



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, JULY 15, 2024 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. REFLECTION
5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS
6. ORDINANCES AND RESOLUTIONS
 - a. **Ordinance 2024-04:** Rezoning of property located at 433 E. Harrison St. from RM, Residential Multi-Family to R-60 (Application 24-33); Quasi-Judicial
 - b. **Resolution 2024-23:** Site Plan approval for property located at 599 Island Drive (Application 23-156); Quasi-Judicial.
7. BOARD AND STAFF COMMENTS
8. ADJOURNMENT



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
JULY 15, 2024 / AUGUST 6, 2024 / AUGUST 20, 2024

STAFF REPORT, July 8, 2024

Application No. / Project Title: 24-33 / City of Tarpon Springs
Ordinance: Draft Ordinance #2024-04
Staff: Patricia L. McNeese, AICP
Planning Supervisor
Applicant / Owner: Habitat for Humanity of Pinellas, Inc.
Property Size: 0.310 acres (13,500 square feet)
Current Land Use: Residential Medium (RM)
Current Zoning: Residential Multifamily (RM)
Proposed Zoning: R-60 (One and Two Family Residential)
Location / Parcel ID: 433 E. Harrison St. / Parcel ID: 13-27-15-64962-001-0080

BACKGROUND SUMMARY:

The subject property is located on the northwest corner of Harrison Street and S. Levis Avenue and is currently vacant. The applicant wishes to rezone the property from Residential Multifamily (RM) District to R-60 (One and Two Family Residential) District. Following the rezoning, the applicant intends to file with the Pinellas County Property Appraiser for a parcel split to create two lots. The applicant intends to build a single family detached dwelling on each of the two lots.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval of Ordinance 2024-04** amending the Official Zoning Atlas from Residential Multifamily (RM) District to R-60 (One and Two Family Residential) District.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Mowed ground cover, trees
Vehicle Access:	The property is on the corner of Harrison St. and S. Levis Ave. and may currently be accessed from either of these roadways.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	RM (Residential Multifamily)	Residential Medium
South:	A (Agricultural)	Institutional
East:	RM (Residential Multifamily)	Residential Medium
West:	RM (Residential Multifamily)	Residential Medium

PLANNING CONSIDERATIONS:

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

1. This property is currently under the ownership of Habitat for Humanity of Pinellas, Inc. The group has been active throughout the downtown and east “uptown” areas of Tarpon Springs building single family residences. This property comprises a parcel of previous combined lots in the original Owens Subdivision, Second Addition, platted in 1961. The applicant wishes to build two single family dwellings. Under the Residential Multifamily (RM) zoning, the current parcel area is insufficient to create two conforming lots. With a rezoning to the R-60 District and subsequent lot split, the parcel would be able to accommodate two conforming lots.
2. The Future Land Use Map (FLUM) category for this parcel is Residential Medium (RM) and would remain so under this proposal. The residential density allocated to this parcel is five (5) units. The applicant wishes to build two units. The surrounding area, with the exception of Dorsett Park to the south is in the RM FLUM category. Affordable/workforce infill housing in this older built and established platted neighborhood is compatible and desirable. A change to R-60 “conservation” type zoning for this parcel is appropriate to accomplish that purpose given the mix of housing types available in the area, while maintaining consistency with the intent of the RM FLUM category.
3. The subject parcel was originally occupied by three lots, Lots 8, 9 and 10 (Block A) of the Owens Subdivision, Second Addition. The three lots were combined in the past into one parcel. The northern 50 feet of the parcel was sold in 1979 and is now addressed as 720 S. Levis Ave. The remaining parcel, owned by the applicant, is proposed to be split in two. With that lot split, this corner would again be occupied by three single family lots, promoting the development density originally envisioned with the 1961 plat.
4. This property was conveyed to Habitat for Humanity from the City of Tarpon Springs by Special Warranty Deed recorded on March 28, 2024. The deed, included with this packet, contains the following language: *“It is understood and agreed that the subject Property is being conveyed to Habitat for Humanity of Pinellas County, Inc., for its intended purposes only. If Habitat for Humanity of Pinellas County, Inc. deems that the property cannot be used for its intended purposes, then the property will revert back to the City of Tarpon Springs. Once the property has been developed and conveyed by Habitat for Humanity of Pinellas County, Inc. to a subsequent, qualified owner, all restrictions and reversionary interests will be deemed released.”* The Board of Commissioners (BOC) approved the conveyance of this property at their regular meeting of October 2, 2023. The BOC agenda packet for that item is included herein.



ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

	CURRENT Residential Multifamily (RM)	PROPOSED R-60 (One and Two Family Residential)
Residential Density (dwelling units/acre):		
Per Residential Medium FLUM Category	15 du/acre	15 du/acre
Allowable Uses:	LDC Section 25.05	LDC Section 25.03
Permitted/Primary	Community Assembly, Emergency Service Facilities, Family Care Homes, Multifamily Dwellings, Single Family Dwellings (Attached, Detached, Semi-Detached), Two Family Dwellings	Community Assembly, Emergency Service Facilities, Family Care Homes, Public Parks and Recreation Facilities, Schools of General Education, Single Family Dwellings (Detached and Semi-Detached), Two Family Dwellings
Conditional/Secondary	Boarding Homes, Community Residential Homes, Congregate Care Facilities, Day Care Centers and Homes, Emergency Shelters, Residential Treatment Facilities, Recovery Homes, Home Occupations, Hospitals, Libraries (and similar), Light Utility Service, Lodging Facilities, Nursing Homes, Private Clubs, Schools of General and Special Education, Tourist Home	Community Residential Homes, Congregate Care Facilities, Day Care Centers, Day Care Homes, Home Occupations, Light Utility Service, Schools of Special Education
Minimum Lot Area	7,000 square feet	6,000 square feet
Dimensional Criteria (Single Family Detached Dwelling):	LDC Section 25.10(D)(2)	LDC Section 25.20(D)
Minimum Lot Width	60 feet	40 feet
Minimum Lot Depth	80 feet	n/a
Maximum Height	35 feet	30 feet
Minimum Front Yard	25 feet	25 feet to garage 20 feet to living area
Minimum Side Yard	7.5 feet	5 feet
Side Street Yard	15 feet	7.5 feet

continued



Dimensional Criteria (Single Family Detached Dwelling):	LDC Section 25.10(D)(2)	LDC Section 25.20(D)
Rear Yard	20 feet	20 feet
FAR/ISR per Residential Medium FLUM Category:		
Non-Residential Floor Area	0.50	0.50
Non-Residential Impervious Surface Ratio	0.75	0.75

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code 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: The Residential Medium Future Land Use Map (FLUM) category is intended for "areas in close proximity urban activity centers" and "areas that are to be developed in a medium density residential manner" (Policy 2.2.6). The policy also states that the RM category "is generally intended to serve as a transition between less urban and more urban residential and mixed use areas." R-60 zoning is a neighborhood conservation designation "created to promote the stability and redevelopment of established neighborhoods consisting primarily of platted subdivisions" (Section 25.03 (A)). The property is located in just such an established neighborhood as especially characterized by the area between Boyer Street and Harrison Street which exhibits a large area of existing R-60 zoning and is also within the RM FLUM category. The change to the R-60 zoning district is consistent with, and carries out, the intent of the RM FLUM category and the 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 current allowable uses under the Residential Multifamily (RM) zoning match those allowed in the proposed R-60 zoning and also include several additional uses that would not longer be allowed once the property is rezoned (see table above). The zoning change would eliminate, among other things, multifamily dwellings, boarding homes, certain residential treatment facilities, private clubs and tourist homes (short-term rentals). Compatibility with the surrounding predominantly single family and lower density multifamily development in this neighborhood would be enhanced. The applicant proposes to build a single family detached residence on each lot and has supplied a floor plan layout for the proposed buildings.



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 provides for efficient and orderly development by providing for efficient and appropriate infill of an existing platted area with existing available facilities, including a public park (Dorsett Park) in very close proximity. This property should be developed as residential, as proposed by the applicant. The prospect of achieving infill with new affordable and workforce single family construction is desirable for achieving greater neighborhood stability. This rezoning should have a positive impact on the City's growth patterns and on the efficiency of services provision.

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: City facilities have adequate capacity and are currently available to directly serve the subject property.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on June 6, 2024 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 41 addresses. Notice was advertised in the *Tampa Bay Times* per Chapter 166.041, Florida Statutes and the property was posted. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide show presentation
2. Draft Ordinance 2024-04
3. Applicant's Rezoning Narrative
4. Property Survey
5. Applicant's Floor Plans
6. Special Warranty Deed
7. TRC Comment Report 6-6-2024
8. Property Conveyance – BOC Agenda Item Packet
9. Legal Public Notice

HABITAT FOR HUMANITY

#24-33

Planning and Zoning Board – July 15, 2024

Board of Commissioners – August 6, 2024, August 20, 2024





SUMMARY OF REQUEST

- **#23-33 – Ordinance 2024-04 Rezoning**
 - Location: 433 E. Harrison Street (Northwest corner of E. Harrison St. and S. Levis Ave.)
 - Future Land Use: Residential Medium (RM)
 - **ZONING:**
 - Current: Residential Multifamily (RM) District
 - Proposed: R-60 (One and Two Family Residential) District
 - Property Features
 - 0.310 acres (13,500 square feet)
 - Vacant parcel to be divided into two conforming lots in the R-60 district
 - New lots are planned for construction of two single family detached dwellings
- **Applicant**: Habitat for Humanity
- Note that the property was conveyed from the City of Tarpon Springs to Habitat for Humanity for their intended purpose only, otherwise, the property reverts back to the City. This is memorialized in the deed.



R-60 and RM zoning
mix of single family and multifamily

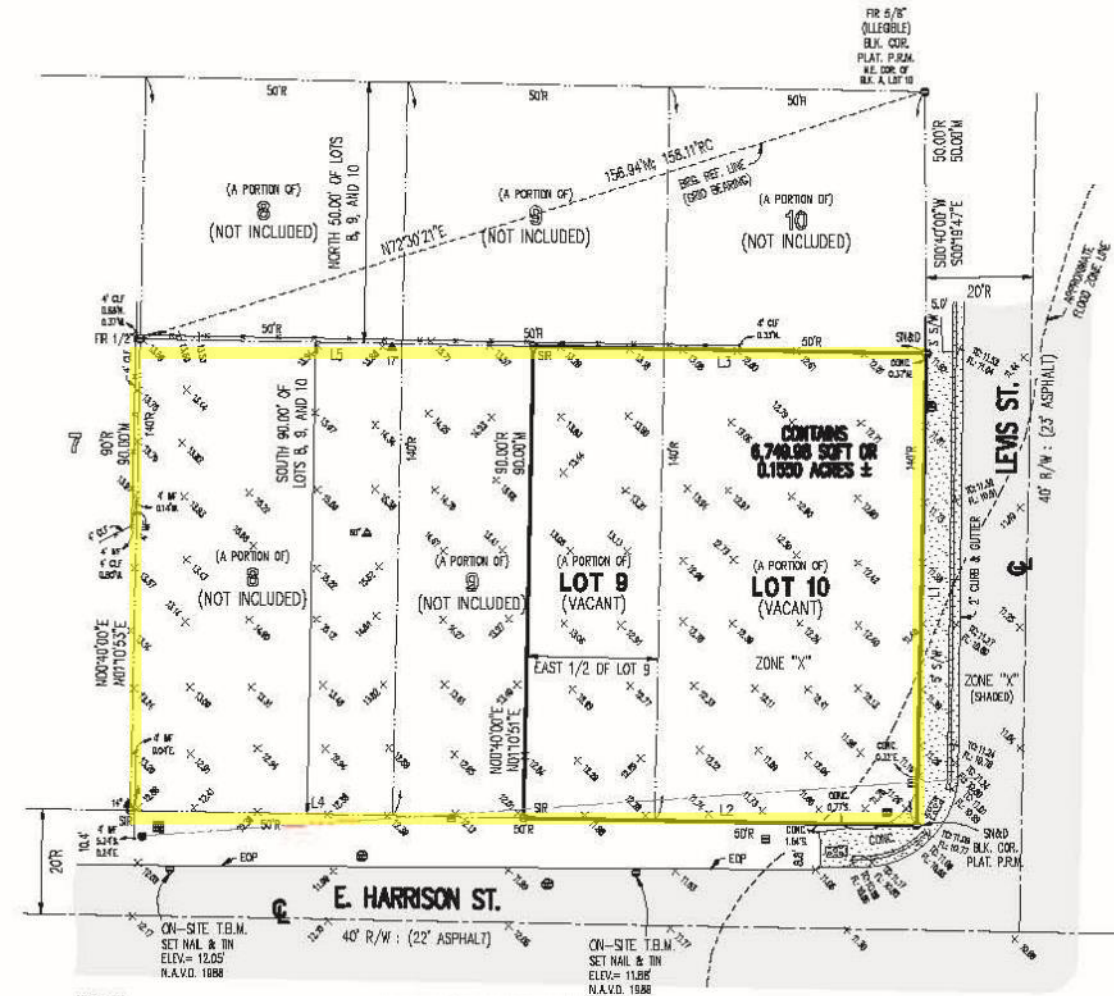
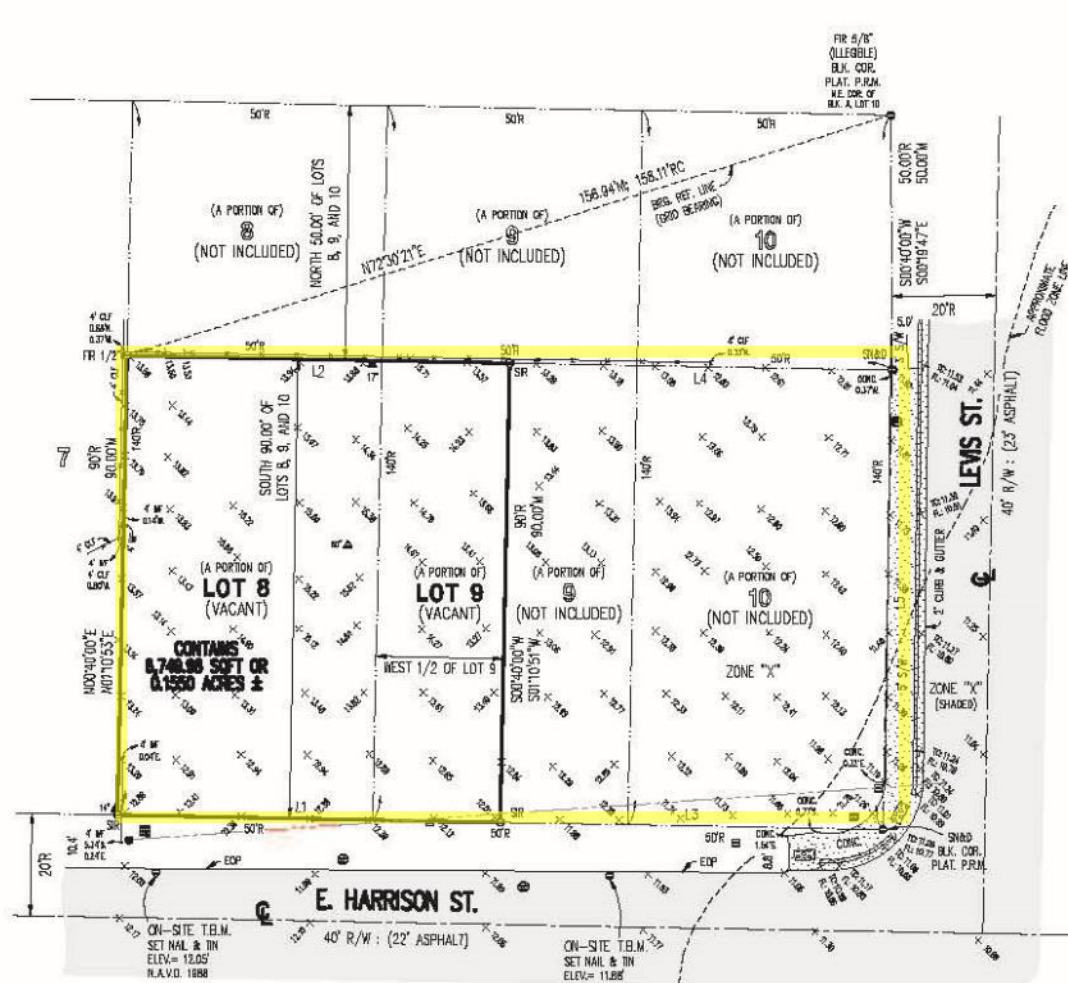
**Subject
Property**

Tarpon Springs Fundamental
Elementary School

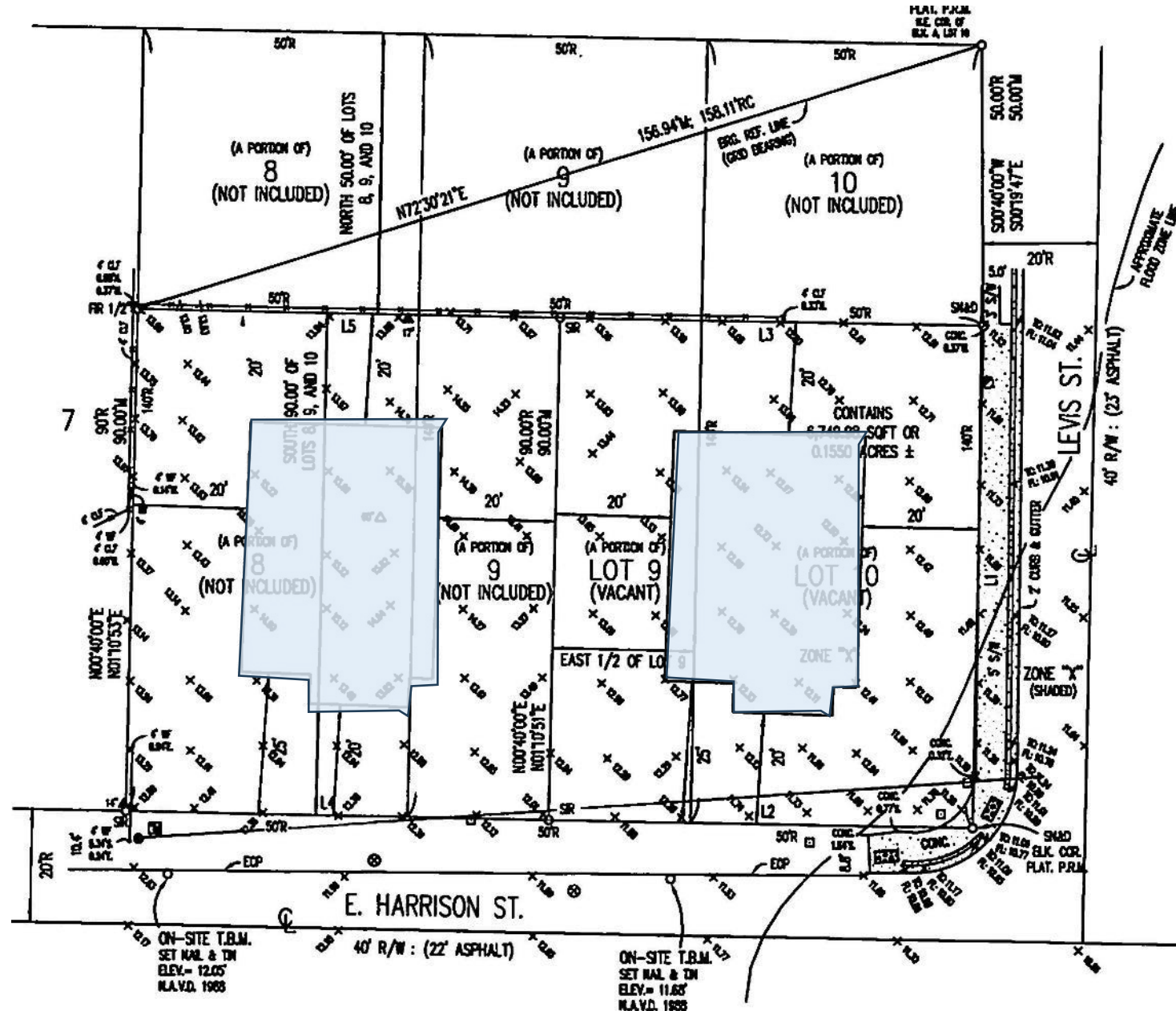
Dorsett Park



SURVEY – PROPOSED SPLIT TO CREATE TWO LOTS



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

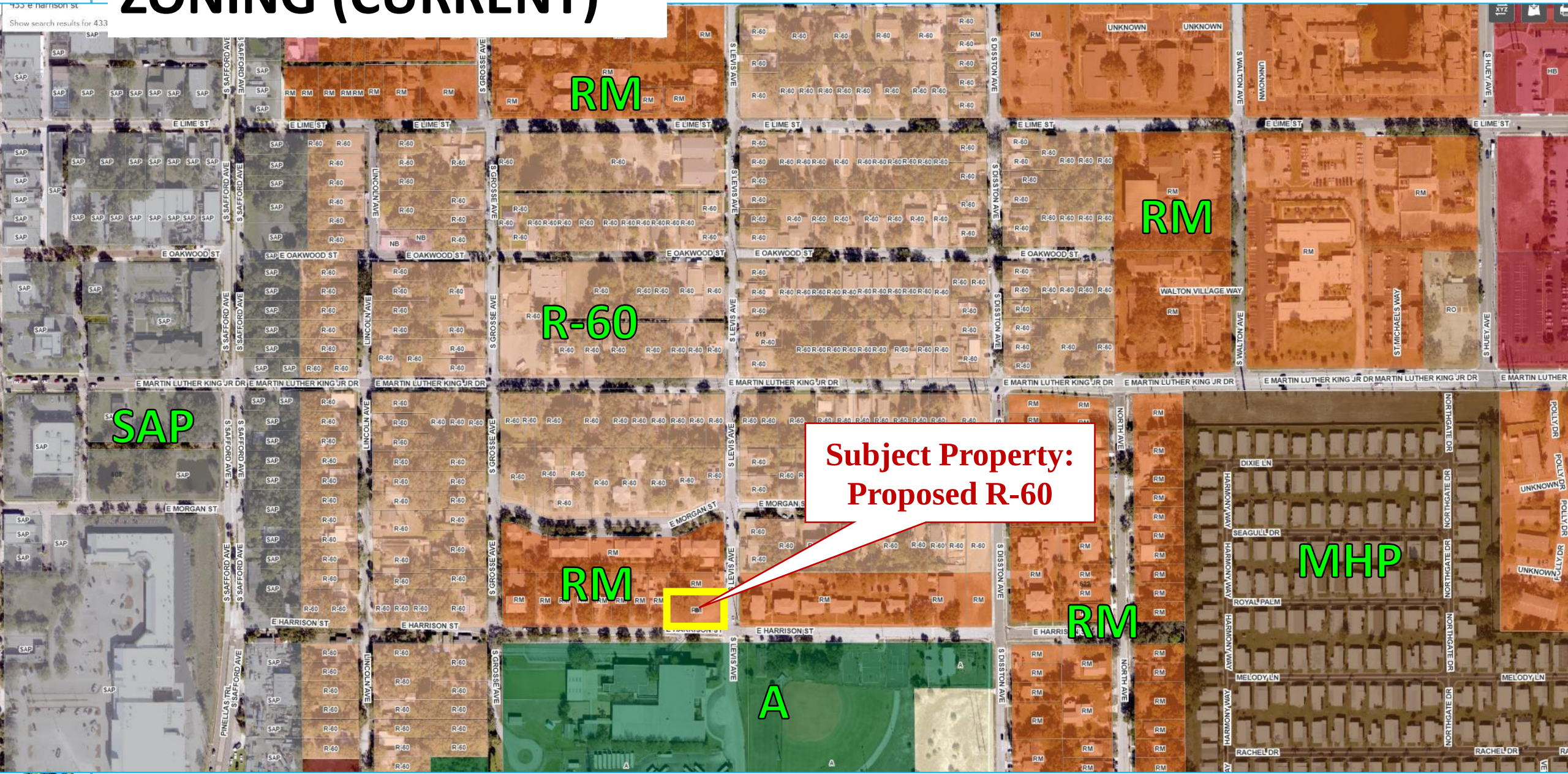


LOCATION AND CONTEXT



ZONING (CURRENT)

433 E Harrison St
Show search results for 433





REVIEW CRITERIA – REZONING

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

The proposed R-60 zoning category for this property is consistent with the Residential Medium Future Land Use Map (FLUM) category.

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.**

The available uses are appropriate and compatible with the surrounding area. The planned use of this property is for two single family residences that will provide affordable infill housing in an established neighborhood.

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.**

The R-60 designation provides for appropriate infill housing opportunities in an area of existing single family and multifamily affordable and workforce housing. Infrastructure is in place and serving this established platted area of the City.

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.**

The property can be served by City facilities with respect to both capacity and availability.

PRELIMINARY STAFF RECOMMENDATION

#24-33 - *Approval* of Ordinance 2024-04, Rezoning from RM (Residential Multifamily) District to R-60 (One and Two Family Residential) District

Public Notice* Provided – no responses were received.

*Typing error in advertised ordinance title to be corrected as indicated when advertised for second reading of ordinance.

ORDINANCE 2024-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 0.31 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 433 EAST HARRISON STREET, ON THE NORTHWEST CORNER OF HARRISON STREET AND SOUTH LEVIS AVENUE, FROM RESIDENTIAL MULTIFAMILY (MF) (RM) DISTRICT TO R-60 (ONE AND TWO FAMILY RESIDENTIAL) 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 Residential Multifamily (RM) District to R-60 (One and Two Family Residential) District; and,

WHEREAS, the zoning district R-60 (One and Two Family Residential) is consistent with the property's existing Future Land Use Map category of RM (Residential Medium); and,

WHEREAS, permitted uses within the R-60 zoning 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 July 15, 2024; 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 R-60 (One and Two Family) 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 as,

"The South 90 Feet of 8, 9 & 10, Block A, Owens Subdivision Second Addition, according to the plat thereof as recorded in Plat Book 56, Page 25, of the Public Records of Pinellas County, Florida."

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

433 E Harrison Street - 13-27-15-64962-001-0080

Rezoning Narrative

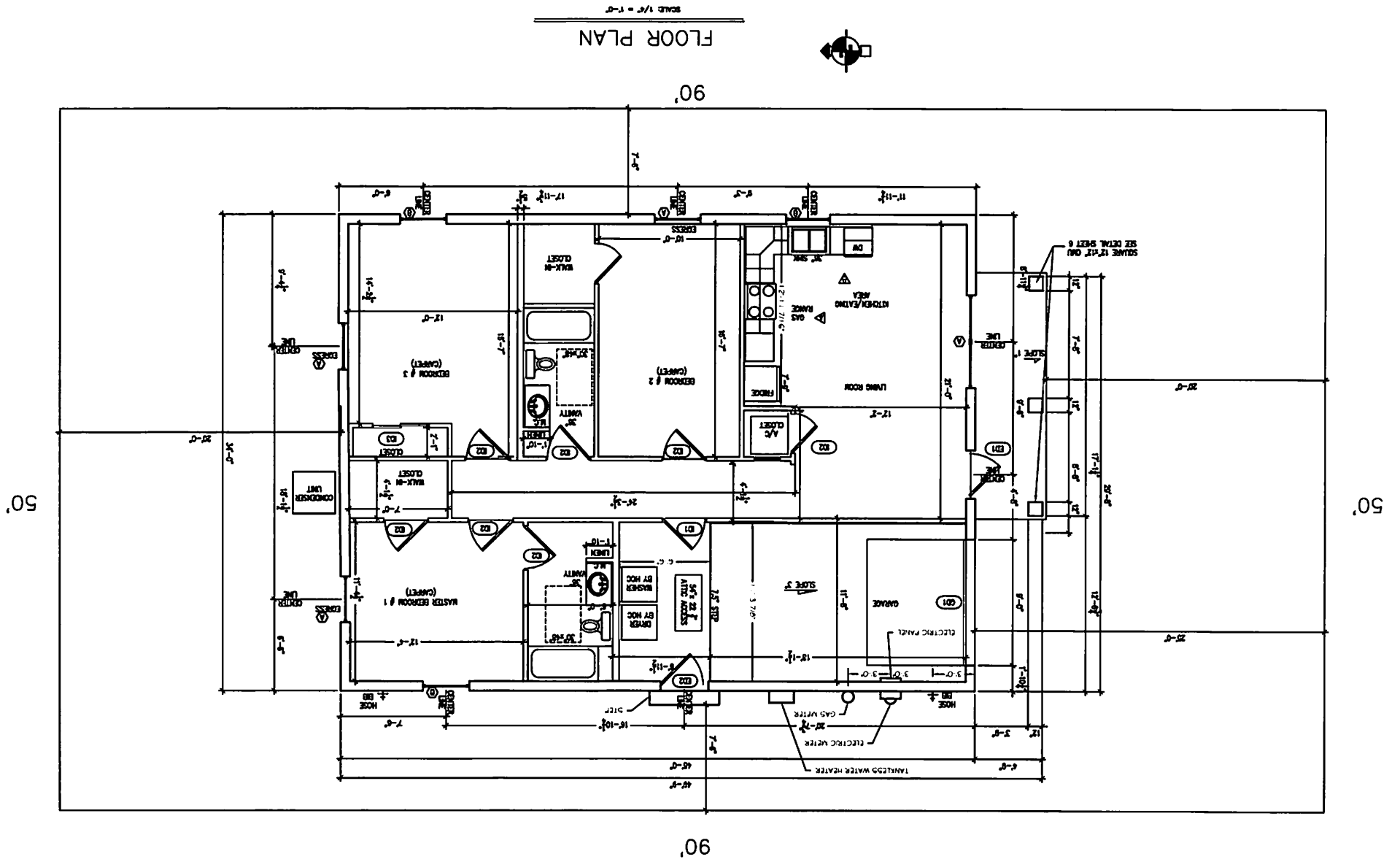
Habitat for Humanity of Pinellas and West Pasco Counties is requesting a zoning change on 433 E Harrison Street, 13-27-15-64962-001-0080 from RM to R-60. The parcel was previously under the ownership of the City of Tarpon Springs since February 2011, and prior to that was owned by the Safford Masonic Lodge. The rezoning to R-60 would allow Habitat to build (2) single family homes, this zoning category would be consistent with the established zoning throughout the majority of the surrounding parcels within the three block radius. Habitat will meet the proposed zoning's minimum lot requirement set forth by the city. The intention and plan for the future homes is to include and give current residents from the Tarpon Springs community first opportunity to purchase the homes through the Habitat for Humanity's affordable homeownership program. Your time and consideration is greatly appreciated, thank you.



Cesar Figueredo

Land Acquisition & Maintenance Manager

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Prepared by and return to:

Regina A. Kardash, Esq.
Persson, Cohen, Mooney,
Jackson & Fernandez, PA.
6853 Energy Court
Lakewood Ranch, FL 34240

Consideration: \$50,000.00

SPECIAL WARRANTY DEED

TIDS INDENTURE is made as of the 21st day of November, 2023, between the **City of Tarpon Springs, a municipal corporation of the State of Florida**, whose post office address is 324 East Pine Street, Tarpon Springs, Florida 34689 (hereinafter referred to as "Grantor" or the "City of Tarpon Springs"), to **Habitat for Humanity of Pinellas County, Inc., a Florida not-for-profit corporation**, whose post office address is 13355 49th Street North, Suite B, Clearwater, Florida 33762 (hereinafter referred to as "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 Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's heirs and assigns forever, the land, situated, lying and being in Pinellas County, Florida, to wit (the "Property"):

The South 90 Feet of Lots 8, 9 & 10, Block A, Owens Subdivision Second Addition, according to the plat thereof as recorded in Plat Book 56, Page 25, of the Public Records of Pinellas County, Florida.

Parcel Identification No.: 13-27-64962-001-0080

Address: 433 E Harrison Street, Tarpon Springs

Subject to restrictions, easements and reservations of record and taxes accruing subsequent to December 31, 2022.

It is understood and agreed that the subject Property is being conveyed to Habitat for Humanity of Pinellas County Inc., for its intended purposes only. If Habitat for Humanity of Pinellas County, Inc. deems that the property cannot be used for its intended purposes, then the property will revert back to the City of Tarpon Springs. Once the property has been developed and conveyed by Habitat for Humanity of Pinellas County Inc. to a subsequent, qualified owner, all restrictions and reversionary interests will be deemed released.

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.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

GRANTOR:

CITY OF TARPON SPRINGS, FLORIDA, a
Florida municipal corporation

Carol Renardo
Signature of Witness

CAROL RENARDO
Typed/Printed Name of Witness 324 E Pine St Tarpon Springs, FL 34689 By: Costa Vatikiotis

Desirea Leszynski
Signature of Witness

DESIREA LESZYNSKI
Typed/Printed Name of Witness 324 East Pine St Tarpon Springs, FL 34689

Carol Renardo
Signature of Witness

CAROL RENARDO
Typed/Printed Name 324 East Pine St, Tarpon Springs, FL 34689

Desirea Leszynski
Signature of Witness

DESIREA LESZYNSKI

Typed/Printed Name of Witness 324 East Pine St Tarpon Springs, FL 34689

Attest:

Irene Jacobs, City Clerk

Approved as to Form:

By:

Andrew J. Salzman, City Attorney

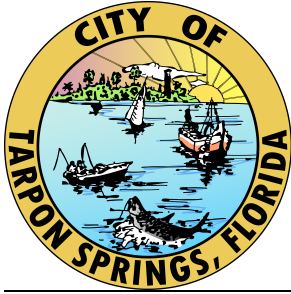
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13 day of March 2024, by Costa Vatikiotis, as Mayor and Irene Jacobs as City Clerk, respectively, of the City of Tarpon Springs, Florida, a Florida municipal corporation. They are ☒ personally known to me or ☐ have produced _____ (type of identification) as identification.

Katherine M. Manousos
Notary Public, State of Florida
Printed name: Katherine M. Manousos

(NOTARY SEAL)





City of Tarpon Springs

TRC Comment Report

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

Project **24.33**
Rezoning Application with Survey - 433 E Harrison Street

Project Address 433 E Harrison St
Tarpon Springs, FL 34689
United States

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.

Planning and Zoning

[Comment 00001]

Patricia McNeese

This document contains comments resulting from the June 6, 2024 meeting of the Technical Review Committee.

[Comment 00002]

Patricia McNeese

The property is located in the Residential Medium Future Land Use Map category and the Residential Multifamily zoning district. The parcel is 0.309 acres and is allocated 4.6 (5) units. The applicant desires to create two individual single family lots from this parcel. The property does not provide sufficient area for two single family lots under the current zoning.

[Comment 00003]

Patricia McNeese

The applicant proposes to rezone the property to R-60 in order to provide sufficient area for two conforming lots for the purpose of constructing a single family home on each lot. The property was the subject of a past combination/split configuration that also involved the adjacent property to the north. It was originally platted as three lots. Staff supports the rezoning as an appropriate infill configuration in the proposed neighborhood conservation zoning of R-60 and notes that, although the configuration is different, this property along with the adjacent property to the north would be returned from a single parcel back to 3 individual lots.

[Comment 00004]

Patricia McNeese

The first public hearing is scheduled for the July 15, 2024 meeting of the Planning and Zoning Board and will be tentatively scheduled for hearings before the Board of Commissioners on August 6, 2024 and August 20, 2024.

Reviewers

Patricia McNeese
(727) 942-5611
pmcneese@ctsfl.us



MEMORANDUM

To: Mayor & Board of Commissioners

Through: Mark LeCouris, City Manager

Staff: Renea Vincent

Date: September 27, 2023

BOC Meeting: October 3, 2023

Subject: **Habitat for Humanity request to reduce liens on donated land and purchase of City-owned lots**

Background:

City staff has been coordinating with Habitat for Humanity for the eventual development of new affordable single-family homes. One lot has been acquired by Habitat and two others are owned by the City. Habitat is seeking to reduce the liens on the lot already acquired and wish to purchase the other lots. The City wishes to establish a fair price that compensates the City for actual costs and provides a fair price to Habitat for Humanity.

Subject Lots:

- 0 Lime Street (13-27-15-46638-003-0060) acquired by Habitat for Humanity through donation.
- 433 E. Harrison Street (13-27-15-64662-001-0080) City-Owned
- 127 N. Gross Ave (12-27-15-15210-000-0020) City-Owned

Property Information:

0 Lime Street 13/27/15/46638/003/0060

	LOT MOWING Abatement 11-80000860	CEB 11-80000860	CEB 13-80001009
PRINCIPLE	\$ 219.20	\$ 4,000.00	\$ 35,200.00
INTEREST	\$ 289.85	\$ 3,392.87	\$ 22,982.52
ADMINISTRATIVE FEE CE	\$ 350.00	\$ 25.00	\$ 25.00
SATISFACTION FEE	\$ 10.00	\$ 10.00	\$ 10.00
RECORDING FEE	\$ 4.75	\$ 4.75	\$ 4.75
TOTAL DUE:	\$ 873.80	\$ 7,432.62	\$ 58,222.27

- Property is zoned R-70A Single Family Residential
- Buildable for one home
- Habitat has already acquired though donation and is seeking to reduce lies/fees due.



433 E. Harrison St. 13-27-15-64662-001-0080

- City-owned property (see attached BOC meeting minutes for additional information on acquisition by the City)
- Cannot ascertain past fines, no case history or hard files
- Demolition Costs of **\$4,255** indicated by Permit 11-749 (City incurred cost)
- Habitat for Humanity has initially offered \$50,000 for this property (two lots at \$25,000 each).
 - Re-zoning to R-60 required to create two buildable lots.

127 N. Grosse Ave 12/27/15/15210/000/0020

	UTILITY LIEN*	CEB 16-80000375	LOT MOWING Abatement	LOT MOWING Certificate of Indebtedness	DEMOLITION ABATEMENT
PRINCIPLE	\$ 6,941.30	\$ 99,000.00	\$ 171.45	\$ 200.00	\$ 9,929.01
INTEREST	\$ 2,355.95	\$ 15,769.48	\$ 572.20	\$ 96.40	\$ 4,462.24
ADMINISTRATIVE FEE CC	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
ADMINISTRATIVE FEE CE				\$ 350.00	\$ 50.00
SATISFACTION FEE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
RECORDING FEE	\$ 4.50	\$ 4.75	\$ 4.75	\$ 19.50	\$ 19.75
TOTAL DUE:	\$ 9,336.75*	\$ 114,809.23	\$ 783.40	\$ 700.90	\$ 14,496.00

***Utility Liens cannot be waived/reduced**

- Total City costs for Utility Lien, Lot Mowing and Demolition costs is \$25,317.05.

Applicable Procedures:

Pursuant to Section 2-126 (b), the City may convey to a tax-exempt charitable organization real property acquired by the City through lien foreclosure at less than its appraised value, subject to a reversionary clause appropriate for the purchase sold and the sale is approved by an affirmative vote of four members of the Board of Commissioners.

Recommendations:

- **0 Lime Street**
 - Reduce Liens to \$25,000
- **433 E. Harrison Street**
 - Establish sale price of \$50,000 per Habitat's previous offer
- **127 N. Grosse**
 - Establish sale price of \$26,000
 - Reduce liens to \$0

ATTACHMENT:

- Habitat for Humanity Purchase Offer
- City Clerk lien search information

Mark LeCouris
City Manager Tarpon Springs
324 Pine St.
Tarpon Springs FL, 34689

May 3, 2023

Re: Intent to purchase 433 E Harrison St.

Dear Mark and Staff,

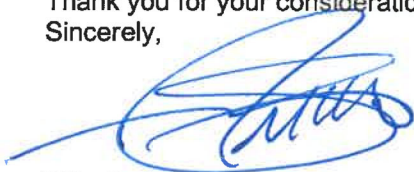
Habitat for Humanity of Pinellas County would like to present to the City of Tarpon Springs the intention to purchase surplus property located at 433 E Harrison St. The property, which is identified by Pinellas County Property Appraisers office as ID# 13-27-15-64962-001-0080, are currently vacant parcels and the property would be utilized to develop two single family affordable residences in accordance with Habitat for Humanity's program guidelines. The houses, once completed, would then be sold with a zero percent interest loan to a qualified household with an area median income between 30% and 80% at the time of program approval.

In partnership with the City of Tarpon Springs, Habitat for Humanity of Pinellas County would market these two lots to be developed, for a period of up to six (6) months, to any current resident, employee of the City of Tarpon Springs, or to anyone employed within the City of Tarpon Springs. Once the applicant is accepted, and provided they meet all of Habitat for Humanity's program requirements, they would then be awarded these lots for their future homes.

In addition, Habitat for Humanity of Pinellas County would be willing to purchase the two parcels for an amount equal to the price of any demolition costs, administration expenses, and other expenses incurred to date or at a price of \$25,000.00 per lot or a total of \$50,000.00, whichever is less. At the time of agreement and purchase, Habitat for Humanity of Pinellas County and the City of Tarpon Springs would share in the expenses of all title work and closing costs, and after the city has completed the change in zoning to R-60, to ensure the lots will meet the allowable zoning uses, the property would then transfer ownership to Habitat for Humanity of Pinellas County.

Habitat for Humanity of Pinellas County, after the properties have transferred, will be responsible for the lot line adjustments to split the property equally, and will complete the required process to achieve two new lots of record by the Pinellas County Property Appraisers office.

Thank you for your consideration.
Sincerely,



Mike Sutton,
President and CEO,
Habitat for Humanity of Pinellas and West Pasco Counties

-0- LIME STREET - 13/27/15/46638/003/0060

	LOT MOWING Abatement 11-80000860	CEB 11-80000860	CEB 13-80001009
PRINCIPLE	\$ 219.20	\$ 4,000.00	\$ 35,200.00
INTEREST	\$ 289.85	\$ 3,392.87	\$ 22,982.52
ADMINISTRATIVE FEE CC			
ADMINISTRATIVE FEE CE	\$ 350.00	\$ 25.00	\$ 25.00
SATISFACTION FEE	\$ 10.00	\$ 10.00	\$ 10.00
RECORDING FEE	\$ 4.75	\$ 4.75	\$ 4.75
TOTAL DUE:	\$ 873.80	\$ 7,432.62	\$ 58,222.27

433 E. HARRISON ST. 13-27-15-64662-001-0080*Cannot ascertain what the fine was case history does not show and no longer have file (see attached BOC meeting minutes)***127 N. GROSSE AVENUE - 12/27/15/15210/000/0020**

	UTILITY LIEN	CEB 16-80000375	LOT MOWING Abatement	LOT MOWING Certificate of Indebtedness	DEMOLITION ABATEMENT
PRINCIPLE	\$ 6,941.30	\$ 99,000.00	\$ 171.45	\$ 200.00	\$ 9,929.01
INTEREST	\$ 2,355.95	\$ 15,769.48	\$ 572.20	\$ 96.40	\$ 4,462.24
ADMINISTRATIVE FEE CC	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
ADMINISTRATIVE FEE CE				\$ 350.00	50
SATISFACTION FEE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
RECORDING FEE	\$ 4.50	\$ 4.75	\$ 4.75	\$ 19.50	\$ 19.75
TOTAL DUE:	\$ 9,336.75	\$ 114,809.23	\$ 783.40	\$ 700.90	\$ 14,496.00

UTILITY LIEN**ABATEMENT/DEMOLITION****CODE ENFORCEMENT CASE**

MISCELLANEOUS:

7. DISCUSSION: DISPOSITION OF MASONIC LODGE PROPERTY
AT 433 EAST HARRISON STREET:

City Attorney Yacavone reviewed his memo regarding the status of Masonic Lodge 67 at 433 East Harrison Street, a property originally owned by the City of Tarpon Springs and deeded to Masonic Lodge 67 with, a reverter clause requiring the property to revert to the City if it was not used for Masonic purposes. He also said it had at least two code enforcement actions against it because it was unsafe with fines exceeding \$848,000. Recently, the City asked Code Enforcement Board Attorney Thomas Trask to proceed with a foreclosure action; however, discussing with Attorney Trask and discovering there was a reverter clause, City Attorney Yacavone said he contacted Mr. Charles Roberts, member of Masonic Lodge 67, to determine if the property was being used for Masonic purposes because if it was not it would clear the title and the property would be returned to the City's ownership. Mr. Roberts advised City Attorney Yacavone that the Grand Lodge of Jacksonville and members of Lodge 67 had an interest in purchasing or leasing the property. City Attorney Yacavone asked the Board for direction on whether to proceed with: the foreclosure action; sign the legal documents to create a plan of action to satisfy the liens with Masonic Lodge 67; or have the person authorized by the Lodge to acknowledge the property was no longer being used for Masonic purposes.

PUBLIC COMMENTS:

Mr. Charles Roberts spoke on behalf of Masonic Lodge 67, and said the property was no longer used as a Masonic Lodge because of its condition and it was in the best interest of the City to take the property back.

BOARD COMMENTS:

Commissioner Alahouzos asked if Masonic Lodge 67 was still active and Mr. Roberts said Lodge 67 merged with the Clearwater chapter. The Board directed City Attorney Yacavone to meet with authorized members of the Lodge to sign documents invoking the reverter clause between the City and Masonic Lodge 67.

LEGAL AD

TO: TAMPA BAY TIMES

RE: LEGAL ADVERTISEMENT: ORD. 2024-04 – Rezoning – Habitat for Humanity – 433 E Harrison St – App. 24-33

PUBLISH ONCE AS FOLLOWS: Wednesday, June 26, 2024

2 X 10 ROP - PUBLISH IN THE NORTH PINELLAS TIMES EDITION ONLY.

SPECIAL INSTRUCTIONS

1. Title type no smaller than 18 point.
2. Advertisement to be published in the North Pinellas Times edition only. Do not locate advertisement in classified or legal section.
3. Publish in two columns, each column to measure no less than 10 inches in length.

Patricia L. McNeese

Date: June 17, 2024

Patricia L. McNeese, AICP
Planning Supervisor

PLEASE E-MAIL PROOF PRIOR TO PUBLICATION TO:

pmcneese@ctsfl.us

PLEASE MAIL INVOICES TO:

**KIM CREIGHTON
PLANNING COORDINATOR
TARPON SPRINGS PLANNING AND ZONING DIVISION
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004**

**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 Ordinances:

ORDINANCE 2024-04

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 0.31 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 433 EAST HARRISON STREET, ON THE NORTHWEST CORNER OF HARRISON STREET AND SOUTH LEVIS AVENUE, FROM RESIDENTIAL MULTIFAMILY (MF) DISTRICT TO R-60 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

(INSERT LOCATION MAP)

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

Monday, July 15, 2024 at 6:30 P.M., and,

before the **Board of Commissioners** on:

Tuesday, August 6, 2024 at 7:30 P.M. (1st Reading)

Tuesday, August 20, 2024 at 7:30 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 #24-33

Tampa Bay Times
Published Daily

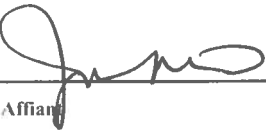
STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

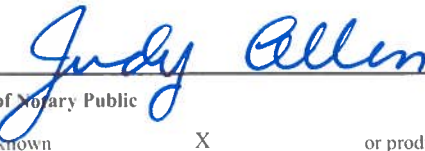
} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE 2024-04** was published in said newspaper by print in the issues of: 6/26/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus 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 not 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.

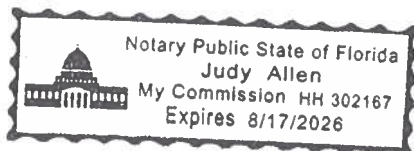

Signature Affiant

Sworn to and subscribed before me this .06/26/2024


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

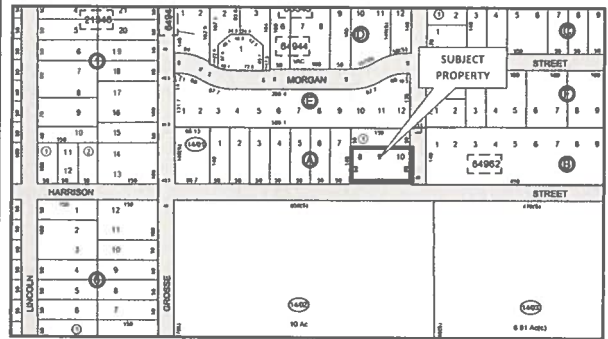


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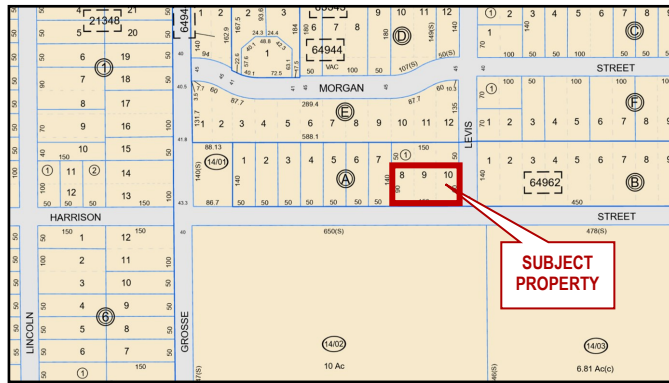
PLEASE REFERENCE APPLICATION #24-33

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 #24-33**

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, rezoning the property from Residential Multifamily (RM) District to R-60 (One and Two Family Residential) District for property located at 433 East Harrison Street.

(Please Reference Application #24-33)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, July 15, 2024 at 6:30 p.m.** and the Board of Commissioners will hold two public hearings on **Tuesday, August 6, 2024 at 7:30 p.m.** and on **Tuesday, August 20, 2024 at 7:30 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
[JULY 15, 2024 / AUGUST 6, 2024]

STAFF REPORT
July 8, 2024

Application No. / Project Title: #23-156 / Luggers Backup, LLC (Jason Delacruz)

Staff: Patricia L. McNeese, AICP, Planning Supervisor

Applicant / Owner: Luggers Backup, LLC (Jason Delacruz)

Agent: Al Carrier and Tina Underwood

Property Size: approx. 0.19 acres (8,400 square feet) of uplands
approx. 0.06 acres (2,800 square feet) of submerged land

Current Zoning: SDc Marine Industrial/Commercial Transect

Current Character District: Sponge Docks

Current Land Use: Community Redevelopment District (CRD)

Location / Parcel ID: 599 Island Drive / 12-27-15-53352-005-0060

Resolution Number: #2024-23

BACKGROUND SUMMARY:

The applicant is requesting site plan approval to modify the site to a commercial fishing distribution facility. The business includes off-loading from commercial vessels and then packaging/shipping fresh fish to end users who prepare the fish for consumption. The site has been used for commercial fishing in conjunction with a single family residence for several years. The residential structure is being retained and modified to accommodate office and storage space. The site will be further modified to add a pole barn and refrigerated container storage.

PRELIMINARY STAFF RECOMMENDATION:

Staff finds the application for site plan approval consistent with the applicable review criteria. However, staff recommends that the following items be completed prior to scheduling this project for hearing before the Board of Commissioners:

1. The Site Data table on the plans shall be updated to reflect the correct property acreage.
2. A Utility Availability Statement (UAS) shall be completed.
3. The plans shall be revised to show an additional drainage manhole structure which incorporates a sediment sump, baffle, and oil/grease skimmer downstream of the grate inlet, in order to prevent direct discharge of sediments to the Anclote River.
4. A completed Sediment and Erosion Control sheet shall be submitted.



With the above project revisions, staff recommends **approval of Resolution 2024-23**, subject to the following conditions:

1. All requirements of the National Flood Insurance Program, Federal Emergency Management Agency and Florida Building Code must be met. All electrical equipment shall be installed at one (1) foot above required base flood elevation.
2. With the change of occupancy, the office/storage use of the existing on-site structure shall have an approved and inspected fire extinguisher, exit lights and an emergency light in any handicapped-equipped bathroom. A plan detail shall be provided for access/egress to the elevated freezer area on the plans submitted with the building permit application.
3. The parcel shall be master metered. This project shall use an above ground reduced pressure meter assembly. The contractor shall field-verify all utilities. Any adjustments to the utilities due to the project needs are the contractor's responsibility. The City requires 48 hours notice prior to any work being completed on utility mains. All restoration is the contractor's responsibility. Food preparation is not permitted with this project.
4. Construction plans shall be signed and sealed by a registered engineer licensed in the State of Florida and 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.
5. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
6. The site plan shall expire at six months from the effective date unless a Construction Permit or a Building Permit is obtained and kept active.

CURRENT PROPERTY INFORMATION:

Use of Property:	Commercial fishing, single family residence.
Site Features:	Open gravel/concrete parcel with single family residence, seawall.
Vehicle Access:	This property gains access from Island Drive.

SURROUNDING ZONING & USE:

	Zoning:	Use:
North:	SDc Marine Industrial / Commercial	Commercial fishing, restaurant
South:	SDc Marine Industrial / Commercial	Single family residence
East:	SDc Marine Industrial / Commercial	Vacant, parking
West:	SDc Marine Industrial / Commercial	Anclote River, offshore island

PLANNING CONSIDERATIONS:

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

1. The applicant has provided a detailed narrative describing the proposed operation. ***The Board is strongly encouraged to review this narrative.*** The property will be used for the landing, packaging and immediate distribution of fresh seafood. The property has historically been used



for commercial fishing and trap storage. This project will provide an expanded, modernized and efficient commercial fishing operation with the intent of distributing fresh seafood to the applicant's restaurant and fish market customers.

2. The property is in the SDC Marine Industrial / Commercial transect of the City's Special Area Plan (SAP) which encourages the retention of working waterfront uses. It is the only transect that allows marine-related industrial facilities by right. Prior to adoption of the SAP the property was located in the WD-I Waterfront Development Zoning district.
3. The project is located in an area of active commercial fishing and commercial tourism activities. There is a single family home located on adjacent property to the south. There is currently no buffer between the residence and the applicant's property. The applicant proposes to install a 6-foot privacy fence along the property line to help buffer the continued commercial fishing use of the property. The applicant owns the adjacent property to the north which is currently used for a tourist-oriented commercial fishing vessel (party boat) and a restaurant. The remainder of Island Drive includes trap storage, fish markets and marinas.
4. The applicant has received City approval for maintenance dredging (application #23-2272) and docking slips (application #23-2340 and #23-2341) at this property and his adjacent property to the north. Pinellas County approval is currently pending.
5. The applicant is also repairing a dilapidated seawall at the junction of the two parcels (application #24-1063) and is coordinating with the City on that project to repair/enhance an existing stormwater outfall. The seawall repair, along with updated stormwater facilities on the subject property, are expected to result in a net reduction in sedimentation impacts to the Anclote River from stormwater runoff.

REVIEW STANDARD – COMPREHENSIVE PLAN MAP:

The subject property is located in the Community Redevelopment District (CRD) on the Future Land Use Map, and in the Sponge Docks Character District of the Special Area Plan (SAP). The SAP states, "The Sponge Docks character district is primarily comprised of tourist-oriented commercial business, restaurants and industrial waterfront uses. The character district will continue to support the working waterfront and tourist trade..." The proposed use of an expanded and modernized commercial fishing operation supports and enhances the continuance of the working waterfront and is consistent with the Comprehensive Plan.

REVIEW STANDARD - ZONING:

The property is located within the SDC Marine Industrial/Commercial transect which permits marine-related industrial facilities as an open use by right. The Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area (Smartcode) defines a marine-related industrial facility as a "use which is primarily undertaken for a marine-related business purpose, rather than hobby, recreational, educational, or other purposes" (Smartcode Section 6.1) The proposed use is a commercial fishing business.



SDc Marine Industrial / Commercial Transect

Standards (Smartcode and Land Development Code (LDC))		Proposed Project	
Dimensional Standards [Table 5B(xi)]			
Max. Building Height = 2 stories	✓	Existing building and pole barn are one story; containers stacked to two stories	
Max. Lot Coverage = 50%	✓	38% (3,190 square feet)	
Max. Non-Residential Floor Area Ratio = 0.65	✓	0.41 (3,490 square feet)	
Max. Impervious Surface Ratio = 0.90	✓	0.62 (5,207 square feet)	
Max. Front Yard = 35 feet	✓	14.07 feet	
Min. Side Yard = not applicable	✓	approx. 2.5 feet (north side) approx. 1.5 feet (south side)	
Min. Rear Yard = not applicable	✓	2.6 feet	
Parking Requirements [Table 4E(ii)]			
By Warrant (see below)	✓	4 spaces (includes on disabled space)	
Driveway and Access Management [Section 4.7.2.b]			
Two-way driveways restricted to 24-foot width		One large drive reduced to three smaller access points (two for vehicles, one for forklift), all less than 24 feet wide	
Landscaping & Screening [Section 4.8.8]			
One tree for every 700 square feet of frontage, 50% of more of frontage requires shrubs and vegetative cover.	✓	2 trees in 1,400 square feet of frontage, 50% of frontage with shrubs and grass	
Waste Disposal [LDC Section 139.01]			
Dumpster enclosure required	✓	Dumpster enclosure provided	

STANDARDS DETERMINED BY WARRANT

Section 1.5.2 of the Smartcode allows standards to be determined by warrant when justified by the Intent of the Smartcode pursuant to Section 1.3. The warrants recommended below are consistent with Section 1.3, particularly with the intent of the SD “Special District” in which this property is located. The intent of the SD transects states “Special districts consist of areas that exhibit unique character that does not conform to the requirements of any transect zone or combination of zones. Each special district consists of a defining element: mixed-use commercial center, marine tourist, *marine industrial/commercial* and civic/park. Unlike the standard transect zone, the *defining element and associated permitted uses guide the physical form* of the special district.” (Smartcode Table 1A, emphasis added).

Parking By Warrant: Table 4E(ii) allows parking for industrial uses to be determined by warrant. The applicant has provided a narrative describing the use. The business will not be open to the general public. The primary users of the parking will be the employees. The applicant has provided four parking spaces including one for disabled persons, as required by the Americans with Disabilities Act (ADA). This is judged to be sufficient for the proposed business.



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	1,200 gallons per day
Wastewater*	15 gallons per day
Solid Waste	100 tons per year
Transportation**	17 daily trips; 2.5 peak hour trips*

**The large majority of potable water will be used to make ice which will be transported off site in boats and distribution trucks. Wastewater generation will primarily be from the restroom in the office/storage building.*

**From Category 110 "General Light Industrial" (morning peak hour) calculated based on proposed gross floor area (Institute of Transportation Engineers (ITE), 10th edition). The existing site generates one peak hour trip so the net new peak hour trip generation rate is 1.5.*

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project three times with the last review occurring on June 6, 2024. TRC reports for all three 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 2024-23.



ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2024-23
3. Survey/Site Plan/Landscape Plan
4. Project Narrative
5. Drainage Narrative
6. Container Details
7. Pole Barn Elevation View
8. TRC Comment Reports

LUGGERS BACKUP, LLC

#23-156

Planning & Zoning Board Meeting – July 15, 2024
Board of Commissioners Meeting – August 6, 2024

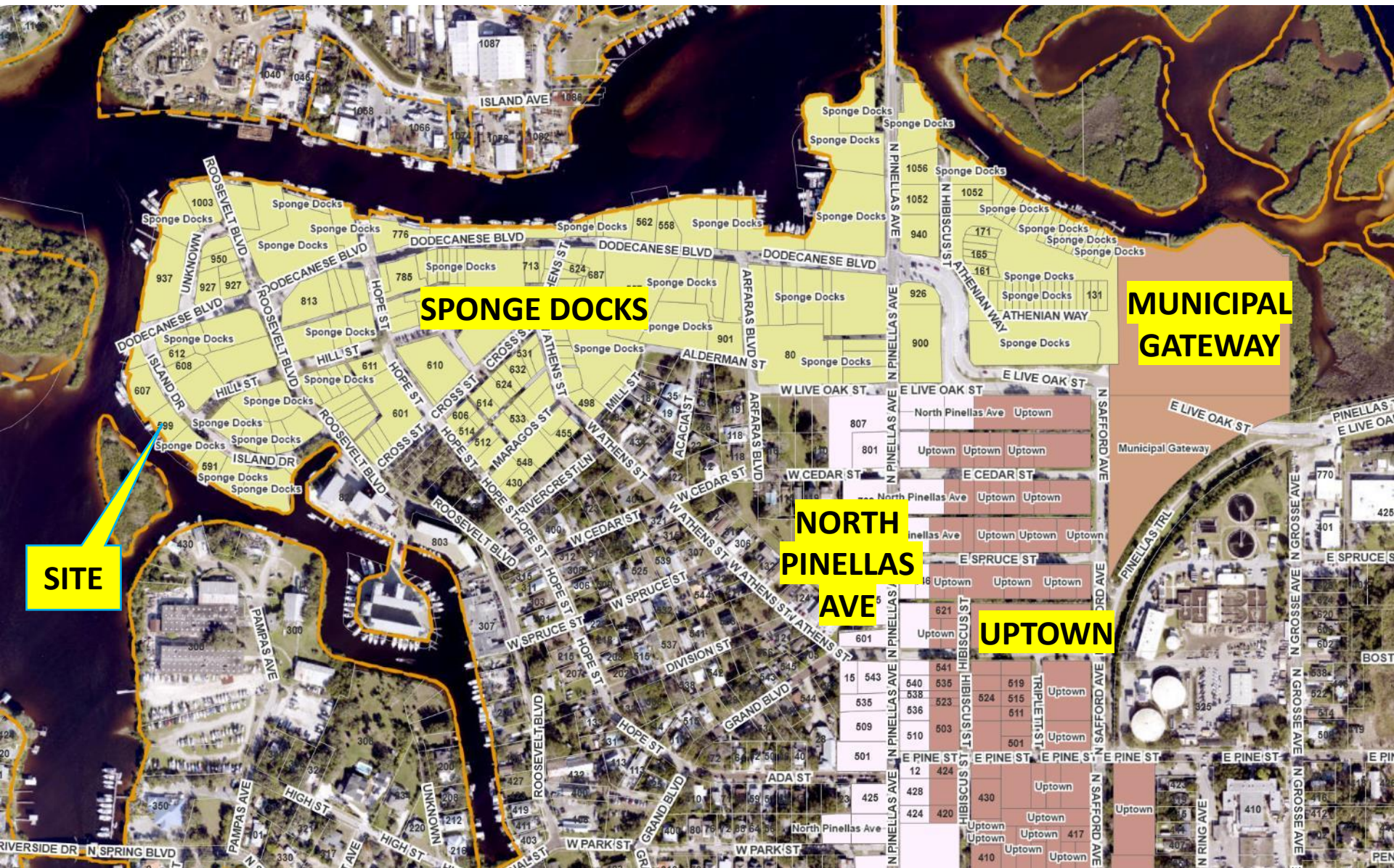


REQUEST

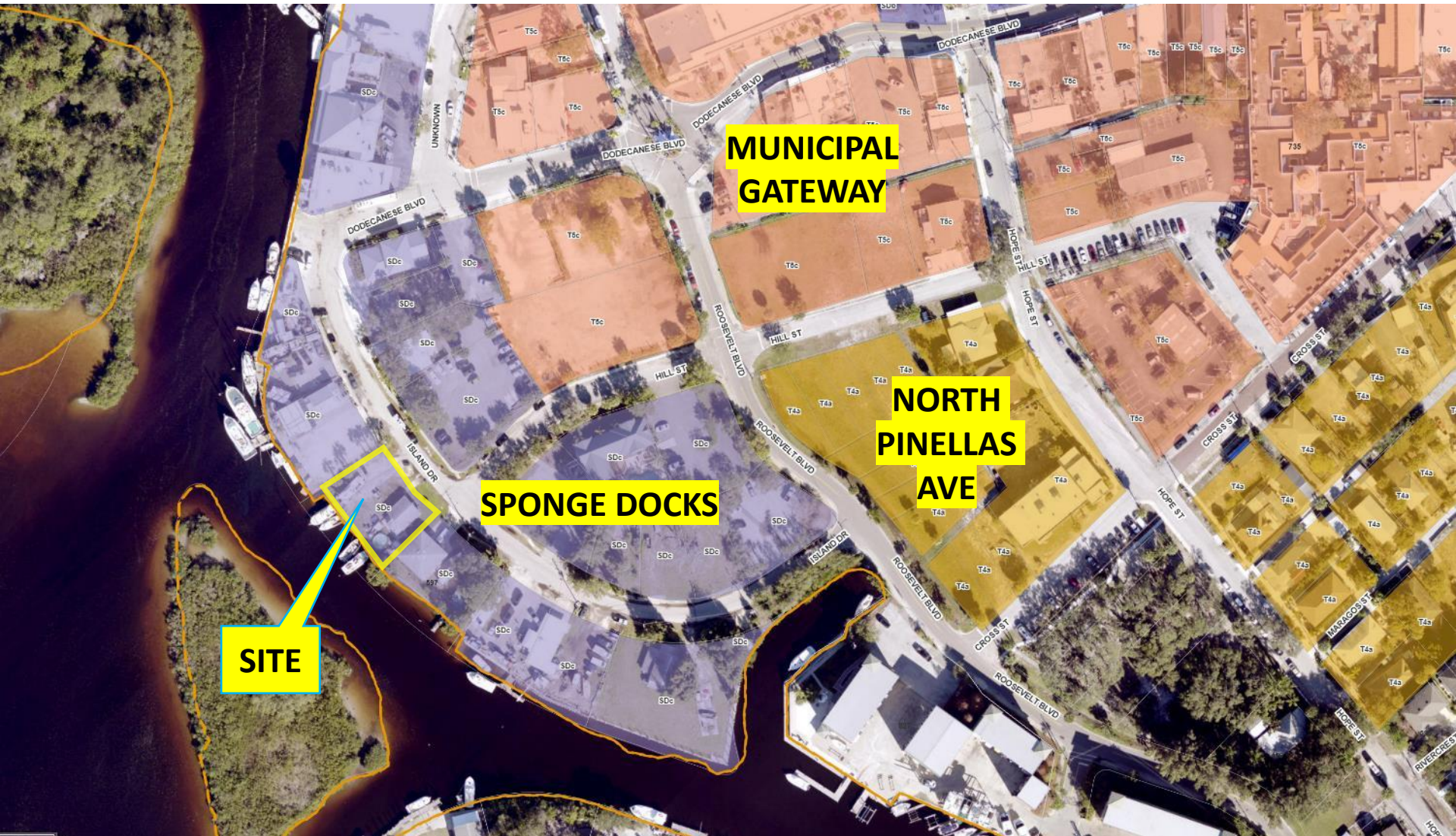
#23-156 – Site Plan Approval – Luggers Backup, LLC Resolution #2024-23

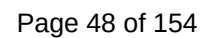
- Property Size = +/- 0.20 acres (8,755 square feet) uplands
+/- 0.08 acres (3,431 square feet) submerged lands
- Current Land Use: CRD (Community Redevelopment District)
- Current Character District: Sponge Docks
- Current Zoning: SDc Marine Industrial/Commercial Transect
- Proposed Development:
 - Commercial fishing offloading and distribution operation
- **Location**: 599 Island Drive
- **Applicant/Owner**: Jason Delacruz (Luggers Backup, LLC)
- **Agents**: Al Carrier & Tina Underwood

LOCATION & CONTEXT – CHARACTER DISTRICTS



LOCATION & CONTEXT – TRANSECT DISTRICTS





LOCATION & CONTEXT



PREVIOUS USE – COMMERCIAL FISHING AND SINGLE FAMILY RESIDENCE





Current Site Conditions





Adjacent residence (left) will be further buffered with a 6-foot privacy fence

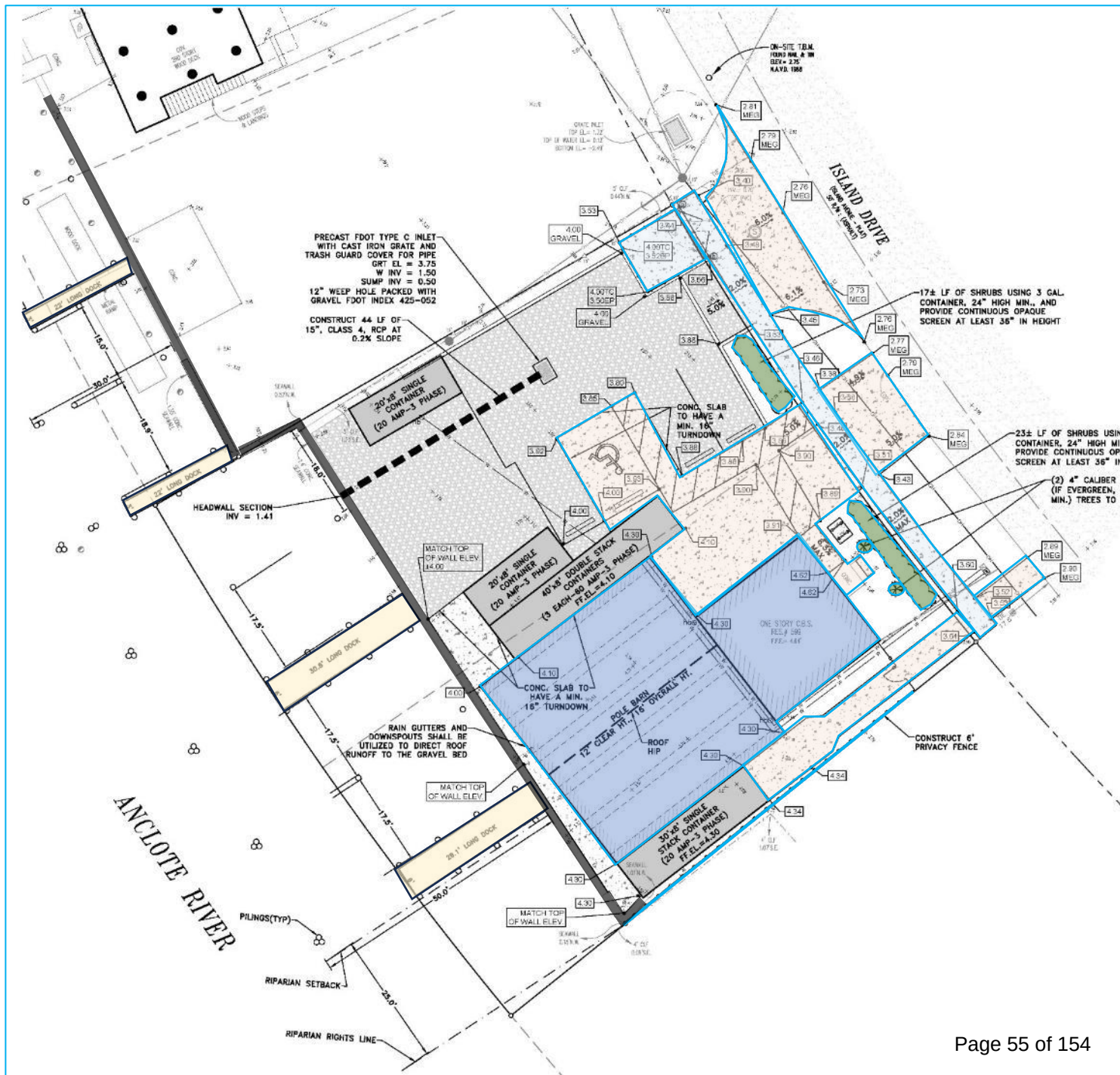


Island Drive: Truck Route and Typical Morning Truck Traffic

guiding
Web 140

A = 229.75M; 229
R = 60A.47R
C-ORD = 227.11M
C-ORD BEARING =

SITE PLAN



REVIEW CRITERIA – SITE PLAN

- 1) **The Comprehensive Plan.** The proposed project is consistent with the intent of the Sponge Docks Character District of the Special Area Plan and with the City's Comprehensive Plan.
- 2) **The Land Development Code (LDC).** The application is found to be in compliance with the City's LDC and Smartcode. The property has been used for commercial fishing and trap storage for several years. The applicant will provide new buffering for the adjacent residence with a privacy fence.
- 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.

WARRANTS

The project includes one design standard that is determined by warrant in the Smartcode.

Parking – Parking for industrial uses is determined by warrant in the Smartcode. This business will not be open to the general public. The applicant proposes four parking spaces for employees. Staff recommends **approval** of the parking configuration for this use.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends that, *prior to scheduling this project before the Board of Commissioners*, the project be revised to reflect the following:

1. The Site Data table on the plans shall be updated to reflect the correct property acreage.
2. A Utility Availability Statement (UAS) shall be completed.
3. The plans shall be revised to show an additional drainage manhole structure which incorporates a sediment sump, baffle, and oil/grease skimmer downstream of the grate inlet, in order to prevent direct discharge of sediments to the Anclote River.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2024-23: With the revisions enumerated on the previous slide, staff recommends ***approval*** of the proposed site plan and warrant, with conditions.

Conditions pertain to:

1. Flood code requirements.
2. Fire code requirements.
3. Utility connection requirements.
4. Construction plans consistent with approved site plan.
5. Land Development Code requirements must be met.
6. Site plan expires at six months unless a building permit has been obtained and kept active.

RESOLUTION NO. 2024-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-156 REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A MARINE-RELATED INDUSTRIAL FACILITY (COMMERCIAL FISHING OPERATION) ON 0.20 ACRES (MORE OR LESS) OF PROPERTY LOCATED AT 599 ISLAND DRIVE ON THE WEST SIDE OF ISLAND DRIVE BETWEEN HILL STREET AND DODECANESE BOULEVARD, INCLUDING 3,490 SQUARE FEET OF EXISTING AND NEW BUILDING FLOOR AREA, AND, LOCATED IN THE SDC MARINE INDUSTRIAL/COMMERCIAL TRANSECT OF THE SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA SPECIAL AREA PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR APPROVAL OF STANDARDS BY WARRANT; 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 marine-related industrial facility (commercial fishing operation) on property located at 599 Island Drive on the west side of Island Drive between Hill Street and Dodecanese Boulevard in the SDC Marine/Industrial Commercial Transect of the Special Area Plan; and,

WHEREAS, the SDC Marine/Industrial Commercial Transect (SDC Transect) allows marine-related industrial facilities by right; and,

WHEREAS, certain standards for an industrial use in the SDC Transect that meet the intent of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area (Smartcode) may be determined by warrant; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of July 15, 2024; 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 24-156 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: APPROVAL OF WARRANTS

The following site plan standard, determined by warrant, is hereby found to meet the intent of the Smartcode as codified in Section 1.3 and are hereby approved for Application Number 24-156:

1. Approval of four parking spaces, including one disabled space.

SECTION 3: SITE PLAN APPROVAL

Site Plan application #24-156 for property located at 599 Island Drive and further described as,

“Lots 5 and 6, Block 5, Lutean Shores, according to the map or plat thereof as recorded in Plat Book 20, Page 44, Public Records of Pinellas County, Florida,”

with plans prepared and sealed by Albert P. Carrier on June 21, 2024 and attached as Exhibit A, is hereby approved with the following conditions:

1. All requirements of the National Flood Insurance Program, Federal Emergency Management Agency and Florida Building Code must be met. All electrical equipment shall be installed at one (1) foot above required base flood elevation.
2. With the change of occupancy, the office/storage use of the existing on-site structure shall have an approved and inspected fire extinguisher, exit lights and an emergency light in any handicapped-equipped bathroom. A plan detail shall be provided for access/egress to the elevated freezer area on the plans submitted with the building permit application.
3. The parcel shall be master metered. This project shall use an above ground reduced pressure meter assembly. The contractor shall field-verify all utilities. Any adjustments to the utilities due to the project needs are the contractor's responsibility. The City requires 48 hours notice prior to any work being completed on utility mains. All restoration is the contractor's responsibility. Food preparation is not permitted with this project.
4. Construction plans shall be signed and sealed by a registered engineer licensed in the State of Florida and 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.

5. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
6. The site plan shall expire at six months from the effective date unless a Construction Permit or a Building Permit is obtained and kept active.

SECTION 4: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

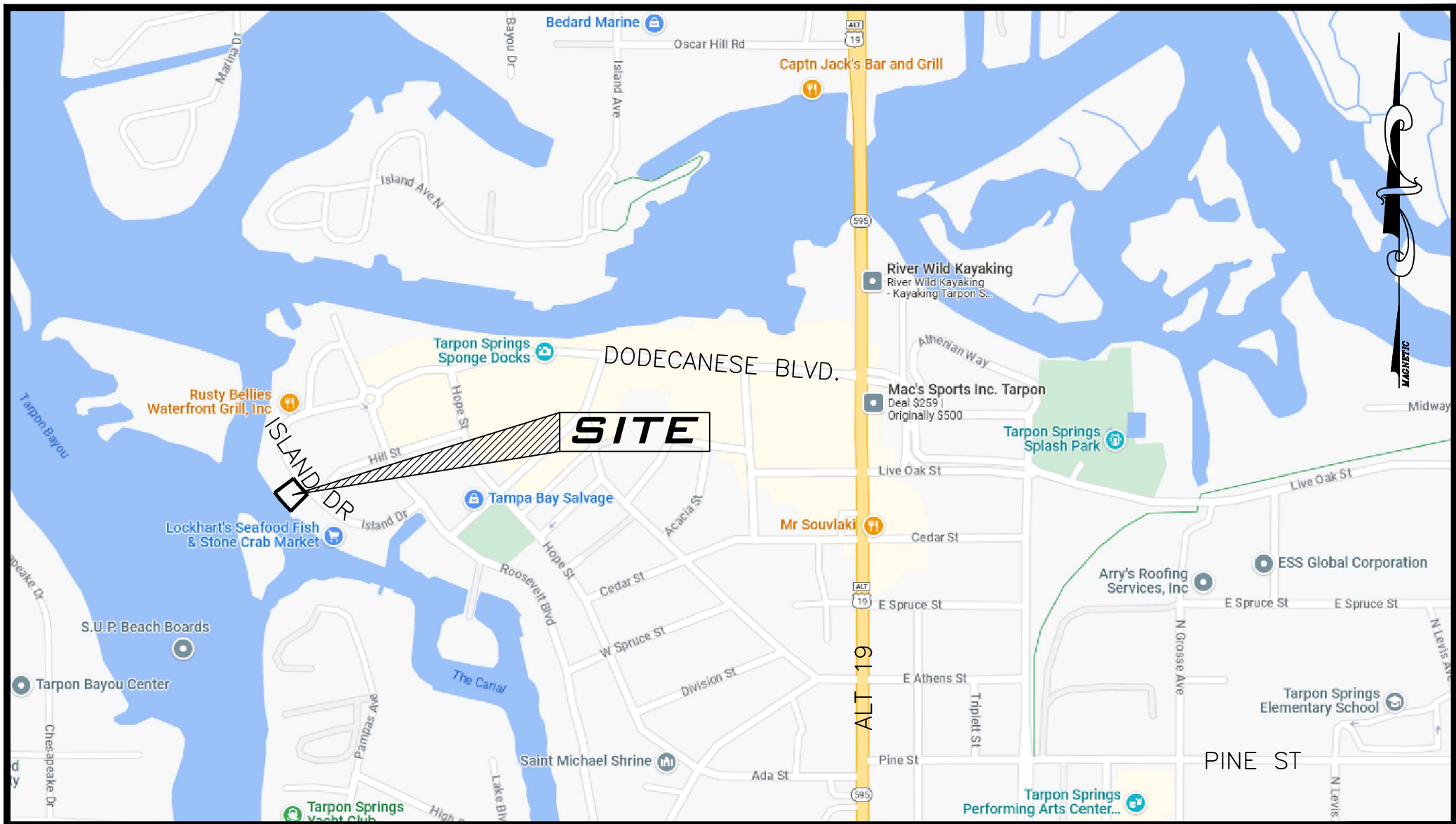
DRAFT

SITE PLAN
FOR
LUGGERS BACKUP, LLC
599 ISLAND DRIVE
TARPON SPRINGS, FLORIDA

INDEX OF DRAWINGS

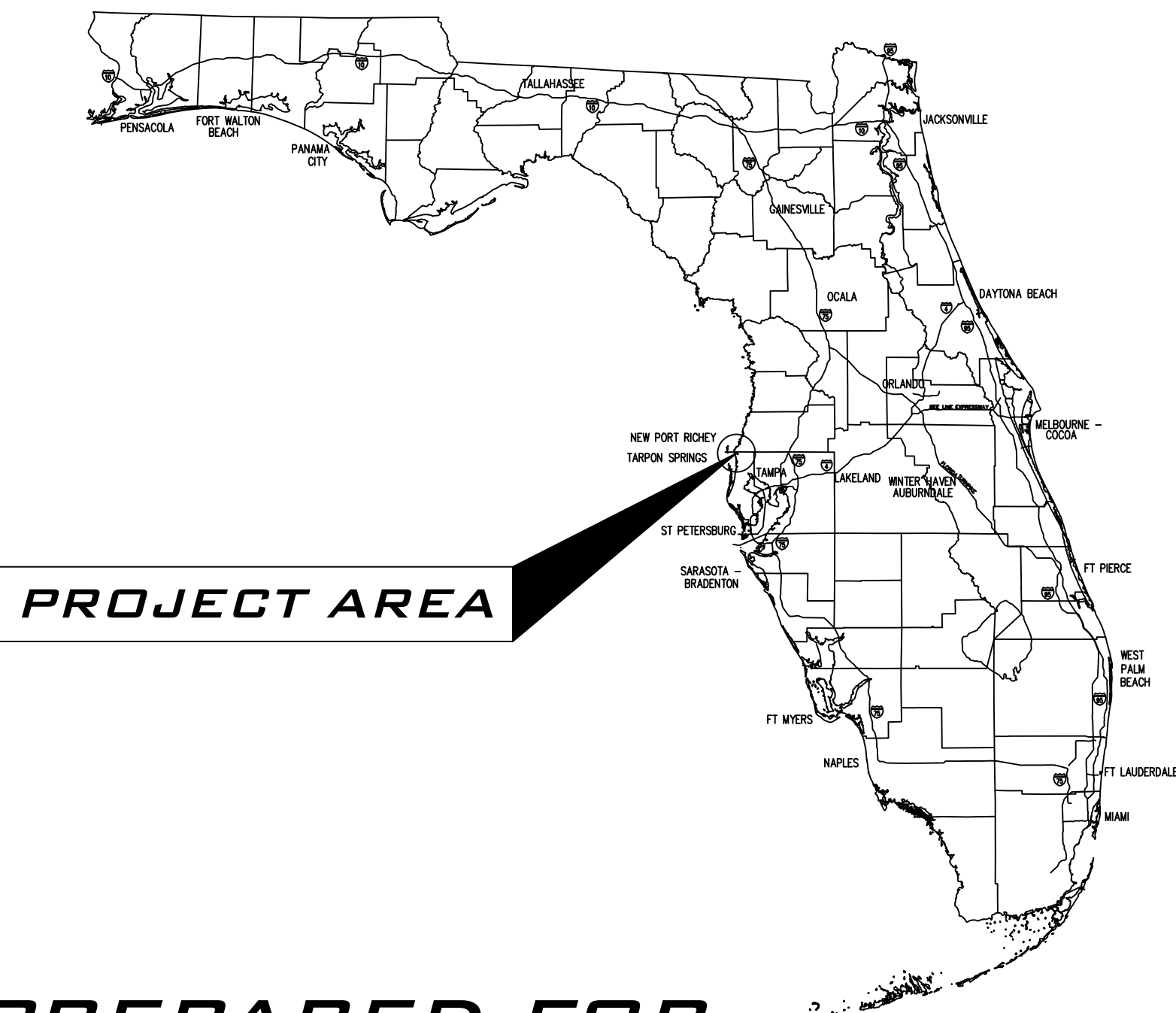
DRAWING TITLE	SHEET NO.
COVER SHEET	01
EXIST COND, DEMO & EROSION CTRL PLAN	02
SITE & UTILITY PLAN	03
PAVING, GRADING, DRAINAGE & LANDSCAPE PLAN	04
NOTES & SPECIFICATIONS	05
DETAILS	06-07

VICINITY MAP



SECTION 12, TOWNSHIP 27 S, RANGE 15 E
PINELLAS, COUNTY

LOCATION MAP



PREPARED FOR
LUGGERS BACKUP, LLC
ATTN: JASON DELACRUZ
12124 LILLIAN AVE.
LARGO, FL 33778

May 15, 2024 - 11:17pm - K:\2023\14230079 - 607 Island Drive - Dock\Engineering\Acad\14230079-SP.dwg

REV.#	DATE	REVISION	BY



565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM

I, ALBERT CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL, ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERT P. CARRIER, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		Digitally signed by	WORK ORDER NO.
			Albert P Carrier	P314230079
			Date: 2024.06.21 13:54:46 -04'00'	DATE: SEPTEMBER 18, 2023
			SCALE: NTS	
			SHEET NO. 1 OF 7	

[illegible]

	— ELECTRIC BOX
	— ELEVATION
	— MOORING POST
	— GRATE INLET
	— LIGHT POLE
	— POWER POLE
	— SANITARY SEWER MANHOLE
	— WATER METER
	— GUY WIRE
	— TOP OF BANK
	— OVERHEAD WIRES
	— PALM

				DESIGN:	APC
				DRAWN:	DES
#	DATE	REVISION	BY	CHECKED:	TU

DESIGN:	APC	TRANSYSTEMS
DRAWN:	DES	
CHECKED:	TU	

LUGGERS BACKUP, LLC
599 ISLAND DRIVE
EXIST COND, DEMO & EROSION CTRL PLAN
TARPON SPRINGS FLORIDA

ALBERT P. CARRIER, P.E. 53990

WORK ORDER NO.	P314230079
DATE:	SEPTEMBER 18, 2023
SCALE:	1" = 10'
SHEET NO.	2 OF 7

Page 64 of 154

[illegible]

DIRECTION OF FLOW
 * EXISTING ELEVATION
 * ELEVATIONS ARE BASED ON NAVD-88
 (E8.8.7) PROPOSED ELEVATION
 (E8.8.7) ELEVATION AT TOP OF FEATURE
 (E8.3.7)(X) ELEVATION AT BOTTOM OF FEATURE
 GRADING SUFFIXES:
 BW = BOTTOM OF WALL
 EP = EDGE OF PAVEMENT
 G = GROUND
 HP = HIGH POINT
 ME or ME ± MATCH = MATCH EXISTING GRADE
 (ESTIMATED INTERPOLATED VALUE)
 MP = MATCH EXISTING TP
 TC = TOP OF CURB
 TS = TOP OF SIDEWALK
 TW = TOP OF WALL
 —○— 6' CHAIN LINK FENCE
 —#— SILT FENCE
 (X) NUMBER OF PROPOSED PARKING SPACES
 ⑦ REMOVE EXISTING TREE

	ELECTRIC BOX
	ELEVATION
	MOORING POST
	GRATE INLET
	LIGHT POLE
	POWER POLE
	SANITARY SEWER MANHOLE
	WATER METER
	GUY WIRE
	TOP OF BANK
	OVERHEAD WIRES
	PALM

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM

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ERP Exemption Calculation			
Pre-Dev VUA	2,778	SF	3,771
Pre-Dev Other Impervious	1,141	SF	4,874
Pre-Dev Total Impervious	3,919	SF	8,645
Increase in VUA:	993	SF	< 4,000 SF Threshold
Increase in total Impervious:	4,726	SF	< 9,000 SF Threshold



SITE LOCATION:
599 ISLAND DRIVE
TAPRON SPRINGS, FLORIDA

PROPERTY OWNER:
LUGGERS BACKUP, LLC
12124 LILLIAN AVE.
LARGO, FL 33778
ATTN: JASON DELACRUZ
PH#: (727) 639-6565

CIVIL ENGINEER & SURVEYOR:
TRANSSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
(727) 822-4151

LOTS 5 AND 6, BLOCK 5, LUTEAN SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD_ZONE: AE (EL. 10 FT.)
MAP_PANEL_ID: 12103C-0019-H
REVISED_MAP: 08-24-2021

TOTAL BUILDING AREA	=	828 SF(6.8%)	2,290 SF(18.8%)
TOTAL STORAGE CONTAINERS	=	0 SF(0%)	880 SF(7.2%)
TOTAL BUILDING & STORAGE (GFA)	=	828 SF	3,490 SF
TOTAL ASPHALT/CONC./SHELL AREA	=	1,022 SF(8.4%)	2,037 SF(16.7%)
TOTAL IMPERVIOUS AREA	=	1,840 SF(15.1%)	5,207 SF(42.7%)
TOTAL GREEN AREA	=	10,346 SF(84.9%)	6,979 SF(57.3%)
TOTAL PROJECT AREA		12,186 SF	(0.28 AC)

ZONING: CRA, SAP (SPECIAL AREA PLAN) PROPOSED USE: MARINE RELATED

LAND USE: SDC (SPECIAL DISTRICT COMMERCIAL GENERAL)

PIN: 12-27-15-53352-005-0060

FRONT(EAST)	35 FT (MAX)	13.79 FT
SIDE(NORTH)	N/A	65.93 FT
SIDE(SOUTH)	N/A	11.51 FT
REAR(WEST)	N/A	2.6 FT

<u>MAXIMUM LOT COVERAGE:</u>	0.50	0.43
------------------------------	------	------

MAXIMUM FLOOR/AREA RATIO: 1.00 0.29

MAXIMUM BUILDING HEIGHT: 2 STORY SINGLE PRIMARY

NUMBER OF PARKING SPACES:

SPECIAL AREA: XX SF / 250 BY WARRANT 4 SP

NUMBER OF H.C. PARKING SPACES:

NUMBER OF H.C. PARKING SPACES: 4 SP = 1 HC 1 HC

SOLID WASTE: DUMPSTER ON SITE

ERP Exemption Calculation			
Pre-Dev VUA	2,778	SF	3,771
Pre-Dev Other Impervious	1,141	SF	4,874
Pre-Dev Total Impervious	3,919	SF	8,645
Increase in VUA:	993 SF	< 4,000 SF Threshold	
Increase in total Impervious:	4,726 SF	< 9,000 SF Threshold	

WORK ORDER NO.	P314230079
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DATE: SEPTEMBER 18, 2023

SCALE: 1" = 10'

SHEET NO. 3 OF 7

LEGEND

- S. SET
F. FOUND
I.R. IRON ROD
I.P. IRON PIPE
N&D. NAIL & DISK
C.M. CONCRETE MONUMENT
(A) FIELD MEASUREMENT
A. ARC
A/C. AIR CONDITIONER
A.C. ACRES
ADA. AMERICANS WITH DISABILITIES ACT
BFPD. BACK FLOW PREVENTION DEVICE
BOLL. BOLLARD
BSL. BUILDING SETBACK LINE
CHORD. CHORD
(C) CALCULATED
CB. CATCH BASIN
CBW. CONCRETE BLOCK WALL
CHB. CHORD BEARING
CLF. CENTERLINE
CLP. CHAIN LINK FENCE
CMP. CORRUGATED METAL PIPE
C.D. CLEANOUT
CONC. CONCRETE
CONST. CONSTRUCT
CS. CONCRETE SLAB
CT. CURB TILE
CTV. CABLE TELEVISION
DEED. DEED
(D) DEPARTMENT OF ENVIRONMENTAL PROTECTION
DLW. DESIGN LOW WATER
EL. ELEVATION
FF. FINISHED FLOOR
FHA. FIRE HYDRANT ASSEMBLY
FPC. FLORIDA POWER CORPORATION
G. GATE
GM. GATE VALVE
GW. GUY WIRE
INV. INVERT
LF. LINEAR FEET
LF. LOWEST FLOOR ELEVATION
LP. LIGHT POLE
(M) MEASURED
MAS. MASONRY
MES. METERED END SECTION
MH. MANHOLE
MHL. MEAN HIGH WATER LINE
N&D. NORTH AMERICA
NGVD. NATIONAL GEODETIC VERTICAL DATUM
O/H. OVERHEAD WIRE
O.R. OFFICIAL RECORD
PB. PLAT BOOK
PC. PAGE/PAGES
P.B. POINT OF BEGINNING
PRM. PERMANENT REFERENCE MONUMENT
PVC. POLYVINYL CHLORIDE
R. RADIUS
(R) RECORD
RCP. REINFORCED CONCRETE PIPE
RW. RECLAIMED WATER
RNG. RANGE
R/W. RIGHT-OF-WAY
SAN. SANITARY
SCO. SANITARY CLEAN-OUT
SEC. SECTION
SF. SQUARE FEET
SHW. SEASONAL HIGH WATER
TBM. TEMPORARY BENCHMARK
TOB. TOP OF BERM
TOS. TOP OF SLOPE
TRANS. TRANSFORMER
TWP. TOWNSHIP
TYP. TYPICAL
UP. UTILITY POLE
WF. WOOD FENCE
WM. WATER METER

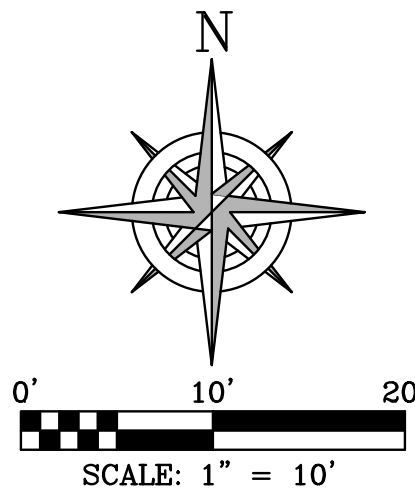
PROPOSED LEGEND

- DIRECTION OF FLOW
— EXISTING ELEVATION
+ ELEVATIONS ARE BASED ON NAVD-88
— PROPOSED ELEVATION
— ELEVATION AT TOP OF FEATURE
— ELEVATION AT BOTTOM OF FEATURE
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GW = BOTTOM OF WALL
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TW = TOP OF WALL
— 6" CHAIN LINK FENCE
— SILT FENCE
— NUMBER OF PROPOSED PARKING SPACES
— REMOVE EXISTING TREE

LEGEND

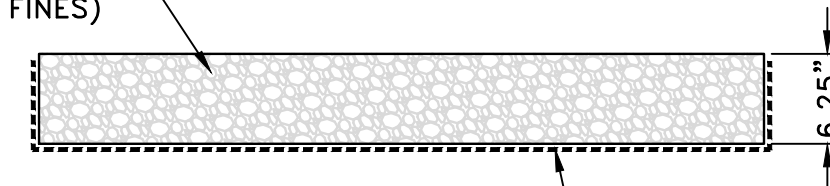
- EB — ELECTRIC BOX
+ 0.00 — ELEVATION
— MOORING POST
— GRATE INLET
— LIGHT POLE
— POWER POLE
— SANITARY SEWER MANHOLE
— WATER METER
— GUY WIRE
— TOP OF BANK
— OVERHEAD WIRES
— PALM

EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A BOUNDARY SURVEY PREPARED BY GEORGE A. SHIMP II & ASSOCIATES, INCORPORATED, LB #1834. DATE OF FIELD SURVEY: 4-14-2023.

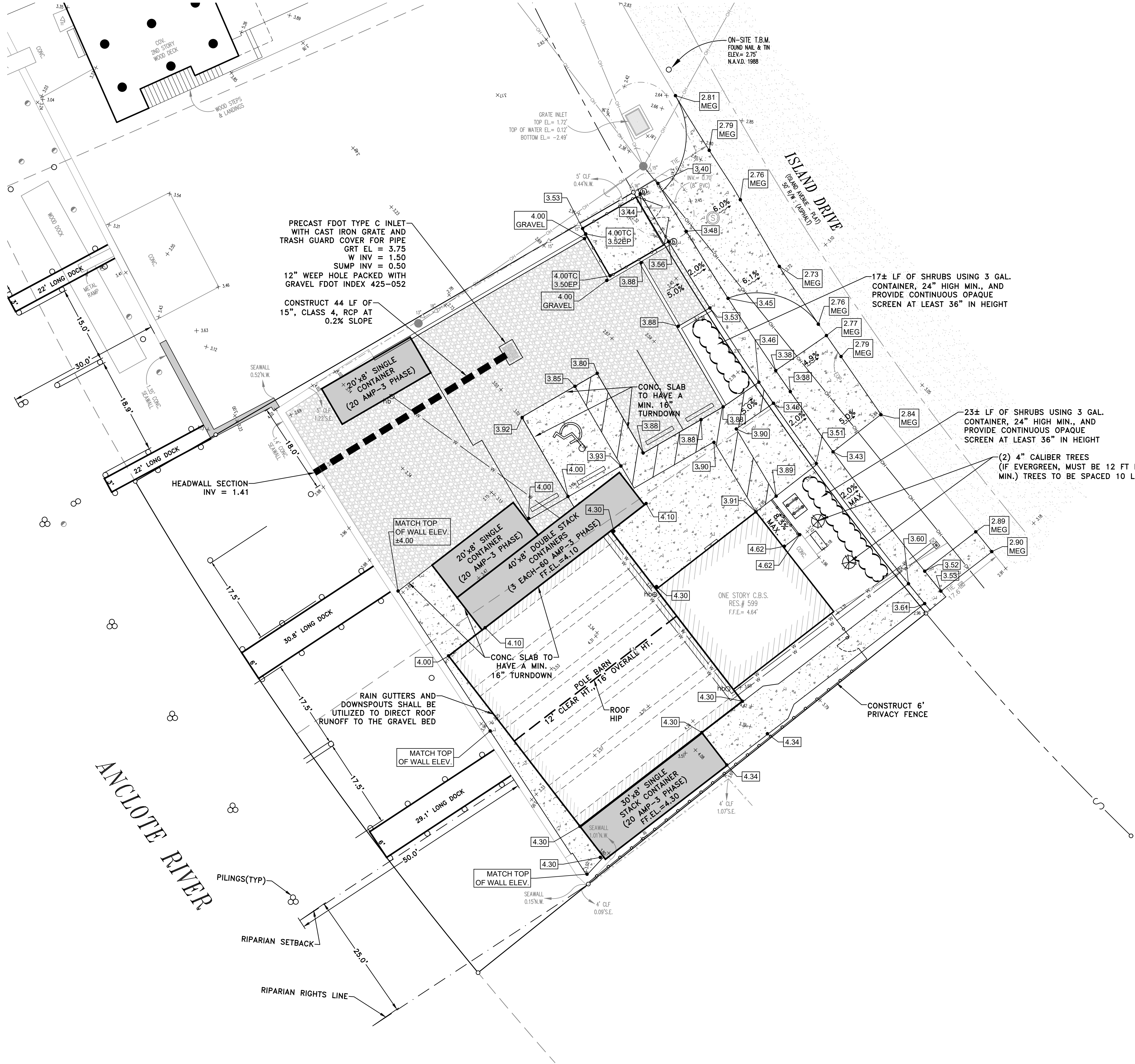


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THICK (NO FINES)



PAVING DETAIL
N.T.S.



PRECAST FDOT TYPE C INLET
WITH CAST IRON GRATE AND
TRASH GUARD COVER FOR PIPE
GRT EL = 3.75
W INV = 1.50
SUMP INV = 0.50
12" WEEP HOLE PACKED WITH
GRAVEL FDOT INDEX 425-052

CONSTRUCT 44 LF OF
15", CLASS 4, RCP AT
0.2% SLOPE

20'x8' SINGLE
CONTAINER
(20 AMP-3 PHASE)

20'x8' SINGLE
CONTAINER
(20 AMP-3 PHASE)
40'x8' DOUBLE STACK
CONTAINERS
(3 EACH-60 AMP-3 PHASE)
FF EL = 4.10

CONC. SLAB TO
HAVE A MIN.
16" TURNDOWN

RAIN GUTTERS AND
DOWNSPOUTS SHALL BE
UTILIZED TO DIRECT ROOF
RUNOFF TO THE GRAVEL BED

MATCH TOP
OF WALL ELEV.

MATCH TOP
OF WALL ELEV.

50'x8' SINGLE
STACK CONTAINER
(20 AMP-3 PHASE)
FF EL = 4.30

CONSTRUCT 6'
PRIVACY FENCE

17± LF OF SHRUBS USING 3 GAL.
CONTAINER, 24" HIGH MIN., AND
PROVIDE CONTINUOUS OPAQUE
SCREEN AT LEAST 36" IN HEIGHT

23± LF OF SHRUBS USING 3 GAL.
CONTAINER, 24" HIGH MIN., AND
PROVIDE CONTINUOUS OPAQUE
SCREEN AT LEAST 36" IN HEIGHT

(2) 4" CALIBER TREES
(IF EVERGREEN, MUST BE 12 FT HIGH
MIN.) TREES TO BE SPACED 10 LF APART

May 15, 2024 - 1:17pm X:\2023\14220079 - 007 Island Drive - Dock\Engineering\Arch\14220079-00.dwg

DESIGN:	APC
DRAWN:	DES
CHECKED:	TU
DATE:	
REVISION:	

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.922.4151
WWW.TRANSYSTEMS.COM

LUGGERS BACKUP, LLC
599 ISLAND DRIVE
PAVING, GRADING, DRAINAGE & LANDSCAPE PLAN
TARPON SPRINGS, FLORIDA

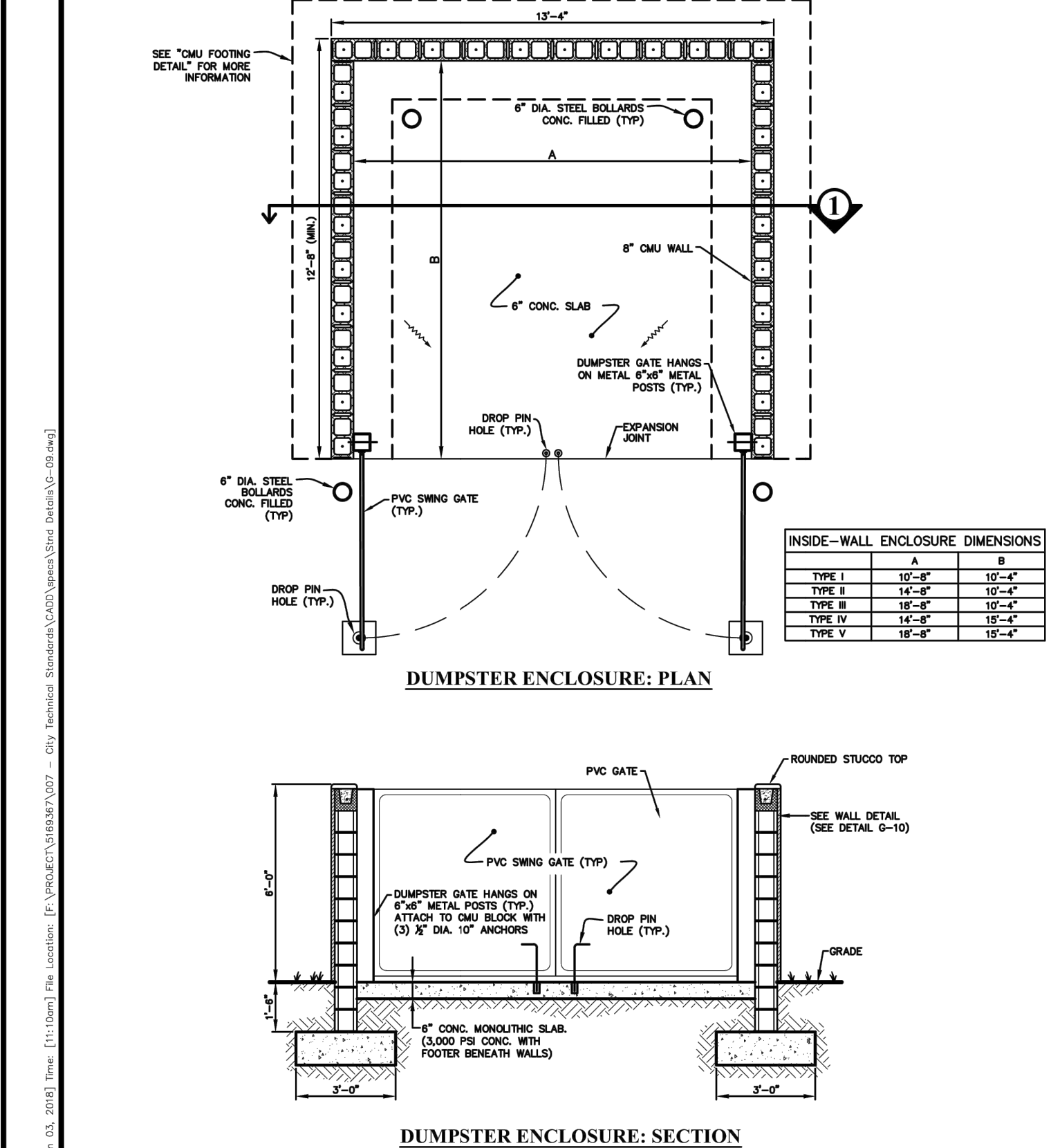
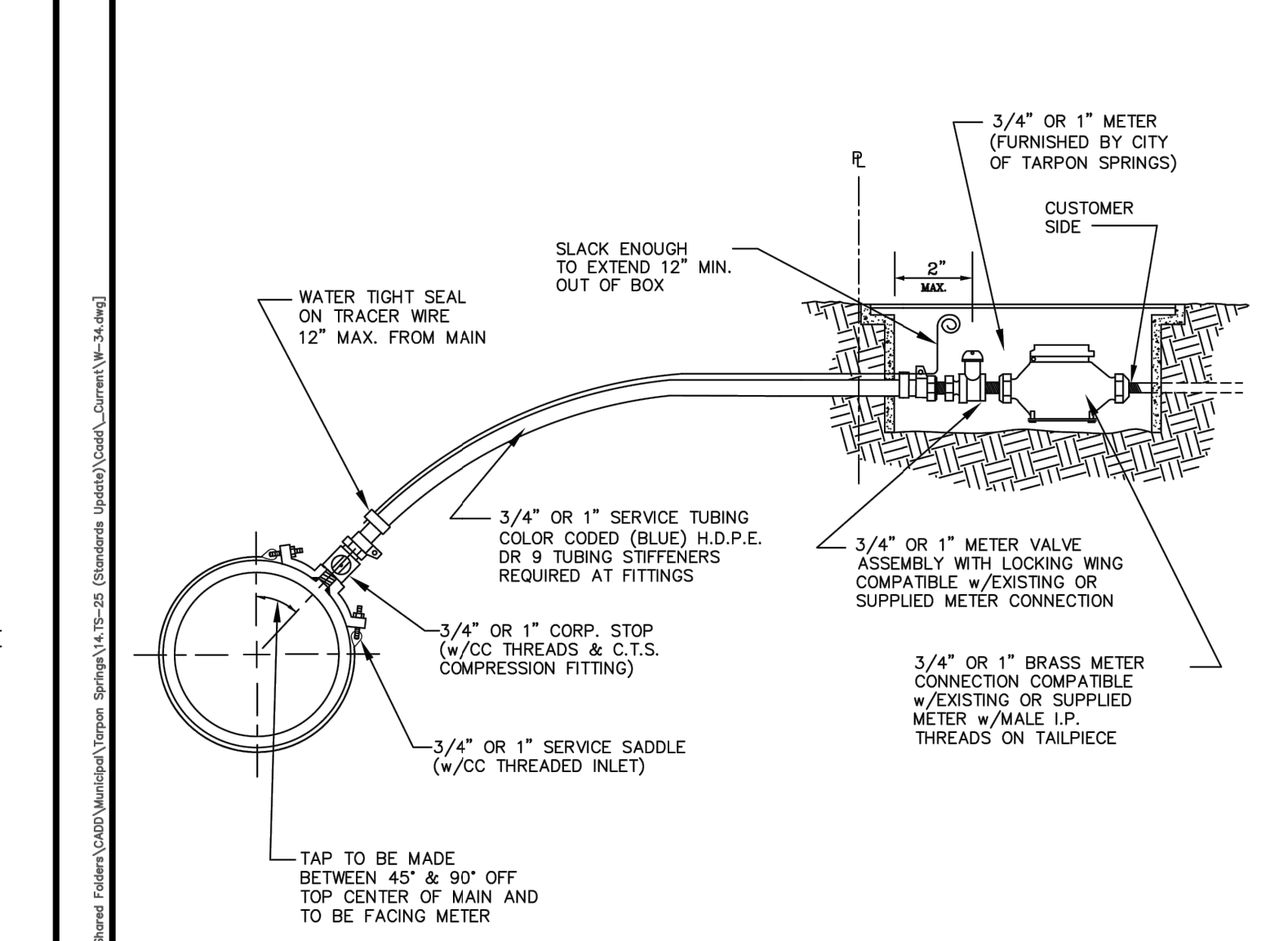
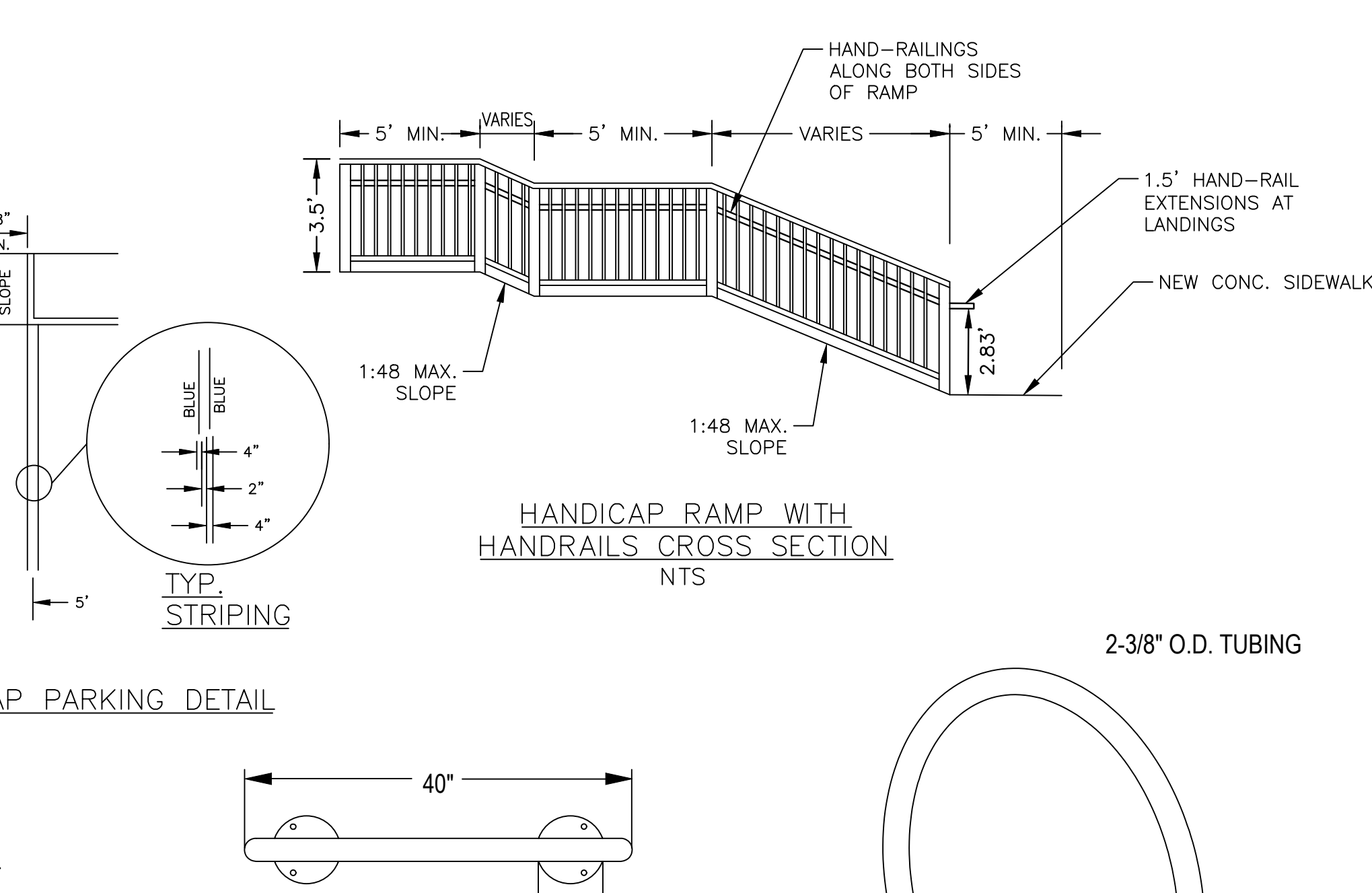
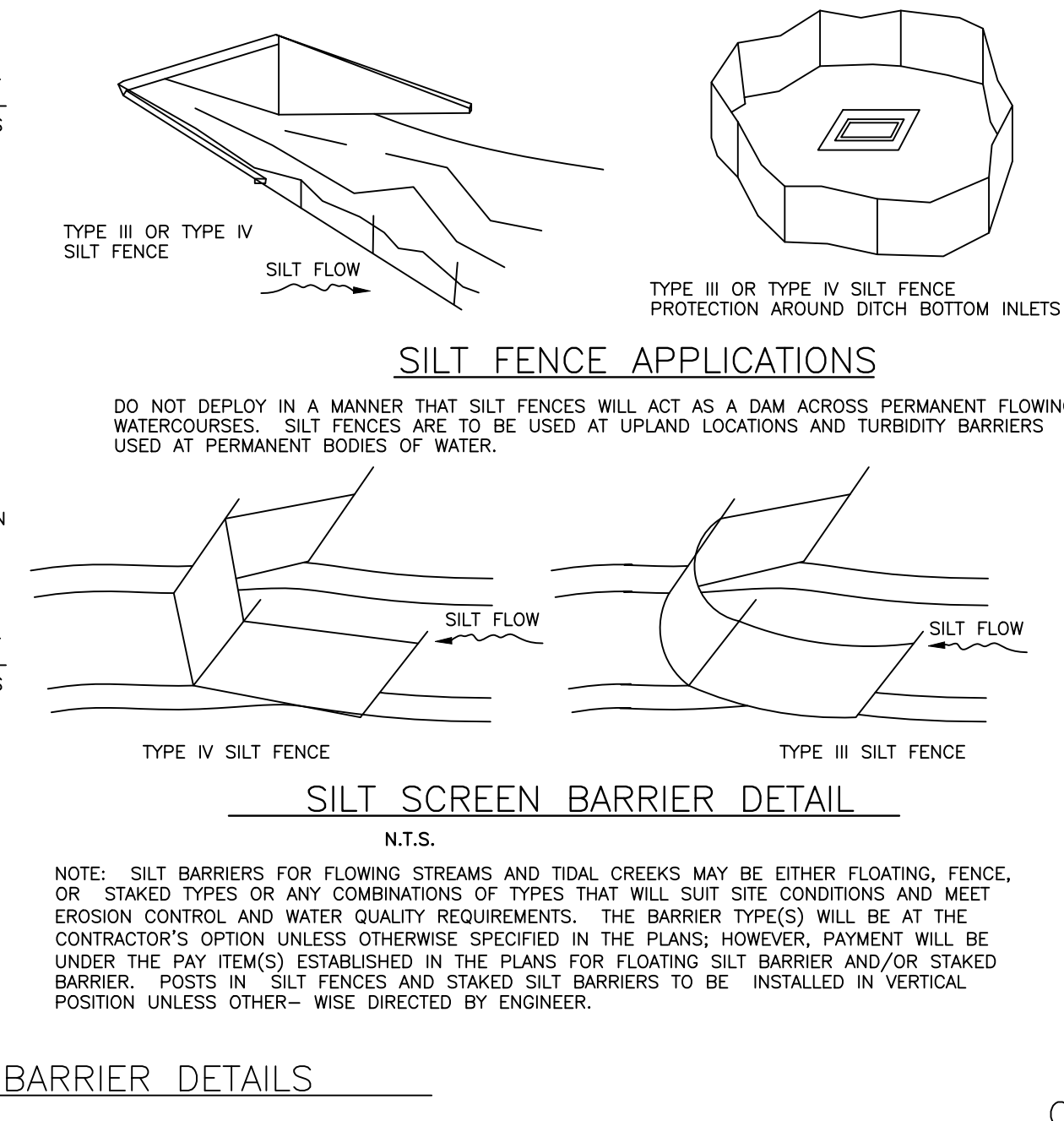
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ALBERT P. CARRIER, P.E. 53990

WORK ORDER NO.	P314230079
DATE:	SEPTEMBER 18, 2023
SCALE:	1" = 10'
SHEET NO.	4 OF 7

May 15, 2024 - 1:17pm X:\2020\142260079 - 6077 Isaac Drive - Dock\Engineering\Notes\142260079-6077.dwg

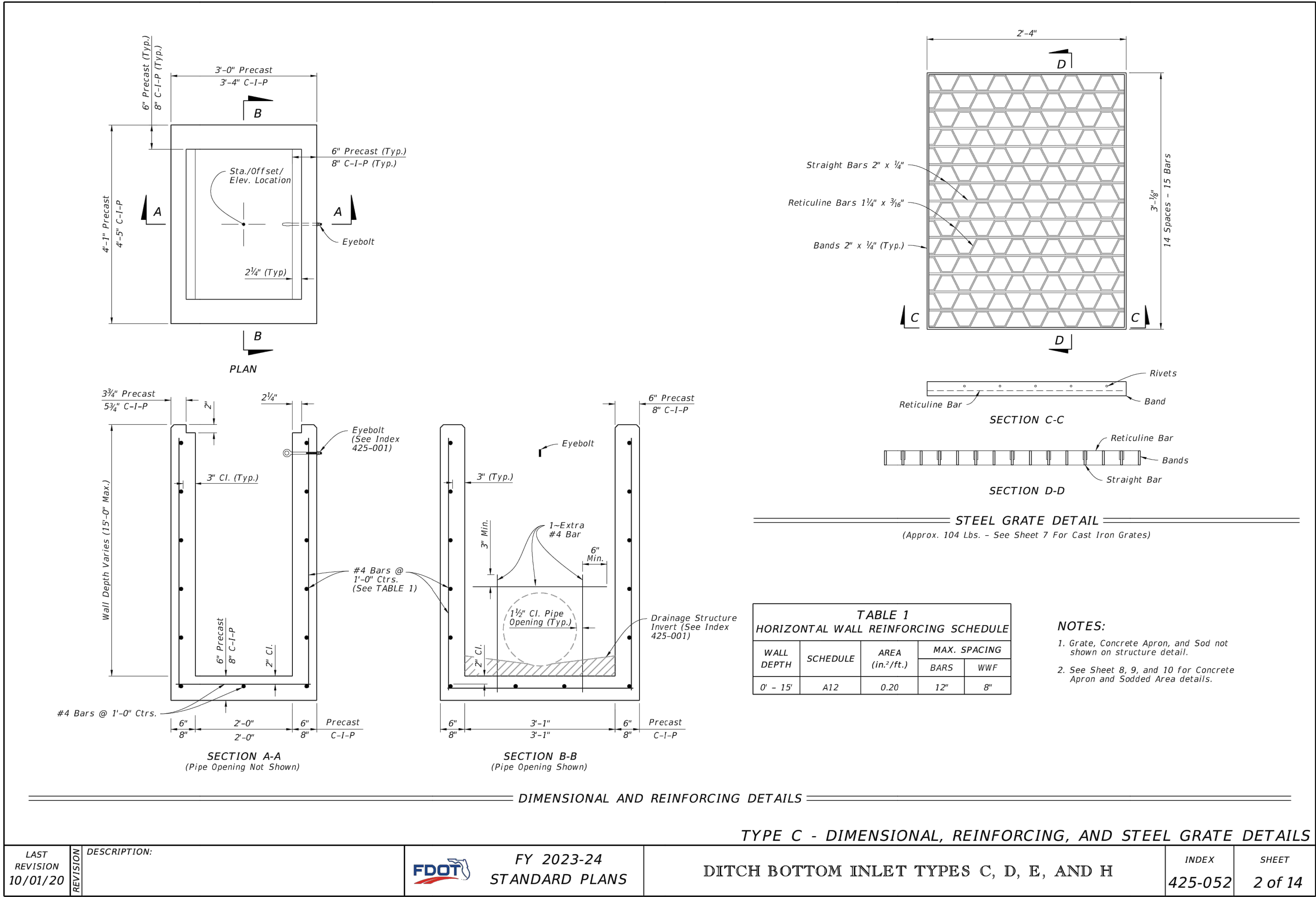
GENERAL CONSTRUCTION NOTES				GRADING AND DRAINAGE NOTES				NOTICE TO ALL CONTRACTORS AND DEVELOPERS				S.W.F.W.M.D. / EROSION CONTROL NOTES																											
1. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL. 2. 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. 3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE 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. 4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA. 5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND THE SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM. 6. 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. 7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION. 8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION. 9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER. 10. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. 11. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. 12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED. 13. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED. 14. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY, AND ENGINEER OF RECORD. 15. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED. 16. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. 17. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY. 18. ALL SOODING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER. 19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES. 20. 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 "DESIGN STANDARDS" INDEXES 600 THROUGH 670 (LATEST EDITIONS). 21. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. 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. 22. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT. 23. PLACE EXPANSION JOINT BETWEEN BACK-OFF-CURB AND CONCRETE DRIVEWAY. 24. SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO REMOVAL OF CURB AND PLACEMENT OF ASPHALT. 25. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100 %). 26. DISTURBED AREA WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODED. 27. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AGENCY INSPECTOR WITH THE CITY HIGHWAY DEPARTMENT FOR ASSISTANCE. 28. COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. ALL DRIVEWAYS WILL BE IN PASSABLE CONDITION AT END OF WORK DAY. 29. CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3000 PSI CONCRETE WITH 6" X 6" TO 10 GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUTS THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE-EXISTING OR THAT SECTION REPLACED AT THE CITY HIGHWAY DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'. 30. ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BASE WITH MINIMUM 6" THICKNESS. COMPACTED AND PRIMED. ASPHALT IS TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PG-3 OR ALTERNATE APPROVED BY THE COUNTY HIGHWAY DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PG-3. RECEIPTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED. 31. TYPE OF SOD USED TO RESTORE OWNER-MAINTAINED AREA IN RIGHT OF WAY SHALL BE COORDINATED WITH OWNER. 32. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEEP DAILY AS PART OF DAILY CLEAN-UP. 33. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF THE COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE COUNTY HIGHWAY DEPARTMENT. 34. 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. 35. NOTIFY PROPERTY OWNERS REGARDING SPRINKLER SYSTEM, PLANTS AND MAIL BOXES THAT WILL BE DISTURBED DURING CONSTRUCTION PRIOR TO STARTING WORK. 36. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH THE COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT - ESPECIALLY CONCRETE, ETC. 37. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY USES ALONG A DESIGNATED PEDESTRIAN SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE.				1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED. 3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. 4. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED. 5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H=20 LOADINGS. 6. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND. 7. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.				PAVING NOTES 1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL. 2. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE. 3. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES. 4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. 5. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".				PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS 1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. 2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT. 3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.				WATER SYSTEM NOTES 1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER. 2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS. 3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 2150 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71). 4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESTRESS RATING OF JOINT SHALL BE MECHANICALLY JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104. 5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241. 6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SDR26. 7. ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH ON JOINTS. 8. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509 9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL. 10. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION. 11. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS. 12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES. 13. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING. 14. ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.				SANITARY SEWER NOTES 1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER. 2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS. 3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS. 4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. 5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR. 6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN". 7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 2150 (AWWA C 150) AND ANSI A21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51. 8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNED OR EPOXY LINED. 9. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H=20 LOADING. 10. ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.				SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS 1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION. 2. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. MAXIMUM ALLOWABLE LEAKAGE RATE: 200 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY. 3. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SUD TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.				VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORMWATER FORCE MAIN OR RECLAIMED WATER PIPELINE REGULATED UNDER PART 62-610, F.A.C. SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORM SEWER OR VACUUM SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES MINIMUM, 12 INCHES PREFERRED, ABOVE THE OTHER PIPELINE. (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART 62-610, F.A.C. SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE, 12 INCHES IS PREFERRED, ABOVE THE OTHER PIPELINE. (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING BELOW ANY OTHER PIPELINE, AS DESCRIBED ABOVE, MUST HAVE AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. (E) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A), (B), (C) AND (D) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.				EXCEPTIONS TO HORIZONTAL AND VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPELINES WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS 62-555.314(1) OR (2), F.A.C., THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. —WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE: (A) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62055.331, F.A.C. FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM TYPE-TYPE PIPELINE; (B) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR (C) USE OF WATERIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE. —WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTAL FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE: (A) USE OF PIPE, OR CASING PIPE, HAVE HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR BOTH THE WATER MAIN AND FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.				THE DOMESTIC WATER SYSTEM AND THE STORM DRAIN FILTRATION SYSTEM FOR THIS PROJECT MUST BE INSPECTED BY OUR OFFICE IN ORDER THAT THEY BE CERTIFIED TO THE APPROPRIATE GOVERNMENTAL AGENCY. IT IS, THEREFORE, IMPERATIVE THAT OUR OFFICE BE NOTIFIED AT LEAST 24 HOURS PRIOR TO BACKFILLING OVER THESE FACILITIES. FAILURE TO DO SO WILL RESULT IN THESE FACILITIES HAVING TO BE UNCOVERED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. YOUR CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE MATTER IS RESOLVED. TRANSYSTEMS (727) 822-4151 CLEARING AND GRUBBING NOTES 1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER. 2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY. 3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION, DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION. 4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. 5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN. 6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES. 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR			



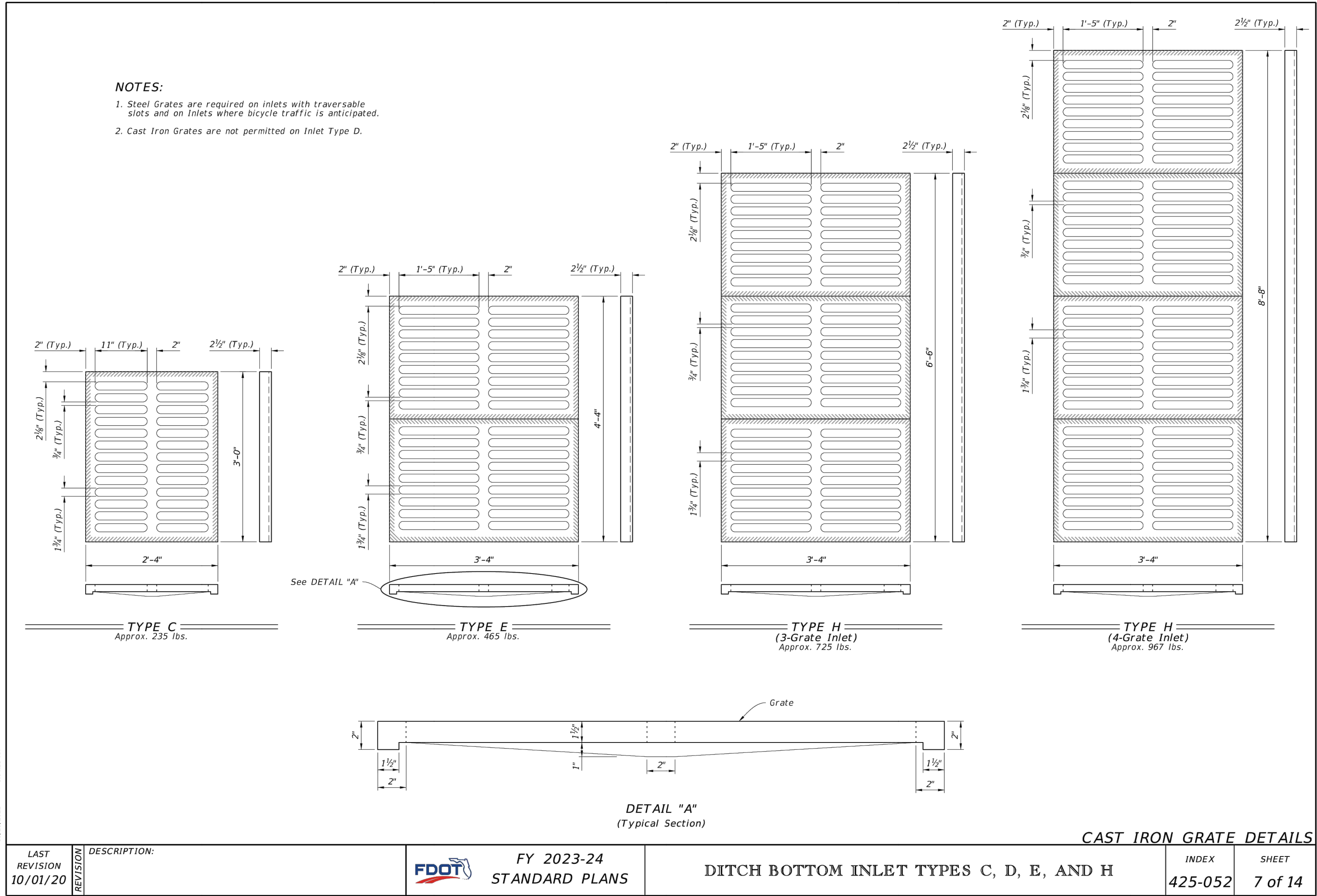
	CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	DUMPSTER ENCLOSURE	DATE	10/16/17
			INDEX	G-09
			SCALE	SHEET
			1/4"=1'-0"	1 OF 1

May 15, 2024 - 1:16pm X:\2023\14220079 - 607 Island Drive - Dock\Engineering\Arch\14220079-30.dwg

10/20/2022 8:14:24 AM



10/20/2022 8:14:28 AM



REV.#	DATE	REVISION	BY	CHECKED	TU
			DESIGN:	APC	
			DRAWN:	DES	

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.922.4151
WWW.TRANSYSTEMS.COM

TARPON SPRINGS

LUGGERS BACKUP, LLC
599 ISLAND DRIVE
DETAILS

FLORIDA

I, ALBERT CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL, ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

ALBERT P. CARRIER, P.E. 53990

WORK ORDER NO.	P314230079
DATE:	SEPTEMBER 18, 2023
SCALE:	1" = 10'
SHEET NO.	7 OF 7

PROJECT NARRATIVE

Luggers Backup, LLC

599 Island Drive, Tarpon Springs, Florida 34689

City of Tarpon Springs Project #23.156

INTRODUCTION:

This project is located at 599 Island Drive, Tarpon Springs, FL. The Pinellas County Parcel ID Number (PIN) is 12-27-15-53352-005-0060. This project proposes improvements to an existing/developed site. The Pinellas County Property Appraiser website currently indicates the Property Use as "0110 Single Family Home" however, this is incorrect. The subject property has been used as "commercial, marina/fishing" for the past 25+ years. Discussions with the City of Tarpon Springs and Pinellas County are ongoing to get this resolved. The subject property is currently used by fishing vessels to unload fish that is eventually distributed to local restaurants and fish markets. The existing single-family residential home on the property is vacant, the interior has been gutted, and is not currently being used. The subject property has an existing driveway curb cut and parking area that is a mixture of dirt, compacted sand, compacted gravel, and asphalt sections.

PROJECT DESCRIPTION:

Site improvements include constructing a new pole barn, four (4) shipping containers, converting the existing building to storage/office with one (1) restroom. The building will primarily be used for processing incoming fish shipping orders, storage of boxes and shipping materials. A concrete ADA parking space, concrete driveway apron, concrete loading zone, gravel access drive and parking area, concrete sidewalk and walkways, dumpster enclosure, bike rack, a small stormwater management system, and landscaping will be added to the site. It should be noted that the only part of the proposed pole barn that will be touching the ground are the poles, the pole barn will not have sides (i.e., open air structure). The pole barn will be used primarily as a work area for fish taken off the boat, put in boxes, ice added, then shipped. Signage is not proposed. Site lighting is not proposed as the site will primarily be operational during daylight hours.

FEMA, STORMWATER MANAGEMENT, AND EROSION CONTROL:

This project located is in FEMA Flood Zone AE (10'). A SWFWMD-ERP Exemption will be sought for stormwater management. The site will be graded so stormwater will be directed to a new storm water drainage inlet located in the proposed parking area. The storm drainage inlet will drain to the Anclote River via a 15" reinforced concrete pipe (RCP) that will outfall out the seawall. The parking area will be #57 stone, washed and compacted to ensure rock will not get into the stormwater drainage inlet. Erosion control will consist of silt fence around the perimeter of the property, sediment trap and filter fabric on the exiting stormwater drainage inlet located at the northeast property corner (off Island Drive), a temporary erosion control gravel interceptor berm at the construction entrance, and daily sweeping of the adjacent impervious areas to prevent offsite tracking of debris. All erosion control devices will be installed prior to construction commencing and will be maintained throughout construction.

BUSINESS OPERATION AND TRAFFIC FLOW:

The project site will be used for the loading and unloading of commercial fishing vessels, packaging fresh domestic fish, and shipping all over the United States. The owner currently provides two (2) businesses within the City of Tarpon Springs sponge docks with fresh fish once to twice weekly.

When a fisher decides to go harvest fresh domestic fish, he must provision his vessel with supplies. The fisher will pull into the unload/ice slip at the dock. The ice machine will be on the north side of the building, on top of the fish holds repurposed shipping container. Ice will be put into the vessels ice hold area via an auger hose. Bait will come from the south recycled shipping container via a forklift and placed on the dock so while they are icing, they can put the bait into the vessel.

Once a fishing vessel is provisioned, they will leave the facility and head offshore to catch fresh domestic fish. Once the fishing vessel has completed their trip, the vessel will return to the unload slip to be unloaded. Fresh fish will be unloaded into vats and cartons based on the day's orders. The orders will be placed in the coolers repurposed shipping container, waiting for the refrigerated trucking companies' arrival.

The trucking company will pull up in front of 599 Island Drive where they will be loaded with fresh domestic fish from Tarpon Springs - shipping all over the United States. A forklift is used to load the vats and cartons into the refrigerated truck. The trucks that will be utilized for shipping the fish will be no larger than the size of trucks currently operating in the subject area for the local businesses. This includes the city delivery "box" truck and small tractor trailer type trucks. The traffic pattern will remain the same as current deliveries are made. Trucks will travel to the subject property from the north or south on Island drive, eventually getting back to the round-about at Island Drive and Dodecanese Boulevard, then to N. Pinellas Ave. (US-19 ALT). **Again, the size of trucks and traffic pattern will be no different than what the area currently or previously experienced for the past 10+ years.**

The business owner has two (2) employees that will park in the parking spaces on the subject property. The business will NOT have a retail market. The existing building onsite will be updating the bathroom to ADA compliant, primarily the interior, and used for storage and as a small office. The business will NOT be open to the public.

PROJECT AND DRAINAGE NARRATIVE

LUGGERS BACKUP, LLC
TARPON SPRINGS, FL

PRESENTED TO:
CITY OF TARPON SPRINGS

FROM:

TRANSYSTEMS
565 S. HERCULES AVE
CLEARWATER, FL 33764

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ALBERT P. CARRIER, P.E.
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



Digitally signed
by Albert P Carrier
Date: 2024.05.06
09:03:15 -04'00'

ALBERT P. CARRIER, P.E., #53990
MARCH 2024

LUGGERS BACKUP, LLC

PROJECT AND DRAINAGE NARRATIVE

1.0 PROJECT SUMMARY & EXISTING CONDITIONS

This project is located at 599 Island Drive, Tarpon Springs, FL. The PIN is 12-27-15-53352-005-0060. This project provides improvements to an existing developed site. A pole barn will be constructed, and four shipping containers will be added to the site. Additionally, paved parking, gravel parking, and a small stormwater management system will be added to the site.

This project is located in FEMA Flood Zone AE (10'). An exemption from ERP permitting will be sought.

The Pre-Development Basin Map depicts the site in its existing condition. Pre-Basin 1 drains to the rear of the site and into the Anclote River. The river is tidally influenced. Pre-Basin 2 drains towards the Island Drive right-of-way where it enters the City of Tarpon Springs stormwater management system.

2.0 PROPOSED CONDITIONS

Site improvements for this project include a pole barn with concrete floor, additional concrete pavement for ADA parking and pedestrian use, the addition of four shipping containers to the site, and a crushed stone parking and drive area which will be utilized for treatment. Consistent with other pervious pavement sections, the crushed concrete reservoir will be protected from intrusion by in-situ soils by utilizing a permeable geofabric. Additionally, an impervious barrier will surround the reservoir either by using a 16" deep curb or providing a 16" turndown on the edges of the slabs that face the reservoir.

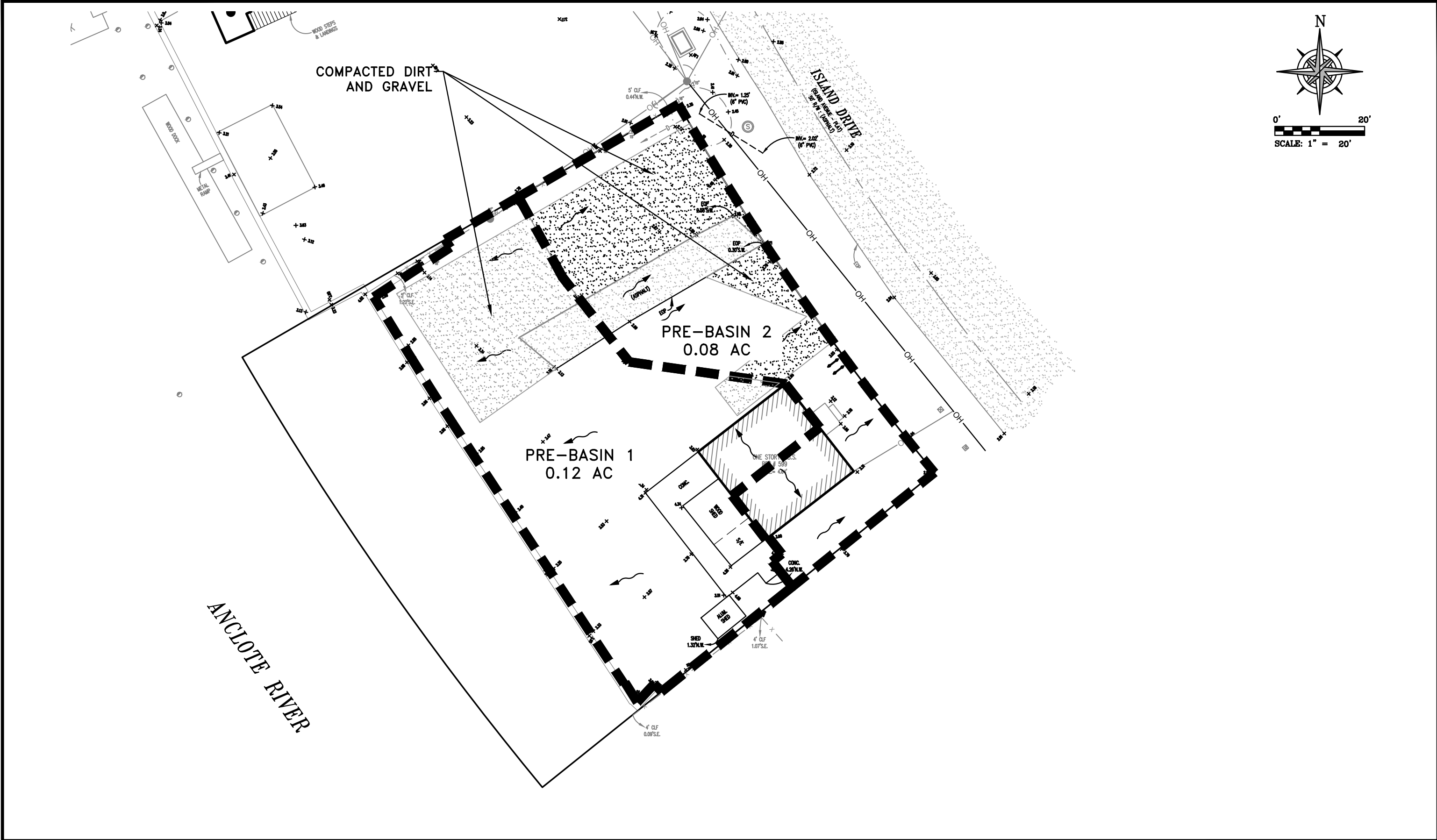
The site is adjacent to a tidally influenced waterbody, therefore no attenuation will be required. ½" depth runoff over the area of the entire site must be retained to provide treatment. This is accomplished by providing a 6" depth reservoir of #57 crushed concrete. As shown on the Basin Summary and Treatment Table, the site requires 355 CF of runoff retention. The volume provided in the void space of the stone bed is 400 CF. The proposed pole barn will have runoff directed into the reservoir via roof gutter and downspouts.

Retained volume must be able to infiltrate within 72 hours. The attached Modret calculations show that the volume recovers well within the 72-hour limit. Because the calculations relied on published NRCS data, the listed infiltration rates were cut in half. This introduces a safety factor of 2 in addition to the safety factor of 2 already used by the software. Additionally, to correctly model the imperviousness of the reservoir boundaries, the top, bottom, left, and right of the reservoir was marked as impervious down to the invert of the proposed curbs/slab turndowns.

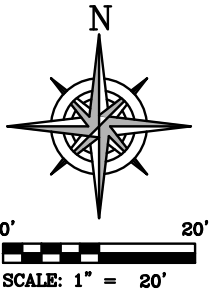
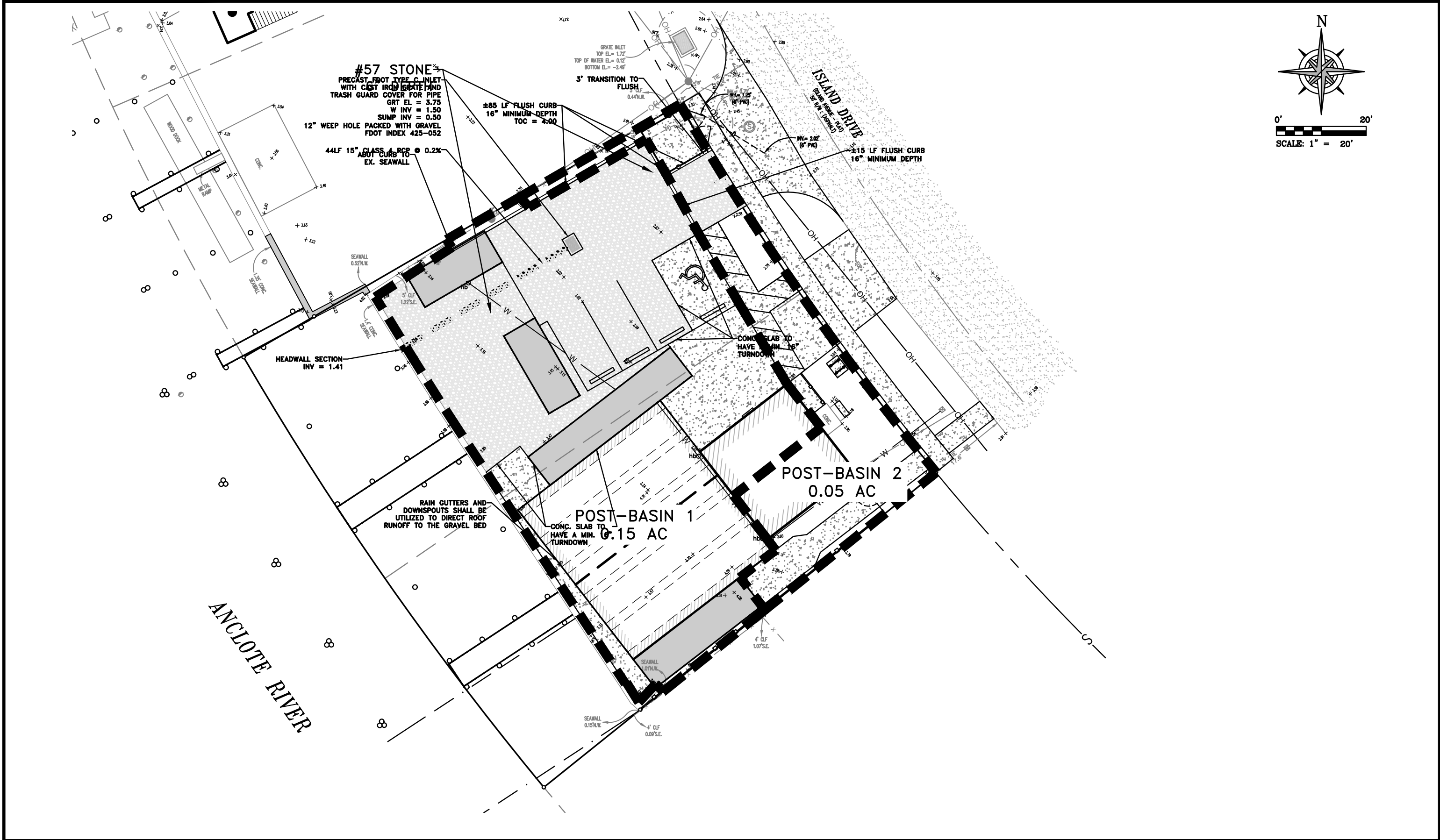
A geotechnical investigation was not performed for this site. NRCS soil data was utilized to find the SHWT, confining layer, and infiltration rate. The report is attached to this narrative.

4.0 SUMMARY

- Water quality requirement is achieved by retaining and infiltrating ½" depth runoff over the area of the site.
- No attenuation is required.
- Water quality volume recovers in less than 72 hours
- Erosion control measures will be in place prior to any construction



DESIGN:		TRANSYSTEMS 565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.TRANSYSTEMS.COM	EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A BOUNDARY SURVEY PREPARED BY GEORGE A. SHIMP II & ASSOCIATES, INCORPORATED, LB #1834. DATE OF FIELD SURVEY: 4-14-2023.	LUGGER'S BACKUP, LLC PRE-DEVELOPMENT BASIN MAP TARPON SPRINGSFLORIDA	WORK ORDER	314230079
DRAWN:					DATE:	3/22/2024
CHECK:					SCALE:	1" = 20"
SHEET NO. 1 OF 2					Page 75 of 54	



DESIGN:		TRANSYSTEMS 565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.TRANSYSTEMS.COM EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A BOUNDARY SURVEY PREPARED BY GEORGE A. SHIMP II & ASSOCIATES, INCORPORATED, LB #1834. DATE OF FIELD SURVEY: 4-14-2023. TARPON SPRINGS FLORIDA	LUGGER'S BACKUP, LLC POST-DEVELOPMENT BASIN MAP				WORK ORDER	314230079	
DRAWN:							DATE:	3/22/2024	
CHECK:							SCALE:	1" = 20"	
							SHEET NO. 2	OF 2	
								Page 76 of 54	

BASIN SUMMARY & TREATMENT TABLE

PRE DEVELOPMENT SUB BASINS

	PRE-BASIN 1			PRE-BASIN 2			TOTAL		
	DRAINS TO INTERCOASTAL			DRAINS TO ISLAND DRIVE ROW					
	Basin Area (SF)	Basin Area (Acres)	C	Basin Area (SF)	Basin Area (Acres)	C	Basin Area (SF)	Basin Area (Acres)	C
Non-DCIA Area									
Pervious (Typ B Soil)	3,057	0.07	0.20	1,552	0.04	0.20	4,609	0.11	0.20
Impervious	953	0.02	0.95	696	0.02	0.95	1,649	0.04	0.95
compacted dirt/gravel	1,024	0.02	0.75	1,248	0.03	0.75	2,272	0.05	0.75
	--	--	0.84	--	--	0.84	--	--	0.84
	--	--	--	--	--	--	--	--	--
	--	--	--	--	--	--	--	--	--
Total Area (SF) & Weighted C Value	5,034	0.12	0.45	3,496	0.08	0.55	8,530	0.20	0.49

POST DEVELOPMENT BASINS

	POST-BASIN 1			POST-BASIN 2			TOTAL		
	DRAINS TO INTERCOASTAL			DRAINS TO ISLAND DRIVE ROW					
	Basin Area (SF)	Basin Area (Acres)	C	Basin Area (SF)	Basin Area (Acres)	C	Basin Area (SF)	Basin Area (Acres)	C
Non-DCIA									
Pervious (Typ B Soil)	70	0.00	0.20	744	0.02	0.20	814	0.02	0.20
Impervious	3,852	0.09	0.95	1,129	0.03	0.95	4,981	0.11	0.95
Gravel (pervious)	568	0.01	0.77	167	0.00	0.77	735	0.02	0.77
Gravel (treatment)	2,000	0.05	1.00	--	--	1.00	2,000	0.05	1.00
	--	--				0.00	--		0.00
	--	--		--	--	0.00	--	--	0.00
Total Area (SF) & Weighted CN	6,490	0.15	0.94	2,040	0.05	0.66	8,530	0.20	0.87

Treatment Volume Required x = 0.5
 (x")(Area Sf)(1/12") = **355** CF

Treatment Volume Provided
 Area (SF) 2,000
 x Depth (Ft) **0.50**
 x Void Ratio 0.4

 Volume Provided (CF) **400**

Basin 2 CA Comparison			
Condition	C Value	Area	CA Product
Pre-Dev	0.55	0.08	0.044
Post-Dev	0.66	0.05	0.031
For any duration storm, Post Q will be lower.			

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Luggers Backup Crushed Concrete Reservoir
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	2,000.00 ft ²
Pond Volume between Bottom & DHWL	400.00 ft ³
Pond Length to Width Ratio (L/W)	1.20
Elevation of Effective Aquifer Base	-3.53 ft
Elevation of Seasonal High Groundwater Table	0.54 ft
Elevation of Starting Water Level	3.25 ft
Elevation of Pond Bottom	3.25 ft
Design High Water Level Elevation	3.75 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.16
Unsaturated Vertical Hydraulic Conductivity	4.13 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	8.26 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

Groundwater Control Features - Y/N

	Top	Bottom	Left	Right
Distance to Edge of Pond	N 0.00	N 0.00	N 0.00	N 0.00
Elevation of Water Level	0.00	0.00	0.00	0.00

Impervious Barrier - Y/N

	Top	Bottom	Left	Right
Elevation of Barrier Bottom	Y 2.67	Y 2.67	Y 2.67	Y 2.67

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: LUGGERS BACKUP CRUSHED CONCRETE RESERVOI

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft³)
Unsat	0.00	0.00
1	1.00	400.00
2	0.67	0.00
3	0.67	0.00
4	0.67	0.00
5	0.67	0.00
6	0.67	0.00
7	0.67	0.00
8	0.67	0.00
9	0.67	0.00
10	0.67	0.00
11	0.67	0.00
12	0.67	0.00
13	0.67	0.00
14	0.67	0.00
15	0.67	0.00
16	0.67	0.00
17	0.67	0.00
18	0.67	0.00
19	0.67	0.00
20	0.67	0.00
21	0.67	0.00
22	0.67	0.00
23	0.67	0.00
24	0.67	0.00
25	0.67	0.00
26	0.67	0.00
27	0.67	0.00
28	0.67	0.00
29	0.67	0.00
30	0.67	0.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Luggers Backup Crushed Concrete Reservoir

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft³)
00.00 - 0.00	0.540	0.000 *		
			0.00000	
0.00	0.540	0.01912		
			0.01912	
1.00	3.664	0.01912		0.00
			0.01912	
1.67	3.607	0.01912		0.00
			0.01912	
2.33	3.549	0.01912		0.00
			0.01912	
3.00	3.492	0.01912		0.00
			0.01912	
3.67	3.435	0.01912		0.00
			0.01912	
4.33	3.377	0.01912		0.00
			0.01912	
5.00	3.320	0.01670		0.00
			0.01428	
5.67	3.277	0.01311		0.00
			0.01195	
6.17	3.250	0.01159		0.00
			0.01123	
7.00	3.207	0.01091		0.00
			0.01060	
7.67	3.176	0.01033		0.00
			0.01006	
8.33	3.145	0.00982		0.00
			0.00958	
9.00	3.117	0.00937		0.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Luggers Backup Crushed Concrete Reservoir

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.00916	
9.67	3.089	0.00897		0.00
			0.00878	
10.33	3.063	0.00861		0.00
			0.00843	
11.00	3.038	0.00828		0.00
			0.00812	
11.67	3.013	0.00798		0.00
			0.00784	
12.33	2.990	0.00771		0.00
			0.00758	
13.00	2.967	0.00746		0.00
			0.00734	
13.67	2.945	0.00722		0.00
			0.00711	
14.33	2.924	0.00701		0.00
			0.00690	
15.00	2.903	0.00681		0.00
			0.00671	
15.67	2.883	0.00662		0.00
			0.00653	
16.33	2.863	0.00644		0.00
			0.00635	
17.00	2.844	0.00627		0.00
			0.00619	
17.67	2.826	0.00612		0.00
			0.00604	
18.33	2.807	0.00597		0.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Luggers Backup Crushed Concrete Reservoir

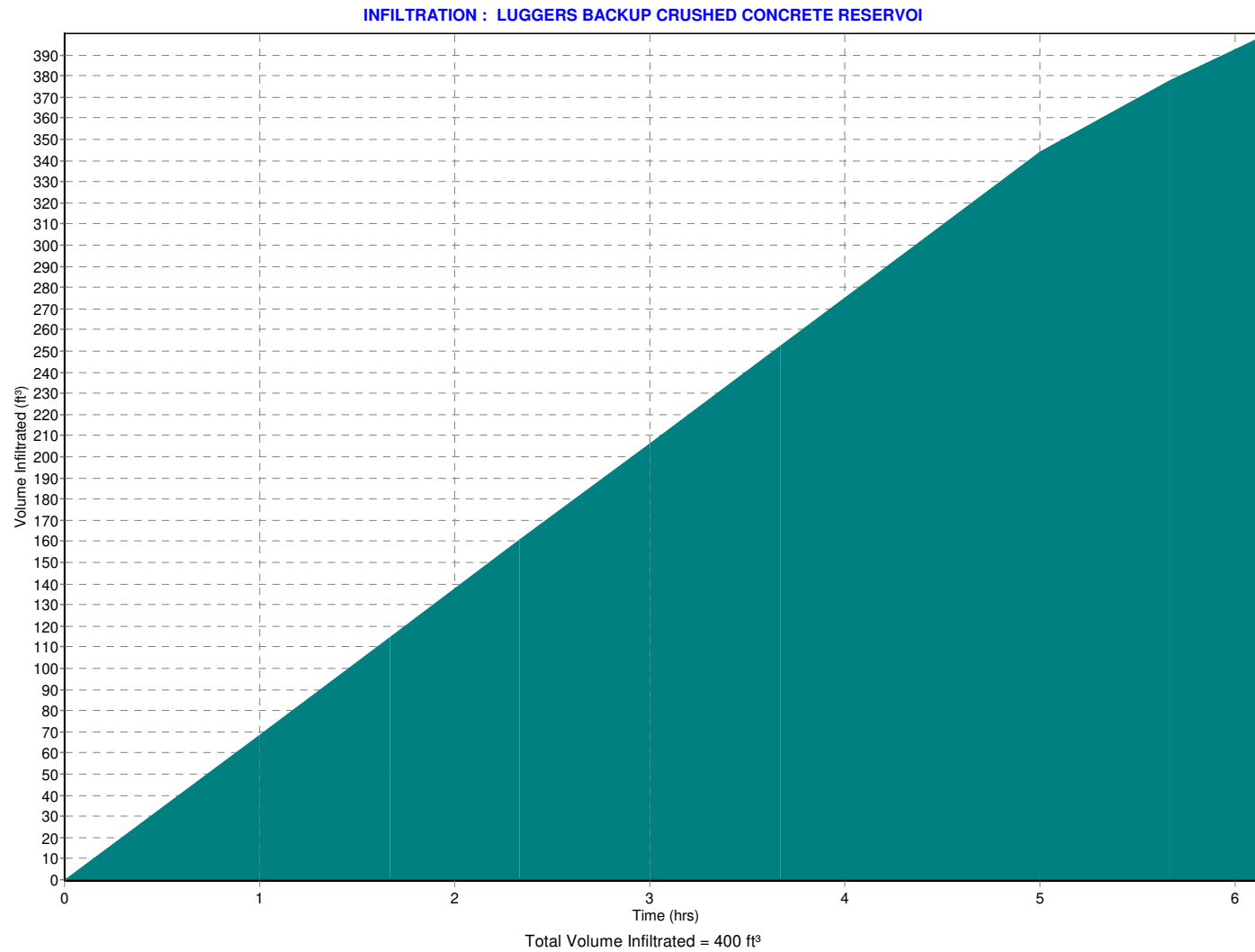
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.00590	
19.00	2.790	0.00583		0.00
			0.00576	
19.67	2.772	0.00569		0.00
			0.00563	
20.33	2.756	0.00557		0.00
			0.00550	
21.00	2.739	0.00544		0.00
			0.00539	
21.67	2.723	0.00533		0.00
			0.00527	
22.33	2.707	0.00522		0.00
			0.00516	
23.00	2.692	0.00511		0.00
			0.00506	
23.67	2.676	0.00501		0.00
			0.00496	
24.33	2.662	0.00491		0.00
			0.00487	
25.00	2.647	0.00482		0.00
			0.00478	
25.67	2.633	0.00473		0.00
			0.00469	
26.33	2.619	0.00464		0.00
			0.00460	
27.00	2.605			0.00

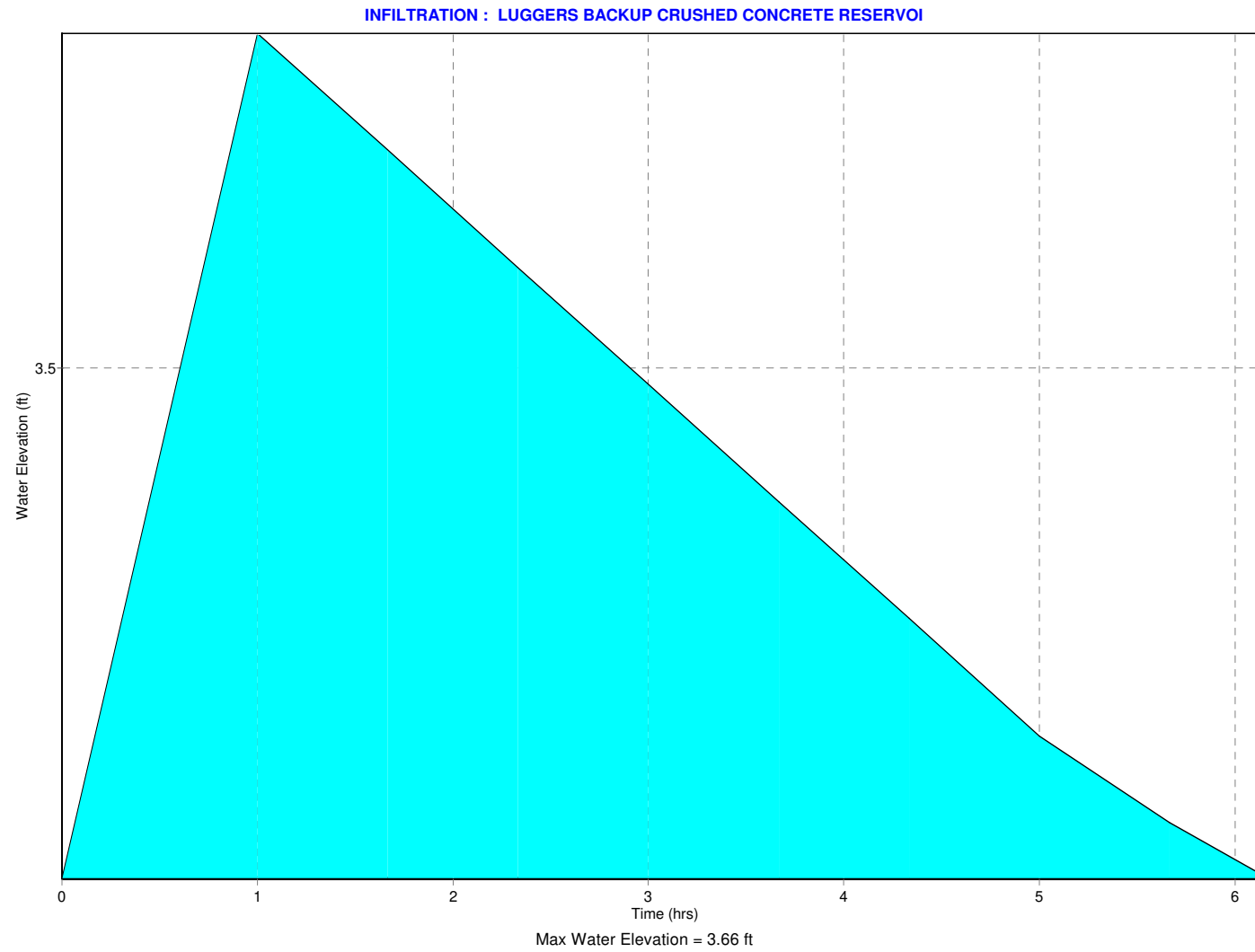
Maximum Water Elevation: 3.664 feet @ 1.00 hours

Recovery @ 6.168 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 2.065 ft/day





APPENDIX

The following report is a custom soils report from The USDA Web Soil Survey located at web address:
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.

The following report is published by the National Cooperative Soil Survey, a joint effort of the USDA and other federal agencies. It is not endorsed under the seal of the engineer of record for this report but is provided for informational purposes. Independent investigation of the metrics reported herein can be begin by following the link.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Pinellas County, Florida



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Matlacha and St. Augustine soils and Urban land	0.2	99.8%
99	Water	0.0	0.2%
Totals for Area of Interest		0.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pinellas County, Florida

16—Matlacha and St. Augustine soils and Urban land

Map Unit Setting

National map unit symbol: 134ch
Elevation: 0 to 80 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 335 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Matlacha and similar soils: 33 percent
St. augustine and similar soils: 32 percent
Urban land: 31 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Matlacha

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy mine spoil or earthy fill

Typical profile

C - 0 to 42 inches: sand
A/Eb - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of St. Augustine

Setting

Landform: Ridges on marine terraces, rises on marine terraces

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy mine spoil or earthy fill

Typical profile

A - 0 to 8 inches: sand

C1 - 8 to 33 inches: loamy fine sand

C2 - 33 to 48 inches: fine sand

C3 - 48 to 63 inches: sandy loam

C4 - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: A

Forage suitability group: Forage suitability group not assigned (G154XB999FL)

Other vegetative classification: Forage suitability group not assigned (G154XB999FL)

Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces

Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G154XB999FL)

Other vegetative classification: Forage suitability group not assigned (G154XB999FL)

Hydric soil rating: Unranked

Minor Components

Kesson

Percent of map unit: 2 percent
Landform: Tidal marshes on marine terraces
Landform position (three-dimensional): Interfluvium, talus
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Yes

Wulfert

Percent of map unit: 2 percent
Landform: Tidal marshes on marine terraces
Landform position (three-dimensional): Talus
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Yes

99—Water

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Physical Properties

Soil Physical Properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

Saturated Hydraulic Conductivity (Ksat), Standard Classes

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits. The classes are:

Very low: 0.00 to 0.01

Low: 0.01 to 0.1

Custom Soil Resource Report

Moderately low: 0.1 to 1.0

Moderately high: 1 to 10

High: 10 to 100

Very high: 100 to 705

Custom Soil Resource Report
Map—Saturated Hydraulic Conductivity (Ksat), Standard Classes



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Very Low (0.0 - 0.01)
 Low (0.01 - 0.1)
 Moderately Low (0.1 - 1)
 Moderately High (1 - 10)
 High (10 - 100)
 Very High (100 - 705)
 Not rated or not available

Soil Rating Lines

 Very Low (0.0 - 0.01)
 Low (0.01 - 0.1)
 Moderately Low (0.1 - 1)
 Moderately High (1 - 10)
 High (10 - 100)
 Very High (100 - 705)
 Not rated or not available

Soil Rating Points

 Very Low (0.0 - 0.01)
 Low (0.01 - 0.1)
 Moderately Low (0.1 - 1)
 Moderately High (1 - 10)
 High (10 - 100)
 Very High (100 - 705)

 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil Survey Area: Pinellas County, Florida
 Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

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Table—Saturated Hydraulic Conductivity (Ksat), Standard Classes

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
16	Matlacha and St. Augustine soils and Urban land	58.2660	0.2	99.8%
99	Water		0.0	0.2%
Totals for Area of Interest			0.2	100.0%

Rating Options—Saturated Hydraulic Conductivity (Ksat), Standard Classes

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Custom Soil Resource Report

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Matlacha and St. Augustine soils and Urban land	B	0.2	99.8%
99	Water		0.0	0.2%
Totals for Area of Interest			0.2	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Depth to Any Soil Restrictive Layer

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers.

This theme presents the depth to any type of restrictive layer that is described for each map unit. If more than one type of restrictive layer is described for an individual soil type, the depth to the shallowest one is presented. If no restrictive layer is described in a map unit, it is represented by the "greater than 200" depth class.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Custom Soil Resource Report Map—Depth to Any Soil Restrictive Layer



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 0 - 25
 25 - 50
 50 - 100
 100 - 150
 150 - 200
 > 200
 Not rated or not available

Soil Rating Lines

 0 - 25
 25 - 50
 50 - 100
 100 - 150
 150 - 200
 > 200
 Not rated or not available

Soil Rating Points

 0 - 25
 25 - 50
 50 - 100
 100 - 150
 150 - 200
 > 200

 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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 Coordinate System: Web Mercator (EPSG:3857)

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Table—Depth to Any Soil Restrictive Layer

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
16	Matlacha and St. Augustine soils and Urban land	>200	0.2	99.8%
99	Water	>200	0.0	0.2%
Totals for Area of Interest			0.2	100.0%

Rating Options—Depth to Any Soil Restrictive Layer

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Water Features

Water Features include ponding frequency, flooding frequency, and depth to water table.

Depth to Water Table

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Custom Soil Resource Report
Map—Depth to Water Table



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 0 - 25
 25 - 50
 50 - 100
 100 - 150
 150 - 200
 > 200
 Not rated or not available

Soil Rating Lines

 0 - 25
 25 - 50
 50 - 100
 100 - 150
 150 - 200
 > 200
 Not rated or not available

Soil Rating Points

 0 - 25
 25 - 50
 50 - 100
 100 - 150
 150 - 200
 > 200

 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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Table—Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
16	Matlacha and St. Augustine soils and Urban land	76	0.2	99.8%
99	Water	>200	0.0	0.2%
Totals for Area of Interest			0.2	100.0%

Rating Options—Depth to Water Table

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

References

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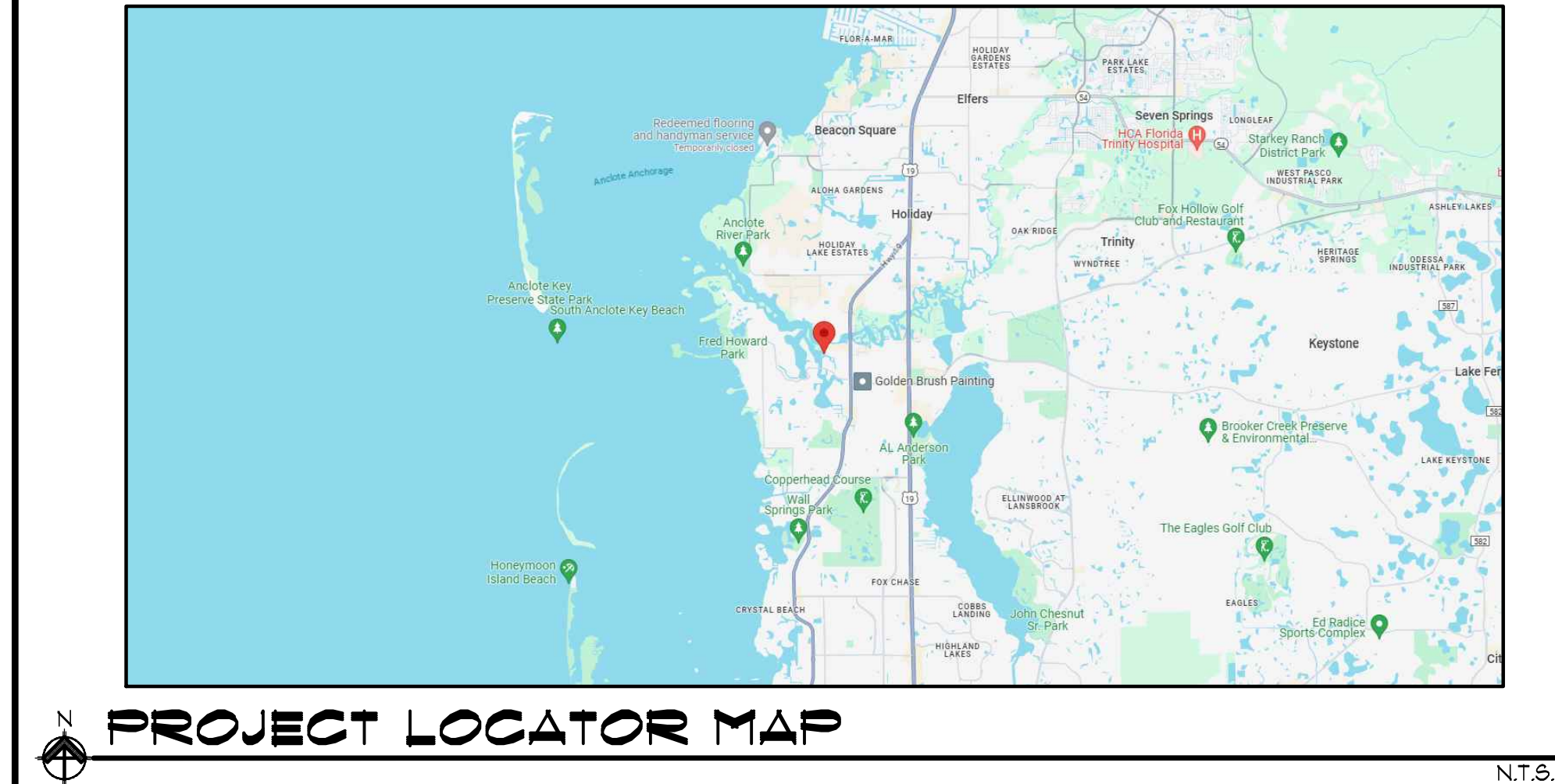
United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

WILD SEAFOOD CO.

607 ISLAND DRIVE,
TARPON SPRINGS, FL.

WILD SEAFOOD CO.

607 ISLAND DRIVE,
TARPON SPRINGS, FL.

[illegible]

 **PROJECT LOCATOR MAP** N.T.S.



PROJECT LOCATOR MAP

ISSUED FOR:

PERMIT

STATE OF FLORIDA
MICHAEL F. SOFARELLI, JR.
— ★ —
AR 0014577
09-07-23
REGISTERED ARCHITECT

MICHAEL F. SOFARELLI, JR.
FLORIDA STATE BOARD
OF ARCHITECTURE
REGISTRATION No. :
AR 0014577

WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.

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SOFARELLI & ASSOCIATES ARCHITECTURE
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EMAIL : MIKE@SOFARELLIARCH.COM

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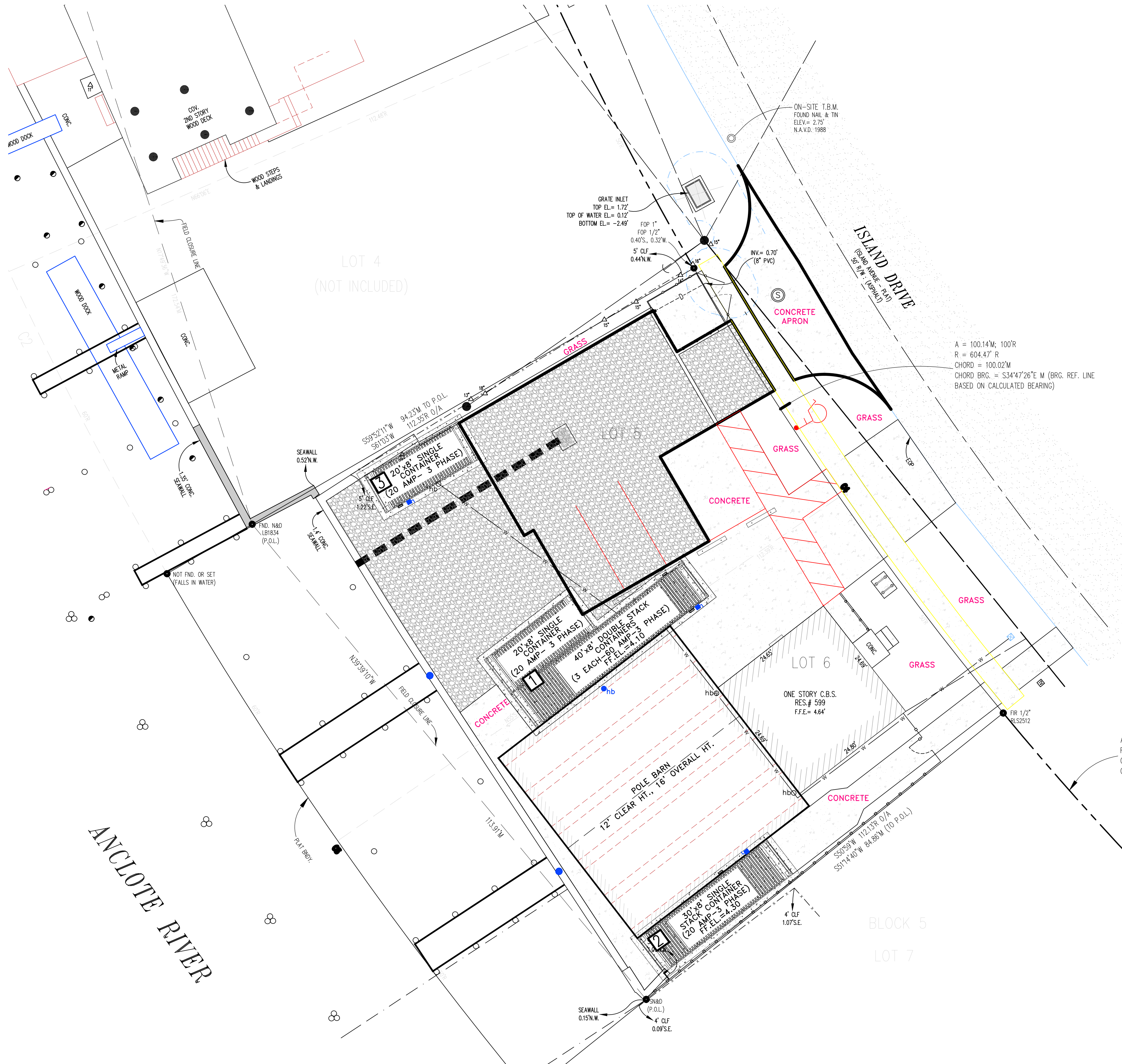
COVER SHEET:
PROJECT
LOCATOR,
CODE DATA

Filename:
WILD SEAFOOD

Date: 03/28/2024

Proj. no. 24---

LEGEND	
S.	SET
F.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
N&D	NAIL & DIRT
C.M.	CONCRETE MONUMENT
(A)	FIELD MEASUREMENT
A	ARC
A/C	AIR CONDITIONER
AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
BFPD	BACK FLOW PREVENTION DEVICE
BOLL	BOLLARD
B&L	BUILDING SETBACK LINE
C	CHORD
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CHB	CHORD BEARING
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C	CLEANOUT
CONC.	CONCRETE
CONST	CONSTRUCT
CS	CONCRETE SLAB
C.T.	CURB TIE
CTV	CABLE TELEVISION
(D)	DEED
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
DHW	DESIGN HIGH WATER
DLW	DESIGN LOW WATER
EL.	ELEVATION
FF	FINISHED FLOOR
FHA	FIRE HYDRANT ASSEMBLY
FPC	FLORIDA POWER CORPORATION
GI	GRATE INLET
G&V	GAS VALVE
G1	GAS METER
G&V	GATE VALVE
GU	GUY WIRE
INV.	INVERT
LF	LINEAR FEET
LFE	LOWEST FLOOR ELEVATION
LP	LIGHT POLE
(M)	MEASURED
M&S	MASONRY
MES	MITERED END SECTION
MH	MANHOLE
MHWL	MEAN HIGH WATER LINE
NAVD	NORTH AMERICA
NGVD	NATIONAL GEODETIC VERTICAL DATUM
O&H	OVERHEAD WIRES
O.R.	OFFICIAL RECORD
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
(R)	RECORD
RCP	REINFORCED CONCRETE PIPE
ROW	RECLAIMED WATER
RWS	RANGE
R/W	RIGHT-OF-WAY
SAN	SANITARY
SCO	SANITARY CLEAN-OUT
SEC.	SECTION
SF	SQUARE FEET
SHW	SEASONAL HIGH WATER
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BERM
TOS	TOE OF SLOPE
TRANS	TRANSFORMER
TUP	TOWNSHIP
TYP	TYPICAL
UP	UTILITY POLE
WF	WOOD FENCE
WM	WATER METER



SITE DATA TABLE:

SITE LOCATION:
599 ISLAND DRIVE
TARPON SPRINGS, FLORIDA

PROPERTY OWNER:
LUGGERS BACKUP, LLC
12124 LILLIAN AVE.
LARGO, FL 33778
ATTN: JASON DELACRUZ
PH#: (727) 639-6565

CIVIL ENGINEER & SURVEYOR:
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
(727) 822-4151

LEGAL DESCRIPTION:

LOTS 5 AND 6, BLOCK 5, LUTEAN SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: AE (EL. 10 FT.)
MAP PANEL ID: 12103C-0019-H
REVISED MAP: 08-24-2021

PROJECT SUMMARY & SITE DATA:

	EXISTING	PROPOSED
TOTAL BUILDING AREA	= 828 SF (6.8%)	3,170 SF (26.0%)
TOTAL BUILDING (CFA)	= 828 SF	3,170 SF
TOTAL ASPHALT/CONC./SHELL AREA	= 1,022 SF (8.4%)	2,037 SF (16.7%)
TOTAL IMPERVIOUS AREA	= 1,840 SF (15.1%)	5,207 SF (42.7%)
TOTAL GREEN AREA	= 10,346 SF (84.9%)	6,979 SF (57.3%)
TOTAL PROJECT AREA	= 12,186 SF (0.28 AC)	

ZONING: CRA, SAP (SPECIAL AREA PLAN) PROPOSED USE: SDC (SPECIAL DISTRICT COMMERCIAL GENERAL)

LAND USE: SDC (SPECIAL DISTRICT COMMERCIAL GENERAL)
PIN: 12-27-15-53352-005-0060

PRINCIPAL BUILDING SETBACK REQUIREMENTS:

	REQUIRED	PROPOSED
FRONT(EAST)	35 FT (MAX)	13.79 FT
SIDE(NORTH)	N/A	65.93 FT
SIDE(SOUTH)	N/A	11.51 FT
REAR(WEST)	N/A	45.5 FT
	BY WARRANT	4 FT

MAXIMUM LOT COVERAGE: 0.50 0.43

MAXIMUM FLOOR/AREA RATIO: 0.55 0.26

MAXIMUM BUILDING HEIGHT: 2 STORY SINGLE PRIMARY

NUMBER OF PARKING SPACES:

SPECIAL AREA: XX SF / 250 BY WARRANT 4 SP

NUMBER OF H.C. PARKING SPACES: 4 SP = 1 HC 1 HC

SOLID WASTE: DUMPSTER ON SITE

PROPOSED LEGEND

DIRECTION OF FLOW

EXISTING ELEVATION
ELEVATIONS ARE BASED ON NAVD-88

PROPOSED ELEVATION

GRADING SUFFIXES:
BW = BOTTOM OF WALL
EP = EDGE OF PAVEMENT
G = GROUND
HP = HIGH POINT
ME or MEG = MATCH EXISTING GRADE
MP = MATCH EXISTING EP
TC = TOP OF CURB
TS = TOP OF SIDEWALK
TW = TOP OF WALL

6" CHAIN LINK FENCE

SILT FENCE

NUMBER OF PROPOSED PARKING SPACES

REMOVE EXISTING TREE

LEGEND

ELECTRIC BOX

ELEVATION

MOORING POST

GRATE INLET

LIGHT POLE

POWER POLE

SANITARY SEWER MANHOLE

WATER METER

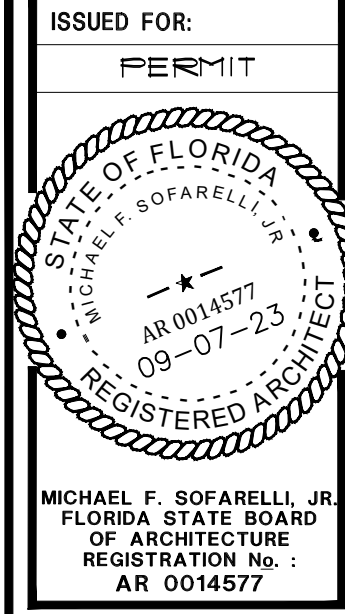
GUY WIRE

TOP OF BANK

OVERHEAD WIRES

PALM

ERP Exemption Calculation			
Pre-Dev VUA	2,778 SF	3,771 SF	Post-Dev VUA
Pre-Dev Other Impervious	1,141 SF	4,874 SF	Post-Dev Other Impervious
Pre-Dev Total Impervious	3,919 SF	8,645 SF	Post-Dev Total Impervious
Increase in VUA:	993 SF	< 4,000 SF Threshold	
Increase in total Impervious:	4,726 SF	< 9,000 SF Threshold	



WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.



Revisions:

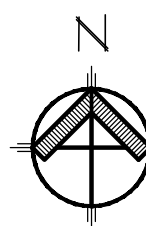
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Filename:
WILD SEAFOOD

Date:
03/28/2024

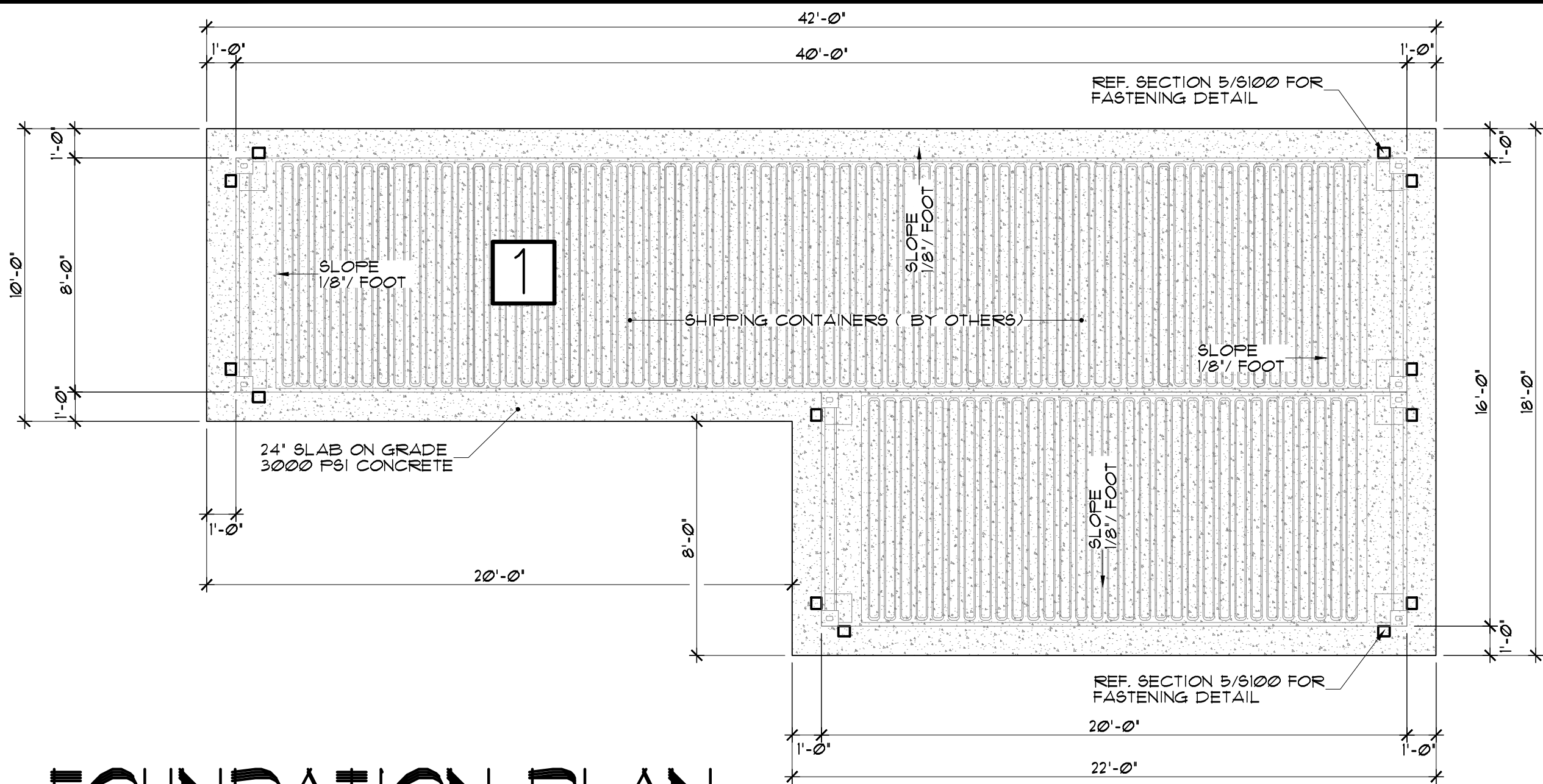
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24---

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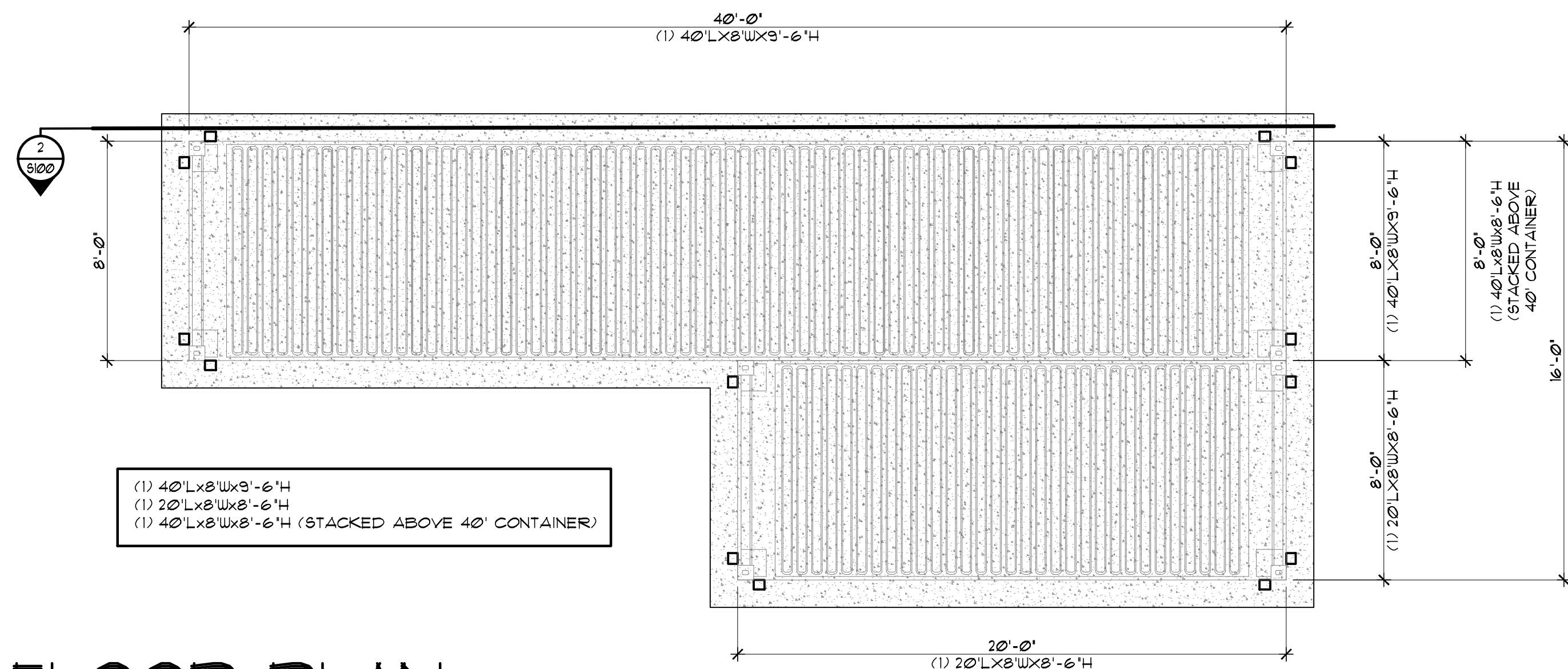
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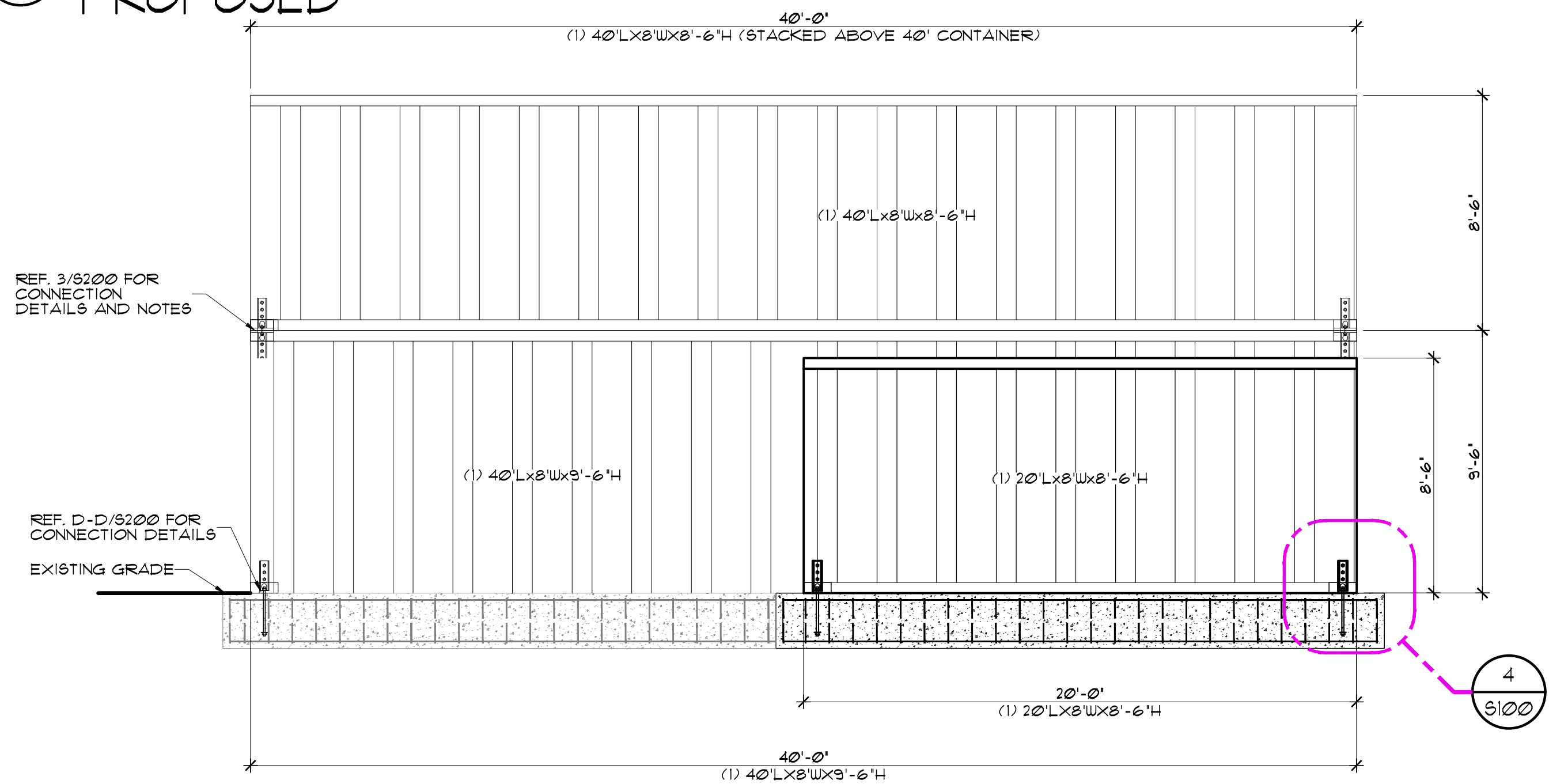
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A-2 PROPOSED

SCALE : 1/4" = 1'-0"



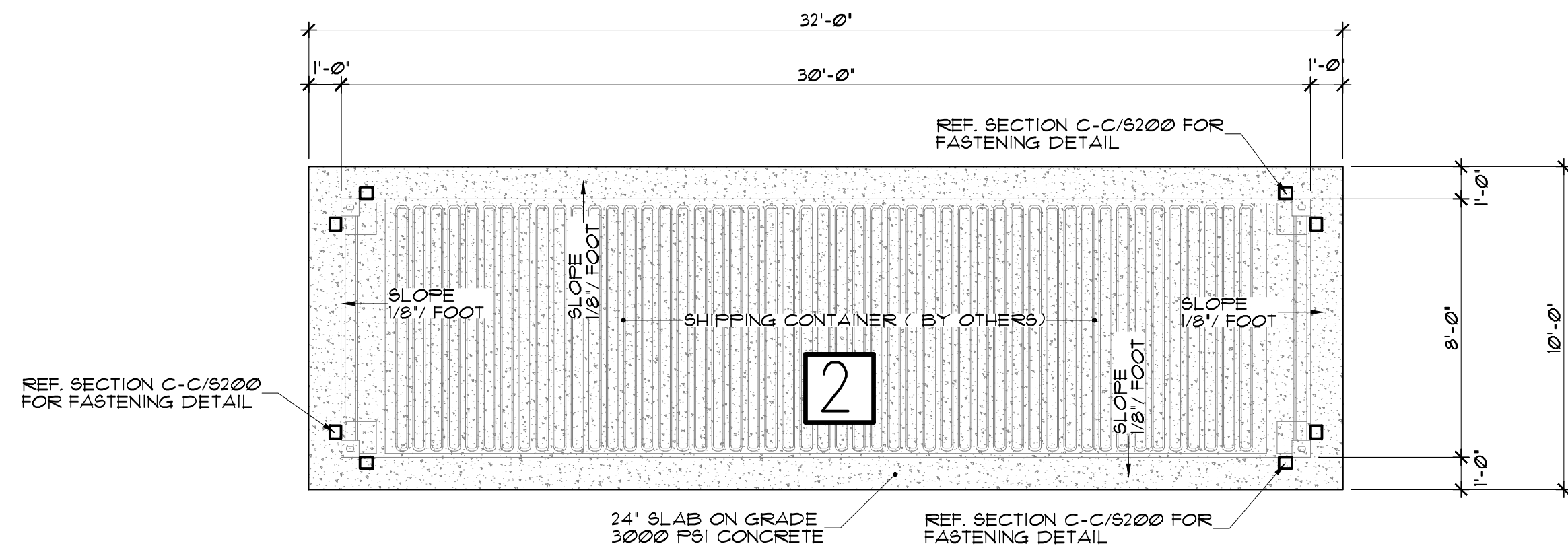
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A-2 PROPOSED

SCALE : 1/4" = 1'-0"



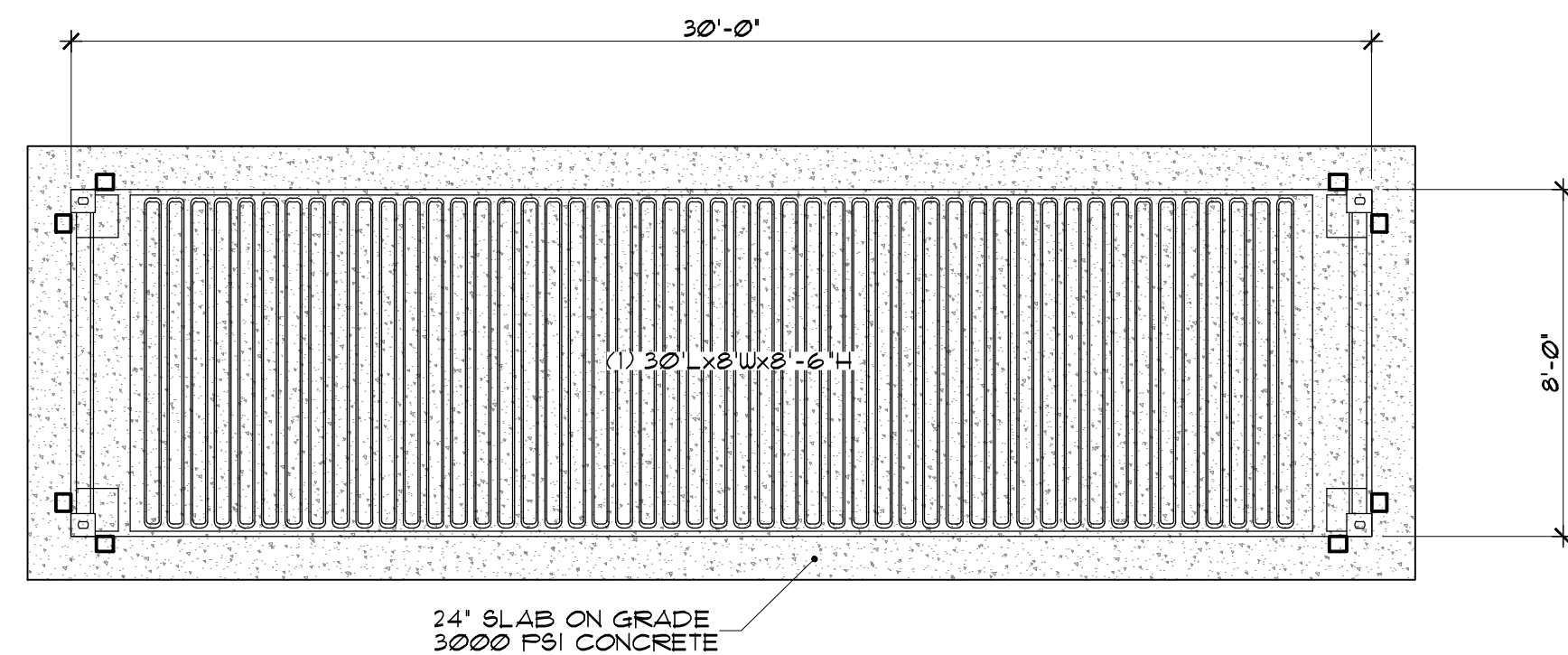
3 ELEVATION
A-2 PROPOSED

SCALE : 1/4" = 1'-0"



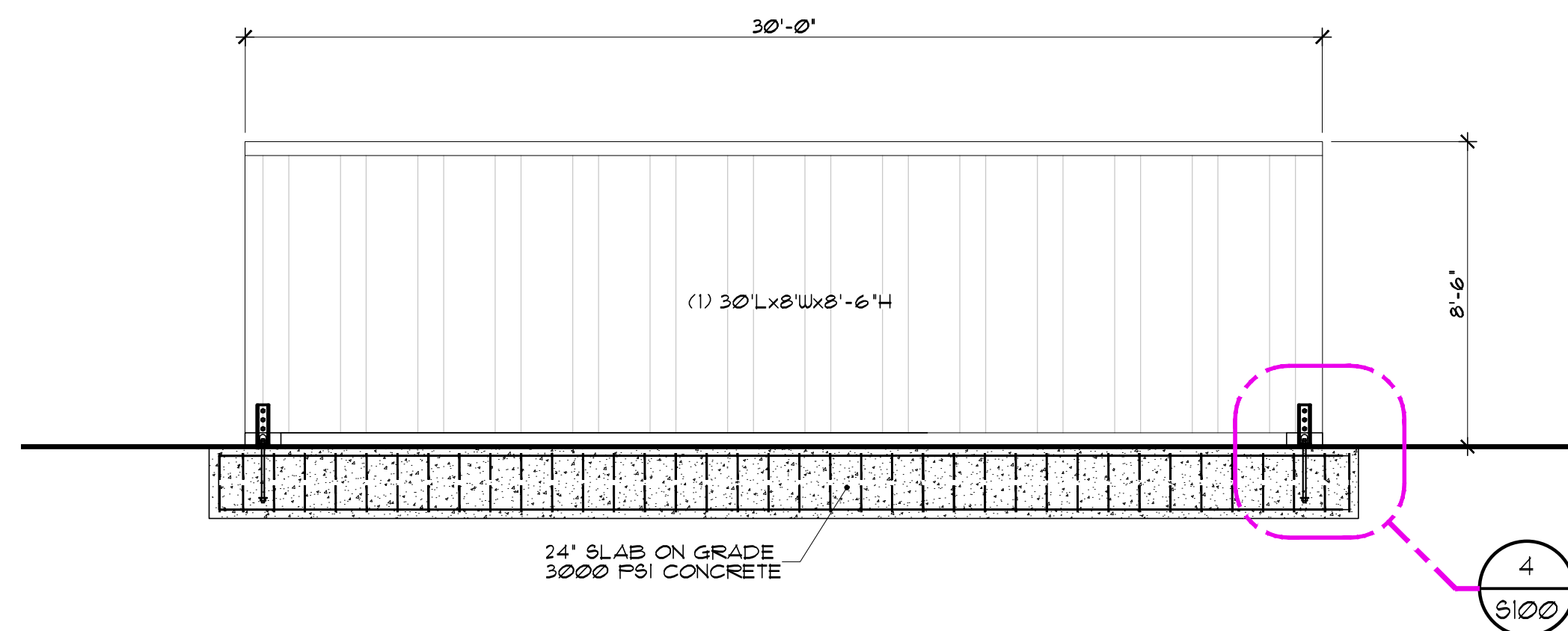
4 FOUNDATION PLAN
A-2 PROPOSED

SCALE : 1/4" = 1'-0"



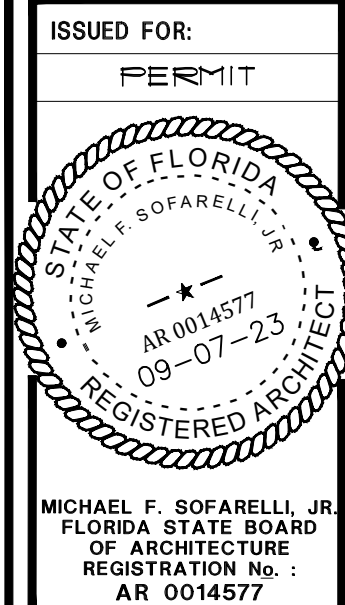
5 FLOOR PLAN
A-2 PROPOSED

SCALE : 1/4" = 1'-0"



6 ELEVATION
A-2 PROPOSED

SCALE : 1/4" = 1'-0"



WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.



Revisions:

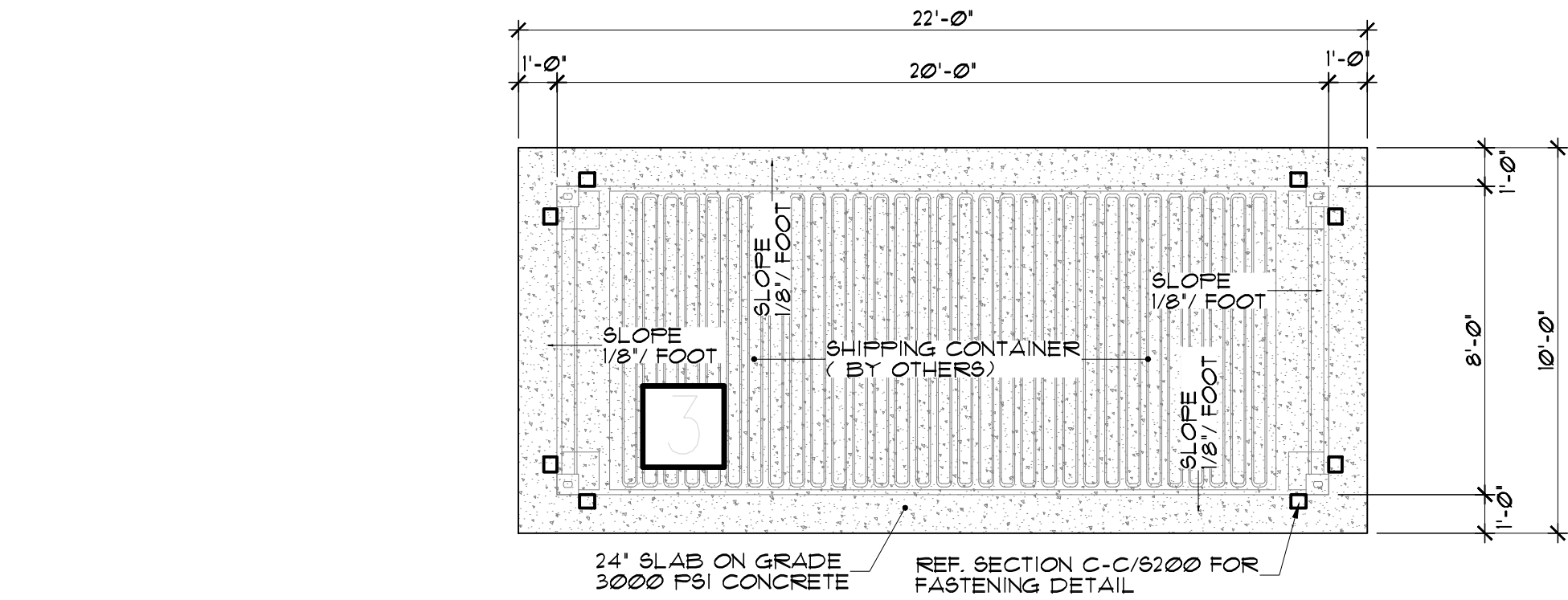
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SHIPPING
CONTAINER
PLANS

Filename:
WILD SEAFOOD

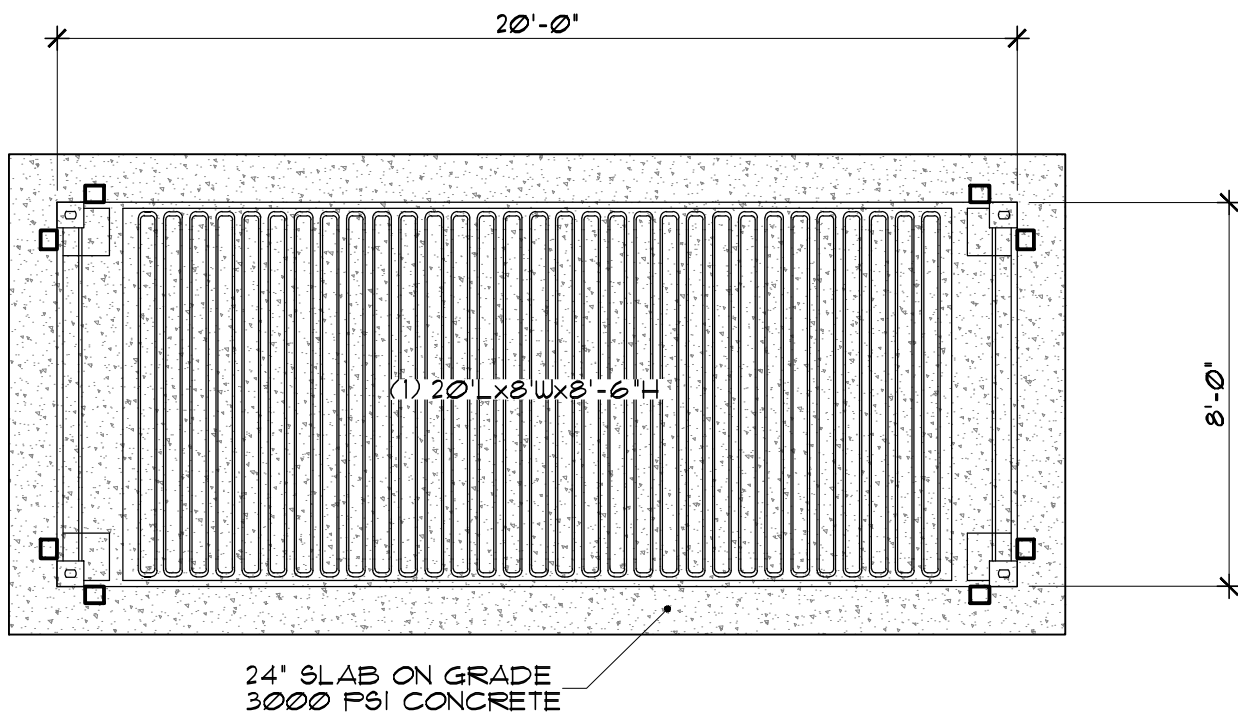
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03/28/2024

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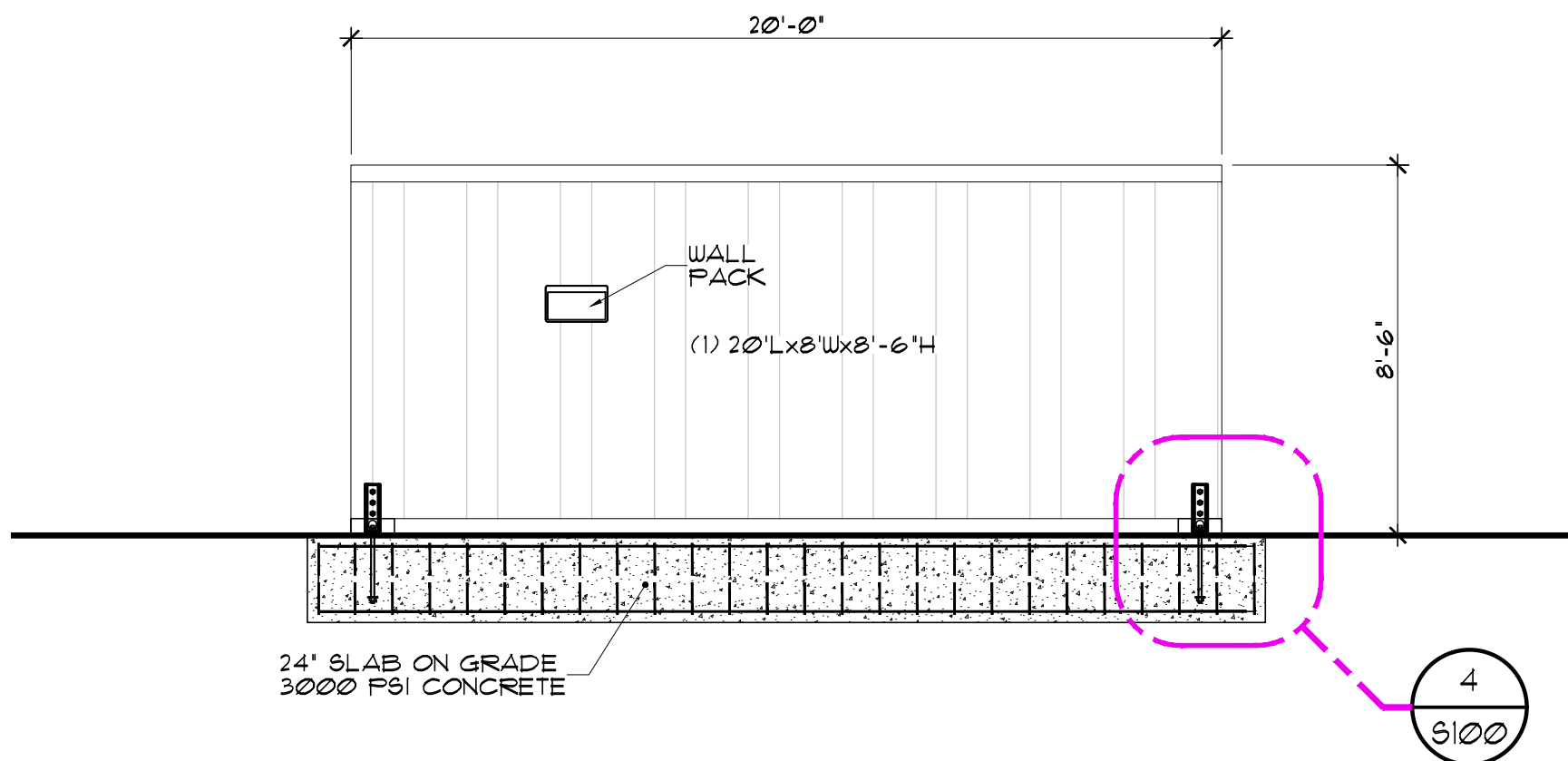
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A-2



1 FOUNDATION PLAN
4-3 PROPOSED SCALE : 1/4" = 1'-0"



2 FLOOR PLAN
4-3 PROPOSED SCALE : 1/4" = 1'-0"



3 ELEVATION
4-3 PROPOSED SCALE : 1/4" = 1'-0"

ISSUED FOR:
PERMIT

MICHAEL F. SOFARELLI, JR.
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OF ARCHITECTURE
REGISTRATION No. :
AR 0014577

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EMAIL : MIKE@SOFARELLIARCH.COM

Revisions:

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SHIPPING
CONTAINER
OPTION

Filename:

WILD SEAFOOD

Date:

03/28/2024

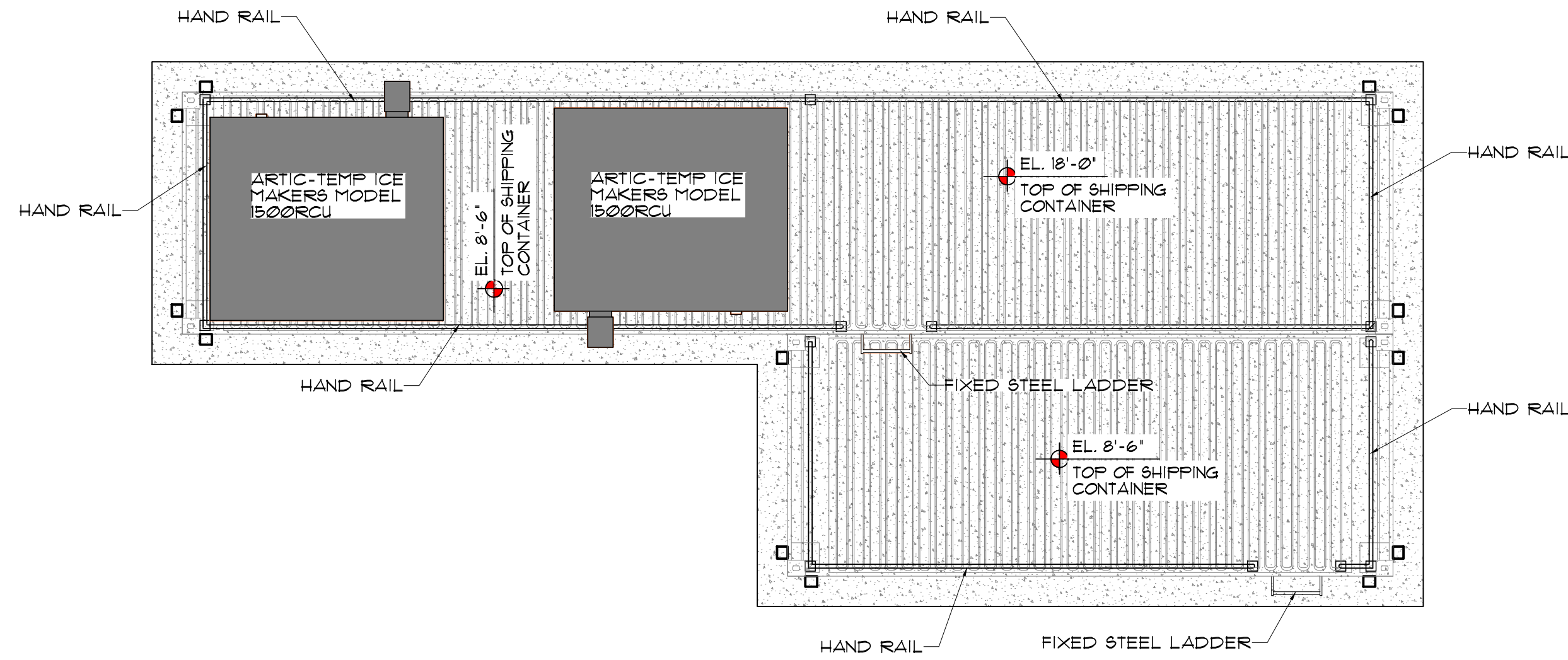
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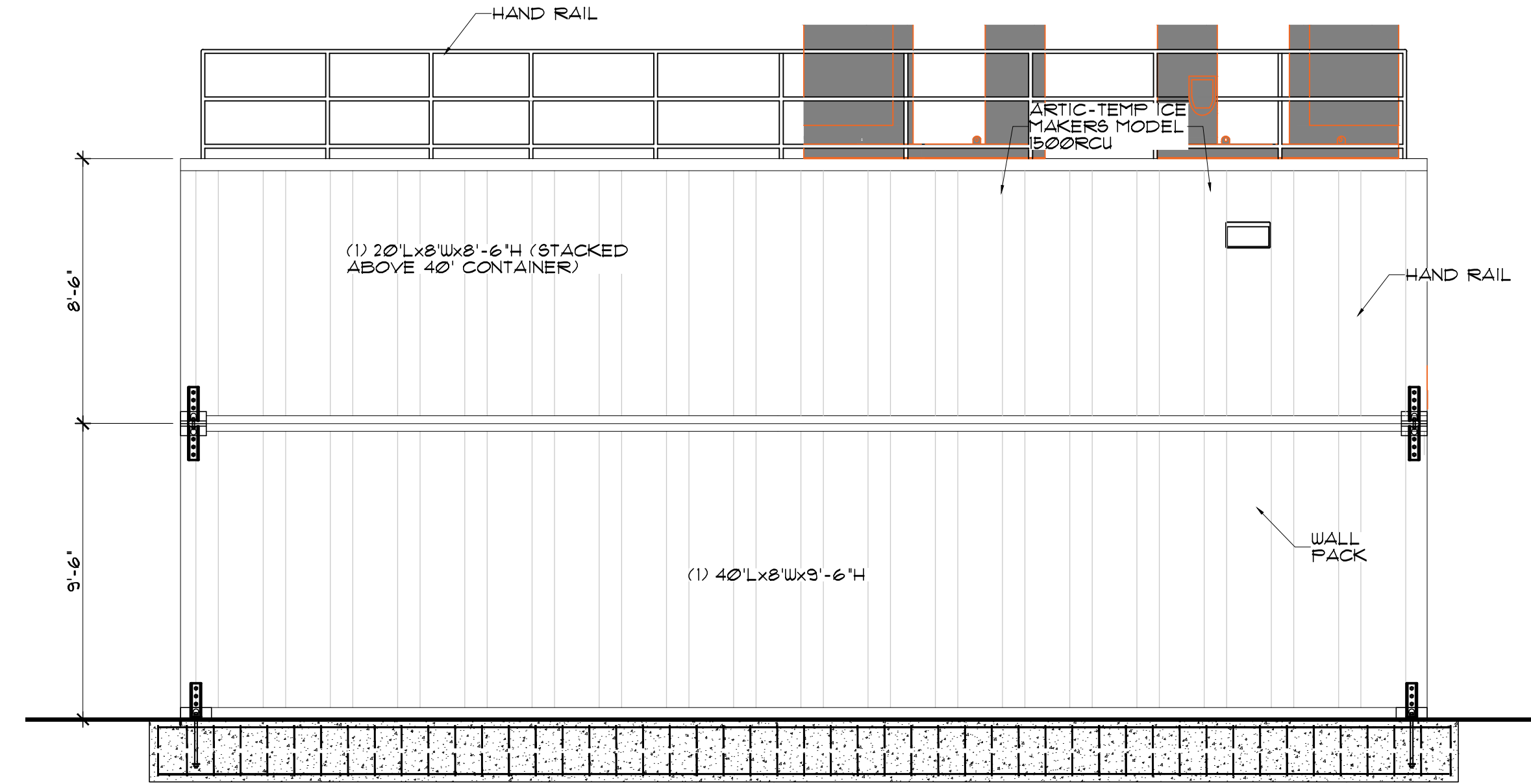
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1
A-4

ROOF PLAN

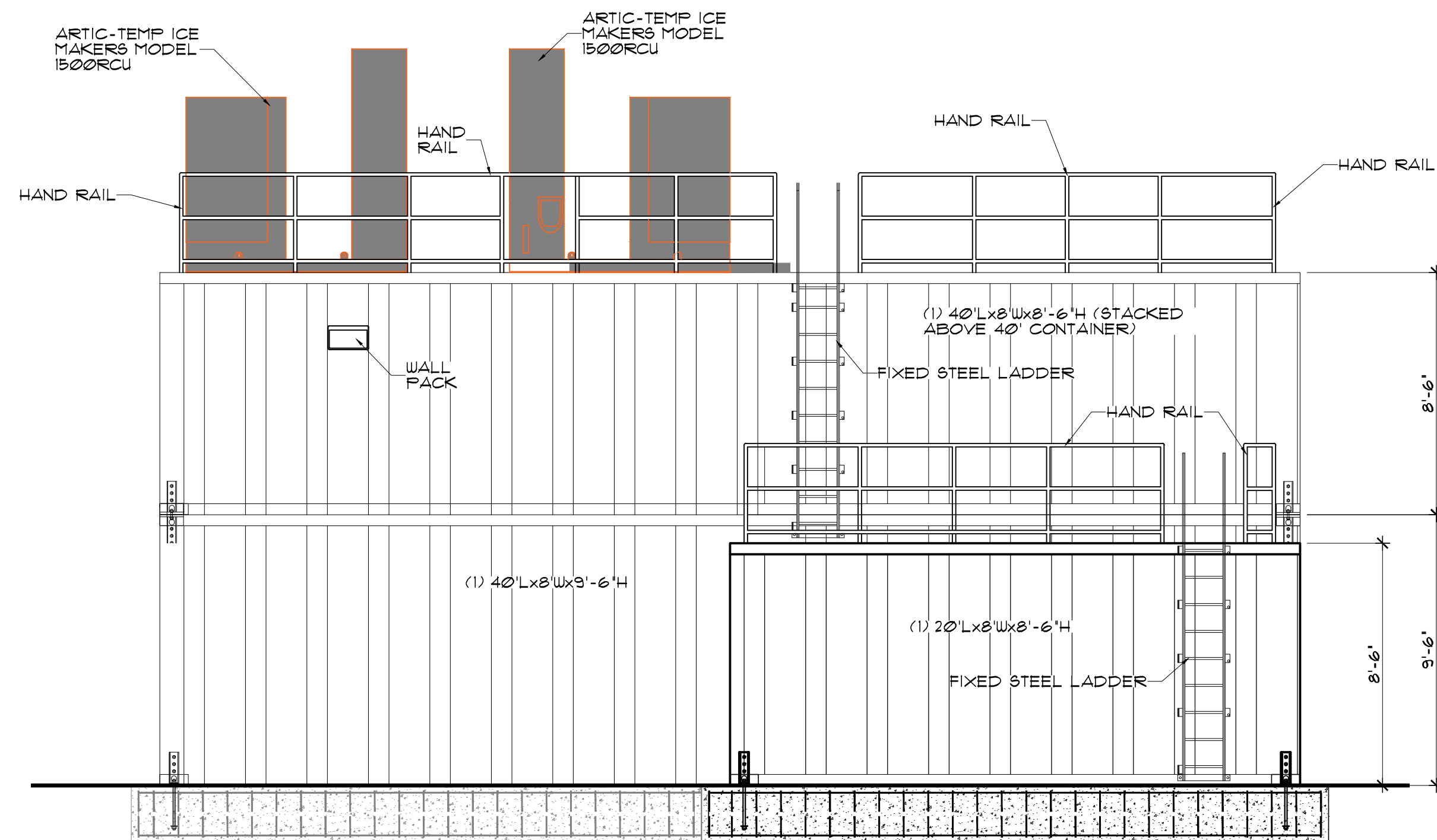
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2
A-4

ELEVATION

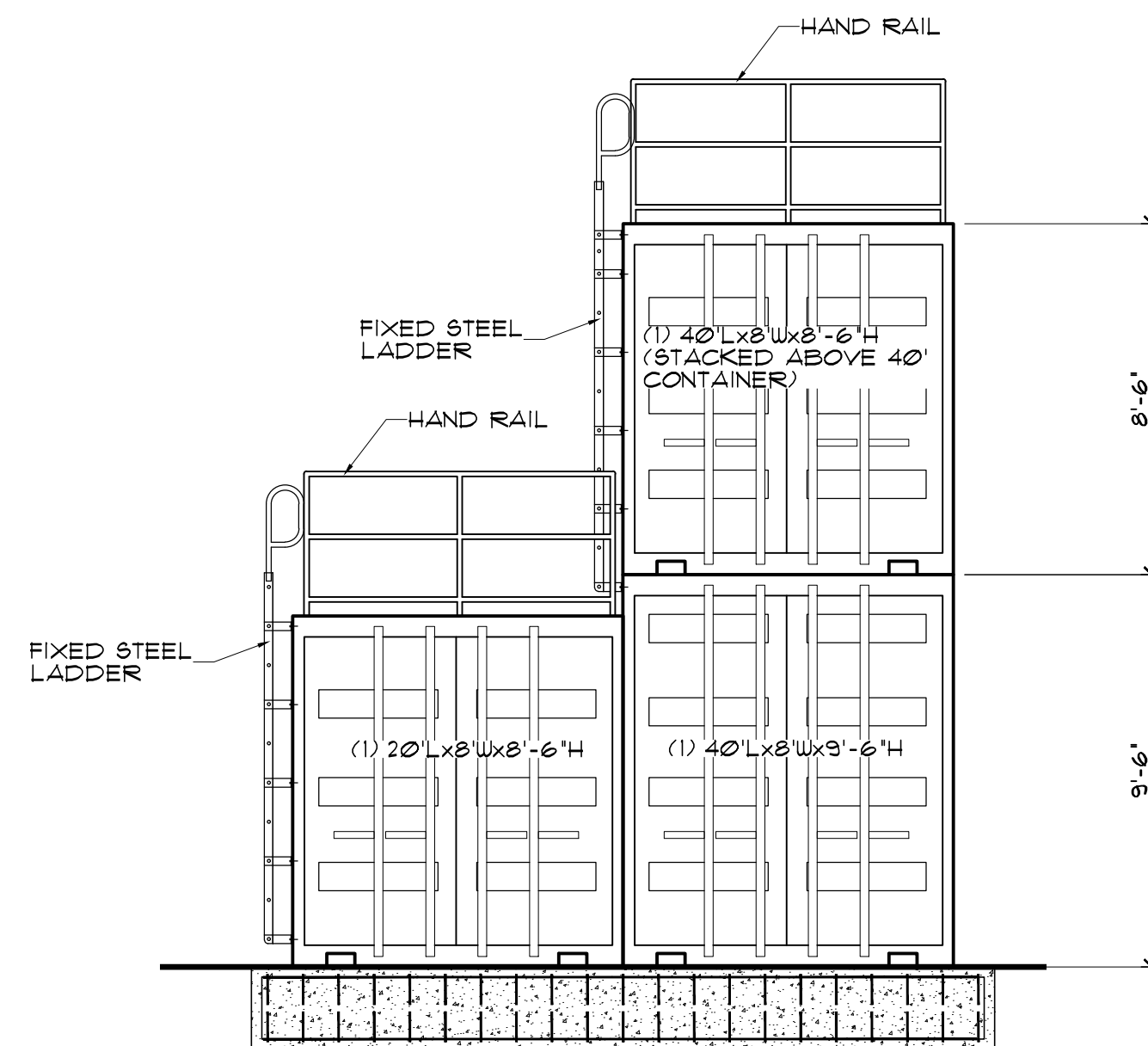
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3
A-4

ELEVATION

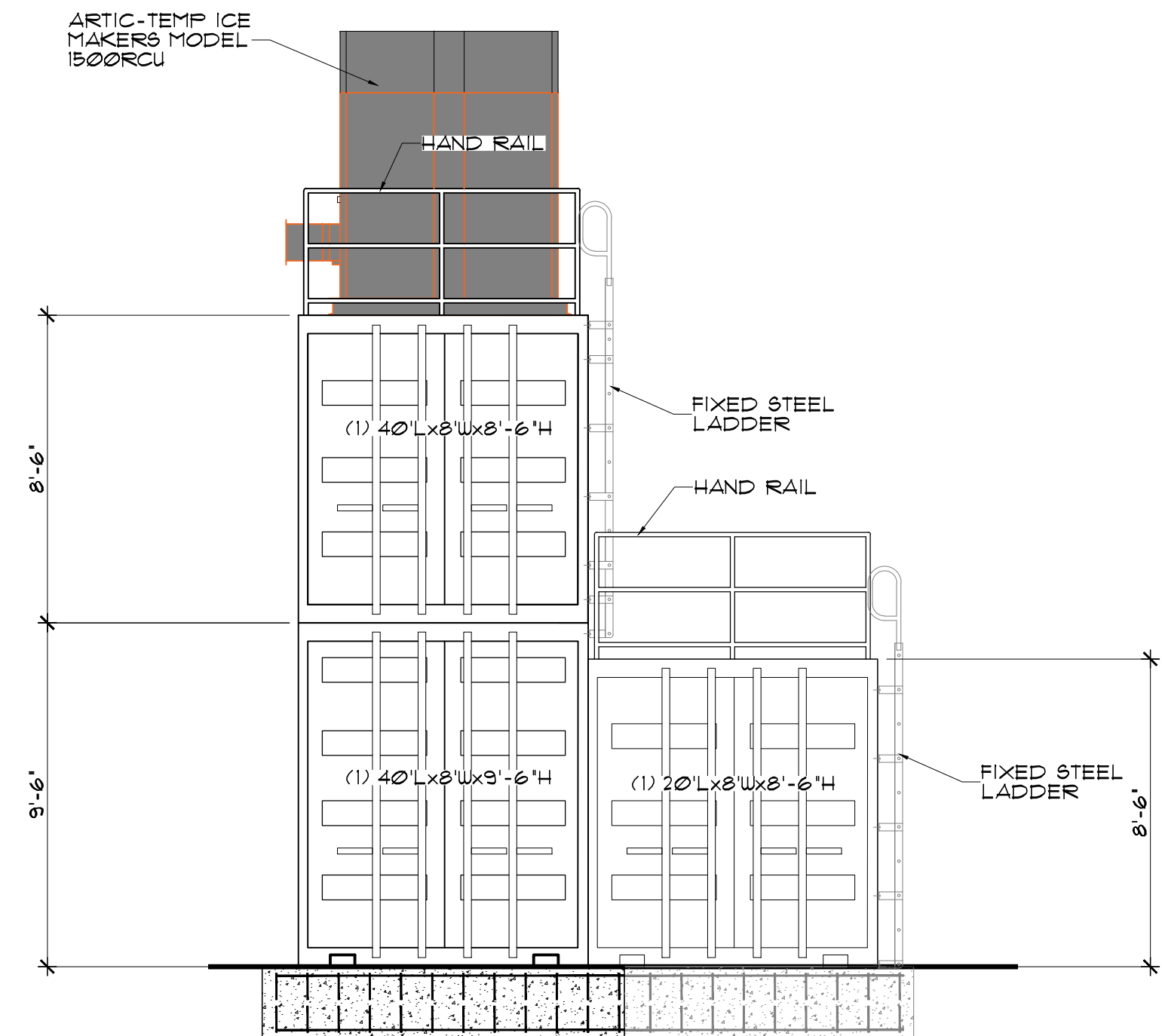
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4
A-4

ELEVATION

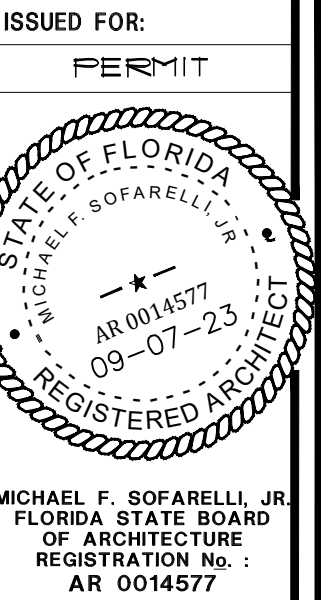
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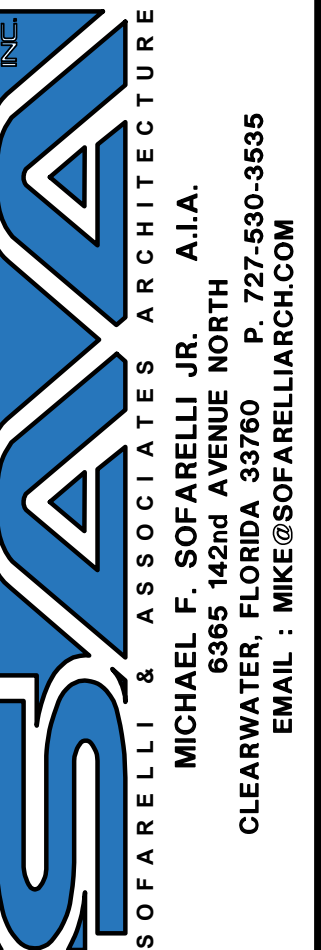
5
A-4

ELEVATION

SCALE : 1/4" = 1'-0"



WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.



Revisions:

Content:
SHIPPING
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Filename:
WILD SEAFOOD

Date:
03/28/2024

Proj. no.
24---

Sheet:
A-3

DESIGN CRITERIA:

ALL CONSTRUCTION HAS BEEN DESIGNED AS FOLLOWS:
1. 2023 FLORIDA BUILDING CODE - BUILDING - 8TH EDITION
2. ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

STRUCTURAL LOADING:
THE FOLLOWING LOADS HAVE BEEN USED IN THE DESIGN OF THE STRUCTURE.
ALL DELEGATED ENGINEERING OR PRE-ENGINEERED COMPONENTS SHALL BE DESIGNED TO THESE MINIMUM LOADS UNLESS APPROVED BY THE EOR.

DEAD LOADS: WEIGHT OF MATERIALS
HIGH CUBE CONTAINER 8600 LB - MIN (CONTRACTOR TO VERIFY)

WIND LOADS:
ULTIMATE DESIGN WIND SPEED (VH): 140 MPH
SOURCE: ATC HAZARDS BY LOCATION

ULTIMATE TO ASD WINDSPEED CHART (REF 2023 FBC TABLE R502.1.3)															
VULT	110	115	120	130	140	150	160	170	180	190	200				
VASD	85	89	93	101	108	116	124	132	139	147	155				

RISK CATEGORY: I
EXPOSURE CATEGORY: C
ROOF SLOPE: SEE PLAN
BASIC WIND PRESSURE: 3734 PSF (MFRS)
MFRS OVERALL HORIZONTAL LOAD: 32.9 KIP - ULT (PER CONTAINER)
MFRS OVERALL VERTICAL LOAD: 14.81 KIP - ULT (UPLIFT - PER CONTAINER)

STRENGTH OF MATERIALS:

ALL CONSTRUCTION HAS BEEN DESIGNED AS IN ACCORDANCE WITH THE FOLLOWING STRENGTH OF EXISTING AND PROPOSED MATERIALS:

CONCRETE FOUNDATIONS: 3000 PSI (28 DAY COMPRESSIVE STRENGTH)

STEEL
STEEL PLATE: ASTM A36
STEEL TUBE: ASTM A500

SOIL AND FOUNDATIONS
SOIL BEARING CAPACITY 2000 PSF (CONTRACTOR TO VERIFY)
REINFORCING STEEL
ALL REINFORCING STEEL: FY = 60,000 PSI
STAINLESS STEEL
PIPES AND PLATES SHALL BE: 304, TYPE 316, (2% MIN. MOLYBDENUM)
FY: 42 KSI 34290 MPa 1/2
E: 28,000 KSI 34193,000 MPa 1/2

ALL CONSTRUCTION TO BE PERFORMED BY A GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO PERFORM CONSTRUCTION OR ALTERATION OF STRUCTURAL COMPONENTS.

CONTRACTOR SHALL PROVIDE EVIDENCE, AT REQUEST OF ENGINEER, TO ESTABLISH EXPERIENCE, COMPETENCE, AND PROFICIENCY IN ALL CONSTRUCTION TYPES PRESENTED IN THIS PLAN SET PRIOR TO CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS HAVE REQUIRED EXPERIENCE AND COMPETENCY IN ANY TRADE NOT PERFORMED BY GENERAL CONTRACTOR.

DESIGN AND CONSTRUCTION NOTES:

SECTION 1: GENERAL

1. EXISTING CONDITIONS
11. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE NECESSARY SITE WORK, EXCAVATION AND GRADING AS REQUIRED TO CONSTRUCT SAID PROJECT.

2. AT ISSUED FOR CONSTRUCTION, THESE DRAWINGS REPRESENT ALL STRUCTURAL MEMBERS AND COMPONENTS IN THEIR FINAL STATE. CONSTRUCTION PROCEDURES, MEANS AND METHODS, TEMPORARY BRACING, STRUCTURES, AND SHORING, MACHINERY, AND SAFETY PRECAUTIONS REQUIRED TO INSTALL THE STRUCTURE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR PERFORMING THE WORK.

3. NO FRAMEWORK, TEMPORARY STRUCTURES, SHORING, OR RESHORING DESIGN IS INCLUDED IN THESE PLANS UNO.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE PLANS WITH THE ARCHITECTURAL, CIVIL, AND MECHANICAL PLANS.

5. CONTRACTOR SHALL COORDINATE EOR APPROVED SHOP DRAWINGS WITH THESE PLANS.

6. DO NOT SCALE DRAWINGS FOR DIMENSIONS OR TAKEOFF.

SECTION 2: FOUNDATIONS

1. THE AREA OF CLEARING SHALL BE MAINTAINED WITHIN THE LIMITS SHOWN ON THE APPROPRIATE SITE PLANS. REMOVE STUMPS AND MATTED ROOTS TO A DEPTH OF 24 INCHES BELOW EXISTING GROUND SURFACE. DISPOSE OF TREES AND SHRUBS IN ACCORDANCE WITH APPLICABLE GARBAGE, REFUSE OR WEEDS ORDINANCE. DO NOT BURN MATERIALS ON SITE.

2. FOUNDATION DESIGNS ARE BASED ON A SOIL BEARING VALUE OF 2000 PSF. FOUNDATIONS AND SLABS ARE DESIGNED TO UNIFORMLY BEAR ON WELL-COMPACTED, WELL-DRAINED NON-EXPANSIVE SOILS. A CERTIFIED SOILS ENGINEER SHALL REVIEW FOUNDATION DESIGNS AND BUILDING LOADS AND COMPARE WITH SUBSURFACE SOIL INVESTIGATION. SHOULD ON-SITE OBSERVATIONS SHOW THAT FOUNDATION DESIGNS ARE NOT SATISFACTORY, THE EOR SHOULD BE CONTACTED IMMEDIATELY TO REDESIGN FOUNDATIONS TO ACCOMMODATE CONDITIONS.

3. CENTER ALL FOOTINGS ON WALLS, PIERS, OR COLUMNS ABOVE UNLESS OTHERWISE NOTED. ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL WITH MINIMUM SOIL BEARING ALLOWABLE OF 2000 PSF. TESTED FOR 95 PERCENT COMPACTION, OR CLEAN SAND OR 3/4" STONE COMPACTED IN 12" LIFTS TO 95 PERCENT DENSITY IF FILL IS REQUIRED. FOOTERS SHALL BEAR ON UNDISTURBED SOIL AND KEPT FREE FROM GROUND WATER UNDERNEATH LOAD-BEARING WALLS AND INTERIOR OR EXTERIOR COLUMN FOOTINGS, THICKEN SLABS PER PLANS.

4. ALL REINFORCING MARKED 'CONT.' OR 'LONG.' SHALL BE SPLICED A MINIMUM OF 48 x BAR DIAMETER.

5. LAP TOP BARS AT CENTER SPAN, LAP BOTTOM BARS AT SUPPORTS UNO.

6. A 6 MIL POLY VAPOR BARRIER SHALL BE INSTALLED BENEATH ALL SLABS AND FOUNDATIONS.

7. BOTTOM OF ANY PERIMETER FOOTINGS SUPPORTING BEARING WALLS OR COLUMNS SHALL BE INSTALLED A MINIMUM OF 12 INCHES BELOW GRADE OR AS SHOWN ON PLAN (WHICHEVER IS DEEPER).

SECTION 3: CONCRETE

1. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" AT POINT OF DELIVERY, OR 4" BEFORE AN ASTM C494 TYPE A WATER REDUCING ADMIXTURE IS ADDED AND MAX. OF 8" AT POINT OF DELIVERY AFTER ADMIXTURE IS ADDED.

2. CONCRETE OLDER THAN 90 MINUTES FROM TIME OF BATCHING SHALL NOT BE PERMITTED FOR STRUCTURAL WORK.

3. REINFORCING MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

- 31. REINFORCEMENT BARS: ASTM A615, GRADE 60, LATEST REVISION
- 32. WELDED WIRE FABRIC (WUF): ASTM A-185, LATEST REVISION (FLAT SHEETS)
- 33. SYNTHETIC FIBROUS REINF: 100% VIRGIN COLLATED AND FIBRILLATED POLYPROPYLENE FIBER

4. WHERE BEAM REINFORCING IS SHOWN CONTINUOUS, SPLICE BOTTOM BARS OVER SUPPORT AND TOP BARS AT CENTER OF SPAN.

5. LENGTH OF LAP SPLICES AND BAR EMBEDMENT SHALL BE 48 BAR DIAMETERS UNLESS OTHERWISE NOTED.

6. PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL STEEL AT CHANGES IN DIRECTION OF CONCRETE FOOTINGS, WALLS AND TIE BEAMS.

7. FORMWORK SHORING SHALL BE DESIGNED IN ACCORDANCE TO ACI 347, 'STANDARD FOR DESIGN AND PLACEMENT OF CONCRETE FORMWORK', LATEST EDITION.

8. PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS, UNLESS OTHERWISE NOTED:
EXPOSURE CONDITION:
CONCRETE CAST AGAINST SOIL 3"
CONCRETE EXPOSED TO SOIL 2"
CONCRETE EXPOSED TO WEATHER 1-1/2"

SECTION 4: POST INSTALLED ANCHORS IN CONCRETE/MASONRY

1. CONTRACTOR SHALL FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS FOR INSTALLATIONS OF POST-INSTALLED ANCHORS CALLED OUT ON PLAN, SECTION, OR DETAILS.

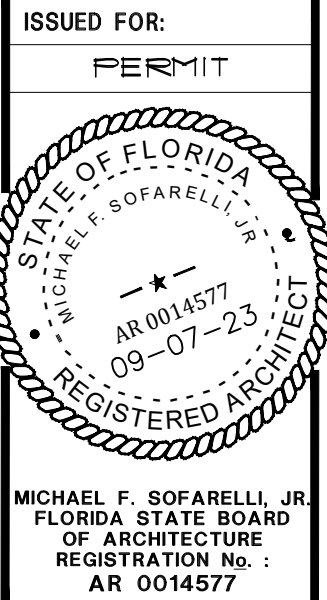
2. CONTRACTOR SHALL FOLLOW REQUIREMENTS FOR EDGE DISTANCES, HOLE CLEANING, AND SPACING REQUIREMENTS. IF SITE CONDITIONS PREVENT REQUIREMENTS TO BE MET, CONTRACTOR SHALL NOTIFY ENGINEER FOR SUBSTITUTE OR RE-DESIGN.

SECTION 6: STEEL

1. WELDER QUALIFICATIONS: PERSONS THAT PERFORM WELDING ON STRUCTURAL STEEL, TUBULAR STRUCTURES, LIGHT GAGE STEEL, REINFORCED STEEL, ALUMINUM OR SPECIALTY MATERIALS SUCH AS STAINLESS STEEL AND MIXED MATERIALS SHALL HOLD CURRENT CERTIFICATES ISSUED BY THE AMERICAN WELDING SOCIETY IN THE CLASSIFICATION THEY ARE WORKING AND SHALL HAVE CERTIFICATES AVAILABLE ON-SITE FOR REVIEW BY ARCHITECT OR STRUCTURAL ENGINEER OF RECORD AT ALL TIMES.

2. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION CONFORMING TO ASTM A-123. CLEAN AREAS WHERE GALVANIZING IS DAMAGED OR MISSING AND REPAIR GALVANIZING TO COMPLY WITH ASTM A182.

3. GROUT UNDER BEARING PLATES SHALL BE NON-METALLIC, NON-SHRINK TYPE WITH A COMPRESSIVE STRENGTH OF AT LEAST 6000 PSI IN SEVEN DAYS. USE SIKAGROUT-212, OR ACCEPTED SUBSTITUTE.



WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.



Revisions:

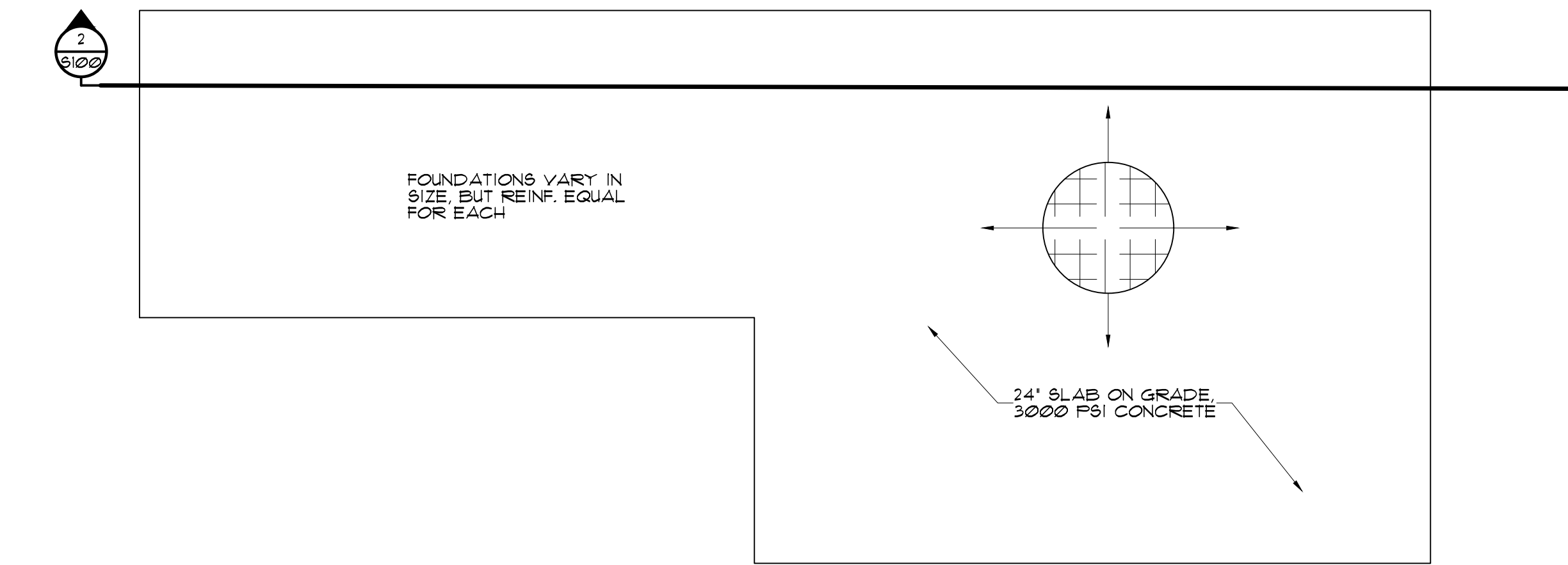
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DESIGN
CRITERIA &
GENERAL
NOTES

Filename:
WILD SEAFOOD

Date:
03/28/2024

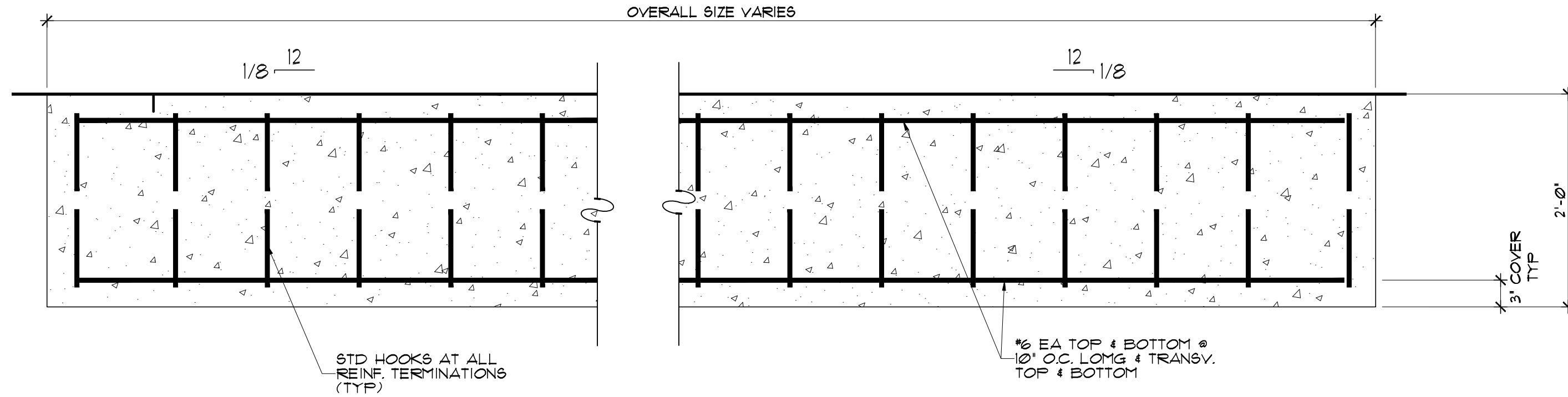
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Sheet:
6001



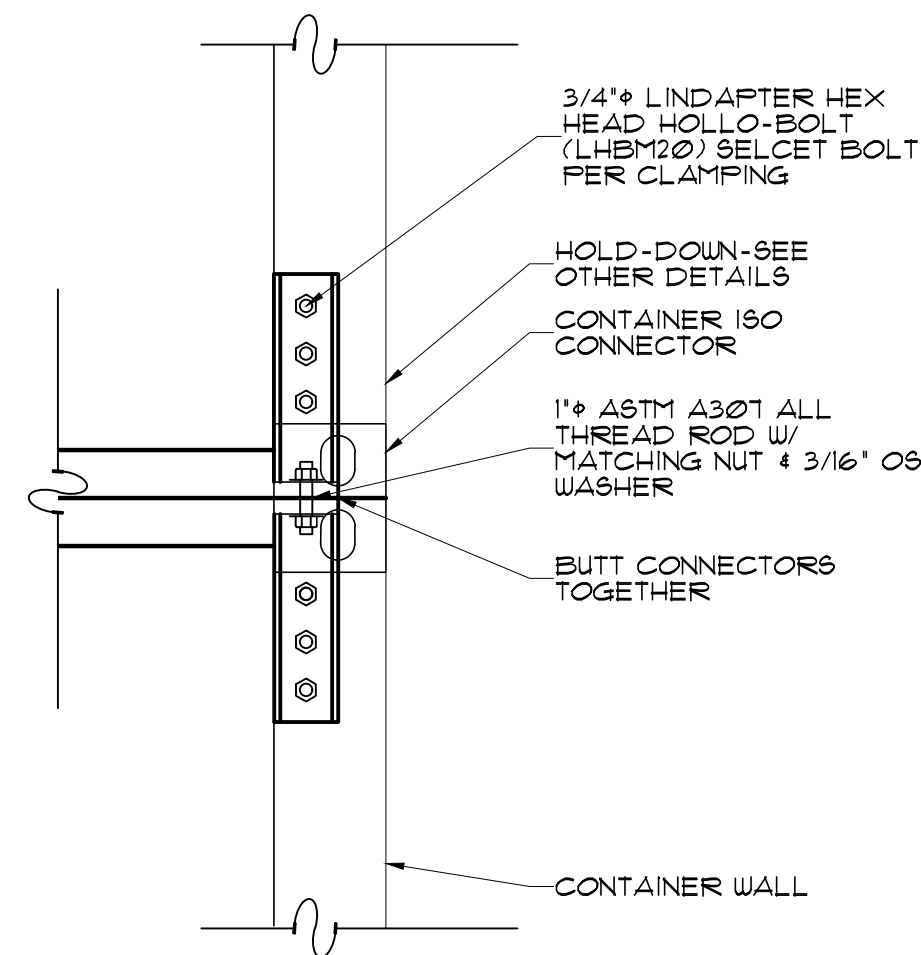
1 FOUNDATION DETAIL
FOUNDATION SIZES VARY

SCALE : 1/2" = 1'-0"



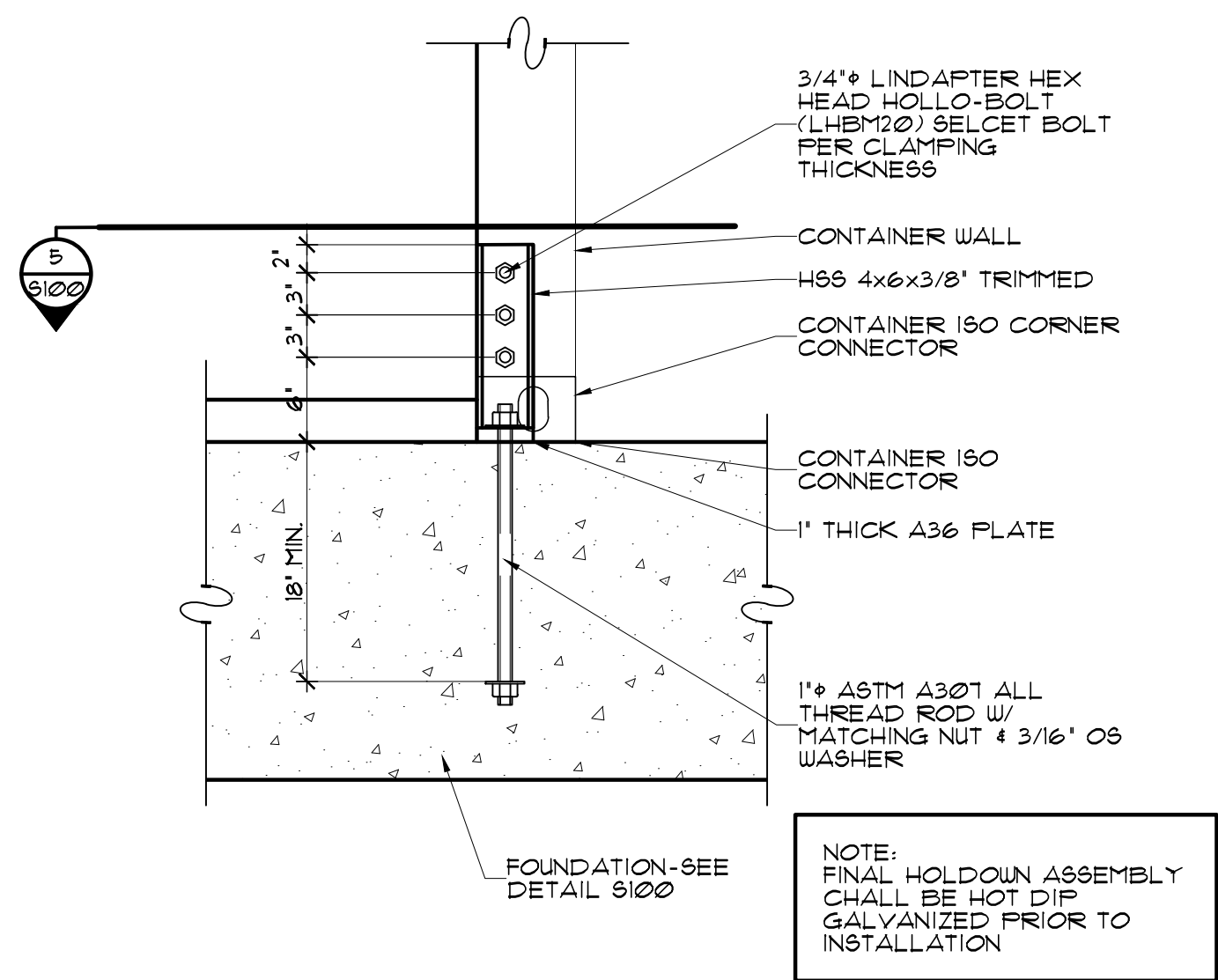
2 FOUNDATION DETAIL
SECTIONS

SCALE : 1/2" = 1'-0"



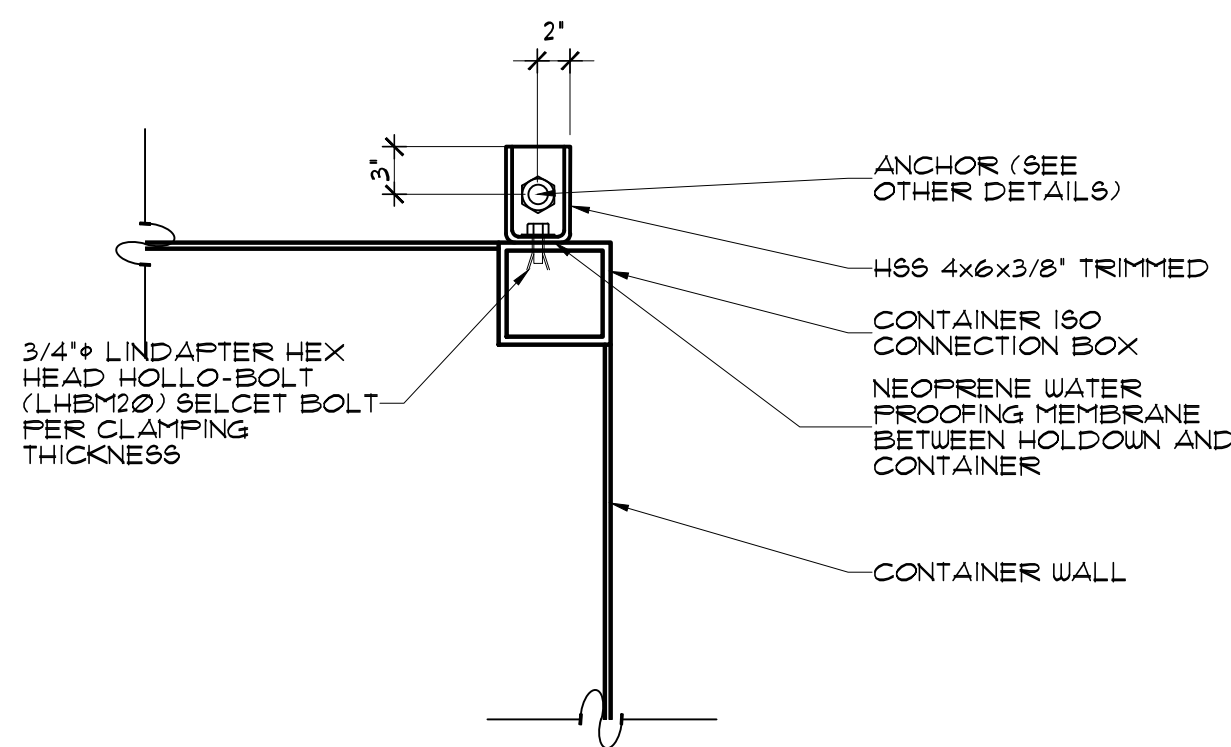
3 INTER-CONTAINER CONNECTIONS

SCALE : 1" = 1'-0"



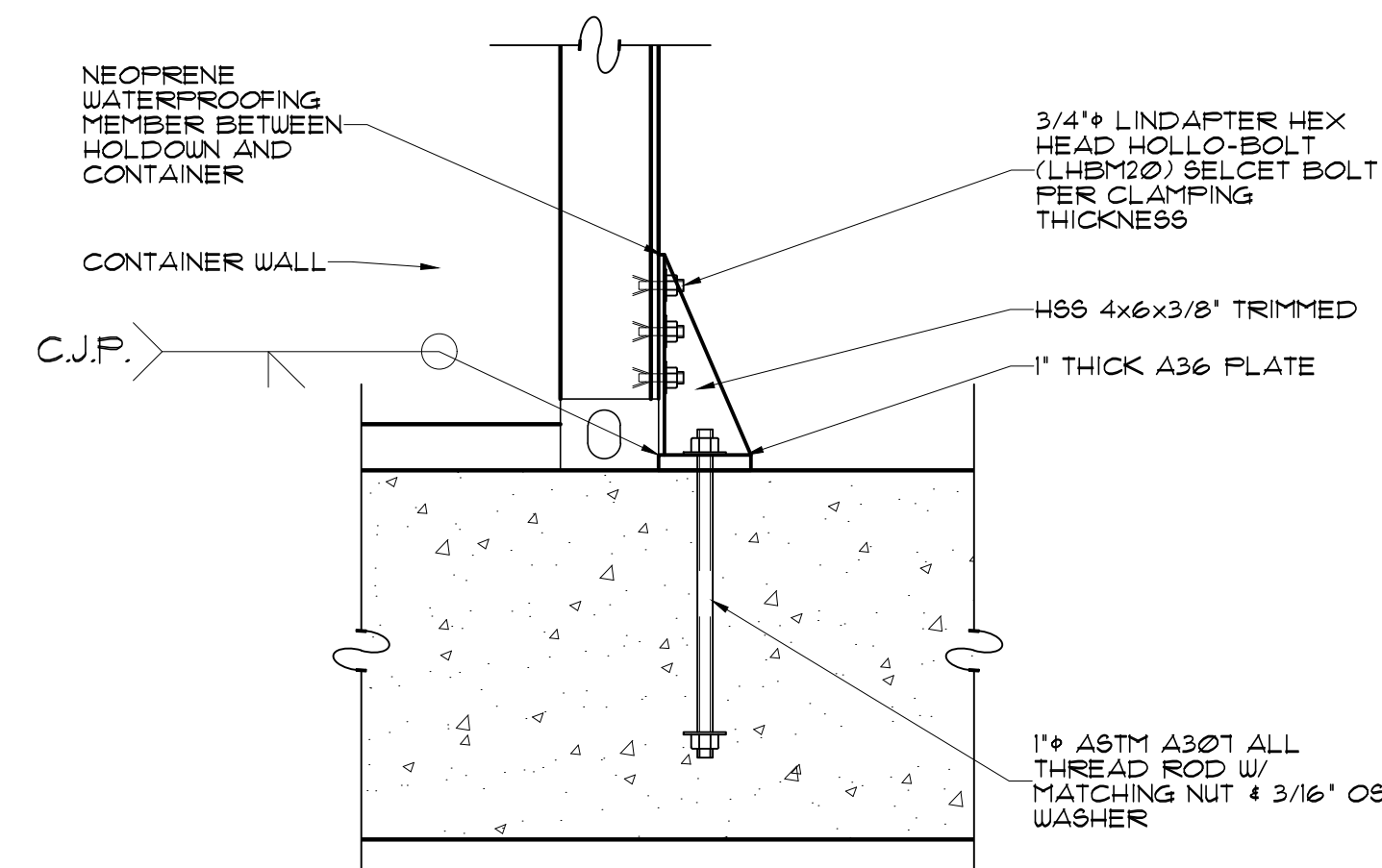
4 END TIE DOWN
ANCHOR CONNECTION
ELEVATION

SCALE : 1" = 1'-0"



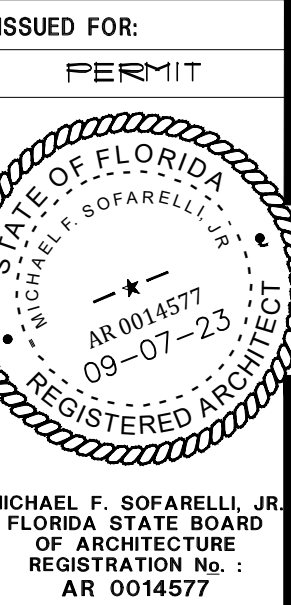
5 END TIE DOWN
ANCHOR CONNECTION
PLAN

SCALE : 1" = 1'-0"



6 END TIE DOWN
ANCHOR CONNECTION
ELEVATION

SCALE : 1" = 1'-0"



WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.



Revisions:

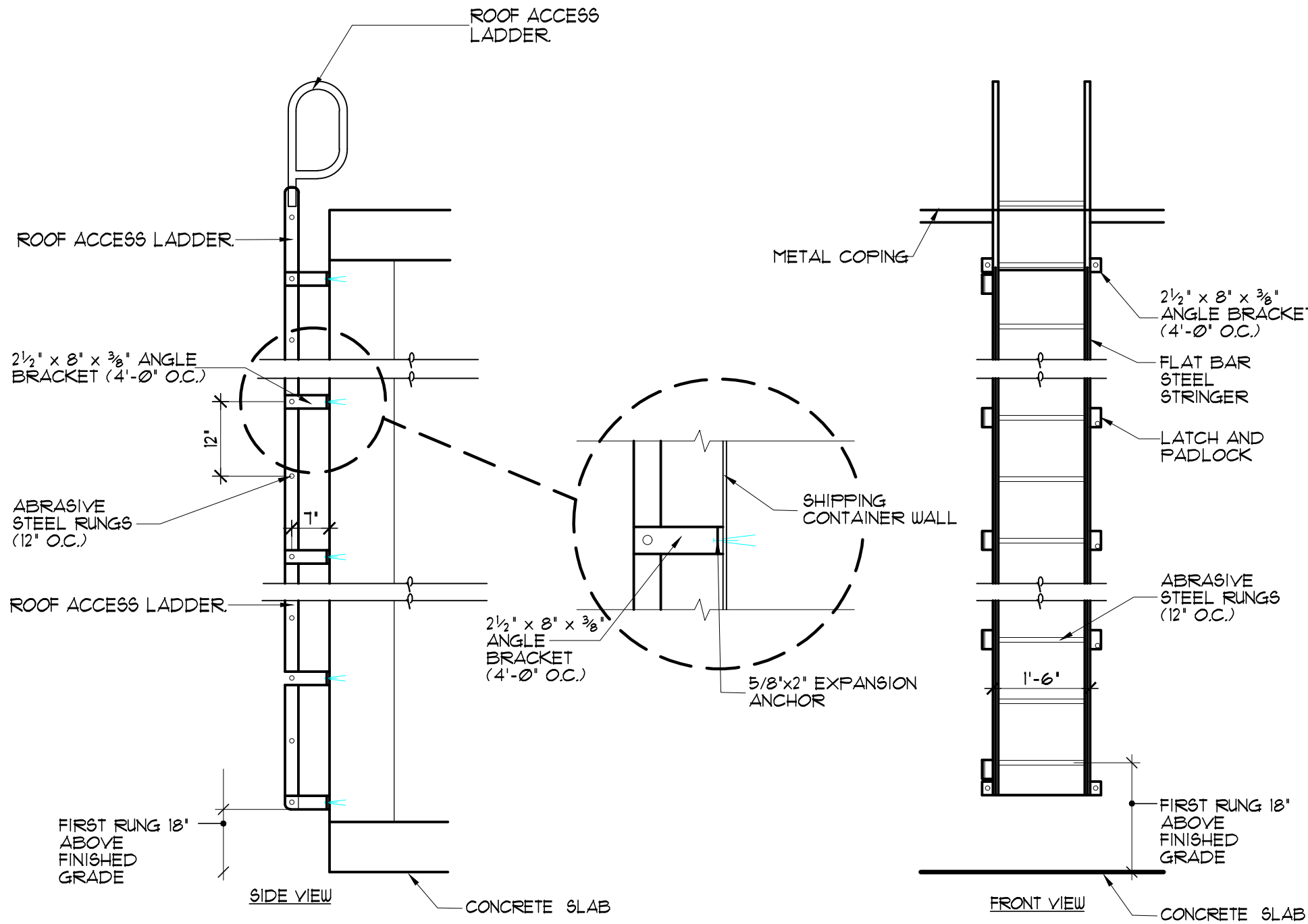
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DETAILS

Filename:
WILD SEAFOOD

Date:
03/28/2024

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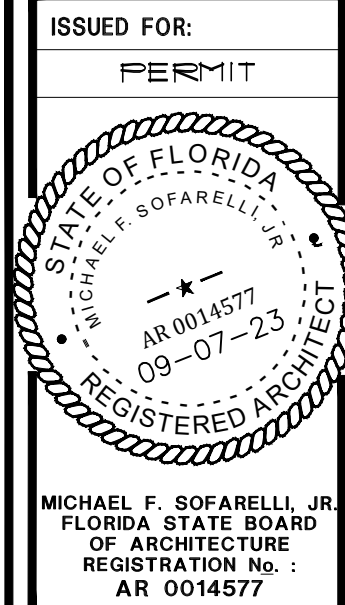
1
6200

ROOF LADDER

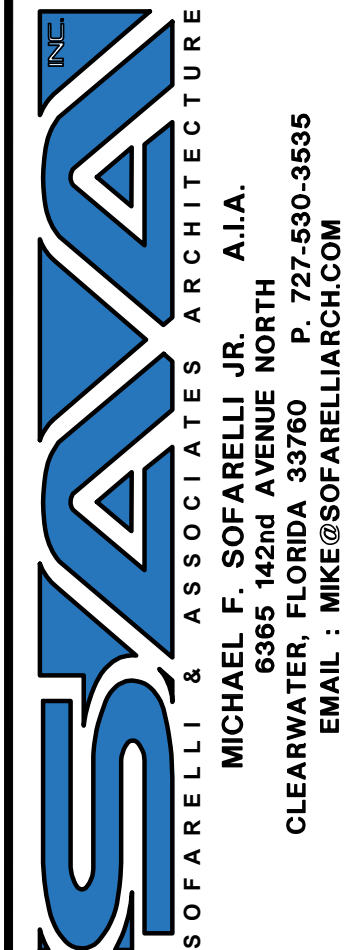
LADDER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AND PRODUCT APPROVAL.

LADDER SHALL FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 3065 OF FBCM REGARDLESS OF ANY ERRORS AND/OR OMISSIONS IN THE DETAIL FOR SUCH LADDER

SCALE: 1/2" = 1'-0"



WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.



Revisions:

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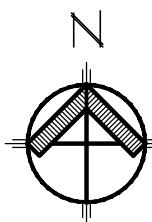
STRUCTURAL
DETAILS

Filename:
WILD SEAFOOD

Date:
03/28/2024

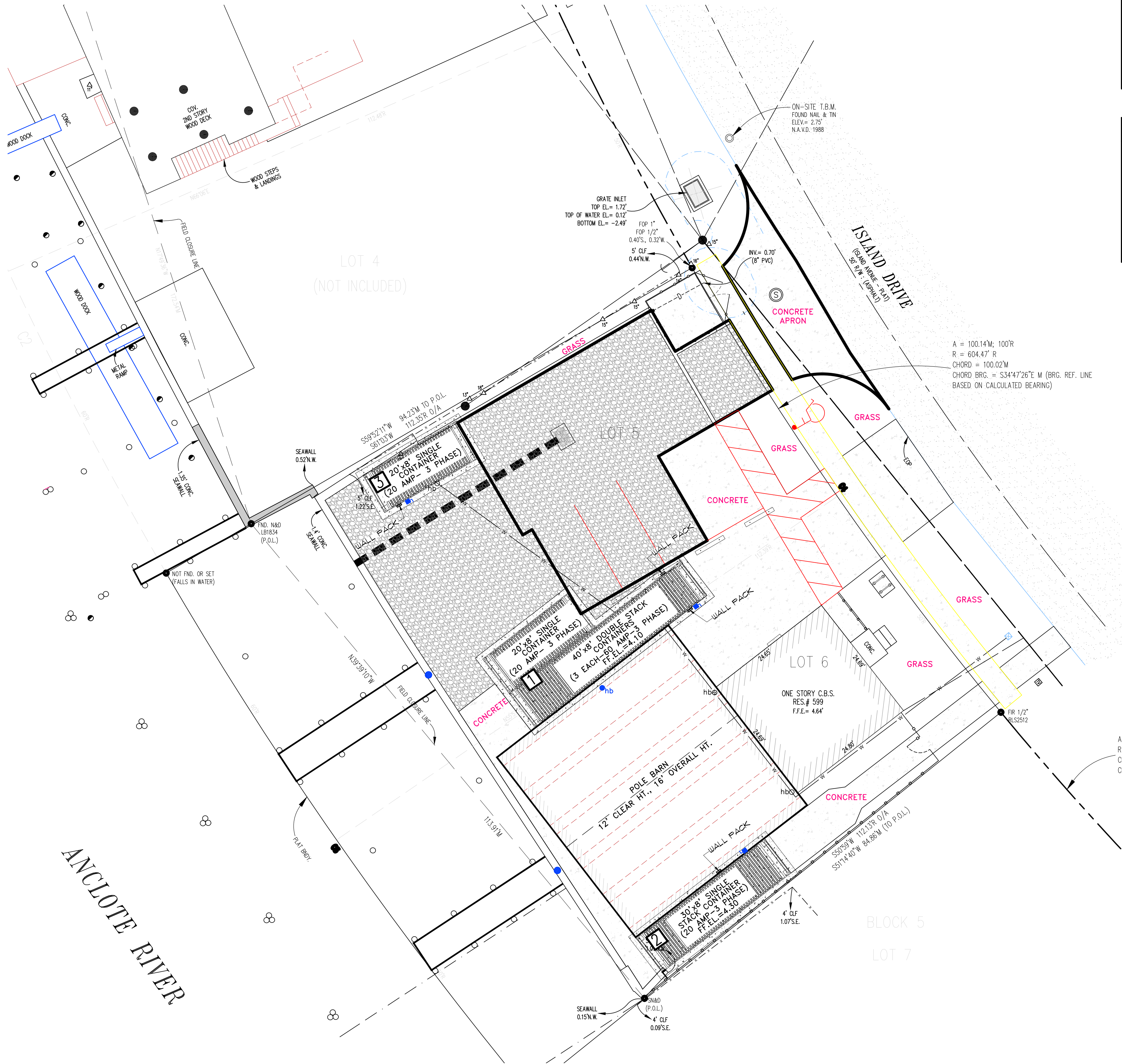
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Sheet:
6200



SITE LIGHTING PLAN

SCALE : 1/32" = 1'-0"



SITE LIGHTING SCHEDULE

SITE LIGHTING SCHEDULE

ISSUED FOR:
PERMIT

MICHAEL F. SOFARELLI, JR.
FLORIDA STATE BOARD
OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI, JR., A.I.A.
15305 14th AVENUE NORTH
CLEARWATER, FLORIDA 33760 P. 727-530-3535
EMAIL: MIKE@SOFARELLIARCH.COM

Revisions:

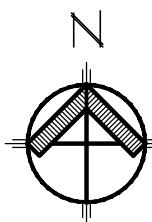
Content:
ELECTRIC SITE
LIGHTING

Filename:
WILD SEAFOOD

Date:
03/28/2024

Proj. no.
24---

Sheet:
m-6L



SITE POWER PLAN

SCALE : 1/32" = 1'-0"



ISSUED FOR:
PERMIT

STATE OF FLORIDA
MICHAEL F. SOFARELLI, JR.
AR 0014577
09-07-23
REGISTERED ARCHITECT

MICHAEL F. SOFARELLI, JR.
FLORIDA STATE BOARD
OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

WILD SEAFOOD CO.
607 ISLAND DRIVE,
TARPON SPRINGS, FL.

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI, JR., AIA.
15365 14th AVENUE NORTH
CLEARWATER, FLORIDA 33760 P. 727-530-3535
EMAIL: MIKE@SOFARELLIARCH.COM

Revisions:

Content:
ELECTRIC SITE
LIGHTING

Filename:
WILD SEAFOOD

Date:
03/28/2024

Proj. no.
24---

Sheet:
1-00



(877) 219-9946
www.vikingsteelstructures.com
sales@vikingsteelstructures.com



VIKING
STEEL STRUCTURES

Customer Information

Name	Jason Delacruz		
Street		County	
City		State	FL Zip
Phone	(727) 639-6565	Cell	
Email	jasonwilldseafoodco@gmail.com		

Building Specialist Information

Quote Date	6/21/2023
Name	Luis O.
Direct Line	910-621-4236
Email	
Luis.O@vikingsteelstructures.com	

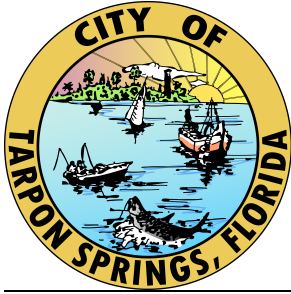
Lot must be level, no more than 3" off-level, and clear of obstacles or unit may not be installed.

5% return trip fee if lot is unlevelled and unit cannot be installed

Note that frame is 1ft shorter than roof length

Building	Size	40	W	44	L	12	H
	Style	Commercial					
	Gauge	☐	12 GA.	☒	14 GA.		
	Certification	150mph					
Colors	Roof						
	Side(s)						
	End(s)						
	Trim						
Property	Surface Type						
	Lot ready?	☐	Yes	☐	No		
	Lot leveled?	☐	Yes	☐	No		
	Electricity?	☐	Yes	☐	No		

Item	Description	Qty	Price	Totals	
	40x44 Commercial	1	\$17,195.00	Sub-Total	\$18,589.50
	12' Side Height	1	\$1,900.00		
	12GA	1	\$1,560.00	Tax 7.000%	\$1,301.27
				Down	\$3,717.90
	Limited discount 6-30-23		-\$2,065.50	20.00%	
				Total	\$16,172.87
				Extra Labor	\$0.00
				Permit Fees	\$0.00
				Other Fees	\$0.00
				Sur-Charge	\$0.00
				Balance Due	\$16,172.87
				Office Use Only:	
				Check ☐	M.O ☐
				Cashier's ☐	C/C ☐
				Other:	
				Notes/Reminders:	
	QUOTE VALID FOR 5 BUSINESS DAYS			FREE DELIVERY & INSTALLATION	
	STANDARD COLORED GALVANIZED SCREWS ARE INCLUDED UNLESS UPGRADED			LOCK IN WITH DEPOSIT, PLACE ON HOLD WITH NO PENALTY!!	
	Manufacturer may require 50% of remaing balance at scheduling			VSS DOES NOT PROVIDE CEMENT/GROUND WORK	
				CUSTOMER IS RESPONSIBLE FOR PULLING PERMIT IF NEEDED	
	TOTAL PRICE DELIVERED AND INSTALLED				
	\$19,890.77				
	TOTAL PRICE WITH DISCOUNT: \$				



City of Tarpon Springs

TRC Comment Report

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

Project	23.156 PNZ - LUGGERS BACKUP LLC _ Site
Project Address	599 Island United States
Files and Attachments	12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf 50 Percent Phase Architect Structural LUGGERS BACKUP- 4-3-24.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.

Building

[Sheet 10 | Comment 00041 | Architect Structural LUGGERS BACKUP- 4-3-24.pdf]

Keith Meade

All electrical equipment will need to be installed 1' above BFE

Fema

[Sheet 1 | Comment 00016 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Megan Araya

Not enough information was provided to complete a FEMA review. Provide a narrative and keep in mind all NFIP, FEMA, and FBC regulations must be met.

Fire

[Sheet 3 | Comment 00027 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Rick Kinney

With the change of occupancy, the office/storage space within the existing on-site structure shall have an approved and inspected fire extinguisher, exit lights and an emergency light in any ADA bathroom. -Per AHJ

Provide detail for access/egress to elevated freezer area.

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Comment 00006]

Patricia McNeese

The Site Plan submittal is incomplete. The following items, required per Section 210.02 of the Land Development Code were not located:

stormwater management documentation

- landscaping and screening plans
- elevation views and floor plans
- dumpster location and detail

- lighting locations and detail
- loading zones
- signage locations

5/2/2024 COMMENT UPDATE: The above items were not located in the plan sets with the exception of floor plans and elevations for the containers.

6/6/2024 COMMENT UPDATE: The elevation views and floor plans were not located in the submittal. Please submit at least one elevation view of the pole barn and existing building, preferably, as viewed from the southeast side adjacent to the property at 597 Island Drive. Freestanding lighting and signage were not located and therefore, presumed not included with this project.

[Comment 00042]

Patricia McNeese

This document contains comments resulting from the June 6, 2024 meeting of the Technical Review Committee.

[Comment 00043]

Patricia McNeese

It is strongly suggested that the narrative be revised, or a separate narrative supplied that describes the sizes of vehicles that are picking up product from this site along with the routes and times of traffic, especially if the proposed route goes through neighborhoods or uses the roundabout at the west end of Dodecanese Blvd. The applicant should provide enough information for the Board of Commissioners to evaluate the impact of the type of traffic generated by this use, how it compares with previous use of the site, and the suitability of proposed vehicles for the local street network and condition.

Public Services

[Sheet 3 | Comment 00026 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Heather Freundel

Complete and submit a Utility Availability Statement

Please provide the estimated water and sewer flows

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Any adjustments to the utilities due to the project are the contractor's responsibility.

Any food prep, must follow the City's FOG program.

The contractor shall field verify all utilities.

The City requires 48 hours notice prior to any work completed on the mains.

All restoration is the contractor's responsibility.

Public Works

[Sheet 3 | Comment 00031 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Anthony Mannello

Major concern with using crushed concrete and having a direct discharge to the canal.
Consider alternate surface or some type of filter basket/sediment trap.

[Sheet 1 | Comment 00035 | Architect Structural LUGGERS BACKUP- 4-3-24.pdf]

Anthony Mannello

Show Sediment & Erosion Control sheet (SWPP).

Stormwater

[Sheet 4 | Comment 00033 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Robert Dorzback

The crushed stone area is subject to vehicular use, and the proposed grate inlet and outfall pipe on plan sheet 4 have the potential to directly discharge sediments to the Anclote River. Downstream of the inlet, provide an additional drainage manhole structure, which incorporates a sediment sump, baffle, and an oil/grease skimmer.

Reviewers

Patricia McNeese
(727) 942-5611

pmcneese@ctsfl.us

Megan Araya
(727) 942-5604
maraya@ctsfl.us

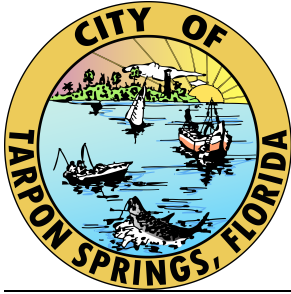
Heather Freundel
(727) 938-3711
hfreundel@ctsfl.us

Rick Kinney
(727) 938-3737
rkinney@tsfr.us

Anthony Mannello
(727) 938-3711
amannello@ctsfl.us

Robert Dorzback
(813) 446-7078
Robert.Dorzback@wsp.com

Keith Meade
(727) 942-5604
kmeade@ctsfl.us



City of Tarpon Springs

TRC Comment Report

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

Project	23.156 PNZ - LUGGERS BACKUP LLC _ Site
Project Address	599 Island United States
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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.

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If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Arborist

[Comment 00001 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Shannon Brewer

Specific To Zone SD

- a. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of Tree.
- b. Porous paving materials may be used in order to increase stormwater infiltration on site.
- c. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly.
 - 1. A Frontage Landscape Buffer, which may also include the Sidewalk, shall be a minimum of ten (10) feet in depth, measured from the Frontage Line and running its full width.
 - i. A minimum of one (1) Tree shall be planted within the first Layer for every 700 square feet of Frontage Landscape Buffer.
 - ii. Fifty (50) percent or more of the Frontage Landscape Buffer must have Shrubs and vegetative cover.
 - 2. Shrubs shall be a three (3) gallon container and twenty-four (24) inches height minimum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.
 - 3. Trees shall be four (4) inches caliper minimum, or in the case of Evergreen Trees, twelve (12) feet minimum height.

[Sheet 4 | Comment 00002 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]
Shannon Brewer

Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all time during construction to prevent siltation and turbid discharges. No grading, clearing, or filling shall be commenced until control measures have been inspected between the disturbed area and any inlets, waterbodies, watercourses, and wetlands.

[Sheet 4 | Comment 00003 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]
Shannon Brewer

Landscape Plans shall be prepared in conjunction with the design development and construction documents for the First Layer of Lots

Landscape Plans shall contain sufficient information regarding existing and proposed landscape elements as needed to meet with the requirements of this code and for approval by the TRC.

Building

[Sheet 10 | Comment 00041 | Architect Structural LUGGERS BACKUP- 4-3-24.pdf]

Keith Meade

All electrical equipment will need to be installed 1' above BFE

Fema

[Sheet 1 | Comment 00016 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Megan Araya

Not enough information was provided to complete a FEMA review. Provide a narrative and keep in mind all NFIP, FEMA, and FBC regulations must be met.

Fire

[Sheet 3 | Comment 00027 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Rick Kinney

With the change of occupancy, the office/storage space within the existing on-site structure shall have an approved and inspected fire extinguisher, exit lights and an emergency light in any ADA bathroom. -Per AHJ

Provide detail for access/egress to elevated freezer area.

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Comment 00005]

Patricia McNeese

This project is located in the SDc Marine Industrial/Commercial transect of the Special Area Plan and in the Sponge Docks Character District. The applicant stated at the Technical Review Committee that the use on the plan set (retail) is incorrect. The use is actually a commercial fishing use that may be considered as marine-related industrial. Please provide a narrative and revised plan set that describes and shows the character and operation of the use including floor plans, product handling, employees, operating hours, and similar characteristics.

5/2/2024 COMMENT UPDATE: The narrative description requested above was not found in the submittal. Please provide a narrative description. The proposed use on the site data table has been changed to "SDC (Special District Commercial General)." Please change the use to "marine-related industrial facility."

[Comment 00006]

Patricia McNeese

The Site Plan submittal is incomplete. The following items, required per Section 210.02 of the Land Development Code were not located:

stormwater management documentation

- landscaping and screening plans
- elevation views and floor plans
- dumpster location and detail
- lighting locations and detail
- loading zones
- signage locations

5/2/2024 COMMENT UPDATE: The above items were not located in the plan sets with the exception of floor plans and elevations for the containers.

[Comment 00009 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Patricia McNeese

The containers appear to be proposed as permanent structures. Please include them in the floor area calculations on the site data table. Please provide the proposed height of the

single and double stacked containers. Please provide information on how the containers will be used.

5/2/2024 COMMENT UPDATE: Thank you for providing the height of the container structure as requested above. Please provide the floor area as part of the floor area calculations (see comments on Site Data table. Please provide, in the narrative or on the plan, information on how the containers will be used.

[Sheet 3 | Comment 00011 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Patricia McNeese

The applicant stated at the Technical Review Committee that the use on the plan set (retail) is incorrect. The use is actually a commercial fishing use that may be considered as marine-related industrial. Once we have received a narrative of the project describing the characteristics of the use, the proposed floor area and floor plan for each building, a final determination of the use classification will be made. The required parking will be determined based on the final use classification.

[Comment 00014]

Patricia McNeese

Please provide an application for a Certificate of Concurrency. Please also provide a table on the plan set showing facility impacts for potable water consumption and sanitary sewer generation in gallons per day, solid waste generation in tons per year, and vehicular trip generation in daily and highest peak hour trips. Please indicate the net increase or decrease from the current use of the property.

[Comment 00017]

Patricia McNeese

The applicant should be aware of recent amendments to the Land Development Code that have not yet been codified into Municode. The executed ordinances are being provided 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 expiration of development orders

[Comment 00018]

Patricia McNeese

The applicant owns the adjacent property to the northwest at 607 Island Drive. A permit for reconfigured multi-slip dock was recently issued for both properties (Permit #23-2340). Please revise the plans to show the permitted docking reconfiguration. It appears, from the combined dock reconfiguration that the applicant is operating one use/business from both properties, thereby qualifying them as an aggregate development. The Property Appraiser lists the use of the property at 607 Island Drive as "boat sales and marine equipment..." Please revise the plans to include all property proposed for the retail establishment, or, if these are to remain as two separate uses, please provide that information in the narrative.

5/2/2024 COMMENT UPDATE: The above has not been provided.

[Comment 00028]

Patricia McNeese

The Municipal Arborist has provided standards for landscaping in this district. However, the Smartcode does provide some for flexibility based on the characteristics of the use. Please provide a plan that includes a landscape plan and rationale supporting the design.

5/2/2024 COMMENT UPDATE: The above was not provided. However, use of marked "green" space area with the Municipal Arborist and Public Works will be discussed at TRC.

[Comment 00036]

Patricia McNeese

This document contains comments from the May 2, 2024 meeting of the Technical Review Committee.

[Sheet 3 | Comment 00037 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Patricia McNeese

Ensure that all proposed setbacks on the site data table are correct. Rear setback is measure from the waterline (seawall) and is shown to be a minimum of 2.6 feet on the plan set. Site data table lists it as 45.8 feet. There is an additional "warrant," "4 feet" setback noted that doesn't seem to apply to anything. Please update the setback table.

[Sheet 3 | Comment 00038 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Patricia McNeese

Maximum floor area ratio in the Sponge Docks Character District is 1.0. Please update this figure. Total building area is given as 3,170 square feet. Total floor area is given as the same number. At least one of the structures (double stacked container) has 2 floors. Please update all figures in the table to reflect the correct building area/building coverage, presumed to be

3,170 square feet, and, to reflect the correct floor area on site (to include all floors in each building).

[Sheet 3 | Comment 00039 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Patricia McNeese

Please provide a narrative describing the use of the site, number of employees, etc., in support of the number of proposed parking spaces.

[Sheet 3 | Comment 00040 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Patricia McNeese

Where is the dumpster?

Public Services

[Sheet 3 | Comment 00026 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Heather Freundel

Complete and submit a Utility Availability Statement

Please provide the estimated water and sewer flows

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Any adjustments to the utilities due to the project are the contractor's responsibility.

Any food prep, must follow the City's FOG program.

The contractor shall field verify all utilities.

The City requires 48 hours notice prior to any work completed on the mains.

All restoration is the contractor's responsibility.

Public Works

[Sheet 3 | Comment 00031 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Anthony Mannello

Major concern with using crushed concrete and having a direct discharge to the canal. Consider alternate surface or some type of filter basket/sediment trap.

[Sheet 1 | Comment 00035 | Architect Structural LUGGERS BACKUP- 4-3-24.pdf]
Anthony Mannello

Show Sediment & Erosion Control sheet (SWPP).

Stormwater

[Sheet 4 | Comment 00019 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]
Robert Dorzback

Please note per §§ 141.03 Stormwater Retrofits, that If the additional development, redevelopment, or alteration of the site involves an excess of 30% of the existing gross floor area the developed site, more than ½ acre, regardless of the gross floor area percentage, or involves the subdivision of an existing developed site to increase the number of development parcels, the entire pre-existing site conditions shall be made to conform to the requirements of §§ 141.00 through 141.08.

[Sheet 4 | Comment 00020 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]
Robert Dorzback

The subject project does not meet the Exemption criteria outlined in Chapter 141.01 and must therefore meet City requirements listed in Chapters 141.05 and 141.06.

[Sheet 4 | Comment 00021 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]
Robert Dorzback

Please submit a complete application package that demonstrates the project has been designed in accordance with the City's Stormwater Management Regulations, Chapter 141. Please do not submit separate drainage calculations. All calculations must be bound into a single report signed and sealed by the project engineer.

[Sheet 4 | Comment 00022 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]
Robert Dorzback

Please submit a Stormwater Management Plan meeting the requirements listed in Chapter 141.06.

[Sheet 4 | Comment 00023 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Robert Dorzback

Please ensure that the proposed site development will not increase runoff discharge at the southeast property line adjacent to Lot 7, and that any increased discharge from the site will not adversely impact the existing roadway drainage system.

[Sheet 3 | Comment 00025 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Robert Dorzback

Please provide all other agency (SWFWMD, etc.) exemptions/approvals needed for the project construction.

[Comment 00032]

Robert Dorzback

Provide written responses to all open stormwater comments.

[Sheet 4 | Comment 00033 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Robert Dorzback

The proposed grate inlet and outfall pipe on plan sheet 4 have the potential to directly discharge sediments to the Anclote River. Consider incorporating a baffle in the structure to ensure solids are trapped, or provide details for "trash guard cover" referenced in structure call out.

[Sheet 4 | Comment 00034 | 12F - 314230079-SP - 599 Island Drive - 04-01-2024.pdf]

Robert Dorzback

It appears that the #57 stone on plan sheet 4 is intended to be used as dry retention storage? Note that the area is subject to vehicular use and wheel loads could cause compaction of the in situ soils beneath the stone. Provide drainage calculations demonstrating sufficient water quality volume and recovery. Provide reasonable assurance that the stone will be maintained to prevent clogging with fines over time. Consider incorporating a bmp that uses cells as structural support.

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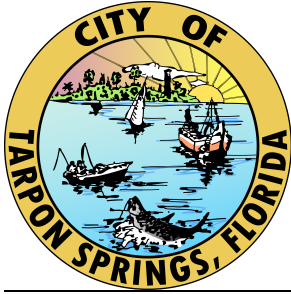
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City of Tarpon Springs

TRC Comment Report

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

Project	23.156 PNZ - LUGGERS BACKUP LLC _ Site
Project Address	599 Island United States
Files and Attachments	04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.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 4 | Comment 00001 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Shannon Brewer

Specific To Zone SD

- a. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of Tree.
- b. Porous paving materials may be used in order to increase stormwater infiltration on site.
- c. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly.
 - 1. A Frontage Landscape Buffer, which may also include the Sidewalk, shall be a minimum of ten (10) feet in depth, measured from the Frontage Line and running its full width.
 - i. A minimum of one (1) Tree shall be planted within the first Layer for every 700 square feet of Frontage Landscape Buffer.
 - ii. Fifty (50) percent or more of the Frontage Landscape Buffer must have Shrubs and vegetative cover.
 - 2. Shrubs shall be a three (3) gallon container and twenty-four (24) inches height minimum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.
 - 3. Trees shall be four (4) inches caliper minimum, or in the case of Evergreen Trees, twelve (12) feet minimum height.

[Sheet 4 | Comment 00002 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Shannon Brewer

Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all time during construction to prevent siltation and turbid discharges. No grading, clearing, or filling shall be commenced until control measures have been inspected between the disturbed area and any inlets, waterbodies, watercourses, and wetlands.

[Sheet 4 | Comment 00003 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Shannon Brewer

Landscape Plans shall be prepared in conjunction with the design development and construction documents for the First Layer of Lots

Landscape Plans shall contain sufficient information regarding existing and proposed landscape elements as needed to meet with the requirements of this

code and for approval by the TRC.

Fema

[Sheet 1 | Comment 00016 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Megan Araya

Not enough information was provided to complete a FEMA review. Provide a narrative and keep in mind all NFIP, FEMA, and FBC regulations must be met.

Fire

[Sheet 3 | Comment 00027 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Rick Kinney

With the change of occupancy, the office/storage space within the existing on-site structure shall have an approved and inspected fire extinguisher, exit lights and an emergency light in any ADA bathroom. -Per AHJ

Provide detail for access/egress to elevated freezer area.

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Comment 00004]

Patricia McNeese

This document contains comments resulting from the January 4, 2024 Technical Review Committee meeting.

[Comment 00005]

Patricia McNeese

This project is located in the SDc Marine Industrial/Commercial transect of the Special Area Plan and in the Sponge Docks Character District. The applicant stated at the Technical Review Committee that the use on the plan set (retail) is incorrect. The use is actually a commercial fishing use that may be considered as marine-related industrial. Please provide a narrative and revised plan set that describes and shows the character and operation of the use including floor plans, product handling, employees, operating hours, and similar characteristics.

[Comment 00006]

Patricia McNeese

The Site Plan submittal is incomplete. The following items, required per Section 210.02 of the Land Development Code were not located:

stormwater management documentation

- landscaping and screening plans
- elevation views and floor plans
- dumpster location and detail
- lighting locations and detail
- loading zones
- signage locations

[Sheet 3 | Comment 00008 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Patricia McNeese

Please complete the Site Data Table information.

[Sheet 3 | Comment 00009 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Patricia McNeese

The containers appear to be proposed as permanent structures. Please include them in the floor area calculations on the site data table. Please provide the proposed height of the single and double stacked containers. Please provide information on how the containers will be used.

[Sheet 3 | Comment 00010 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Patricia McNeese

What is the proposed ground surface material in the unmarked center of the property (see page 3 of the plan)? Please label with the proposed surface.

[Sheet 3 | Comment 00011 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Patricia McNeese

The applicant stated at the Technical Review Committee that the use on the plan set (retail) is incorrect. The use is actually a commercial fishing use that may be considered as marine-related industrial. Once we have received a narrative of the project describing the characteristics of the use, the proposed floor area and floor plan for each building, a final determination of the use classification will be made. The required parking will be determined based on the final use classification.

[Sheet 3 | Comment 00012 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Patricia McNeese

Please add bicycle parking with design detail meeting Smartcode requirements for at least 2 bicycle parking spaces.

[Comment 00013]

Patricia McNeese

Please see the [Special Area Plan Sponge Docks Character District](#) (PDF page 46 of that document) for floor area ratio and impervious surface ratio requirements. Please see the [Smartcode](#) for additional code requirements.

[Comment 00014]

Patricia McNeese

Please provide an application for a Certificate of Concurrency. Please also provide a table on the plan set showing facility impacts for potable water consumption and sanitary sewer generation in gallons per day, solid waste generation in tons per year, and vehicular trip generation in daily and highest peak hour trips. Please indicate the net increase or decrease from the current use of the property.

[Comment 00015]

Patricia McNeese

It is noted that the Pinellas County Property Appraiser lists the use of this property as "single family." However, historic aerial photography and current conditions indicate that the property has also been continuously used for commercial fishing operations.

[Comment 00017]

Patricia McNeese

The applicant should be aware of recent amendments to the Land Development Code that have not yet been codified into Municode. The executed ordinances are being provided 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 expiration of development orders

[Comment 00018]

Patricia McNeese

The applicant owns the adjacent property to the northwest at 607 Island Drive. A permit for reconfigured multi-slip dock was recently issued for both properties (Permit #23-2340). Please revise the plans to show the permitted docking reconfiguration. It appears, from the combined dock reconfiguration that the applicant is operating one use/business from both properties, thereby qualifying them as an aggregate development. The Property Appraiser lists the use of the property at 607 Island Drive as "boat sales and marine equipment..." Please revise the plans to include all property proposed for the retail establishment, or, if these are to remain as two separate uses, please provide that information in the narrative.

[Comment 00028]

Patricia McNeese

The Municipal Arborist has provided standards for landscaping in this district. However, the Smartcode does provide some for flexibility based on the characteristics of the use. Please provide a plan that includes a landscape plan and rationale supporting the design.

[Comment 00029]

Patricia McNeese

Please include a sidewalk along Island Drive for the entire frontage length of both properties.

[Comment 00030]

Patricia McNeese

The applicant noted at the Technical Review Committee meeting that portions of the seawall on both properties are scheduled for rehabilitation.

Public Services

[Sheet 3 | Comment 00026 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Heather Freundel

Complete and submit a Utility Availability Statement

Please provide the estimated water and sewer flows

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

Any adjustments to the utilities due to the project are the contractor's responsibility.

Any food prep, must follow the City's FOG program.

The contractor shall field verify all utilities.

The City requires 48 hours notice prior to any work completed on the mains.

All restoration is the contractor's responsibility.

Stormwater

[Sheet 4 | Comment 00019 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Robert Dorzback

Please note per §§ 141.03 Stormwater Retrofits, that If the additional development, redevelopment, or alteration of the site involves an excess of 30% of the existing gross floor area the developed site, more than ½ acre, regardless of the gross floor area percentage, or involves the subdivision of an existing developed site to increase the number of development parcels, the entire pre-existing site conditions shall be made to conform to the requirements of §§ 141.00 through 141.08.

[Sheet 4 | Comment 00020 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Robert Dorzback

The subject project does not meet the Exemption criteria outlined in Chapter 141.01 and must therefore meet City requirements listed in Chapters 141.05 and 141.06.

[Sheet 4 | Comment 00021 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Robert Dorzback

Please submit a complete application package that demonstrates the project has been designed in accordance with the City's Stormwater Management Regulations, Chapter 141. Please do not submit separate drainage calculations. All calculations must be bound into a single report signed and sealed by the project engineer.

[Sheet 4 | Comment 00022 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Robert Dorzback

Please submit a Stormwater Management Plan meeting the requirements listed in Chapter 141.06.

[Sheet 4 | Comment 00023 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Robert Dorzback

Please ensure that the proposed site development will not increase runoff discharge at the southeast property line adjacent to Lot 7, and that any increased discharge from the site will not adversely impact the existing roadway drainage system.

[Sheet 3 | Comment 00024 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Robert Dorzback

Please note that the proposed impervious areas appear to be below the thresholds described in SWFWMD Applicant's Handbook Vol II, and set forth in subsection 62-330.020(2) of F.A.C.

[Sheet 3 | Comment 00025 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Robert Dorzback

Please provide all other agency (SWFWMD, etc.) exemptions/approvals needed for the project construction.

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