., "Planning Area Boundary" per 2.b above), at the North Anclote River Nature Park. Construction of the mitigation site was completed over the winter of 2014-2015. The seventh and final mitigation monitoring report was submitted to the SWFWMD in August 2025, documenting achievement of the required mitigation success criteria.

The above-referenced Conservation Goals of the 2025 Comprehensive Plan state:

> "Policy 1.6.6 Preserve / conserve wetlands and areas of significant upland habitat as defined in Future Land Use Policy 1.1.12 in accordance with specific regulations related to wetlands protection, preservation of open space, planned development performance zoning, transfer of density/intensity rights, buffers and setbacks, tree protection, clustering of units within the least environmentally-sensitive areas, and other techniques adopted in the Land Development Code.
>
> Policy 1.6.7 Wetlands that are not designated as 'Preservation' or 'Recreation Open Space' on the Future Land Use Map shall require a future land use amendment to either of these two designations prior to issuance of any construction permits for adjacent upland development."

The project utilizes 100% of the disturbed uplands that are the least environmentally sensitive area of the site. The project impacts 82% of the wetland/submerged land on the site, preserving

approximately 18% of the remaining submerged land. The project's proposed wetland impacts have been successfully mitigated.

Parking: Table 4E(ii) of the Smartcode sets the minimum requirements for parking. The proposed floor area of the project (13,057 square feet) requires 39 spaces. The applicant originally proposed 75 spaces. Although the project is not specifically governed by the current 2045 Comprehensive Plan, the City's intent is to reduce urban heat islands and sources. The Heat Severity Map of the 2045 Comprehensive Plan (included in this agenda packet) shows a concentration of mild to moderate heat severity existing in the Downtown Gateway Character District. Staff seeks to minimize the addition of heat islands in this area as much as possible.

In response to staff's request to reduce the number of parking spaces, the applicant stated that the spaces are needed and allowable based on compliance with the maximum impervious surface ratio (ISR). The applicant revised the project to propose 70 spaces (5-space reduction) and to include the use of pervious pavement for 16 of the spaces. The pervious pavement reduces stormwater impacts but it does not significantly reduce the heat island effect. Additional trees are proposed in lieu of the five spaces removed. Since the site elevation will be increased with approximately four to seven feet of fill, the use of silva cells or similar method for installation of large trees at strategic points in the parking lot are highly recommended and should be feasible to install. The installation of silva cells or structured soil could potentially be done in conjunction with the deposition and compaction of the fill material.

The applicant's project is consistent with the 2025 Comprehensive Plan.

REVIEW STANDARD - ZONING:
The property is located within the T5a South Pinellas Ave transect district. Office is a use allowed by right.

T5a South Pinellas Ave Transect

	Standards (Smartcode and Land Development Code (LDC))		Proposed Project
Dimensional Standards [Table 5B(v)]			
	Max. Building Height = 2 stories	✓	One story
	Max. Lot Coverage = 70% maximum	✓	36% (13,057 square feet)
	Max. Non-Residential Floor Area Ratio = 1.0	✓	0.16 (13,057 square feet)
	Frontage Buildout = 80% minimum	✓	S Pinellas Ave: 90% Meres Blvd: 23% without streetscreen Meres Blvd: 100% with streetscreen (warrant for shrub screen requested)
	Max. Impervious Surface Ratio = 0.90	✓	0.65 (1.19 acres)
	Max. Front Yard Primary = 10 feet	✓	10 feet
	Max. Front Yard Secondary = 15 feet		12 feet
	Min. Side Yard = n/a	✓	88 feet
	Min. Rear Yard = 5 feet	✓	196 feet

(continued)

Standards (Smartcode and Land Development Code (LDC))		Proposed Project
Parking Requirements [Table 4E(ii)]		
3/1,000 s.f. FAR = 39 spaces required	✓	70 spaces
Driveway and Access Management [Section 4.7.2.b]		
Two-way driveways restricted to 24-foot width	✓	One driveway access point; 30-foot width shown; recommended condition requiring reduction to 24-foot width
Landscaping & Screening [Section 4.8.8]		
Five (5) trees required on frontage, 50% of more of frontage requires shrubs and vegetative cover.	✓	10 trees, 100% of frontage with shrubs and grass
Waste Disposal [LDC Section 139.01]		
Dumpster enclosure required	✓	Dumpster enclosure provided

WARRANTS:
The frontage buildout requirement for the T5a transect is 80%. The proposed building meets the minimum frontage buildout requirement on the South Pinellas Ave frontage, but not on the Meres Boulevard frontage. Section 4.5.4 of the Smartcode allows use of a streetscreen of 3.5 to 8 feet in height in lieu of building frontage. It also allows use of a fence or a planted hedge row in lieu of a streetscreen wall by warrant. The applicant is proposing use of the hedge row to achieve a 100% streetscreen along the Meres Blvd frontage. Staff supports the warrant request request. The South Pinellas Ave frontage is the predominant commercial corridor serving this property. The solid streetwall screen design along that frontage is felt to be sufficient to support the long-term goal of a walkable street-oriented environment. The proposed hedge row will provide an attractive way to screen the parking area and rear building facade from the Meres Blvd side.

SITE PLAN REVIEW PROCEDURES & STANDARDS:
The process for Site Plan review is set forth in Sections 210.03 and 210.04 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes. A written recommendation shall be made to the Board of Commissioners finding the project in compliance with the standards of review, as follows:

1. The application is found to be consistent with the City's Comprehensive Plan and the implementing Special Area Plan,
2. The application is found to be compliant with the City's Land Development Code and the Smartcode,
3. The City has the capacity and the available facilities to serve the project and it therefore meets the City's Concurrency Management standards (see below), and,
4. The project will be required to, and is expected to be able to, meet the standards of the City's Building Code.

FACILITIES IMPACTS AND LEVEL OF SERVICE ANALYSIS:
Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. Facilities impacts are not expected to degrade the levels of services for any of the listed facilities. Facilities impacts are listed in the table below.

Facility	Proposed Impacts
Potable Water	1,960 gallons per day
Wastewater*	1,568 gallons per day
Solid Waste	3 tons per year
Transportation**	472 daily trips; 51 peak hour trips*

**See Transportation Management Plan discussion below.*

TRANSPORTATION MANAGEMENT PLAN:
The applicant has calculated the total highest peak hour trips for this use at 51. This is the absolute minimum trip generation that would trigger the requirement of a Transportation Management Plan pursuant to Section 122.11.03 of the Land Development Code. However, staff feels that the trips are mitigated by two factors: There is a transit stop located on the same side of N. Pinellas Avenue approximately 280 feet north of the site, and, the applicant is proposing bicycle racks on site. Staff recommends that these two existing factors mitigate the additional peak hour trips for this use. Reduction of parking spaces on the site may also help to motivate a reduction in automobile trips.

TECHNICAL REVIEW COMMITTEE:
The Technical Review Committee (TRC) reviewed this project five times with the last review occurring on May 1, 2025. TRC reports for all reviews are included with the agenda packet. The TRC deemed the project complete and ready for further processing. Advisory TRC comments are included in the recommended conditions of approval for Resolution 2025-65.

ATTACHMENTS:
1. Staff Presentation
2. Draft Resolution #2025-65
3. Survey/Site Plan/Landscape Plan
4. Building Elevations
5. Drainage Narrative
6. Geotechnical Report
7. Wildlife Survey
8. Tree Inventory
9. Pinellas County Letter of Denial for Access to Meres Boulevard
10. SWFWMD Permit, Receipts for Jurisdictional Permit Applications
11. Wetland Mitigation Construction Plan
12. Wetland Mitigation Monitoring Report No. 7
13. TRC Comment Reports

SHOPPES AT MERES
SITE PLAN APPROVAL
#23-154

Planning & Zoning Board Meeting – November 17, 2025

Board of Commissioners Meeting – December 9, 2025

REQUEST

#23-154 – Site Plan Approval – Shoppes at Meres

Resolution #2025-65

- Property Size = +/- 1.83 acres (79,715 square feet)
  - 0.63 acres of uplands
  - 1.20 acres of wetlands
- Current Land Use: Activity Center
- Current Zoning: T5a South Pinellas Ave Transect District of the Special Area Plan
- Proposed Development: Medical and General Office Building, 13,057 square feet of gross floor area

- **Location:** 1098 S. Pinellas Ave.
- **Applicant/Owner**: Juniper Development, LLC – Abir Kahled
- **Agents**: Sycamore Engineering, Inc. – J.D. Alsabbagh

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

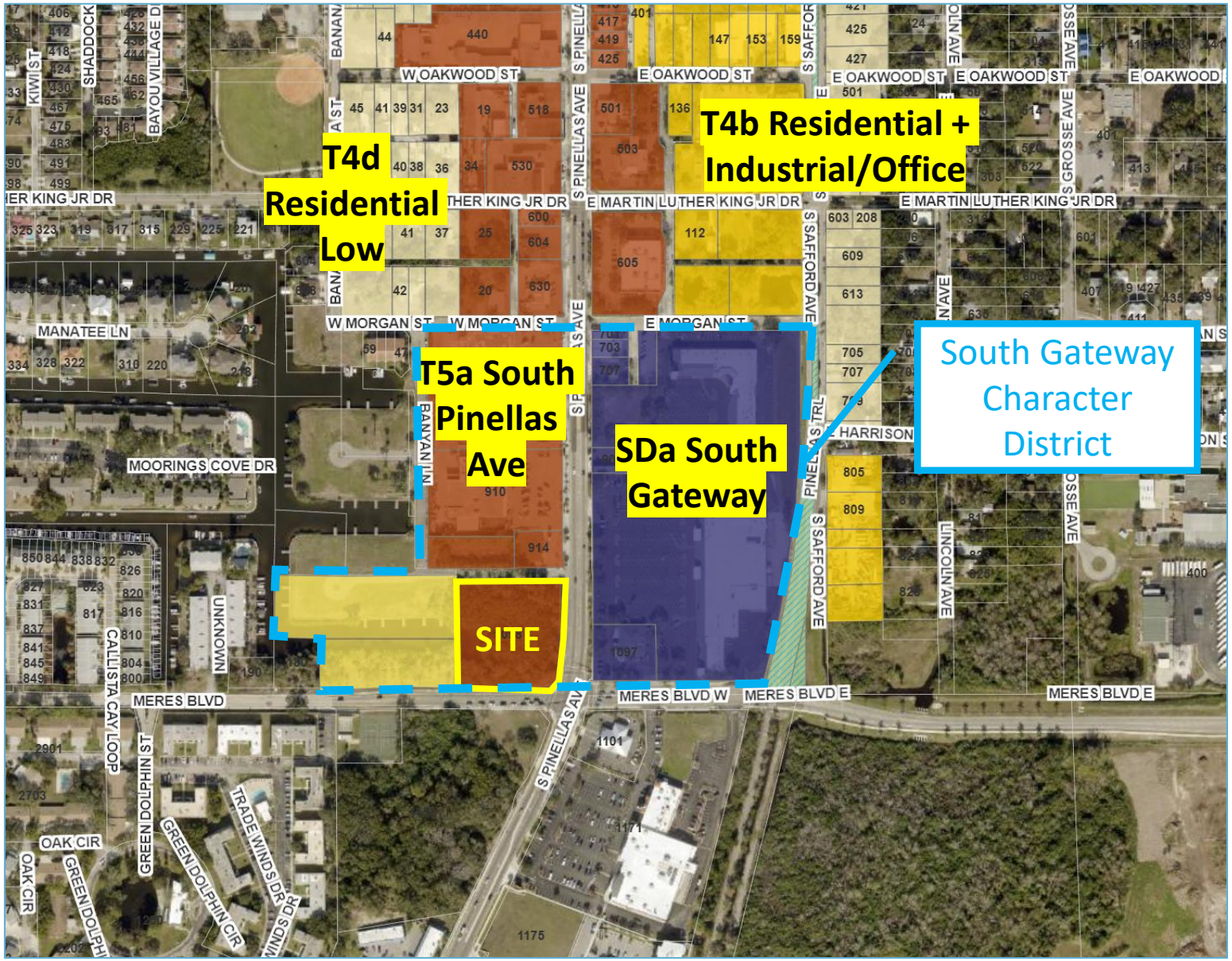
LOCATION & CONTEXT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

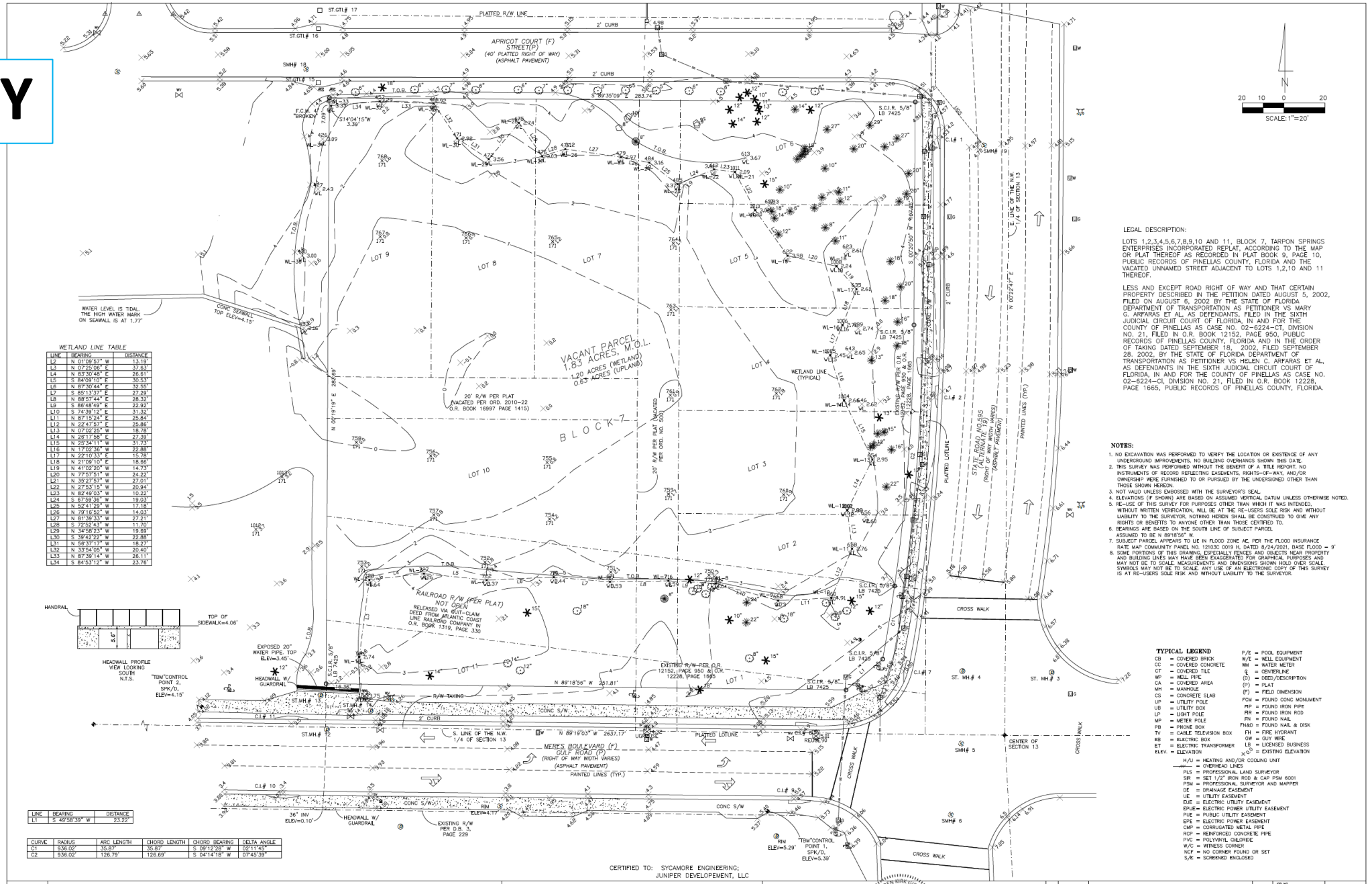
LOCATION & CONTEXT



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



WETLAND LINE TABLE

LINE	BEARING	DISTANCE
L2	N 01°09'57" W	13.19'
L3	N 07°25'06" E	37.63'
L4	N 83°30'48" E	26.61'
L5	S 84°09'10" E	30.53'
L6	N 87°30'44" E	32.55'
L7	S 85°13'37" E	27.29'
L8	N 88°57'44" E	28.32'
L9	S 86°48'49" E	22.92'
L10	S 74°39'12" E	31.32'
L11	N 87°15'24" E	25.84'
L12	N 22°47'57" E	25.86'
L13	N 07°02'26" W	18.78'
L14	N 26°17'58" E	27.39'
L15	N 25°34'11" W	31.73'
L16	N 17°02'36" W	22.88'
L17	N 22°10'33" E	15.78'
L18	N 21°09'10" E	18.66'
L19	N 41°02'20" W	14.73'
L20	N 77°57'51" W	24.22'
L21	N 35°27'57" W	27.01'
L22	N 27°53'15" W	20.94'
L23	N 82°49'03" W	10.22'
L24	S 67°59'36" W	19.03'
L25	N 52°41'29" W	17.18'
L26	N 79°16'52" W	14.03'
L27	N 81°39'33" W	27.21'
L28	S 72°52'43" W	11.70'
L29	N 34°58'23" W	19.69'
L30	S 39°42'22" W	22.88'
L31	N 56°37'17" W	18.27'
L32	N 33°54'05" W	20.40'
L33	N 87°39'14" W	26.11'
L34	S 84°53'12" W	23.76'

LINE	BEARING	DISTANCE
L1	S 49°58'39" W	23.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	936.02'	35.87'	35.87'	S 09°12'28" W	02°11'45"
C2	936.02'	126.79'	126.69'	S 04°14'18" W	07°45'39"

LEGAL DESCRIPTION:

LOTS 1,2,3,4,5,6,7,8,9,10 AND 11, BLOCK 7, TARPON SPRINGS ENTERPRISES INCORPORATED REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE VACATED UNNAMED STREET ADJACENT TO LOTS 1,2,10 AND 11 THEREOF.

LESS AND EXCEPT ROAD RIGHT OF WAY AND THAT CERTAIN PROPERTY DESCRIBED IN THE PETITION DATED AUGUST 5, 2002, FILED ON AUGUST 6, 2002 BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS PETITIONER VS MARY G. ARFARAS ET AL, AS DEFENDANTS, FILED IN THE SIXTH JUDICIAL CIRCUIT COURT OF FLORIDA, IN AND FOR THE COUNTY OF PINELLAS AS CASE NO. 02-6224-CT, DIVISION NO. 21, FILED IN O.R. BOOK 12152, PAGE 950, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND IN THE ORDER OF TAKING DATED SEPTEMBER 18, 2002, FILED SEPTEMBER 28, 2002, BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS PETITIONER VS HELEN C. ARFARAS ET AL, AS DEFENDANTS IN THE SIXTH JUDICIAL CIRCUIT COURT OF FLORIDA, IN AND FOR THE COUNTY OF PINELLAS AS CASE NO. 02-6224-CI, DIVISION NO. 21, FILED IN O.R. BOOK 12228, PAGE 1665, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTES:

1. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, NO BUILDING OVERHANGS SHOWN THIS DATE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON.
3. NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.
4. ELEVATIONS (IF SHOWN) ARE BASED ON ASSUMED VERTICAL DATUM UNLESS OTHERWISE NOTED.
5. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR, NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
6. BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PARCEL ASSUMED TO BE N 89°18'56" W.
7. SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE AE, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12103C 0019 H, DATED 8/24/2021, BASE FLOOD = 9'
8. SOME PORTIONS OF THIS DRAWING, ESPECIALLY FENCES AND OBJECTS NEAR PROPERTY AND BUILDING LINES MAY HAVE BEEN EXAGGERATED FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. MEASUREMENTS AND DIMENSIONS SHOWN HOLD OVER SCALE. SYMBOLS MAY NOT BE TO SCALE. ANY USE OF AN ELECTRONIC COPY OF THIS SURVEY IS AT RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.

TYPICAL LEGEND

CB = COVERED BRICK	P/E = POOL EQUIPMENT
CC = COVERED CONCRETE	W/E = WELL EQUIPMENT
CT = COVERED TILE	WM = WATER METER
WP = WELL PIPE	℄ = CENTERLINE
CA = COVERED AREA	(D) = DEED/DESCRIPTION
MH = MANHOLE	(P) = PLAT
CS = CONCRETE SLAB	(F) = FIELD DIMENSION
UP = UTILITY POLE	FCM = FOUND CONC MONUMENT
UB = UTILITY BOX	FIP = FOUND IRON PIPE
LP = LIGHT POLE	FIR = FOUND IRON ROD
MP = METER POLE	FN = FOUND NAIL
PB = PHONE BOX	FN&D = FOUND NAIL & DISK
TV = CABLE TELEVISION BOX	FH = FIRE HYDRANT
EB = ELECTRIC BOX	GW = GUY WIRE
ET = ELECTRIC TRANSFORMER	LB = LICENSED BUSINESS
ELEV. = ELEVATION	T.O.B = EXISTING ELEVATION
H/U = HEATING AND/OR COOLING UNIT	
OHW = OVERHEAD LINES	
PLS = PROFESSIONAL LAND SURVEYOR	
SIR = SET 1/2" IRON ROD & CAP PSM 6001	
PSM = PROFESSIONAL SURVEYOR AND MAPPER	
DE = DRAINAGE EASEMENT	
UE = UTILITY EASEMENT	
EUE = ELECTRIC UTILITY EASEMENT	
EPUE= ELECTRIC POWER UTILITY EASEMENT	
PUE = PUBLIC UTILITY EASEMENT	
EPE = ELECTRIC POWER EASEMENT	
CMP = CORRUGATED METAL PIPE	
RCP = REINFORCED CONCRETE PIPE	
PVC = POLYVINYL CHLORIDE	
W/C = WITNESS CORNER	
NCF = NO CORNER FOUND OR SET	
S/E = SCREENED ENCLOSED	

CERTIFIED TO: SYCAMORE ENGINEERING;
JUNIPER DEVELOPEMENT, LLC

DRAWN: DG
CHECKED: DR
A.C. BY: GF

ACCU-SURV SURVEYING AND MAPPING, LLC

4440 SPRING LAKE HIGHWAY
BROOKSVILLE, FLORIDA 34601
Phone: (813) 949-6506
Fax: (813) 856-4541
ACCUSURV@GMAIL.COM

TREE, TOPO AND BOUNDARY SURVEY

PSM6001
darren gibson APRIL 17, 2024
DARREN KIRK GIBSON P.S.M. #6001

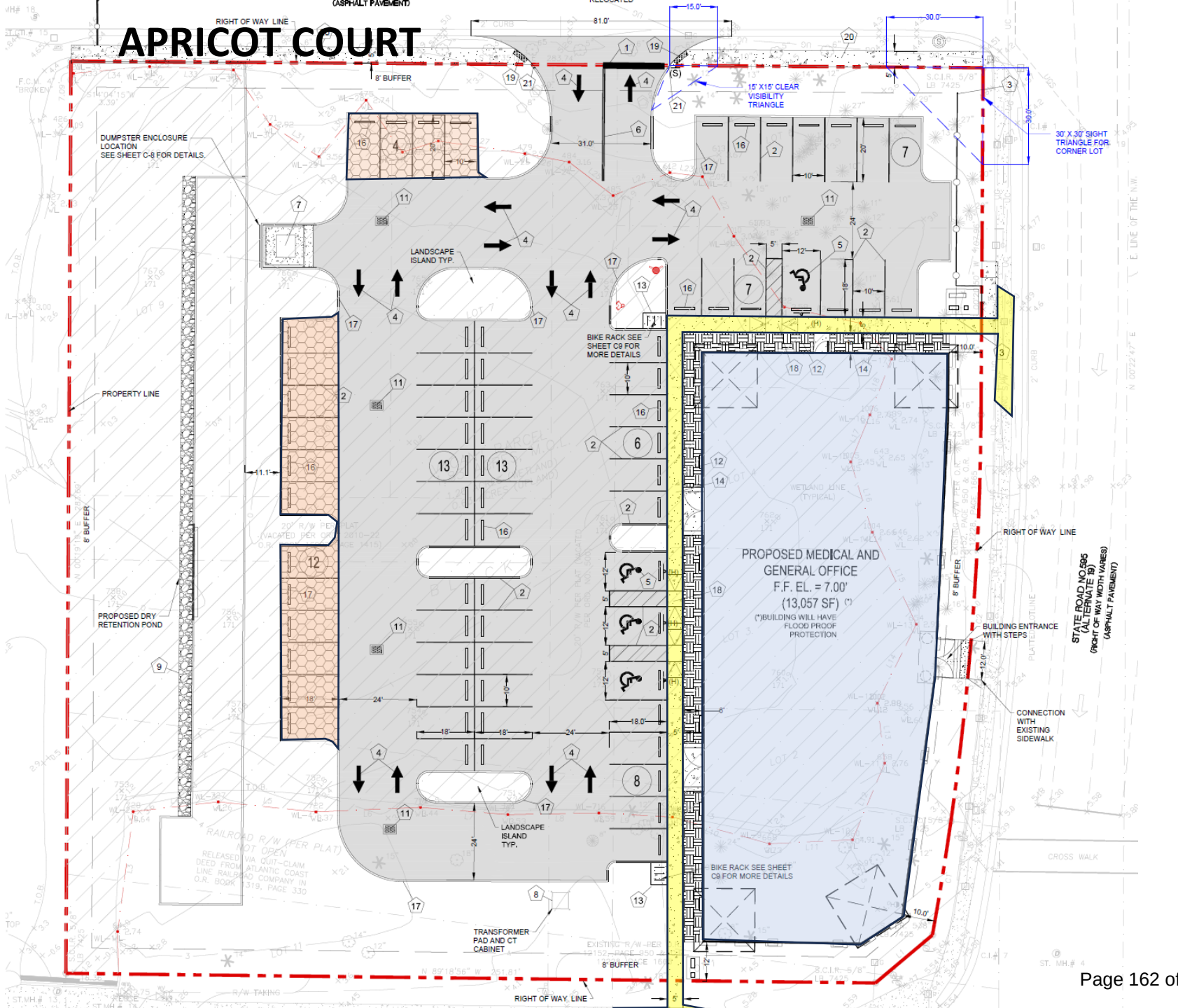
NO.	DATE	REVISIONS	APP'D BY

JOB NO. 2404-007WL
FILE NAME: 2404-007WL
DATE OF FIELD WORK: N/A
SCALE: 1"=20'
SHT. 1

DEMOLITION AND FILL PLAN

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SITE PLAN



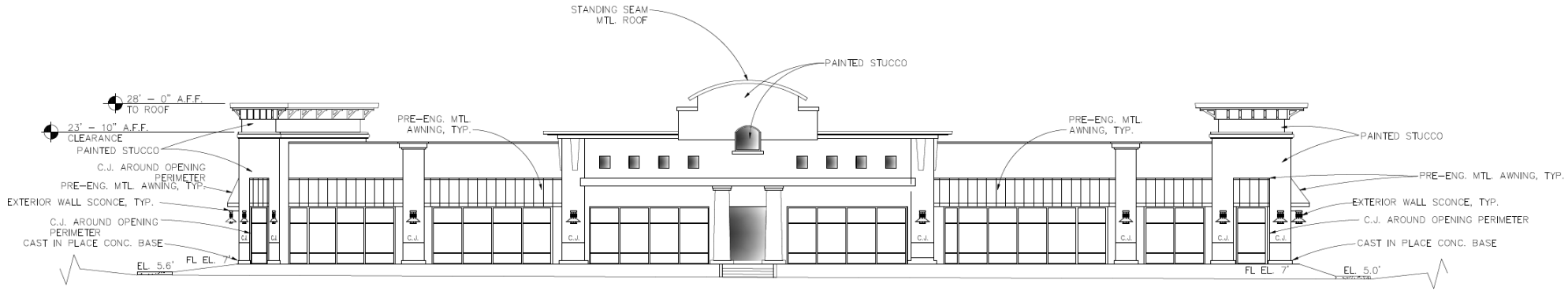
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LANDSCAPE PLAN

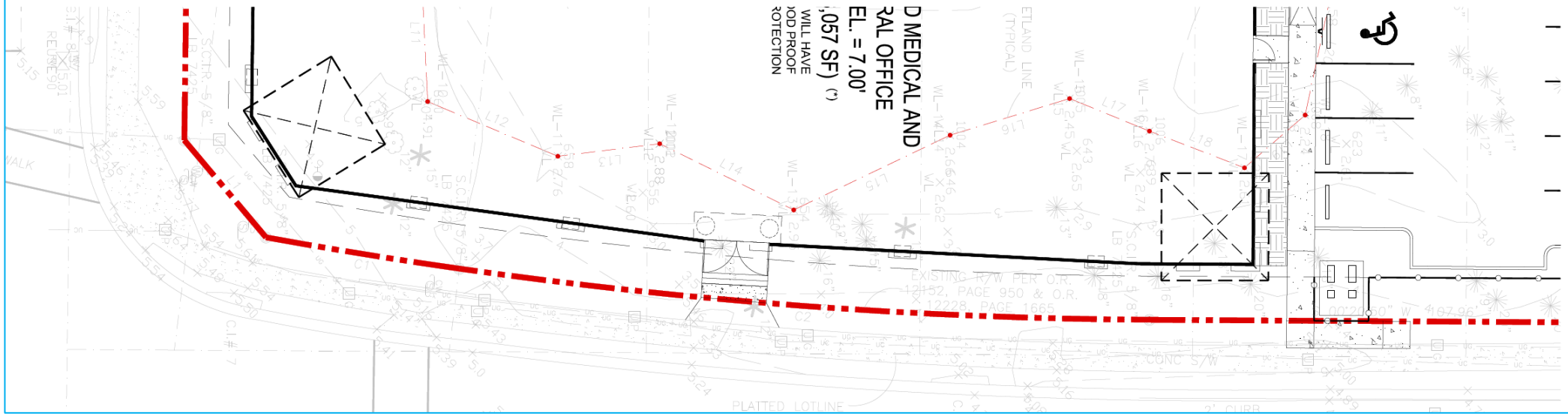
REQUESTED WARRANT:
SUBSTITUTE HEDGE ROW FOR STREETSCREEN ALONG SOUTH FRONTAGE

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

BUILDING ELEVATION, SOUTH PINELLAS AVENUE

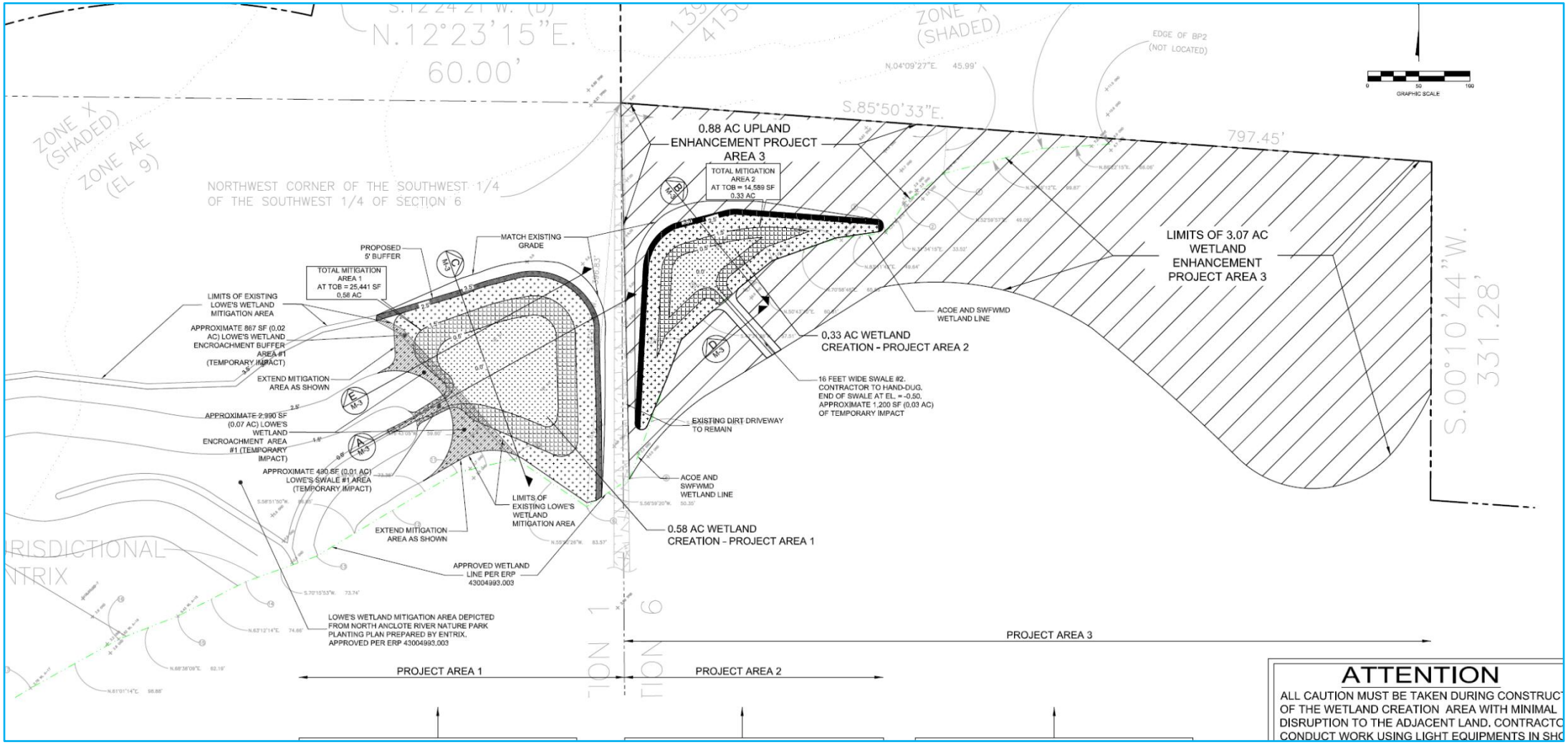


EAST ELEVATION
1/8" = 1"



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

WETLAND MITIGATION CONSTRUCTION PLAN
INSTALLED 2015 AT NORTH ANCLOTE RIVER NATURE PARK



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

WETLAND MITIGATION, NOVEMBER 2025

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

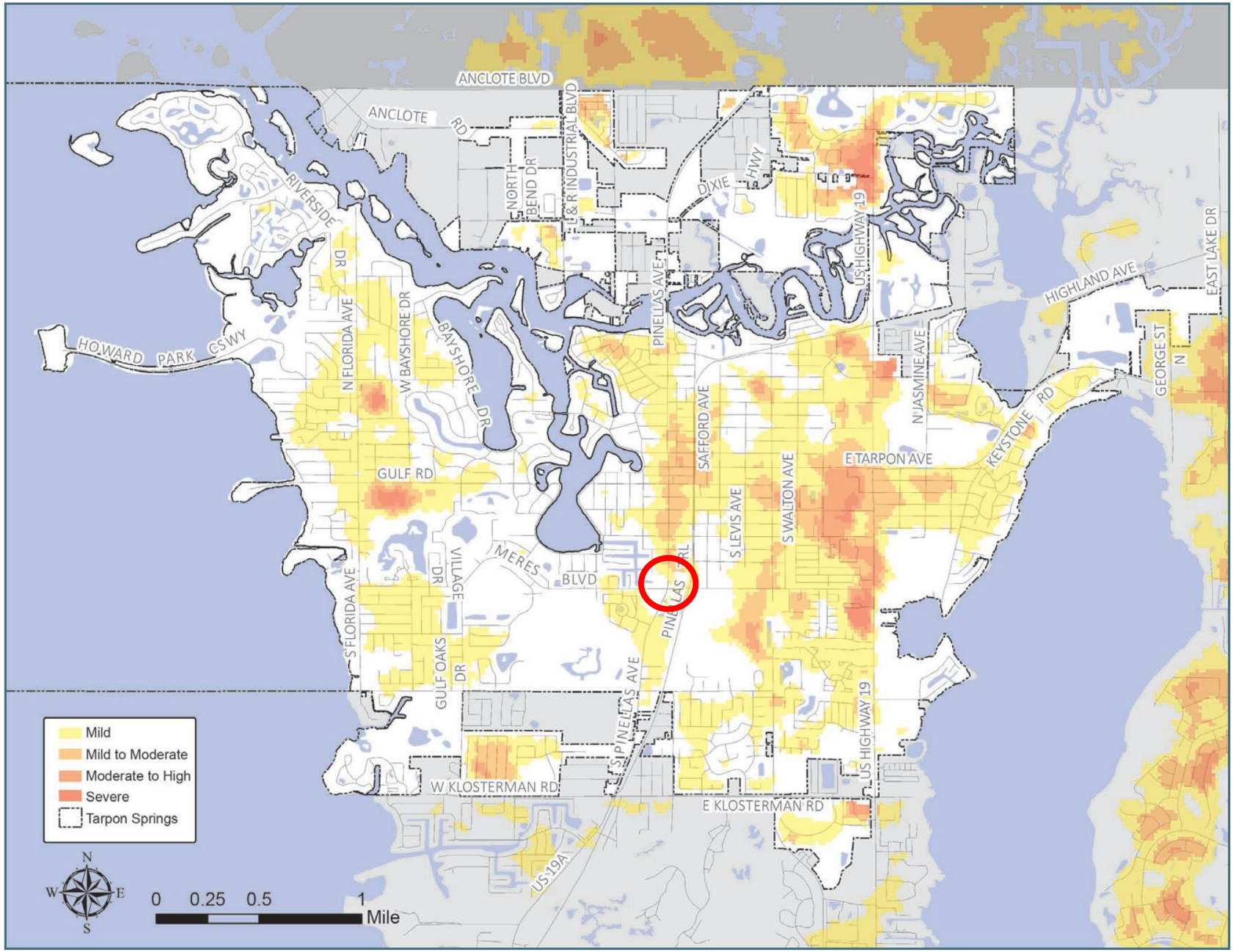
REVIEW CRITERIA – SITE PLAN

1) **The Comprehensive Plan.** The project is being processed under the 2025 Comprehensive Plan. The property is located in the Special Area Plan (now Activity Center) and is compliant with that plan. The following are noted:
    1) Requested wetland impacts were successfully mitigated within the City limits at the North Anclote River Nature Park in accordance with the 2025 Comprehensive Plan policies.
    2) Although not strictly a requirement of the plan, staff is concerned with the heat severity effect of the proposed amount of parking. The applicant has reduced the original proposed 75 spaces to 70 spaces.

2) **The Land Development Code (LDC)/Smartcode.** The property is in the T5a South Pinellas Ave Transect District and complies with the standards of that district with the exception of a required streetscreen along the Meres Boulevard frontage. The applicant has requested a warrant to allow a hedge row in this area.

    The applicant has proposed 70 parking spaces (31 more than required). Landscaping includes additional trees to reduce heat severity effects in this area.

HEAT SEVERITY MAP



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

MAP SERIES - 9

REVIEW CRITERIA – SITE PLAN

3) **The City's Concurrency Management System.** The project can be served with no adverse impacts to City facilities.

4) **The City's Building Codes.** The project will be required to, and is expected to be able to, meet the standards of the City's Building Codes. The applicant wishes to implement multi-tenant floodproofing. Although this is not preferred by City staff, it is allowable. A condition is recommended to ensure that the required planning and agreement documentation is provided with the application for a building permit.

Technical Review Committee (TRC) completed five rounds of review on May 1, 2025. All comments of the TRC have been resolved or are addressed as recommended conditions of approval.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-65: Staff recommends ***approval*** of the proposed site plan, subject to the following warrants and conditions:

Warrants

1. To allow use of a planted hedge row as a streetscreen along the Meres Boulevard frontage.

Conditions

1. Simultaneous Site Construction and Building (vertical) Construction permit issuance.
2. Dry floodproofing requirements ands documentation to be addressed with submittal of a building permit application.
3. Provide all other jurisdictional permits with the Site Construction permit application including U.S. Army Corps of Engineers and Pinellas County Water and Navigation Authority.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-65: Recommended conditions (continued):

4. Landscape plant material bordering roadways to meet state and county vertical clearance requirements, and, invasive exotics to be removed.
5. Driveway access point to be reduced to 24 feet in width.
6. Project to be master metered and follow all utilities requirements and construction protocol.

RESOLUTION NO. 2025-65

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-154 REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A MEDICAL AND GENERAL OFFICE BUILDING OF APPROXIMATELY 13,057 SQUARE FEET IN GROSS FLOOR AREA INCLUDING PARKING AND OTHER SITE IMPROVEMENTS ON 1.83 ACRES (MORE OR LESS) OF PROPERTY LOCATED AT 1098 SOUTH PINELLAS AVENUE, ON THE NORTHWEST CORNER OF MERES BOULEVARD AND SOUTH PINELLAS AVENUE, IN THE T5A (SOUTH PINELLAS AVE) TRANSECT DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for a medical and general office building located at 1098 South Pinellas Avenue on the northwest corner of South Pinellas Avenue and Meres Boulevard in the T5a South Pinellas Ave Transect District of the Special Area Plan; and,

WHEREAS, the T5a South Pinellas Ave Transect District allows office buildings as a use by right; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of November 17, 2025; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN FINDINGS

Application Number 23-154 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: SITE PLAN APPROVAL

Site Plan application Number 23-154 for property located at 1098 South Pinellas Avenue on the northwest corner of South Pinellas Avenue and Meres Boulevard and further described in Exhibit A, prepared and sealed by Jihad D. Alsabbagh, P.E. and attached as Exhibit B, is hereby approved with the following warrants and conditions:

DRAFT

Warrants

1. To allow use of a planted hedge row as a streetscreen along the Meres Boulevard frontage.

Conditions

1. Site construction and vertical building permits must be applied for simultaneously. The intent of this condition is to prevent premature fill deposition and seawall construction. The Site Plan approval shall expire at six months from the effective date unless a Site Construction Permit and a Building Permit are both obtained and kept active.
2. Dry floodproofing requirements shall be addressed with submittal of a building permit application. The submittal shall include plans and documents covering flood-proofing and muti-tenant flood-proofing management to the satisfaction of the Floodplain Administrator and the Building Official, including recording of all attendant covenants on the property needed to ensure that these requirements are met.
3. The developer is responsible for securing all other jurisdictional permits and approvals to be submitted with the site construction permit application including, but not limited to, permits from the U.S. Army Corps of Engineers and the Pinellas County Water and Navigation Authority.
4. All plant material installed along the rights-of-way of South Pinellas Ave and Meres Blvd shall meet state and county requirements for vertical clearance at planting. All Brazilian pepper (*Schinus terebinthifolius*) and Australian pine trees (*Casuarina* spp.) must be eradicated from the site and the site kept free of these species in perpetuity.
5. The driveway access point shall be reduced from 30 feet in width to 24 feet in width.
6. This parcel shall be master metered and shall use an above ground reduced pressure meter assembly. The contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps. The City requires 48 hours notice prior to any work completed on the mains. Any adjustments to the utilities due to the project are the contractor's responsibility. All restoration is the contractor's responsibility.
7. Granting of the requested streetscreen warrant requires a reduction in the number of parking spaces and planting of additional shade trees to reduce urban heat severity.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

DRAFT

LEGAL DESCRIPTION:

LOTS 1,2,3,4,5,6,7,8,9,10 AND 11, BLOCK 7, TARPON SPRINGS ENTERPRISES INCORPORATED REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE VACATED UNNAMED STREET ADJACENT TO LOTS 1,2,10 AND 11 THEREOF.

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THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF SYCAMORE ENGINEERING, INC. DIMENSIONS SHOULD NOT BE OBTAINED BY USING SCALING OF THE PLAN. DIMENSIONS CAN BE OBTAINED BY CONTACTING SYCAMORE ENGINEERING, INC. IT CAN NOT BE USED OR COPIED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM SYCAMORE ENGINEERING, INC. DIRECTLY. © 2024

Resolution 2025-65 Exhibit B, 19 pages

THE SHOPPES AT MERES
1098 SOUTH PINELLAS AVENUE
TARPON SPRINGS, FLORIDA 33689
PRELIMINARY DEVELOPMENT PLAN

SECTION 13, TOWNSHIP 27 S, RANGE 15 E

MASTER PERMIT TRACKING SCHEDULE		
PERMIT #	PERMITTING ENTITY	CONTACT INFORMATION
App#893272	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	CONTACT NAME: DAVE KRAMER PHONE: (813) 985-7481
TBD	CITY OF TARPON SPRINGS	CONTACT NAME: JOHN BERTRAND PHONE: **(727) 942-5604**

LOCATION MAP
N.T.S.

VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

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DATUM

ELEVATIONS DEPICTED HEREON BASED UPON N.G.V.D. 1929 DATUM. THE CONVERSION TO N.A.V.D. 1988 IS N.G.V.D. 1929 - 0.85'.

PROFESSIONAL TEAM

OWNER / DEVELOPER
JUNIPER DEVELOPMENT, LLC C/O
8370 W. HILLSBOROUGH AVENUE, STE 205
TAMPA, FLORIDA 33615
PH.: 813-889-0700
ATTN.: ABIR KAHLED

CIVIL ENGINEER
SYCAMORE ENGINEERING, INC.
8370 W. HILLSBOROUGH AVENUE, STE 205
TAMPA, FLORIDA 33615
PH.: (813) 889-0700
FAX: (813) 889-0788
ATTN.: J.D. ALSABBAGH, P.E.
E-MAIL: jalsabbagh@sycamoreeng.com

PERMITTING AGENCIES

CITY OF TARPON SPRINGS DEVELOPMENT SERVICES
TARPON SPRINGS CITY HALL
324 E. PINE STREET
TARPON SPRINGS, FLORIDA 34689
ATTN: JOHN BERTRAND, CITY PLANNER
PH.:(727) 942-5604

SURFACE WATER DISTRICT
SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT-TAMPA OFFICE
7601 HIGHWAY 301 NORTH
TAMPA, FLORIDA 33637-6759
ATTN.: DAVID CRAMER, P.E.

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT 7 - PINELLAS
MAINTENANCE OFFICE
5211 ULMERTON ROAD
CLEARWATER, FLORIDA 33760
PH.: (727) 570-5101
ATTN.: CHRIS GREGORY

PINELLAS COUNTY
BUILDING AND DEVELOPMENT REVIEW SERVICES
PUBLIC WORKS
440 COURT STREET
CLEARWATER, FLORIDA 33756
PH.: (727) 464-3888

OTHER UTILITY COMPANIES

FDEP SANITARY SEWER
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
SOUTHWEST DISTRICT
DRINKING WATER DEPARTMENT
13051 TELECOM PARKWAY
TEMPLE TERRACE, FLORIDA 33637
ATTN.: RAFAH ALKHATIB

FDEP WATER
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
SOUTHWEST DISTRICT
DRINKING WATER DEPARTMENT
13051 TELECOM PARKWAY
TEMPLE TERRACE, FLORIDA 33637
ATTN.: RAFAH ALKHATIB

GAS SERVICE
CLEARWATER GAS
400 N MYRTLE AVENUE
CLEARWATER, FL 33755
PH.: (727) 562-4900 X7423
FAX: (727) 562-4904
ATTN.: BRUCE GRIFFIN

TELEPHONE SERVICE
VERIZON
1280 CLEVELAND STREET, FLCW5033
CLEARWATER, FL 33755
PH.: (727) 562-1134
FAX: (727) 562-9614
ATTN: RICK EPPERHART

ELECTRIC SERVICE
PROGRESS ENERGY
101 CEMETERY ROAD
TARPON SPRINGS, FLORIDA 34689
PH.: (727) 939-4322
FAX: (727) 939-4326
ATTN.: EUGENE E. HANKENHOF

WATER & SANITARY SEWER
CITY OF TARPON SPRINGS
UTILITY DEPARTMENT
201 E. PINE STREET
TARPN SPRINGS, FLORIDA 34689
ATTN.: RAY PAGE
PH.: (727) 942-5616
FAX: (727) 942-5624
E-MAIL: RPAGE@CI.TARPON-SPRINGS.FL.US

INDEX OF SHEETS

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Scale: N/A

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
Know what's below. Call before you dig.

No.	Date	Revision - Description
1		
2		
3		
4		
5		
6		
7		

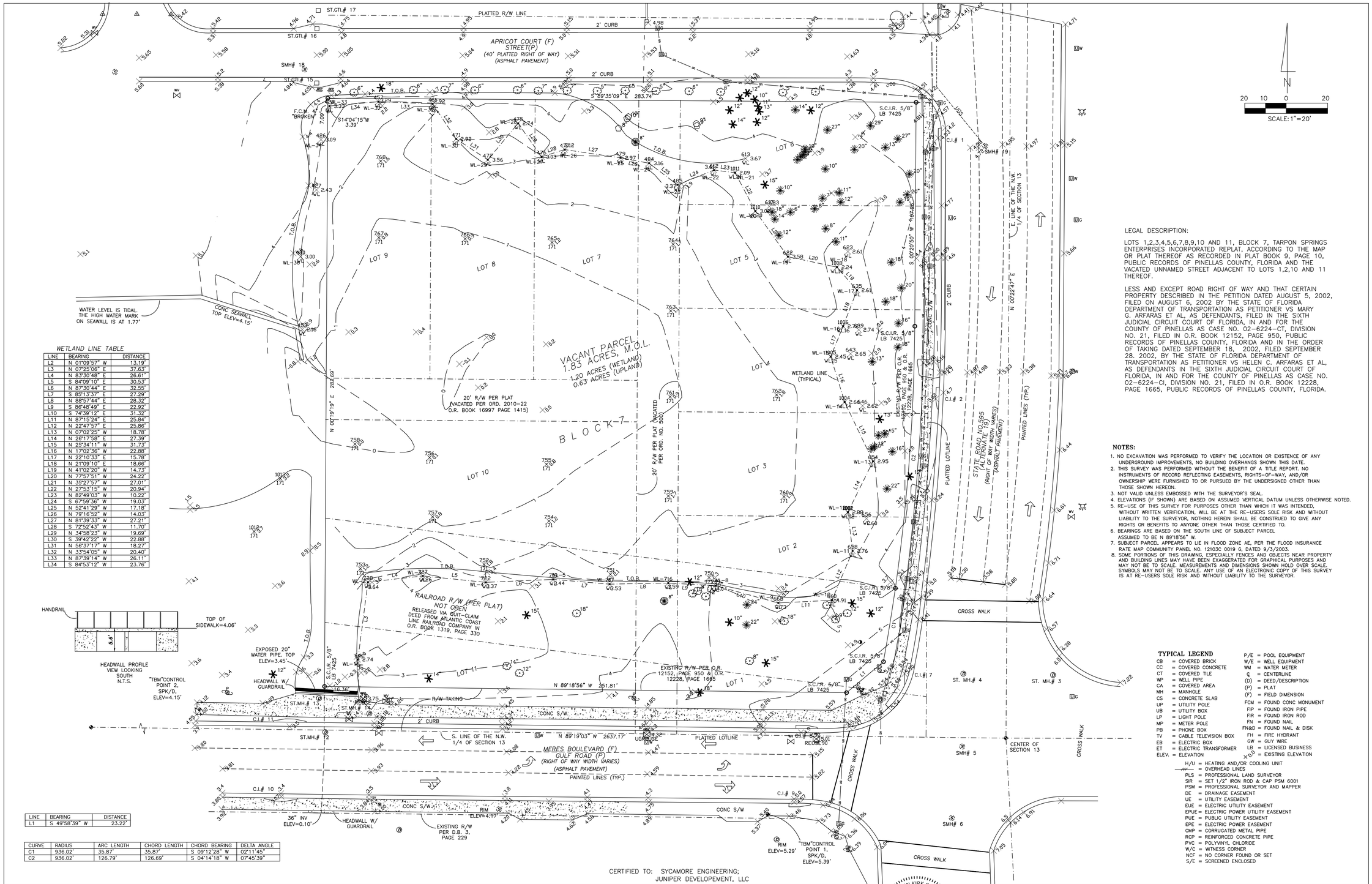
SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Ave., Suite 205
Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.889.0788
email: greatlocation@sycamoreeng.com
• Civil Engineering
• Transportation Planning
• Land Planning
• Construction Management
• Landscape Architecture
FL. C.A. # 9485 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: COVER SHEET

Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 13:29:34 -04'00'

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-1



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NOTES:

1. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, NO BUILDING OVERHANGS SHOWN THIS DATE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON.
3. NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.
4. ELEVATIONS (IF SHOWN) ARE BASED ON ASSUMED VERTICAL DATUM UNLESS OTHERWISE NOTED.
5. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR, NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
6. BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PARCEL ASSUMED TO BE N 89°18'56" W.
7. SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE AE, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12103C 0019 G, DATED 9/3/2003.
8. SOME PORTIONS OF THIS DRAWING, ESPECIALLY FENCES AND OBJECTS NEAR PROPERTY AND BUILDING LINES MAY HAVE BEEN EXAGGERATED FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. MEASUREMENTS AND DIMENSIONS SHOWN HOLD OVER SCALE. SYMBOLS MAY NOT BE TO SCALE. ANY USE OF AN ELECTRONIC COPY OF THIS SURVEY IS AT RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.

TYPICAL LEGEND

CB = COVERED BRICK	P/E = POOL EQUIPMENT
CC = COVERED CONCRETE	W/E = WELL EQUIPMENT
CT = COVERED TILE	WM = WATER METER
WP = WELL PIPE	℄ = CENTERLINE
CA = COVERED AREA	(D) = DEED/DESCRIPTION
MH = MANHOLE	(P) = PLAT
CS = CONCRETE SLAB	(F) = FIELD DIMENSION
UP = UTILITY POLE	FCM = FOUND CONC MONUMENT
UB = UTILITY BOX	FIP = FOUND IRON PIPE
LP = LIGHT POLE	FIR = FOUND IRON ROD
MP = METER POLE	FN = FOUND NAIL
PB = PHONE BOX	FN&D = FOUND NAIL & DISK
TV = CABLE TELEVISION BOX	FH = FIRE HYDRANT
EB = ELECTRIC BOX	GW = GUY WIRE
ET = ELECTRIC TRANSFORMER	LB = LICENSED BUSINESS
ELEV. = ELEVATION	X-0.0 = EXISTING ELEVATION

H/U = HEATING AND/OR COOLING UNIT
OHW = OVERHEAD LINES
PLS = PROFESSIONAL LAND SURVEYOR
SIR = SET 1/2" IRON ROD & CAP PSM 6001
PSM = PROFESSIONAL SURVEYOR AND MAPPER
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
EUE = ELECTRIC UTILITY EASEMENT
EPUE = ELECTRIC POWER UTILITY EASEMENT
PUE = PUBLIC UTILITY EASEMENT
EPE = ELECTRIC POWER EASEMENT
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
W/C = WITNESS CORNER
NCF = NO CORNER FOUND OR SET
S/E = SCREENED ENCLOSED

CERTIFIED TO: SYCAMORE ENGINEERING; JUNIPER DEVELOPEMENT, LLC

DRAWN DG
CHECKED DR
Q.C. GF

ACCU-SURV SURVEYING AND MAPPING, LLC

4440 SPRING LAKE HIGHWAY
BROOKSVILLE, FLORIDA 34601
Phone: (813) 949-6506
Fax: (813) 856-4541
ACCUSURV@GMAIL.COM

TREE, TOPO AND BOUNDARY SURVEY

DARREN KIRK GIBSON - LICENSED PSM6001
darren gibson DATE: APRIL 9, 2024

NO.	DATE	REVISIONS	APP'D BY

JOB NO. 2404-007WL
FILE NAME: 2404-007WL
DATE OF FIELD WORK: N/A
SCALE: 1"=20'
SHT. 1 OF 1

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GENERAL CONSTRUCTION NOTES

1. ELEVATIONS (IF SHOWN) ARE BASED ON ASSUMED VERTICAL DATUM NGVD 29. BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PARCEL ASSUMED TO BE N 89°18'56" W. THE CONVERSION TO N.A.V.D. 1988 = N.G.V.D 1929- 0.85'.
2. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS SET FORTH BY CITY OF TARPON SPRINGS..
3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
4. ALL WORKMANSHIP AND MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO FDOT'S "STANDARD SPECIFICATIONS FOR ROADWORK AND BRIDGE CONSTRUCTION", LATEST EDITION, AND THE LATEST CITY OF TARPON SPRINGS STANDARDS, UNLESS OTHERWISE INDICATED.
5. SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES; REFERENCE FDOT INDEXES 600 THRU 650 AND 17349 PER ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION.
6. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCY(IES) PRIOR TO COMMENCING WORK WITHIN THEIR JURISDICTION(S).
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTIONS.
8. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IN THE FIELD RIGHT OF WAY LINES, BENCHMARKS (ELEV.), COORDINATES, CENTER LINES AND STATIONING AS REQUIRED TO CONSTRUCT THIS PROJECT.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
11. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
13. ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES OR FITTINGS. PIPE MEASUREMENTS FOR STRAIGHT ENDWALL END SECTIONS ARE TO END OF PIPE.
14. ALL PIPES TO BE CONSTRUCTED WITH 3' MINIMUM COVER UNLESS OTHERWISE NOTED ON THE PLANS.
15. ALL ROCKS OR STONES LARGER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE BACKFILL MATERIAL. BACKFILL MATERIAL PLACED WITHIN 1-FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN 2" IN DIAMETER.
16. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO ROAD BASE AND SURFACE CONSTRUCTION.
17. ALL WATER LINES AND SANITARY SEWER LINES ARE PVC UNLESS OTHERWISE NOTED.
18. ALL SIDEWALKS TO BE A MINIMUM 3,000 PSI CONCRETE AND 4" THICK AND SHALL BE REINFORCED WITH 1.4 x 1.4 W.W.M.
19. ALL CONCRETE WORK SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI (28 DAY STRENGTH), UNLESS OTHERWISE INDICATED.
20. CONTRACTOR TO INCLUDE TEMPORARY WATER SOURCE DURING CONSTRUCTION IN THE CONTRACT BID.
21. ALL GRATE INLETS SHALL BE GALVANIZED OR AS APPROVED BY ENGINEER OF RECORD.

CLEARING AND PREPARATION NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE PLANS SHALL BE PROTECTED IN ACCORDANCE WITH CITY OF TARPON SPRINGS TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT APPROVAL FROM THE OWNER.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE PROJECT SOILS REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE DEVELOPER/OWNER OR THE DEVELOPER REPRESENTATIVE. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL WITHIN ONE WEEK FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED ON-SITE IN A LOCATION DESIGNATED BY THE DEVELOPER/OWNER/CITY TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY DEVELOPER/OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE GEOTECHNICAL ENGINEERING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE OR DISPOSED OF AS DIRECTED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

STANDARD CITY OF TARPON SPRINGS NOTES:

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE CITY OF TARPON SPRINGS STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
3. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY-APPROVED SITE PLAN. APPROVED OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR THE CITY OF TARPON SPRINGS STANDARDS.
6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT.
7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE STRIPED IN WHITE. PARKING SPACES, DIRECTIONAL ARROWS AND STOP BARS SHALL BE STRIPED IN WHITE PAINT. IT SHALL BE THE OWNER/DEVELOPERS RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN CITY, COUNTY OR STATE RIGHT-OF-WAY. ALL RIGHT OF WAY WORK SHALL BE A FUNCTION OF AN APPROVED CITY OF TARPON SPRINGS, PINELLAS COUNTY & FDOT RIGHT-OF-WAY USE PERMIT.
9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
10. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY, CITY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.

PAVING AND GRADING NOTES

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MULCH, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR REPRESENTATIVE FROM THE SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY OWNER REPRESENTATIVE. EXCAVATED AREAS ARE TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE SOILS REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOIL REPORTS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
7. CONTRACTOR TO PROVIDE A ½" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDING, OTHER POURED CONCRETE, ETC.).
8. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346, SHEETS 1-9. PARKING STALL STRIPING TO BE 6" WIDE PAINTED STRIPES UNLESS SPECIFIED AND NOTED DIFFERENTLY ON PLAN.
9. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

TESTING AND INSPECTION REQUIREMENTS (PAVING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO OWNER AND THE ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET. THE TESTING REQUIREMENTS SHALL AT A MINIMUM MEET OR EXCEED THOSE SPECIFIED IN THE CITY OF TARPON SPRINGS LAND DEVELOPMENT REQUIREMENTS

WATER SYSTEM NOTES

1. ALL WATER SYSTEM WORK SHALL CONFORM WITH CITY OF TARPON SPRINGS "STANDARD DETAILS" LATEST EDITION.
2. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
3. A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCES CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED OF PRESSURE CLASS 350 DUCTILE IRON PIPE FOR NO LESS THAN 10 FEET ON EACH SIDE OF THE CONFLICT POINT. AS AN ALTERNATE THE SANITARY SEWER MAY BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE FOR THE REQUIRED 10 FEET ON EACH SIDE OF THE CONFLICT POINT.
4. A LATERAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
5. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINE AS NECESSARY.
6. WATER MAINS SMALLER THAN 1 ½" SHALL BE SCHEDULE 40.
7. ALL PVC WATER MAINS 1 ½" THROUGH 3" SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D2241.
8. ALL ON SITE PVC POTABLE WATER MAINS 4" AND ABOVE SHALL BE IN ACCORDANCE WITH AWWA C900. PIPE SHALL BE DR 18 (235 PSI).
9. ALL FIRE MAINS (IF PROPOSED), SHALL BE CONSTRUCTED OF PVC AND SHALL BE AWWA C900 DR 18 (235 PSI).
10. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND PIPE SHALL RECEIVE EXTERIOR ASPHALTIC COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151), AND INTERIOR OF THE DUCTILE IRON PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
11. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 80 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
12. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON PRESSURE CLASS 350 IN ACCORDANCE WITH AWWA C110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C111. FITTINGS SHALL BE CEMENT MORTER LINED AND COATED IN ACCORDANCE WITH AWWA C104. ALL FITTINGS SHALL BE RESTRAINED USING MEGALUG OR APPROVED EQUAL.
13. ALL WATER VALVES TO BE LOCATED IN GRASSED AREAS.
14. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLY-WRAP IN ACCORANCE WITH ANSI A21.5/AWWA C105.
15. RESTRAINT JOINTS SHALL BE PROVIDED AT ALL FITTINGS (AND HYDRANTS, IF PROPOSED) AS SHOWN ON DETAILS.
16. ALL WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, APPROXIMATELY ONE FOOT BELOW GRADE. TAPE SHALL BE CONTINUOUS BETWEEN VALVES AND SECURED TO EACH VALVE, WHERE OTHER LINES OR SERVICE LINES JOIN THE VALVE, THE TAPE USED FOR DETECTION OF THESE LINES SHALL BE SECURED TO THE MAIN LINE TAPE. THE TAPE SHALL BE AT LEAST 5-1/2 MIL THICK, 2 INCH MINIMUM WIDTH AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED, IN PERMANENT BLACK INK WITH ONE INCH LETTERS, "CAUTION WATER LINE BURIED BELOW" ON BLUE BACKGROUND.
17. POINTS OF CONNECTION OF THE EXTERNAL WATER LINES ARE TO COINCIDE WITH THE BUILDING PLUMBING AS SHOWN ON THE BUILDING PLUMBING PLANS. CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE EXACT CONNECTION POINT.
18. CONTRACTOR SHALL VERIFY LOCATION OF WATER SERVICE AT EACH BUILDING PRIOR TO CONSTRUCTION OF SERVICE LINE.
19. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS AT THE END OF WATER SERVICE LATERALS TO BUILDINGS TO ASSURE ADEQUATE FLUSHING AND DISINFECTING.
20. WATER LINE TYPE AND SPECIFICATION SHOULD BE AS LISTED ABOVE EXCEPT IF SPECIFIED DIFFERENTLY ON PLAN.

TESTING AND INSPECTION REQUIREMENTS

1. PRESSURE TESTS TO BE IN ACCORDANCE WITH CITY OF TARPON SPRINGS REQUIREMENTS AND AWWA C600 (FOR DUCTILE IRON) AND AWWA C605 (FOR PVC).
2. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE PROPERLY PRESSURE TESTED AND ACCEPTED BY THE ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF PERFORMING TESTS.
3. CONTRACTOR TO PERFORM CHLORINATING AND BACTERIOLOGICAL SAMPLING. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO THE ENGINEER. LOCATIONS OF CHLORINATING AND SAMPLING POINTS TO BE SUBMITTED WITH TEST RESULTS ALONG WITH AS-BUILT DRAWINGS.
4. MINIMUM PRESSURE FOR THE HYDROSTATIC AND LEAKAGE TESTS SHALL BE 150 PSI FOR POTABLE WATER MAIN, IN ACCORDANCE WITH AWWA C600 FOR A MINIMUM OF 2 HOURS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE AGENCY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING LINE AT THE POINT OF CONNECTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS.
3. ALL SANITARY SEWER MAINS AND LATERALS ONSITE SHALL HAVE A MINIMUM OF 36 INCHES OF COVER UNLESS OTHERWISE SHOWN ON THE PLANS. THE DEPTH OF COVER OVER ALL MAINS, WITHIN RIGHT-OF-WAY OR EASEMENT, SHALL BE NOT LESS THAN 48 INCHES (EXCEPT FOR LATERALS). THE DEPTH OF THE LATERAL AT THE PROPERTY LINE (MEASURED FROM THE CROWN OF PIPE) SHALL BE NO LESS THAN 36 INCHES AND NO GREATER THAN 48 INCHES BELOW DESIGN GRADE.
4. A VERTICAL CLEARANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE OTHER UTILITY LINE(S) AND THE OUTSIDE OF THE GRAVITY SEWERS SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND WATER MAINS. A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND STORM SEWERS. IF ABOVE CLEARANCES CANNOT BE ACHIEVED, THE SANITARY SEWER SHALL BE CONSTRUCTED OF PRESSURE CLASS 350 DUCTILE IRON PIPE FOR NO LESS THAN 10 FEET ON EACH SIDE OF THE CONFLICT POINT. AS AN ALTERNATE THE SANITARY SEWER MAY BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE FOR THE REQUIRED 10 FEET ON EACH SIDE OF THE CONFLICT POINT
5. A LATERAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
6. ALL ON-SITE PVC GRAVITY SANITARY SEWER PIPE SHALL BE SDR-35, EXCEPT FOR PIPE DEEPER THAN 14 FEET USE SDR-26, IN ACCORDANCE WITH ASTM D3034, ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED UNLESS SPECIFIED AND NOTED DIFFERENTLY ON PLAN.
7. ALL ON-SITE DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 AND SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
8. ALL DUCTILE IRON PIPE AND FITTINGS TO BE POLY-WRAPPED.
9. SANITARY SERVICE CONNECTION LOCATIONS AND INVERTS SHOWN ON THESE PLANS ARE APPROXIMATE.
10. ALL SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER UNLESS OTHERWISE SHOWN ON THE PLANS.
11. ALL SANITARY LINES SHALL HAVE A SUITABLE MAGNETIC LOCATOR BURIED APPROXIMATELY ONE-FOOT BELOW GRADE OVER THE FORCE MAIN. THE TAPE SHALL BE CONTINUOUS BETWEEN VALVES AND SECURED TO EACH VALVE. THE TAPE SHALL BE AT LEAST 5-1/2 MIL THICK, 2 INCH MINIMUM WIDTH AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED IN PERMANENT BLACK INK WITH 1 INCH LETTERS, "CAUTION, SEWER LINE BURIED BELOW", ON GREEN BACKGROUND.
12. CONTRACTOR SHALL VERIFY INVERT ELEVATION OF SANITARY SEWER SERVICE AT THE BUILDING PRIOR TO CONNECTION AND CONSTRUCTION OF SEWER SERVICE LATERAL.

TESTING AND INSPECTION REQUIREMENTS (SANITARY)

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO INSPECTION BY THE CITY OF TARPON SPRINGS UTILITIES AND ENGINEER OF RECORD PRIOR TO PLACEMENT OF BASE AND PAVING AND AGAIN PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
2. THE CONTRACTOR SHALL PERFORM AN AIR PRESSURE TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE CITY OF TARPON SPRINGS REQUIREMENTS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY OF TARPON SPRINGS FOR APPROVAL. COORDINATION OF TESTING AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
3. MINIMUM PRESSURE FOR THE HYDROSTATIC AND LEAKAGE TESTS FOR FORCE MAINS SHALL BE 150 PSI.

MAINTENANCE OF TRAFFIC NOTES (CITY OF TARPON SPRINGS)

1. THE WORK SPECIFIED UNDER THIS SECTION CONSISTS OF THE MAINTAINING OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE LIMITS OF THE PROJECT FOR THE DURATION OF THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 102 OF THE FDOT SPECIFICATIONS, AS AMENDED HEREIN AND IN ACCORDANCE WITH THE PLANS.
2. THE ROAD SHALL BE KEPT OPEN TO TWO-WAY TRAFFIC FOR THE DURATION OF THE CONSTRUCTION PERIOD, EXCEPT THAT, DURING NON-PEAK TRAFFIC PERIODS, ONE LANE OF TRAFFIC WILL BE PERMITTED PROVIDED THAT FLAGMEN ARE USED AND PRIOR APPROVAL IS OBTAINED FROM THE CITY. THE CONTRACTOR WILL NOT BE PERMITTED TO ISOLATE RESIDENCES OR PLACES OF BUSINESS. ACCESS SHALL BE PROVIDED TO ALL RESIDENCES AND ALL PLACES OF BUSINESS WHENEVER CONSTRUCTION INTERFERES WITH THE EXISTING MEANS OF ACCESS.
3. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH THE PLANS AND FDOT DESIGN STANDARDS, APPLICABLE EDITION, AND THE STATE OF FLORIDA ROADWAY AND TRAFFIC DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS FOR STREETS AND HIGHWAYS ON THE STATE MAINTAINED SYSTEMS, APPLICABLE EDITION, AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION OF THE WORK AND THE SAFETY OF THE PUBLIC FOR THE DURATION OF THE CONSTRUCTION PERIOD. THE WORK SPECIFIED UNDER THIS SECTION SHALL INCLUDE REMOVAL OF PAVEMENT MARKINGS, INSTALLATION OF PAVEMENT STRIPING, MARKINGS AND REFLECTIVE MARKERS, AND ALL MATERIALS AND CONSTRUCTION NECESSARY TO CREATE TEMPORARY CONNECTIONS FOR STREET, DRIVEWAYS AND PEDESTRIAN TRAFFIC. THE APPLICABLE EDITION OF THE DOCUMENTS REFERENCED HEREIN SHALL BE THE CURRENT EDITION OR THAT EDITION OF THE RESPECTIVE DOCUMENTS SPECIFIED IN THE PLANS.
4. TEMPORARY CURB (ASPHALTIC OR CONCRETE) SHALL NOT BE USED, WITH THE FOLLOWING EXCEPTION: PORTABLE TEMPORARY LOW PROFILE BARRIER FOR ROADSIDE SAFETY, IN ACCORDANCE WITH FDOT INDEX 412, CAN BE USED IN LIEU OF BARRIER WALLS FOR DESIGN SPEEDS OF 45 MPH OR LESS, WHERE A LOW PROFILE IS DESIRED TO MAINTAIN SIGHT DISTANCE AT INTERSECTIONS AND DRIVEWAYS. PORTABLE TEMPORARY LOW PROFILE BARRIER FOR ROADSIDE SAFETY SHALL BE PAID FOR UNDER THE CONTRACT UNIT VALUE FOR BARRIER WALL (TEMPORARY) LOW PROFILE CONCRETE (LINEAR FOOT), AND WILL BE FULL COMPENSATION FOR FURNISHING, INSTALLING, MAINTAINING, RELOCATING AND REMOVING THE BARRIER WALL. THE CONTRACTOR SHALL NOT RECEIVE ADDITIONAL COMPENSATION FOR RELOCATING THE BARRIER WALL (I.E., FROM ONE CONSTRUCTION PHASE TO ANOTHER). THE APPROVED "PORTABLE TEMPORARY LOW PROFILE BARRIER FOR ROADSIDE SAFETY" IS A PROPRIETARY DESIGN BY THE UNIVERSITY OF FLORIDA. ONLY THOSE BARRIER UNITS CAST BY PRODUCERS LICENSED BY THE UNIVERSITY OF FLORIDA WILL BE ALLOWED FOR INSTALLATION. AVAILABILITY OF THIS DEVICE MAY BE LIMITED AS A RESULT OF DEMAND; THIS SHOULD BE CONSIDERED IN ESTABLISHING PROJECT SCHEDULES CALLING FOR THIS DEVICE.

PINELLAS COUNTY RIGHT-OF-WAY CONSTRUCTION NOTES

1. ALL PROPOSED WORK SHALL COMPLY WITH FOOT INDEX NO. 700.
2. ALL RIGHT-OF-WAY INSTALLATIONS SHALL BE IN ACCORDANCE REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATION MANUAL.
3. ALL PROPOSED WORK SHALL COMPLY WITH MINIMUM STANDARDS OF THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
4. SIGN AND BARRICADES SHALL BE IN ACCORDANCE OF U.S. DOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DOT (FOOT) DESIGN STANDARDS INDEX 600 THROUGH INDEX 670 (LATEST EDITIONS).
5. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY PRIOR TO BEGINNING WORK. DOCUMENTATION MAY BE IN THE FORM OF VIDEO OR PHOTOS.
6. SIDEWALKS SHALL BE RECONSTRUCTED WITHIN THREE DAYS OF REMOVAL AND SAFE PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. WHEN EXISTING SIDEWALK IS REMOVED, IT SHALL BE REMOVED TO THE NEAREST JOINT. ANY SECTION OF SIDEWALK THAT BECOMES UNDERMINED SHALL BE REMOVED AND REPLACED. ROADWAY CONNECTIONS REPLACED SHALL MEET CURRENT ADA STANDARDS PER FOOT INDEX 304.
7. INSTALLATIONS INVOLVING CONCRETE AND ASPHALT DRIVEWAYS, IN GOOD CONDITION, SHALL BE ACCOMPLISHED BY JACK AND BORE OR PUSHING. NO JETTING SHALL BE PERMITTED.
8. DISTURBED AREAS WITHIN THE R/W SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED. DENSITY REPORTS SHALL BE PROVIDED TO THE PINELLAS COUNTY RIGHT-OF-WAY INSPECTOR.
9. ROADWAY PAVEMENT WILL NOT BE OPEN CUT OR DISTURBED. INSTALLATION SHALL BE ACCOMPLISHED BY APPROVED METHODS ONLY.
10. DO NOT DISTURB THE CURB OR PAVEMENT.
11. ALL EXISTING DRAINAGE SHALL BE MAINTAINED AND RESTORED TO DESIGNED, PERMITTED CONDITIONS.
12. MAINTAIN AT LEAST EIGHTEEN INCHES CLEARANCE FROM SANITARY SEWER LINES AND TWELVE INCHES CLEARANCE FROM ALL OTHER UTILITIES IN THE AREA.
13. FIELD LOCATE AND DO NOT DISTURB EXISTING UNDER-DRAIN SYSTEMS.
14. MINIMUM DEPTH AT DITCH CROSSINGS IS 36" BELOW FLOW-LINE.
15. MINIMUM CLEARANCE FOR ROAD BORES FOR EXCAVATIONS/ENTRY AND EXIT POINTS AND ENDS OF CASING/CONDUIT ARE AS FOLLOWS: TYPE F CURB- 4 FEET BEHIND BACK OF CURB, ANY OTHER TY

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DEMOLITION NOTES

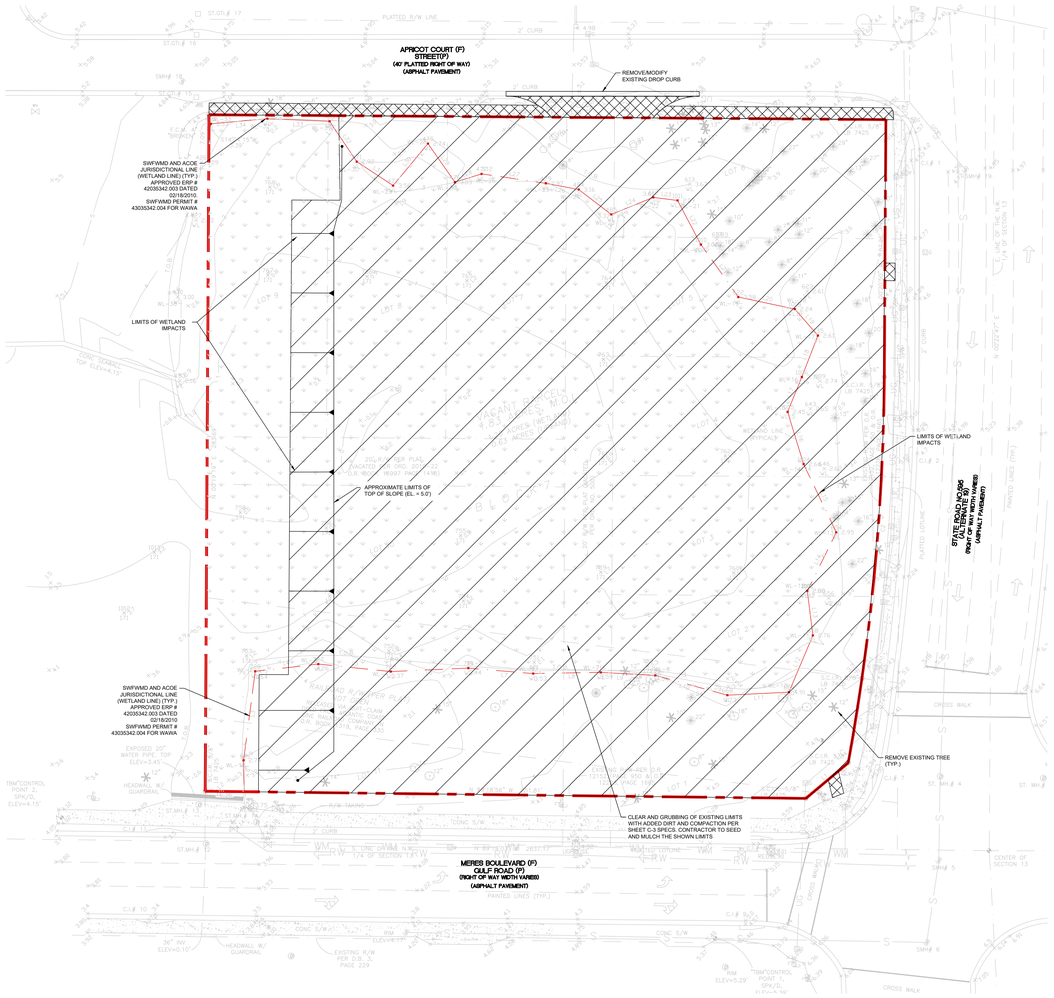
1. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
2. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED IN THE SURVEY FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT STREETS. STREETS AND SIDEWALKS SHALL NOT BE UNNECESSARILY BLOCKED BY DEBRIS AND EQUIPMENT.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND /OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
7. ALL EXISTING UTILITIES WITHIN THE R.O.W. SHALL BE ADJUSTED, REMOVED OR RELOCATED AT THE CONTRACTOR'S EXPENSE. ACTUAL WORK SHALL BE COORDINATED BY THE CONTRACTOR DIRECTLY WITH THE APPROPRIATE UTILITY COMPANY. ALL EXPENSES SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
8. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL, IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
11. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
12. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
13. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
14. PAVEMENT REMOVAL
    A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION. COORDINATE LIMITS OF SAW-CUT WITH SITE DIMENSION PLAN.

    B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC. SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, PAINT, AND EQUIPMENT REQUIRED.

    C. WHERE BASE MATERIAL IS TO BE RAISED, CONTRACTOR SHALL SCARIFY THE UPPER 4" MINIMUM OF THE EXISTING BASE MATERIAL, ADD THE NEW BASE TO REQUIRED THICKNESS AND RE-COMPACT SAID MATERIAL AS REQUIRED. BASE COURSE SHALL HAVE A MIN. LBR OF 100 AND SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D-1557) VALUE.
15. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE DEVELOPER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING DEMOLITION/EXCAVATION PROCESS.
17. CONTRACTOR TO NOTIFY THE CONTROLLING AGENCY IN WRITING 10 DAYS BEFORE ANY DEMOLITION WORK.
18. SITE IS TO BE INSPECTED FOR GOPHER TORTOISE HABITATS PRIOR TO CONSTRUCTION. IF GOPHER TORTOISES OR ANY OTHER LISTED SPECIES OF SPECIAL CONCERN ARE PRESENT, THE PROPERTY DEVELOPER AND/OR THE DEVELOPER'S REPRESENTATIVE SHALL EXAMINE ALL VARIABLE OPTIONS BEFORE CONSTRUCTION BEGINS. THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION SHALL BE CONTACTED TO DISCUSS AVAILABLE OPTIONS. DUE TO THE SPECIES' PROTECTED STATUS, THE DESTRUCTION OF THEIR BURROWS CONSTITUTES TAKING UNDER THE LAW EXCEPT AS AUTHORIZED BY A SPECIFIC PERMIT.

COMPLETED WETLAND MITIGATION

THE WETLAND IMPACTS SHOWN ON THIS PLAN HAVE BEEN PREVIOUSLY APPROVED BY SWFWMD, CITY OF TARPON SPRINGS AND ACOE AND HAS BEEN FULLY MITIGATED WITHIN THE ANCLOTE RIVER PARK, LOCATED AT DIXIE SITE IN CITY OF TARPON SPRINGS.



ATTENTION

1. CONTRACTOR TO VERIFY ALL EXISTING SANITARY AND WATER UTILITY LINES, WATER METERS, ETC. CONTRACTOR TO TRY TO FIND ANY CONFLICT IN EXISTENCE WITH PROPOSED DEVELOPMENT AND REPORT TO ENGINEER OF RECORD.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LINES WITHIN THE SITE. CONTRACTOR TO TAKE ALL CAUTION TO REMOVE UNDERGROUND AND ABOVE GROUND LINES OF ANY TYPE, IF EXISTED.
3. EXISTING SURVEY AND THESE PLANS UTILIZED ABOVE GROUND DATA AND MOST AVAILABLE INFORMATION WITH NO KNOWLEDGE OF UNDERGROUND CONDITIONS AND EXISTING UTILITIES.
4. IT IS THE CONTRACTOR RESPONSIBILITY TO COORDINATE WITH ON-SITE GEOTECHNICAL CONSULTANT TO CHECK THE SOIL WITHIN PROPOSED RETENTION POND LOCATION, TO BE ACCEPTABLE SOIL FOR PERCOLATION AS PER AGENCIES REQUEST AND ALL ISSUED SITE PERMITS.
5. AT ANY TIME SHOULD LIME ROCK BE FOUND AT ANY DEPTH AND WITHIN WORK LIMITS, CONTRACTOR SHALL STOP WORK AND CONTACT THE ENGINEER OF RECORD AND SWFWMD.
6. SITE CONSTRUCTION WORK ON THIS SITE AND THESE CONSTRUCTION PLANS ARE DESIGNED BASED ON THE OWNER AND CONTRACTOR COMPLETING SOIL STABILIZATION AND REMOVAL OF ANY UNACCEPTABLE SOIL ACROSS THE WHOLE SITE TO ACHIEVE THE REQUIRED SETTLEMENT FOR THE SITE, POND & STRUCTURES (BUILDINGS, PAVEMENT, ETC...).

SITE AREAS

TOTAL SITE AREA: 1.83 ACRES
UPLAND AREA: 0.63 ACRES
WETLAND AREA: 1.20 ACRES
TOTAL IMPACT= 0.9785 AC
(*)WETLAND HAS BEEN PREVIOUSLY MITIGATED

LEGEND

- PROPERTY LINE
- JURISDICTIONAL LINE (WETLAND LINE)
- = WETLAND AREA
- = LIMITS OF AREA TO BE CLEARED/ LIMITS OF CONSTRUCTION
- = PROPOSED WETLAND AREA TO BE IMPACTED
- = LIMITS OF OFFSITE AREA TO BE CLEARED
- = EXISTING FACILITY TO BE REMOVED

0 30 60
Scale: 1" = 30'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
Know what's below. Call before you dig.

No.	Date	Revision - Description
1		
2		
3		
4		
5		
6		
7		

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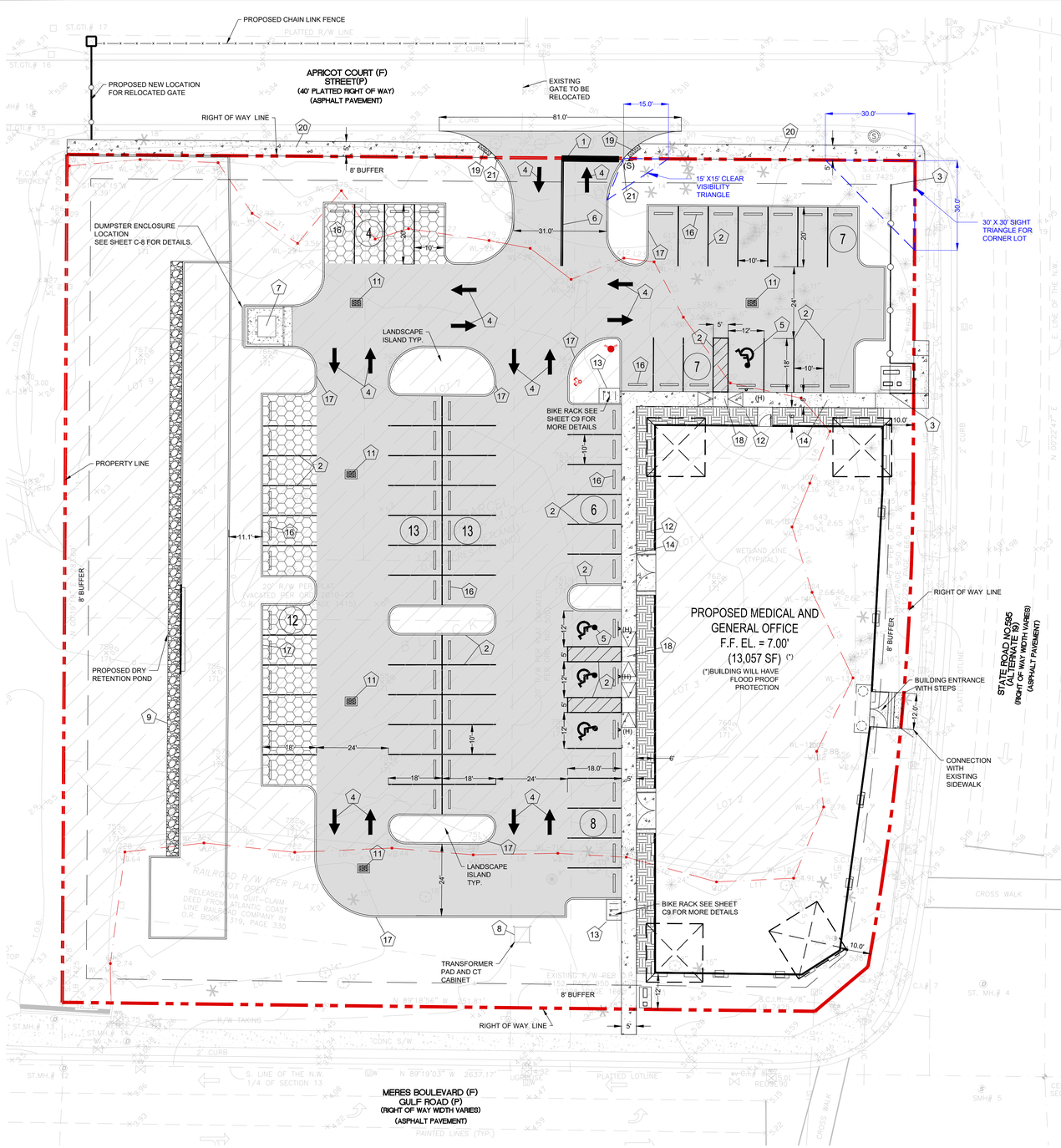
Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: DEMOLITION PLAN

Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:00:20 -04'00'
ALSABBAGH J. D. LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER
J.D. ALSABBAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-4



GENERAL NOTES

1. PROPOSED GLAZING AT ARCHITECTURAL ELEVATIONS FOR THE PROPOSED BUILDING AT OR ABOVE 70% REQUIREMENTS.
2. THERE ARE NO TYPICAL DAILY LOADING ON THE PROPOSED USE. MEDICAL AND GENERAL PROFESSIONAL OFFICE USES WITH CARRY IN PACKAGE IF NEEDED DELIVERY.
3. SITE TOTAL COST EXCEEDS $1,000,000.00. REQUIRED PUBLIC ARE PURSUANT TO SECTION 288.0(A)(Z) AND 296.00 WILL BE ADDRESSED AT TIME OF BUILDING PERMIT STAGE.
4. SITE LIGHTING PLAN WILL BE PROVIDE DURING BUILDING PLAN SUBMITTAL STAGE PER CITY OF TARPON SPRING CODE ADDRESSING SAFETY & SECURITY.
5. ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE REMOVED DURING THE SITE CONSTRUCTION PROCESS. A SITE INSPECTION WILL BE CONDUCTED TO ENSURE THAT ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) HAVE BEEN REMOVED. AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, RE-GROWTH OF BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE CONTROLLED IN PERPETUITY BY THE PROPERTY OWNER.
6. THE PROPOSED SIDEWALK ON APRICOT COURT WILL BE DESIGNED TO RETAIN VIABLE TREES WHERE POSSIBLE.
7. EXISTING RESIDENTIAL GATE LOCATED WITHIN APRICOT COURT RIGHT-OF-WAY TO BE RELOCATED FURTHER WEST TO THE END OF OUR NORTHERN PROPERTY LIMIT AS SHOWN ON THIS PLAN.

PROPOSED SITE LEGEND

1. 2' WIDE WHITE PAINT STOP BAR PER FDOT INDEX NO. 711-001.
2. 6" THICK PAINTED WHITE SOLID LINE (SSWL / 6") PER FDOT INDEX NO 711-001.
3. PROPOSED 3.5' HEIGHT SCREENING WALL TO MATCH BUILDING ARCHITECTURAL ELEVATIONS
4. DIRECTIONAL ARROWS WITHIN SITE SHALL BE WHITE PER FDOT INDEX NO 711-001.
5. HANDICAPPED PARKING SPACE PER DETAIL SHEET NO. C-9 AND HANDICAPPED ACCESSIBLE SYMBOL WITH WHITE PAINT ON PAVEMENT PER FDOT INDEX NO. 711-001 AND DETAIL ON SHEET C-9.
6. 4" WIDE DOUBLE YELLOW SOLID LINE (DYSL/4") PER FDOT INDEX NO 711-001.
7. HEAVY DUTY CONCRETE DUMPSTER PAD AND DUMPSTER SCREENING ENCLOSURE. SEE TRASH ENCLOSURE SHEET C-10 FOR DETAILS.
8. PROPOSED ELECTRICAL TRANSFORMER. LOCATION TO BE COORDINATED WITH ARCH. PLANS, THE OWNER REPRESENTATIVE AND ELECTRICAL COMPANY.
9. PROPOSED RIPRAP SEE SHEET C-9 FOR DETAILS.
10. EXISTING FIRE HYDRANT.
11. PROPOSED STORM INLET SEE SHEET C-6 FOR MORE DETAILS.
12. PROPOSED PERIMETER LANDSCAPE AREA.
13. 5'x6' CONCRETE SLAB WITH BIKE RACK (FOUR BIKE CAPACITY) SEE SHEET C-9 FOR DETAILS.
14. PROPOSED SIDEWALK ADJACENT TO THE BUILDING & FLUSH WITH PAVEMENT PER DETAIL ON SHEET C-9.
15. PROPOSED FIRE HYDRANT.
16. CONCRETE WHEEL STOP BAR PER FDOT INDEX 711-001. SEE DETAIL ON SHEET C-9.
17. TYPE "D" CONCRETE CURB.
18. H.C. RAMP CUT PER FDOT INDEX NO. 522-002 AND DETAIL ON SHEET C-7.
19. PROPOSED RAMP CUT AND TRUNCATED DOMES YELLOW (GLUED & ANCHORED TO THE HARDENED SURFACE) IN COLOR PER FDOT INDEX NO. 522-002 AND DETAIL ON SHEET C-9.
20. PROPOSED CONCRETE SIDEWALK WITH 2,000 PSI 6" THICK REINFORCED WITH EITHER #10 WELDED WIRE OR FIBER REINFORCED. A HANDICAP CUT TO MEET EXISTING PAVEMENT AND MEET BACK OF SIDEWALK WITHIN RIGHT OF WAY AS NEEDED. SEE SHEET C-8 FOR DETAIL.
21. TRIM EDGE OF CURB AT 45° DEGREE.

GENERAL NOTES FOR CONTRACTOR

THE DESIGN FOR PARKING LOT TRAFFIC CONTROL SIGNAGE SHALL BE AS SHOWN IN FIGURE 1 BELOW AND SHALL MEET THE FOLLOWING STANDARDS:

- SIGN POSTS SHALL BE BLACK OR DARK GREEN IN COLOR.
- SIGN POSTS SHALL BE ROUND OR FLUTED IN SHAPE.
- SIGN POSTS SHALL BE AT LEAST THREE INCHES IN DIAMETER.
- SIGN POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.
- SIGNS SHALL HAVE A BLACK OR DARK GREEN BOARDER OF AT LEAST ONE INCH IN WIDTH. SIGNS IDENTIFYING INDIVIDUAL PARKING SPACES ARE EXEMPT FROM THIS REQUIREMENT.

THE DESIGN FOR PARKING LOT LIGHTING SHALL BE SUBSTANTIALLY SIMILAR TO THOSE SHOWN IN FIGURE 2 BELOW OR SHALL MEET THE FOLLOWING DESIGN STANDARDS:

- LIGHT POSTS SHALL BE BLACK OR DARK GREEN IN COLOR.
- LIGHT POSTS SHALL BE EITHER ROUND OR FLUTED IN SHAPE.
- LIGHT POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.
- LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD.

SITE CRITERIA CHECKLIST

PROJECT DATA	
Total Site Area	± 1.83 AC (79,557 SF)
FAR Allowable	1.0
FAR Proposed	0.16 (13,057/79,557=0.16)
Proposed Total Building Size	13057 SF (Medical & General Office)
Parking Spaces Required (*)	39
Parking Spaces Provided	70
Standard Size Of Parking Space	10' X 18' and 10' X 20'
Total Handicap Parking Required	4
Total Handicap Parking Provided	4
Total Proposed Impervious Area	± 1.19 AC
Impervious Surface Ratio Allowable	0.90 (90%) (72,270 SF)
Impervious Surface Ratio Proposed	0.65 (65%) (51,836 SF)
Open Space Allowable (Min.)	0.10 (10%) (7,287 SF)
Open Space Proposed	0.56 (30%) (24,021 SF)
Bike Spaces Provided	6 (5Required)
LAND INFORMATION	
Parcel Number	13-27-15-89946-007-0010
North Setback (Side)	89 FEET
South Setback (Side)	12 FEET
East Setback (Front)	10 FEET
West Setback (Rear)	197 FEET
ZONING INFORMATION	
Existing Zoning	GB General Business
Adjacent Zoning	Residential and Right-of-Ways
Building Height Allowable	35 Feet
Building Height Proposed	28 Feet
LANDSCAPE INFORMATION	
North Landscape	8 FEET
South Landscape	8 FEET
East Landscape	8 FEET
West Landscape	8 FEET

(*)3 Spaces /1,000SF = 13,057 SF x3 / 1,000 SF = 39 PARKING SPACES REQUIRED

Glazing % = 3,940 SF X 0.7 = 2,758 SF.
Architecture elevation Glazing Provided = 2,823 SF

WETLAND IMPACT ONSITE: 0.9785 ACRES

FACILITY IMPACT TABLE

WATER FLOW	1,960 GALLON DAILY
SANITARY SEWER FLOW	1,568 GALLON DAILY (*)
SOLID WASTE	3 TONS YEARLY
TRAFFIC TRIPS	472 DAILY

(*) AN 80% OF WATER DEMAND FLOW.

FLOOD PLAIN

SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE AE, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12103C 0019 H, DATED 8/24/2021, BASE FLOOD = 9'.

BUILDING FLOOD PROOF

OWNER/DEVELOPER SHALL FLOOD PROOF THE PROPOSED BUILDING TO AN ELEVATION OF 11.0' NAVD 88 PER FEMA REQUIREMENTS & RULES. OWNER WILL HAVE THIRD PARTY MONITORING SERVICE TO ACTIVATE & DO REQUIRED PROCEDURES FOR FLOOD PROTECTION BEFORE & DURING UPCOMING STORM EVENT. PROOF OF AGREEMENT SHOULD BE SUBMITTED TO BUILDING PART MEET DURING BUILDING PLAN REVISION. A DRY FLOOD PROOFING REQUIREMENT WILL BE ADDRESSED AT PERMIT APPLICATION SUBMITTAL REFERENCE FEMA P-936, DESIGN CONSIDERATIONS IN FLOOD PROOFING, 44 CFR, ASCE 24 AND FB C2023, 8TH EDISON. (EFF. 12/31/2023) FLOOD ZONE AE-9.

DATUM CONVERSION

ELEVATIONS DEPICTED HEREON BASED UPON N.G.V.D. 1929 DATUM. THE CONVERSION TO N.A.V.D. 1988 IS N.G.V.D. 1929 - 0.85'.

LEGEND

- PROPERTY LINE
- BUFFER LINE
- SCREEN WALL
- (H) HANDICAP SIGN
- (S) STOP SIGN (R1-1) 36"x36"
- (RTO) RIGHT TURN ONLY (FTP-53-06) 24"x36"
- 5 PATRON PARKING SPACES
- LIMITS OF NEW ASPHALT PAVEMENT
- LIMITS OF PERVIOUS PAVEMENT
- STORM INLET
- BUILDING PERIMETER LANDSCAPE BUFFER
- PROPOSED FIRE HYDRANT
- PROPOSED FDC FIRE HYDRANT

FIGURE-1

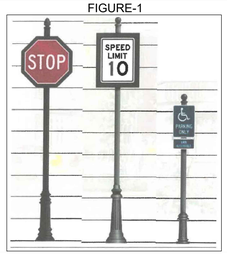
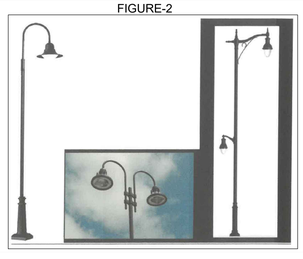


FIGURE-2



Scale: 1" = 20'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
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No.	Date	Revision - Description
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SYCAMORE ENGINEERING, INC.
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• Land Planning
• Construction Management
• Landscape Architecture
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FL. CA. # 9485 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: SITE DIMENSION PLAN

ALSABBAGH LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:00:36 -04'00'
J.D. ALSABBAGH, P.E.
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Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
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Sheet No.
C-5

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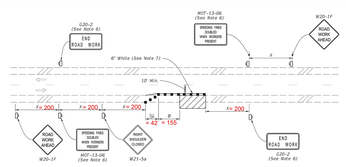
FOR 25 MPH SPEED ROADWAY
L= TAPER LENGTH= 125' B= BUFFER WIDTH= 155' X= DISTANCE BETWEEN SIGNS= 200'

NOTES:

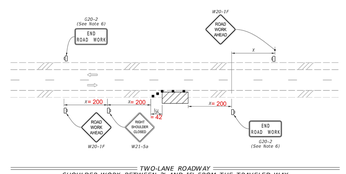
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. For incidental work (e.g. mowing or litter removal), only the Road Work Ahead sign is required.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a Flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than two feet from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (G20-2, G20-2a) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the temporary condition is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work zone is in place for 3 days or less.
8. If the work encroaches on a marked bicycle lane or ridable shoulder, close the lane or shoulder in accordance with the Plans.
9. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS

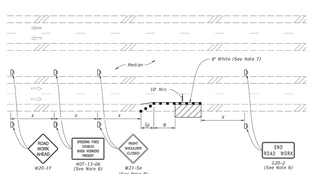


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

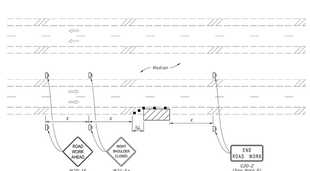
LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20					102-602	1 of 2

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

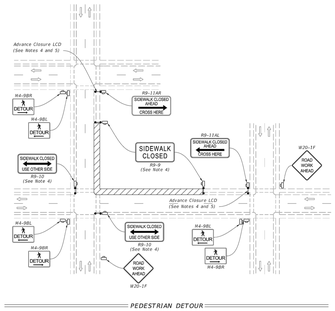
LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20					102-602	2 of 2

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-11) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Lane Identification and Direction of Traffic
- Pedestrian Longitudinal Channelizing Device (LCD)

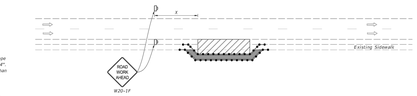


PEDESTRIAN DETOUR

LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20					102-660	1 of 2

NOTES:

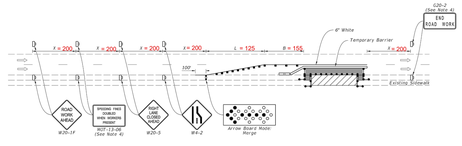
1. L=Taper Length
   B=Buffer Length
   X=Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4', a cross-slope of 0.04, or a longitudinal grade pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (ROT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work zone will be in place for 24 hours or less.



TEMPORARY PEDESTRIAN WAY

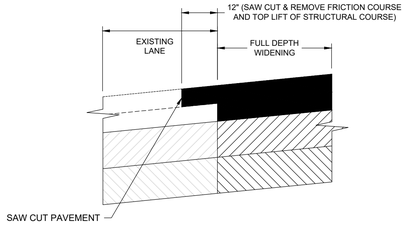
SYMBOLS:

- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-000)
- Work Zone Sign
- Lane Identification and Direction of Traffic
- Pedestrian Longitudinal Channelizing Device (LCD)
- Arrow Board
- Crash Cushion



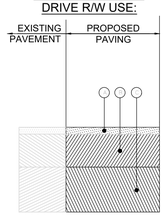
TEMPORARY PEDESTRIAN WAY DIVERTING TRAFFIC INTO THE TRAVELED WAY
(Temporary Barrier Shown, Low Profile Barrier Similar)

LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20					102-660	2 of 2



SAWCUT DETAIL
N.T.S.

FOR SANDS POINT
DRIVE R/W USE:



TYPICAL SECTION
SANDS POINT DR
(POSTED SPEED 25 MPH)
(DESIGN SPEED 25 MPH)
N.T.S.

LEGEND:

- (A) 3" TYPE SP STRUCTURAL COURSE (TRAFFIC C)
- (B) 10" OPTIONAL BASE GROUP 9 (LIMEROCK-LBR100)
- (C) 12" TYPE B STABLIZATION (LBR 40)

ASPHALT LAYER	THICKNESS (in.)	STRUCTURAL NO. (SN)	SN
		-	-
A	3.0	0.44/in.	1.32
B	10	0.18/in.	1.80
C	12	0.08/in.	0.96
		SNtotal =	4.08

CONSTRUCTION NOTES

a) ALL PROPOSED RIGHT-OF-WAY WORK SHALL COMPLY WITH PINELLAS COUNTY STANDARD FOR ROADWAY CONSTRUCTION (LATEST EDITION), UNLESS OTHERWISE SPECIFIED IN PINELLAS COUNTY STANDARD DETAILS.

b) ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.

c) ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

d) SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "STANDARD PLANS" INDEXES 102-600 THROUGH 102-670 (LATEST EDITIONS). ALL PROPOSED WORK SHALL COMPLY WITH FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION (LATEST EDITION), UNLESS OTHERWISE SPECIFIED IN PINELLAS COUNTY STANDARD DETAILS.

e) SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.

f) SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.

g) PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.

h) PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.

i) COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).

j) DISTURBED AREA WITHIN THE RIGHT OF WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.

k) PROVIDE A MINIMUM OF 3' COVER OVER UTILITIES AT ALL DITCH CROSSINGS.

l) THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT

m) CONTRACTOR TO MAKE SURE TO SAW CUT THE EXISTING PAVEMENT PRIOR TO REMOVING ANY EXISTING CURB ON SANDS POINT DRIVE/ 13TH ST SE.

n) ANY DAMAGE TO EXISTING ASPHALT SHALL BE RESTORED PER PC INDEX 1291.

0 0 0
Scale: N.T.S.

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SYCAMORE ENGINEERING, INC.
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• Construction Management
• Landscape Architecture
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FL. CA. # 9485 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: MAINTENANCE OF TRAFFIC PLAN AND NOTES

ALSABBAGH ENGINEERING, INC. NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:00:53 -04'00'
J.D. ALSABBAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-5A

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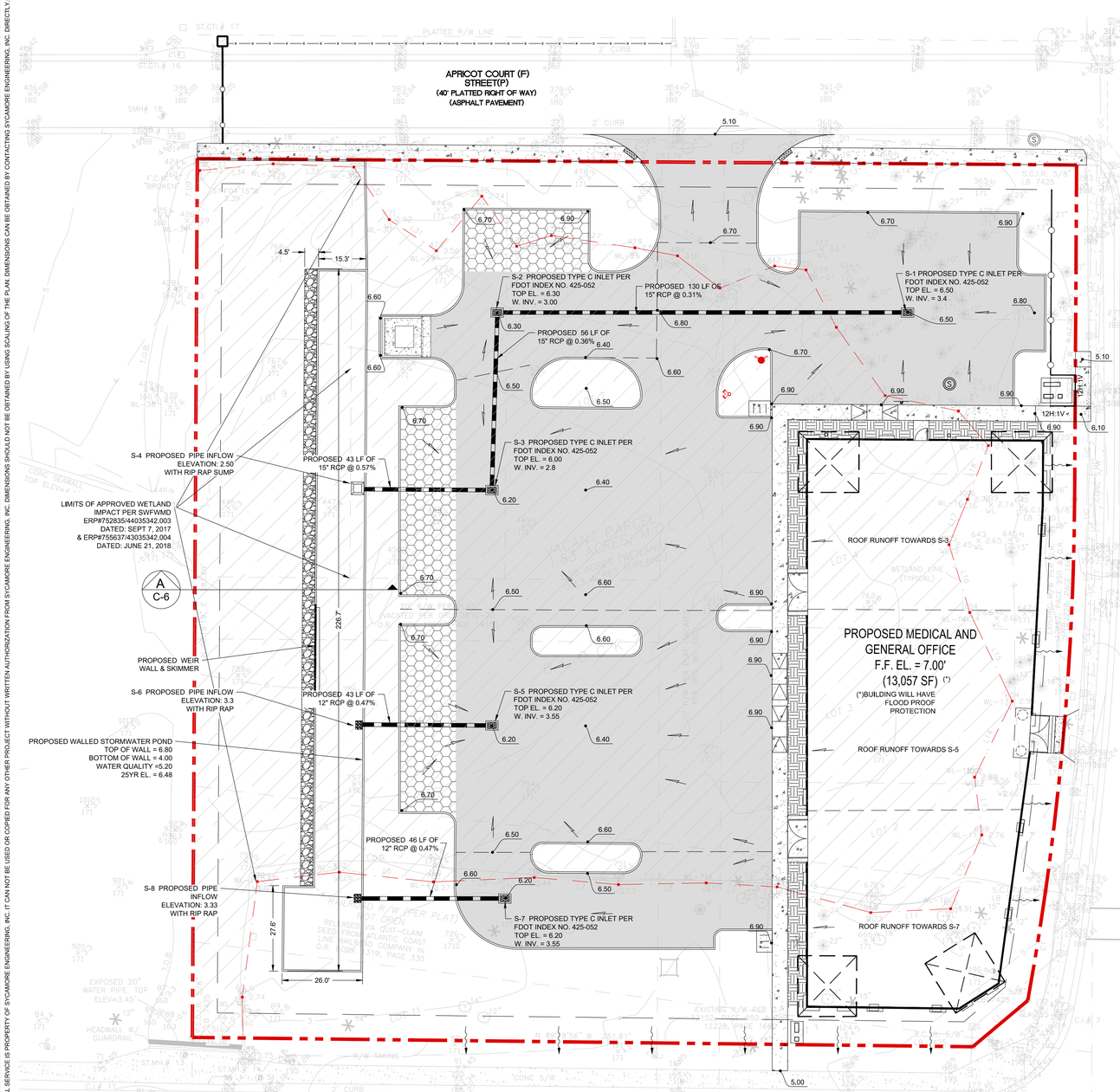


DATUM CONVERSION

ELEVATIONS DEPICTED HEREON BASED UPON N.G.V.D. 1929 DATUM.
THE CONVERSION TO N.A.V.D. 1988 IS N.G.V.D. 1929 - 0.85'.

POND NOTES

1. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. ENGINEER OF RECORD MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. IN THE ABSENCE OF A CONFINING LAYER, 5 FEET OF UNDISTURBED SOIL MUST BE LEFT ABOVE THE LIMESTONE.
2. THE CONTRACTOR SHOULD LAY THE PROPOSED SOIL AT THE BOTTOM OF THE RETENTION POND UTILIZING MANUAL TOOLS WITHOUT ANY MACHINE FOR COMPACTION. THIS TO ENSURE NO COMPACTION OCCURRED TO FILL THE VOID
3. ALL DELETERIOUS MATERIALS SHALL BE REMOVED FROM BENEATH THE BOTTOM OF POND
4. ANY PROPOSED FILL PLACED WITHIN POND LIMITS SHALL BE CLEAN SAND, FREE OF DEBRIS, MUCK OR DELETERIOUS MATERIAL.
5. PERMEABILITY TEST MUST BE PERFORMED AND SUBMITTED TO CITY WITH MINIMUM REQUIRED PERMEABILITY TO BE 15 FT/DAY (SAFETY OF FACTOR INCLUDED), WITHIN POND LIMITS, AFTER CONSTRUCTION AND PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED, WHICH DEMONSTRATES ACTUAL PERCOLATION RATES IN THE POND IN PROVIDING TEST RESULTS WILL MEET OR EXCEED THE PERMEABILITY RATES USED IN THE CALCULATIONS.

NOTE

- ALL DISTURBED AREAS WITHIN PUBLIC RIGHT OF WAY MUST BE SODDED.
- THE PROPOSED BUILDING ROOF RUNOFF IS TO DRAIN TO THE INTERNAL SITE STORM SEWER SYSTEM AND NOT TO EXTERNAL ROADWAYS.
- PROPOSED BUILDING ROOF RUNOFF IS TO DRAIN TO THE INTERNAL SITE STORM SEWER SYSTEM (& NOT TO ROADWAYS).

PROPOSED GRADING LEGEND

- PROPERTY LINE
- WETLAND LINE
- HIGH POINT / TOE OF SLOPE
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- 5 — CONTOUR
- 5.77 — MEET EXISTING GRADE (±)
- 5.23 / 5.77 — TOP OF CURB / TOP OF PAVEMENT
- FLOW DIRECTION IN GRASS / SWALE
- FLOW DIRECTION IN IMPERVIOUS AREA

OPERATION AND MAINTENANCE OF STORMWATER SYSTEM

RETENTION PONDS
ALL SIDE SLOPES AND MAINTENANCE BERMS WILL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, THE PONDS WILL BE INSPECTED FOR BARE SPOTS AND DAMAGE DUE TO EROSION. ANY BARE SPOTS GREATER THAN FIVE (5) SQUARE FOOT IN AREA WILL BE SODDED TO REPLACE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL WILL BE REPLACED AND AREA BROUGHT BACK TO GRADE WITH SODDING AS REQUIRED.

PIPES AND INLETS:
PIPES AND INLETS WILL BE INSPECTED ANNUALLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLET WILL BE REPLACED OR REPAIRED. ANY TRASH, DEBRIS OR SAND DEPOSITS WILL BE REMOVED.

EROSION AND SEDIMENTATION CONTROL NOTES

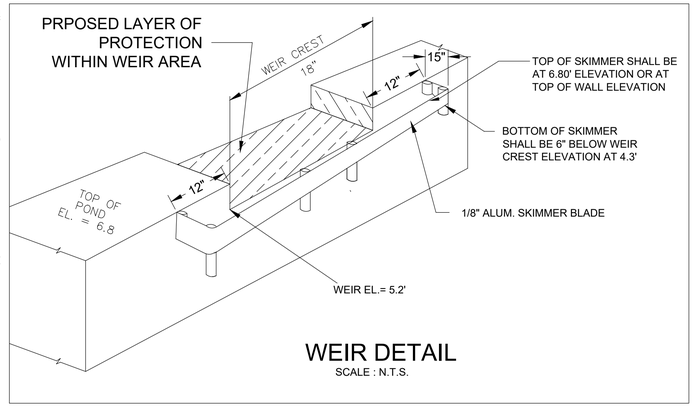
MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER(S). THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROLS MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER(S), THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.

FLOOD PLAIN

SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE AE, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12103C 0019 H, DATED 8/24/2021, BASE FLOOD = 9'.

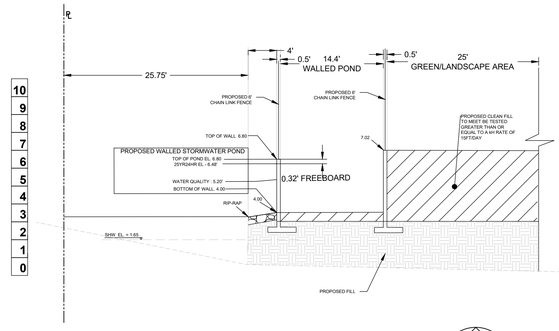
BUILDING FLOOD PROOF

OWNER/DEVELOPER SHALL FLOOD PROOF THE PROPOSED BUILDING TO AN ELEVATION OF 11.0' NAVD 88. OWNER WILL HAVE THIRD PARTY MONITORING SERVICE TO ACTIVATE & DO REQUIRED PROCEDURES FOR FLOOD PROTECTION BEFORE & DURING UPCOMING STORM EVENT. PROOF OF AGREEMENT SHOULD BE SUBMITTED TO BUILDING PART MEET DURING BUILDING PLAN REVISION.



WEIR DETAIL

SCALE : N.T.S.



SECTION

SCALE: HORIZ. 1"=10'
VERT. 1"=4'

A
C-6

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811
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• Land Planning
• Construction Management
• Landscape Architecture
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FL. C.A. # 9485 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: PAVING, GRADING AND DRAINAGE PLAN

J. D. ALSABAGH P.E. LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:01:41 -04'00'
J.D. ALSABAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-6

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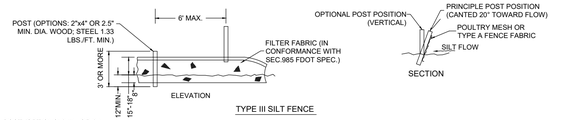


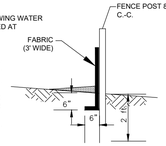
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

NOTES:

- UNLESS SPECIFIED, HAY BARRIERS MAY BE USED IN LIEU OF SILT FENCES.
- ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
- ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

NOTE: BOTTOM 1 FT. OF FABRIC EMBEDDED IN 6" TRENCH TAMPED IN PLACE.

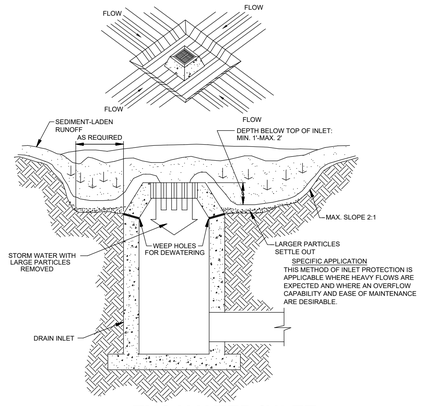
TO BE PLACED ADJACENT TO WETLANDS BOUNDARY OR OPEN WATERS NOT PROTECTED BY DIKE.



EROSION CONTROL DETAIL

NPDES NOTIFICATION:

ATTENTION: THE EROSION/SEDIMENTATION LOCATIONS AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEVISED BY THE PROJECT ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. SEC. 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO $10,000.00 FOR EACH OFFENSE.

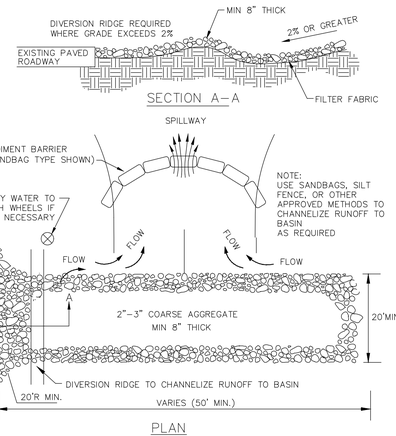


EXCAVATED INLET SEDIMENT TRAP

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHELLS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

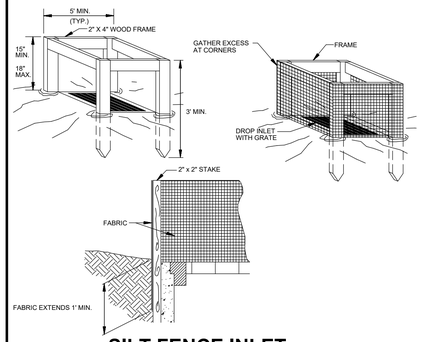


TEMPORARY CONSTRUCTION ACCESS DETAIL

N.T.S.

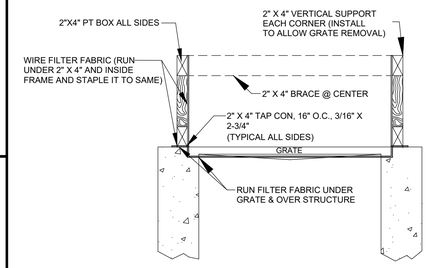
NOTE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



SILT FENCE INLET PROTECTION

N.T.S.

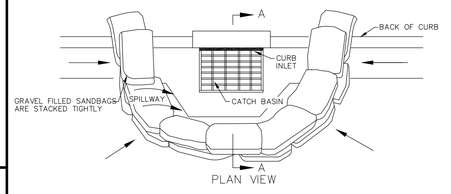


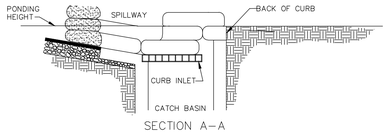
NOTES:

1. FASTEN FRAMING TO STRUCTURE TO ALLOW GRATE REMOVAL.
2. LEAVE EXPOSED EDGE TO ALLOW FOR PAVING TO GRADE.

INLET PROTECTION DETAIL

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY





CURB INLET PROTECTION DETAIL

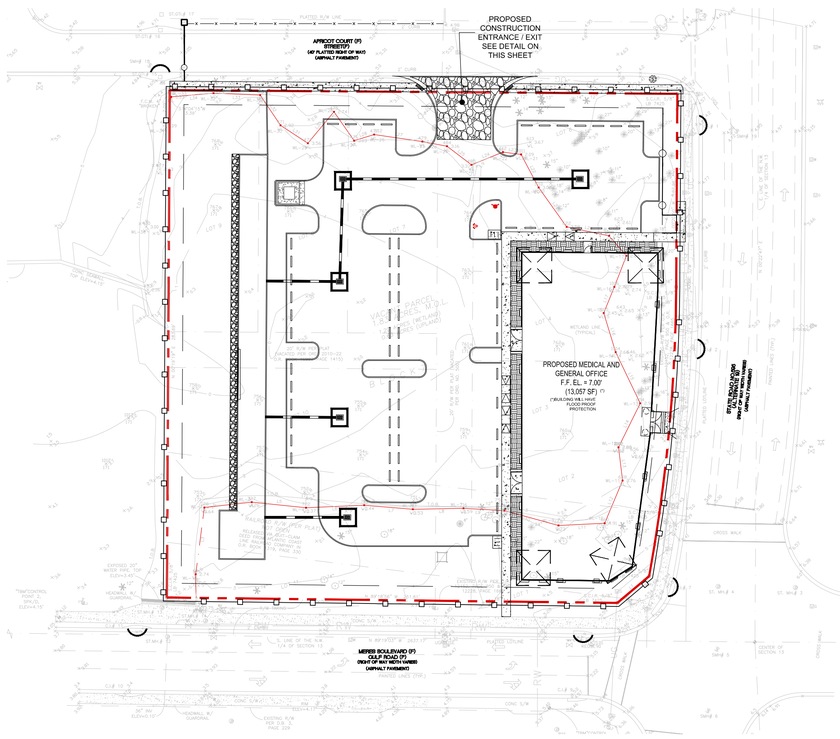
NOTE TO CONTRACTOR: TREE BARRICADES & EROSION CONTROL MEASURES

- CONSTRUCTION, ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY CHAPTER 166 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

- PLEASE INCLUDE THE FOLLOWING NOTE ON THE LANDSCAPE PLAN TO ENSURE THAT PLANTER AREAS CONTAIN MATERIAL SUITABLE FOR THE PLANT GROWTH:

- SOILS WITHIN PLANTER BEDS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL IN REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. ANY DELETERIOUS MATERIAL SUCH AS LIMEROCK, ASPHALT, CONCRETE OR OTHER OBSTRUCTIONS WILL BE REMOVED FROM THE FULL EXTENT OF THE PLANTER AREA.

- THERE MUST BE NO EQUIPMENT OR CONSTRUCTION MATERIALS ON SITE UNTIL HML PERMIT IS IN HAND.

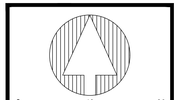


PROPOSED LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- LIMITS OF CONSTRUCITON
- PROPOSED SILT FENCE/LIMITS OF CONSTRUCTION
- PROPOSED STORM SEWER PIPE
- PROPOSED INLET PROTECTION AROUND STORM DRAINAGE STRUCTURES
- PROPOSED MES PROTECTION AROUND STORM DRAINAGE STRUCTURES
- TEMPORARY CONSTRUCTION ACCESS

FLOOD PLAIN

SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONE AE, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12103C 0019 H, DATED 8/24/2021, BASE FLOOD = 9'.



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Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: EROSION CONTROL PLAN

J. D. ALSABAGH LICENSED PROFESSIONAL ENGINEER NO. 58995 STATE OF FLORIDA
Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:21:34 -04'00'
J.D. ALSABAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

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BEST MANAGEMENT PRACTICES

RETENTION BASIN CONSTRUCTION PROCEDURES:

RETENTION BASIN CONSTRUCTION PROCEDURES AND THE OVERALL SEQUENCE OF SITE CONSTRUCTION ARE TWO KEY FACTORS THAT CAN CONTROL THE EFFECTIVENESS OF RETENTION BASINS. THE APPLICANT MUST DEMONSTRATE THAT THE DESIGN INFILTRATION RATE WILL BE MET AFTER CONSTRUCTION BY MINIMIZING SOIL COMPACTION DURING CONSTRUCTION AND MINIMIZING THE AMOUNT OF SEDIMENT DEPOSITED INTO THE RETENTION BASIN.

BECAUSE STORMWATER MANAGEMENT SYSTEMS ARE REQUIRED TO BE CONSTRUCTED DURING THE INITIAL PHASES OF SITE DEVELOPMENT, RETENTION BASINS ARE OFTEN EXPOSED TO POOR QUALITY SURFACE RUNOFF. STORMWATER RUNOFF DURING CONSTRUCTION CONTAINS CONSIDERABLE AMOUNTS OF SUSPENDED SOLIDS, ORGANICS, CLAYS, SILTS, TRASH AND OTHER UNDESIRABLE MATERIALS. FOR EXAMPLE, THE SUBGRADE STABILIZATION MATERIAL USED DURING THE CONSTRUCTION OF ROADWAYS AND PAVEMENT AREAS TYPICALLY CONSISTS OF CLAYEY SAND OR SOIL CEMENT. IF A STORM OCCURS WHEN THESE MATERIALS ARE EXPOSED (PRIOR TO PLACEMENT OF THE ROADWAY WEARING SURFACE), CONSIDERABLE AMOUNTS OF THESE MATERIALS END UP IN THE STORMWATER CONVEYANCE SYSTEM AND THE RETENTION BASIN, HINDERING INFILTRATION THROUGH THE SYSTEM. ANOTHER SOURCE OF FINE MATERIAL GENERATED DURING CONSTRUCTION IS DISTURBED SURFACE SOIL THAT CAN RELEASE LARGE QUANTITIES OF ORGANICS AND OTHER FINE PARTICLES. FINE PARTICLES OF CLAY, SILT, AND ORGANICS AT THE BOTTOM OF A RETENTION BASIN ALSO CREATE A POOR INFILTRATING SURFACE.

THE FOLLOWING CONSTRUCTION PROCEDURES ARE REQUIRED TO AVOID DEGRADATION OF RETENTION BASIN INFILTRATION CAPACITY DUE TO CONSTRUCTION PRACTICES:

(a) THE LOCATION AND DIMENSIONS OF THE RETENTION BASIN WILL BE VERIFIED ONSITE PRIOR TO ITS CONSTRUCTION. ALL DESIGN REQUIREMENTS INCLUDING RETENTION BASIN DIMENSIONS AND DISTANCES TO FOUNDATIONS, SEPTIC SYSTEMS, WELLS, ETC., NEED TO BE VERIFIED.

(b) THE LOCATION OF RETENTION BASINS WILL BE CLEARLY MARKED AT THE SITE TO PREVENT UNNECESSARY VEHICULAR TRAFFIC ACROSS THE AREA CAUSING SOIL COMPACTION.

(c) INITIALLY CONSTRUCT THE RETENTION BASIN BY EXCAVATING THE BASIN BOTTOM AND SIDES TO APPROXIMATELY 12 INCHES ABOVE FINAL DESIGN GRADES.

(d) EXCAVATION WILL BE DONE BY LIGHTWEIGHT EQUIPMENT TO MINIMIZE SOIL COMPACTION. TRACKED, CLEATED EQUIPMENT DOES LESS SOIL COMPACTION THAN EQUIPMENT WITH TIRES.

(e) AFTER THE WATERSHED AREA CONTRIBUTING TO THE BASIN HAS BEEN FULLY STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM WILL BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. THE EXCESS SOIL AND UNDESIRABLE MATERIALMUST BE CAREFULLY EXCAVATED AND REMOVED FROM THE BASIN SO THAT ALL ACCUMULATED SILTS, CLAYS, ORGANICS,AND OTHER FINE SEDIMENT MATERIAL HAS BEEN REMOVED FROM THE POND AREA. THE EXCAVATED MATERIAL WILL BE DISPOSED OF IN A MANNER THAT ASSURES IT WILL NOT RE-ENTER THE RETENTION BASIN.

(f) ONCE THE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, THE ENTIRE BASIN BOTTOM MUST BE DEEP RAKED AND LOOSENED FOR OPTIMAL INFILTRATION. THE DEPTH TO BE RAKED IS DEPENDENT ON THE TYPE, WEIGHT AND CONTACT PRESSURE OF THE CONSTRUCTION EQUIPMENT USED DURING THE BULK EXCAVATION OF THE BASIN.

AN APPLICANT MAY PROPOSE ALTERNATIVE CONSTRUCTION PROCEDURES TO ASSURE THAT THE DESIGN INFILTRATION RATE OF THE CONSTRUCTED AND STABILIZED RETENTION BASIN IS MET.

RETENTION BASIN INSPECTION, OPERATION & MAINTENANCE:

MAINTENANCE ISSUES ASSOCIATED WITH RETENTION BASINS ARE RELATED TO CLOGGING OF THE POROUS SOILS, WHICH REDUCES OR PREVENTS INFILTRATION THEREBY SLOWING RECOVERY OF THE STORMWATER TREATMENT VOLUME AND OFTEN RESULTING IN STANDING WATER. SEDIMENTATION CAN CAUSE CLOGGING AND RESULTING SEALING OF THE BOTTOM OR SIDE SLOPE SOILS. IT CAN ALSO OCCUR FROM EXCESSIVE LOADING OF OILS AND GREASES OR FROM EXCESSIVE ALGAL OR MICROORGANISM GROWTH. STANDING WATER WITHIN A RETENTION BASIN CAN ALSO RESULT FROM AN ELEVATED HIGH WATER TABLE OR FROM GROUND WATER MOUNDING, BOTH OF WHICH CAN PRESENT LONG-TERM OPERATIONAL ISSUES THAT MAY

REQUIRE REDESIGN OF THE SYSTEM.

TO DETERMINE IF AN INFILTRATION SYSTEM IS PROPERLY FUNCTIONING OR WHETHER IT NEEDS MAINTENANCE REQUIRES THAT AN INSPECTION BE DONE WITHIN 72 HOURS AFTER A STORM. THE INSPECTION SHOULD DETERMINE IF THE RETENTION BASIN IS RECOVERING ITS STORAGE VOLUME WITHIN ITS PERMITTED TIME FRAMES, GENERALLY 24 TO 72 HOURS AFTER A STORM. IF THIS IS NOT OCCURRING AND THERE IS STANDING WATER, THEN THE CAUSE MUST BE DETERMINED, AND ACTIONS UNDERTAKEN BEGINNING WITH THOSE SPECIFIED IN THE SYSTEM'S OPERATION AND MAINTENANCE PLAN.

(a) INSPECTION ITEMS:

(1)INSPECT BASIN FOR STORAGE VOLUME RECOVERY WITHIN THE PERMITTED TIME, GENERALLY LESS THAN 72 HOURS. FAILURE TO PERCOLATE THE REQUIRED TREATMENT VOLUMES INDICATES REDUCTION OF THE INFILTRATION RATE AND A NEED TO RESTORE SYSTEM PERMEABILITY.
(2)INSPECT AND MONITOR SEDIMENT ACCUMULATION ON THE BASIN BOTTOM OR INFLOW TO PREVENT CLOGGING OF THE RETENTION BASIN OR THE INFLOW PIPES.
(3)INSPECT VEGETATION OF BOTTOM AND SIDE SLOPES TO ASSURE IT IS HEALTHY, MAINTAINING COVERAGE, AND THAT NO EROSION IS OCCURRING WITHIN THE RETENTION BASIN.
(4)INSPECT INFLOW AND OUTFLOW STRUCTURES, TRASH RACKS, AND OTHER SYSTEM COMPONENTS FOR ACCUMULATION OF DEBRIS AND TRASH THAT WOULD CAUSE CLOGGING AND ADVERSELY IMPACT OPERATION OF THE RETENTION BASIN.
(5)INSPECT THE RETENTION BASIN FOR POTENTIAL MOSQUITO BREEDING AREAS SUCH AS WHERE STANDING WATER OCCURS AFTER 72 HOURS OR WHERE CATTAILS, OTHER INVASIVE OR NUISANCE VEGETATION BECOMES ESTABLISHED.

(b) MAINTENANCE ACTIVITIES AS-NEEDED TO PROLONG SERVICE:

(1)IF NEEDED, RESTORE THE INFILTRATION CAPACITY OF THE RETENTION BASIN SO THAT IT MEETS THE PERMITTED RECOVERY TIME FOR THE REQUIRED TREATMENT VOLUME.
(2)REMOVE ACCUMULATED SEDIMENT FROM RETENTION BASIN BOTTOM AND INFLOW AND OUTFLOW PIPES AND DISPOSE OF PROPERLY. PLEASE NOTE THAT STORMWATER SEDIMENT DISPOSAL MAY BE REGULATED UNDER CHAPTER 62-701, F.A.C. (SEDIMENT REMOVAL SHOULD BE DONE WHEN THE SYSTEM IS DRY AND WHEN THE SEDIMENTS ARE CRACKING).
(3)REMOVE TRASH AND DEBRIS INFLOW AND OUTFLOW STRUCTURES, TRASH RACKS, AND OTHER SYSTEM COMPONENTS TO PREVENT CLOGGING OR IMPEDING FLOW.
(4)MAINTAIN HEALTHY VEGETATIVE COVER TO PREVENT EROSION IN THE BASIN BOTTOM, SIDE SLOPES OR AROUND INFLOW AND OUTFLOW STRUCTURES. VEGETATION ROOTS ALSO HELP TO MAINTAIN SOIL PERMEABILITY. GRASS NEEDS TO BE MOWED AND GRASS CLIPPINGS REMOVED FROM THE BASIN TO REDUCE INTERNAL NUTRIENT LOADINGS.
(5)ELIMINATE MOSQUITO BREEDING HABITATS.
(6)ASSURE THAT THE CONTRIBUTING WATERSHED AREA IS STABILIZED AND NOT A SOURCE OF SEDIMENTS.

SEDIMENT AND EROSION CONTROL MEASURES NOTES

THE FOLLOWING CONSTRUCTION PROCEDURES ARE REQUIRED TO AVOID DEGRADATION OF THE SWALE'S INFILTRATION CAPACITY DUE TO CONSTRUCTION PRACTICES:

(a) THE LOCATION AND DIMENSIONS OF THE SWALE SYSTEM WILL BE VERIFIED ONSITE PRIOR TO ITS CONSTRUCTION. ALL DESIGN REQUIREMENTS INCLUDING SWALE DIMENSIONS AND DISTANCES TO FOUNDATIONS, SEPTIC SYSTEMS, AND WELLS NEED TO BE VERIFIED.

(b) THE LOCATION OF SWALES WILL BE CLEARLY MARKED AT THE SITE TO PREVENT UNNECESSARY VEHICULAR TRAFFIC ACROSS THE AREA CAUSING SOIL COMPACTION.

(c) EXCAVATION WILL BE DONE BY LIGHTWEIGHT EQUIPMENT TO MINIMIZE SOIL COMPACTION. TRACKED, CLEATED EQUIPMENT CAUSES LESS SOIL COMPACTION THAN EQUIPMENT WITH TIRES.

(d) ENSURE THAT LATERAL AND LONGITUDINAL SLOPES MEET PERMITTED DESIGN REQUIREMENTS AND WILL NOT ERODE DUE TO CHANNELIZED FLOW OR EXCESSIVE FLOW RATES.

(e) FINAL GRADING AND PLANTING OF THE SWALE SHOULD NOT OCCUR UNTIL THE ADJOINING AREAS DRAINING INTO THE SWALE ARE STABILIZED. ANY ACCUMULATION OF SEDIMENTS THAT DOES OCCUR MUST BE REMOVED DURING THE FINAL STAGES OF GRADING. THE BOTTOM SHOULD BE TILLED TO PRODUCE A HIGHLY POROUS SURFACE.

(f) ENSURE THAT MEASURES ARE IN PLACE TO DIVERT RUNOFF WHILE VEGETATION IS BEING ESTABLISHED ON THE SIDE SLOPES AND BOTTOM OF THE SWALE. IF RUNOFF CAN'T BE DIVERTED, VEGETATION WILL BE ESTABLISHED BY STAKED SODDING OR BY THE USE OF EROSION CONTROL BLANKETS (WITH NO PLASTIC MONOFILAMENT) OR OTHER APPROPRIATE METHODS.

(g) ENSURE THAT THE VEGETATION USED IN THE SWALE IS CONSISTENT WITH VALUES USED FOR MANNING'S "N" IN THE DESIGN CALCULATIONS.

(h) AN APPLICANT MAY PROPOSE ALTERNATIVE CONSTRUCTION PROCEDURES TO ASSURE THAT THE DESIGN INFILTRATION RATE OF THE CONSTRUCTED AND STABILIZED SWALE SYSTEM BASIN IS MET PROVIDED IT IS ACCEPTABLE AND APPROVED BY THE COUNTY.

INSPECTIONS, OPERATIONS AND MAINTENANCE REQUIREMENTS

MAINTENANCE ISSUES ASSOCIATED WITH SWALES ARE RELATED TO CLOGGING OF THE POROUS SOILS WHICH REDUCES OR PREVENTS INFILTRATION THEREBY SLOWING RECOVERY OF THE STORMWATER TREATMENT VOLUME AND OFTEN RESULTING IN STANDING WATER. CLOGGING CAN RESULT FROM EROSION AND SEDIMENTATION AND THE RESULTING SEALING OF THE BOTTOM OR SIDE SLOPE SOILS. IT CAN ALSO OCCUR FROM EXCESSIVE LOADING OF OILS AND GREASES OR FROM EXCESSIVE ALGAL OR MICROORGANISM GROWTH.

TO DETERMINE IF A SWALE IS PROPERLY FUNCTIONING OR WHETHER IT NEEDS MAINTENANCE REQUIRES THAT AN INSPECTION BE DONE DURING AND SOON AFTER A STORM. THE INSPECTION SHOULD DETERMINE IF THE SWALE IS RECOVERING ITS STORAGE VOLUME WITHIN ITS PERMITTED TIME FRAMES, GENERALLY 24 TO 72 HOURS AFTER A STORM. IF THIS IS NOT OCCURRING AND RESULTS IN STANDING WATER, THEN THE CAUSE OF CLOGGING MUST BE DETERMINED AND APPROPRIATE ACTIONS UNDERTAKEN BEGINNING WITH THOSE SPECIFIED IN THE SYSTEM'S OPERATION AND MAINTENANCE PLAN.

(a) INSPECTION ITEMS:

(1)INSPECT SWALE FOR STORAGE VOLUME RECOVERY WITHIN THE PERMITTED TIME, GENERALLY LESS THAN 72 HOURS. FAILURE TO PERCOLATE THE REQUIRED TREATMENT VOLUMES INDICATES REDUCTION OF THE INFILTRATION RATE AND A NEED TO RESTORE SYSTEM PERMEABILITY
(2)INSPECT AND MONITOR SEDIMENT ACCUMULATION ON THE BOTTOM OF THE SWALE OR AT INFLOWS TO PREVENT CLOGGING OF THE SWALE OR THE INFLOW PIPES.
(3)INSPECT VEGETATION OF BOTTOM AND SIDE SLOPES TO ASSURE IT IS HEALTHY, MAINTAINING COVERAGE, AND THAT NO EROSION IS OCCURRING WITHIN THE SWALE.
(4)INSPECT THE SWALE FOR POTENTIAL MOSQUITO BREEDING AREAS SUCH AS WHERE STANDING WATER OCCURS AFTER 72 HOURS OR WHERE CATTAILS OR OTHER INVASIVE VEGETATION BECOMES ESTABLISHED.
(5)INSPECT SWALE TO DETERMINE IF FILLING, EXCAVATION, CONSTRUCTION OF FENCES, OR OTHER OBJECTS ARE OBSTRUCTING THE SURFACE WATER FLOW IN THE SWALES.(6)INSPECT THE SWALE TO DETERMINE IF IT HAS BEEN DAMAGED, WHETHER BY NATURAL OR HUMAN ACTIVITIES.

(A) MAINTENANCE ACTIVITIES AS-NEEDED TO PROLONG SERVICE:

(1)IF NEEDED, RESTORE INFILTRATION CAPABILITY OF THE SWALE TO ASSURE IT MEETS PERMITTED REQUIREMENTS.
(2)REMOVE ACCUMULATED SEDIMENT FROM SWALE AND INFLOW OR OUTFLOWS AND DISPOSE OF PROPERLY. PLEASE NOTE THAT STORMWATER SEDIMENT DISPOSAL MAY BE REGULATED UNDER CHAPTER 62-701, F.A.C. SEDIMENT REMOVAL SHOULD BE DONE WHEN THE SWALE IS DRY AND WHEN THE SEDIMENTS ARE CRACKING.
(3)REMOVE TRASH AND DEBRIS, ESPECIALLY FROM INFLOW OR OUTFLOW STRUCTURES, TO PREVENT CLOGGING OR IMPEDING FLOW.
(4)MAINTAIN HEALTHY VEGETATIVE COVER TO PREVENT EROSION OF THE SWALE BOTTOM OR SIDE SLOPES. MOW GRASS AS NEEDED AND REMOVE GRASS CLIPPINGS TO REDUCE NUTRIENT LOADINGS.
(5)ELIMINATE MOSQUITO BREEDING HABITATS.
(6)REMOVE FENCES OR OTHER OBSTRUCTIONS THAT MAY HAVE BEEN BUILT IN THE SWALE SYSTEM.
(7)REPAIR ANY DAMAGES TO THE SWALE SYSTEM SO THAT IT MEETS PERMITTED REQUIREMENTS.

SITE NOTES:

TOTAL PROJECT AREA : 1.62 ACRES
SITE LOCATION : SECTION 29, TOWNSHIP 32, RANGE 16
LOCATION : SEE THE TITLE SHEET OR COVER SHEET
DRAINAGE PATTERNS: SEE SHEET C-6 FOR FLOWLINE
SLOPES: 0.80% - 1.9% SLOPE ACROSS SITE, SEE SHEET C-6 FOR PROPOSED SPOT ELEVATIONS
AREA DISTURBED/AREAS NOT DISTURBED: 1.62 AC
LOCATION AND DETAILS OF BMPS: SEE THIS SHEET AND C-6B FOR MORE DETAILS
LOCATION OF WETLANDS AND SURFACE WATERS: SEE SHEETS C-5, C-6.
LOCATION OF OUTFALL TO SURFACE WATER: EAST TO THE PROPERTY
BMP DETAIL DRAWINGS: SEE THIS SHEET AND C-6B FOR MORE DETAILS
DESCRIPTION OF CONSTRUCTION ACTIVITIES: CLEARING, GRUBBING, AND COMPACTION (FEBUARY 2022 TO FEBUARY-2023)
CONSTRUCTION SEQUENCE: EARTHWORK, FOUNDATION AND SLAB, UTILITIES SYSTEM, STORMWATER SYSTEM AND PAVING
SOIL TYPES: MATLACHA AND ST.AUGUSTINE SOILS AND URBAN LAND
DEWATERING METHODS AND LOCATIONS: N/A
BMPS: SEE THIS SHEET FOR MORE DETAILS
PERMANENT STABILIZATION: CONCRETE
PERMANENT STORMWATER MANAGEMENT CONTROL: SILT FENCE AND INLET PROTECTION
POTENTIAL POLLUTANTS DURING CONSTRUCTION: NOT APPLICABLE
INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT

EROSION & POLLUTION CONTROL NOTES

1. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES IS TO BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY STOCKPILED MATERIAL REMAIN AFTER THIRTY (30) CALENDAR DAYS UPON COMPLETION OF CONSTRUCTION.
2. PROTECTION OF EXISTING STORM SEWER SYSTEMS WATER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC. WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION. THIS WILL BE MAINTAINED TO PREVENT DEGRADATION OF THE WATERS OF THE COUNTY & STATE.
3. EROSION/SEDIMENTATION CONTROL: CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL BE PLACED ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
4. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

EROSION AND SEDIMENTATION CONTROL NOTES

MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO OWNER(S). THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROLS MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.

1. SITE DESCRIPTION

A. CONSTRUCTION ACTIVITY/PROJECT LIMITS:
PROPOSE ANTIQUE CAR GALLERY AND EVENT SPACE AT 1301 PINELLAS BAYWAY, TIERRA VERDE, FL 33715

B. SEQUENCE OF MAJOR ACTIVITY AND IMPLEMENTATION:
1. INSTALL EROSION AND POLLUTION CONTROL MEASURES.
2. CLEAR, GRUB & EXCAVATE RETENTION AREA.
3. GRADE SITE, INCLUDING EXCAVATING & FILLING.
4. STABILIZE TOP SOIL WITH SOD/SEED & MULCH ACCORDINGLY.

C. ESTIMATE OF TOTAL PROJECT AREA AND AREA TO BE DISTURBED:
1. THE PROJECT AREA IS 6.62 ACRES.

D. ESTIMATE OF RUNOFF COEFFICIENTS AND EXISTING SOIL DATA:
1. THE ESTIMATED RUNOFF COEFFICIENT PRIOR TO CONSTRUCTION: C = 0.67
2. THE ESTIMATED RUNOFF COEFFICIENT AFTER CONSTRUCTION: C = 0.74 TO UNDERGROUND SYSTEM, C = 0.20 FROM UNDERGROUND SYSTEM.
3. THE ESTIMATED RUNOFF COEFFICIENT DURING CONSTRUCTION: C = 0.1 TO 0.5
4. THE EXISTING SOILS ARE LISTED AS MATLACHA AND ST.AUGUSTINE SOILS AND URBAN LAND PER THE USDA SOIL CONSERVATION SERVICE SOIL SURVEY OF PINELLAS COUNTY.

E. SITE MAP:
SEE COVER SHEET OF CONSTRUCTION PLANS.

F. RECEIVING WATERS/WETLAND AREAS:
1. THE SITE WILL DISCHARGE TO THE EXISTING TIDAL WATERS LOCATED EAST OF THE SITE.

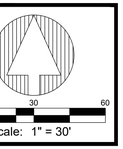
2. CONTROLS

A. EROSION AND SEDIMENT CONTROL:
DURING THE CONSTRUCTION OPERATIONS, THE FOLLOWING CONTROL MEASURES WILL BE USED TO PREVENT EROSION AND SEDIMENTATION:
1. CLEARING & GRUBBING WILL BE PERFORMED TO MINIMIZE THE IMPACTS TO THE UNPROTECTED AREAS EXPOSED TO EROSION FORCES. CONSTRUCTION IS LIMITED TO AREAS OF CLEARING.
2. EXCAVATED MATERIALS WILL DEPOSITED IN A MANOR TO AVOID WASHOUT FROM STORMWATER RUNOFF. ALL STOCK PILES WILL BE PROTECTED BY SEDIMENT CONTAINMENT DEVICES.
3. ALL DRAINAGE STRUCTURES WILL BE PROTECTED DURING CONSTRUCTION. SEE THE EROSION CONTROL AND GRADING SPECIFICATIONS LISTED ON THE APPROVED CONSTRUCTION PLANS FOR THIS PROJECT.

B. STORMWATER MANAGEMENT:
THE STORMWATER SYSTEM WILL BE HANDLED THROUGH A DRY RETENTION AREA.

C. OTHER CONTROLS:
THE CONTRACTOR, AT ALL TIMES, WILL:
1. DISPOSE OF WASTE BY APPROPRIATE MEANS.
2. LIMIT OFF-SITE TRACKING AND SPILLAGE.
3. DISPOSE OF SANITARY WASTE BY APPROPRIATE MEANS.
4. HIRE ONLY CERTIFIED TECHNICIANS TO HANDLE OR DISPENSE FERTILIZERS AND PESTICIDES.
5. STOP WORK WHEN ENCOUNTERING A SPILL, WILL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER AND HAVE THE DISPOSITION OF THE HAZARDOUS WASTE BE MADE IN ACCORDANCE WITH ALL REGULATING AGENCIES.

D. APPROVED STATE AND LOCAL PLANS OR PERMITS:
1. THE CONTRACTOR IS TO ADHERE TO THE FOLLOWING STORMWATER PERMITS THAT WILL BE ISSUED FOR THIS PROJECT:
1. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2. PINELLAS COUNTY
2. MAINTENANCE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL POLLUTION AND EROSION CONTROL DEVICES ON A DAILY MANOR. A REPORT WILL BE TAKEN TO RECORD ANY DEVIATIONS FROM PERMIT COMPLIANCE.
3. INSPECTION
THE CONTRACTOR SHALL INSPECT ALL POLLUTION AND EROSION CONTROL DEVICES WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.50 INCHES. THE CONTRACTOR SHALL REPORT ALL FINDINGS AND LIST THE CORRECTIVE
ACTIONS TAKEN TO CORRECT THE DEFICIENCIES. THESE REPORTS WILL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
4. REFERENCES
THE CONSTRUCTION PLANS WITH SPECIFICATIONS FOR THIS PROJECT ARE HEREBY REFERENCED AND MADE A PART OF THIS PLAN.
5. CONTRACTOR CERTIFICATION STATEMENT
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN."
6. RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT- "I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND AL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIALATIONS."



CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811
Know what's below. Call before you dig.

No.	Date	Revision - Description
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2		
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Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: EROSION CONTROL PLAN NOTES

Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:21:51 -04'00'

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-6B

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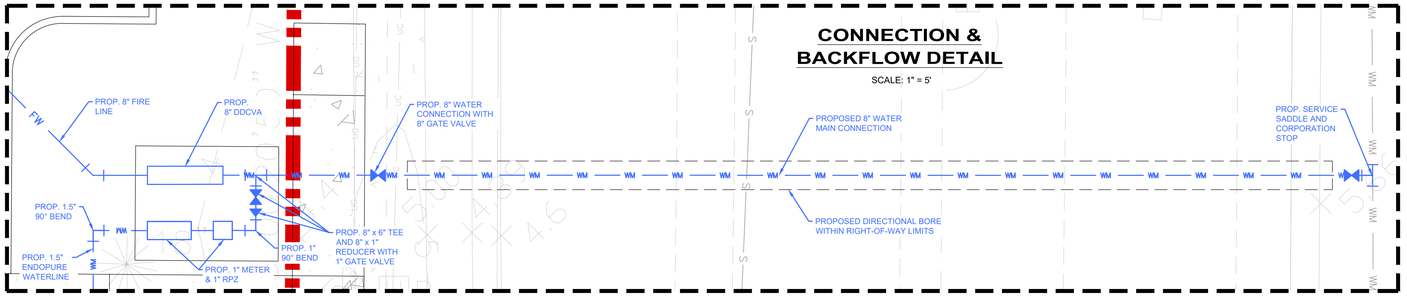
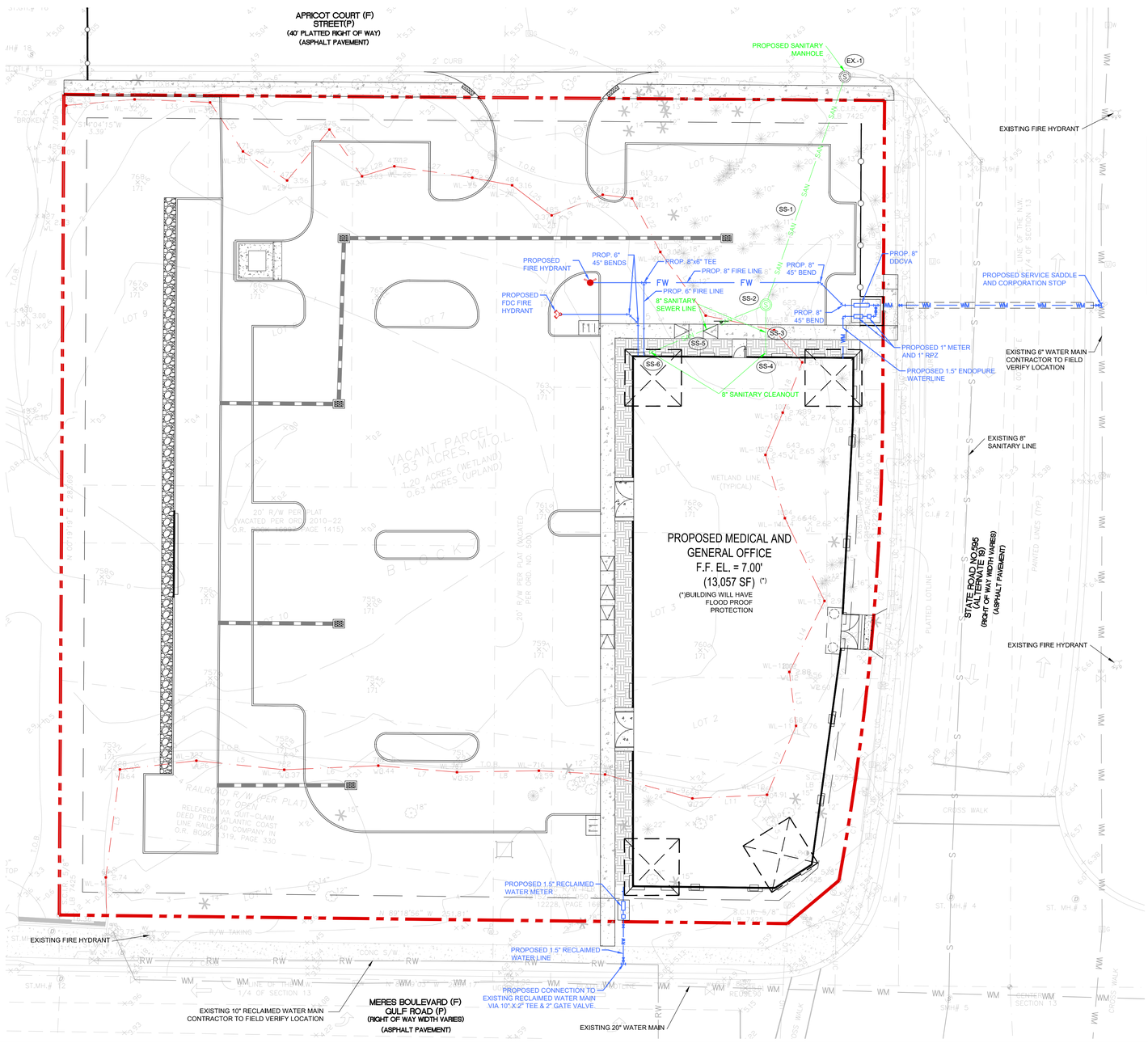
CONNECTION & BACKFLOW DETAIL

SCALE: 1" = 5'





DATUM CONVERSION

ELEVATIONS DEPICTED HEREON BASED UPON N.G.V.D. 1929 DATUM. THE CONVERSION TO N.A.V.D. 1988 IS N.G.V.D. 1929 - 0.85'.

BUILDING FLOOD PROOF

OWNER/DEVELOPER SHALL FLOOD PROOF THE PROPOSED BUILDING TO AN ELEVATION OF 11.0' NAVD 88 PER FEMA REQUIREMENTS & RULES. OWNER WILL HAVE THIRD PARTY MONITORING SERVICE TO ACTIVATE & DO REQUIRED PROCEDURES FOR FLOOD PROTECTION BEFORE & DURING UPCOMING STORM EVENT. PROOF OF AGREEMENT SHOULD BE SUBMITTED TO BUILDING PART MEET DURING BUILDING PLAN REVISION.

UTILITIES SUPPLIER

1. POTABLE WATER FACILITIES: CITY OF TARPON SPRINGS
2. SEWAGE FACILITIES: CITY OF TARPON SPRINGS
3. ELECTRICAL SERVICE: DUKE ENERGY

ATTENTION

1. LOCATION OF EXISTING WATER AND SANITARY SEWER LINES IS APPROXIMATE, UTILIZING TARPON SPRINGS UTILITY ATLAS.
2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING LINES AT THE POINT OF CONNECTION AND NOTIFY THE ENGINEER OF RECORD AND OWNER/OWNER REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS
3. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR PROPOSED TRANSFORMER LOCATION ON SITE.
4. CONTRACTOR TO INCLUDE TEMPORARY WATER SOURCE DURING CONSTRUCTION IN CONTRACT BID
5. ALL CLEANOUTS AND MANHOLE COVERS SHALL BE GALVANIZED STEEL.
6. CONTRACTOR SHALL FIELD VERIFY UTILITIES AND THE CONTRACTOR SHALL COMPLETE AND INSTALL BOTH POTABLE WATER AND SANITARY SEWER TAPS.
7. THE CITY REQUIRES 48 HOURS NOTICE PRIOR TO ANY WORK COMPLETED ON THE MAINS.
8. ANY ADJUSTMENTS TO THE UTILITIES DUE TO THE PROJECT ARE THE CONRACTOR'S RESPONSIBILITY.
9. ALL RESTORATION IS THE CONTRACTOR'S RESPONSIBILITY.
10. A SPRINKLER WITHIN THE BUILDING AND FDC WITHIN 100' OF THE ON-SITE HYDRANT WILL BE REQUIRED IF PROPOSED BUILDING SIZE REDUCED IN SIZE TO BELOW BUILDING, THE SPRINKLER SYSTEM SHALL HAVE NO NEED TO HAVE.

WATER & SANITARY SEWER FLOW CALCULATION TABLE 1 (*)

FOR SYSTEM DESIGN ESTIMATED WATER & SEWAGE FLOW

OFFICE BUILDING:
PER 100 SQUARE FEET OF FLOOR SPACE, WHICHEVER IS GREATER 15 GALLONS.

PER EMPLOYEE PER 8 HOUR SHIFT OR 15 GALLONS.

13,057 SF / 100 = 130.57 x 15 GALLONS = 1,958.55 GALLONS
= 1,960 GALLONS FOR WATER DEMAND FLOW

1,960 GALLONS x 0.80 = 1,568 GALLONS FOR SANITARY SEWER DEMAND FLOW

(*) PER FDEP CHAPTER 62-6.008 SYSTEM SIZE DETERMINATION.

DOMESTIC WATER CALCULATIONS MEDICAL &GENERAL OFFICE (3 UNITS)

FIXTURE TYPE	QUANTITY	F.U.	SUB-TOTAL F.U.
WATER CLOSET (TANK TYPE)	5	3	15
SERVICE SINK (1/2")	6	3	18
SERVICE SINK (3/4")	2	7	14
WASH SINK (EACH SET OF FAUCETS)	4	4	16
HOSE CONNECTION (3/4")	1	10	10
DRINKING FOUNTAIN - COOLER	1	1	1
TOTAL FIXTURE UNITS			74
TOTAL GPM:			23
EQUIPMENT MAKE-UP WATER:			N/A
MINIMUM SERVICE SIZE:			1"

CITY OF TARPON SPRINGS UTILITY NOTES

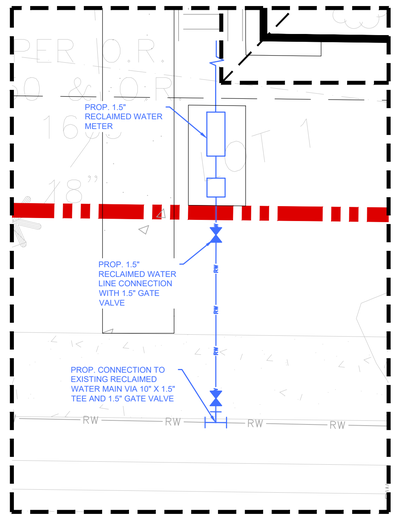
1. ALL UTILITY MATERIAL MUST COMPLY WITH AWWA STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER AND RECLAIMED WATER FACILITIES, LATEST EDITION.
2. EXCAVATION, BACKFILL AND SURFACE RESTORATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MATERIAL FOR WET TAP LARGER THAN 2" SHALL BE PROVIDED AND INSTALLED BY THE PROJECT CONTRACTOR.
3. CITY OF TARPON SPRINGS UTILITIES SERVICES BRANCH SHALL NOT OWN OR MAINTAIN WATER AND SEWER LINES OR FACILITIES ON-SITE.
4. THE PROPOSED SANITARY SEWER, POTABLE & RECLAIMED CONNECTION POINTS ARE NOT OWNED OR MAINTAINED BY THE CITY OF TARPON SPRINGS UTILITIES SERVICES BRANCH. A LETTER AUTHORIZING THE CONNECTION MUST BE OBTAINED FROM THE SYSTEM OWNER AND FORWARD FOR INCLUSION IN THE PROJECT FILE.
5. FIRE HYDRANTS MUST BE FLOW TESTED AND COLOR CODED BASED ON FLOW RESULTS.
6. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
7. ALL METERS LOCATED ON THE CUSTOMER SIDE OF THE MASTER METER ARE PRIVATE AND NOT INSTALLED BY THE CITY.
8. PROPOSED GREASE REMOVAL SYSTEM SHALL BE INSPECTED BY THE CITY'S FOG PROGRAM STAFF PRIOR TO THE ISSUANCE OF C.O.
9. EXISTING CITY SEWER MAIN AND MANHOLES ARE CONSTRUCTED OF CLAY PIPE AND BRICK.
10. IRRIGATION TO THE SITE SHALL BE THROUGH RECLAIMED WATER. SEE LANDSCAPE AND IRRIGATION PLAN FOR MORE DETAILS.
11. ALL WATER LINES SHALL BE DIP FROM THE POINT OF CONNECTION UP TO THE METER AND BFP ASSEMBLY. ALL OFF SITE SANITARY SEWER LINES SHALL BE DIP UP TO THE FIRST MANHOLE ON SITE.

PROPOSED SANITARY SEWER SCHEDULE

- EX.-1 PROPOSED SANITARY SEWER MANHOLE
  RIM: 4.40
  INV. EL. = 2.75
- SS-1 83 L.F. - 8" PVC GRAVITY SEWER @ 1.00% MIN.
- SS-2 PROPOSED SANITARY MANHOLE
  RIM EL. = 6.90
  N. INV. EL. = 3.84
  SE.& SW. INV. EL. = 3.58
- SS-3 16 L.F. - 8" PVC GRAVITY SEWER @ 1.00% MIN.
- SS-4 TWO-WAY 8" CLEANOUT
  INV. EL. = 4.00
- SS-5 42 L.F. - 8" PVC GRAVITY SEWER @ 1.00% MIN.
- SS-6 TWO-WAY 8" CLEANOUT
  INV. EL. = 4.00

LEGEND

- S — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER LINE
- WM — PROPOSED WATER LINE
- WM — EXISTING WATER LINE
- UG — EXISTING GAS LINE
- STORM SEWER PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC FIRE HYDRANT



CONNECTION & BACKFLOW DETAIL

SCALE: 1" = 5'

0 20 40
Scale: 1" = 20'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811 Know what's below. Call before you dig.

No.	Date	Revision - Description
1		
2		
3		
4		
5		
6		
7		

SYCAMORE ENGINEERING, INC.
• Civil Engineering
• Site Planning & Mapping
• Land Planning
• Construction Management
• Landscape Architecture
8370 W. Hillsborough Ave., Suite 205
Tampa, FL 33615
Phone: 813.889.0790
Fax: 813.889.0788
email: greatbeast@sycamoreeng.com
FL. C.A. # 9485 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: COMPOSITE UTILITIES PLAN

ALSABBAGH LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:02:12 -04'00'
J.D. ALSABBAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-7

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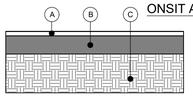
ONSIT AND OFFSITE PAVING



A. 1.50" ASPHALTIC CONCRETE TYPE SP 12.5

B. 6" CRUSHED CONCRETE BASE COURSE 100% OF THE MAX. MODIFIED PROCTOR DRY DNSITY (AASHTO T-180) MIN. LBR 150

C. 12" TYPE B STABILIZATION (98% PROCTOR COMPACTED) MIN. LBR 40 MATERIAL

TYPICAL ASPHALT SECTION
N.T.S.

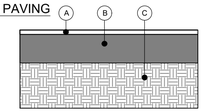
*FILL BROUGHT TO SITE WILL BE MAX 12" LIFTS COMPACTED
**CONTRACTOR SHALL PROVIDE TEST RESULTS FOR DENSITY TO EOR IN PAVING AREAS.

STRUCTURAL NUMBER CALCULATION:

	THICKNESS		COEF.	
STRUCTURAL COARSE (ASPHALT)	1.50"	x	0.44 =	0.66
CRUSHED CONCRETE BASE	6"	x	0.18 =	1.08
STABILIZATION (TYPE B LBA 40)	9"	x	0.08 =	0.72
			TOTAL	2.46 > 2.3

OPTION 1

NOTE: BASE MATERIAL SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND SUB-BASE SHALL BE EXTENDED 1 FOOT MIN. BEYOND THE BASE.



A. 1.50" ASPHALTIC CONCRETE TYPE SP 12.5

B. 9" CRUSHED CONCRETE BASE COURSE 100% OF THE MAX. MODIFIED PROCTOR DRY DNSITY (AASHTO T-180) MIN. LBR 150

C. 12" COMPACTED SUBGRADE (MIN. LBR 20 MATERIAL)

TYPICAL ASPHALT SECTION
N.T.S.

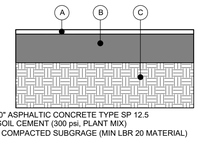
*FILL BROUGHT TO SITE WILL BE MAX 12" LIFTS COMPACTED
**CONTRACTOR SHALL PROVIDE TEST RESULTS FOR DENSITY TO EOR IN PAVING AREAS.

STRUCTURAL NUMBER CALCULATION:

	THICKNESS		COEF.	
STRUCTURAL COARSE (ASPHALT)	1.50"	x	0.44 =	0.66
CRUSHED CONCRETE BASE	6"	x	0.18 =	1.08
STABILIZATION (TYPE B LBA 40)	9"	x	0.08 =	0.72
			TOTAL	2.46 > 2.3

OPTION 2

FLEXIBLE PAVEMENT CONSTRUCTION



A. 1.50" ASPHALTIC CONCRETE TYPE SP 12.5
B. 8" SOIL CEMENT (300 psi, PLANT MIX)
C. 12" COMPACTED SUBGRADE (MIN LBR 20 MATERIAL)

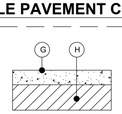
TYPICAL ASPHALT SECTION
N.T.S.

*FILL BROUGHT TO SITE WILL BE MAX 12" LIFTS COMPACTED
**CONTRACTOR SHALL PROVIDE TEST RESULTS FOR DENSITY TO EOR IN PAVING AREAS.

STRUCTURAL NUMBER CALCULATION:

	THICKNESS		COEF.	
STRUCTURAL COARSE (ASPHALT)	1.75"	x	0.44 =	0.66
CRUSHED CONCRETE BASE	8"	x	0.15 =	1.20
STABILIZATION (TYPE B LBA 40)	9"	x	0.08 =	0.72
			TOTAL	2.46 > 2.3

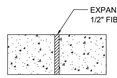
OPTION 3



G 5" TYPE 1 PORTLAND CEMENT CONCRETE WITH A 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS WHEN TESTED ACCORDING TO ASTM C-39. 10' X 10' CONTROL JOINT SPACING W/ MIN. 1-1/4" SAW-CUT DEPTH.

H 24" MIN. CLEAN, FINE SAND SUBGRADE WITH LESS THAN 10% PASSING A NO. 200 SIEVE. COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

CONCRETE PAVEMENT

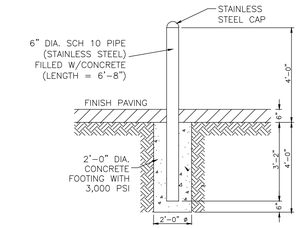


NOTE: CONTRACTOR SHALL COMPLY WITH HILLSBOROUGH COUNTY SPECIFICATIONS, AND DESIGN DATA AND RECOMMENDATION OF THE FCPA "DESIGN AND CONSTRUCTION OF CONCRETE PAVEMENT MANUAL" FOR CONCRETE PAVEMENT JOINT SPACING. THIS IS TO INCLUDE CONTROL/CONSTRUCTION, CONTRACTION AND ISOLATION JOINTS.

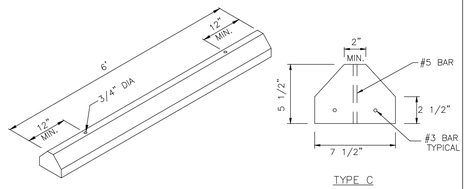
RIGID PAVEMENT CONSTRUCTION

NOTES:
1. SUB-GRADE SOILS MUST BE DENSIFIED TO AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY TO A DEPTH OF AT LEAST 2 FT. PRIOR TO PLACEMENT OF CONCRETE.
2. WHERE CONCRETE PAVEMENT IS CONSTRUCTED ALL CURBING ADJACENT TO IT SHALL BE INTEGRAL CURB.
3. CONCRETE PAVEMENT SHOULD BE CONSTRUCTED ONLY OVER STABLE AND SMOOTH COMPACTED SUBGRADES. ANY SURFACE DISTURBANCES OR WHEEL RUTTING SHOULD BE PREPARED PRIOR TO PLACEMENT OF CONCRETE.
4. THE SUBGRADE SHOULD BE THOROUGHLY WETTED IMMEDIATELY PRIOR TO THE PLACEMENT OF CONCRETE TO MINIMIZE ABSORPTION OF MOISTURE FROM THE CONCRETE DURING CURING.
5. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT, WITH THE EXCEPTION OF CURBING OR THICKENED EDGES.
6. TOTAL DEPTH OF BASE AND SUB BASE WITH OVERALL SIZE LARGER WHAT PROPOSED SHOULD BE ACCEPTABLE AFTER CONSULTATION WITH ENGINEER OF RECORD.
7. SITE PREPARATION TO BE COMPLETED PER SITE GEOTECHNICAL REPORT.

D1 PAVING DETAILS
SCALE : N.T.S.

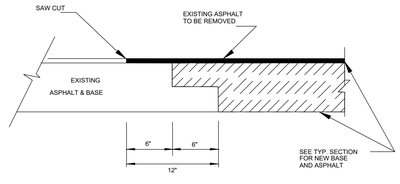


D2 CONCRETE BOLLARD DETAIL
SCALE : N.T.S.



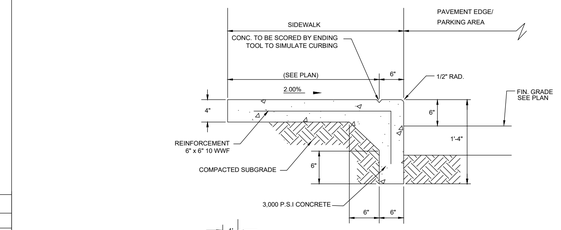
NOTES:
1. CENTER LINE OF WHEEL STOP TO BE 30" AWAY FROM THE EDGE OF PAVEMENT.
2. WHEEL STOPS TO BE FURNISHED AND INSTALLED AT EACH PARKING SPACE IDENTIFIED.
3. CONCRETE TO BE 3,000 PSI
4. WHEEL STOPS TO BE SECURED TO PAVEMENT WITH TWO 18" #5 BARS.

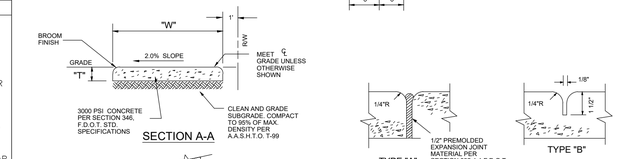
D3 CONCRETE WHEEL STOP DETAIL
SCALE : N.T.S.



NOTE:
1. THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

D4 PAVEMENT JOINT
SCALE : N.T.S.





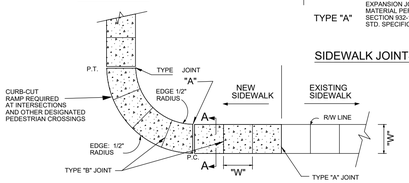
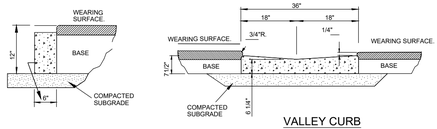
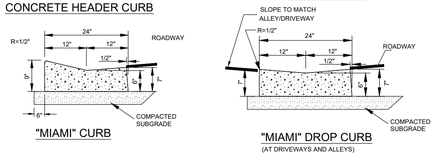


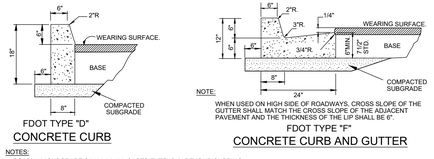
TABLE OF SIDEWALK THICKNESS - "T"	
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	4"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING AND NEW SIDEWALKS AND EVERY 50' FOR 5' WIDE
"B"	WIDTH OF SIDEWALK CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

D5 SIDEWALK DETAILS
SCALE : N.T.S.

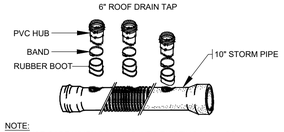






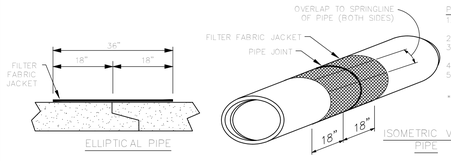
NOTES:
1. ROADWAY SUBGRADE SHALL IN ALL CASES EXTEND 6" BEYOND CURBING.
2. SAWCUTS AT 10' CENTERS SHALL BE MADE WITHIN 24 HOURS OF CONCRETE PLACEMENT.
3. CONCRETE SHALL BE 3,000 P.S.I.
4. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 2500 PSI.
5. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

D6 CURB AND GUTTER
SCALE : N.T.S.

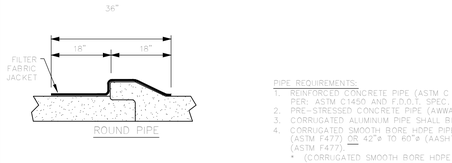


NOTE:
EXERCISE CARE WHEN DRILLING INTO EXISTING MAIN, SO THAT PIPE IS NOT CRACKED OR FRACTURED.
INSERT-A-TEE DETAIL (RETROFIT CONNECTION ONLY)

D7 INSERTA-TEE DETAIL
SCALE : N.T.S.



PIPE JOINT NOTES:
1. ALL JOINTS OF ALL PIPE SHALL BE WRAPPED WITH FILTER FABRIC WHICH SHALL EXTEND A MINIMUM OF 1'6" ON BOTH SIDES OF JOINT (FILTER FABRIC PER F.D.O.T. INDEX 199 D-3).
2. FILTER FABRIC SHALL OVERLAP ON TOP OF PIPE DOWN TO SPRING LINE OF PIPE ON BOTH SIDES
3. ALL STORM DRAINAGE PIPE SHALL BE 15" MIN. DIAMETER R.C.P. OR ITS HYDRAULIC EQUIVALENT UNLESS APPROVED OTHERWISE IN WRITING BY CITY MANAGER OR HIS DESIGNEE
4. CONFLICT STRUCTURES SHALL BE APPROVED ON A CASE BY CASE BASIS
5. ALL STORM INLETS, CATCH BASINS & MANHOLES SHALL BE PRECAST CONCRETE SEE F.D.O.T. ROAD & TRAFFIC DESIGN STANDARDS (LATEST EDITION)
* (EXTERIOR WALL JOINTS SHALL BE WRAPPED WITH CON-WRAP, E-Z WRAP OR APPROVED EQUAL)



PIPE REQUIREMENTS:
1. REINFORCED CONCRETE PIPE (ASTM C 76) CLASS III OR STRONGER BASED ON "D" LOAD; OR FRCP (FIBER-MIX) CONCRETE PIPE; PER: ASTM C1450 AND F.D.O.T. SPEC. SECTION 941; OR LATEST EDITION.
2. PRE-STRESSED CONCRETE PIPE (AWWA C.301) SHALL BE APPROVED ON A CASE BY CASE BASIS.
3. CORRUGATED ALUMINUM PIPE SHALL BE SUBJECT TO SPECIAL APPROVAL BY CITY MANAGER OR DESIGNEE
4. CORRUGATED SMOOTH BORE HDPE PIPE - 12"ø TO 42"ø (AASHTO M294, TYPE S) INTEGRALLY MOLDED RUBBER GASKETED, BELL & SPIGOT (ASTM F477) OR 42"ø TO 60"ø (AASHTO M294 TYPE D OR AASHTO MP7 TYPE D). WELDED-ON RUBBER GASKETED, BELL & SPIGOT (ASTM F477).
* (CORRUGATED SMOOTH BORE HDPE SHALL BE APPROVED ON A CASE BY CASE BASIS.) TRENCH INSTALLATION - USING SURFACE LIVE-LOAD CONDITION OF H25 PER: ASTM D2321 (FLEXIBLE AND RIGID PAVEMENTS).

GENERAL NOTES:
1. ALL PAVEMENT MARKINGS AND TRAFFIC CONTROLS SHALL COMPLY WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.).
2. HANDICAP RAMPS SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT" OF 1992.
3. ALL PAVING AND DRAINAGE STRUCTURES (INCLUDING CURBING) SHALL COMPLY WITH F.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
4. RECORDINGS FROM CLOSED CIRCUIT TELEVISION INSPECTIONS CONDUCTED BY A CONTRACT TV INSPECTOR EMPLOYED BY THE DEVELOPER SHALL BE PROVIDED TO THE CITY ON A DVD AND INCLUDE A WRITTEN REPORT CORRESPONDING TO THE DVD RESULTS. A POST CLOSED CIRCUIT TELEVISION INSPECTION SHALL BE REQUIRED BY THE DEVELOPER PRIOR TO THE EXPIRATION OF THE MAINTENANCE BOND.

D8 CONCRETE PIPE JOINT AND FILTER FABRIC JACKET DETAILS
SCALE : N.T.S.

0 0 0
Scale: N.T.S.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811 Know what's below. Call before you dig.

No.	Date	Revision - Description
1	06-28-2022	REVISED AS PER COUNTY COMMENTS

SYCAMORE ENGINEERING, INC.
• Civil Engineering
• Traffic Engineering
• Land Planning
• Construction Management
• Landscape Architecture
8370 W. Hillsborough Ave., Suite 265
Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.888.0758
Email: geraldine@sycamoreeng.com
FL C.A. # 9855 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: GENERAL DETAILS SHEET

ALSABBAGH LICENSE NO. 58895 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 18:02:37 -04'00'
J.D. ALSABBAGH, P.E.
FL P.E. #58895

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-8

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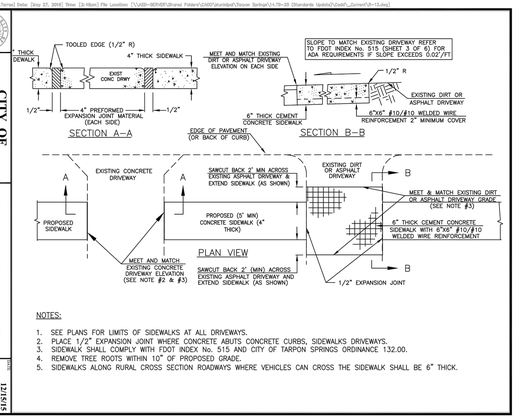
USER: {Steven.Torres} Date: {May 27, 2016} Time: {3:48pm} File Location: {"\\ASD-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\14.75-33 (Standards Update)\Cadd_Current\R-13.dwg}

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SIDEWALK THROUGH EXISTING DRIVEWAYS

DATE	INDEX
12/15/15	R-13
SCALE	SHEET
N.T.S.	1 OF 1



NOTES:

1. SEE PLANS FOR LIMITS OF SIDEWALKS AT ALL DRIVEWAYS.
2. PLACE 1/2" EXPANSION JOINT WHERE CONCRETE ABUTS CONCRETE CURBS, SIDEWALKS DRIVEWAYS.
3. SIDEWALK SHALL COMPLY WITH FDOT INDEX No. 515 AND CITY OF TARPON SPRINGS ORDINANCE 132.00.
4. REMOVE TREE ROOTS WITHIN 10" OF PROPOSED GRADE.
5. SIDEWALKS ALONG RURAL CROSS SECTION ROADWAYS WHERE VEHICLES CAN CROSS THE SIDEWALK SHALL BE 6" THICK.

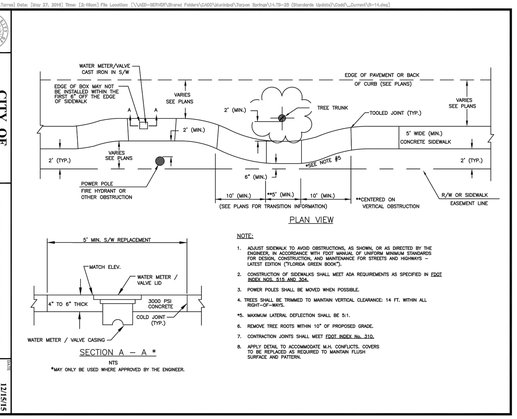
USER: {Steven.Torres} Date: {May 27, 2016} Time: {3:48pm} File Location: {"\\ASD-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\14.75-33 (Standards Update)\Cadd_Current\R-14.dwg}

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

TYPE "A" AND "B" HANDICAP RAMP DETAIL

GUIDELINES FOR SIDEWALK ALIGNMENT

DATE	INDEX
12/15/15	R-14
SCALE	SHEET
N.T.S.	1 OF 1



NOTE:
6" THICK W/6x6 10/10 WWM REINFORCED CLASS I (3000 PSI) CONCRETE RAMP. (TYP. FOR TYPE A & B)

USER: {Steven.Torres} Date: {Sep 27, 2016} Time: {10:48am} File Location: {"\\ASD-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\14.75-33 (Standards Update)\Cadd_Current\R-15.dwg}

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

GUIDELINES FOR SIDEWALK ALIGNMENT

DATE	INDEX
12/15/15	R-15
SCALE	SHEET
N.T.S.	1 OF 1

NOTE:

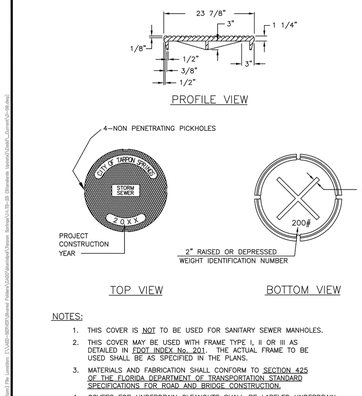
1. ADJUST SIDEWALK TO AVOID OBSTRUCTIONS, AS SHOWN, OR AS DIRECTED BY THE ENGINEER. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS LATEST EDITION ("FLORIDA GREEN BOOK").
2. CONSTRUCTION OF SIDEWALKS SHALL MEET ADA REQUIREMENTS AS SPECIFIED IN FDOT INDEX, INCL. 515, AND 304.
3. POWER POLES SHALL BE MOVED WHEN POSSIBLE.
4. TREES SHALL BE TRIMMED TO MAINTAIN VERTICAL CLEARANCE: 14 FT. WITHIN ALL RIGHT–OF–WAYS.
5. MAXIMUM LATERAL DEFLECTION SHALL BE 5:1.
6. REMOVE TREE ROOTS WITHIN 10" OF PROPOSED GRADE.
7. CONTRACTION JOINTS SHALL MEET FDOT INDEX No. 310.
8. APPLY DETAIL TO ACCOMMODATE M.H. CONFLICTS, COVERS TO BE REPLACED AS REQUIRED TO MAINTAIN FLUSH SURFACE AND PATTERN.

USER: {Steven.Torres} Date: {Sep 27, 2016} Time: {3:47pm} File Location: {"\\ASD-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\14.75-33 (Standards Update)\Cadd_Current\D-09.dwg}

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

STORM SEWER COVER

DATE	INDEX
12/15/15	D-09
SCALE	SHEET
N.T.S.	1 OF 1



NOTES:

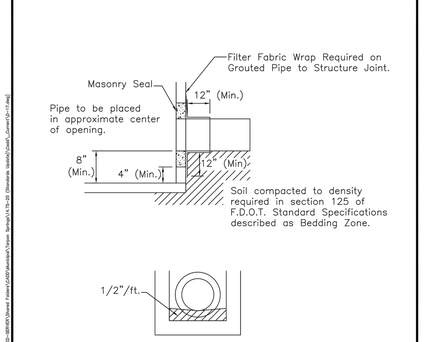
1. THIS COVER IS NOT TO BE USED FOR SANITARY SEWER MANHOLES.
2. THIS COVER MAY BE USED WITH FRAME TYPE I, II OR III AS DETAILED IN FDOT INDEX No. 201. THE ACTUAL FRAME TO BE USED SHALL BE AS SPECIFIED IN THE PLANS.
3. MATERIALS AND FABRICATION SHALL CONFORM TO SECTION 425 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. COVERS FOR UNDERDRAIN CLEANOUTS SHALL BE LABELED UNDERDRAIN AND NOT STORM SEWER.
5. COVERS SHALL BE U.S.F. TYPE X OR EQUAL. (200 LBS. MINIMUM)

USER: {Steven.Torres} Date: {Sep 27, 2016} Time: {3:47pm} File Location: {"\\ASD-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\14.75-33 (Standards Update)\Cadd_Current\D-17.dwg}

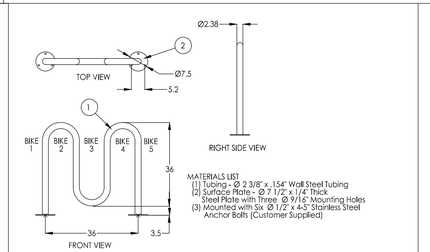
CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

FILTER FABRIC WRAP AND GROUT AT STRUCTURES

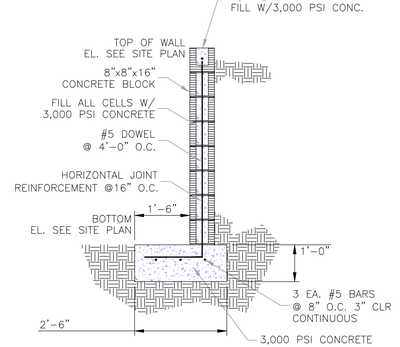
DATE	INDEX
12/15/15	D-17
SCALE	SHEET
N.T.S.	1 OF 1



Note: Grout to consist of 3:1 Sand–Cement Mixture or any Class Concrete. FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL.



D11 BIKE RACK DETAIL (IN–GROUND)
SCALE : N.T.S.

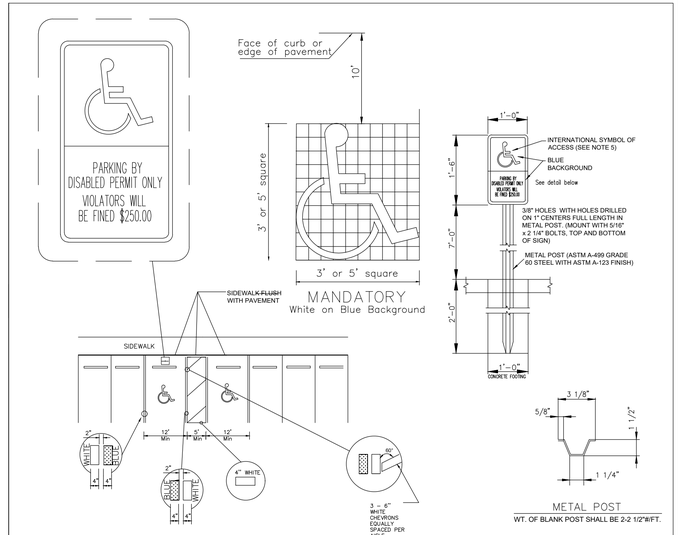


NON–BEARING CONCRETE WALL DETAIL

N.T.S.

NOTE:
FURTHER EVALUATION BEFORE WALL CONSTRUCTION REQUIRED. A SUBSTITUTE ALTERNATIVE ANCHOR WALL OR SIMILAR IS ACCEPTABLE WITH OWNER / OWNER REPRESENTATIVE APPROVAL.

D13 NON–BEARING CONCRETE WALL DETAIL
SCALE : N.T.S.



MARKING NOTES:
1. DIMENSIONS ARE TO THE CENTER LINE OF THE MARKINGS.
2. AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLED PARKING IS USED.
3. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS.
4. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
5. THE FTP-22-04 PANEL SHALL BE MOUNTED BELOW THE FTP-21-04 PANEL.

ACCESSIBLE PARKING STANDARDS PURSUANT TO FDOT DESIGN STANDARDS INDEX 17346, LATEST EDITION.
SECT. 4.6 PARKING AND PASSENGER LOADING ZONES
SECT. 4.6.2 LOCATION

* ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST SAFELY ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.

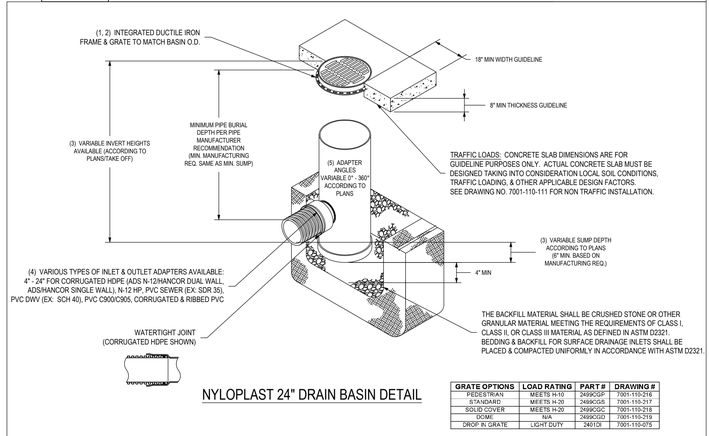
NOTES
1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL USE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.

4. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. THE SYMBOL IS COMPOSED OF A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT).

6. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.

D10 HANDICAP PARKING DETAIL
SCALE : N.T.S.



NYLOPLAST 24" DRAIN BASIN DETAIL

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

D12 NYLOPLAST 24" DRAIN BASIN DETAIL
SCALE : N.T.S.

		03-04-2023	REVISED AS PER COUNTY COMMENTS
		06-28-2022	REVISED AS PER COUNTY COMMENTS
No.	Date	Revision - Description	

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email: gcrittenden@sycamoreeng.com
FL. C.A. # 9855 & L.B. # 7961

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE–CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811 Know what's below. Call before you dig.

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: GENERAL DETAILS SHEET

ALSABBAGH LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER
J.D. ALSABBAGH, P.E.
FL P.E. #58995

Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:02:59 -04'00'

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-9

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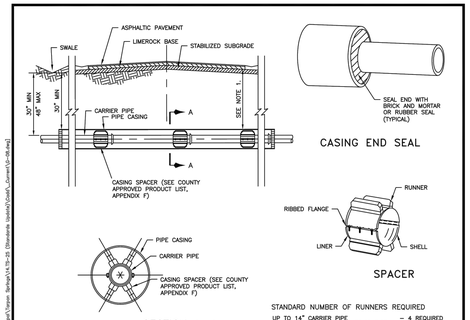


STANDARD NUMBER OF RUNNERS REQUIRED

UP TO 14" CARRIER PIPE	– 4 REQUIRED
OVER 14" THROUGH 36" CARRIER PIPE	– 6 REQUIRED
OVER 36" THROUGH 48" CARRIER PIPE	– 7 REQUIRED

NOTES:

1. UNDERGROUND CROSSINGS REQUIRE A MINIMUM VERTICAL CLEARANCE OF 48" BELOW PAVEMENT SURFACE FOR FREEWAYS, 36" FOR OTHER HIGHWAYS AND SUBAQUEOUS CROSSINGS OR 30" BELOW UNPAVED GROUND INCLUDING DITCH GRADE PER FLORIDA D.O.T.
2. SEE TECHNICAL SPECIFICATIONS FOR CARRIER PIPE AND CASING PIPE REQUIREMENTS.

STAINLESS STEEL SPACERS:

1. SPACERS SHALL BE BOLT–ON STYLE WITH A TWO PIECE SOLID SHELL MADE FROM T–304 STAINLESS STEEL OF A MINIMUM 14 GAUGE THICKNESS. THE SHELL SHALL BE LINED WITH A RIBBED PVC SHEET OF A 0.090" THICKNESS THAT OVERLAPS THE EDGES. RUNNERS MADE FROM UHMW POLYMER SHALL BE ATTACHED TO RISERS AT APPROPRIATE POSITIONS TO PROPERLY LOCATE THE CARRIER WITHIN THE CASING AND TO EASE INSTALLATION. RISERS SHALL BE MADE FROM T–304 STAINLESS STEEL OF A MINIMUM 14 GAUGE THICKNESS AND SHALL BE ATTACHED TO THE SHELL BY MIG WELDING. ALL WELDS SHALL BE FULLY PASSIVATED. ALL FASTENERS SHALL BE MADE FROM T–304 STAINLESS STEEL. CASING SPACERS (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F).

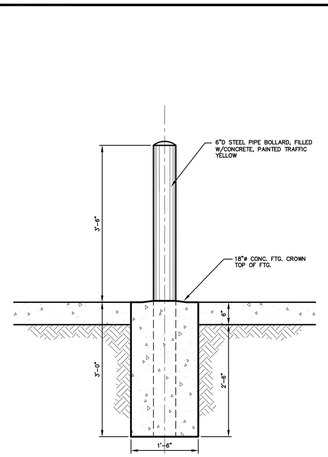
PLACEMENT OF SPACERS ON CARRIER PIPE:

1. GENERAL – ONE SPACER SHALL BE PLACED NOT MORE THAN TWO FEET FROM EACH END OF CASING. SUBSEQUENT SPACERS SHALL BE PLACED AT 6' TO 10' INTERVALS WITHIN THE CASING, OR IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.
2. PVC CARRIER – ONE SPACER SHALL BE PLACED ON THE SPIGOT END OF EACH SEGMENT AT THE LINE MARKING THE LIMIT OF INSERTION INTO THE BELL. WHEN THE JOINT IS COMPLETE, THE SPACER SHALL BE IN CONTACT WITH THE BELL OF THE JOINT SO THAT THE SPACER PUSHES THE JOINT AND RELIEVES COMPRESSION WITHIN THE JOINT. SUBSEQUENT SPACERS SHALL BE PLACED AT 6' TO 10' INTERVALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

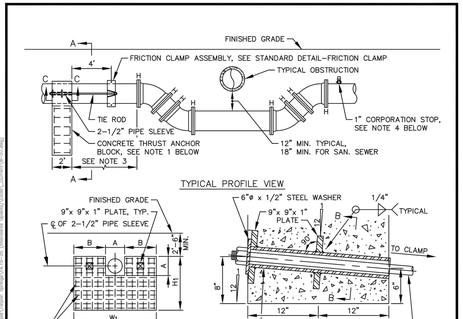
CARRIER PIPE:

1. CARRIER PIPE SHALL BE CENTERED WITHIN CASING BY USE OF STAINLESS STEEL CASING SPACERS (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F).

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	JACK AND BORE DETAIL	DATE 12/15/15 · INDEX G-08 · SCALE N.T.S. · SHEET 1 OF 1



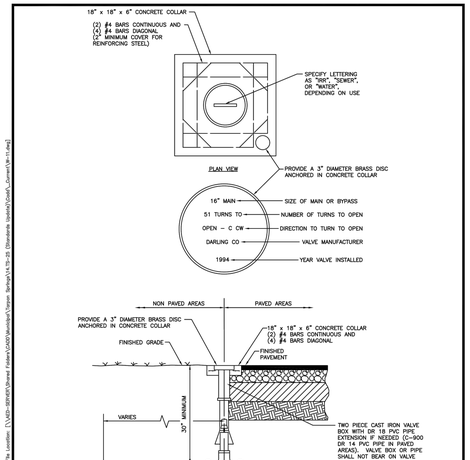
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	BOLLARD DETAIL	DATE 1/4/17 · INDEX G-11 · SCALE 3/4"=1'-0" · SHEET 1 OF 1



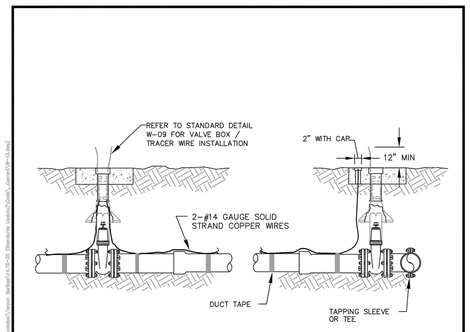
NOTES:

1. CONCRETE THRUST ANCHOR BLOCK SHALL BE USED ON BOTH SIDES OF OBSTRUCTION.
2. H = HARNESSED JOINT: MJ W/DI RETAINER GLAND.
3. HARNESS ALL JOINTS WITH–IN 20' OF THRUST ANCHOR BLOCK.
4. PROVIDE AIR RELEASE VALVE ON LOWEST SIDE.
5. ALL BOLTS, WASHERS, RODS, PLATES, PIPE SLEEVES, AND FRICTION CLAMP ASSEMBLIES SHALL BE HOT DIPPED GALVANIZED PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
7. FOR ADDITIONAL NOTES, SEE STANDARD DETAIL–FRICTION CLAMP.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	THRUST ANCHOR BLOCK FOR VERTICAL BENDS DETAIL	DATE 12/15/15 · INDEX W-07 · SCALE N.T.S. · SHEET 1 OF 1



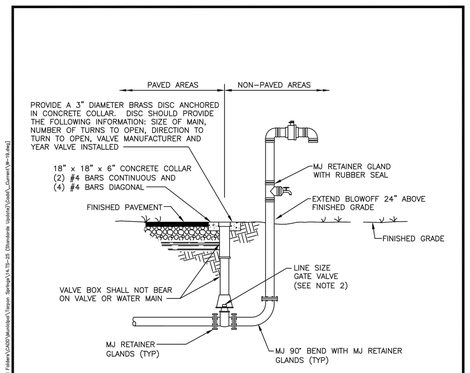
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL VALVE SETTING DETAIL	DATE 12/15/15 · INDEX W-11 · SCALE N.T.S. · SHEET 1 OF 1



NOTES

1. USE 2. #14 GAUGE, SOLID COPPER STRAND WIRE WITH COLOR CODED INSULATION PER SERVICE.
2. THERE IS TO BE SUFFICIENT SLACK IN TRACER WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
3. WIRE IS TO CONTINUE THROUGH TEES ON MAIN LINE WHERE NO VALVES EXIST.
4. ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 5'– 0" INTERVALS.
5. DUMMY BOXES ARE TO BE INSTALLED WHERE NEW CONSTRUCTION TIES INTO EXISTING, AND ON FIRE LINES WITH DOUBLE CHECK VALVE ASSEMBLIES WHERE MAIN ENTERS BUILDING IF NO VALVE IS INSTALLED.
6. DUMMY BOXES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY ENCASED IN A CONCRETE PAD PER STANDARD DETAIL W–05.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TRACER WIRE INSTALLATION	DATE 12/15/15 · INDEX W-13 · SCALE N.T.S. · SHEET 1 OF 1

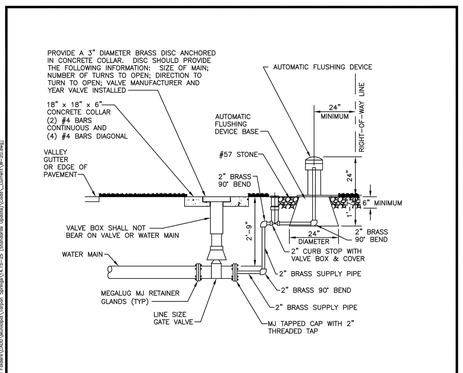


SIDE VIEW

NOTES:

1. MJ TAPPED CAP WITH HOSE BIBB IS TO BE REMOVED AFTER INITIAL BACTERIOLOGICAL CLEARANCE AND PRIOR TO WATER MAIN ACCEPTANCE.
2. SEE TECHNICAL SPECIFICATIONS SECTION 331200 FOR GATE VALVE AND VALVE BOX REQUIREMENTS.
3. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TEMPORARY BLOWOFF ASSEMBLY WITH BACTERIAL SAMPLE POINT DETAIL	DATE 12/15/15 · INDEX W-19 · SCALE N.T.S. · SHEET 1 OF 1



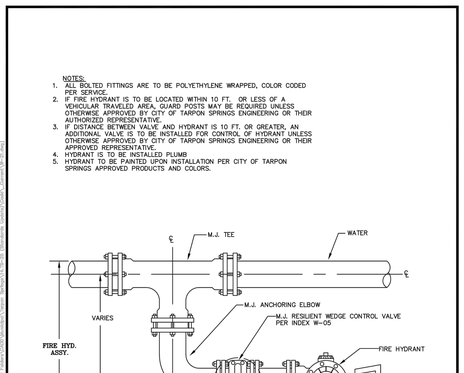
NOTES:

1. PIPING SHALL BE INSTALLED UP TO 2" CURB STOP WITH VALVE BOX AND COVER AT TIME OF MAIN INSTALLATION.
2. AUTOMATIC FLUSHING DEVICE SHALL BE SHUT OFF UNTIL MAIN LINE HAS BEEN BACTERIOLOGICALLY TESTED.
3. ALL THREAD HARD PIPING SHALL BE BRASS.
4. CITY OF TARPON SPRINGS TECHNICAL SPECIFICATIONS SECTION 331200 FOR GATE VALVE AND VALVE BOX REQUIREMENTS.
5. AT TIME OF ACCEPTANCE, WATER DEPARTMENT WILL INSTALL 2" METER.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	AUTOMATIC WATER MAIN FLUSHING DEVICE DETAIL	DATE 12/15/15 · INDEX W-20 · SCALE N.T.S. · SHEET 1 OF 1

NOTES:

1. ALL BOLTED FITTINGS ARE TO BE POLYETHYLENE WRAPPED, COLOR CODED PER SERVICE.
2. IF FIRE HYDRANT IS TO BE LOCATED WITHIN 10 FT. OR LESS OF A VEHICULAR TRAVELED AREA, GUARD POSTS MAY BE REQUIRED UNLESS OTHERWISE APPROVED BY CITY OF TARPON SPRINGS ENGINEERING OR THEIR AUTHORIZED REPRESENTATIVE.
3. IF DISTANCE BETWEEN VALVE AND HYDRANT IS 10 FT. OR GREATER, AN ADDITIONAL VALVE IS TO BE INSTALLED FOR CONTROL OF HYDRANT UNLESS OTHERWISE APPROVED BY CITY OF TARPON SPRINGS ENGINEERING OR THEIR APPROVED REPRESENTATIVE.
4. HYDRANT IS TO BE INSTALLED PLUMB.
5. HYDRANT TO BE PAINTED UPON INSTALLATION PER CITY OF TARPON SPRINGS APPROVED PRODUCTS AND COLORS.



1. TEE MAY BE ROTATED TO OBTAIN PROPER BURY ON FIRE HYD.
2. ANCHORING ELBOW MAY BE SWITCHED (LONG vs. SHORT END) AND ROTATED TO SET FIRE HYD. IN OPPOSITE DIRECTION.
3. ANCHORING COUPLINGS MAY BE REPLACED WITH RESTRAINED PIPE (1' TO 10').

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PARALLEL FIRE HYDRANT	DATE 12/15/15 · INDEX W-21 · SCALE N.T.S. · SHEET 1 OF 1

0 0 0
Scale: N.T.S.

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No.	Date	Revision - Description
1	08-28-2022	REVISED AS PER COUNTY COMMENTS

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email: geoff.leam@sycamoreeng.com
FL. C.A. # 9485 & L.B. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: UTILITY DETAILS SHEET

J. D. ALSOBROOK LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA
Digitally signed by Jnad D Salobagh
NO. 58995
Date: 2025.05.07 16:03:26 -04'00'
J.D. ALSOBROOK, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-10

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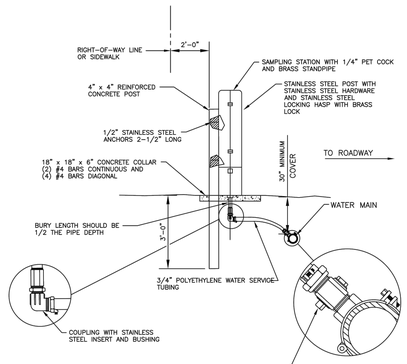
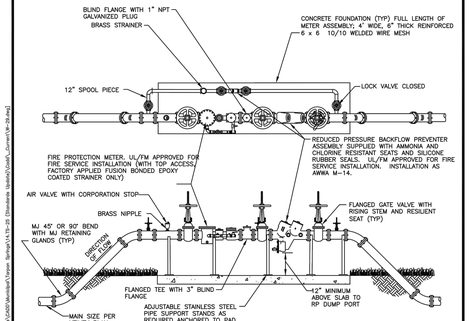


SIDE VIEW

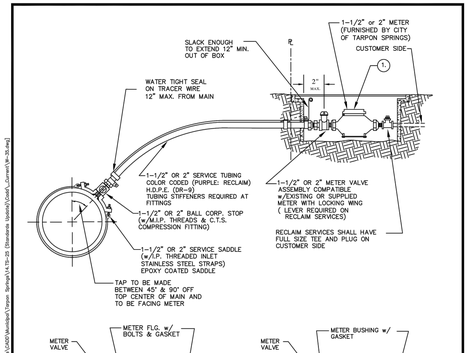
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PERMANENT BACTERIAL SAMPLE POINT DETAIL	DATE 12/15/15 · INDEX W-26 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:

1. ALL ABOVE GROUND PIPE WILL HAVE FLANGED END DUCTILE IRON PIPE, PRESSURE CLASS 350. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
2. (4) VEHICULAR GUARD POSTS TO BE INSTALLED AROUND METER. CONFIGURATION TO BE ILLUSTRATED ON CONSTRUCTION DOCUMENTS SUBMITTED FOR REVIEW AND APPROVAL.
3. THIS ASSEMBLY IS PERMITTED FOR COMBINATION FIRE AND POTABLE WATER SERVICE.
4. AS THIS UNIT WILL REQUIRE PERIODIC TESTING, FACILITIES REQUIRING CONTINUOUS WATER SERVICE SHALL PROVIDE PARALLEL UNITS OR FULL SIZE BYPASSES TO PREVENT SERVICE INTERRUPTIONS.
5. BACKFLOW DEVICE REQUIRES INITIAL CERTIFICATION BY AN APPROVED CERTIFIED TESTER.
6. CITY OF TARPON SPRINGS REQUIRES DEDICATION OF ALL ABOVE GROUND MATERIAL AND EQUIPMENT FROM THE METER ASSEMBLY BACK TO THE CITY OF TARPON SPRINGS MAIN.
7. ALL PLANTING SHALL BE A MINIMUM OF 1.5' FROM THE EDGE OF SLAB, AND SHALL PROVIDE A 3' ACCESS OPENING.
8. STRAINER SHALL HAVE FUSION-BONDED EPOXY COATING.
9. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	3" AND OVER POTABLE WATER FIRE AND DOMESTIC METER ASSEMBLY DETAIL	DATE 12/15/15 · INDEX W-29 · SCALE N.T.S. · SHEET 1 OF 1

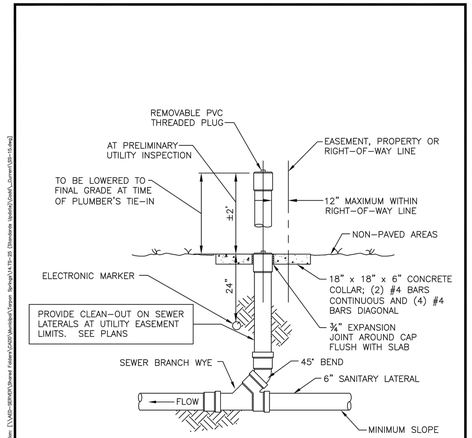


NOTES:

1. ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL TAPS.
3. METER ONLY, TO BE FURNISHED BY CITY OF TARPON SPRINGS.
4. METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS.(ALL RECLAIMED BOXES SHALL HAVE LOCKING LIDS)
5. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
6. TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.

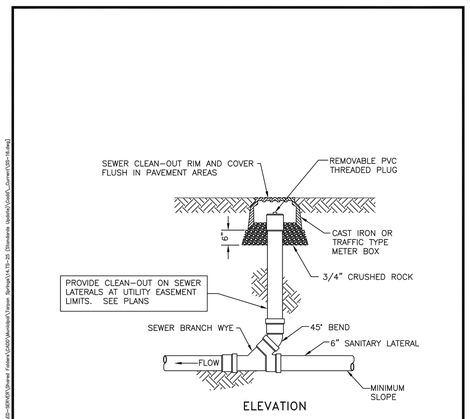
***W-19, POTABLE WATER IS ABOVE GROUND**

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	1½" OR 2" METERED RECLAIM WATER * SERVICE CONNECTION	DATE 12/15/15 · INDEX W-35 · SCALE N.T.S. · SHEET 1 OF 1



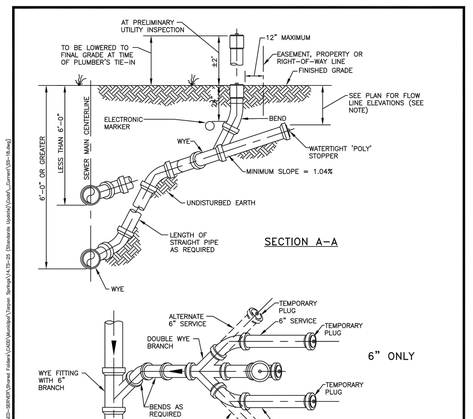
ELEVATION

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CLEAN-OUT DETAIL NON PAVED AREAS	DATE 12/15/15 · INDEX SS-15 · SCALE N.T.S. · SHEET 1 OF 1



ELEVATION

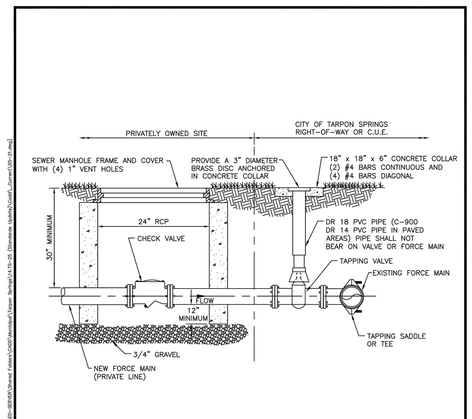
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CLEAN-OUT DETAIL PAVED AREAS	DATE 12/15/15 · INDEX SS-16 · SCALE N.T.S. · SHEET 1 OF 1



NOTE:
ALL SERVICES TO HAVE MINIMUM 4'-0" COVER FROM NATURAL GROUND UNLESS PROHIBITED BY EXISTING CONDITIONS OR OTHERWISE SPECIFIED BY THE ENGINEER

DOUBLE SEWER CLEAN-OUT DETAIL
NTS

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	DOUBLE SEWER CLEAN-OUT DETAIL	DATE 12/15/15 · INDEX SS-18 · SCALE N.T.S. · SHEET 1 OF 1



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRIVATE FORCE MAIN CONNECTION TO CITY FORCE MAIN	DATE 12/15/15 · INDEX SS-21 · SCALE N.T.S. · SHEET 1 OF 1

Scale: N.T.S.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Date	Revision - Description
1	06-28-2022	REVISED AS PER COUNTY COMMENTS

SYCAMORE ENGINEERING, INC.
• Civil Engineering • Water & Sewer Piping • Land Planning • Construction Management • Landscape Architecture
8370 W. Hillsborough Ave., Suite 265, Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.889.0788
email: questions@sycamoreeng.com
FL. C.A. # 9855 & L.B. # 7961

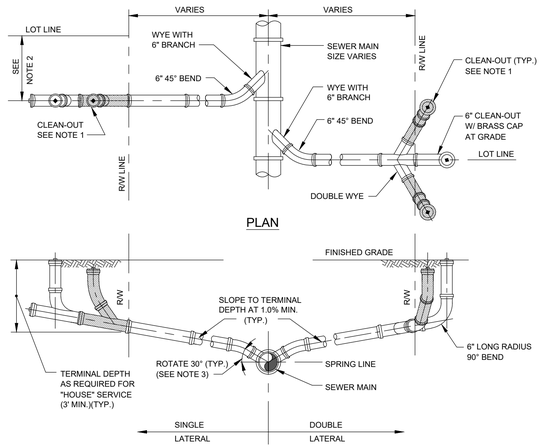
Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: UTILITY DETAILS SHEET

J.D. ALSABBAGH LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:03:53 -04'00'
J.D. ALSABBAGH, P.E. FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-10A

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF SYCAMORE ENGINEERING, INC. DIMENSIONS SHOULD NOT BE OBTAINED BY USING SCALING OF THE PLAN. DIMENSIONS CAN BE OBTAINED BY CONTACTING SYCAMORE ENGINEERING, INC. DIRECTLY. © 2024



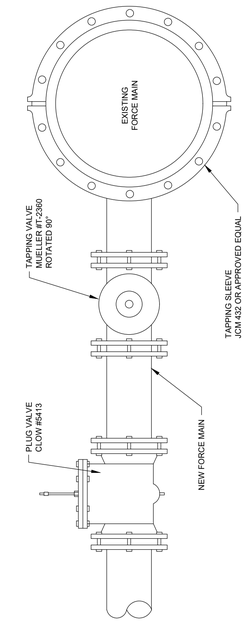
NOTES:

1. ELDER VALVE CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. WYE BRANCH CONNECTIONS ON DOUBLE SERVICE CONNECTIONS TO BE CAPPED WITH REMOVABLE STOPPER AND SEALED WITH JOINT COMPOUND.
5. SERVICE LINES SHALL BE EXTENDED 18" ABOVE GRADE PRIOR TO VIDEOTAPING THE SANITARY SYSTEM. UPON ACCEPTANCE BY THE UTILITY, THE CONTRACTOR SHALL CUT THE CLEANOUT TO FINISHED GRADE AND THE SERVICE CONNECTIONS TO WITHIN 3 FEET OF FINISHED GRADE.

SANITARY SERVICE LATERAL DETAIL

N.T.S.

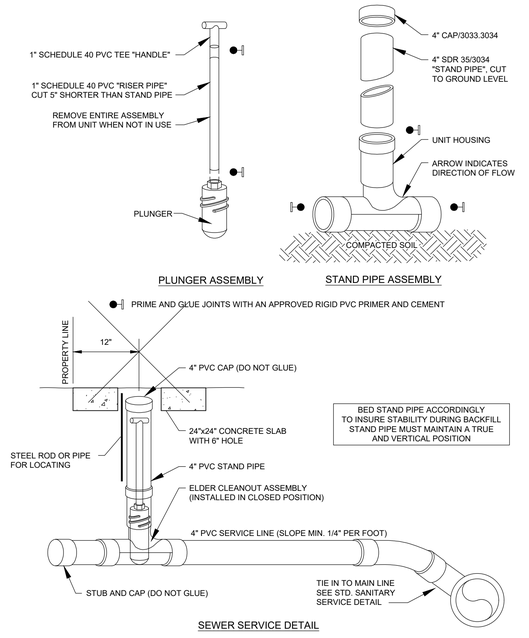
	SCALE: NONE	SANITARY DETAILS	STANDARD DETAIL NUMBER
	DATE: 6-3-02	SANITARY SERVICE LATERAL DETAIL	S-5
	FILE: SANLAT.DWG		



CONNECTION DETAIL NEW FORCE MAIN TO EXISTING

N.T.S.

	SCALE: NONE	SANITARY DETAILS	STANDARD DETAIL NUMBER
	DATE: 6-3-02	CONNECTION DETAIL NEW FORCE MAIN TO EXISTING	S-17
	FILE: FMCONN.DWG		



ELDER CLEANOUT ASSEMBLY

N.T.S.

	SCALE: NONE	SANITARY DETAILS	STANDARD DETAIL NUMBER
	DATE: 7-12-01	ELDER CLEANOUT ASSEMBLY	S-6
	FILE: ELDER.DWG		

Scale: N.T.S.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.

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No.	Date	Revision - Description
1	06-28-2022	REVISED AS PER COUNTY COMMENTS

SYCAMORE ENGINEERING, INC.
• Civil Engineering
• Surveying & Mapping
• Land Planning
• Construction Management
• Landscape Architecture
8370 W. Hillsborough Ave., Suite 265
Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.889.0788
Email: gcrittenden@sycamoreeng.com
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Project Title: THE SHOPPES AT MERES

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ALABBAGH LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER J.D. ALABBAGH, P.E. FL P.E. #58995

Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:04:24 -04'00'

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-10B

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GENERAL

THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT ALL DIMENSIONS ARE COORDINATED BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO COMMENCING WITH THE FABRICATION OF MATERIALS OR THE START OF CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT THE STRUCTURE, THE WORK PERSONS, AND OTHER PEOPLE DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.

NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH.

THE GENERAL CONTRACTOR SHALL COORDINATE ALL DESIGN PROFESSIONALS DRAWINGS AND SPECIFICATIONS, FOR ITEMS WHICH MAY ADVERSELY AFFECT THE STRUCTURE AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES AND/OR OMISSIONS.

SUBMITTAL SETS SHALL CONSIST OF A MAXIMUM OF 1 SEPIA AND 2 BLUE LINES, ADDITIONAL BLUE LINES WILL BE DISCARDED.

SUBMITTALS TO ENGINEER OF RECORD FOR REVIEW MUST CONTAIN THE GENERAL CONTRACTOR'S STAMP SIGNIFYING HIS REVIEW/ACCEPTANCE. SUBMITTALS SENT WITHOUT THE GS'S REVIEW STAMP WILL BE RETURNED AT HIS EXPENSE AND WITHOUT REVIEW.

ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TO BE TYPICAL OR SIMILAR UNLESS ANOTHER SECTION OR DETAIL IS REFERENCED ON THE PLANS.

FOUNDATIONS

CONFORMANCE WITH THE REQUIREMENTS OUTLINED IN THE GEOTECHNICAL SOILS REPORT SHALL BE DETERMINED BY PERFORMING INDUSTRY STANDARD SOIL DENSITY TESTS BY A CERTIFIED TESTING AGENCY.

CONDITIONS DISCOVERED BY THE GENERAL CONTRACTOR AND/OR GEOTECHNICAL FIELD REPRESENTATIVE DURING EXCAVATION WHICH MAY PREVENT THE ATTAINMENT OF THE ALLOWABLE BEARING PRESSURE STATED IN THE GEOTECHNICAL SOILS REPORT, SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.

FOUNDATION DESIGN VALUES - 2,000PSF (ASSUMED)

SLAB ON GRADE

UNLESS SPECIFICALLY STATED OTHERWISE IN THE GEOTECHNICAL SOILS REPORT, THE FOLLOWING MINIMUM CRITERIA SHALL BE ADHERED TO.

a.) INTERIOR FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY TEST (ASTM D1557).

b.) COMPACTION OF THE SOIL IN THE FIELD SHALL BE MONITORED/CONTROLLED BY A REPRESENTATIVE OF A QUALIFIED LABORATORY.

c.) EACH LAYER OF FILL SHALL NOT EXCEED 12" THICK AND SHALL BE COMPACTED PRIOR TO PLACEMENT OF THE NEXT LAYER.

MAXIMUM SPACING OF CONTROL JOINTS SHALL BE AS SHOWN IN THE TABLE BELOW. PATTERNS SHALL BE APPROXIMATELY SQUARE W/ RATIO OF LONG SIDE TO SHORT SIDE NOT TO EXCEED 1.5 TO 1.0.

SLAB THICKNESS (IN) -	4	5	6	7	8	9	10
SPACING (FT)	12	13	15	18	20	23	25

MIX DESIGNS CONTAINING AGGREGATE LESS THAN 3/4" ARE NOT ACCEPTABLE

CUT SLAB AS SOON AS AGGREGATE DOES NOT DISLODGE (MUST BE WITHIN THE SAME DAY AS THE CONC. WAS PLACED)

CARE SHALL BE TAKEN BY THE GENERAL CONTRACTOR WHEN DETERMINING THE LOCATION OF SJ'S AND CJ'S TO ENSURE SLAB JOINTS DOES NOT READ THROUGH THE ARCHITECTURAL FINISHES.

WAREHOUSE SLABS SHALL BE POWER-TROWELLED TO A HARD, SMOOTH BURNISHED FINISH. THE FINAL TROWEL PASS SHALL BE DONE BY MACHINE - NOT BY HAND. WITHIN 30 MINUTES OF THE FINAL TROWEL PASS, THE FLOOR SHALL BE CURED WITH EUCLID'S SUPER REZ-SEAL OR APPROVED EQUAL.

SLAB THICKNESS SHALL BE INCREASED AS REQUIRED TO PROVIDE ADEQUATE SUPPORT FOR CRANE LOADS WITHOUT CRACKING SLAB.

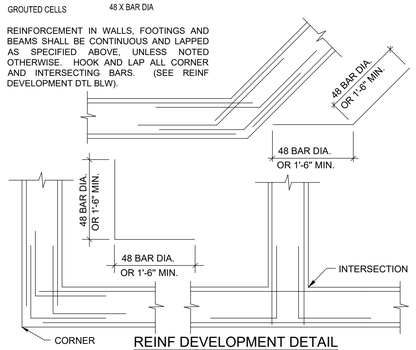
REINFORCING:

ALL REINFORCING SHALL BE DOMESTICALLY PRODUCED WITH REBAR CONFORMING TO ASTM-615 FOR GRADE 60 STEEL, AND WELDED WIRE FABRIC (WWF) TO ASTM A-185.

SPLICES AND ANCHORAGE OF REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

WELDED WIRE FABRIC	12" MIN.
POURED CONCRETE	36 X BAR DIA (12" MIN)
GROUTED CELLS	48 X BAR DIA

REINFORCEMENT IN WALLS, FOOTINGS AND BEAMS SHALL BE CONTINUOUS AND LAPPED AS SPECIFIED ABOVE, UNLESS NOTED OTHERWISE. HOOK AND LAP ALL CORNER AND INTERSECTING BARS. (SEE REINF DEVELOPMENT DTL BLW).



REINF DEVELOPMENT DETAIL

COVER FOR REINFORCING SHALL BE AS FOLLOWS:

1. a.	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
b.	CONCRETE EXPOSED TO EARTH OR WEATHER: #5 BAR, W31 OR D31 WIRE AND SMALLER #6 THRU #18 BARS	2" 1 1/2"
c.	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: #14 AND #18 BARS #11 BAR AND SMALLER	1 1/2" 3/4"

MASONRY

MASONRY CONSTRUCTION, MATERIALS, AND INSPECTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITIONS ACI 530 & 530.1, ASCE 5 & 6, TMS 402 & 602, ASTM C476 & C1019, AND NCMA TEK 107, UNLESS SPECIFIED IN THESE CONTRACT DOCUMENTS.

CONCRETE BLOCKS SHALL CONFORM TO THE MINIMUM REQ. OF ASTM C-90 WITH f'm=1,500psi (1,900psi ON THE NET AREA)

MORTAR SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF ASTM C270 FOR TYPE M OR S W/ (COMPRESSIVE STRENGTH =2500psi AND 1800psi RESPECTIVELY. SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)

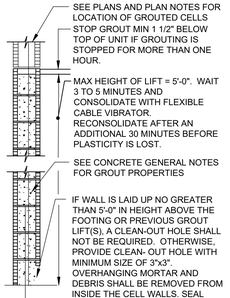
BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.

ALL CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.

GROUT FOR FILLED CELLS SHALL BE PLACED AS INDICATED BELOW:

NOTES:

1. DO NOT GROUT UNTIL MORTAR HAS SET SUFFICIENTLY TO WITHSTAND THE PRESSURE OF THE GROUT. WAIT NOT LESS THAN 24 HOURS.
2. WAIT A MINIMUM OF (1) HOUR BEFORE PLACING NEW GROUT ON A PREVIOUS LIFT.
3. THE MINIMUM CONTINUOUS UNOBSTRUCTED CLEAR AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 3"x3".
4. MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS.
5. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
6. MAXIMUM WALL HEIGHT FROM TOP OF FOOTING OR PREVIOUS GROUT POURS LAID UP AT ONE TIME SHALL BE 12'-0".



GROUTING DETAIL

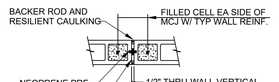
GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED (1 1/2") BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.

STOPPING AND RESUMING WORK: RACK BACK 1/2-UNIT LENGTH IN EACH COURSE. DO NOT TOOTH. CLEAN EXPOSED SURFACES OF SET MASONRY WET UNITS LIGHTLY (IF REQ'D) AND REMOVE LOOSE MAS UNITS AND MORTAR PRIOR TO LAYING FRESH MASONRY.

DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS.

DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (7) DAYS.

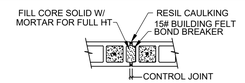
MAXIMUM CONTROL JOINT SPACING FOR CONCRETE MASONRY UNITS SHALL BE THREE (3) X WALL HEIGHT BUT NO FURTHER THAN 30FT APART NOR 15FT OFF ANY CORNER OR RETURN. REFERENCE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.



NOTES:

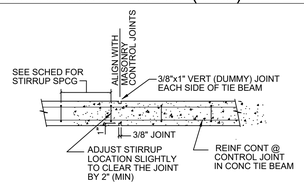
1. THRU-WALL JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM FOUNDATION TO TOP OF WALL.
2. TERMINATE TYPICAL HORIZONTAL JOINT REINFORCING AT JOINT.
3. MAXIMUM SPACING OF CONTROL JOINTS SHALL BE (3) X WALL HEIGHT BUT NO FURTHER THAN 30FT APART NOR 15FT OFF ANY CORNER OR RETURN.

MASONRY CONTROL JT (MCJ)



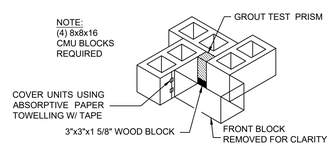
THE CONTRACTOR MAY USE CONTROL TYPE BLOCK W/ ARCH APPROVAL

MASONRY CONTROL JT (MCJ) ALTERNATE



MCJ @ TIE BEAM

JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. TESTING SHALL CONFORM TO ASTM C1019. SEE TEST MOLD DETAIL BELOW. SEE SCHEDULE UNDER CONCRETE NOTES FOR COMPRESSIVE STRENGTH AND SLUMP REQUIREMENTS.



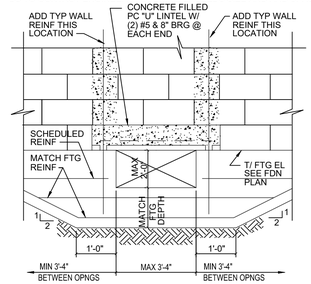
DETAIL MASONRY GROUT TEST MOLD (ASTM C-1019)

MASONRY CONT

TYPICAL MECHANICAL OPENING DETAIL:

NOTE:

GC TO CONTACT ENGINEER IF OPENING EXCEEDS SIZE AND AND SPACING SHOWN.



TYP MECH OPNG THRU FTG

TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

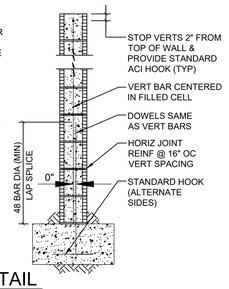
PROVIDE GROUT FILLED PRECAST U-LINTELS WITH (1) #5 CONT AT ALL OPENINGS WHERE CONCRETE BEAMS ARE NOT SHOWN OR NOTED. MINIMUM UNFILLED LINTEL CAPACITY = 400 lb/LF FOR SPAN INDICATED.

HORIZONTALLY REINFORCE WALLS WITH LADDER TYPE (ASTM A-82, #9 GAGE WIRE) DEFORMED REINFORCEMENT EQUAL TO DURO-WALL IN BED JOINTS AT 16" OC UNO, MEASURED VERTICALLY. PLACE PER MFR INSTRUCTIONS. LAP ALL HORIZONTAL JOINT REINFORCING 8" MIN.

VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF 1/2" TO INSIDE FACE. VERTICAL BAR LAP = 48 x BAR DIAMETER. SEE FILLED CELL DETAIL BELOW FOR ADDITIONAL INFORMATION.

NOTES:

1. SEE FOUNDATION PLANS FOR ALL VERT REINF. REQ. TYP VERTICAL REINFORCING SIZE & SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
2. EXTEND ALL VERTICAL WALL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE. TERMINATE REINFORCING WITH STANDARD ACI 90 DEGREE HOOK IF ROOF JOISTS AND/OR TRUSSES BEAR ON TOP OF WALL AND THERE IS NO PARAPET. IF PARAPET EXISTS, HOOK IS NOT REQUIRED.



FILLED CELL DETAIL

VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192 x BAR DIAMETER OR 10 FT WHICHEVER IS LESS WHENEVER A CLEANOUT IS REQUIRED. SEE GROUTING DETAIL NOTE FOR CLEANOUT REQUIREMENTS.

REINFORCE MASONRY OPENINGS GREATER THAN 1'-0" WIDE, WITH HORIZ JT REINF PLACED IN (2) HORIZ JOINT'S APPROXIMATELY 8" APART, IMMEDIATELY ABOVE THE LINTEL AND IMMEDIATELY BELOW THE SILL. EXTEND REINFORCING A MINIMUM OF 2'-0" BEYOND JAMBS OF THE OPENING EXCEPT AT CONTROL JOINTS. SEE PLAN FOR ADDITIONAL REQUIREMENTS.

CONCRETE:

ALL CONCRETE SHALL HAVE THE FOLLOWING MIN. PROPERTIES:

LOCATION	28 DAY STRENGTH	SLUMP	MAX AGGR.
FOUNDATION	3,000 psi	4" ± 1"	1 1/2"
SLAB-ON-GRADE (UP TO 4" THICK)	3,000 psi	4" ± 1"	1 1/2"
SLAB-ON-GRADE (OVER 4" THICK)	4,000 psi	4" ± 1"	1 1/2"
GROUT FOR FILLED CELLS	2,500 psi	8" ± 11"	3/8"

NOTES:

1. SLUMP FOR RAMPS AND SLOPING SURFACES SHALL NOT EXCEED 4".
2. SEE MASONRY GENERAL NOTES FOR GROUT TESTING REQUIREMENTS.

CONCRETE PROPERTIES SHALL BE VERIFIED THROUGH INDUSTRY STANDARD TESTING PROCEDURES BY A CERTIFIED TESTING AGENCY. MIN. TEST REQUIRED SHALL INCLUDE SLUMP AND CYLINDER BEAKS FOR COMPRESSIVE STRENGTH. FINDINGS SHALL BE SUBMITTED TO THE ARCH./ENG. FOR REVIEW.

CONCRETE WORK SHALL CONFORM TO ACI 301 (LATEST EDITION) SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

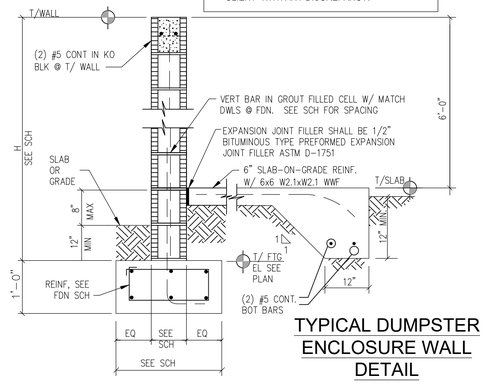
CONCRETE MIX DESIGN SUBMITTALS SHALL MEET THE FOLLOWING CRITERIA:

1. EACH MIX DESIGN SHALL BE LABELED TO INDICATE THE AREA IN WHICH THE CONCRETE IS TO BE PLACED. FAILURE TO DO SO WILL RESULT IN THE REJECTION OF SUBMITTALS.
2. PROPOSED MIX DESIGN SHALL BE ACCORDANCE WITH ACI 301 METHOD 1 OR METHOD 2 , SUPPORTING DATA SHALL BE PROVIDED IN TABULAR FORM FOR EACH SEPARATE PROPOSED MIX.
3. ENTRAPPED AIR CONTENT SHALL NOT EXCEED 3%.
4. ADMIXTURES USED TO ENTRAIN AIR ARE NOT ACCEPTABLE.

SITE ADDED WATER IS NOT ACCEPTABLE. ADDING WATER TO THE MIX WILL RESULT IN REJECTION OF THE RESULTS BY THE ENGINEER OF RECORD.

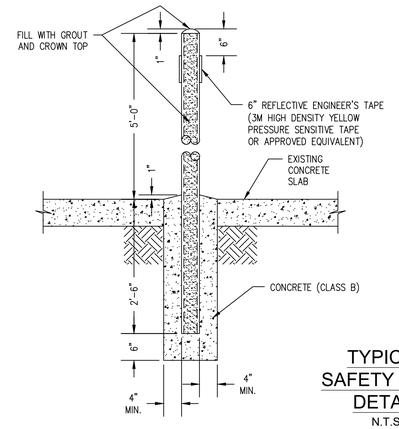
NOTES:

1. PLACE THRU-WALL CONTROL JOINTS AT 50'-0" OC MAX AND 20'-0" FROM CORNERS. DO NOT CONTINUE HORIZONTAL REINF ACROSS CONTROL JOINTS. SEE MASONRY CONTROL JOINT DETAIL. SEE ARCH. PLANS / RABCO'S STRUCTURAL PLANS FOR CONSISTENCY AND REPORT TO ENGINEER OF RECORD AND CLIENT WITH ANY DISCREPANCY.



TYPICAL DUMPSTER ENCLOSURE WALL DETAIL

N.T.S



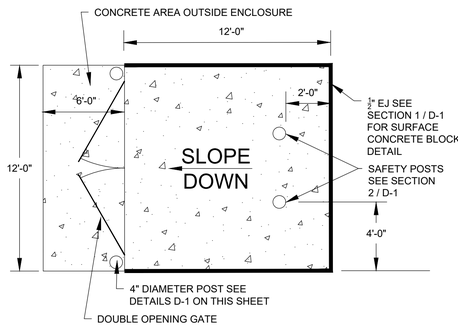
TYPICAL SAFETY POST DETAIL

N.T.S

(*) DUMPSTER WALL REINFORCING SCHEDULE

WALL H	FOOTING SIZE (W X L)	CMU WIDTH (NOMINAL)	FOOTING REINFORCING	WALL REINFORCING
UP TO 5'-4"	3'-0" x CONT	8	(3) #5 CONT T&B, #4 TIES @ 16" OC	#5 @ 48" OC
5'-5" TO 6'-8"	3'-0" x CONT	8	(3) #5 CONT T&B, #4 TIES @ 16" OC	#5 @ 48" OC
6'-9" TO 8'-0"	3'-8" x CONT	8	(3) #5 CONT T&B, #4 TIES @ 12" OC	#5 @ 32" OC
8'-1" TO 8'-8"	3'-8" x CONT	8	(3) #5 CONT T&B, #4 TIES @ 12" OC	#5 @ 24" OC
8'-9" TO 9'-4"	4'-4" x CONT	8	(4) #5 CONT T&B, #4 TIES @ 12" OC	#5 @ 16" OC
9'-5" TO 10'-0"	4'-4" x CONT	8	(4) #5 CONT T&B, #4 TIES @ 12" OC	#6 @ 16" OC

(*) CONTRACTOR TO REVIEW ARCH. PLAN / RABCO'S STRUCTURAL PLAN FOR CONSISTENCY AND REPORT TO ENGINEER OF RECORD AND CLIENT FOR ANY DISCREPANCY.



ENLARGED DUMPSTER PLAN

NOTES:
1. DETAIL HAS BEEN DESIGNED TO MEET ALL ANTICIPATED LOADING CONDITIONS OUTLINED IN THE 2017 EDITION OF THE FLORIDA BUILDING CODE FOR A 140MPH, RISK CATEGORY II, EXPOSURE "C" WIND LOAD EVENT.
2. SEE SITE DIMENSION PLAN FOR LOCATION OF DUMPSTER ENCLOSURE.
3. PROVIDE (2) FILLED CELLS AT DISCONTINUOUS ENDS AND (3) FILLED CELLS AT INTERSECTING CORNERS (TYP.).

0 0 0
Scale: N.T.S

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811 Know what's below. Call before you dig.

No.	Date	Revision - Description
1	06-28-2022	REVISED AS PER COUNTY COMMENTS

SYCAMORE ENGINEERING, INC.
• Civil Engineering
• Surveying & Mapping
• Land Planning
• Construction Management
• Landscape Architecture
8370 W. Hillsborough Ave., Suite 205
Tampa, FL 33615
Phone: 813.889.9700
Fax: 813.889.0788
email: greatteam@sycamoreeng.com
F.L.C.A. # 9455 & L.B. # 7861

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: REFUSE ENCLOSURE DETAILS SHEET

Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:04:54 -04'00'

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-11

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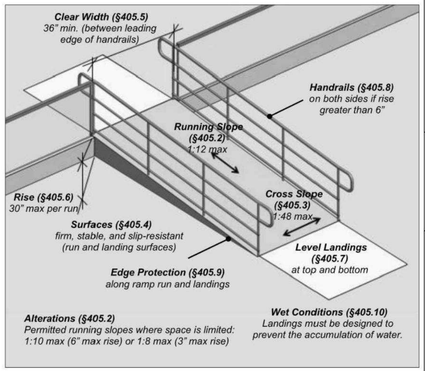
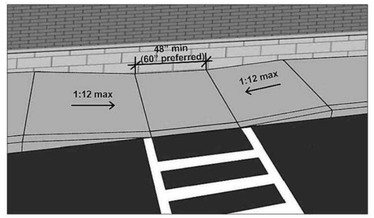
THIS PROJECT WITHOUT WRITTEN AUTHORIZATION FROM SYCAMORE ENGINEERING, INC. IT CAN NOT BE USED OR COPIED FOR ANY OTHER PROJECT WITHOUT

Ramp Requirements [§405]



Parallel Curb Ramps

Curb ramps can be oriented parallel to sidewalks. This design provides an option where limited space precludes a top landing. A level landing 48" long minimum (60" preferred) accommodates maneuvering between runs and right-angle turns to connecting routes, such as parking access aisles and crossings.

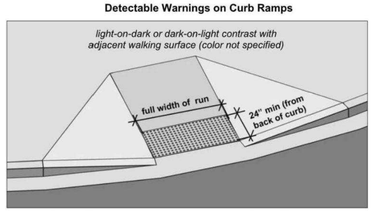


Detectable Warnings [§406.8 (DOT's Standards), §705]

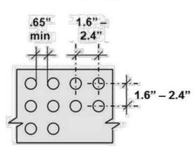
Detectable warnings are required on curb ramps at transit facilities covered by DOT's Standards (facilities used by state and local governments to provide designated public transportation services, such as rail stations and bus stations). They are not required at non-transit facilities subject to DOJ's Standards. DOT also requires detectable warnings on curb ramps in projects funded by the Federal Highway Administration. New guidelines the Board is developing for public rights-of-way will address requirements for detectable warnings at curb ramps and other transitions along public streets and sidewalks where hazards to people with vision impairments are greater.

Where detectable warnings are required (or provided anyway) they must meet specifications for size, spacing, and contrast. These detailed criteria provide a distinctive texture intended to have a uniform meaning in alerting persons to the approach to vehicular areas (as well as drop-offs along rail station platforms).

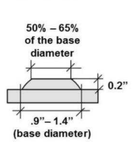
Detectable Warnings on Curb Ramps



Dome Spacing

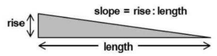


Dome Size



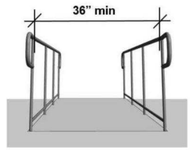
Slope [§405.2] and Cross Slope [§405.3]

Slope represents the proportion of vertical rise to horizontal length and is specified in the Standards as a ratio (e.g., 1:12). It also can be expressed as a percentage, pitch, or in degrees. The running slope is to be uniform along a run, although slight variations may occur with certain materials such as concrete. No other changes in level other than the running slope (1:12 max.) and cross slope (1:48 max.) are permitted. Variations in slope, such as grade breaks within runs, can disrupt wheelchair travel.



Clear Width [§405.5]

Ramp runs must have a clear width of 36" minimum (measured between handrails where provided). The width of ramps that are part of a means of egress may further be determined by applicable life safety codes and requirements for minimum exit widths greater than 36".



Employee Work Areas
Common use circulation paths must be accessible in work areas 1,000 sq. ft. or more in size. Ramps on these circulation paths must comply except that:

- *the clear width can be reduced below 36" by work area equipment where it is essential to the work being performed (§405.5); and*
- *handrails can be installed after construction, as needed (ramps must be sized so that the minimum clear width is maintained) (§405.8).*

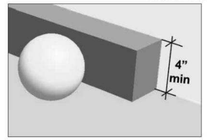
Rise [§405.6]

The height of runs is limited (30" max.), but there is no limit on the number of runs a ramp may have. Long ramps with many runs can be strenuous for people using manual wheelchairs. While intermediate landings offer resting points, they do not reduce the amount of effort that must be exerted to negotiate multiple runs.

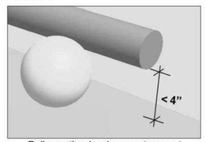
Edge Protection [§405.9]

Edge protection along ramp runs and landings keep wheelchair casters and crutch tips on the surface and can be provided by curbs, barriers, or extended surfaces.

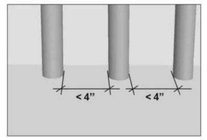
Edge Protection Alternatives



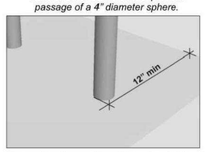
Curbs if used must be at least 4" high.



Rails or other barriers must prevent passage of a 4" diameter sphere.



Vertical pickets used for edge protection must prevent passage of a 4" diameter sphere.



Run and landing surfaces that extend at least 12" beyond the inside face of handrails will provide adequate edge protection by preventing wheelchair casters and crutch tips from slipping off the edge.

Edge protection is not required at:

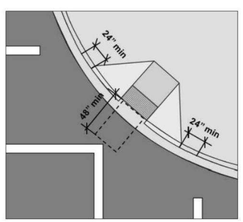
- ramps no higher than 6" that have side flares
- ramp landings serving an adjoining run or stairway
- sides of ramp landings with vertical drop-offs not exceeding ½" within 10" of the minimum landing area

Wet Conditions [§405.10]

Landings subject to wet conditions must be designed to prevent the accumulation of water. Landings are permitted slopes not steeper than 1:48 to allow for drainage.

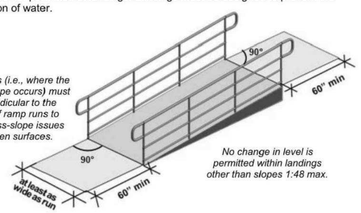
Diagonal Curb Ramps [§406.6]

If curb ramps are placed diagonally at an intersection, it is important that clear space 48" long min. is available at the bottom that is outside active vehicle traffic lanes and is located within marked crossings, where provided. A segment of curb at least 24" long beyond flares must be provided on both sides of curb ramps with side flares within marked crossings. This curb segment provides an orienting cue at crossings for people with vision impairments.

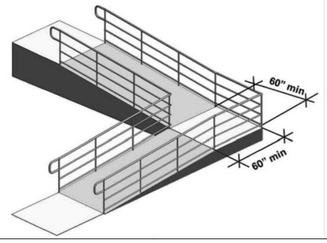


Landings [§405.7]

Level landings are required at the top and bottom of each run. Changes in level greater than 1:48 are not permitted at landings. Landings must be designed to prevent the accumulation of water.



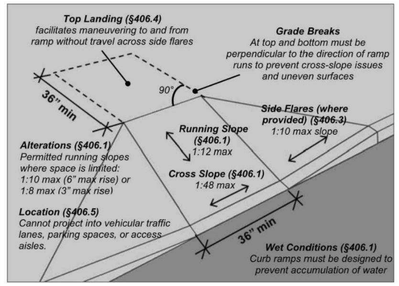
Intermediate landings between runs must be at least 60" wide clear and 60" long clear where ramps change direction (any change from linear). Handrails, edge protection, vertical posts and other elements cannot obstruct or overlap the minimum 60" by 60" clearance. The 12" minimum handrail extensions required at the top and bottom of ramp runs must be in the same direction of the run, but they can turn or wrap where handrails are continuous at the inside turn of dogleg or switchback ramps.



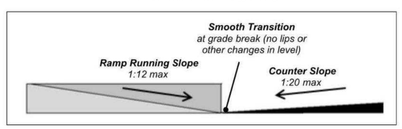
Curb Ramps [§406]

Requirements for curb ramps apply to ramps that cut through curbs or are built up to them. New guidelines the Board is developing for public rights-of-way will further address curb ramps located along public streets and sidewalks, but they are not discussed in this guide. DOJ's 2010 ADA Standards require curb ramps at newly constructed or altered streets, highways, and street-level pedestrian walkways to provide an accessible route for pedestrians at intersections (28 CFR 35.151(i)).

Curb Ramp Requirements [§406]



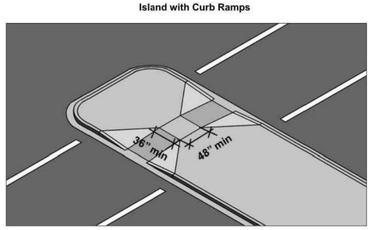
Transition to Street [§406.2]



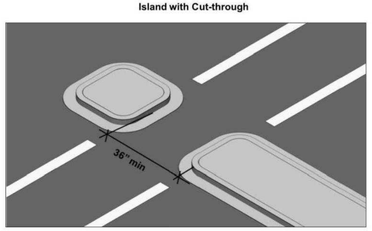
Islands [§406.7]

A 48" min. long separation is necessary between curb ramps so that people using wheelchairs can clear one ramp before negotiating the next. Level cut-throughs provide an effective alternative, especially at narrow islands that will not accommodate opposing curb ramps with a 48" separation.

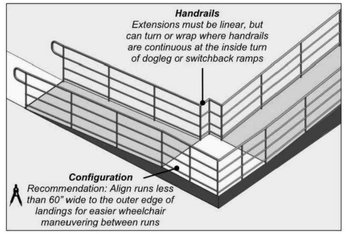
Island with Curb Ramps



Island with Cut-through



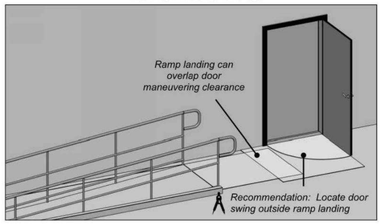
Intermediate Landings Where Ramps Change Direction



Doorways at Landings [§405.7.5]

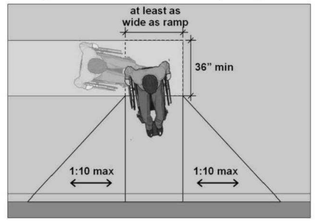
Required door maneuvering clearances can overlap ramp landings (it is advisable to locate the swing of doors outside ramp landings for greater safety).

Doorways at Ramp Landings



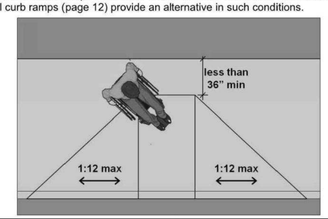
Top Landing [§406.4]

The required landing at the top of curb ramps allows an accessible route to connect to the ramp opening. Side flares, where provided, are intended primarily to prevent tripping hazards, not to accommodate wheelchair maneuvering at ramps (except in alterations where sufficient landing space is unavailable). Side flare slopes cannot exceed 1:10 max. (or 1:12 max. in alterations where a top landing is unavailable).



Alterations: Ramp without Top Landing

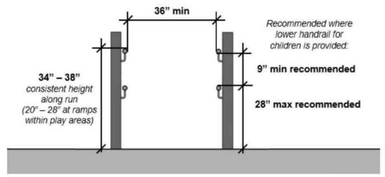
In alterations where sufficient landing space is not available, side flares must be provided and cannot slope more than 1:12 to facilitate wheelchair maneuvering. Parallel curb ramps (page 12) provide an alternative in such conditions.



Handrails [§405.8, §505]

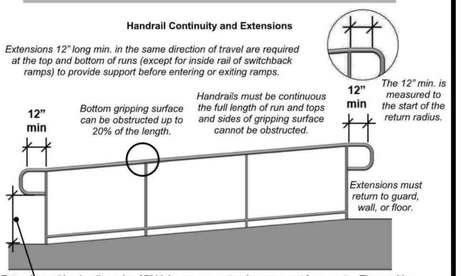
Handrails are required on both sides of ramps with a rise greater than 6". The Standards do not require lower handrails serving children except at ramps serving play areas, but include a recommended height (28" max.) and separation (9" min.) from the required handrail to minimize entrapment hazards.

Handrail Height and Clearance



Handrail Continuity and Extensions

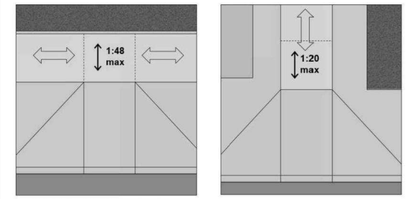
Extensions 12" long min. in the same direction of travel are required at the top and bottom of runs (except for inside rail of switchback ramps) to provide support before entering or exiting ramps.



Extensions with a leading edge 27" high max. can extend any amount from posts. Those with a leading edge higher than 27" are limited to a 12" protrusion from posts (§307.3). The sloping portion of handrails are not required to comply with requirements for protruding objects.

Top Landing Slope

The maximum slope of the top landing is determined by the configuration of connecting accessible routes.

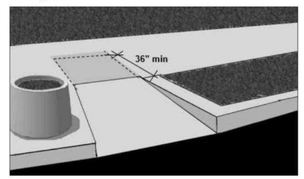


Perpendicular Accessible Route
The cross slope of perpendicular connecting routes limit the slope of the ramp top landing to 1:48 (measured parallel to the running slope).

Parallel Accessible Route
If the only connecting accessible route runs parallel to the ramp run, the top landing can slope 1:20 max.

Sides of Curb Ramps [§406.3]

Curb ramps can have returned sides, but a top landing is required under all conditions to allow maneuvering to and from the run.



NOTES:

1. NOT ALL DETAILS SHOWN ON THIS SHEET MAY APPLY. THESE DETAILS ARE INCLUDED TO GUIDE THE CONTRACTOR DURING THE CONSTRUCTION OF A.D.A. RAMPS, CURB RAMPS AND ACCESSIBLE ROUTES.
2. THE CLIENT/CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING AND MEASURING THE ADA LOCATIONS AND ACCESSIBLE ROUTES POST-CONSTRUCTION AND CONFIRMING COMPLIANCE.
3. IF ADA CERTIFICATIONS ARE REQUIRED BY THE EOR, A DETAILED A.D.A. AS-BUILT SURVEY WILL BE PROVIDED TO THE EOR WHICH DEMONSTRATES COMPLIANCE.

UNITED STATES ACCESS BOARD
Advancing Full Access and Inclusion for All
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(202) 272-0080 (v) • (202) 272-0082 (TTY) • www.access-board.gov

Scale: N/A

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811 Know what's below. Call before you dig.

No.	Date	Revision - Description
1		
2		
3		
4		
5		
6		
7		

SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Ave., Suite 205
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Fax: 813.889.0788
email: greatfeast@sycamoreeng.com
• Civil Engineering
• Traffic Engineering
• Land Planning
• Construction Management
• Landscape Architecture
FL: C.A. # 9485 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: HANDICAPPED ACCESSIBILITY GENERAL DETAILS

ALABARDA LICENSE NO. 58895 STATE OF FLORIDA PROFESSIONAL ENGINEER J.D. ALABARDA, P.E. FL P.E. #58895
Digitally signed by Jihad D Sabbagh
Date: 2026.05.07 16:05:23 -04'00'

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
C-12

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– CONTRACTOR TO MAKE SURE TO REMOVE ALL THE BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) DURING THE CONSTRUCTION.

TREE REMOVAL CHART (*)

SIZE (IN.)	TOTAL INCHES
4" – < 8"	163
9" – < 15"	294
16" – < 25"	347
26" +	83
PALMS	246
TOTAL INCHES REMOVED* : 1,133"	

*DOES NOT INCLUDE INVASIVE SPECIES TO BE REMOVED.

TREE LEGEND

- 13" PINE TREE & DIAMETER
- 8" CEDAR TREE & DIAMETER
- 9" MISCELLANEOUS TREE & DIAMETER
- 12" PALM TREE & DIAMETER
- 6" OAK TREE & DIAMETER
- EXISTING TREE TO BE REMOVED

0 20 40
Scale: 1" = 20'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
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No.	Date	Revision - Description
1		
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SYCAMORE ENGINEERING, INC.
• Civil Engineering
• Surveying & Mapping
• Land Planning
• Construction Management
• Landscape Architecture
8370 W. Hillsborough Ave., Suite 205
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email: greatideas@sycamoreeng.com
FL C.A. # 9485 & LB. # 7961

Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: TREE REMOVAL

Digitally signed by Jihad D Sabbagh
Date: 2025.05.01 16:05:53 -04'00'

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
L-1

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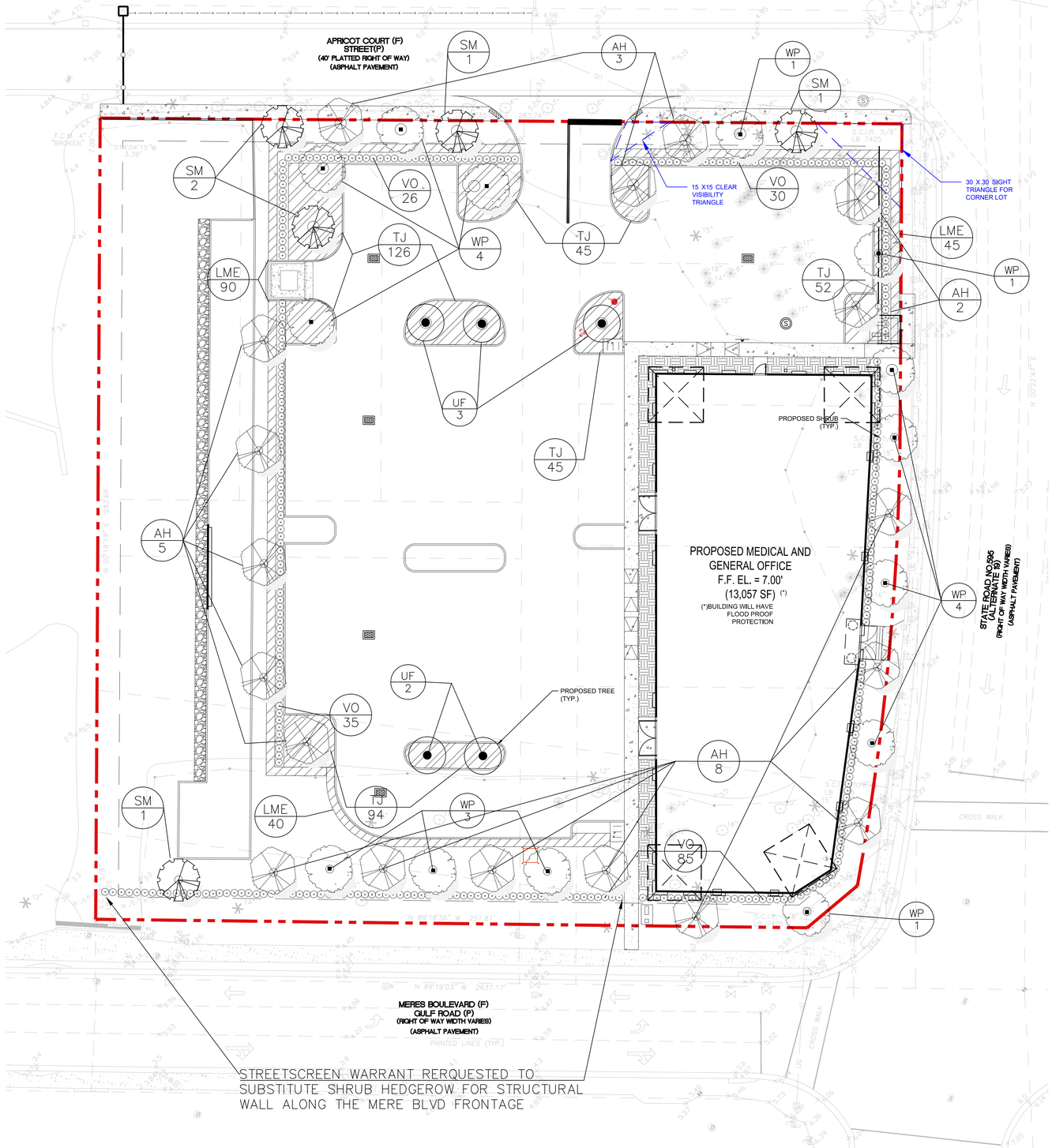


MATERIALS LIST

SHADE TREES — Different species each 5 trees (UP TO 8 SPECIES MIN. WITH 40 TREES)

Symbol	No	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
WP	14	Podocarpus Gracilior	Weeping Podocorpus	12' Height Minimum (Evergreen)	NO	YES
AH	17	Ilex opaca	American Holly	12' Height Minimum (EverGreen)	YES	YES
SM	05	Magnolia Grandiflora	Southern Magnolia	12' Height Minimum (Evergreen)	YES	YES
UF	05	Ulmus Americana Floridana	Florida Elm	B/B, 10' oah x 4" spr, 4" cal	YES	YES

Palms may be substituted, 3 palms for 1 shade tree, max. 30% Clusters of 3' – 8' on center

SHRUBS — MAX 25% EACH SPECIES BY QUANTITY (= MIN. 4 SPECIES)

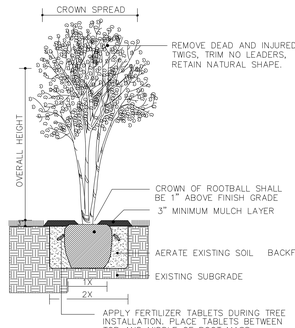
Symbol	No	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
VO	175	Viburnum obovatum	Walter's Viburnum	min. 3 gallon, min. 42" ht, 30" o.c.	YES	YES

Max. 30% of required landscaped area may be grassed

GROUNDCOVER — MAX 25% EACH SPECIES BY QUANTITY (= MIN. 4 SPECIES)

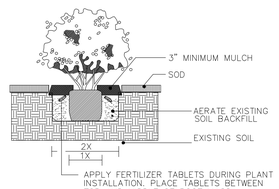
Symbol	No	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
LME	175	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	1 gallon, 24" o.c.	NO	YES
TJ	362	Trachelospermum jasminoides	Confederate Jasmine	1 gallon, 24" o.c.	YES	YES
SOD		Paspalum notatum "Argentine"	Bahia Sod	95% Weed/Disease-free, Laid tight, Rolled		
MULCH		Grade 'A' Pine bark nugget		Mulch to 3" depth		

Spaced to present finished appearance & obtain a reasonably complete coverage in one year
Max 30% of required landscaped area may be grassed – Note type and percent on plans

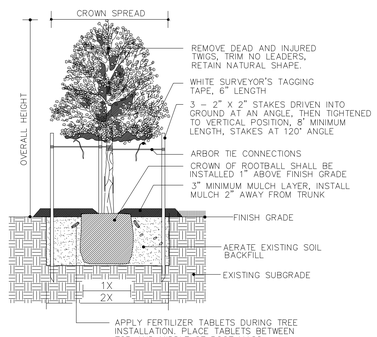


MULTI-STEM TREE DETAIL

CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.



SHRUB PLANTING DETAIL



TREE STAKING AND PLANTING DETAIL

CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL BE FLA. NO. 1 GRADE OR BETTER, AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, BY DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK. LANDSCAPE MATERIAL SHALL BE PLANTED ACCORDING TO SOUND NURSERY PRACTICES.
2. SHRUBS SHALL NOT ADVERSELY IMPACT EXISTING TREE ROOT SYSTEMS AND SHALL BE FIELD ADJUSTED IF NECESSARY.
3. ALL REQUIRED TREES SHALL BE A MINIMUM OF 6' OVER ALL HEIGHT, HAVE A MINIMUM 1 AND 1/2" DIAMETER MEASURED 12" ABOVE GROUND, AND A MINIMUM CROWN OF 2 FEET. ADJUST TREE LOCATIONS AS NECESSARY TO AVOID UTILITIES, OBSTRUCTIONS, ETC. SEE MATERIALS LIST FOR EXACT SPECIFICATIONS.
4. ALL REQUIRED TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM IMPERVIOUS SURFACES, ALL SHRUBS 2 FEET.
5. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO MAINTAIN THE LANDSCAPE AREA IN A HEALTHY MANNER AND PROVIDE 100% COVERAGE. REFER TO GENERAL IRRIGATION NOTES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP OF PREMISES AND REMOVAL OF ALL DISCARDED AND SURPLUS MATERIALS, AND RUBBISH.
7. VERIFY THE LOCATIONS OF EXISTING TREES, LAWNS, AND SHRUBS. REMOVE EXTRANEOUS MATERIALS SUCH AS ROCKS, BRANCHES, BUILDING MATERIALS OR UNACCEPTABLE SOILS PRIOR TO PLANTING SOD, TREES, AND SHRUBS , WHERE ENCOUNTERED.
8. CONTRACTOR SHALL BECOME ACQUAINTED WITH THE RELATED PAVING, SITE GRADING , AND ALL UTILITIES (INCLUDING WATER, SEWER, AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDINGS AND ENSURE A TROUBLE FREE INSTALLATION.
9. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES , AND PIPES MAY NOT BE AS INDICATED ON DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THESE ITEMS AND SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM.
10. CONTRACTOR SHALL CALL SUNSHINE STATE ONE-CALL AT LEAST 48 HOURS PRIOR TO DIGGING. (1-800-432-4770).
11. QUANTITIES ON PLAN TAKE PRECEDENCE OVER MATERIALS LIST. QUANTITIES ON MATERIALS LIST ARE PROVIDED AS A COURTESY ONLY.
12. ALL PLANT MATERIAL MUST BE 10' OVER SIDEWALK AND 16' OVER ROADWAY UNOBSTRUCTED VERTICAL CLEARANCE AT PLANTING.
13. ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE REMOVED DURING THE SITE CONSTRUCTION PROCESS. A SITE INSPECTION WILL BE CONDUCTED TO ENSURE THAT ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) HAVE BEEN REMOVED. AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, RE-GROWTH OF BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE CONTROLLED IN PERPETUITY BY THE PROPERTY OWNER.

A / 1 — PLANT SYMBOL / QTY. OF PLANTS

LANDSCAPE REQUIREMENTS *

LANDSCAPE DATA

PERIMETER LANDSCAPE REQUIREMENTS
MINIMUM 8' WIDE BUFFER BETWEEN PARKING LOT AND RIGHT OF WAY
(1) TREE / 30 LF AND CONTINUOUS HEDGE

MERES BLVD. – 275' / 30 = (9) TREES

S. PINELLAS AVE. – 270' / 30 = (9) TREES

APRICOT COURT STREET – 283' / 30 = (9) TREES

INTERIOR LANDSCAPE REQUIREMENTS
MIN. (1) TREE PER INTERIOR LANDSCAPE AREAS AND ISLANDS

MINIMUM TREE PLANTING
1 TREE PER 2,000 SF, OR PORTION THEREOF

79,557 SF / 2,000 SF = (40) TREES AT 1-1/2" CAL. REQUIRED
(41) TREES PROVIDED (36 EVERGREEN & 5- 4" CAL.)

ADDITIONAL NOTES

AREAS NOT PLANTED WITH TREES, SHRUBS, OR GROUNDCOVERS SHALL BE SODDED WITH BAHIA SOD.

CONTRACTOR SHALL INSTALL NEW IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS.

* AS PER CITY OF TARPON SPRINGS LANDSCAPE CODE REQUIREMENTS

0 20 40
Scale: 1" 20

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811 Know what's below. Call before you dig.

No.	Date	Revision - Description
1	10-14-19	Revised Landscape Per Update Site Layout

SYCAMORE ENGINEERING, INC.
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• Land Surveying & Mapping
• Land Planning
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Fax: 813.889.0788
email: jgraham@sycamoreeng.com
F.L.C.A. # 0665 & L.B. # 7961

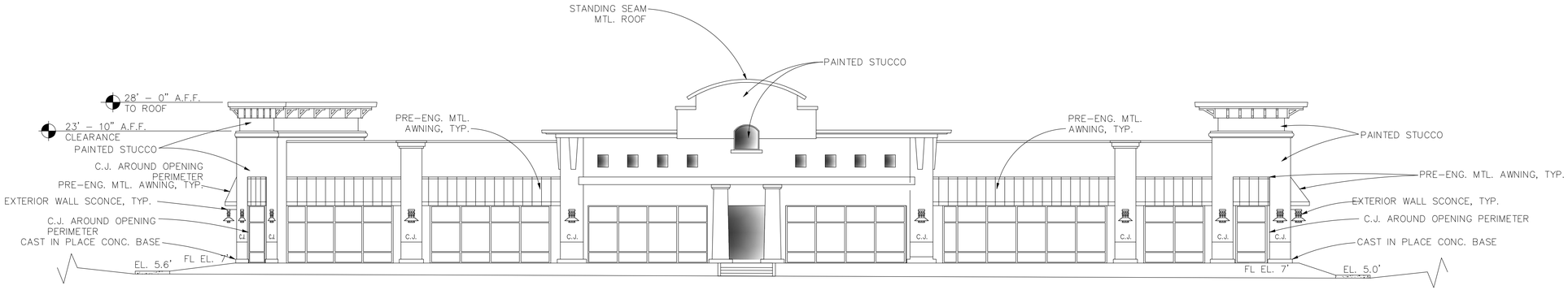
Project Title: THE SHOPPES AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: LANDSCAPE DETAILS

Digitally signed by Jihad D Sabbagh
Date: 2025.05.07 16:06:24 -04'00'

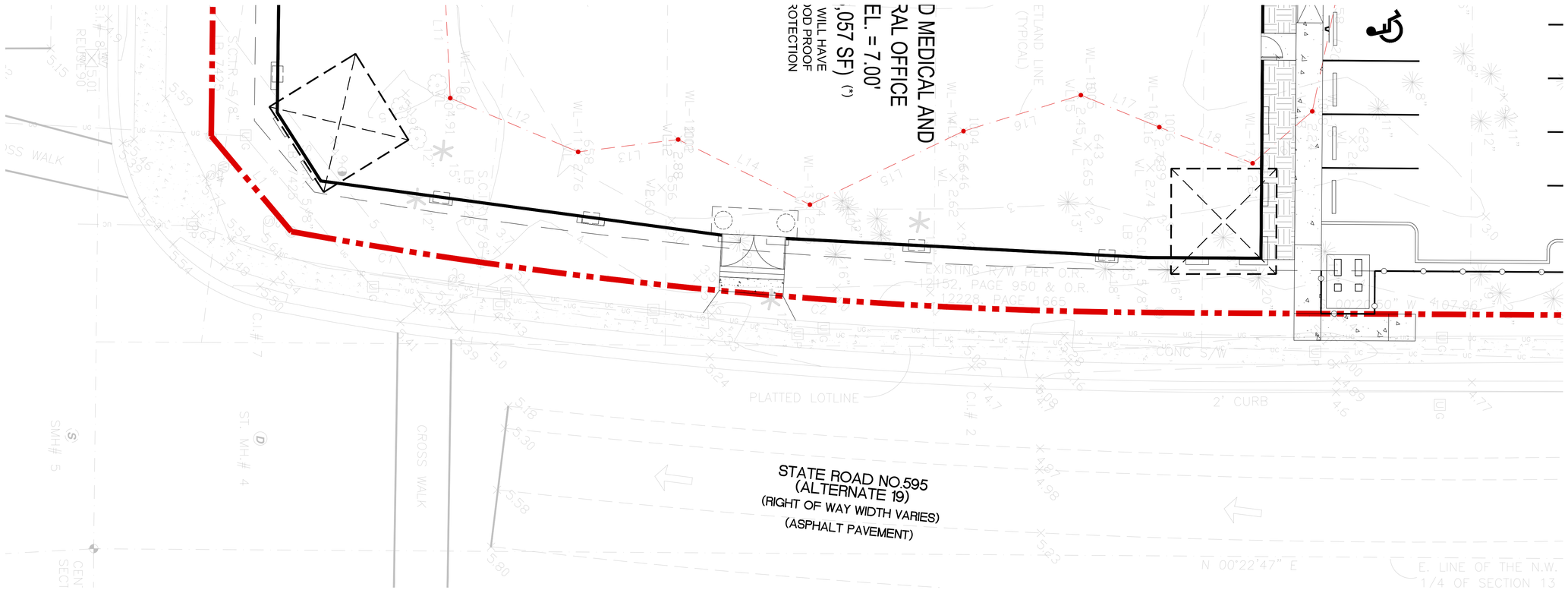
J.D. ALSABBAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	IS
Approved by:	JDA
Date:	11-25-19

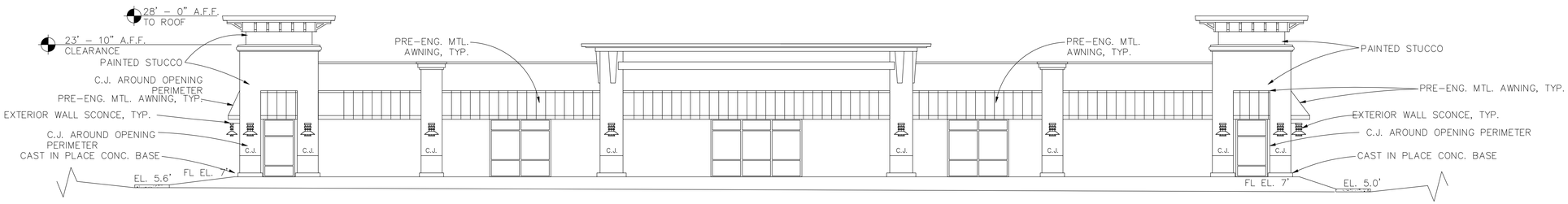
Sheet No.
L-2



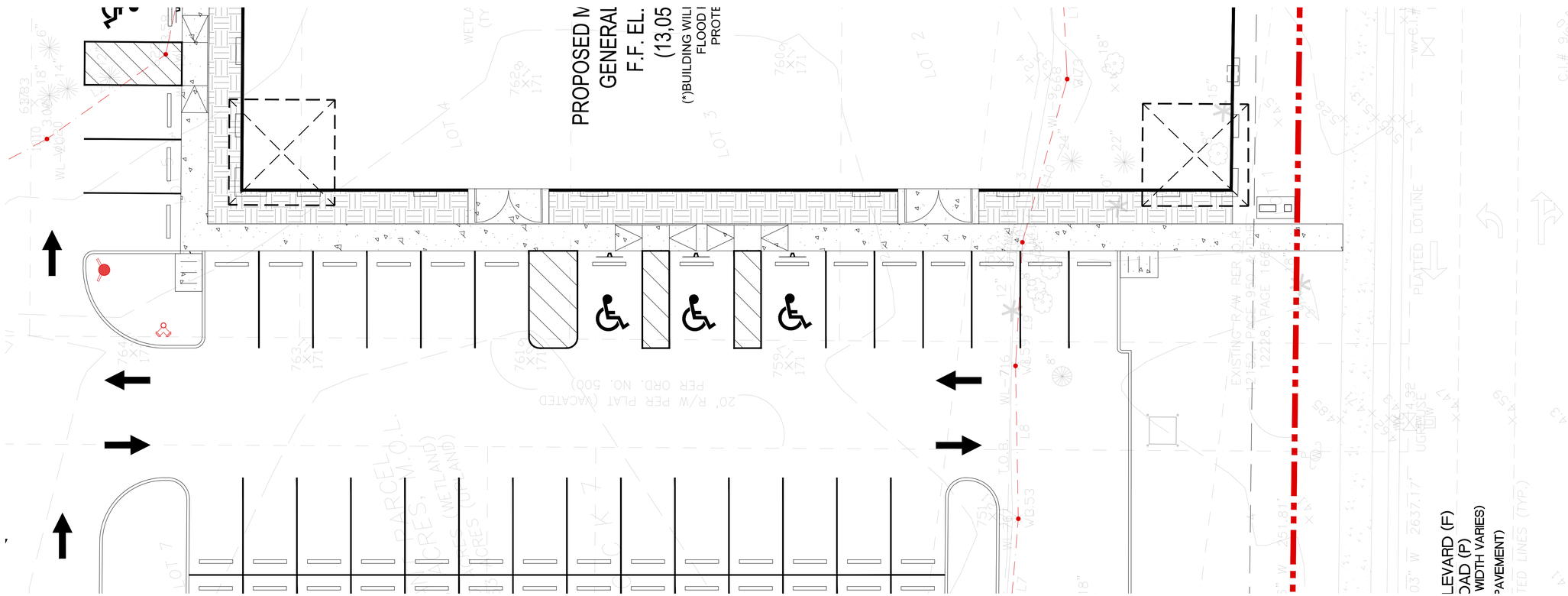
EAST ELEVATION
1/8" = 1"



EAST SIDE PLAN VIEW
1/8" = 1"

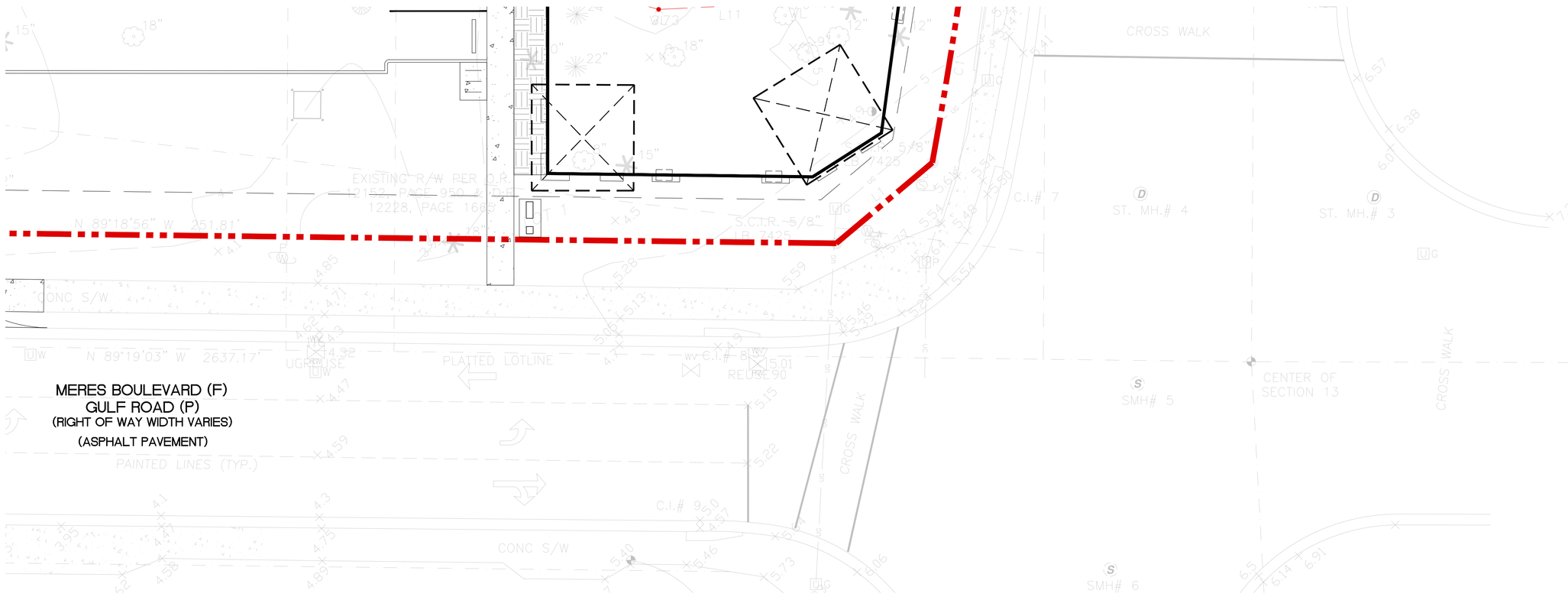


WEST ELEVATION
1/8" = 1"

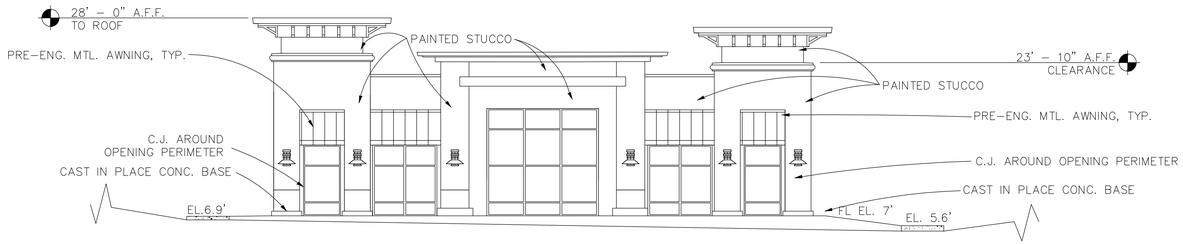


WEST SIDE PLAN VIEW
1/8" = 1"

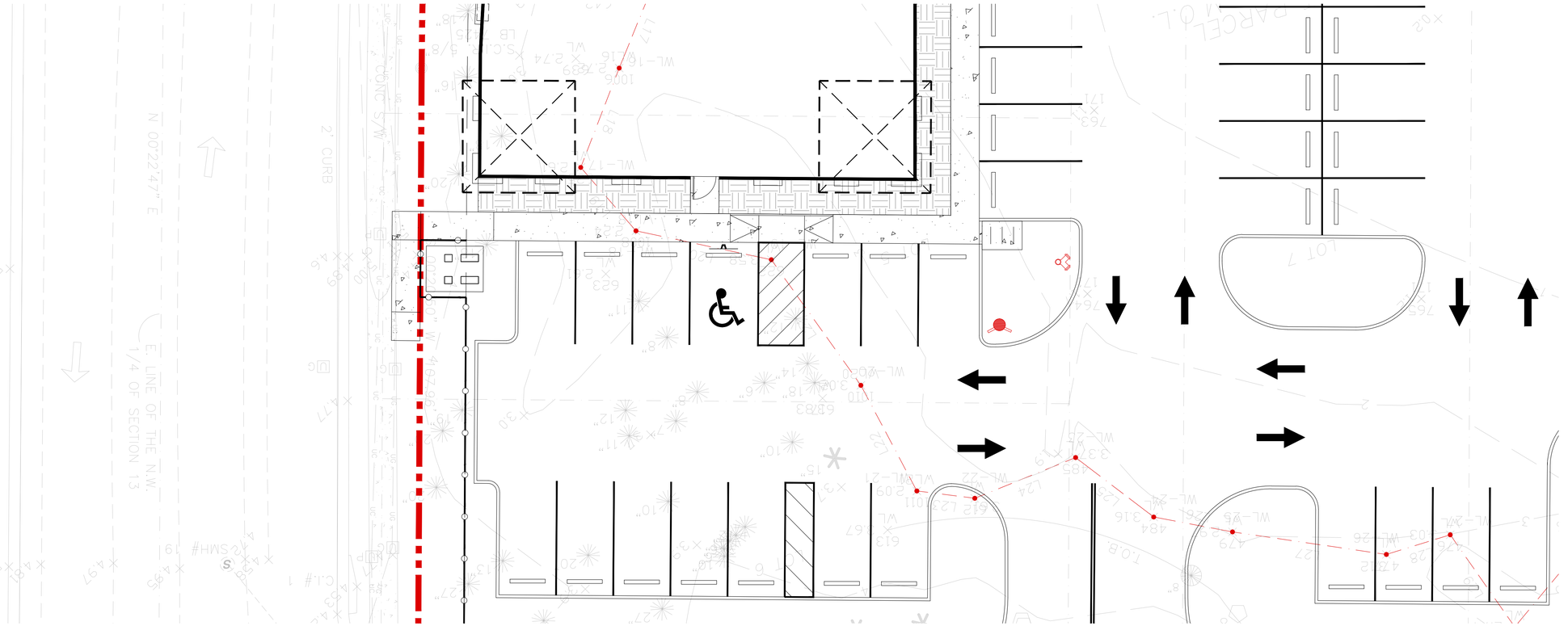
SOUTH ELEVATION
1/8" = 1"



SOUTH SIDE PLAN VIEW
1/8" = 1"



NORTH ELEVATION
1/8" = 1"



NORTH SIDE PLAN VIEW
1/8" = 1"

Sycamore Engineering, Inc.
8370 W. Hillsborough Avenue, Suite 205
Tampa, Florida 33615

July 13, 2010

Attention: Mr. J.D. Alsabbagh, P.E.

RE: Report of the Preliminary Soils Investigation
U.S. Alternate 19 & Meres Boulevard
Tarpon Springs, Florida
Our File: DES 106582

Dear Mr. Alsabbagh:

Pursuant to your authorization, **DRIGGERS ENGINEERING SERVICES, INC.** has completed the preliminary limited subsurface soils investigation on the subject site. Included herein are the results of our field and laboratory testing.

INVESTIGATION PROGRAM

SHALLOW SOIL BORINGS - Plate I of the attachments identifies the respective positioning of two (2) classification or hand auger borings conducted at the requested locations on the subject site. The auger borings were advanced to the proposed depth of 7 feet below present grade.

The hand augers were sampled continuously from below grade to the completion depth to check for shallow deleterious materials that could impact structure performance. A log of each boring is presented in the attachments.

LABORATORY TESTING - A limited laboratory classification testing program was undertaken to aid in characterizing the engineering properties of the subsurface soils. Our laboratory tests included three (3) organic content tests and one (1) grainsize or sieve analysis. The results of our laboratory tests are presented on the Summary of Test Results in the report attachments.

GENERALIZED SUBSURFACE CONDITIONS

SOIL CONDITIONS - The shallow borings identified variable conditions at the two (2) requested boring locations. Boring HA-1 sampled a surficial brown and gray slightly silty fine sand to a depth of 3 feet where a dark brown highly organic silty fine sand was sampled. The highly organic zone continued to a depth of about 4.3 feet. The highly organic zone was underlain by a dark brown slightly silty sand which was followed by a cream colored calcareous clay interbedded with brown and gray sandy clay to the completion depth of the boring. Some limestone fragments were also observed within the calcareous unit. Boring HA-2 identified surficial organic, silty sands to a depth of about 2 feet. Below 2 feet, the boring penetrated a dark brown and brown fine sand to the completion depth of the boring 7 feet below grade.

GROUNDWATER CONDITIONS - Due to the very low elevation at the boring locations, the ground surface was below the water level at the time of the investigation. Water levels in this area are expected to fluctuate in response to tidal fluctuations as well as probable runoff from surrounding roadway drainage, etc. At the time of our investigation, the approximate water depth was about 1 foot above grade at the boring locations.

EVALUATION OF PRELIMINARY FINDINGS

It is our understanding the concept plan will include placement of some 6 to 7 feet of fill within the site followed by construction of relatively lightly-loaded structures. Our limited soils investigation has identified soils with moderate to excessive organic content within the upper 2 to 4 feet below present grade. However, it should be recognized that only two (2) shallow borings have been conducted and they suggest variable conditions may be present. For example, boring HA-1 sampled a highly organic zone which possessed an organic content on the order of 23% which is considered excessive. However, the testing conducted at HA-2 indicates soils with an organic content of less than 7% which is considered marginal. The location of this site suggests that the current low-lying area was likely at one time connected to the wetland area to the east of US Alt 19 and also likely connected to Whitcomb Bayou to the west of the site. The wetland area to the east suggests the soils in that area are represented by the Terra Ceia muck or Samsula soil series. These

soil series are characterized by surficial, highly organic soils (muck) which could have organic contents as high as 90 percent and range in thickness from 3 to 4 feet.

Soils with elevated or excessive organic content have the potential for producing excessive immediate and long-term settlement related to the compression of the organic mass when subjected to stresses imposed by fill and structural loads. The compression of highly organic soils generally consists of two (2) phases, a primary and secondary phase. The primary component occurs rather quickly, following the imposition of load. However, the secondary component (sometimes referred to as "creep") can be as great or greater than the primary component but occurs over a significant length of time which could be on the order of years or even decades. Highly organic soils also have a component of decomposition related settlement that occurs over time.

Accordingly, where highly organic soils occur beneath planned structures to a significant lateral and vertical extent, the organic soils will require removal from beneath the foundation areas plus a margin outside the foundation perimeter followed by replacement with suitable structural fill. Otherwise, a pile foundation system, including a pile supported slab would be necessary. However, generally for lightly-loaded structures, removal of the organic soils represents the most economical alternative. Methods utilized to attempt to control differential settlements such as mat foundations or geogrid mats below conventional foundations are generally not recommended due to the significant variation in muck thickness that could occur over a large areal extent that may result in significant differential settlement or structure tilting. These techniques are generally only considered if fairly uniform conditions are identified or if the non-uniform areas are of limited areal extent. Even with these other techniques that attempt to control differential settlements, one must still be willing to accept significant total settlements when the highly organic soils are left in place.

Therefore, based on the above, we would suggest budgeting at this time for the complete removal of the highly organic soils to depths that could exceed 4 feet below present grade at least beneath the planned structures plus a margin. This will naturally require a program of dewatering in order to facilitate the over-excavation and replacement of the unsuitable soils. However, it would be prudent to conduct addition probe borings to investigate the actual requirements of removal on a structure by structure basis. The need for removal of highly organic soils beneath pavements and other ancillary structures or pads will be based on the specific conditions in those areas as well as the owner's willingness to accept settlement and potential future maintenance requirements of pavements and slabs.

RECOMMENDATIONS FOR FURTHER STUDY - It must again be recognized that the above discussion is based on a very limited subsurface investigation. The evaluation is considered conservative and is based on the conditions identified in the limited investigation combined with expected conditions within wetland features based on the soils maps information and local experience. Accordingly, we would recommend that addition probes be conducted throughout the site perhaps on a 50-foot grid spacing to better ascertain the probable depths and quantities of soils requiring removal. Depending on the results of the probes, some modifications to the site plan may also be possible that could lessen the volume of soils requiring removal.

Also, Standard Penetration Test (SPT) borings will be necessary within the structure areas in order to provide specific recommendations relative to subgrade preparation and foundation design. SPT borings provide penetration resistance data reflective of the strength and bearing capability of the soils

DRIGGERS ENGINEERING SERVICES, INC. appreciates this opportunity to serve you at this preliminary stage. Should you have any questions concerning the results of our findings, please do not hesitate to contact the undersigned at your convenience.

Respectfully submitted,
DRIGGERS ENGINEERING SERVICES, INC.

Wayne S. Driggers, P.E.
Senior Geotechnical Engineer
FL Registration No. 58013

F. Jaime Driggers, P.E.
President
FL Registration No. 16989

WSD-REP\106582
Copies submitted: (3)

APPENDIX

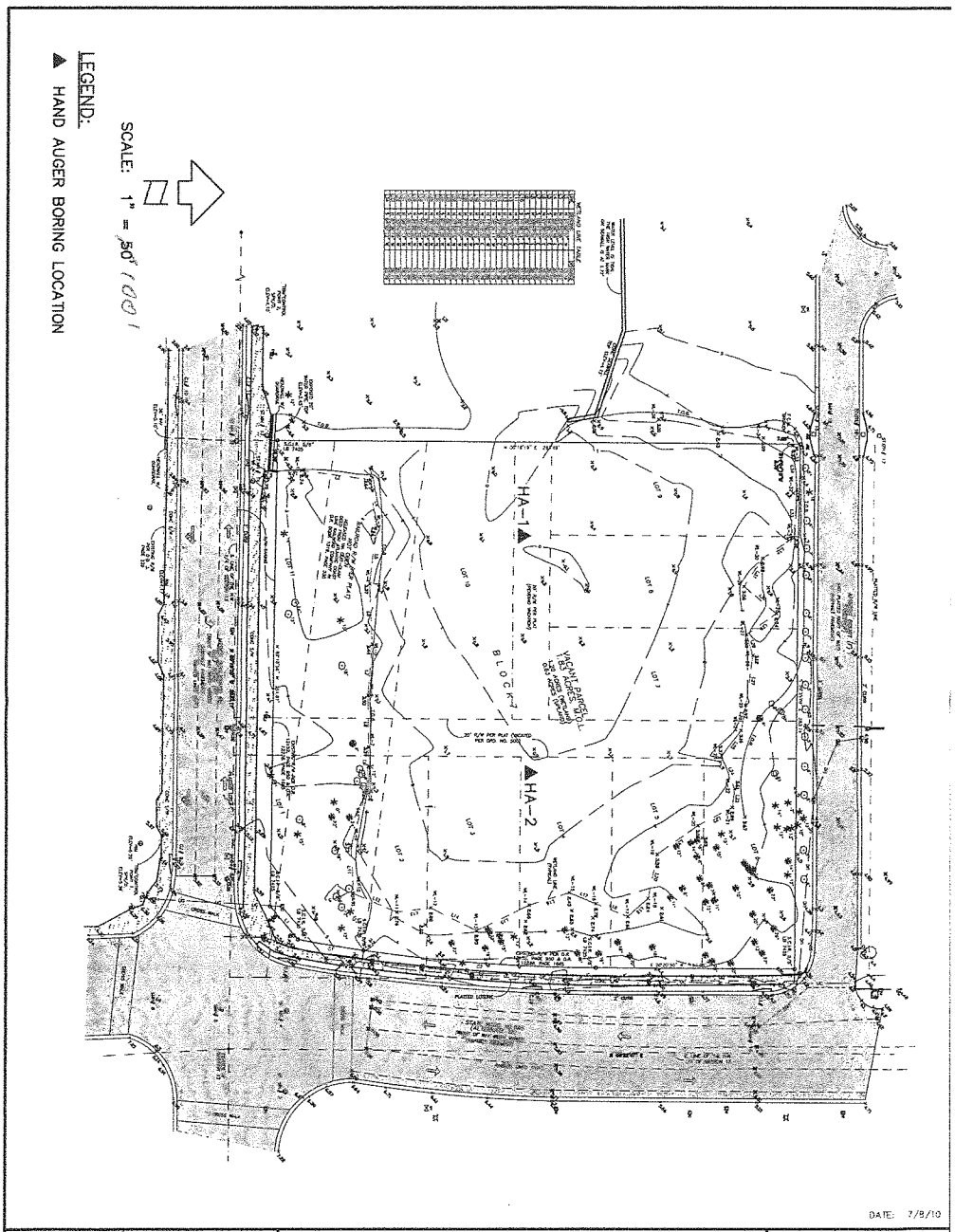
PLATE I - BORING LOCATION PLAN

HAND AUGER BORING LOGS

SUMMARY OF LABORATORY TEST RESULTS

GRAINSIZE ANALYSIS

PLATE I - BORING LOCATION PLAN



DATE: 7/8/10

CAD / ENGINEER	SHEET TITLE	PROJECT NO.
R.D.B. / W.S.D.	BORING LOCATION PLAN	DES 106582
PREPARED BY	PROJECT NAME	SHEET NO.
DRIGGERS ENGINEERING SERVICES, INCORPORATED	U.S. ALTERNATE 19 & MERES BOULEVARD TARPON SPRINGS, FLORIDA	PLATE 1

HAND AUGER BORING LOGS

DRIGGERS ENGINEERING SERVICES INCORPORATED

HAND AUGER BORING LOG

PROJECT: U.S. Alternate 19 & Meres Boulevard, Tarpon Springs, Florida, Project No.: DES 106582	**CLIENT:** Sycamore Engineering, Inc.		
	WATER TABLE: +1.0'	**DATE:** 7/1/10	
TECHNICIAN: S.F./M.J.	**DATE:** 7/1/10	**COMPLETION DEPTH:** 7.0'	
LOCATION: See Plate I	**TEST NUMBER:** HA-1		

ELEV. (FT)	DESCRIPTION	DEPTH (FT)	SYMBOL	REMARKS
0	Brown and gray slightly silty Fine SAND (SP-SM)	0		Surface Elevation: +0.2+/-'
-1		1		
-2	Dark brown slightly silty Fine SAND (SP-SM)	2		
-3	Dark brown highly organic, silty Fine SAND (Pt)	3		
-4		4		
	Dark brown slightly silty Fine SAND (SP-SM)	5		
-5	Cream colored calcareous CLAY with limestone fragments (CL)			
-6		6		
	Brownish-gray and light brown slightly silty Fine SAND (SP-SM)			
	Brownish-gray sandy CLAY (CH)			
	Brownish-gray sandy CLAY with seams of cream colored clayey LIMESTONE (CL)	7		

DRIGGERS ENGINEERING SERVICES INCORPORATED

HAND AUGER BORING LOG

PROJECT: U.S. Alternate 19 & Meres Boulevard, Tarpon Springs, Florida, Project No.: DES 106582	**CLIENT:** Sycamore Engineering, Inc.
	WATER TABLE: +1.0' / **DATE:** 7/1/10
TECHNICIAN: S.F./M.J.	**DATE:** 7/1/10 / **COMPLETION DEPTH:** 7.0'
LOCATION: See Plate I	**TEST NUMBER:** HA-2

ELEV. (FT)	DESCRIPTION	DEPTH (FT)	SYMBOL	REMARKS
1	Dark brown organic, silty Fine SAND (SM/Pt)	0		Surface Elevation: +1.1+/-'
0		1		
	Dark gray organic, silty Fine SAND (SM/Pt)	2		
-1	Dark brown Fine SAND (SP)			
-2		3		
-3		4		
	Brown Fine SAND (SP)			
-4		5		
	Light brown Fine SAND (SP)			
-5		6		
-6		7		

SUMMARY OF LABORATORY TEST RESULTS

SUMMARY OF LABORATORY TEST RESULTS

BORING NO.	DEPTH (ft)	DESCRIPTION	W %	Y_d (pcf)	G_s	ATTERBERG LIMITS			P.P. (tsf)	U.C.	CON.	G.S.	ORG. (%)	pH	Cl. (ppm)	SO_4 (ppm)	RES. (Ohm-cm)
						LL	PL	SL									
HA-1	2.0-3.0	Dark brown slightly silty Fine SAND										*					
HA-1	3.0-4.3	Dark brown highly organic, silty Fine SAND											23.1				
HA-2	0.0-1.5	Dark brown organic, silty Fine SAND											5.8				
HA-2	1.5-2.0	Dark gray organic, silty Fine SAND											5.7				

W % = Water Content
Y_d (pcf) = Dry Density
G_S = Specific Gravity
LL = Liquid Limit
PL = Plastic Limit
SL = Shrinkage Limit
P.P. (tsf) = Pocket Penetrometer
U.C. = Unconfined Compression

Con. = Consolidation Test
G.S. (+1) = Grainsize Analysis (Hydrometer)
ORG. (%) = Organic Content
Cl. (ppm) = Total Chloride
SO_4 (ppm) = Total Sulfate
RES. (ohm-cm) = Lab Resistivity
* = See Test Curves
** = Percent Passing No. 200 Sieve

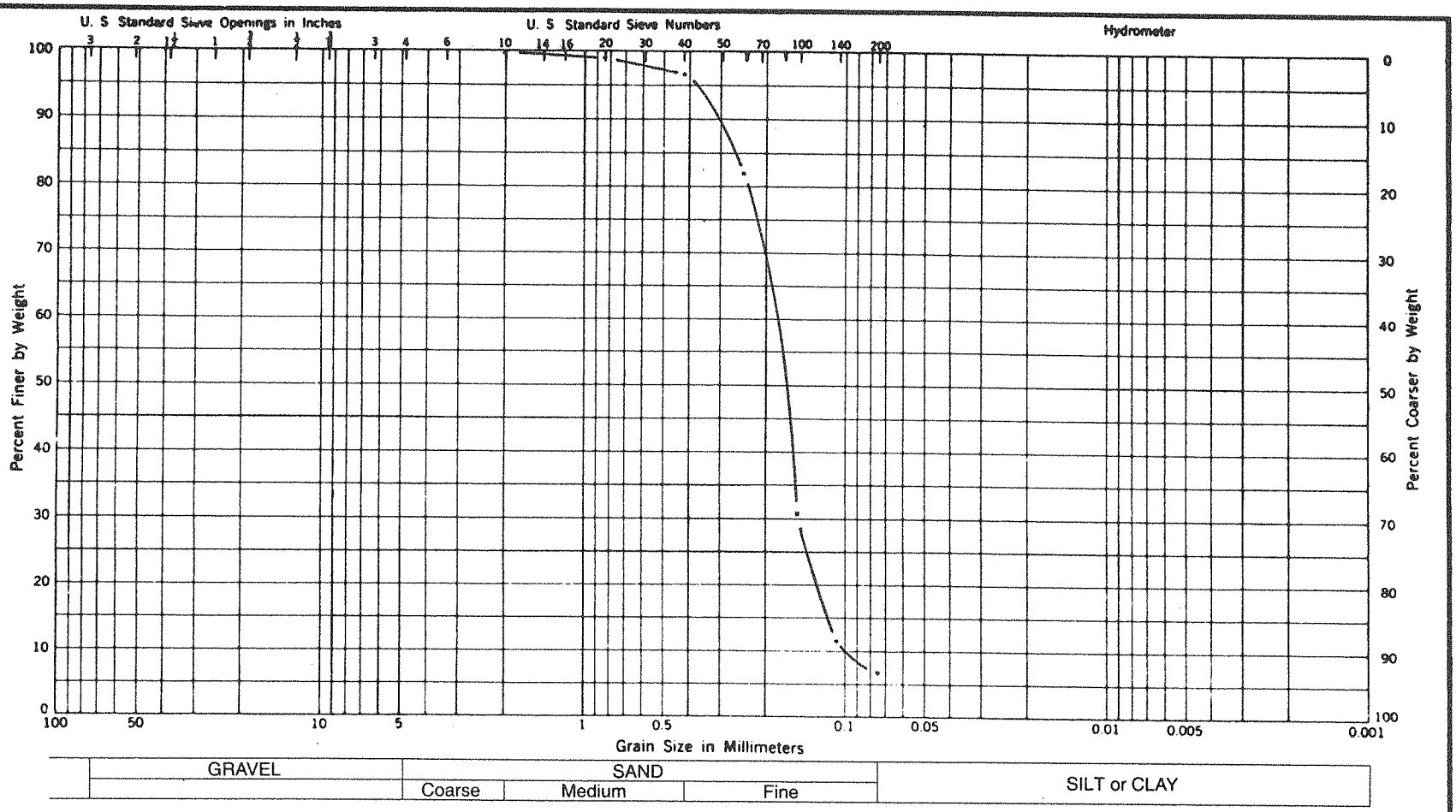
CLIENT: Sycamore Engineering, Inc.

PROJECT: U.S. Alternate 19 & Meres Boulevard, Tarpon Springs, Florida

FILE: DES 106582

GRAINSIZE ANALYSIS

DRIGGERS ENGINEERING SERVICES, INC.



Number	Depth	Natural Moisture	L. L.	P. L.	P. I.	Classification
HA-1	2.0' - 3.0'					Dark brown slightly silty Fine SAND

CLIENT: Sycamore Engineering, Inc.

PROJECT: U.S. Alternate 19
& Meres Boulevard,
Tarpon Springs, Florida

FILE: DES 106582

THE SHOPPES AT MERES
NWC MERES BLVD & US ALT 19 N.
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

DRAINAGE REPORT

For:
SWFWMD & City of Tarpon Springs

Prepared by:

8370 W. Hillsborough Ave, Suite 205
Tampa, Florida 33615
Certificate of Authorization No. 9485

SEI Project #J0308

October 20, 2019
Rev February 11, 2020
Rev- April 24, 2024

J.D. ALSABBAGH LICENSE NO. 58995 STATE OF FLORIDA PROFESSIONAL ENGINEER

J.D. Alsabbagh
Digitally signed by J.D. Alsabbagh
DN: cn=J.D. Alsabbagh, o=Sycamore Engineering, Inc., ou, email=jalsabbagh@sycamoreeng.com, c=US
Date: 2024.06.05 15:38:38 -04'00'

J.D. Alsabbagh, P.E.
PE # 58995

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SECTION 1

SITE INFORMATION

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1.1 PROJECT LOCATION

The project site is located on the northwest corner of Meres Boulevard and US Alt 19 in the City of Tarpon Springs, Pinellas County, Florida. The site is located within Section 13, Township 27 South, and Range 15. See **Attachment A** for Location Map. The total area of the project is 1.82 acres.

1.2 EXISTING LAND USE AND DRAINAGE CONDITIONS

The existing site consists of an undeveloped lot. The site topography consists of shallow grades starting from the north, east, and south property lines and going down to the existing onsite wetland. The onsite wetland is the terminus of a dredged canal waterway that outfalls into Whitcomb Bayou.

The site consists of 1.20 Acres of wetland and 0.62 Acres of Upland. The Delineations of this wetland were approved by Southwest Florida Water Management District on February 18, 2010 under Petition No. 42035342.000. The wetland impact had been approved twice in two ERPs # 752835 / 44035342.003 & 755637 / 43035342.004.

1.3 FLOOD ZONES

The project area lies within Zone AE with a base flood elevation of 10', as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, Panels Number 12103C0019H, dated August 24, 2021. See **Attachment B** for FEMA Map. Flood Plain compensation will not be necessary as the site runoff outfalls into a tidally influenced body of water.

1.4 SOIL TYPES

The project site consists of Matlacha/St. Augustine/Urban Land complex, Unit 16 in the Soils Survey of Pinellas County, Florida published by the United States Department of Agriculture - Soil Conservation Service (USDA - SCS), September 1972 edition.

Matlacha/St. Augustine/Urban Land comples is a poorly drained soil with shallow slopes. Listed separately Matlacha and St. Augustine are in the "C" hydraulic group. Urban Land is in the "D" Hydraulic group. Type "D" will be used in drainage calculations to ensure a conservative design.

See **Attachment C** for SCS Soil Map.

1.5 PROPOSED LAND USE AND DRAINAGE CONDITIONS

The proposed project consists of office building with associated parking spaces and new storm drainage system. The drainage system will convey onsite runoff into a dry retention pond for treatment. The site discharges into Spring Bayou which has been verified for

impairment of Iron and on the study list for nutrients. No net improvement will be required. As the project's WBID is part of Pinellas county Aquatic Preserve, which is an outstanding Florida Water (OFW) and so project will provide additional 50% treatment (total 0.75"). The overflow will outfall into an existing tidally influenced canal.

The site is currently near sea level with the majority of the site being wetland and/or surface water. The site will therefore require approximately 3' to 5' of fill. Fill material will be sand in the Type A hydrologic group. The average permeability rate of clean sand according to the Soil Survey of Pinellas County is approximately 20 to 50 in/hr, which equates to 40 to 100 ft/day. Please see **Section 2.3** for more details. In order to achieve a conservative design, permeability was assumed to be 15 feet per day (with a safety factor included) and hydraulic conductivity due to retaining wall is 8.5 feet per day. Furthermore, we list minimum specifications on the Construction Plans for soil types and compaction requirements in the vicinity of the retention pond. Section 2 shows the bleed down calculations utilizing Ponds software. The seasonal high water mark in the wetland is shown in the survey to be 1.65'. As part of the drainage analysis the soil porosity was estimated at 30% and the base of aquifer was assumed to be at the existing ground elevation of 0'. Section 2 shows the drainage analysis details.

1.6 OPERATION AND MAINTENANCE OF STORMWATER SYSTEM

The stormwater management system within the project outparcel site will be owned and operated by Juniper Development, LLC. Maintenance of the stormwater management system will follow the following guidelines:

The primary goal of the maintenance for the surface water management system is to insure that ponds, pond outfall structures, and all roadway and other conveyance systems are free from debris, sediment or vegetation. This is required to maintain a properly functioning system, free from flooding or failure of providing water quality treatment. Typical maintenance operations required for roadway drainage systems include but are not limited to the following listed items:

1) Pond Weir and Skimmer: The pond discharge control structures must be periodically inspected for the following:
    1. The perimeter area outside of the skimmer must be clear of any debris or overgrown vegetation that may inhibit or clock the flow of runoff entering the weir.
    2. The weir and skimmer must be cleared of debris and siltation. The downstream end of the outfall channel must be clear from overgrown vegetation and debris that could hinder flow.

2) Inlets and Pipes: Periodic inspections of the roadway and parking lot conveyance system should be conducted to prevent restrictions and/or blockages in pipes and inlets. Due to the high transportability of soils and sediments in this area, frequent removal of silt from inlets and pipes is usually required. Large facilities are particularly susceptible to siltation due to a variety of hauling activities that may occur on these facilities. The mowing of grassed areas by

maintenance crews also creates debris (glass clippings) that must be periodically removed in order to prevent clogging in the system. Grass clippings are primarily prone to clogging the top of grated ditch bottom inlets.

Maintenance crews should also be able to recognize erosion problems that might inadvertently occur within the drainage system. Additional sodding and/or riprap material may be required after construction of the system is completed or after a large rainfall event.

3) Cross Drains: Cross drains are frequently susceptible to siltation and scouring or erosion. These structures should be periodically inspected for siltation, erosion and blockages. Overgrown vegetation should be removed from the upstream and downstream channel areas to prevent flow restriction. The removal of silt and other debris from the culverts is required to maintain the hydraulic capacity of the crossing. Failure to do this could result in upstream flooding resulting in flood damage to the adjacent properties.

SECTION 2

DRAINAGE ANALYSIS

Pre & Post Development Curve Number

SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Avenue, Suite 205
Tampa, Florida 33615
(813) 889-0700

COMP. BY:	GL
CHK'D BY:	JDA
DATE:	04/16/24
SHT No.	
JOB No.	J0308

PROJECT: **THE SHOPPES AT MERES**

PRE-DEVELOPMENT CONDITION

BASIN A

RUNOFF CURVE NUMBER (CN)
PRE-DEVELOPMENT

HYDROLOGIC SOIL GROUP	LAND USE DESCRIPTION - INCLUDE PRACTICE AND CONDITION	CN	% OR AREA (ACRES)	PRODUCT
D(*)	OPEN SPACE	84.00	0.61	51.41
--	EXISTING WETLAND (WATER)	100.00	0.99	99.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
		TOTALS(**)	1.60	150.41

CN (WEIGHTED) 93.86 USE CN = 93.9

TIME OF CONCENTRATION (SEE TIME OF CONCENTRATION SHEET)= 16

STAGE STORAGE AND DISCHARGE

DESCRIPTION	ELEVATION	AREA (SF)	AREA (AC)	STAGE STORAGE (AC/FT)	VOLUME (AC/FT)
SHW					
BOTTOM					0
				0.00	
TOB					0.00
				0.00	
					0.00
				0.00	
					0.00
				0.00	
					0.00

NOTES:

(*) The site is unit 16 per Pinellas County Soil Survey, which is a Matlacha/St. Augustine/ Urban Land complex. Matlacha and St. Augustine are Type C soils, while the Urban Land is Type D. Type D is utilized to ensure a conservative design.

(**) Drainage analysis excludes preserved wetland area.

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SHT No.	
JOB No.	J0308

THE SHOPPES AT MERES

PRE-DEVELOPMENT CONDITION

BASIN A

Sheet flow Segment ID

Surface description			Concrete & Grass
Manning's roughness coeff.	n		0.15
Flow length, <= 300 ft	L	ft	100
Two yr 24-hr rainfall,	P_2	in	4
Land slope,	s	ft/ft	0.00570
Time of Concentration	Tc	min	14.48
Tc=0.007*(nL)^0.8/(p2^0.5*s^0.4)			

Shallow concentrated flow

Surface description(paved or unpaved)			unpaved
Flow length	L	ft	100
Watercourse slope	s	ft/ft	0.00500
Average velocity (Figure 3-1)	V	ft/s	1.2
Tt=L/60/V	Tt	min	1.39

Channel flow

Cross sectional flow area,	a	sf	
Wetted perimeter,	Pw	ft	
Hydraulic radius,	r	ft	
Channel slope	s	ft/ft	
Manning's roughness coeff.	n		
Average velocity, V=1.49*r^2*s^0.5/n	V	ft/s	
Flow length	L	ft	
Tt=L/60/V	Tt	min	

Watershed or subarea Tc or Tt		min	**16**

NOTES:

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Tampa, Florida 33615
(813) 889-0700

COMP. BY:	HS
CHK'D BY:	JDA
DATE:	04/16/24
SHT No.	
JOB No.	J0308

PROJECT: **THE SHOPPES AT MERES**

POST-DEVELOPMENT CONDITION

BASIN A

RUNOFF CURVE NUMBER (CN)
POST-DEVELOPMENT

HYDROLOGIC SOIL GROUP	LAND USE DESCRIPTION - INCLUDE PRACTICE AND CONDITION	CN	% OR AREA (ACRES)	PRODUCT
D	OPEN SPACE	84.00	0.33	27.39
D	IMPERVIOUS AREA	98.00	1.19	116.75
---	DRY RETENTION AREA	100.00	0.085	8.50
				0.00
				0.00
				0.00
				0.00
				0.00
		TOTALS(*)	1.60	152.64

CN (WEIGHTED) 95.26 USE CN = 95.3

TIME OF CONCENTRATION (INCLUDES MINIMUM 15 MIN)= 2

75 LF OF PAVEMENT @ 1.0 FPS 238 LF OF PIPE @ 2.5 FPS

POND LENGTH (FT): 121 POND WIDTH (FT): 29

STAGE STORAGE AND DISCHARGE

DESCRIPTION	ELEVATION	STAGE STORAGE AREA (SF)	AREA (AC)	(AC-FT)	VOLUME (AC-FT)
TOP	6.80	3,700	0.085	0.055	0.240
	5.50	3,700	0.085	0.021	0.185
	5.00	3,700	0.085	0.021	0.164
	4.50	3,700	0.085	0.042	0.1423
BOTTOM	4.00	3,700	0.085	0.100	0.0998
SHWL (*)	1.65	0	0.0000	0.000	0.000

NOTES:
(*) Drainage analysis excludes preserved wetland area.

Water Quality Calculation

SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Ave, Suite 205
Tampa, Florida 33615
(813) 889-0700

COMP. BY:	JT
CHK'D BY:	JDA
DATE:	04/16/24
SHT No.	
JOB No.	J0308

PROJECT: **THE SHOPPES AT MERES**

POST DEVELOPMENT CONDITION

BASIN A

WATER QUALITY CALCULATIONS
POST DEVELOPMENT

BASIN AREA (AC | SF):	1.60	69069
TREATMENT RUNOFF (IN.):	0.75	
RUNOFF VOLUME (ACFT | FT^3):	0.10	4317

POND A - DRY RETENTION

	STAGE (FT)	AREA (SF)	AREA (AC)	VOLUME (AC-FT)
TOB	6.80	3700	0.085	0.238
WATER QUALITY	5.20	3700	0.085	0.102
Bottom	4.00	3700	0.085	0.000
				0.00

REQUIRED WATER QUALITY ELEVATION:	5.20

Soil Permeability and Hydraulic Conductivity Adjustment Calculations

SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Avenue, Suite
Tampa, Florida 33615
(813) 889-0700

COMP. BY:	HS
CHK'D BY:	JDA
DATE:	04/17/24
SHT No.	
JOB No.	J0806

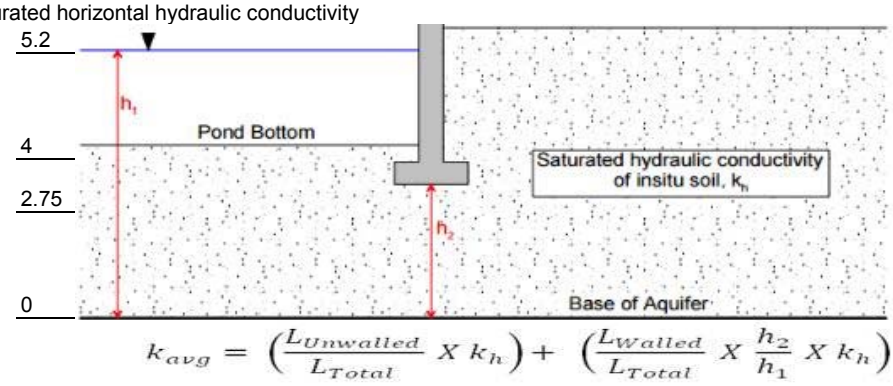
THE SHOPPES AT MERES
POST DEVELOPMENT
Hydraulic Conductivity Adjustment Due to Retaining Wall

$$k_{avg} = (L_{nw}/L_{tot} * k_h) + (L_w/L_{tot} * h_2/h_1 * k_h)$$

where:

kavg = the saturated horizontal hydraulic conductivity to be used in POND
Ltot = the total length of the perimeter of the pond
Lnw = the portion of the perimeter not walled
Lw = the portion of the perimeter that has a retaining wall
h1 = the total height from the highest stage volume to the base of aquifer
h2 = the height from the base of the retaining wall to the base of aquifer
kh = the unmodified saturated horizontal hydraulic conductivity

kh =	15	ft/day
Ltot =	501.3	ft
Lw =	501.3	ft
Lnw =	0	ft
h1 =	5.2	ft
h2 =	2.75	ft
Kavg =	**7.93**	



$$k_{avg} = \left(\frac{L_{Unwalled}}{L_{Total}} X\ k_h\right) + \left(\frac{L_{Walled}}{L_{Total}} X\ \frac{h_2}{h_1} X\ k_h\right)$$

L_{Total} is the total perimeter
L_{Walled} is the total perimeter
$L_{Unwalled}$ is the total perimeter

Bleed Down Calculations – Pond Model Input Data & Results

PONDS Version 3.3.0276
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	THE SHOPPES AT MERES- MERES & US ALT 19
Simulation Description:	150% (0.75")TREATMENT VOLUME
Project Number:	J0308
Engineer :	HS
Supervising Engineer:	JDA
Date:	02-11-2020 REV- 04-17-24

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	0.00
Water Table Elevation, [WT] (ft datum):	2.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	7.93
Fillable Porosity, [n] (%):	30.00

Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft):	194.0
Equivalent Pond Width, [W] (ft):	19.1

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft²)
4.00	3700.0
4.50	3700.0
5.00	3700.0
5.50	3700.0
6.80	3700.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive

Ditch (or interceptor trench) parallel to width axis is inactive

Discharge Structures

Discharge Structure #1 is inactive

Discharge Structure #2 is inactive

Discharge Structures (cont'd.)

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 ::

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft^3) 4356

Initial ground water level (ft datum) 2.00 (default)

0.75" TREATMENT VOL.

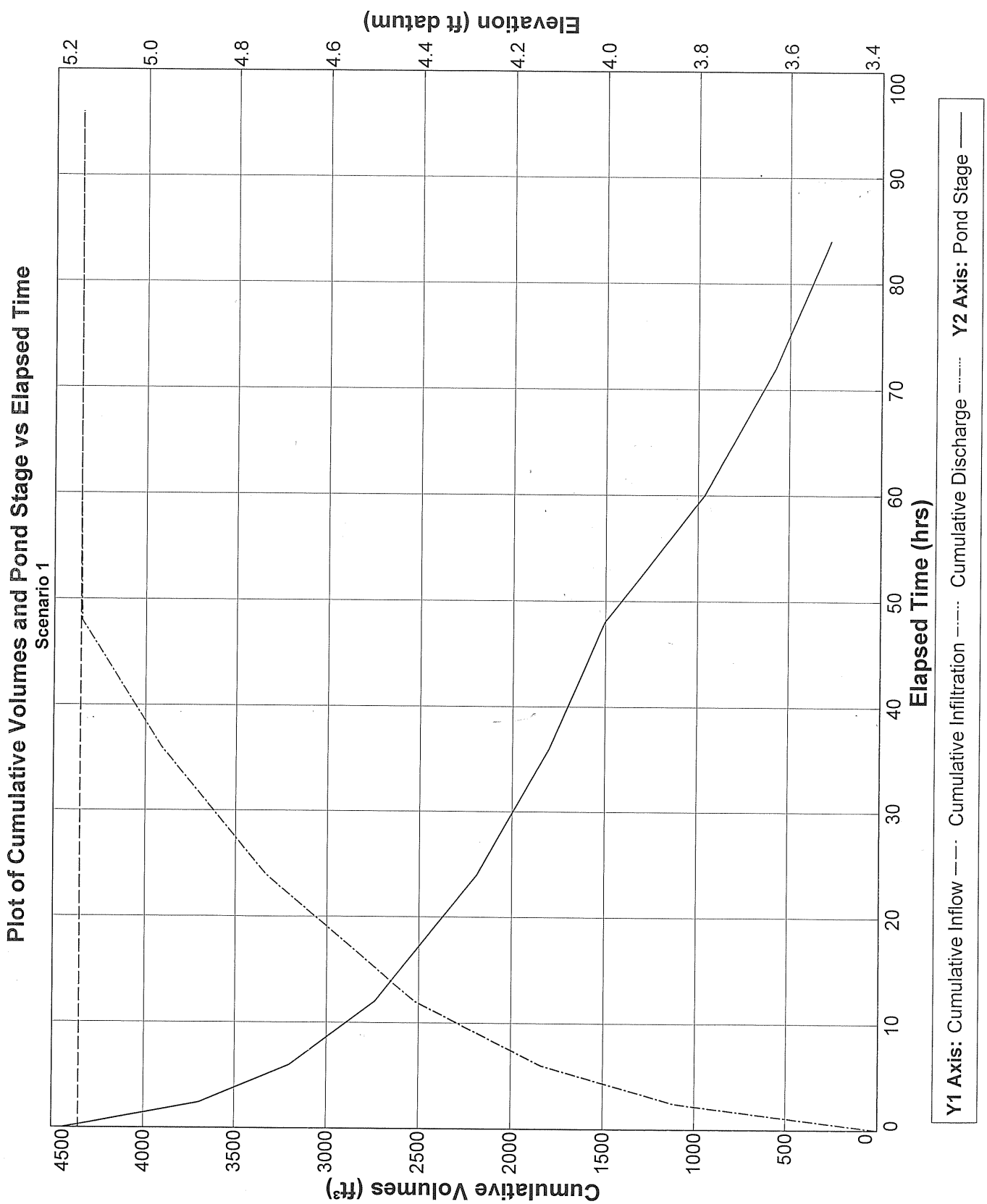
Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

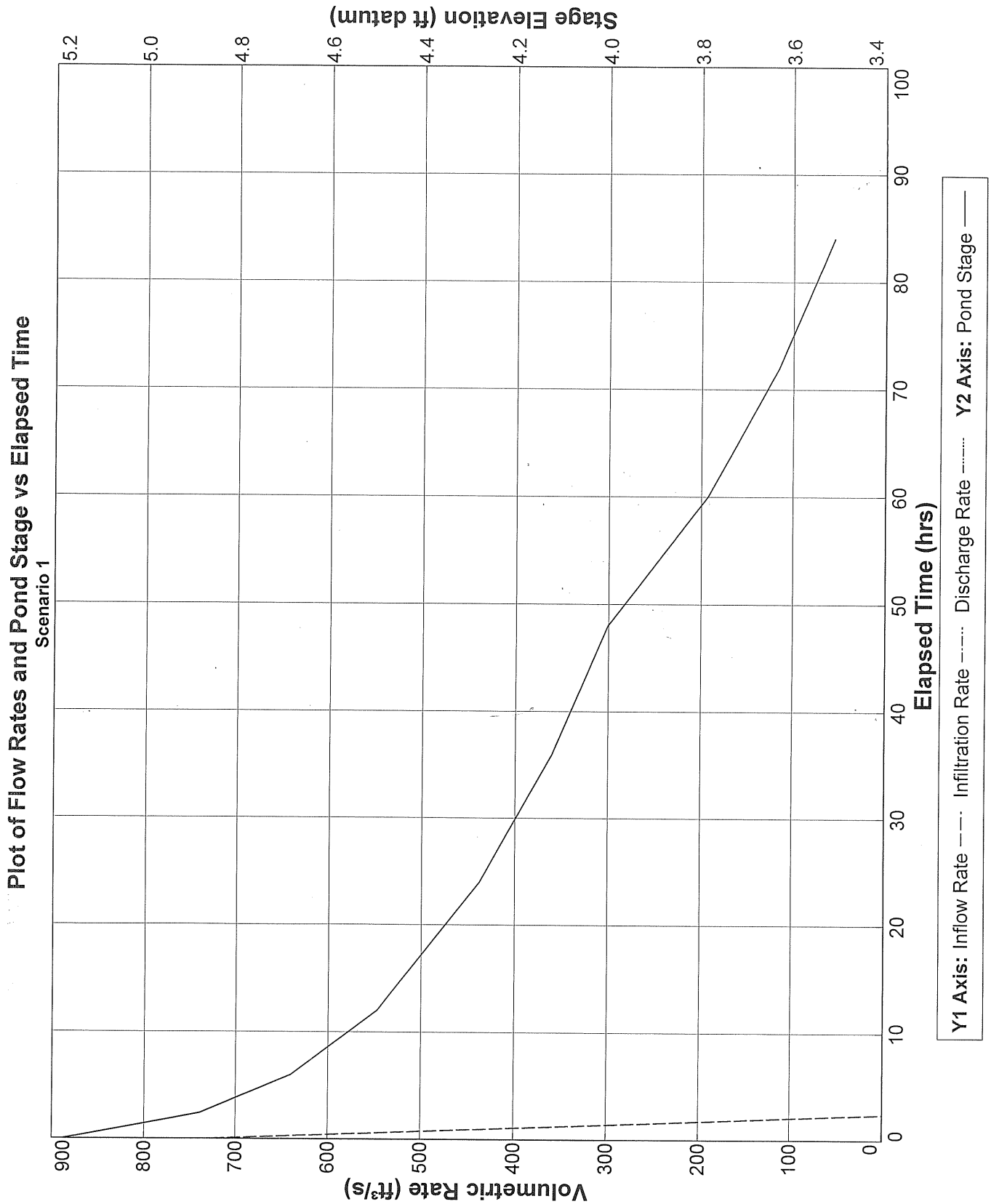
Detailed Results :: *Scenario 1* ::

Elapsed Time	Instantaneous Inflow Rate	Outside Recharge	Stage Elevation	Infiltration Rate	Combined Instantaneous Discharge	Cumulative Inflow	Cumulative Infiltration	Combined Cumulative	
0.000	726.0000	0.00000	4.00000	0.24886	0	0.000	0.00000	0	N.A.
0.002	726.0000	0.00000	5.17689	0.24869	0	4356.000	1.49265	0	S
2.400	0.0000	0.00000	4.87777	0.09941	0	4356.000	1108.25400	0	S
6.000	0.0000	0.00000	4.68085	0.04705	0	4356.000	1836.84100	0	S
12.000	0.0000	0.00000	4.49532	0.02746	0	4356.000	2523.30200	0	S
24.000	0.0000	0.00000	4.27556	0.01604	0	4356.000	3336.44100	0	S
36.000	0.0000	0.00000	4.12080	0.01173	0	4356.000	3909.04200	0	S
48.000	0.0000	0.00000	4.00168	0.00517	0	4356.000	4349.79600	0	S
60.000	0.0000	0.00000	3.78588	0.00007	0	4356.000	4356.00000	0	S
72.000	0.0000	0.00000	3.63093	0.00000	0	4356.000	4356.00000	0	S
84.000	0.0000	0.00000	3.51164	0.00000	0	4356.000	4356.00000	0	S
96.000	0.0000	0.00000	3.41541	----	----	4356.000	4356.00000	0	N.A.

Summary of Results :: *Scenario 1* ::

	Time (hours)	Stage (ft datum)	Rate (ft³/s)	Volume (ft³)
Stage				
Minimum	96.000	3.42		
Maximum	0.002	5.18		
Inflow				
Rate - Maximum - Positive	0.002		726.0000	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			4356.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			4356.0
Infiltration				
Rate - Maximum - Positive	0.002		0.2487	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	60.000			4356.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			4356.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	4.12		3909.0
72 Hour Stage and Infiltration Volume	72.000	3.63		4356.0


Plot of Cumulative Volumes and Pond Stage vs Elapsed Time
Scenario 1
Cumulative Volumes (ft³)
Elevation (ft datum)
Elapsed Time (hrs)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
3.4
3.6
3.8
4.0
4.2
4.4
4.6
4.8
5.0
5.2
0
10
20
30
40
50
60
70
80
90
100
Y1 Axis: Cumulative Inflow —— Cumulative Infiltration —·—·— Cumulative Discharge ·····
Y2 Axis: Pond Stage ——


Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 1
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
Y1 Axis: Inflow Rate — Infiltration Rate —·— Discharge Rate ····· Y2 Axis: Pond Stage ——
0
100
200
300
400
500
600
700
800
900
3.4
3.6
3.8
4.0
4.2
4.4
4.6
4.8
5.0
5.2
0
10
20
30
40
50
60
70
80
90
100

Pre & Post Development
Routing Calculations – ICPR Input Data & Results

```
            Basin Name: A
            Group Name: BASE
            Simulation: 10YR24HR
             Node Name: A
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: UH256
         Peaking Fator: 256.0
   Spec Time Inc (min): 2.13
   Comp Time Inc (min): 2.13
         Rainfall File: FLMOD
  Rainfall Amount (in): 7.500
  Storm Duration (hrs): 24.00
                Status: Onsite
    Time of Conc (min): 16.00
      Time Shift (hrs): 0.00
             Area (ac): 1.600
  Vol of Unit Hyd (in): 1.000
          Curve Number: 93.900
              DCIA (%): 0.000

        Time Max (hrs): 12.09
        Flow Max (cfs): 5.816
    Runoff Volume (in): 6.771
   Runoff Volume (ft3): 39324.725


--------------------------------------------------------------------------------

            Basin Name: A
            Group Name: BASE
            Simulation: 25YR24HR
             Node Name: A
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: UH256
         Peaking Fator: 256.0
   Spec Time Inc (min): 2.13
   Comp Time Inc (min): 2.13
         Rainfall File: FLMOD
  Rainfall Amount (in): 9.000
  Storm Duration (hrs): 24.00
                Status: Onsite
    Time of Conc (min): 16.00
      Time Shift (hrs): 0.00
             Area (ac): 1.600
  Vol of Unit Hyd (in): 1.000
          Curve Number: 93.900
              DCIA (%): 0.000

        Time Max (hrs): 12.09
        Flow Max (cfs): 7.033
    Runoff Volume (in): 8.262
   Runoff Volume (ft3): 47985.650
```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THE SHOPPES AT MERES
POST DEVELOPMENT CONDITION
02-11-2020 REV- 04-17-2024

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
PERC	BASE	10YR24HR	0.00	0.643	0.643	12.15	6.315	30.00	4.000
PERC	BASE	25YR24HR	0.00	0.643	0.643	12.14	6.479	30.00	4.000
WEIR	BASE	10YR24HR	12.15	5.654	-0.019	12.15	6.315	30.00	1.000
WEIR	BASE	25YR24HR	12.14	6.944	0.004	12.14	6.479	30.00	1.000

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Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
GROUND	BASE	10YR24HR	30.00	4.00	4.00	0.0006	0	0.00	0.643	0.00	0.000
GROUND	BASE	25YR24HR	30.00	4.00	4.00	0.0006	0	0.00	0.643	0.00	0.000
OUTLET	BASE	10YR24HR	30.00	1.00	1.00	0.0003	0	12.15	5.654	0.00	0.000
OUTLET	BASE	25YR24HR	30.00	1.00	1.00	0.0003	0	12.14	6.944	0.00	0.000
POND A	BASE	10YR24HR	12.15	6.32	6.80	0.0025	3703	12.00	6.920	12.15	5.871
POND A	BASE	25YR24HR	12.14	6.48	6.80	0.0006	3703	12.00	8.348	12.14	7.167

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==========
==== Basins ====
==========

Name: BASIN A | Node: POND A | Status: Onsite
Group: BASE | Type: SCS Unit Hydrograph CN

Unit Hydrograph: UH256 | Peaking Factor: 256.0
Rainfall File: FLMOD | Storm Duration(hrs): 24.00
Rainfall Amount(in): 0.000 | Time of Conc(min): 10.00
Area(ac): 1.600 | Time Shift(hrs): 0.00
Curve Number: 95.30 | Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==========
==== Nodes ====
==========

Name: GROUND | Base Flow(cfs): 0.000 | Init Stage(ft): 2.000
Group: BASE | Warn Stage(ft): 4.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	2.000
15.00	3.000
30.00	4.000

Name: OUTLET | Base Flow(cfs): 0.000 | Init Stage(ft): 0.000
Group: BASE | Warn Stage(ft): 1.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
15.00	0.500
30.00	1.000

Name: POND A | Base Flow(cfs): 0.000 | Init Stage(ft): 4.120
Group: BASE | Warn Stage(ft): 6.800
Type: Stage/Area

36 HR DRAWDOWN ELEVATION

Stage(ft)	Area(ac)
4.000	0.0850
4.500	0.0850
5.500	0.0850
6.800	0.0850

==========
==== Cross Sections ====
==========

==========
==== Operating Tables ====
==========

==========
==== Pipes ====
==========

==========
==== Channels ====
==========

==========
==== Drop Strcutures ====
==========

==========
==== Weirs ====
==========

Name: WEIR | From Node: POND A
Group: BASE | To Node: OUTLET
Flow: Both | Count: 1
Type: Vertical: Mavis | Geometry: Rectangular

Page 239 of 354
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```
                  Span(in): 18.00
                  Rise(in): 99999.00
                Invert(ft): 5.200
      Control Elevation(ft): 5.200
                                        TABLE
           Bottom Clip(in): 0.000
              Top Clip(in): 0.000
        Weir Discharge Coef: 3.200
     Orifice Discharge Coef: 0.600



================================================================================
==== Bridges ===================================================================
================================================================================


================================================================================
==== Breaches ==================================================================
================================================================================


================================================================================
==== Rating Curves =============================================================
================================================================================


================================================================================
==== Hydrology Simulations =====================================================
================================================================================

         Name: 10YR24HR
     Filename: \\MYCLOUDEX2ULTRA\Public\SEI_PROJECTS_\J0308 Pinellas Meres Blvd & Pinellas Ave\C_design_permitting\modeling\icpr\POST\10YR24HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: FLMOD
    Rainfall Amount(in): 7.50

Time(hrs)       Print Inc(min)
--------------- ---------------
100.000         15.00

--------------------------------------------------------------------------------------------------
         Name: 25YR24HR
     Filename: \\MYCLOUDEX2ULTRA\Public\SEI_PROJECTS_\J0308 Pinellas Meres Blvd & Pinellas Ave\C_design_permitting\modeling\icpr\POST\25YR24HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: FLMOD
    Rainfall Amount(in): 9.00

Time(hrs)       Print Inc(min)
--------------- ---------------
100.000         15.00

================================================================================
==== Routing Simulations =======================================================
================================================================================

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     Filename: \\MYCLOUDEX2ULTRA\Public\SEI_PROJECTS_\J0308 Pinellas Meres Blvd & Pinellas Ave\C_design_permitting\modeling\icpr\POST\10YR24HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 0.05                    Delta Z Factor: 0.05000
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 30.00
     Min Calc Time(sec): 1.0000               Max Calc Time(sec): 30.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
10.000          15.000
13.000          5.000
100.000         15.000

Group           Run
--------------- -----
BASE            Yes


--------------------------------------------------------------------------------------------------
         Name: 25YR24HR            Hydrology Sim: 25YR24HR
     Filename: \\MYCLOUDEX2ULTRA\Public\SEI_PROJECTS_\J0308 Pinellas Meres Blvd & Pinellas Ave\C_design_permitting\modeling\icpr\POST\25YR24HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 0.05                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
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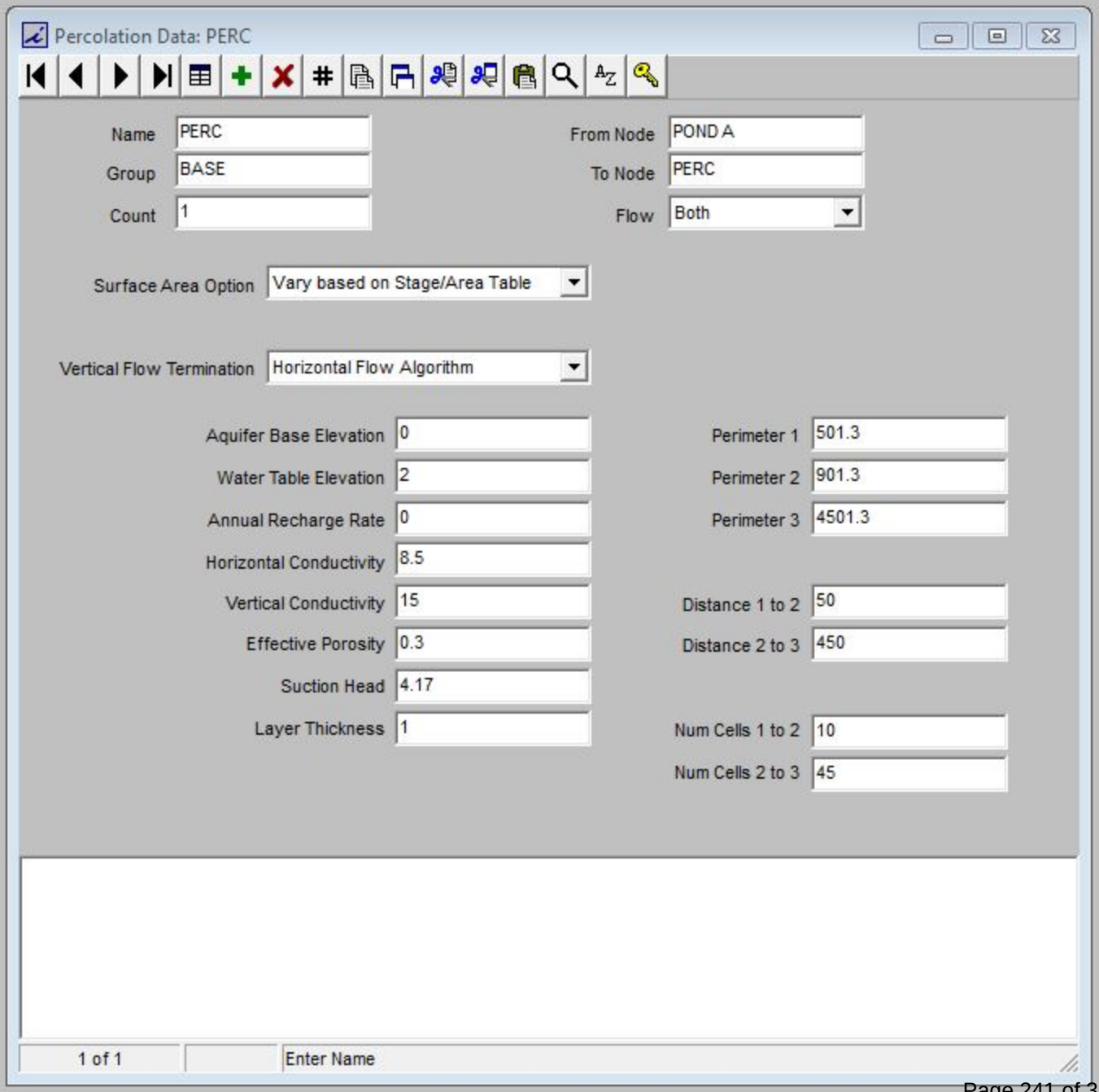
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Name
PERC
Group
BASE
Count
1
From Node
POND A
To Node
PERC
Flow
Both
Surface Area Option
Vary based on Stage/Area Table
Vertical Flow Termination
Horizontal Flow Algorithm
Aquifer Base Elevation
0
Water Table Elevation
2
Annual Recharge Rate
0
Horizontal Conductivity
8.5
Vertical Conductivity
15
Effective Porosity
0.3
Suction Head
4.17
Layer Thickness
1
Perimeter 1
501.3
Perimeter 2
901.3
Perimeter 3
4501.3
Distance 1 to 2
50
Distance 2 to 3
450
Num Cells 1 to 2
10
Num Cells 2 to 3
45
1 of 1
Enter Name

```
        Start Time(hrs): 0.000                   End Time(hrs): 30.00
     Min Calc Time(sec): 1.0000              Max Calc Time(sec): 30.0000
        Boundary Stages:                         Boundary Flows:
```

Time(hrs)	Print Inc(min)
10.000	15.000
13.000	5.000
100.000	15.000

Group	Run
BASE	Yes

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Pre Development Basin Map, Post Development Basin Map

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APRICOT COURT (F)
STREET(P)
(40' PLATTED RIGHT OF WAY)
(ASPHALT PAVEMENT)

BASIN "A"
1.60 AC

STATE ROAD NO.595
(ALT. ROUTE 19)
(RIGHT OF WAY WIDTH VARIES)
(ASPHALT PAVEMENT)

MERES BOULEVARD (F)
GULF ROAD (P)
(RIGHT OF WAY WIDTH VARIES)
(ASPHALT PAVEMENT)

PROPOSED LEGEND

PROPERTY LINE

BASIN LINE

0 20 40
Scale: 1" = 20'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Date	Revision - Description
1		
2		
3		
4		
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F.L.C.A. # 9865 & L.B. # 7961
• Civil Engineering
• Land Surveying & Mapping
• Land Planning
• Construction Management
• Landscape Architecture

Project Title: THE SHOPPERS AT MERES
Project Location: 1098 SOUTH PINELLAS AVENUE TARPON SPRINGS, FL 33689
Sheet Title: PRE-DEVELOPMENT BASIN MAP

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
B-1

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APRICOT COURT (F)
STREET(P)
(40' PLATTED RIGHT OF WAY)
(ASPHALT PAVEMENT)

BASIN "A"
1.60 AC

PROPOSED MEDICAL AND
GENERAL OFFICE
F.F. EL. = 7.00'
(13,057 SF) (*)
(*)BUILDING WILL HAVE
FLOOD PROOF
PROTECTION

STATE ROAD NO.595
(ALT. U.S. ROUTE 19)
(RIGHT OF WAY WIDTH VARIES)
(ASPHALT PAVEMENT)

MERES BOULEVARD (F)
GULF ROAD (P)
(RIGHT OF WAY WIDTH VARIES)
(ASPHALT PAVEMENT)

PROPOSED LEGEND

PROPERTY LINE

BASIN LINE

0 20 40
Scale: 1" = 20'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.

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1		
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email: jgraham@sycamoreeng.com
F.E.C.A. # 9685 & L.B. # 7961

Project Title: THE SHOPPERS AT MERES

Project Location: 1098 SOUTH PINELLAS AVENUE
TARPON SPRINGS, FL 33689

Sheet Title: POST-DEVELOPMENT BASIN MAP

J.D. ALSABBAGH, P.E.
FL P.E. #58995

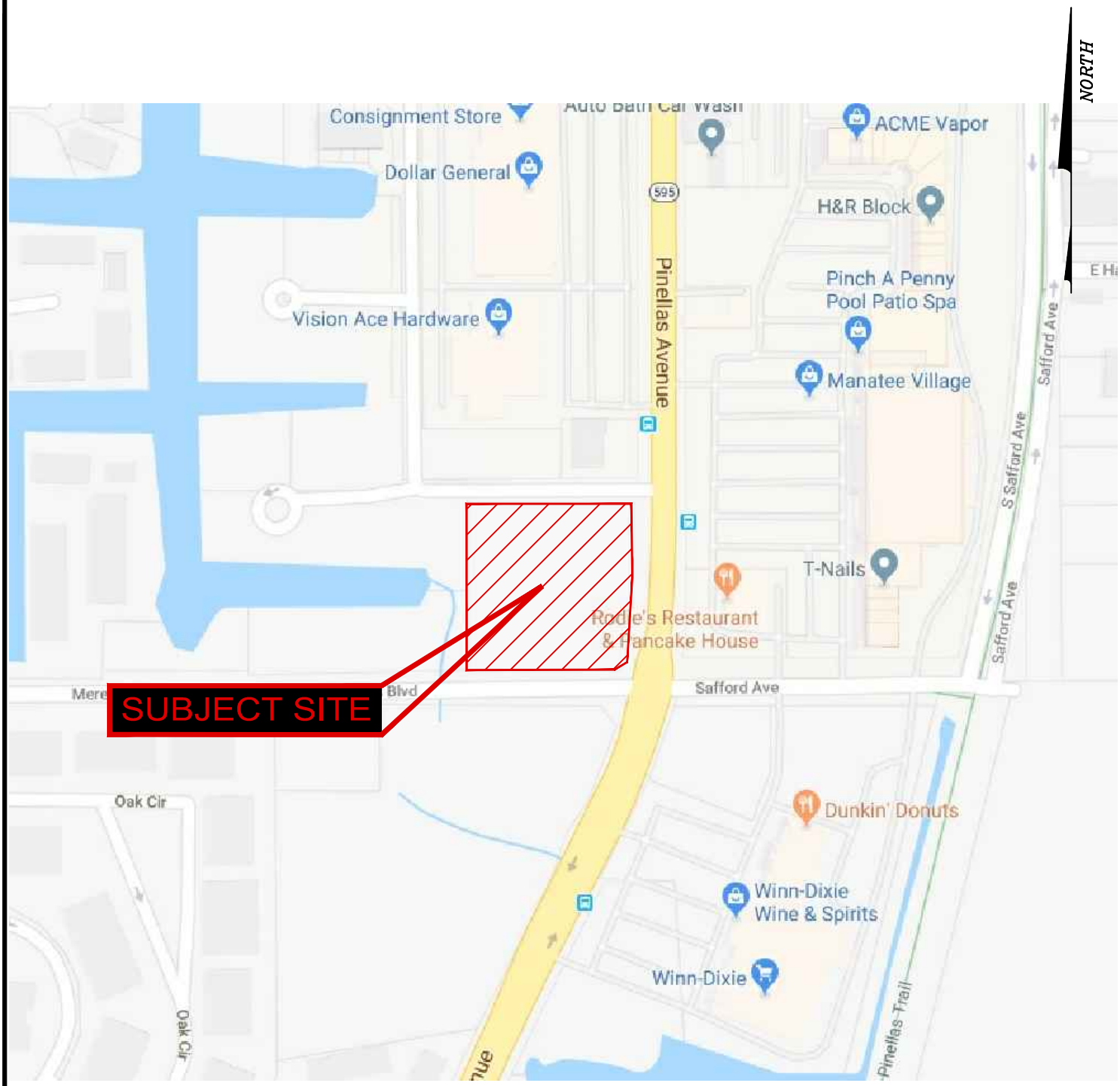
Job No.	J0308
Drawn by:	FHG
Approved by:	JDA
Date:	04-16-2024

Sheet No.
B-2

SECTION 3

Attachments

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST
TARPON SPRINGS, FLORIDA



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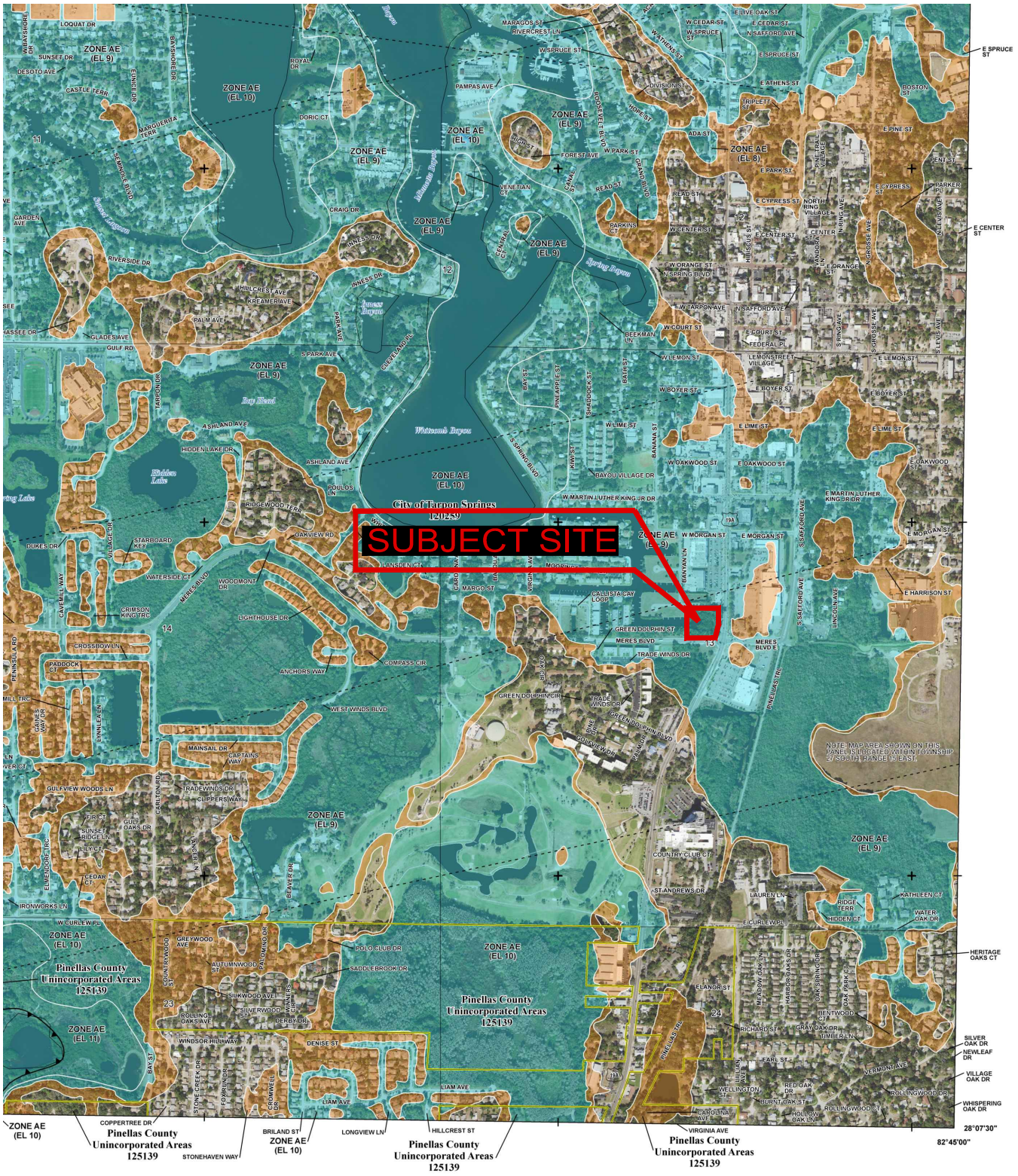
L.B. # 7961

LOCATION MAP

THE SHOPPERS AT MERES
NWC PINELLAS AVE. & MERES BLVD.
TARPON SPRINGS, FLORIDA 33712

Scale: N.T.S.	Job No.: J0308
Date: 04-19-2024	Attachement: A

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST
TARPON SPRINGS, FLORIDA



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FEMA FLOOD MAP

THE SHOPPERS AT MERES
NWC PINELLAS AVE. & MERES BLVD.
TARPON SPRINGS, FLORIDA 33712

Scale: See Scale	Job No.: J0308
Date: 04-19-2024	Attachement: B

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PINELLAS COUNTY, FLORIDA
and Incorporated Areas

PANEL 19 OF 327

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINELLAS COUNTY	125139	0019	H
TARPON SPRINGS, CITY OF	120259	0019	H

VERSION NUMBER
2.4.3.2

MAP NUMBER
12103C0019H

MAP REVISED
AUGUST 24, 2021

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FEMA PANEL

THE SHOPPERS AT MERES
NWC PINELLAS AVE. & MERES BLVD.
TARPON SPRINGS, FLORIDA 33712

Scale: N/A	Job No.: J0308
Date: 04-19-2024	Attachement: B

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST
TARPON SPRINGS, FLORIDA

NORTH

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/22/2024
Page 1 of 3

16: MATLACHA AND
ST. AUGUSTINE SOILS
AND URBAN LAND

99: WATER

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SOIL MAP

THE SHOPPERS AT MERES
NWC PINELLAS AVE. & MERES BLVD.
TARPON SPRINGS, FLORIDA 33712

Scale: See Scale	Job No.: J0308
Date: 04-19-2024	Attachement: C

Pinellas County, Florida (FL103)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Matlacha and St. Augustine soils and Urban land	2.0	69.2%
99	Water	0.9	30.8%
Totals for Area of Interest		**2.8**	**100.0%**

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Certificate of Authorization No. 9485

Scale: N/A

Date: OCT,2019

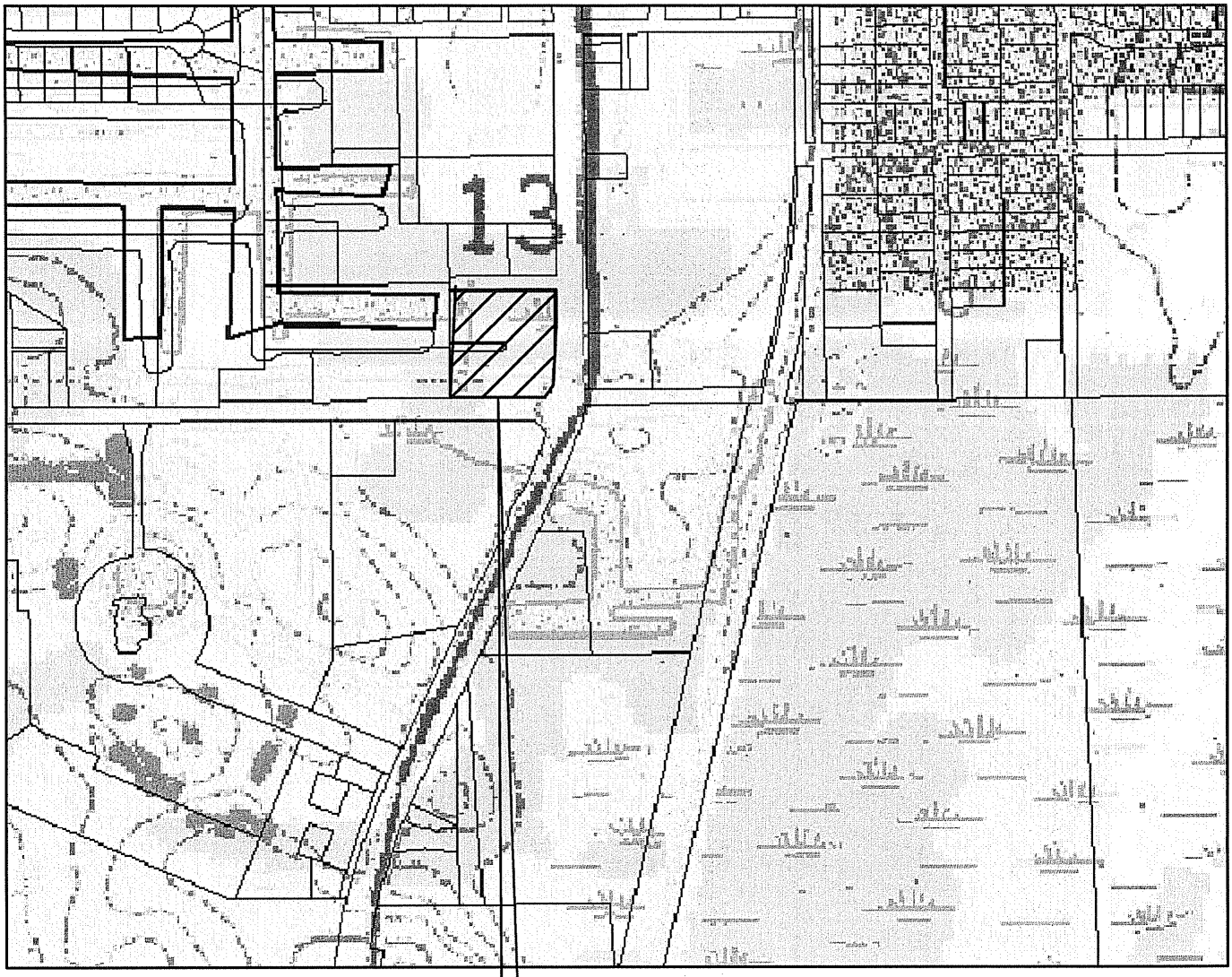
Job No.: J0308

SOILS LEGEND

THE SHOPPES AT MERES
NWC OF MERES BLVD & PINELLAS AVE
PINELLAS COUNTY, CITY OF TARPON SPRINGS, FL

© 2019

NORTH



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Certificate of Authorization No. 9485

Scale: N/A

Date: FEB.,2010

Job No.: B0504

TOPOGRAPHIC MAP

THE SHOPPES AT MERES
NWC OF MERES BLVD & PINELLAS AVE
PINELLAS COUNTY, CITY OF TARPON SPRINGS, FL

© 2010

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST
TARPON SPRINGS, FLORIDA

500' 0 500'

SCALE: 1" = 500'

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AERIAL MAP

THE SHOPPERS AT MERES
NWC PINELLAS AVE. & MERES BLVD.
TARPON SPRINGS, FLORIDA 33712

Scale: See Scale	Job No.: J0308
Date: 04-19-2024	Attachement: D

LISTED SPECIES SURVEY
FOR THE
MERES BLVD. SITE,
TARPON SPRINGS, FLORIDA

March 11, 2022
Updated September 18, 2024

By

Donald Richardson, Ph.D.
Ecological Consultants, Inc.
5121 Ehrlich Road, Suite 103A
Tampa, Fl. 33624

INTRODUCTION

The Meres Blvd. project is approximately 1.2 acres of wetland and 0.63 acres of upland located on the northwest corner of the intersection of Meres Blvd. and Alt. 19 in Tarpon Springs, Florida (TRS: 27/15/13) (Figure 1). The project is bordered on the north by commercial development, on the east by Alt. Highway 19, on the south by Meres Blvd. and on the west by undeveloped lands and a tidal canal. This report represents an environmental assessment of the existing flora and fauna of the site with special reference to all listed species that may have some protection by state and federal agencies and Pinellas County.

SOILS

The soils associated with this small site appear to have been reworked as evidenced by piles of spoil. Only one soils type occurs on the site as follows (Figure 2):

1. Made Land (Ma) – Made lands consist of mixed sand, clay, hard rock, shells, and shell fragments that have been transported, reworked, and leveled by earth moving equipment (Figure 3). Made lands occur mainly in urban areas along the coast and keys.

VEGETATION

Upland Open Land

Due to past soil disturbance, the undeveloped lands within urban areas (FLUCCS #191) is characterized by ruderal or weedy species (Figure 4). The most common species include Australian pine (*Casuarina equisetifolia*), cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), saltbush (*Baccharis halimifolia*), St. Augustine grass (*Stenotaphrum secundatum*), beggars tick (*Bidens alba*), sawbrier

(*Smilax auriculata*), Bermuda grass (*Cynodon dactylon*), Spanish moss (*Tillandsia usneoides*), evening primrose (*Oenothera biennis*), ragweed (*Ambrosia* artemisiifolia), pepper weed (*Lepidium virginicum*), sweet clover (*Melilotus indicus*), trumpet creeper (*Campis radicans*) and others.

Mangrove Swamp Wetlands

The central wetlands are connected to Whitcomb Bayou via a series of man-made canals (Figure 3A & 5). The wetland is separated into mangrove swamp (FLUCCS #612) and low marsh/tidal flats (FLUCCS #642/FLUCCS #651). The central portion of the wetland is dominated by low saltmarsh and tidal flats that cover about 0.44 acres (Figure 6). The majority of this central zone is open tidal flats nearly devoid of vegetation. The low marsh species are congregated adjacent to the black mangrove zone at slightly lower elevations. The only low marsh species is smooth cordgrass (*Spartina alterniflora*) that occurs in only a few isolated patches.

The mangrove forest is dominated by black mangrove (*Avicennia germinans*) and white mangrove (*Laguncularia racemosa*) with a few scattered red mangrove (*Rhizophora mangle*) on the exposed edges. This estuarine forested system is divided into approximately 0.38 acres of relatively undisturbed black mangroves which occur adjacent to the low marsh tidal flats. The outer fringe occurs on more disturbed soils and Brazilian pepper has invaded about 0.38 acres of the black mangrove forest.

Both the low marsh and the mangrove forest are connected to the adjacent canal to the east which flows into Whitcomb Bayou. The canal has been sea walled and several docks constructed. Most of the native mangrove vegetation was removed during construction of the sea wall and only isolated stands of mangroves exist (Figure 7). It

appears that periodic dredging of the canal does occur in order to provide boat access to the gulf.

LISTED PLANT SPECIES

Only one listed plant species was observed on site as follows:

1. Leatherleaf fern (*Acrostichum danaeifolium*) – Commercially exploited, FDA.

This species is often associated with the fringes of tidal creeks or mangrove forests and has been protected by the state due to past harvesting. Most of the existing plants occur at the upper edges of the mangrove forest.

LISTED ANIMAL SPECIES

Only one listed animal species was observed on site as follows:

1. Osprey (*Pandion haliaetus*) – Species of Special Concern, FWC.

During the field survey of the site over several visits, ospreys often perch on some of the tall trees as look out perches or to eat prey items caught in the adjacent canal. No nest sites were observed on the property; however, a nest box has been occupied in the adjacent Banyans project (Figure 8). Wood storks (*Mycteria americana*) frequent the area but have not been observed at this site due to the lack of good foraging sites. A computer search of the state data base yielded no active nesting sites near Meres Blvd.

The small tooth sawfish (*Pristis pectinata*) is currently listed as endangered by ESA and critical habitat has been designated for the Charlotte Harbor Estuary and the Ten Thousand Islands to the south of Tampa Bay. This species prefers euryhaline red mangrove habitats with water depths less than 3 feet. The Meres site does not provide suitable habitat for this species and the adjacent canals that feed into Whitcomb Bayou have been sea walled and nearly all the red mangroves removed. Additionally, these

canals may be periodically dredged which negatively affects this species. It would be a rare occurrence for this species to be associated with the Whitcomb Bayou canals.

In summary, the site is divided into approximately 0.63 acres of disturbed uplands and 1.20 acres of mangrove swamp, low marsh and tidal flats. About 50% of the black mangrove forest has been invaded by Brazilian pepper due to past soil disturbance caused by filling. One listed plant species (i.e., leatherleaf fern) and one animal species (i.e., osprey) were observed on site. No nest sites were observed on site for any listed species. Several wading birds do utilize the tidal flats as forage sites but no birds were observed on several visits. Development of this site would require some mitigation to off set wetland impacts.

Figure 1. Location map for the Meres Blvd. project.

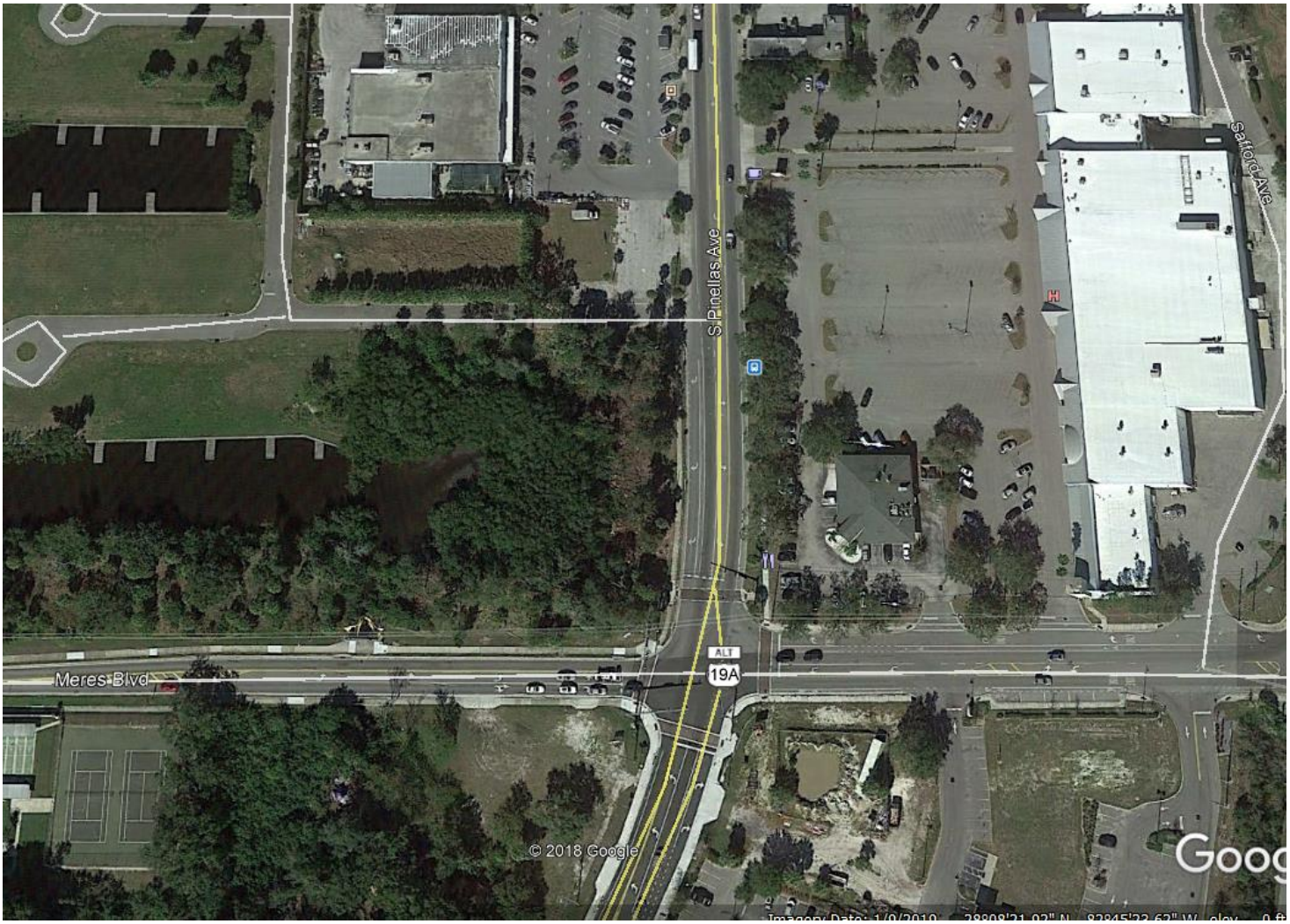


Figure 2. Soils map for the Meres Blvd. project.

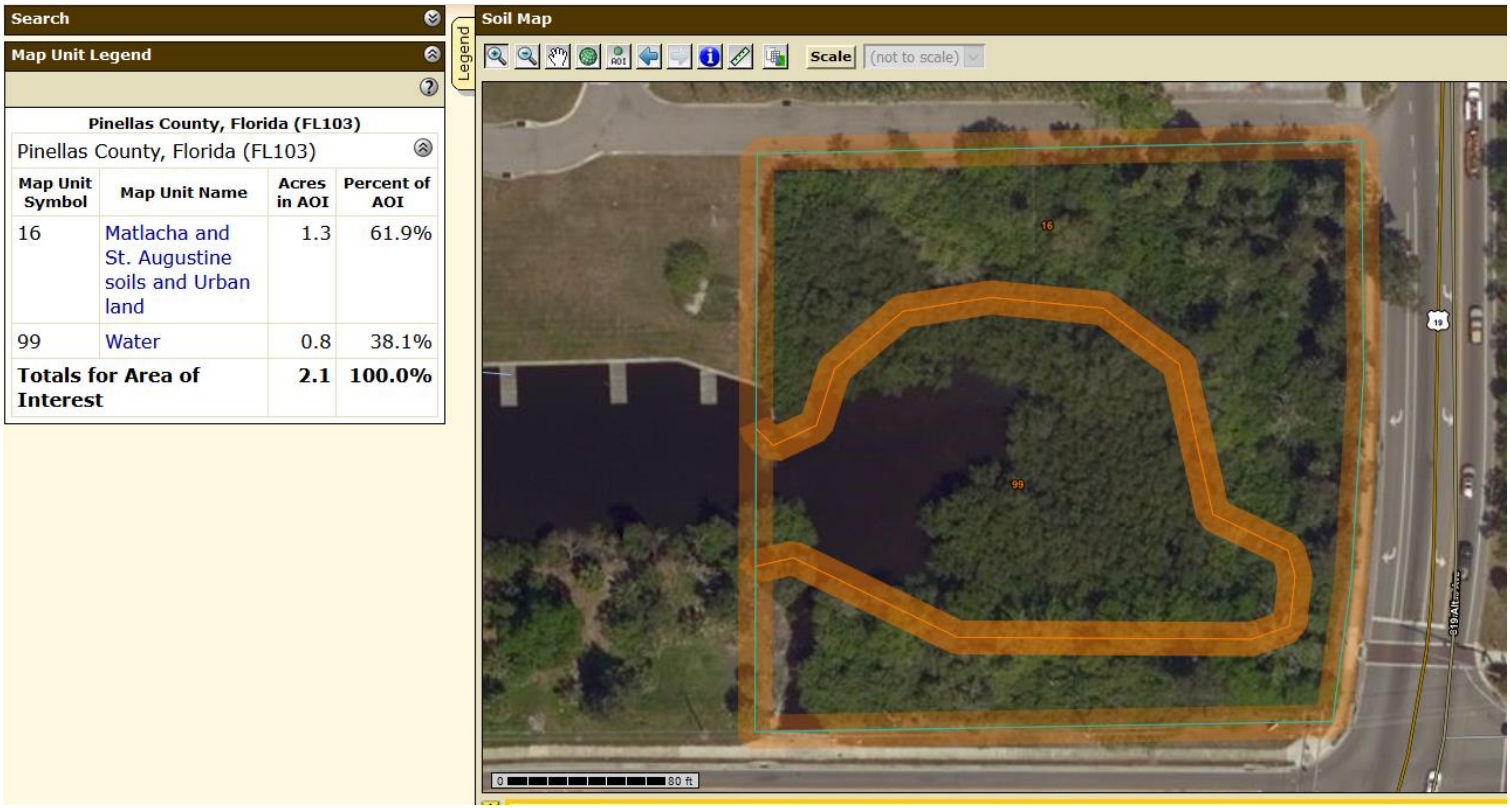


Figure 3A. Vegetation map showing wetland zonation.

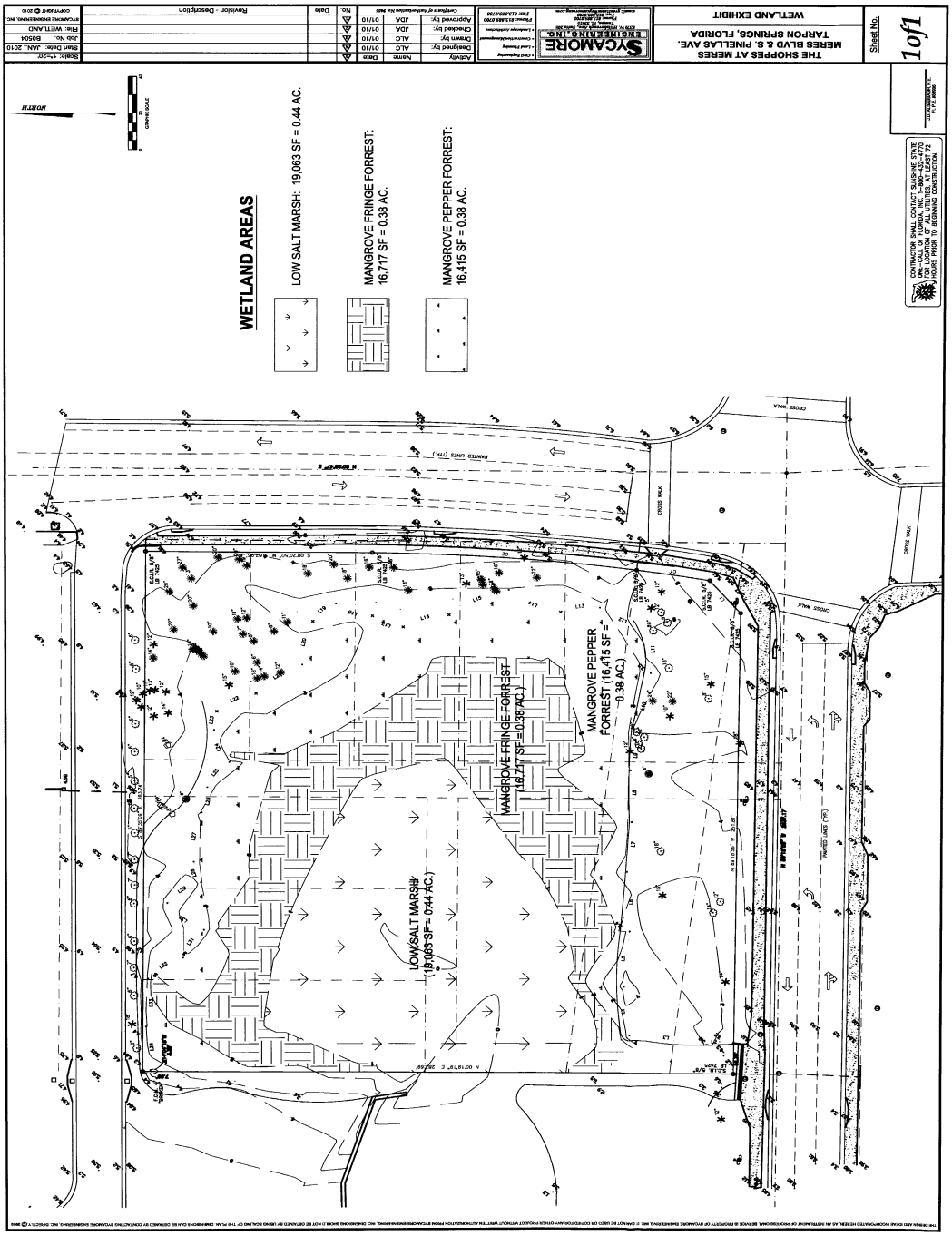


Figure 3B. Upper mangrove swamp zone showing fill materials.

Figure 4. Upland ruderal community showing Australian pine.

Figure 5. The Meres wetlands are connected to Whitcomb Bayou via a series of canals.

Figure 6. Black mangrove forest, low marsh and tidal flats.

Figure 7. Canals showing lack of native vegetation (upper) and Whitcomb Bayou (lower).

Figure 8. Osprey on platform in the Bayans project to north.

EXISTING TREE SUMMARY

The site is mostly an existing wetland with some trees along the perimeter that are comprised mainly of Australian Pine and Sabal Palm, with some Live Oaks and a few Red Cedars.

The trees overall are generally in poor or decline/dead condition with one in fair condition. The Live Oaks along the southern perimeter are in close proximity to overhead utility lines and have limited area for canopy development on the southern side.

General condition determinations based on the following:

Highly Visible Factors Considered

Condition Rating	General Condition	Overall vigor	Canopy density	Amount of deadwood	Structural Defects of trunk, scaffold branches	Pests	Extents of decay
0	Decline/Dead	Severe Decline	<20%	Large: Major scoffold branches	Evidence of failure	Infested	Major - conks and cavities
1	Poor	Declining	20-60%	Twig and branch dieback	Major	Infestation of significant pests	One to a few conks: small cavities
2	Fair	Low	60-80%	Small twigs	Some	Minor	Present at pruning wounds
3	Good	Good	80-100%	Little or none	Minor	Minor	Present at pruning wounds
4	Excellent	Excellent	100%	None	None	None or Insignificant	Absent

BASED ON "TREES AND DEVELOPMENT", MATHENY CLARK, 1998

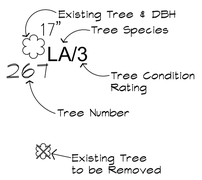
Existing Tree Inventory Legend

LO	Live Oak	Quercus virginiana
SP	Sabal Palm	Sabal palmetto
RC	Red Cedar	Juniperus silicicola

Exotics / Invasive Species - X Condition Rating

AP	Australian Pine	Casuarina sp.

Existing Tree Inventory Legend



CITY OF TARPON SPRINGS TREE REPLACEMENT REQUIREMENTS

TREE REPLACEMENT REQUIRED:
EXISTING TREES TO BE REMOVED:
TREES REQUIRING REPLACEMENT (INCH FOR INCH REPLACEMENT) TREES RATED FAIR OR BETTER:
1 TREES @ 10" REPLACEMENT REQUIRED
15 PALMS @ 178" REPLACEMENT REQUIRED
TOTAL REPLACEMENT REQUIRED: 188"

TREES NOT REQUIRING REPLACEMENT (LESS THAN 19" DBH WITHIN BUILDING PAD, DRIVEWAY, S/W & TREES RATED POOR OR DECLINE/DEAD): 2 TREES @ 22", 1 PALM @ 10"

EXOTIC TREES NOT REQUIRING REPLACEMENT (AUSTRALIAN PINE)

EXISTING TREES TO REMAIN: 1 PALM @ 12"

REQUIRED EXISTING TREE REPLACEMENT REQUIRED: 198" REQUIRED

TREES REQUIRED: 79,557 SF SITE / 2000 = 40 TREES REQUIRED. 25% CAN BE PALMS
REPLACEMENT: 30 – 2" CANOPY TREES = 60" REPLACEMENT
10 – 12" PALM TREES = 120" REPLACEMENT (PALMS CAN REPLACE PALMS REMOVED)

PROPOSED TREE REPLACEMENT PROVIDED: 180"

REPLACEMENT DEFICIT: 8"

TREE REMOVAL - PROJECT OVERALL

Non-Palm Species

Tree Caliper (DBH)	Total inches removed	Percentage of total inches removed	Distribution of replacment inches based on % distribution of tree removals	Approximate net inches to be further replaced / contribution to tree bank / exempted, with final exemptions determined at individual lot building permitting	Tree Bank Contribution per inch	Total Tree Bank Contribution
1 4" to less than 8" DBH	0	0%	0.0	0.0	$ 25.00	$ -
2 8" to less than 15" DBH	10	100%	184.0	-174.0	$ 50.00	$ (8,700.00)
3 15" to less than 25" DBH	0	0%	0.0	0.0	$ 75.00	$ -
4 25" and greater DBH	0	0%	0.0	0.0	$ 100.00	$ -
Total	**10**	**100%**	**180**	**-170**	Grand total	$ (8,700.00)
Total inches replaced	**180**	Based on minimum of 30 Trees @ 2" Caliper + 10 Palms @ 12" Caliper				

Palm Species

	Total inches removed	Inches to be planted	Net inches to be replaced	Tree Bank Contribution per inch for Palm Trees	Total Tree Bank Contribution- Palms
Palms	178	170	8	$ 10.00	$ 80.00

Project Site: 79,557 sf / 2,000 = 40 Trees Required, 25% can be Palms

Minimum of 30-2" Trees + 10-12" Palms to be provided for 180" of replacement provided.
(10" provided for Non-Palm Species + 170" provided for Palm Species)

TREES & PALMS NOT REQUIRING REPLACEMENT:
TREES / PALMS LESS THAN 19" DBH WITHIN BUILDING PAD, DRIVEWAY (15' adjacent to building), SIDEWALKS & TREES RATED POOR OR DECLINE

Existing Tree Inventory preformed by ISA Certified Arborist:

Patrick Roberson
ISA Certification
#FL-1051A

ENGINEERING & LAND PLANNING
BASE INFORMATION PROVIDED BY:
SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Av., Suite 205
Tampa, Florida 33615
Phone - (813) 889-0700

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
3152 Little Road, # 125, Trinity, Florida 34655
Phone: 727-255-4258 Web: RRGLA.com
LA0001461 & LC26000267

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

PATRICK J. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461
Date per Digital Signature

Digitally signed by Patrick Roberson
DN: c=US, st=Florida, l=Trinity, o=Roberson Resource Group, LLC, cn=Patrick Roberson, email=patrick@rrgla.com
Date: 2024.01.15 16:55:53 -05'00'

Revision	Date
Rev. per Field Review	01/15/24
Rev. per Tarpon Springs comments	10/04/21
Rev. per Tarpon Springs comments	09/02/21

Project Title
THE SHOPPES AT MERES
Tarpon Springs, Florida

EXISTING TREE INVENTORY

Project No. 20–045
Date 12/21/20
Sheet ET1

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Pinellas County

Public Works

April 22, 2025

Mr. J. D. Alsabbagh, P.E.
8370 W. Hillsborough Avenue, Suite 205
Tampa, FL 33615

Re: Driveway Access Waiver – The Shoppes at Meres
1098 Pinellas Ave Tarpon Springs, FL 34689 (AAW-25-00033)

Dear Mr. Alsabbagh,

Pinellas County received and evaluated your second request for a direct access connection to Meres Boulevard, a County collector roadway, for a proposed medical office development within the City of Tarpon Springs. The County Land Development Code and the County Transportation Design Manual restrict access to collector roadways when access is available from a roadway of lesser designation. The plans provided indicate that the site has access to Apricot Court, a local road.

Staff from Public Works and Development Review Services have reviewed your second request and the supporting documentation. The staff review concluded:

1. The applicant's traffic study indicates the trips estimated to enter/exit the site are very low.
2. Based on the study and analysis provided, it is our opinion that all access to the site can be effectively handled from a single access point.
3. Access can be provided from Apricot Court, as this is the road of lesser designation adjacent to the site.
4. The documentation does not indicate that a second connection on Meres Blvd is necessary.

For these reasons, it has been determined this waiver request is denied.

If you have questions, please contact Gene Crosson, Development Review Services Division Manager at 727-464-3642 or by email gcrosson@pinellas.gov

Respectfully,

Kelli Hammer Levy

Kelli Hammer Levy, Public Works Director

22211 U.S. Highway 19 North, Building 1
Clearwater, FL 33765
Phone (727) 464-8900
V/TDD (727) 464-4062
Pinellas.gov

Shoppes at Meres Crossing

Final Audit Report 2025-04-22

Created:	2025-04-22
By:	Karen Baker (kbaker@pinellascounty.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAALqwDkWEldpZscyGvibGG8_IC5czdt5Kc

"Shoppes at Meres Crossing" History

Document created by Karen Baker (kbaker@pinellascounty.org)
2025-04-22 - 7:40:26 PM GMT

Document emailed to Kelli Hammer Levy (klevy@pinellas.gov) for signature
2025-04-22 - 7:40:30 PM GMT

Email viewed by Kelli Hammer Levy (klevy@pinellas.gov)
2025-04-22 - 7:40:50 PM GMT

Document e-signed by Kelli Hammer Levy (klevy@pinellas.gov)
Signature Date: 2025-04-22 - 7:44:57 PM GMT - Time Source: server

Agreement completed.
2025-04-22 - 7:44:57 PM GMT

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

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Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

June 05, 2024

Juniper Development, LLC
Attn: Abir M. Khaled
550 N. Reo St., Ste. 300
Tampa, FL 33609

Subject:	**Corrected Permit**	
	Application/Permit No.:	893272/43035342.005
	Project Name:	The Shoppes at Meres
	County:	Pinellas
	Sec/Twp/Rge:	S13/T27S/R15E

Dear Permittee:

District staff has discovered an error in the permit issued to you on June 04, 2024. The correction is:

The Water Quantity/Quality section of the permit incorrectly referenced Specific Condition 36 for the turbidity monitoring plan. The correct Specific Condition is number 35.

Please attach this letter to your permit packet.

We hope that this error has not caused an inconvenience for you. If you have any questions, please contact our office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc:	Courtney Buck Sycamore Engineering, Inc. J.D. Alsabbagh, P.E.

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

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Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

June 04, 2024

Juniper Development, LLC
Attn: Abir M. Khaled
550 N. Reo St., Ste. 300
Tampa, FL 33609

Subject: **Notice of Intended Agency Action - Approval**
ERP Individual Construction Major Modification

Project Name:	The Shoppes at Meres
App ID/Permit No:	893272 / 43035342.005
County:	Pinellas
Sec/Twp/Rge:	S13/T27S/R15E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Courtney Buck
J.D. Alsabbagh, P.E., Sycamore Engineering, Inc.

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June 04, 2024

Juniper Development, LLC
Attn: Abir M. Khaled
550 N. Reo St., Ste. 300
Tampa, FL 33609

Subject: **Notice of Agency Action - Approval**
ERP Individual Construction Major Modification

Project Name:	The Shoppes at Meres
App ID/Permit No:	893272 / 43035342.005
County:	Pinellas
Sec/Twp/Rge:	S13/T27S/R15E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: Courtney Buck
J.D. Alsabbagh, P.E., Sycamore Engineering, Inc.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE

INDIVIDUAL CONSTRUCTION MAJOR MODIFICATION
PERMIT NO. 43035342.005

EXPIRATION DATE: June 04, 2029 **PERMIT ISSUE DATE:** June 04, 2024

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME:	The Shoppes at Meres
GRANTED TO:	Juniper Development, LLC Attn: Abir M. Khaled 550 N. Reo St., Ste. 300 Tampa, FL 33609
OTHER PERMITTEES:	N/A

ABSTRACT: This permit is for the modification of (not yet constructed) a stormwater management system associated with Permit No. 43035342.002 and its modification, Permit No. 43035342.004. The system will accommodate runoff from a 1.60-acre commercial facility including a building and associated vehicular use areas. The proposed stormwater management system includes one retention pond. The project is located at the northwest corner of Meres Boulevard and South Pinellas Avenue (Alt US 19), in Pinellas County. Information regarding the wetlands and/or surface waters is stated below and on the permitted construction drawings for the project.

This Permit Modification No. 43035342.005, amends the previously issued Permit Nos. 43035342.002 and 43035342.004, and all conditions are replaced by the conditions herein.

OP. & MAIN. ENTITY:	Juniper Development, LLC
OTHER OP. & MAIN. ENTITY:	N/A
COUNTY:	Pinellas
SEC/TWP/RGE:	S13/T27S/R15E
TOTAL ACRES OWNED OR UNDER CONTROL:	1.83
PROJECT SIZE:	1.60 Acres
LAND USE:	Semi-Public
DATE APPLICATION FILED:	April 24, 2024
AMENDED DATE:	N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
1	0.08	ON-LINE RETENTION
	Total: **0.08**	

Water Quantity/Quality Comments: The proposed pond provides treatment for runoff from the site via online retention. Attenuation is not required as the project site discharges to an infinite basin, the Anclote River Bayou Complex. Portions of work activities are located within the Anclote River Bayou Complex, a temporary mixing zone for turbidity is granted (refer to Specific Condition 35 herein). The plans and calculations reflect the National Geodetic Vertical Datum of 1929 (NGVD 29). In order to convert to the North American Vertical Datum of 1988 (NAVD 88), subtract 0.85 foot.

A mixing zone is required.
A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.00	0.00	No Encroachment	N/A

Floodplain Comments: The onsite floodplain is due to tidal surge, for which floodplain compensation is not required. The project proposes no fill placement within a known 100-year riverine floodplain or depression storage areas associated with 100-year riverine floodplain.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
Low Salt Marsh (onsite)	0.44	0.11	0.33	0.19	0.00	0.00
Mangrove Fringe Forest (onsite)	0.38	0.06	0.32	0.18	0.00	0.00
Mangrove/Pepper Forest (onsite)	0.38	0.05	0.33	0.17	0.00	0.00
Lowes Swale #1 (mitigation area)	0.01	0.00	0.00	0.00	0.01	0.00
Lowes Wetland Encroachment Area #1 (mitigation area)	0.07	0.00	0.00	0.00	0.07	0.00
Lowes Wetlands Encroachment Buffer Area #1 (mitigation area)	0.02	0.00	0.00	0.00	0.02	0.00
Swale #2 (mitigation area)	0.03	0.00	0.00	0.00	0.03	0.00
Enhancement Area 3 (mitigation area)	3.07	1.50	0.00	0.00	1.57	0.00
Total:	**4.40**	**1.72**	**0.98**	**0.54**	**1.70**	**0.00**

*** For impacts that do not require mitigation, their functional loss is not included.**

Wetland/Other Surface Water Comments:

There are 4.40 acres of wetlands (FLUCCS 612, 630, and 642) located within the project area for this ERP modification. Permanent filling impacts to 0.98 acre of wetlands will occur for construction of the project. Permanent filling impacts to 0.98 acres of qualifying wetlands were evaluated using the Uniform Mitigation Assessment Method (UMAM) as required pursuant to Chapter 62-345, F.A.C. The results of the UMAM analysis indicate a functional loss of 0.54 units due to the permanent impacts proposed. Temporary dredging and filling impacts to 1.70 acres of wetlands will occur for the creation and enhancement of wetlands within the offsite mitigation area. There are no other surface water features located within the project area.

Mitigation Information

Name	Creation		Enhancement		Preservation		Restoration		Enhancement +Preservation		Other	
	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain
Wetland Creation Areas 1 & 2	0.91	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wetland Enhancement & Buffer	0.00	0.00	3.95	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	**0.91**	**0.39**	**3.95**	**0.20**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Mitigation Comments:
Wetland mitigation for permanent filling impacts will be provided by the offsite creation of 0.91 acre of mangrove swamp and saltwater marsh (FLUCCS 612 and 642) and enhancement of 3.95 acres of mixed forested wetlands (FLUCCS 630). The results of the UMAM analysis indicate a functional gain of 0.59 units which offsets the 0.54 units of functional loss proposed to wetland habitat. The difference between the functional gain and functional loss will not be available for future mitigation use.

Wetland mitigation will not be required for temporary impacts within the mitigation area pursuant to Subsection 10.2.2 of the ERP Applicant's Handbook Vol. I. Under this Section, wetland mitigation is not required for impacts that have been determined to be de minimis to fish, wildlife and listed species.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.

2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.

3. **WETLAND MITIGATION SUCCESS CRITERIA MITIGATION CREATION AREA 1 and 2 (0.91 Acre)**

   Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

   a. The mitigation area can be reasonably expected to develop into a Saltwater Marsh (FLUCCS 642) as determined by the Florida Land Use and Cover and Forms Classification System (third edition; January 1999).

   b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetland/surface water type specified in criterion "a."

   c. Planted or recruited herbaceous or shrub species (or plant species providing the same function) shall meet the criteria specified:
   Zone: Low Marsh (Areas C)
   Percent Cover: 85
   Species: *Spartina alterniflora, Juncus roemerianus*

   Zone: Wetland Creation Areas B
   Percent Cover: 80
   Species: *Paspalum disticum, Sprorbolus virginicus, Avicennia germinans, Rhizophoria mangle*

   Zone: Wetland Creation Areas A
   Percent Cover: 70
   Species: *Spartina alterniflora, Distichis spicata*

   Zone: Transitional Buffer Areas
   Percent Cover: 50
   Species: *Helianthus floridanus, Spartina bakeri, Spartina patens, Callicarpa americana, Forestiera segregata, Pinus elliottii*

   d. Planted or recruited tree species that are greater than or equal to 12 feet in height and established for more than 3 years shall meet the criteria specified:

   e. Species composition of recruiting wetland vegetation are indicative of the wetland type specified in criterion "a."

   f. Coverage by nuisance or exotic species does not exceed five (5) percent at any area within the mitigation site and 5 percent for the entire mitigation site.

   g. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter

62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

4. **WETLAND MITIGATION SUCCESS CRITERIA WETLAND ENHANCEMENT AREA AND BUFFER (3.95 Acres)**

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

a. The mitigation area can be reasonably expected to develop into a Mixed Forested Wetland (FLUCCS 630) as determined by the Florida Land Use and Cover and Forms Classification System (third edition; January 1999).

b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetland/surface water type specified in criterion "a."

c. Planted or recruited herbaceous or shrub species (or plant species providing the same function) shall meet the criteria specified:
Zone: Understory
Percent Cover: 30
Species: *Itea virginica, Cephalanthus occidentalis, Blechnum serrulatum, Callicarpa Americana, Spartina bakeri*

d. Planted or recruited tree species that are greater than or equal to 12 feet in height and established for more than 3 years shall meet the criteria specified:
Zone: Canopy
Density (#/Acre): 200
Species: *Persea palustis, Magnolia virginiana, Liquidambar styraciflua, Quercus virginiana, Pinus elliottii*

e. Species composition of recruiting wetland vegetation are indicative of the wetland type specified in criterion "a."

f. Coverage by nuisance or exotic species does not exceed five (5) percent at any area within the mitigation site and five (5) percent for the entire mitigation site.

g. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

5. The Permittee shall monitor and maintain the wetland mitigation areas until the criteria set forth in the Wetland Mitigation Success Criteria Conditions above are met. The Permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.

6. The Permittee shall undertake required maintenance activities within the wetland mitigation areas as needed at any time between mitigation area construction and termination of monitoring, with the exception of the final year. Maintenance shall include the manual removal of all nuisance and exotic species, with sufficient frequency that their combined coverage at no time exceeds the Wetland Mitigation Success Criteria Conditions above. Herbicides shall not be used without the prior written approval of the District.

7. A Wetland Mitigation Completion Report shall be submitted to the District within 30 days of completing construction and planting of the wetland mitigation areas. Upon District inspection and approval of the mitigation areas, the monitoring program shall be initiated with the date of the District field inspection being the construction completion date of the mitigation areas. Monitoring events shall occur between March 1 and November 30 of each year. An Annual Wetland Monitoring Report shall be submitted upon the anniversary date of District approval to initiate monitoring.

   Annual reports shall provide documentation that a sufficient number of maintenance inspection/activities were conducted to maintain the mitigation areas in compliance according to the Wetland Mitigation Success Criteria Conditions above. Note that the performance of maintenance inspections and maintenance activities will normally need to be conducted more frequently than the collection of other monitoring data to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above.

   Monitoring Data shall be collected semi-annually.

8. Termination of monitoring for the wetland mitigation areas shall be coordinated with the District by:

   a. notifying the District in writing when the criteria set forth in the Wetland Mitigation Success Criteria Conditions have been achieved;

   b. submitting documentation, including the date, that all maintenance activities in the wetland mitigation areas have been suspended including, but not limited to, irrigation and addition or removal of vegetation; and

   c. submitting a monitoring report to the District one year following the written notification and suspension of maintenance activities.

   Upon receipt of the monitoring report, the District will evaluate the wetland mitigation sites to determine if the Mitigation Success Criteria Conditions have been met and maintained. The District will notify the Permittee in writing of the evaluation results. The Permittee shall perform corrective actions for any portions of the wetland mitigation areas that fail to maintain the criteria set forth in the Wetland Mitigation Success Criteria Conditions.

9. Following the District's determination that the wetland mitigation has been successfully completed, the Permittee shall operate and maintain the wetland mitigation areas such that they remain in their current or intended condition for the life of the system. The Permittee must perform corrective actions for any portions of the wetland mitigation areas where conditions no longer meet the criteria set forth in the Wetland Mitigation Success Criteria Conditions.

10. The Permittee shall commence construction of the mitigation areas within 30 days of wetland impacts, if wetland impacts occur between February 1 and August 31. If wetland impacts occur between September 1 and January 31, construction of the mitigation areas shall commence by March 1. In either case, construction of the mitigation areas shall be completed within 120 days of the commencement date unless a time extension is approved in writing by the District.

11. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance.

12. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:

    a. wetland and surface water areas

    b. wetland buffers

    c. limits of approved wetland impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

13. For dry bottom retention systems, the retention area(s) shall become dry within 72 hours after a rainfall event. If a retention area is regularly wet, this situation shall be deemed to be a violation of this permit.

14. This Permit Modification No. 43035342.005, amends the previously issued Permit No. 43035342.004, and all conditions are replaced by the conditions herein.

This Permit Modification No. 43035342.005, amends the previously issued Permit No. 43035342.002, and all conditions are replaced by the conditions herein.

15. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.

16. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

17. The Permittee shall execute the final draft financial responsibility instrument approved by the District prior to initiating activities authorized by this permit. The final draft financial responsibility instrument shall be consistent with the draft instrument submitted with the permit application and approved by this permit.

18. The Permittee shall submit the original executed financial responsibility instrument to the District's Environmental Compliance Manager, at the Tampa Service Office.

19. The Permittee shall provide the financial responsibility required by Rule 62-330.301(5), Florida Administrative Code until the District determines that the specific success criteria contained in this permit have been met; or the District approves a request to transfer the permit to a new owner and receives an acceptable substitute financial responsibility mechanism from the new owner.

20. The Permittee may request, in writing, a release from the obligation to maintain certain amounts of the financial assurance required by this permit as phases of the mitigation plan are successfully completed. The request shall include documentation that the mitigation phase or phases have been completed and payment for their completion has been made. Following the District's verification that the phase or phases have been completed in accordance with the mitigation plan, the District will authorize release from the applicable portion of the financial assurance obligation.

21. The District will notify the Permittee within 30 days of its determination that the specific success criteria contained in this permit have been met. Concurrent with this notification, the District will authorize, in writing, the appropriate entity to cancel or terminate the financial responsibility instrument.

22. The Permittee's failure to comply with the terms and conditions of this permit pertaining to the successful completion of all mitigation activities in accordance with the mitigation plan shall be deemed a violation of Chapter 40D-4, Florida Administrative Code. In addition to other remedies that the District may have, the District may draw upon the financial responsibility instrument for any funds necessary to remedy a violation, upon such notice to the Permittee as may be specified in the financial responsibility instrument or if none, upon reasonable notice.

23. In the event of bankruptcy or insolvency of the issuing institution; or the suspension or revocation of the authority of the issuing institution to issue letters of credit or performance bonds, the Permittee shall be deemed without the required financial assurance and shall have 60 days to reestablish the financial assurance required by Rule 40D-4.301(1)(j), Florida Administrative Code.

24. The Permitted Plan Set for this project includes the set received by the District on May 30, 2024.

25. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), “Operation and Maintenance Inspection Certification” describing the remedial actions taken to resolve the failure or deviation.

26. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

27. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.

28. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.

29. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:

    a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.

    b. Any existing septic tanks on site shall be abandoned at the beginning of construction.

    c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.

30. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.

31. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

32. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.

33. Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

34. This permit does not authorize the Permittee to cause any adverse impact to or "take" of state listed species and

other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

35. Construction turbidity monitoring shall be performed in accordance with the site specific turbidity monitoring plan received by the District on May 15, 2024.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

David Kramer, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.

a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.

b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5),F.A.C. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

2. For all other activities - "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310 (2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

i. This permit does not:

1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

2. Convey to the permittee or create in the permittee any interest in real property;

3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

l. The permittee shall notify the Agency in writing:

1. Immediately if any previously submitted information is discovered to be inaccurate; and

2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving

subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

The Shoppes at Meres
PROJECT NAME

Semi-Public
PROJECT TYPE

Pinellas
COUNTY

S13/T27S/R15E
SEC(S)/TWP(S)/RGE(S)

Juniper Development, LLC
PERMITTEE See permit for additional permittees

APPLICATION ID/PERMIT NO: 893272 / 43035342.005
DATE ISSUED: June 04, 2024

David Kramer, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK

Patricia McNeese

From: J.D. Alsabbagh, PE <jalsabbagh@sycamoreeng.com>
Sent: Monday, July 7, 2025 3:04 PM
To: Patricia McNeese
Cc: 'Anthony Morales, EI'
Subject: FW: Receipt of Application Notification - SAJ-2009-02970-RSS (JUNIPER DEVELOPMENT, LLC / SEAWAL / THE SHOPPES AT MERES BOULEVARD / PINELLAS)

External sender <jalsabbagh@sycamoreeng.com>
Make sure you trust this sender before taking any actions.

Pat
Just update that we had not heard back from ACOE yet which is typical.

Thanks

J.D. Alsabbagh, P.E.
Sycamore Engineering, Inc.
8370 W. Hillsborough Avenue, Suite 205
Tampa, Florida 33615
Direct: (813) 889-0700
Fax: (813) 889-0788
Cell: (813) 924-1704
E-mail: jalsabbagh@sycamoreeng.com

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From: Garcia, Zoe A CIV USARMY CESAJ (USA) <Zoe.A.Garcia@usace.army.mil>
Sent: Friday, May 9, 2025 9:05 AM
To: jalsabbagh@sycamoreeng.com; akhaled@sycamoreeng.com
Cc: Somerville, Rachel S CIV SAJ <Rachel.S.Somerville@usace.army.mil>
Subject: Receipt of Application Notification – SAJ-2009-02970-RSS (JUNIPER DEVELOPMENT, LLC / SEAWAL / THE SHOPPES AT MERES BOULEVARD / PINELLAS)

Your application for a Department of the Army Corps of Engineers permit for the project referenced in the above subject line has been assigned to Rachel Somerville for review under file number SAJ-2009-02970-RSS. Please use this number in all future correspondence for this application.

We request that you allow 10 business days before reaching out to the project manager, copied on this message. You may reach the project manager via email at rachel.s.somerville@usace.army.mil or by calling telephone number 904-232-1444 (email is best).

Applications are reviewed in the order in which they are received, and additional information may be requested once the project manager reviews your application.

Be advised that work performed in waters of the United States and/or the discharge of dredged or fill material into adjacent wetlands without Department of the Army (DA) authorization could subject you to enforcement action. Receipt of a permit from the Florida Department of Environmental Protection, Water Management Districts, and/or other state or local agencies does not obviate the requirement for obtaining DA authorization for the work described above prior to commencing work.

Thanks.

Very Respectfully,

Zoé A. García
Regulatory Division
Jacksonville District
U. S. Army Corps of Engineers

Patricia McNeese

From: J.D. Alsabbagh, PE <jalsabbagh@sycamoreeng.com>
Sent: Wednesday, October 1, 2025 11:40 AM
To: Patricia McNeese
Subject: FW: WND-25-00789/ Juniper Development/1098 Pinellas Ave
Attachments: Application Page 2 - WND-25-00789.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: Unusual link
This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Pat
Please see below from Pinellas County for Dredge & Fill permit. They required the City approval before processing the permit. Can you please schedule our P & Z for this project.

Thanks

J.D. Alsabbagh, P.E.
Sycamore Engineering, Inc.
8370 W. Hillsborough Avenue, Suite 205
Tampa, Florida 33615
Direct: (813) 889-0700
Fax: (813) 889-0788
Cell: (813) 924-1704
E-mail: jalsabbagh@sycamoreeng.com

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From: Water & Navigation Permitting <WNPermitIntake@pinellas.gov>
Sent: Tuesday, September 30, 2025 5:24 PM
To: jalsabbagh@sycamoreeng.com; davidnek@capdeseng.com
Cc: Water & Navigation Permitting <WNPermitIntake@pinellas.gov>
Subject: WND-25-00789/ Juniper Development/1098 Pinellas Ave

Good afternoon,

Intake is currently in the process of an initial assessment of the above-mentioned application, the following items were found:

License Professional

- License CGC1525725 is currently disabled and doesn't currently have USL&H or Worker's Comp or General Liability, with the Pinellas County Construction Licensing Board (PCCLB). Please send an updated Certificate of Insurance (COI) that includes USL&H, Worker's Comp, and General Liability coverage to: insurancecertificates@pinellas.gov

For any questions or concerns, feel free to contact the PCCLB

- Phone: (727) 582-3100
- Email: pcclb@pinellas.gov

City approval

- Pinellas County Water and Navigation requires municipal approval prior to reviewing applications. Since this application is for a property located in Tarpon Springs, City approval from Tarpon Springs is required on the drawing page and the proposed plans.

Drawing Page Requirements

- Waterfront width
- Waterway width

Application Page 2 – Please see attached

- Date the applicant assumed ownership of the property - 03/23/2011
- Fill
    - Purpose of the fill
        - Remove the words "more less"
- Uncheck "Maintenance" as the proposed work is fill not dredging

Please note the initial assessment is for application completion and should not be considered a full review of the proposed project. Once your application goes forward for a full review, additional information may be requested.

Feel free to reach out with any questions or concerns.

Respectfully,

Laura Valletti (she/her)
Business Support Specialist 1
Water and Navigation
Pinellas County Government
22211 U. S. 19 N, Building 10
Clearwater, FL 33765

Lvalletti@pinellas.gov
Office (727) 464 4170

Pinellas County Pinellas.gov

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www.pinellascounty.org
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All government correspondence is subject to the public records law.

Important - Our work place is Americans with Disabilities Act (ADA) sanctioned "fragrance-free" because of chemical allergies and we want to remind everyone to please refrain from wearing any scented/fragranced lotions, hair products, deodorant, sprays, etc. Failure to follow these guidelines could cause individual illness and could result in legal action against persons who did not follow these guidelines.

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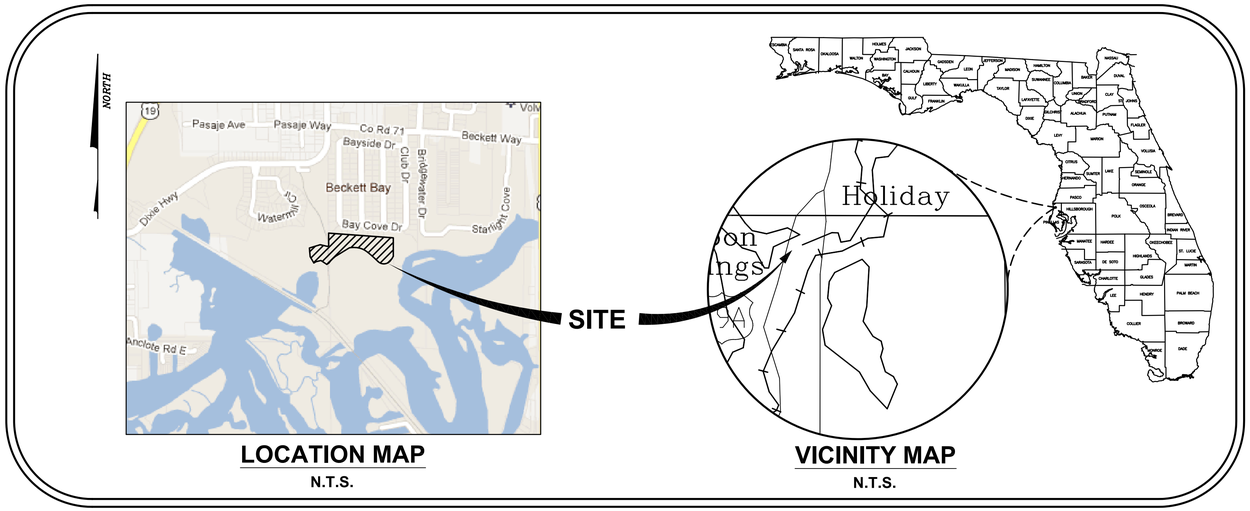
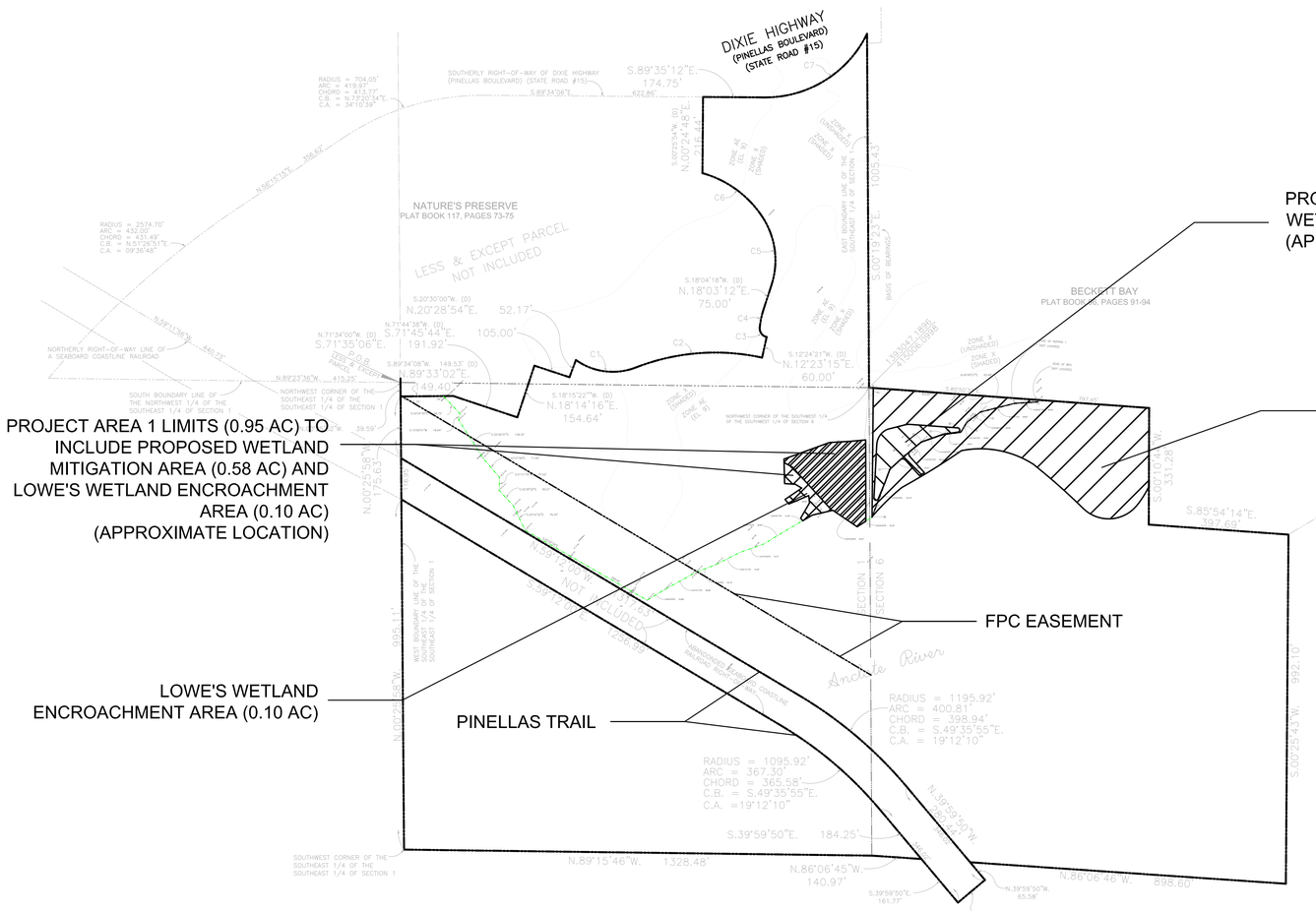


LOCATION MAP
N.T.S.

VICINITY MAP
N.T.S.

SECTION 1, TOWNSHIP 27 S, RANGE 15 E
SECTION 6, TOWNSHIP 27 S, RANGE 16 E



CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Activity	Name	Date
Designed by:	ALC	02/10
Drawn by:	ALC	02/10
Checked by:	JDA	02/10
Approved by:	JDA	02/10

Certificate of Authorization No. 9485

No.	Date	Revision - Description
1		
2		
3		
4		

Scale:
Start Date: FEB., 2010
Job No. B0504
File:

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SYCAMORE ENGINEERING, INC.
• Civil Engineering
• Land Planning
• Construction Management
• Landscape Architecture
Phone: 813.889.0700
Fax: 813.889.0788
8379 W. Hillsborough Ave., Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.889.0788
email: greg@sycamoreeng.com

THE SHOPPES AT MERES
MERES BLVD & S. PINELLAS AVE.
TARPON SPRINGS, FLORIDA

PROPOSED WETLAND IMPROVEMENTS LOCATION MAP

Sheet No.
M-1

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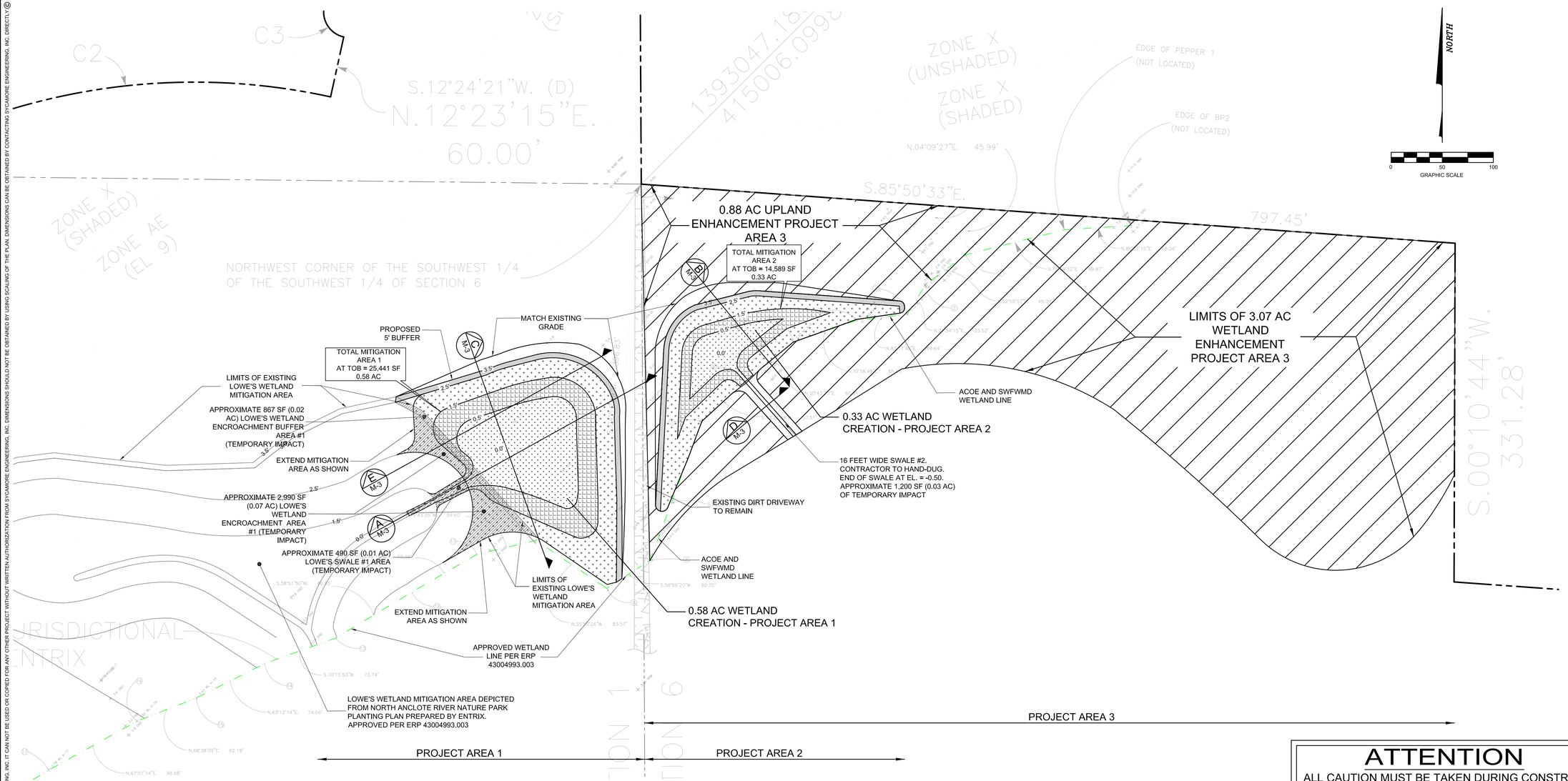

PROJECT AREA 1 | PROJECT AREA 2 | PROJECT AREA 3

PROPOSED LEGEND

- WETLAND LINE
- WETLAND LINE
- PROJECT AREA LIMITS

- BUFFER PLANTING ZONE 1 (0.05 AC). SEE SHEET M-3 FOR DETAILS
- WETLAND CREATION 1A PLANTING ZONE (0.27 AC). SEE SHEET M-3 FOR DETAILS
- WETLAND CREATION 1B PLANTING ZONE (0.19 AC). SEE SHEET M-3 FOR DETAILS
- LOW MARSH 1C PLANTING ZONE (0.22 AC). SEE SHEET M-3 FOR DETAILS
- LOWE'S WETLAND ENCROACHMENT AREA (0.10 AC)

- BUFFER PLANTING ZONE 2 (0.05 AC). SEE SHEET M-3 FOR DETAILS
- WETLAND CREATION 2A PLANTING ZONE (0.19 AC). SEE SHEET M-3 FOR DETAILS
- WETLAND CREATION 2B PLANTING ZONE (0.08 AC). SEE SHEET M-3 FOR DETAILS
- LOW MARSH 2C PLANTING ZONE (0.06 AC).SEE SHEET M-3 FOR DETAILS

- WETLAND AND UPLAND ENHANCEMENT PROJECT AREA 3

0.27 AC WETLAND CREATION 1A
+ 0.19 AC WETLAND CREATION 1B
+ 0.22 AC LOW MARSH 1C
(*) - 0.10 AC EXISTING LOWE'S MITIGATION AREA =
0.58 AC TOTAL MITIGATION AREA 1

(*) EXISTING LOWE'S MITIGATION AREA DEPICTED FROM APPROVED ERP PERMIT# 43004993.003

0.19 WETLAND CREATION 2A
+ 0.08 WETLAND CREATION 2B
+ 0.06 LOW MARSH 2C =
0.33 AC TOTAL MITIGATION AREA 2

3.07 AC WETLAND ENHANCEMENT AREA 3
+ 0.88 AC UPLAND ENHANCEMENT AREA 3 =
3.95 AC TOTAL ENHANCEMENT AREA 3

ATTENTION

ALL CAUTION MUST BE TAKEN DURING CONSTRUCTION OF THE WETLAND CREATION AREA WITH MINIMAL DISRUPTION TO THE ADJACENT LAND. CONTRACTOR TO CONDUCT WORK USING LIGHT EQUIPMENTS IN SHORT TIME . WORK MUST BE CONDUCTED WITH THE ATTENDANCE OF THE PROJECT ENVIRONMENTAL CONSULTANT

NOTES:
1. SEE SHEET M-3 FOR PLANTING NOTES.
2. ALL VEGETATION WITHIN THE MITIGATION AREA WILL BE REMOVED DURING SITE PREPARATION AND DISPOSED OFF OF THE NORTH ANCLOTE RIVER PARK PROPERTY.
3. SEE SHEET M-4 FOR PROPOSED EROSION CONTROL PLAN.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Activity	Name	Date
Designed by:	ALC	02/10
Drawn by:	ALC	02/10
Checked by:	JDA	02/10
Approved by:	JDA	02/10

Certificate of Authorization No. 9485

No.	Date	Revision - Description
1		
2		
3		
4		
5		

Scale: 1" = 50'
Start Date: FEB., 2010
Job No. B0504
File: MITIGATION

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THE SHOPPES AT MERES
MERES BLVD & S. PINELLAS AVE.
TARPON SPRINGS, FLORIDA

WETLAND CREATION AREA 1 & 2 AND ENHANCEMENT AREA 3

Sheet No.

M-2

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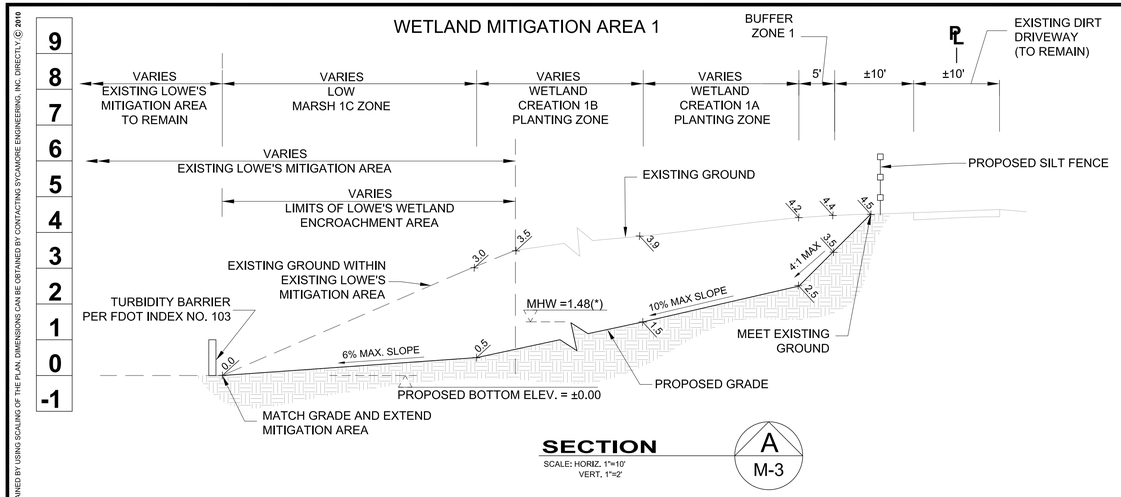

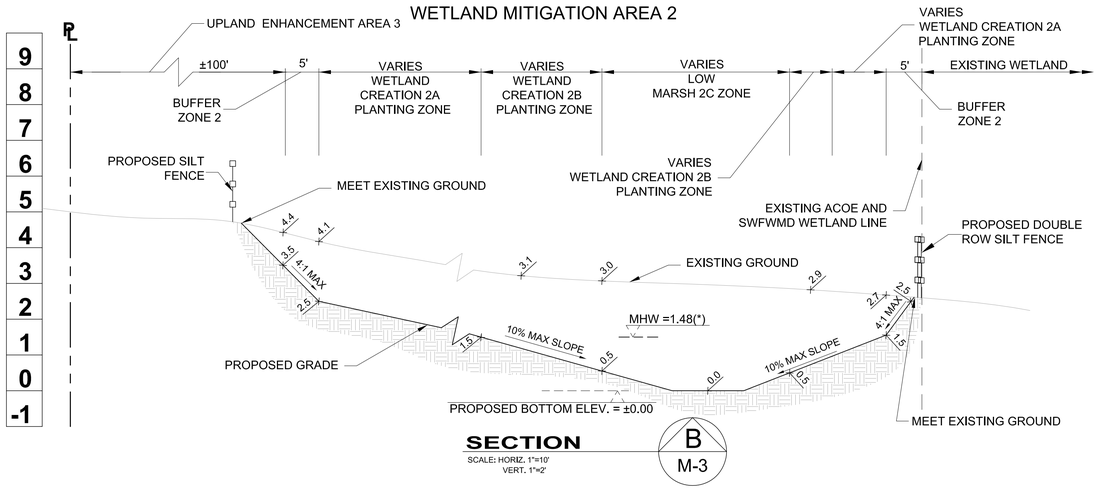

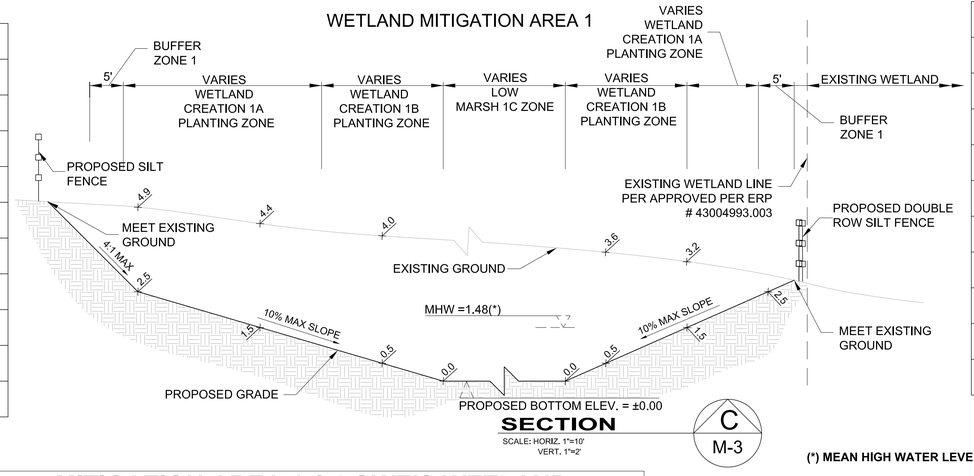

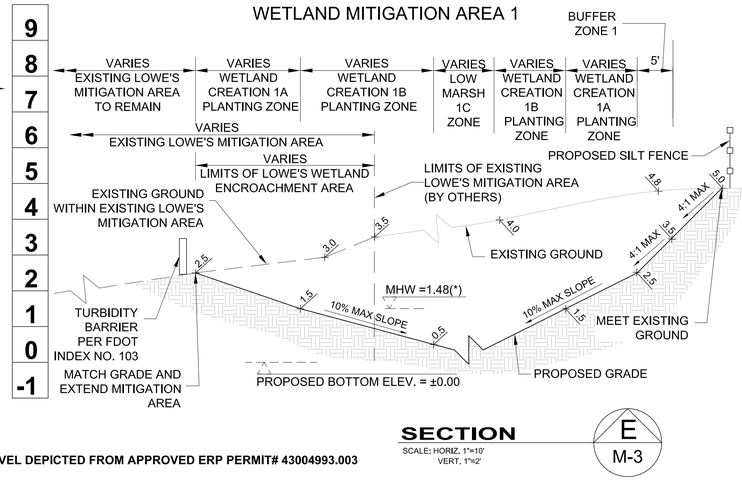

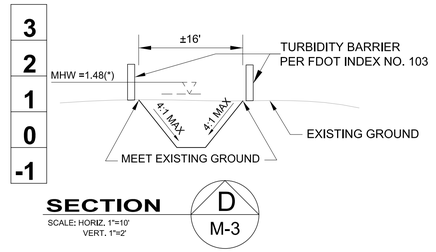

MITIGATION AREA 1 & LOWE'S WETLAND ENCROACHMENT AREA PLANTING TABLE

ZONE (ELEV.)	COMMON NAME	MITIGATION AREA	QUANTITIES MITIGATION AREA 1	ENCROACH. AREA	QUANTITIES ENCROACH. AREA 1	SCIENTIFIC NAME	SPACING	SIZE
LOW MARSH 1C (0.0' - 0.5')	smooth cordgrass	0.21 AC	500	0.01 AC	25	*Spartina alterniflora*	3' O.C.	4"
	black rush		500		25	*Juncus roemerianus*	3' O.C.	4"
WETLAND CREATION 1B (0.5' - 1.0')	joint paspalum	0.16 AC	400	0.03 AC (*)	100	*Paspalum disticum*	3' O.C.	4"
	seashore drop seed		200		50	*Sporobolus virginicus*	3' O.C.	4"
	black mangrove		4		1	*Avicennia germinans*	10' O.C.	3 GAL
	redmangrove		6		2	*Rhizophoria mangle*	10' O.C.	3 GAL
WETLAND CREATION 1A (1.0' - 2.5')	saltmarsh cordgrass	0.21 AC	900	0.06 AC (*)	200	*Spartina alterniflora*	3' O.C.	4"
	saltgrass		325		100	*Distichis spicata*	3' O.C.	4"
BUFFER 1 (2.5' - 3.5')	florida sunflower	0.05 AC	30	N/A	-	*Helianthus floridanus*	3' O.C.	4"
	sand cordgrass		200		-	*Spartina bakeri*	3' O.C.	4"
	marshhay cordgrass		10		-	*Spartina patens*	3' O.C.	4"
	beautyberry		12		-	*Callicarpa americana*	10' O.C.	3 GAL
	slash pine		12		-	*Pinus elliottii*	10' O.C.	3 GAL
	florida privet		12		-	*Forestiera segregata*	10' O.C.	3 GAL

(*) INCLUDES 0.01 AC OF THE LOWE'S ENCROACHMENT BUFFER AREA #1

MITIGATION AREA 2 PLANTING TABLE

ZONE (ELEV.)	COMMON NAME	ZONE AREA	QUANTITIES AREA 1	SCIENTIFIC NAME	SPACING	SIZE
LOW MARSH 2C (0.0' - 0.5')	smooth cordgrass	0.06 AC	150	*Spartina alterniflora*	3' O.C.	4"
	black rush		150	*Juncus roemerianus*	3' O.C.	4"
WETLAND CREATION 2B (0.5' - 1.0')	joint paspalum	0.19 AC	600	*Paspalum disticum*	3' O.C.	4"
	seashore drop seed		300	*Sporobolus virginicus*	3' O.C.	4"
	black mangrove		5	*Avicennia germinans*	10' O.C.	3 GAL
	redmangrove		7	*Rhizophoria mangle*	10' O.C.	3 GAL
WETLAND CREATION 2A (1.0' - 2.5')	saltmarsh cordgrass	0.08 AC	700	*Spartina alterniflora*	3' O.C.	4"
	saltgrass		200	*Distichis spicata*	3' O.C.	4"
BUFFER 2 (2.5' - 3.5')	florida sunflower	0.05 AC	40	*Helianthus floridanus*	3' O.C.	4"
	sand cordgrass		150	*Spartina bakeri*	3' O.C.	4"
	marshhay cordgrass		100	*Spartina patens*	3' O.C.	4"
	beautyberry		10	*Callicarpa americana*	10' O.C.	3 GAL
	slash pine		10	*Pinus elliottii*	10' O.C.	3 GAL
	florida privet		10	*Forestiera segregata*	10' O.C.	3 GAL

(*) MEAN HIGH WATER LEVEL DEPICTED FROM APPROVED ERP PERMIT# 43004993.003

WETLAND ENHANCEMENT AREA 3 (1.57 AC) PLANTING TABLE (**)

QUANTITIES	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE
85	swamp bay	*Persea palustris*	20' O.C.	3 GAL
86	sweetbay	*Magnolia virginiana*	20' O.C.	3 GAL
40	sweetgum	*Liquidambar styraciflua*	20' O.C.	3 GAL
85	buttombush	*Cephalanthus occidentalis*	20' O.C.	3 GAL
85	virginia willow	*Itea virginica*	20' O.C.	3 GAL
1,700	swamp fern	*Blechnum serrulatum*	3' O.C.	1 GAL

(*) PLANTS INSTALLED IN GAPS CREATED BY REMOVAL OF EXOTIC, APPROXIMATE 1.57 AC

UPLAND ENHANCEMENT AREA 3 (0.88 AC) PLANTING TABLE

QUANTITIES	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE
45	slash pine	*Pinus elliottii*	20' O.C.	3 GAL
50	live oak	*Quercus virginiana*	20' O.C.	3 GAL
100	beauty berry	*Callicarpa*	20' O.C.	1 GAL
1,533	sand cordgrass	*Spartina bakeri*	5' O.C.	4"

PLANTING NOTES

A) A WETLAND MITIGATION COMPLETION REPORT, TO INCLUDE AS-BUILT SURVEYS AND PLANTING DETAILS OF THE MITIGATION AREA(S), SHALL BE SUBMITTED TO THE SWFWMD AND EPC WITHIN 30 DAYS OF COMPLETING CONSTRUCTION AND PLANTING OF THE WETLAND MITIGATION AREA(S). THE AS-BUILT SURVEY MUST INCLUDE REPRESENTATIVE ELEVATIONS OF THE BOTTOM AND SLOPES. A CONTOUR LINE WITHIN 0.1' OF THE UPPER DESIGN ELEVATION (TYPICALLY SHW) SHALL BE DEPICTED ON THE SURVEY. USING THE POLYGON FORMED BY THE UPPER ELEVATION CONTOUR, CALCULATE AND REPORT THE AS-BUILT ACREAGE OF THE MITIGATION AREA(S) ON THE SURVEY. UPON SWFWMD INSPECTION AND APPROVAL OF THE MITIGATION AREA(S), THE MONITORING PROGRAM SHALL BE INITIATED.

B) SEMI-ANNUAL MONITORING ALONG WITH ASSOCIATED MONITORING REPORTS AND MAINTENANCE IS REQUIRED FOR A MINIMUM OF THREE YEARS FOR HERBACEOUS/SHRUB SYSTEMS AND FIVE YEARS IF THE SYSTEM IS FORESTED. MONITORING REPORTS MUST BE SUBMITTED TO SWFWMD AND EPC WITHIN 30 DAYS FOLLOWING EACH MONITORING EVENT. AT A MINIMUM, MONITORING REPORTS SHOULD ADDRESS:

1. DATE PLANTED AND NUMBER OF PLANTED MATERIALS USED
2. SOIL STABILIZATION MEASURES USED
3. PERCENT SURVIVAL OF PLANTED SPECIES
4. NUMBER OF PLANTS REPLANTED, IF NECESSARY, AND WHEN PLANTED
5. 20-25% OF TREES TAGGED TO MONITOR TREE GROWTH RATE AND DBH (FORESTED SYSTEMS)
6. WATER QUALITY
   a. VISUAL OBSERVATIONS
   b. LAB DATE IF NECESSARY, I.E. SALINITY, CONDUCTIVITY, PH, ETC.
7. DESIRABLE WETLAND SPECIES COVER
8. PLANT DIVERSIFICATION AND NATURAL RECRUITMENT (LIST SPECIES PRESENT)
9. DEPTH OF WATER AT MONITORING EVENT
10. PERMANENTLY MARKED PHOTO STATIONS
11. WILDLIFE USAGE
12. OVERALL ECOLOGICAL EVALUATION
13. PROBLEMS ENCOUNTERED AND CORRECTIVE ACTIONS IMPLEMENTED OR NEEDED

A) MAINTENANCE SHALL MEAN THE REMOVAL OF NUISANCE OR EXOTIC SPECIES. NUISANCE SPECIES COVERAGE MUST NOT EXCEED 10%. (CATTAILS, TYPHA SPP; WILLOWS, SALIX SPP, PRIMROSE WILLOW, LUDWIGIA PERUVIANA, DOGFENNAL, EUPATORIUM SPP; SESBANIA SPP; WATER HYACINTHS, EICHORNIA SPP. ARE EXAMPLES, BUT NOT THE COMPREHENSIVE LIST OF NUISANCE SPECIES),
B) EIGHTY-FIVE PERCENT (85%) SURVIVAL MUST BE GUARANTEED FOR EACH PLANTED TREE AND SHRUB SPECIES. 50% COVER WITH DESIRABLE NATIVE WETLAND SPECIES MUST BE ACHIEVED AT THE END OF YEAR 1, 70% AT YEAR 2 AND 85% PRIOR TO RELEASE. ANNUAL REPLANTING IS REQUIRED IF THESE CRITERIA ARE NOT MET.
C) A TIMETABLE FOR THE START AND COMPLETION OF THE MITIGATION WORK MUST BE INCLUDED.
D) INDICATE PLANT SOURCE (I.E. CERTIFIED NURSERY GROWN, BARE ROOT, TRANSPLANTED FROM ON SITE). IF COLLECTED PLANTS ARE TO BE USED, DONOR SITES MUST BE IDENTIFIED AND APPROVED BY THE EPC.
E) IF THE MITIGATION ACREAGE, CUMULATIVELY, IS GREATER THAN OR EQUAL TO 0.5 ACRES, A CONSERVATION EASEMENT MUST BE PLACED OVER THE MITIGATION AREA(S).

CLEARING AND PREPARATION NOTES:

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE PLANS SHALL BE PROTECTED IN ACCORDANCE WITH CITY OF TARPON SPRINGS TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT APPROVAL FROM THE OWNER.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE PROJECT SOILS REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER.
3. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL WITHIN ONE WEEK FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED ON-SITE IN A LOCATION DESIGNATED BY THE DEVELOPER/OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY DEVELOPER/OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE GEOTECHNICAL CONSULTANT. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE OR DISPOSED OF AS DIRECTED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

ENHANCEMENT AREA 3

BOTH THE UPLANDS AND WETLANDS EAST OF THE ACCESS TRAIL WILL BE ENHANCED BY INSTALLING WETLAND AND UPLAND SPECIES. ALL EXOTICS WILL BE CHEMICALLY TREATED WITH AN APPROPRIATE HERBICIDE, IN PLACE. THE 3.07 ACRES EAST WETLANDS SECTION OF AREA 3 WILL BE LIMITED TO HAND SPRAYING ONLY DUE TO THE EXISTING WET CONDITIONS AND THEREFORE, ALL TREATMENTS WILL BE DONE IN PLACE. THE 0.88 ACRES NORTHWEST UPLAND SECTION OF AREA 3 WILL BE MECHANICALLY ALTERED AND REPLANTED WITH APPROPRIATE SPECIES. ALL TREES AND SHRUBS WILL BE PLANTED ON 20' CENTERS IN CANOPY GAPS AND ALONG THE SUNNY EDGES OF THE SITE.

ATTENTION

1. WETLAND CREATION BOTTOM MUST BE AT EL. = 0.0'. CONTRACTOR TO CONSTRUCT BOTTOM ACCORDINGLY.
2. PROPOSED WETLAND CREATION AREA TO BE HYDROLOGICALLY CONNECTED TO THE PROPOSED BLACKRUSH MARSH AREA THRU PROPOSED SWALE. SEE SHEET M-2 FOR DETAILS.
3. ALL CAUTION MUST BE TAKEN DURING CONSTRUCTION OF THE WETLAND CREATION AREA WITH MINIMAL DISRUPTION TO THE ADJACENT LAND. CONTRACTOR TO CONDUCT WORK USING LIGHT EQUIPMENTS AND IN A SHORT TIME . WORK MUST BE CONDUCTED WITH THE ATTENDANCE OF THE CITY OF TARPON SPRINGS STAFF AND THE PROJECT ENVIRONMENTAL CONSULTANT

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Scale: AS SHOWN
Start Date: FEB., 2010
Job No. B0504
File: CROSS SECTION
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No.	Date	Revision - Description
1		
2		
3		

Activity	Name	Date
Designed by:	ALC	02/10
Drawn by:	ALC	02/10
Checked by:	JDA	02/10
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CROSS SECTION, PLANTING & CONSTRUCTION NOTES SHEET

Sheet No.
M-3

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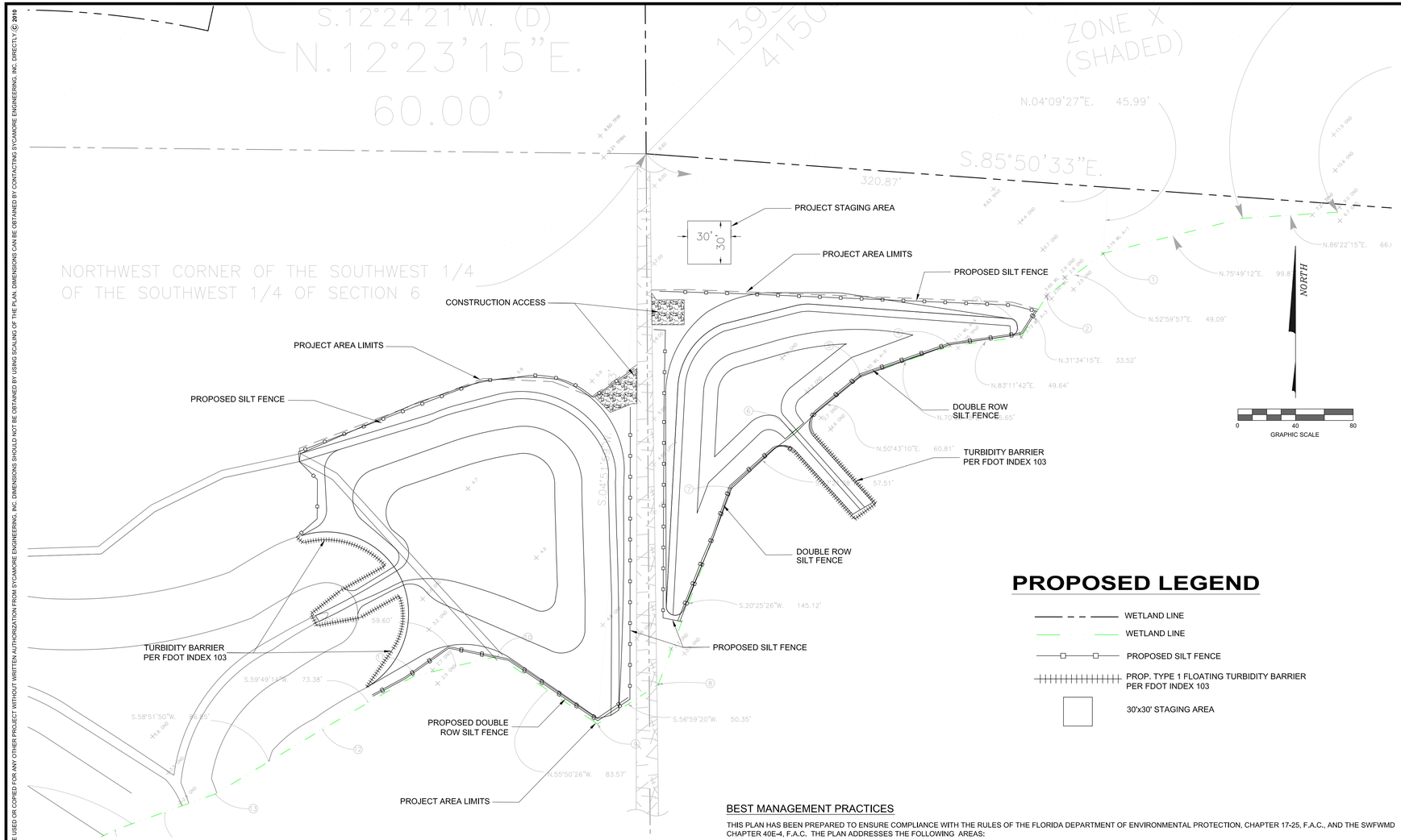
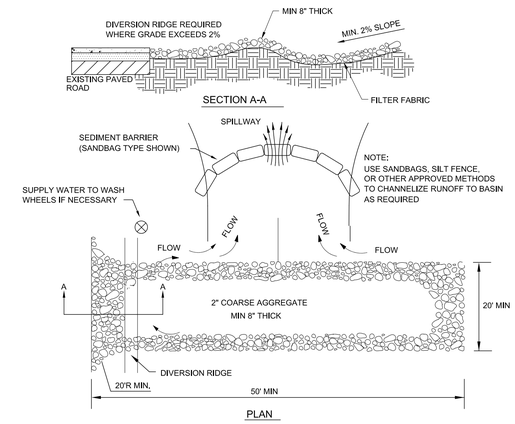


PROPOSED LEGEND

- WETLAND LINE
- WETLAND LINE
- PROPOSED SILT FENCE
- PROP. TYPE 1 FLOATING TURBIDITY BARRIER PER FDOT INDEX 103
- 30'x30' STAGING AREA

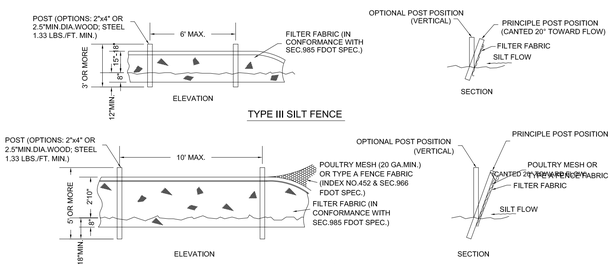
STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:I SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRUCK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



TEMPORARY CONSTRUCTION ACCESS DETAIL

N.T.S.

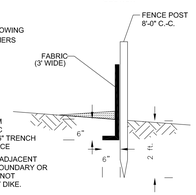


TYPE III SILT FENCE

TYPE IV SILT FENCE

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

NOTES:
-For additional information and details, see F.D.O.T. Index No.102.
-Unless specified, hay barriers may be used in lieu of silt fences.
-Additional posts and rails may be necessary to secure and support barriers.
-Additional fence lengths may be required by the County Engineer or by regulatory agencies.



EROSION CONTROL DETAIL

N.T.S.

BEST MANAGEMENT PRACTICES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25, F.A.C., AND THE SWFWMD CHAPTER 40E-4, F.A.C. THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS DURING CONSTRUCTION.
2. GENERAL EROSION CONTROL.
3. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
4. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE.
EROSION AND SEDIMENTATION CONTROL DEVICES SHOULD BE INSPECTED AT LEAST ONCE PER WEEK AND/OR AFTER ANY STORM EVENT MEASURING A QUATER INCH OR MORE OF RAINFALL. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS
N/A

SECTION 2 GENERAL EROSION CONTROL
2.1 GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUSTECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO CONSTRUCTION ACTIVITIES.
2.2 CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 14 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER.
2.3 ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.
2.4 SOD SHALL BE PLACED FOR A 3-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE INSTALLED.
2.5 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BAR GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.
2.6 UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

SECTION 3 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION
3.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMPS IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.
3.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.
3.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.
3.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

SECTION 4 CONTROL OF WIND EROSION
4.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.
C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT. THE MINIMUM HEIGHT SHALL BE 4 FEET.

ATTENTION:

CONTRACTOR IS REQUIRED TO MAINTAIN ALL SILT FENCES AND TURBIDITY BARRIERS IN GOOD REPAIR AT ALL TIMES. NO WORK SHALL BE PERFORMED OUTSIDE OF THESE BARRIERS AT ANY TIME.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Scale: 1" = 40'
Start Date: FEB., 2010
Job No. B0504
File: CROSS SECTION
SYCAMORE ENGINEERING, INC.
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No.	Date	Revision - Description
1		
2		
3		
4		

Activity	Name	Date
Designed by:	ALC	02/10
Drawn by:	ALC	02/10
Checked by:	JDA	02/10
Approved by:	JDA	02/10

Certificate of Authorization No. 9685

• Civil Engineering • Land Planning • Construction Management • Landscape Architecture
SYCAMORE ENGINEERING, INC.
8370 W. Hillsborough Ave., Suite 205
Tampa, FL 33615
Phone: 813.889.0700
Fax: 813.888.0788
email: jalsabbagh@sycamoreeng.com
Phone: 813.889.0700
Fax: 813.888.0788

THE SHOPPES AT MERES
MERES BLVD & S. PINELLAS AVE.
TARPON SPRINGS, FLORIDA

EROSION CONTROL PLAN, NOTES & DETAIL

Sheet No.
M-4

7th SEMI-ANNUAL or FINAL MONITORING REPORT FOR THE THE SHOPPES @ MERES BLVD. OFF SITE MITIGATION PROJECT

13 August 2025

By

Donald Richardson, Ph.D.
Ecological Consultants, Inc.
7301 Summerbridge Drive
Tampa, Florida 33634

INTRODUCTION

The Shops of Meres project is located in a tidal canal system extending from the Anclote River's Whitcomb Bayou, at the northwest quadrant of the intersection of U.S. Alternate Highway 19 and Meres Boulevard in the City of Tarpon Springs, Pinellas County, Florida (TRS:27/15/13).

The project includes the construction of a retail project with a drive-thru component and requires impacts to 0.99 acre of tidal wetlands (including 0.34 acre of low salt marsh, 0.32-acre mangroves, and 0.33-acre mangrove/Brazilian pepper mix). The City of Tarpon Springs requires that some portion of the mitigation for these impacts be constructed within the city limits.

Wetland mitigation for the permanent filling of 0.99 acres of saltmarsh/mangrove habitat will be provided by off site creation of two mitigation areas, upland buffer and wetland enhancement in the North Anclote River Park. Mitigation area #1 is about 0.58 acres and will be constructed on the west side of the park access trail and is hydraulically connected to the Lowe's mitigation area to the west. Mitigation area #2 provides 0.33 acres of wetland creation on the east side of the park access trail and this is hydraulically connected to the Anclote River black rush marsh and the created upland enhancement area (0.88 acres) to the north. Additionally, 3.07 acres of existing mixed hardwood swamp located east of mitigation area #2 will be enhanced by removing exotics species. Signage will be installed along the north side of the wetland enhancement area to curtail dumping of domestic debris. A temporary irrigation system was installed in the upland enhancement area to provide sufficient soil moisture during the winter drought season.

Each of the four sites were planted in December 2014 and again in February 2015 (Tables 1-4) to replace planting units that died due to droughty soils.

WETLAND ENHANCEMENT AREA 3 (1.57 AC) PLANTING TABLE (**)				
QUANTITIES	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE
85	swamp bay	*Persea palustris*	20' O.C.	3 GAL
86	sweetbay	*Magnolia virginiana*	20' O.C.	3 GAL
40	sweetgum	*Liquidambar styraciflua*	20' O.C.	3 GAL
85	buttonbush	*Cephalanthus occidentalis*	20' O.C.	3 GAL
85	Virginia willow	*Itea virginica*	20' O.C.	3 GAL
1,700	swamp fern	*Blechnum serrulatum*	3' O.C.	1 GAL

(*) PLANTS INSTALLED IN GAPS CREATED BY REMOVAL OF EXOTIC. APPROXIMATE 1.57 AC

Table 2

UPLAND ENHANCEMENT AREA 3 (0.88 AC) PLANTING TABLE				
QUANTITIES	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE
45	slash pine	*Pinus elliottii*	20' O.C.	3 GAL
50	live oak	*Quercus virginiana*	20' O.C.	3 GAL
100	beauty berry	*Callicarpa*	20' O.C.	1 GAL
1,533	sand cordgrass	*Spartina bakeri*	5' O.C.	4"

Table 3

MITIGATION AREA 1 & LOWE'S WETLAND ENCROACHMENT AREA PLANTING TABLE								
ZONE (ELEV.)	COMMON NAME	MITIGATION AREA	QUANTITIES MITIGATION AREA 1	ENCROACH. AREA	QUANTITIES ENCROACH. AREA 1	SCIENTIFIC NAME	SPACING	SIZE
LOW MARSH 1C (0.0' - 0.5')	smooth cordgrass	0.21 AC	500	0.01 AC	25	*Spartina alterniflora*	3' O.C.	4"
	black rush		500		25	*Juncus roemerianus*	3' O.C.	4"
WETLAND CREATION 1B (0.5' - 1.0')	joint paspalum	0.16 AC	400	0.03 AC (*)	100	*Paspalum disticum*	3' O.C.	4"
	seashore drop seed		200		50	*Sporobolus virginicus*	3' O.C.	4"
	black mangrove		4		1	*Avicennia germinans*	10' O.C.	3 GAL
	redmangrove		6		2	*Rhizophoria mangle*	10' O.C.	3 GAL
WETLAND CREATION 1A (1.0' - 2.5')	saltmarsh cordgrass	0.21 AC	900	0.06 AC (*)	200	*Spartina altemiflora*	3' O.C.	4"
	saltgrass		325		100	*Distichis spicata*	3' O.C.	4"
BUFFER 1 (2.5' - 3.5')	florida sunflower	0.05 AC	30	N/A	-	*Helianthus floridanus*	3' O.C.	4"
	sand cordgrass		200		-	*Spartina bakeri*	3' O.C.	4"
	marshhay cordgrass		10		-	*Spartina patens*	3' O.C.	4"
	beautyberry		12		-	*Callicarpa americana*	10' O.C.	3 GAL
	slash pine		12		-	*Pinus elliottii*	10' O.C.	3 GAL
	florida privet		12		-	*Forestiera segregata*	10' O.C.	3 GAL

(*) INCLUDES 0.01 AC OF THE LOWE'S ENCROACHMENT BUFFER AREA #1

Table 4

MITIGATION AREA 2 PLANTING TABLE						
ZONE (ELEV.)	COMMON NAME	ZONE AREA	QUANTITIES AREA 1	SCIENTIFIC NAME	SPACING	SIZE
LOW MARSH 2C (0.0' - 0.5')	smooth cordgrass	0.06 AC	150	*Spartina alterniflora*	3' O.C.	4"
	black rush		150	*Juncus roemerianus*	3' O.C.	4"
WETLAND CREATION 2B (0.5' - 1.0')	joint paspalum	0.19 AC	600	*Paspalum disticum*	3' O.C.	4"
	seashore drop seed		300	*Sporobolus virginicus*	3' O.C.	4"
	black mangrove		5	*Avicennia germinans*	10' O.C.	3 GAL
	redmangrove		7	*Rhizophoria mangle*	10' O.C.	3 GAL
WETLAND CREATION 2A (1.0' - 2.5')	saltmarsh cordgrass	0.08 AC	700	*Spartina altemiflora*	3' O.C.	4"
	saltgrass		200	*Distichis spicata*	3' O.C.	4"
BUFFER 2 (2.5' - 3.5')	florida sunflower	0.05 AC	40	*Helianthus floridanus*	3' O.C.	4"
	sand cordgrass		150	*Spartina bakeri*	3' O.C.	4"
	marshhay cordgrass		100	*Spartina patens*	3' O.C.	4"
	beautyberry		10	*Callicarpa americana*	10' O.C.	3 GAL
	slash pine		10	*Pinus elliottii*	10' O.C.	3 GAL
	florida privet		10	*Forestiera segregata*	10' O.C.	3 GAL

A wetland mitigation completion report, to include As Built and planting details of the mitigation area shall be submitted to the SWFWMD and ACOE within 30 days of completing construction and planting of the mitigation area. The As-built survey must include representative elevations of the bottom and side slopes. Upon SWFWMD and ACOE inspection and approval of the mitigation area, the monitoring program shall be initiated. A time zero report and semi-annual monitoring reports will be conducted for a period of three years or until the site is deemed successful. Monitoring reports must be submitted to the SWFWMD and ACOE within 30 days following each monitoring event.

At a minimum, monitoring reports should include:

1. Date planted and number of planted materials used
2. Soil stabilization measures used
3. Percent survival of planted species
4. Number of plants replanted, if necessary
5. Natural recruitment and cover
6. Wildlife usage
7. Hydrology as it relates to plant establishment
8. Nuisance species cover
9. Overall ecological evaluation

Maintenance of the mitigation area shall mean the removal of nuisance and exotic species that may interfere with the natural establishment and recruitment of the site. Nuisance vegetation will be maintained at a level not to exceed 5% cover. Maintenance will be performed on a quarterly basis or as needed to reach success. Eighty five percent cover of desirable species must be achieved prior to release. Annual replanting will be required if these criteria are not met.

RESULTS

MITIGATION AREA #1

Overall plant survival of the saltmarsh species is greater than 85% at this time due to natural mangrove recruitment. The planted marsh was designed to trap mangrove propagules during periods of tidal exchange. In mitigation area #1 which is connected to the Lowes site to the west, tidal variation ranges from almost dry to about 12 inches at peak high tide. Overall herbaceous cover at the lower elevation is about 85% but increases to about 90% at the higher elevations. The tidal exchange is sluggish, and the water tends to be brackish at about 5.1 pp.

To date, the number of saplings that have matured into trees covers the majority of the mitigation area. Most of the planting units have expanded in size except for the sand cordgrass which has been replaced by seashore paspalum. To better provide diversity in the upper edges of the wetland, Florida privet (*Forestiera segregata*) and green buttonwood (*Conocarpus erectus*) were added to the grassy matrix. Most of these units disappeared during the hurricane when tides overtopped the roadway.

Most of the woody units in the buffer (i.e., slash pine and live oak) have finally become established and range from 12-20+ feet in height. Most of the beauty berry units have died to what appears to be salt contamination. It was apparent that during the past extreme wet weather conditions, tidal levels were several feet higher than present and some of the buffer units have been stressed due to salty soils.

Mitigation Area #2

In contrast, the salt content of Mitigation Area #2 is about 3 ppt and all of the plants look in excellent condition. The overall cover of the herbaceous planting units in the marsh have spread to cover about 85% of the planting area. The deep marsh area still supports open water at the point of tidal exchange.

Black rush planting units have also increased in size and appear robust. This site appears to be tidally connected but at a higher elevation making draw-down less frequent. The bulrush was installed in the central zone and it is slowly expanding in the brackish water. Most of the other grasses, except for sand cordgrass, have expanded and now cover about 85% of the site. The existing mangrove planting units have disappeared except for propagules.

The upland buffer mirrors area #1 and new growth and added height for the oaks and pines. The upper intermediate zones were recently planted with Florida privet and green buttonwood to increase diversity, but these were toppled from the hurricanes. The city stopped mowing and will add additional signs.

UPLAND ENHANCEMENT AREA 3

This area was planted with about 45 slash pine and 50 live oak trees. Overall survival is about 90% and the installed units have formed a closed canopy. Most of the trees now exceed 15+ feet in height with little herbaceous growth due to the low light levels and past mowing. The city was mowing this area due to many youths who congregate in the evening hours behind the current adjacent owner's home. The dense shade has eliminated most of the herbaceous weedy understory.

WETLAND ENHANCEMENT AREA 4

To date, most of the Brazilian pepper in this area had died and past hurricanes have toppled many of the treated BP and other trees. About 20% of the installed trees have survived and many have been broken from Hurricane Irma. Tidal wash from the storm was up into several of the yards along the river which negatively affected most of the planted and native trees.

Previously, park staff was able to start removing the tangle mass of BP using a hydro-axe. Hurricane storm surge appears to have flooded the planting zone with salt water that killed most of the installed units. As a result, an additional 75 Florida privet and green buttonwood were added to the matrix. Most of these trees have now matured and seem to tolerate the salty conditions. Swamp fern has expanded slightly and now covers about 5% of the formerly cleared areas.

Recently, the city made another pass through the area to remove some of the hurricane debris. Natural recruitment has expanded most of the understory species in this narrow restoration zone. Some of the homeowners have removed some of the downed trees which will help with natural recruitment. This area meets the intent of the plan for enhancement.

NUISANCE VEGETATION

To date, nuisance and exotic vegetation covers less than 1% for both mitigation areas and area #3. The restoration area #4 will always struggle with some exotics due to the adjacent BP that were outside of the restoration area. Many of the planted trees have

matured and provide shade for many fern species in the understory. The city will continue to provide maintenance for this area as needed.

NATURAL RECRUITMENT

Overall recruitment of desirable species is 85% or more in area #1 and in area #2. The most common species include seashore paspalum, white mangrove, black mangrove, salt grass, marsh fleabane, spikerush, water hyssop, torpedo grass, Bermuda grass, saltbush, beggar's tick, marsh fimbry, umbrella sedge, foxtail grass, cow pea, water hyssop, *Cyperus surinamensis*, flat sedge, bahia grass, creeping Charlie, and others.

Most of the species observed within the upland or wetland enhancement areas are a mixture of weedy and native species. The most common species include guinea grass, dogfennel, Caesar's weed, beggar's tick, hairy indigo, ragweed, rustweed, crow' foot grass, Mexican tea, elderberry, swamp fern, marsh pennywort, air potato, leatherleaf fern, sawbrier and others.

SUMMARY

Overall survival of the herbaceous and woody planting units exceeds permit conditions at this time due to natural recruitment. Additional woody units were installed to compensate for losses to drought conditions, hurricanes and low rainfall amounts following the initial planting. A temporary irrigation system was installed to provide sufficient moisture for the upland species when needed but has been removed. Both of the creation sites are successful and natural recruitment has occurred. Many listed wading birds are periodically foraging in the open water areas for small fish. Nuisance vegetation is less than 1% in M1, M2, and the upland buffer. Most of the resprouting has occurred in the wetland enhancement area. The city has installed signs along the north

side of the wetland enhancement area to reduce dumping of domestic debris. The connection between M1 and the Lowes site is now dominated by native species and mangroves are recruiting throughout.

Figure1. Plan view showing the creation and enhancement areas for the North Anclote River Park.

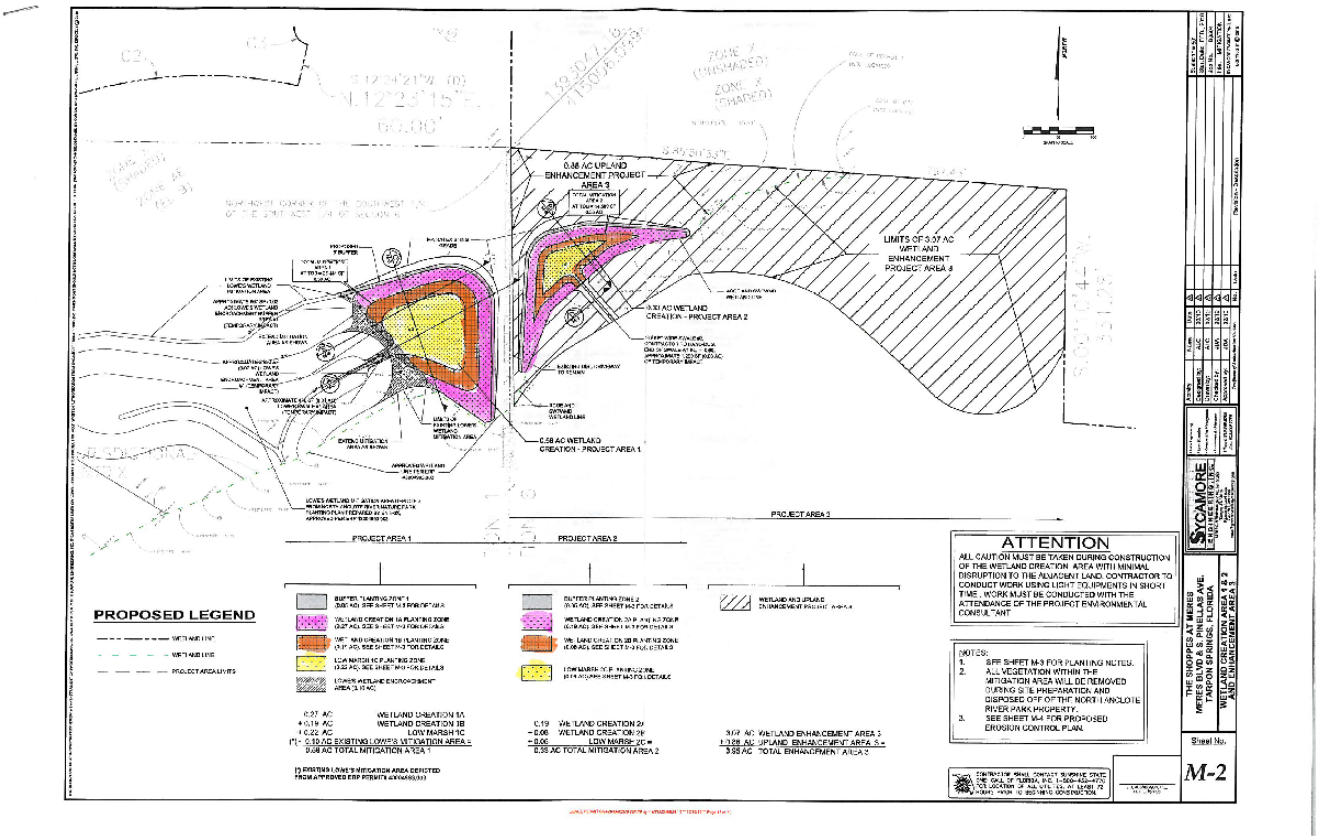

Figure 2. Mitigation Area #2 showing herbaceous planting zones.

Figure 2a. Mitigation Area #2 showing herbaceous planting zones.

Figure 3. Mitigation Area #1 showing mangrove dominance.

Figure 4. Mitigation Area #1.

Figure 5. Upland buffer enhancement planting zone for Mitigation area #2. {Note: closed canopy]

Figure 6. Wetland enhancement area showing recent mowing and native recruitment.

Figure 7. Wetland enhancement area showing recent mowing and native recruitment

ECOLOGICAL CONSULTANTS, INC.
7301 Summerbridge Drive
Tampa, Florida 33634
813-264-5859
don@floridascrub.com

14 August 2025

Ms. Lisa Bowers
Southwest Florida Water
Management District
Surface Water Permitting Section
7601 Highway 301 North
Tampa, FL. 34637

RE: Project: Shoppes at Meres Blvd.
County: Pinellas
Permit #: 43035342.002 (SWFWMD); SAJ-2009-02970 (ACOE)

Dear Lisa:

Enclosed is the Final or 7th semi-annual monitoring report for the above referenced project. The city has been doing maintenance for the past year. The sites should be released from future monitoring based on the successful recruitment and removal of exotics. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D.

DRR/jlr

ECOLOGICAL CONSULTANTS, INC.
7301 Summerbridge Drive
Tampa, Florida 33634
813-264-5859
don@floridascrub.com

13 August 2025

Ms. Tracy Hurst
U.S. Army Corps of Engineers
Enforcement Section
Tampa Regulatory Office
10117 Princess Palm Av., Suite 120
Tampa, FL 33610-8302

RE: Project: Shoppes at Meres Blvd.
County: Pinellas
Permit #: 43035342.002 (SWFWMD); SAJ-2009-02970 (ACOE)

Dear Tracy:

Enclosed is the 7th semi-annual monitoring report for the above referenced project. The city has been doing maintenance for the past year. The sites should be released from future monitoring based on the successful recruitment and removal of exotics. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D.

DRR/jlr

ECOLOGICAL CONSULTANTS, INC.
7301 Summerbridge Drive
Tampa, Florida 33634
813-264-5859
don@floridascrub.com

13 August 2025

Mr. Tom Funcheon
Public Works Director
324 E Pine Street
Tarpon Springs Fl. 34688

RE: Project: Shoppes at Meres Blvd.
County: Pinellas
Permit #: 43035342.002 (SWFWMD); SAJ-2009-02970 (ACOE)

Dear Tom:

Enclosed is the 7th semi-annual monitoring report for the above referenced project. The city has been doing maintenance for the past year. The sites should be released from future monitoring based on the successful recruitment and removal of exotics. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D.

DRR/jlr

APPENDIX 1
AS-BUILTS

ECOLOGICAL CONSULTANTS, INC.
5121 Ehrlich Road, Suite 103A • Tampa, Florida 33624
813 264 5859 • FAX 813 264 5957
srnub.ec@verizon.net

August 19, 2014

Mr. Russell Martin
Southwest Florida Water Management District
7601 Highway 301
Tampa, FL 33637-6759

RE: THE SHOPPES AT MERES/PLANT MATERIALS ASBUILT

Dear Russell:

Plant materials for the above referenced project were nursery grown and installed as follows:

Mitigation Area 1:

Low Marsh 1C
525 Smooth cordgrass (4")
525 Black rush (4")

Wetland 1B
500 Sand cordgrass (4") substituted for *Paspalum distichum*
250 Patens (4") substituted for *Sporobolus virginicus*
5 Black mangroves (3g)
8 Red mangroves (3g)

Wetland 1A
1100 Saltmarsh cordgrass (4")
425 Saltgrass (4")

Buffer 1
30 Florida sunflower (4")
200 Sand cordgrass (4")
10 Marshhay cordgrass (4")
12 Beautyberry (1g)
12 Slash pine (3g)
12 Florida privet (3g)

Mitigation Area 2:

Low Marsh 2C

150	Smooth cordgrass (4")
75	Black rush (4")
75	Scirpus robustus (4")

Wetland 2B

100	Bulrush (2")
500	Joint Paspalum (2")
300	Seashore dropseed (4")
5	Black mangroves (3g)
7	Red mangroves (3g)

Wetland Area 2A

700	Saltmarsh cordgrass (4")
200	Saltgrass (4")

Buffer 2

40	Florida sunflower (4")
150	Sand cordgrass (4")
100	Marshhay cordgrass (4")
10	Beauty berry (1g)
10	Slash pine (3g)
10	Florida privet (3g)

Wetland Enhancement Area

85	Swamp bay (3g)
86	Sweet bay (3g)
40	Sweetgum (3g)
85	Buttonbush (1g)
85	Virginia willow (1g)
1700	Swamp fern (4")

Upland Enhancement Area

45	Slash pine (3g)
50	Live oak (3g)
100	Beauty berry (3g)
1533	Sand cordgrass (4")
250	Swamp fern (4")

Installation was completed on August 15, 2014. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald R. Richardson, Ph.D.

DRR/sec

CC:

J. D. Alsabbagh
Sycamore Engineering
8370 W. Hillsborough Avenue, Suite 205
Tampa, FL 33615

Ms. Angela Ryan
Corps of Engineers
Enforcement Section
10117 Princess Palm Av., Suite 120
Tampa, FL 33610-8302

State of Florida
Department of Agriculture and Consumer Services
P.O. Box 147100, Gainesville, FL 32614-7100

GENERAL NURSERY STOCK INSPECTION CERTIFICATE
47223966
ECI WETLAND PLANT NURSERY
5121 EHRLICH RD STE 103A
TAMPA FL 33624

This is to certify that this nursery stock has been visually inspected for plant pests and meets at least the minimum requirements of Chapter 581, Florida Statutes.

BOB CRAWFORD
Commissioner of Agriculture

PI-11 LIVE PLANTS — NO DELAY

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**23.154** PNZ - SHOPPES AT MERES
Files and Attachments	20-045 et2-ET1plt.pdf Design Development
	J0308 Full Constuction Plan_SEALED_SIGNED.pdf Design Development
	J0308 Drainage Report_Signed.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Arborist

[Sheet ET1 | Comment 00004 | 20-045 et2-ET1plt.pdf]

Shannon Brewer

Due to age of document, an updated survey with ISA Certified Arborist report is required.

[Sheet L-2 | Comment 00005 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Shannon Brewer

Due to Pinellas Ave being an FDOT roadway, all plant material must be 10' over sidewalk and 16' over roadway unobstructed vertical clearance at planting. Please ensure specifications reflect this requirement so that excessive pruning does not occur to plant material.

[Sheet L-2 | Comment 00006 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Shannon Brewer

Please ensure driveway sight triangle is not obstructed with plant material.
http://https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ARTIIISUDIRE_S37.00REVITR

[Sheet C-4 | Comment 00007 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Shannon Brewer

All Brazilian Pepper trees (Schinus terebinthifolius) shall be removed during the site construction process. A site inspection will be conducted to ensure that all Brazilian Pepper trees (Schinus terebinthifolius) have been removed. After the issuance of the certificate of occupancy, re-growth of Brazilian Pepper trees (Schinus terebinthifolius) shall be controlled in perpetuity by the property owner.

Fema

[Sheet C-2 | Comment 00001 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Megan Araya

FEMA FIRMs were updated 8/24/21. New survey reflecting current FEMA FIRM information.

[Sheet C-5 | Comment 00002 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Megan Araya

FEMA FIRMs were updated 8/24/21. New survey reflecting current FEMA FIRM information.

[Sheet C-5 | Comment 00016 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Megan Araya

Dry floodproofing requirements will be addressed at permit application submittal. Reference FEMA P-936, Design Considerations in Floodproofing, 44 CFR, ASCE 24 and FBC 2023, 8th ed. (effective 12/31/23).

Flood Zone - AE-9

Fire

[Sheet C-7 | Comment 00036 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Rick Kinney

A more detailed set of plans will be required for complete understanding of the building, but this structure will require sprinklers and an FDC within 100' of the on-site hydrant (no attached to the building).

Per AHJ

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Comment 00008]

Patricia McNeese

This document contains comments from the January 4, 2024 meeting of the Technical Review Committee.

[Comment 00009]

Patricia McNeese

The project is located in the T5a (South Pinellas Ave) transect and the South Gateway Character District of the City's Special Area Plan. Office uses are allowed by right.

[Comment 00010]

Patricia McNeese

What is the current status of the following:

- Wetland jurisdictional line certification
- Army Corps of Engineer permit for wetland impacts
- Southwest Florida Water Management District permit for wetland impacts and stormwater management
- Pinellas County driveway connection permit to Meres Boulevard

[Comment 00011]

Patricia McNeese

Please provide locations on site plan, and detail sheet, for all proposed freestanding lighting and on-site traffic control signage. Designs must meet the standards of Section 127.06 of the Land Development Code.

[Sheet C-5 | Comment 00012 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Patricia McNeese

Page C-5 references an incorrect code for parking requirements. This project is in the Special Area Plan which requires 3 parking spaces per 1,000 square feet. This appears to result in a requirement of 39 spaces. The applicant has proposed 75 parking spaces. Please reduce the number of parking spaces or provide justification regarding the proposed number and corresponding area of fill and impervious surface proposed.

[Comment 00013]

Patricia McNeese

The SmartCode governing this site only allows landscape islands at the end of drive aisles. Please remove interior landscape islands and reduce parking.

[Sheet C-5 | Comment 00014 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Patricia McNeese

Please revise the Site Data table to reflect corrected FAR and ISR per Special Area Plan. Allowable FAR is 1.0. Allowable ISR is 0.90.

[Comment 00017]

Patricia McNeese

The applicant should be aware of the following Land Development Code amendments that may affect the project. These amendments have not yet been codified in Municode. The executed ordinances are included with this comment transmission:

- Ordinance 2023-08 regarding fees and charges
- Ordinance 2022-24 regarding development in the Coastal High Hazard Area
- Ordinance 2023-09 regarding expiration of development orders

[Comment 00018]

Patricia McNeese

Please provide wetland mitigation information.

[Comment 00020]

Patricia McNeese

Please provide full elevation views for each side of the building that match the building footprint. Elevation views should show pedestrian accessibility features related to the street and the parking lot.

[Comment 00030]

Patricia McNeese

Please add a sidewalk along Apricot Court along the entire length of the property.

[Sheet C-5 | Comment 00031 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Patricia McNeese

The Meres Boulevard access currently indicates all turning movements allowable. Please provide coordination or connection permit from Pinellas County indicating approval of turning configuration for the Meres Boulevard access.

[Comment 00034]

Patricia McNeese

The Certificate of Concurrency lists the use as retail and uses the ITE trip generation category (820) for shopping center. Please revise all facilities impacts to reflect the medical office uses proposed. Please also update the facilities impacts table on the plan set to reflect the correct use and match the figures provided on the Certificate of Concurrency.

[Comment 00035]

Patricia McNeese

The geotechnical report is 13 years old. It has significant recommendations, apparently based on limited borings with respect to buildings and drainage on the site. Please be aware that a new or updated geotechnical report may be required by the Building Official and/or City consulting engineeer.

[Comment 00037]

Patricia McNeese

The applicant stated at the Technical Review Committee meeting that a note would be added to the plan set to include relocation of the gate on Apricot Court as part of the project.

[Comment 00038]

Patricia McNeese

It is noted that the cover sheet proposes a phasing plan for this project. Please provide a narrative description and details of exactly what is included with each proposed phase and the timing of each phase. Please be aware that the phasing must be approved by the Board of Commissioners pursuant to Section 210.05 of the Land Development Code. That section of code has been updated under Ordinance 2023-09 and is not yet codified in Municode. A copy of the ordinance was supplied to the applicant.

Public Services

[Sheet C-1 | Comment 00033 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Heather Freundel

Please provide the estimated water and sewer flows

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps.

The City requires 48 hours notice prior to any work completed on the mains.

Any adjustments to the utilities due to the project are the contractor’s responsibility.

All restoration is the contractor's responsibility.

Public Works

[Sheet ET1 | Comment 00003 | 20-045 et2-ET1plt.pdf]

Anthony Mannello

Assure all sediment, erosion, turbidity BMP's are installed.

Stormwater

[Sheet 1 | Comment 00021 | J0308 Drainage Report_Signed.pdf]

Robert Dorzback

The calculations presented in the drainage report are outdated and do not reflect the construction plans. Please resubmit an updated report with revised drainage calculations, bound as a single document, and signed and sealed by the project engineer.

[Sheet 7 | Comment 00022 | J0308 Drainage Report_Signed.pdf]

Robert Dorzback

The analysis presented in the drainage report does not reflect the proposed construction plans. Inconsistent items include:
(1) Post Development Curve Number;
(2) Pond Stage-Storage and Provided Water Quality Calculations;
(3) Hydraulic Conductivity and Bleed Down Calculations;
(4) ICPR Parameters - Post Basin, Node stage-storage for pond, weir invert and span, and pond 25yr/24hr peak stage.

[Sheet 5 | Comment 00023 | J0308 Drainage Report_Signed.pdf]

Robert Dorzback

Review of current FDEP data show that the project's WBID is on the Verified List as impaired for metals (iron) and on the Study List for nutrients. Therefore, it appears that net improvement would not be required.

[Sheet 5 | Comment 00024 | J0308 Drainage Report_Signed.pdf]

Robert Dorzback

The project's WBID is part of the Pinellas County Aquatic Preserve, which is an Outstanding Florida Water (OFW). As such, the project will require an additional 50% treatment volume above the standard presumptive treatment criteria.

[Sheet C-1 | Comment 00025 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Robert Dorzback

Please submit a copy of a valid SWFWMD permit for this project prior to construction.

[Sheet C-6 | Comment 00026 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Robert Dorzback

Pond shown in construction plans does not provide the required water quality treatment volume indicated in the drainage report.

[Sheet C-6 | Comment 00027 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Robert Dorzback

Plan Sheet C-6 shows 100% walled pond with wall footers extending below the SHW table, and excavation/backfill of clean soil to the SHW table. Based on Plan Sheet C-6, Section A, it appears there will be no horizontal flow through the clean backfill due to the wall footers, and pond recovery would be controlled by the hydraulic conductivity of the in-situ soils below the pond bottom. Per the Geotech Report, limited subsurface investigation was conducted for this site. The auger boring closest to the pond site had high organic matter, silty fine sands, and clay.

[Sheet C-6 | Comment 00028 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Robert Dorzback

Show elevations of wall footers on construction plans, and demonstrate with calculations in the drainage report that the pond meets water quality recovery time criteria.

[Sheet C-6 | Comment 00029 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Robert Dorzback

Soil permeability testing at the pond site will be required during and after construction to verify acceptable hydraulic conductivity rates have been provided for water quality recovery.

Reviewers

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City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**23.154** PNZ - SHOPPES AT MERES
Files and Attachments	20-045 et2-ET1plt.pdf 50 Percent Phase J0308 Full Constuction Plan_SEALED_SIGNED.pdf 50 Percent Phase

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Arborist

[Sheet ET1 | Comment 00004 | 20-045 et2-ET1plt.pdf]

Shannon Brewer

Due to age of document, an updated survey with ISA Certified Arborist report is required.

COMMENT UPDATE: The date on the tree survey submitted is December 12, 2020. An updated survey with ISA Certified Arborist report is required.

[Sheet L-2 | Comment 00005 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Shannon Brewer

ADVISORY COMMENT: Due to Pinellas Ave being an FDOT roadway, all plant material must be 10' over sidewalk and 16' over roadway unobstructed vertical clearance at planting. Please ensure specifications reflect this requirement so that excessive pruning does not occur to plant material.

[Sheet L-2 | Comment 00006 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Shannon Brewer

Please ensure driveway sight triangle is not obstructed with plant material. http://https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ARTIIISUDIRE_S37.00REVITR

COMMENT UPDATE: Please revise the visibility sight triangles for both driveways and both intersections to comply with the standards of Section 37.00 of the Land Development Code.

[Sheet C-4 | Comment 00007 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Shannon Brewer

ADVISORY COMMENT: All Brazilian Pepper trees (Schinus terebinthifolius) shall be removed during the site construction process. A site inspection will be conducted to ensure that all Brazilian Pepper trees (Schinus terebinthifolius) have been removed. After the issuance of the certificate of occupancy, re-growth of Brazilian Pepper trees (Schinus terebinthifolius) shall be controlled in perpetuity by the property owner.

Fema

[Sheet C-5 | Comment 00016 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Megan Araya

ADVISORY COMMENT: Dry floodproofing requirements will be addressed at permit application submittal. Reference FEMA P-936, Design Considerations in Floodproofing, 44 CFR, ASCE 24 and FBC 2023, 8th ed. (effective 12/31/23).

Flood Zone - AE-9

Fire

[Sheet C-1 | Comment 00036 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Rick Kinney

ADVISORY COMMENT: more detailed set of plans will be required for complete understanding of the building, but this structure will require sprinklers and an FDC within 100' of the on-site hydrant (no attached to the building).

Per AHJ

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Sheet C-5 | Comment 00012 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Patricia McNeese

Page C-5 references an incorrect code for parking requirements. This project is in the Special Area Plan which requires 3 parking spaces per 1,000 square feet. This appears to result in a requirement of 39 spaces. The applicant has proposed 75 parking spaces. Please reduce the number of parking spaces or provide justification regarding the proposed number and corresponding area of fill and impervious surface proposed.

COMMENT UPDATE 7-11-2024 (ADVISORY): Applicant has stated that 75 spaces are needed and allowable based on allowable impervious surface ratio. Staff will include this information in the staff report for this project but will recommend that overparking will create additional heat islands in the City. Staff will recommend reduce parking by at least 1/3 and add landscaping using silva cells or other appropriate methods to reduce heat islands and impervious surface.

[Comment 00020]

Patricia McNeese

Please provide full elevation views for each side of the building that match the building footprint. Elevation views should show pedestrian accessibility features related to the street and the parking lot.

COMMENT UPDATE: Elevation views provided show a building frontage with a linear plane that does not appear to match the building layout showing a multi-angled linear frontage and corner.

[Comment 00030]

Patricia McNeese

Please add a sidewalk along Apricot Court along the entire length of the property.

[Sheet C-5 | Comment 00031 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Patricia McNeese

The Meres Boulevard access currently indicates all turning movements allowable. Please provide coordination or connection permit from Pinellas County indicating approval of turning configuration for the Meres Boulevard access.

COMMENT UPDATE (ADVISORY): Please be aware that written approval from Pinellas County for the driveway connection and configuration will be required before the project is scheduled for hearing.

[Comment 00037]

Patricia McNeese

The applicant stated at the Technical Review Committee meeting that a note would be added to the plan set to include relocation of the gate on Apricot Court as part of the project.

[Comment 00044]

Patricia McNeese

This document contains comments resulting from the July 11, 2024 meeting of the Technical Review Committee.

[Comment 00045]

Patricia McNeese

Applicant notes on page 4 (Sheet C-4) that wetland impacts have been permitted by the U.S. Army Corps of Engineers (ACOE) and the Southwest Florida Water Management District (SWFWMD) and that impacts have been fully mitigated. The applicant indicated that an extension of the ACOE permit was included but it was not located in the submittal.

[Comment 00046]

Patricia McNeese

Please provide an updated wildlife and habitat survey for the property.

Public Services

[Sheet C-1 | Comment 00033 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Heather Freundel

Please provide the estimated water and sewer flows.

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps.

The City requires 48 hours notice prior to any work completed on the mains.

Any adjustments to the utilities due to the project are the contractor’s responsibility.

All restoration is the contractor's responsibility.

[Comment 00039 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Heather Freundel

Please indicate water and sewer flows separately on the plans. Sewer flows should generally be less than water consumption.

[Comment 00041 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Heather Freundel

There shall be NO connection to the 20" potable water main, this includes both your potable water meter and the fire asssembly.

[Comment 00042 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Heather Freundel

Plan states 6" reclaimed meter but service line is 2"

[Comment 00043 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Heather Freundel

Proposed 6" sanitary line must be 8" per City Code 136.02 (C)

Any change in direction in the sanitary sewer line shall require a manhole per City Code 136.02 (D)

Please provide the estimated sewer flows per City Code 136.02 (G)

Stormwater

[Sheet C-1 | Comment 00025 | J0308 Full Constuction Plan_SEALED_SIGNED.pdf]

Robert Dorzback

ADVISORY COMMENT: Please submit a copy of a valid SWFWMD permit for this project prior to construction.

[Comment 00040]

Robert Dorzback

On Plan Sheet C-6, Pond Note #5 calls for permeability testing to be performed after construction and must meet or exceed the rate used in the calculations. State in note #5 the minimum required permeability rate that must be achieved. These testing results must also be submitted to the City prior to issuance of the building certificate of occupancy.

Reviewers

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City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**23.154** PNZ - SHOPPES AT MERES
Files and Attachments	Construction Plans_Sealed_Signed.pdf 75 Percent Phase signed and sealed survey.pdf 50 Percent Phase

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Arborist

[Sheet C-4 | Comment 00007 | Construction Plans_Sealed_Signed.pdf]

Shannon Brewer

ADVISORY COMMENT: All Brazilian Pepper trees (Schinus terebinthifolius) shall be removed during the site construction process. A site inspection will be conducted to ensure that all Brazilian Pepper trees (Schinus terebinthifolius) have been removed. After the issuance of the certificate of occupancy, re-growth of Brazilian Pepper trees (Schinus terebinthifolius) shall be controlled in perpetuity by the property owner.

[Sheet L-2 | Comment 00050 | Construction Plans_Sealed_Signed.pdf]

Shannon Brewer

ADVISORY COMMENT: Canopy of holly tree is indicated as to be in the visibility triangle. Planting location may need to be modified.

[Sheet 1 | Comment 00051 | signed and sealed survey.pdf]

Shannon Brewer

ADVISORY COMMENT: At time of permitting, arborist must be updated to match current topo.

Fema

[Sheet C-5 | Comment 00016 | Construction Plans_Sealed_Signed.pdf]

Megan Araya

ADVISORY COMMENT: Dry floodproofing requirements will be addressed at permit application submittal. Reference FEMA P-936, Design Considerations in Floodproofing, 44 CFR, ASCE 24 and FBC 2023, 8th ed. (effective 12/31/23).

Flood Zone - AE-9

Fire

[Sheet C-1 | Comment 00036 | Construction Plans_Sealed_Signed.pdf]

Rick Kinney

ADVISORY COMMENT: more detailed set of plans will be required for complete understanding of the building, but this structure will require sprinklers and an FDC within 100' of the on-site hydrant (no attached to the building).

Per AHJ

Planning and Zoning

[Sheet C-5 | Comment 00012 | Construction Plans_Sealed_Signed.pdf]

Patricia McNeese

Page C-5 references an incorrect code for parking requirements. This project is in the Special Area Plan which requires 3 parking spaces per 1,000 square feet. This appears to result in a requirement of 39 spaces. The applicant has proposed 75 parking spaces. Please reduce the number of parking spaces or provide justification regarding the proposed number and corresponding area of fill and impervious surface proposed.

COMMENT UPDATE 7-11-2024 (ADVISORY): Applicant has stated that 75 spaces are needed and allowable based on allowable impervious surface ratio. Staff will include this information in the staff report for this project but will recommend that overparking will create additional heat islands in the City. Staff will recommend reduce parking by at least 1/3 and add landscaping using silva cells or other appropriate methods to reduce heat islands and impervious surface.

COMMENT UPDATE 12-5-2024 (ADVISORY): The applicant provided information regarding planned pervious pavement. While this does reduce the impervious surface, it does not reduce heat islands as described above. Staff will provide all of this information in the staff report that is prepared for the hearing before the Board of Commissioners.

[Sheet C-5 | Comment 00031 | Construction Plans_Sealed_Signed.pdf]

Patricia McNeese

The Meres Boulevard access currently indicates all turning movements allowable. Please provide coordination or connection permit from Pinellas County indicating approval of turning configuration for the Meres Boulevard access.

COMMENT UPDATE 12-5-2024 (ADVISORY): Please be aware that written approval from Pinellas County for the driveway connection and configuration will be required before the project is scheduled for hearing. This has been confirmed by the Planning and Zoning Director.

[Comment 00045]

Patricia McNeese

Applicant notes on page 4 (Sheet C-4) that wetland impacts have been permitted by the U.S. Army Corps of Engineers (ACOE) and the Southwest Florida Water Management District (SWFWMD) and that impacts have been fully mitigated. The applicant indicated that an extension of the ACOE permit was included but it was not located in the submittal.

COMMENT UPDATE 12/5/2024 (ADVISORY): Thank you for uploading the latest ACOE and SWFWMD permit information. If the ACOE updated permit has not been received prior to scheduling this project for hearing, it will be required as a condition of Site Plan approval. The City's stormwater review consultant has been made aware of the uploaded SWFWMD permit.

[Comment 00052]

Patricia McNeese

This document contains comments resulting from the December 5, 2024 meeting of the Technical Review Committee.

[Comment 00053]

Patricia McNeese

It is noted that the revised concurrency certificate notes 38 peak hour trips for the "Medical-Dental Office Building" use (ITE Trip Generation Manual category #720). However, it appears that the 11th edition of the ITE Manual would generate 51 peak hour trips based on the gross floor area of 13,057 square feet and a trip generation rate of 3.93 for the PM peak hour. Can you please verify staff's assessment or indicate the method used for the proposed number?

[Sheet C-6 | Comment 00057 | Construction Plans_Sealed_Signed.pdf]

Patricia McNeese

It is noted that the proposed finished floor of the structure is 7.00 feet. The proposed adjacent grade is 6.90 feet. Since 2021, the required flood zone elevation has decreased from 10 feet to 9 feet. It is advised that elevation is preferable to multi-tenant dry floodproofing due to the low level of practicality of the latter method.

This TRC report transmission is accompanied with guidelines for elevation of finished floors within the City's Special Area Plan. It may be practical to raise the interior finished floor to 10 feet (BFE + 1) using these design guidelines. This option is advisory only, but would provide a much more practical and resilient building over the longer term. It may also likely reduce the cost of flood insurance on this building.

[Comment 00058]

Patricia McNeese

Note that Section 210.05 of the Land Development Code (LDC) requires that a construction or building permit for the project be issued within six (6) months of the Site Plan approval. Please be advised that due to changes to the City's Comprehensive Plan, staff will be recommending to the Board of Commissioners that permits for both the site work, and the

building (vertical construction) must be applied for concurrently and must be issued concurrently within that timeframe.

Public Services

[Sheet C-1 | Comment 00033 | Construction Plans_Sealed_Signed.pdf]

Heather Freundel

ADVISORY COMMENT: Please provide the estimated water and sewer flows.

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps.

The City requires 48 hours notice prior to any work completed on the mains.

Any adjustments to the utilities due to the project are the contractor’s responsibility.

All restoration is the contractor's responsibility.

[Sheet C-5 | Comment 00039 | Construction Plans_Sealed_Signed.pdf]

Heather Freundel

Please indicate water and sewer flows separately on the plans. Sewer flows should generally be less than water consumption.

[Sheet C-7 | Comment 00042 | Construction Plans_Sealed_Signed.pdf]

Heather Freundel

Plan states 6" reclaimed meter but service line is 2"

COMMENT UPDATE 12/5/2024: If using reclaimed water, please provide the valve at the line connection to the street, as discussed at the Technical Review Committee meeting.

[Sheet C-7 | Comment 00043 | Construction Plans_Sealed_Signed.pdf]

Heather Freundel

Proposed 6" sanitary line must be 8" per City Code 136.02 (C)

Any change in direction in the sanitary sewer line shall require a manhole per City Code 136.02 (D)

Please provide the estimated sewer flows per City Code 136.02 (G).

[Sheet C-7 | Comment 00054 | Construction Plans_Sealed_Signed.pdf]

Heather Freundel

Copied from other page note Needs to be addressed

Proposed 6" sanitary line must be 8" per City Code 136.02 (C)

Any change in direction in the sanitary sewer line shall require a manhole per City Code 136.02 (D)

Please provide the estimated sewer flows per City Code 136.02 (G)

[Sheet C-7 | Comment 00055 | Construction Plans_Sealed_Signed.pdf]

Heather Freundel

Please confirm if connecting to reclaimed or potable water for irrigation.

[Sheet C-9 | Comment 00056 | Construction Plans_Sealed_Signed.pdf]

Heather Freundel

Must use City of Tarpon Springs Standard Details, not Pinellas County. The City standard details can be found on the website at this link.

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**23.154** PNZ - SHOPPES AT MERES
Files and Attachments	CONSTRUCTION PLANS_SIGNED.pdf 90 Percent Phase signed and sealed survey.pdf 50 Percent Phase

Instructions

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Arborist

[Sheet C-4 | Comment 00007 | CONSTRUCTION PLANS_SIGNED.pdf]

Shannon Brewer

ADVISORY COMMENT: All Brazilian Pepper trees (Schinus terebinthifolius) shall be removed during the site construction process. A site inspection will be conducted to ensure that all Brazilian Pepper trees (Schinus terebinthifolius) have been removed. After the issuance of the certificate of occupancy, re-growth of Brazilian Pepper trees (Schinus terebinthifolius) shall be controlled in perpetuity by the property owner.

[Sheet L-2 | Comment 00050 | CONSTRUCTION PLANS_SIGNED.pdf]

Shannon Brewer

ADVISORY COMMENT: Canopy of holly tree is indicated as to be in the visibility triangle. Planting location may need to be modified.

[Sheet 1 | Comment 00051 | signed and sealed survey.pdf]

Shannon Brewer

ADVISORY COMMENT: At time of permitting, arborist must be updated to match current topo.

Fema

[Sheet C-5 | Comment 00016 | CONSTRUCTION PLANS_SIGNED.pdf]

Megan Araya

ADVISORY COMMENT: Dry floodproofing requirements will be addressed at permit application submittal. Reference FEMA P-936, Design Considerations in Floodproofing, 44 CFR, ASCE 24 and FBC 2023, 8th ed. (effective 12/31/23).

Flood Zone - AE-9

Fire

[Sheet C-1 | Comment 00036 | CONSTRUCTION PLANS_SIGNED.pdf]

Rick Kinney

ADVISORY COMMENT: more detailed set of plans will be required for complete understanding of the building, but this structure will require sprinklers and an FDC within 100' of the on-site hydrant (no attached to the building).

Per AHJ

Planning and Zoning

[Sheet C-5 | Comment 00031 | CONSTRUCTION PLANS_SIGNED.pdf]

Patricia McNeese

The Meres Boulevard access currently indicates all turning movements allowable. Please provide coordination or connection permit from Pinellas County indicating approval of turning configuration for the Meres Boulevard access.

COMMENT UPDATE 12-5-2024 (ADVISORY): Please be aware that written approval from Pinellas County for the driveway connection and configuration will be required before the project is scheduled for hearing. This has been confirmed by the Planning and Zoning Director.

COMMENT UPDATE 4-3-2025: The applicant stated at the TRC meeting that the driveway configuration to Meres Blvd is designed for a right-in/right-out configuration. Please change the pavement marking in the egress lane to show a right-turn arrow. Please also indicate signage at this egress stating "right turn only."

[Comment 00053]

Patricia McNeese

It is noted that the revised concurrency certificate notes 38 peak hour trips for the "Medical-Dental Office Building" use (ITE Trip Generation Manual category #720). However, it appears that the 11th edition of the ITE Manual would generate 51 peak hour trips based on the gross floor area of 13,057 square feet and a trip generation rate of 3.93 for the PM peak hour. Can you please verify staff's assessment or indicate the method used for the proposed number?

4/3/2025 COMMENT UPDATE; ADVISORY: The applicant has revised the total peak hour trips for this use to 51. This triggers the requirement of a Transportation Management Plan pursuant to Section 122.11.03 of the Land Development Code. However, staff feels the trips are mitigated by two factors: There is a transit stop located on the same side of N. Pinellas Avenue approximately 280 feet north of the site, and, the applicant is proposing bicycle racks on site. Staff will recommend to the Board of Commissioners that these two existing factors mitigate the additional peak hour trips for this use.

Also, the applicant has noted 1,960 gallons per day for both the potable water consumption and the sanitary sewer generation. Please revise to reflect more accurate numbers per Public Services' comment. Please revise this on the plans and on the Concurrency Certificate application.

[Comment 00063]

Patricia McNeese

This document contains comments resulting from the April 3, 2025 meeting of the Technical Review Committee.

Public Services

[Sheet C-1 | Comment 00033 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

ADVISORY COMMENT: Please provide the estimated water and sewer flows.

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps.

The City requires 48 hours notice prior to any work completed on the mains.

Any adjustments to the utilities due to the project are the contractor’s responsibility.

All restoration is the contractor's responsibility.

[Sheet C-5 | Comment 00039 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Please indicate water and sewer flows separately on the plans. Sewer flows should generally be less than water consumption.

[Sheet C-7 | Comment 00042 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Plan states 6" reclaimed meter but service line is 2"

COMMENT UPDATE 12/5/2024: If using reclaimed water, please provide the valve at the line connection to the street, as discussed at the Technical Review Committee meeting.

[Sheet C-7 | Comment 00043 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Proposed 6" sanitary line must be 8" per City Code 136.02 (C)

Any change in direction in the sanitary sewer line shall require a manhole per City Code 136.02 (D)

Please provide the estimated sewer flows per City Code 136.02 (G).

[Sheet C-9 | Comment 00056 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Must use City of Tarpon Springs Standard Details, not Pinellas County. The City standard details can be found on the website at this link.

[Sheet C-7 | Comment 00059 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Please indicate fire assembly size

[Sheet C-7 | Comment 00060 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Please clarify meter and RP size-plan indicates 1" w/ 1.5" RP- Please identify assembly as 1" or 1.5"

[Sheet C-7 | Comment 00061 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Code 135.01 (B) (7)

The minimum line size for hydrant placing shall be a 6 inch looped line. Dead end lines shall be a minimum of 8 inches in size and shall not exceed 600 feet in length. Dead end lines shall be avoided unless impractical.

[Sheet C-7 | Comment 00062 | CONSTRUCTION PLANS_SIGNED.pdf]

Heather Estright

Please specify estimated water and sewer flows separately on the plans Sheet C-5.

City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project	**23.154** PNZ - SHOPPES AT MERES
Files and Attachments	CONSTRUCTION PLANS_SEALED_SIGNED.pdf 100 Percent Phase

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustment, or Board of Commissioners review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project will be scheduled for public hearing by Planning and Zoning staff. Please keep in mind that the Planning & Zoning Department has 90-day suspension period from the date of the TRC review for the submittal of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning and Zoning Department for assistance.

Fema

[Sheet C-5 | Comment 00016 | CONSTRUCTION PLANS_SEALED_SIGNED.pdf]

Megan Araya

ADVISORY COMMENT: Dry floodproofing requirements will be addressed at permit application submittal. Reference FEMA P-936, Design Considerations in Floodproofing, 44 CFR, ASCE 24 and FBC 2023, 8th ed. (effective 12/31/23).

Flood Zone - AE-9

Fire

[Sheet C-1 | Comment 00036 | CONSTRUCTION PLANS_SEALED_SIGNED.pdf]

Rick Kinney

ADVISORY COMMENT: more detailed set of plans will be required for complete understanding of the building, but this structure will require sprinklers and an FDC within 100' of the on-site hydrant (no attached to the building).

Per AHJ

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Sheet C-5 | Comment 00031 | CONSTRUCTION PLANS_SEALED_SIGNED.pdf]

Patricia McNeese

The Meres Boulevard access currently indicates all turning movements allowable. Please provide coordination or connection permit from Pinellas County indicating approval of turning configuration for the Meres Boulevard access.

COMMENT UPDATE 12-5-2024 (ADVISORY): Please be aware that written approval from Pinellas County for the driveway connection and configuration will be required before the project is scheduled for hearing. This has been confirmed by the Planning and Zoning Director.

COMMENT UPDATE 4-3-2025: The applicant stated at the TRC meeting that the driveway configuration to Meres Blvd is designed for a right-in/right-out configuration. Please change the pavement marking in the egress lane to show a right-turn arrow. Please also indicate signage at this egress stating "right turn only."

COMMENT UPDATE 5/1/2025: The City has been notified by Pinellas County Public Works that the driveway access connection to Meres Boulevard has been denied. Please remove this driveway connection from the site plan and indicate appropriate landscape treatment in this area ***(see new comment (Comment #68) regarding appropriate landscaping for the Meres Blvd frontage line).***

[Comment 00045]

Patricia McNeese

Applicant notes on page 4 (Sheet C-4) that wetland impacts have been permitted by the U.S. Army Corps of Engineers (ACOE) and the Southwest Florida Water Management District (SWFWMD) and that impacts have been fully mitigated. The applicant indicated that an extension of the ACOE permit was included but it was not located in the submittal.

COMMENT UPDATE 12/5/2024 : Thank you for uploading the latest ACOE and SWFWMD permit information. It is noted that the SWFWMD permit has been extended to June 4, 2029. The ACOE permit expired on February 27, 2019. If the new or extended ACOE permit has not been received prior to scheduling this project for hearing, it will be required as a condition of Site Plan approval. The City will require some type of written receipt or copy of submitted documents to the ACOE to show that the applicant has applied for the permit extension/re-issuance.

[Comment 00053]

Patricia McNeese

It is noted that the revised concurrency certificate notes 38 peak hour trips for the "Medical-Dental Office Building" use (ITE Trip Generation Manual category #720). However, it appears that the 11th edition of the ITE Manual would generate 51 peak hour trips based on the gross floor area of 13,057 square feet and a trip generation rate of 3.93 for the PM peak hour. Can you please verify staff's assessment or indicate the method used for the proposed number?

4/3/2025 COMMENT UPDATE; ADVISORY: The applicant has revised the total peak hour trips for this use to 51. This triggers the requirement of a Transportation Management Plan pursuant to Section 122.11.03 of the Land Development Code. However, staff feels the trips are mitigated by two factors: There is a transit stop located on the same side of N. Pinellas Avenue approximately 280 feet north of the site, and, the applicant is proposing bicycle racks on site. Staff will recommend to the Board of Commissioners that these two existing factors mitigate the additional peak hour trips for this use.

Also, the applicant has noted 1,960 gallons per day for both the potable water consumption and the sanitary sewer generation. Please revise to reflect more accurate numbers per Public Services' comment. Please revise this on the plans and on the Concurrency Certificate application.

[Comment 00058]

Patricia McNeese

ADVISORY COMMENT: Note that Section 210.05 of the Land Development Code (LDC) requires that a construction or building permit for the project be issued within six (6) months of the Site Plan approval. Please be advised that due to changes to the City's Comprehensive Plan, staff will be recommending to the Board of Commissioners that permits for both the site work, and the building (vertical construction) must be applied for concurrently and ***must be issued concurrently within that timeframe (within 6 months of approval)***.

[Comment 00065]

Patricia McNeese

This document contains comments resulting from the May 1, 2025 meeting of the Technical Review Committee.

[Comment 00066]

Patricia McNeese

We have been notified by Pinellas County staff that the project may require a County dredge and fill permit. Please coordinate with the Pinellas County Water and Navigation Authority to determine if a permit is needed. The City will need to confirm the County's requirements prior to scheduling this project for hearing.

[Comment 00067]

Patricia McNeese

The City has been notified by the Pinellas County Water and Navigation Authority that the applicant must schedule a pre-application meeting with that agency for the purpose of discussing potential requirements for a county dredge and fill permit for this project. Please contact Julee Sims or Conor Petren at 727-453-3385 or jsims@pinellas.gov.

[Sheet L-2 | Comment 00068 | CONSTRUCTION PLANS_SEALED_SIGNED.pdf]

Patricia McNeese

Pursuant to Section 4.5.4, a streetscreen of at least 3.5 feet in height is required along the Meres Blvd frontage. The streetscreen should consist of a built wall but may be substituted with a fence or hedge row by warrant at your request/indication.

Please revise Meres Blvd frontage to remove the driveway connection (see Comment 31). If a hedge row of 3.5 feet will be used to fulfill the streetscreen requirement, please show the shrub/hedge row to be a continuous 3.5 feet in height along the entire Meres Blvd frontage (except the shrubs next to the building). If Walter's viburnum will not work for this, please indicate an appropriate species that will work for that area, and add it to the landscape schedule table. Please add a note on the landscape plan pointing to the Meres Blvd frontage and stating, "streetscreen warrant requested to substitute shrub hedgerow for structural wall along the Meres Boulevard frontage." This will allow staff to process accordingly.

Public Services

[Sheet C-1 | Comment 00033 | CONSTRUCTION PLANS_SEALED_SIGNED.pdf]

Heather Estright

ADVISORY COMMENT: Please provide the estimated water and sewer flows.

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps.

The City requires 48 hours notice prior to any work completed on the mains.

Any adjustments to the utilities due to the project are the contractor’s responsibility.

All restoration is the contractor's responsibility.